

Implementing Sustainable Development Policies in Massachusetts

Design for Health / University of Minnesota
Hubert. H. Humphrey Institute of Public Affairs
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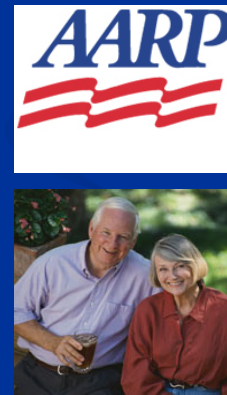
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OF LAND POLICY



Loss of character, open space and high housing prices

Additional context

- Climate change/emissions reduction
- Energy efficiency
- Changing demographics



... and, physical activity/public health



Incentive-based statewide smart growth

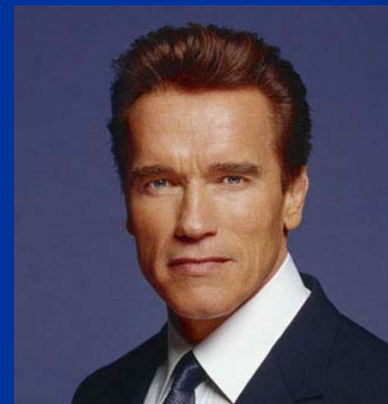
Michigan

Pennsylvania

New Jersey

California

Maryland



The Massachusetts Model

Office for Commonwealth Development

Housing

Department of Housing and Community Development

Transportation

Executive Office of Transportation

Massachusetts Bay Transportation Authority

Environment

Executive Office of Environmental Affairs

Department of Conservation and Recreation

Energy

Division of Energy Resources



From the top

Office for Commonwealth Development agencies:

- 11,000 employees
- \$500 million annual operating budgets
- \$22 billion capital budget

Capital investment vs. capital spending

Align all capital dollars in a smart growth agenda

Program & goals

- Fix it First
- 20 Year Transportation Plan
- Climate Plan
- Commonwealth Capital
- Increased multi-family housing production
- Second-tier city revivals
- Zoning reform
- Transit Oriented Development
- Better school siting
- Criteria for water and sewer expansion

Fix it First

- No new highways: all existing infrastructure (by definition in existing cities and older suburbs) must be in a state of good repair.



Commonwealth Capital

FISCAL YEAR 2006 COMMONWEALTH CAPITAL APPLICATION			
Municipality:	Contact Name:	Title:	Phone:
Address:	Email:	Date:	
Municipal applicants will need to provide evidence of having met or made a binding commitment to the following criteria.			
PLAN FOR & PROMOTE LIVABLE COMMUNITIES (14)			
1. Current Master Plan or Executive Order 418 Community Development Plan	<input type="checkbox"/>	5	<input type="checkbox"/>
1a. Funding or regulatory action implementing a specific plan recommendation since July 1, 2004	<input type="checkbox"/>	3	<input type="checkbox"/>
2. Adoption of the Community Preservation Act	<input type="checkbox"/>	3	<input type="checkbox"/>
3. Actions to facilitate bicycling and walking	<input type="checkbox"/>	3	<input type="checkbox"/>
ZONE FOR & PERMIT COMPACT DEVELOPMENT (38)			
1. Zoning for mixed-use in an applicable location	<input type="checkbox"/>	5	<input type="checkbox"/>
4a. If mixed-use zoning is a DHCD approved 40R District or for Transit Oriented Development	<input type="checkbox"/>	3	<input type="checkbox"/>
4b. Building permit issued for a mixed-use development since July 1, 2003	<input type="checkbox"/>	2	<input type="checkbox"/>
5. Zoning for accessory units	<input type="checkbox"/>	3	<input type="checkbox"/>
5a. Occupancy permit issued for at least one accessory unit since July 1, 2004	<input type="checkbox"/>	2	<input type="checkbox"/>
6. Zoning allowing by-right multi-family dwellings (not age restricted)	<input type="checkbox"/>	4	<input type="checkbox"/>
6a. If zoning allows by-right multi-family dwellings of 4 or more units (not age restricted)	<input type="checkbox"/>	3	<input type="checkbox"/>
7. Zoning for clustered development	<input type="checkbox"/>	5	<input type="checkbox"/>
7a. If cluster is mandated, by-right, or includes a density bonus	<input type="checkbox"/>	3	<input type="checkbox"/>
7b. A cluster development has been permitted since July 1, 2003	<input type="checkbox"/>	3	<input type="checkbox"/>
8. Zoning for Transfer of Development Rights (TDR)	<input type="checkbox"/>	3	<input type="checkbox"/>
8a. Utilization of TDR since July 1, 2003	<input type="checkbox"/>	2	<input type="checkbox"/>
EXPAND HOUSING OPPORTUNITIES (33)			
9. Current housing plan	<input type="checkbox"/>	4	<input type="checkbox"/>
9a. Achieved municipal goal for production of new units	<input type="checkbox"/>	2	<input type="checkbox"/>
10. Increased housing stock by 30-49% of state goal OR	<input type="checkbox"/>	2	<input type="checkbox"/>
50-99% of state goal OR	<input type="checkbox"/>	4	<input type="checkbox"/>
100% or more of state goal	<input type="checkbox"/>	7	<input type="checkbox"/>
10a. 30-49% of new units produced using mixed use (including 40R & TOD), cluster, TDR, multi-family, and/or conversion/redevelopment OR	<input type="checkbox"/>	2	<input type="checkbox"/>
50-69% of new units OR	<input type="checkbox"/>	4	<input type="checkbox"/>
70% or more of new units	<input type="checkbox"/>	7	<input type="checkbox"/>
11. 20% or more of single-family building permits issued were for homes on lots of ¼ acre or less	<input type="checkbox"/>	2	<input type="checkbox"/>
12. Attainment of Planned Production certification (.75% of housing units) OR	<input type="checkbox"/>	4	<input type="checkbox"/>
Attainment of the Chapter 40B 10% threshold	<input type="checkbox"/>	5	<input type="checkbox"/>
13. Funding for the rehabilitation of housing units since July 1, 2003	<input type="checkbox"/>	3	<input type="checkbox"/>
14. Production of housing units on municipal land or with municipal funding since July 1, 2003	<input type="checkbox"/>	3	<input type="checkbox"/>
REDEVELOP SITES AND BUILDINGS (8)			
15. Planning: (a) inventory, (b) remediation, revitalization, or reuse strategy, or (c) site planning	<input type="checkbox"/>	4	<input type="checkbox"/>
16. Incentives: (a) funding, (b) tax, or (c) regulatory	<input type="checkbox"/>	4	<input type="checkbox"/>
CONSERVE NATURAL RESOURCES (11)			
17. Current DCS-approved Open Space and Recreation Plan	<input type="checkbox"/>	4	<input type="checkbox"/>
18. 15-25% of town area protected [by a Chapter 184-type restriction or Article 97] OR	<input type="checkbox"/>	2	<input type="checkbox"/>
25% or more of town area protected	<input type="checkbox"/>	3	<input type="checkbox"/>
19. Land protected via a restriction or fee acquisition alone or with a land trust since July 1, 2003	<input type="checkbox"/>	4	<input type="checkbox"/>
ADVANCE SOUND WATER POLICY (14)			
20. Water resource plans: Source Water Protection, Water Conservation, or Comprehensive Wastewater	<input type="checkbox"/>	5	<input type="checkbox"/>
21. Water resource protection measures: zoning, enterprise accounts, stormwater or LID by-law/ordinance, or other innovative measures	<input type="checkbox"/>	5	<input type="checkbox"/>
22. Water conservation actions consistent with the state's Water Conservation Standards	<input type="checkbox"/>	4	<input type="checkbox"/>
SUSTAIN WORKING NATURAL LANDSCAPES (12)			
23. Existence of an agricultural commission	<input type="checkbox"/>	3	<input type="checkbox"/>
24. Approved stewardship plan for a municipal forest	<input type="checkbox"/>	2	<input type="checkbox"/>
25. By-law/ordinance affirming the right to farm	<input type="checkbox"/>	4	<input type="checkbox"/>
26. Zoning for agricultural and/or forestry preservation	<input type="checkbox"/>	3	<input type="checkbox"/>
PROMOTE SUSTAINABLE DEVELOPMENT VIA OTHER ACTIONS (UP TO 10)			
27. Existence of or commitment to additional local measures or actions <input type="checkbox"/> 2, <input type="checkbox"/> 4, <input type="checkbox"/> 6, <input type="checkbox"/> 8, OR	<input type="checkbox"/>	10	<input type="checkbox"/>
BONUS - 1 POINT FOR EVERY FISCAL YEAR 2005 COMMITMENT IMPLEMENTED			
TOTAL: EXISTING, COMMIT, AND BONUS POINTS (MAXIMUM 140)			

Electronic Submission Only

- Fill out the form listing smart growth initiatives
- Higher scores = priority for nearly \$500 million in state funding for local infrastructure projects
- More than 310 of 351 cities and towns have participated and received a score
- Feedback: the 27-category application helps focus planning and identifies priorities for the future

40R & 40S



- Establish district downtown, town center, near transit, or on industrial land
- Density of 8/acre for single-family, 12/acre for 2 or 3-family structures, 20/acre for condos and apartments
- Mixed use encouraged
- 20% affordability component
- Streamlined permitting process
- In return: \$3,000 per unit up to \$600,000 in lump sum payment
- Reimbursement for any increased school costs

Transit-oriented development



- \$30 million bond program for housing, bicycle and pedestrian amenities, parking
- 80+ projects (homes, stores and offices within 1/4 mile of stations)
- 25,000 homes either built, under construction or planned
- 15 million square feet of commercial/office space

Additional funding & technical assistance

- **Smart growth grants:** nearly \$2 million to two-dozen cities and towns for studies and other preparations for initiatives
- **Technical assistance** for planning, studies, laying the foundation
- The **Downtown Initiative** (DHCD): matching up private sector expertise, assistance in downtown and town-center revitalization and Business Improvement Districts (BIDs)

Smart Growth Toolkit

12 techniques:



- Inclusionary zoning
- Accessory dwelling units
- Traditional neighborhood design
- Transfer of development rights
- DIFs and TIFs
- Low-impact development
- Cluster development
- Farmland preservation & water supply protection
- Brownfields redevelopment

Updated to include: form-based codes, parking management strategies, mill building redevelopment

New highway design manual



- Context-sensitive design
- Community in the driver's seat: better collaboration with MassHighway
- More flexibility
- Narrower minimum widths, lower design speed minimums
- Sidewalks, bike lanes all equally important
- Street trees, historic context
- Main Streets for town centers, in conjunction with development

Messaging

- Cities and towns achieve more efficient, fiscally stable, balanced growth
- Concentrated development saves money: infrastructure and services don't have to be extended
- Zoning reform = vibrant town centers, mixed-use areas that don't require driving
- Variety of housing types and density = more affordable housing
- Transit-oriented development = shorter commutes, reduced transportation costs

The market was ready



- South Weymouth Naval Air Station
- Assembly Square, Somerville
- North Point, Cambridge
- Westwood Station, Westwood
- Wonderland, Revere
- Wellington Circle, Medford
- Haverhill, Attleboro downtowns
- Somerville: Green Line corridor

Initial Response and Concerns

From the conventional development community:

- No restrictions on development
- Nothing to restrict single-family subdivisions
- “Not everyone wants to live in a condo near a train station”
- Businesses want office parks; can’t stall economic development and jobs

From conventional environmental groups

- Too much focus on development
- Not enough funding for land acquisition and conservation

Initial Response and Concerns

From cities and towns:

- More bureaucracy & requirements from state
- Local control over development
- Home rule
- Schools and services
- We need to restrict growth; too much density
- Giveaway to developers

Implementation: Commonwealth Capital



Diluted: limited funding at stake; score counts for 30 % of decision

Resistance, but then: this is a helpful tool to organize our planning efforts

Implementation: 40R/40S



- Density
- Fiscal impact
- Funding

Implementation: TOD

- Cleared the way for the market
- Desire for shorter commutes
- Flood of applicants for funding



Implementation: zoning reform

- 2/3 vote required to change zoning
- Inertia
- One step at a time: accessory units
- Some localities more receptive



Case study: Kingston

- Too “urban”
- Race/class
- Turnaround:
- A developer, a project, a committed planner ... and the \$\$\$



Case study: Plymouth

- Cordage Park:
stand-alone site
- “No-brainer”
- Still, a campaign
at town meeting



Case study: Haverhill



- Haverhill Mills, conversion of 4 L.H. Hamel Leather Co. buildings, 111 2-bedroom and 194 1-bedroom apartments + retail
- Forest City balks at 20 percent affordability
- Now seeks tax break through a TIF

Afterword

- Romney: no mention of smart growth in presidential campaign
- Patrick: Dissolves OCD, though programs remain



Conclusions

- Leadership from the top
- Visibility, success stories, buzz
- Committed local planners



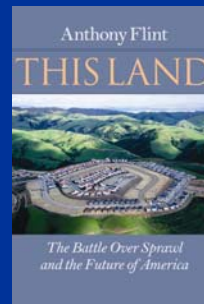
The big takeaway: public outreach and education



- Informational meetings, workshops, training, forums in cities and towns
- Personal contact by Office for Commonwealth Development staff
- Promotional materials and the website
- Communication through media, blogs and listservs



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