



Smart Growth Toolkit

Massachusetts Executive Office of Environmental Affairs

Horsley Witten Group (HW) was selected by the Massachusetts Executive Office of Environmental Affairs to be the lead planning consultant for preparing a “Smart Growth Toolkit.” Overall, twelve smart growth techniques were examined in detail as part of this project including:

- Transfer of development rights (TDR);
- Transit-oriented development (TOD);
- Traditional Neighborhood Development (TND);
- Open Space Residential Design (OSRD);
- Low Impact Development (LID);
- Agricultural Preservation;
- Water Resource Protection;
- Brownfields Redevelopment;
- Inclusionary Zoning;
- District Improvement Financing/Tax Increment Financing;
- Accessory Dwelling Units; and
- Chapter 40R Smart Growth Overlay Districts.

The goal of the project is to promote a new way of guiding development and growth to be sustainable and environmentally sound. Case studies were gathered primarily from Massachusetts communities to illustrate a broad range of smart growth techniques which can transform traditional sprawl development patterns into innovative development designs that integrate housing needs, transportation and environmental protection. Over 4,000 CDs and 15,000 brochures were produced as outreach materials to target local government officials, developers and the general public and the Toolkit is also accessible as a live website. Also included in the Toolkit are over 20 PowerPoint slideshows designed to target different audiences for many of the techniques covered in the material. HW served as the primary oversight for the development of nine model ordinances associated with the above techniques and worked closely with state agencies to ensure consistency with existing statutes and policies.

Client:
Kurt Gaertner
Massachusetts Executive Office of
Environmental Affairs
617-626-1154

HW Contact: Nathan Kelly

www.horsleywitten.com

- Civil & Environmental Engineering
- Wetlands Management
- Coastal Management
- Hydrogeology & Water Supply
- Stormwater Management
- Wastewater Management
- Site Assessment & Remediation
- Land Use Planning
- Education & Outreach



Sandwich, MA

90 Route 6A
Sandwich, MA 02563
tel: 508-833-6600

Newburyport, MA

30 Green Street
Newburyport, MA 01950
tel: 978-499-0601

Providence, RI

370 Ives Street
Providence, RI 02906
tel: 401-272-1717