

SMART GROWTH IN ACTION

Community Preservation Initiative

STATE OF MASSACHUSETTS

The Community Preservation Initiative (CPI) is a statewide smart growth program that helps municipal officials and community leaders understand the potential effects of growth. It provides tools and technical assistance to encourage informed and balanced growth decisions and emphasizes education, not regulation.

The Massachusetts Executive Office of Environmental Affairs developed CPI to create a constituency of residents and elected officials who support and implement smart growth. CPI's philosophy is that planning is not just for professionals and that all residents should play a role in shaping their collective future. CPI encourages communities to grow where infrastructure already exists, redevelop urban areas, and build compactly to offset pressures on open space.

Under CPI, the state provides tools to help communities see the effects of growth and make more informed choices. CPI created a build-out map for each of the state's 351 communities to illustrate current zoning and the quantity and location of land available for development. The build-out maps have inspired many communities to change their bylaws and zoning to better support the type of growth they want and protect the environment.

CPI released two innovative software tools to help communities make informed choices. The Fiscal Impact Tool analyzes financial implications of development scenarios, and the Alternative Futures Tool lets users analyze a variety of build-out scenarios by altering zoning. Other highlights of CPI's outreach efforts include making over 120 presentations about the state-wide Community Preservation Act, under which communities can adopt a surcharge on local property levies and receive up to a 100 percent state match, and creating an excellent Web site.

About 60 organizations representing affordable housing, historic preservation, and open space interests partner with CPI to help educate the public through workshops, conferences, and the Web. CPI also partners with state agencies, including the Department of Housing and Community Development, the Executive Office of Transportation and Construction, and the Department of Economic Development. In collaboration with the University of Massachusetts, CPI created the Community Preservation Institute to teach community leaders about implementing community preservation efforts. More than 125 graduates have passed through the nine-week program, creating a growing network of empowered community leaders.

Winner, 2002 National Smart Growth Achievement Award, Outreach and Education category (<http://www.epa.gov/smartgrowth/massachusetts.htm>).

QUICK FACTS

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		Website:	www.mass.gov/envir/dcs/default.htm
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SMART GROWTH PRINCIPLES COMMUNITY PRESERVATION INITIATIVE

#1	Includes Mixed Land Uses	✓
#2	Exhibits Compact Building Design	✓
#3	Provides Range of Housing Types	
#4	Promotes Walkable Neighborhoods	
#5	Exhibits a Distinct Sense of Place	✓
#6	Preserves Open Space	★
#7	Utilizes Existing Development	✓
#8	Provides Transportation Choices	✓
#9	Practices Fair Decision-making	★
#10	Promotes Stakeholder Participation	✓