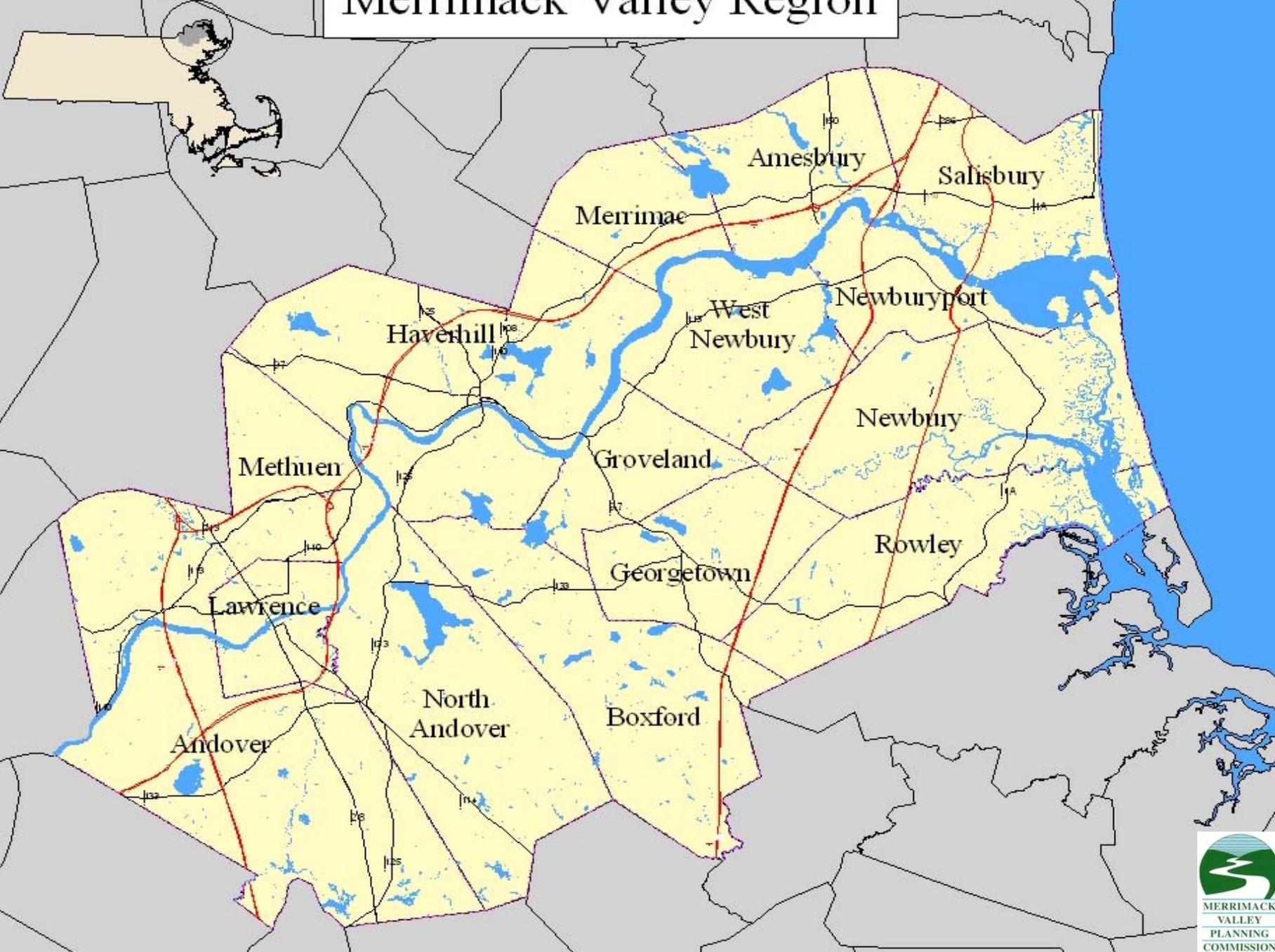


Merrimack Valley Priority Growth Strategy

Merrimack Valley Region



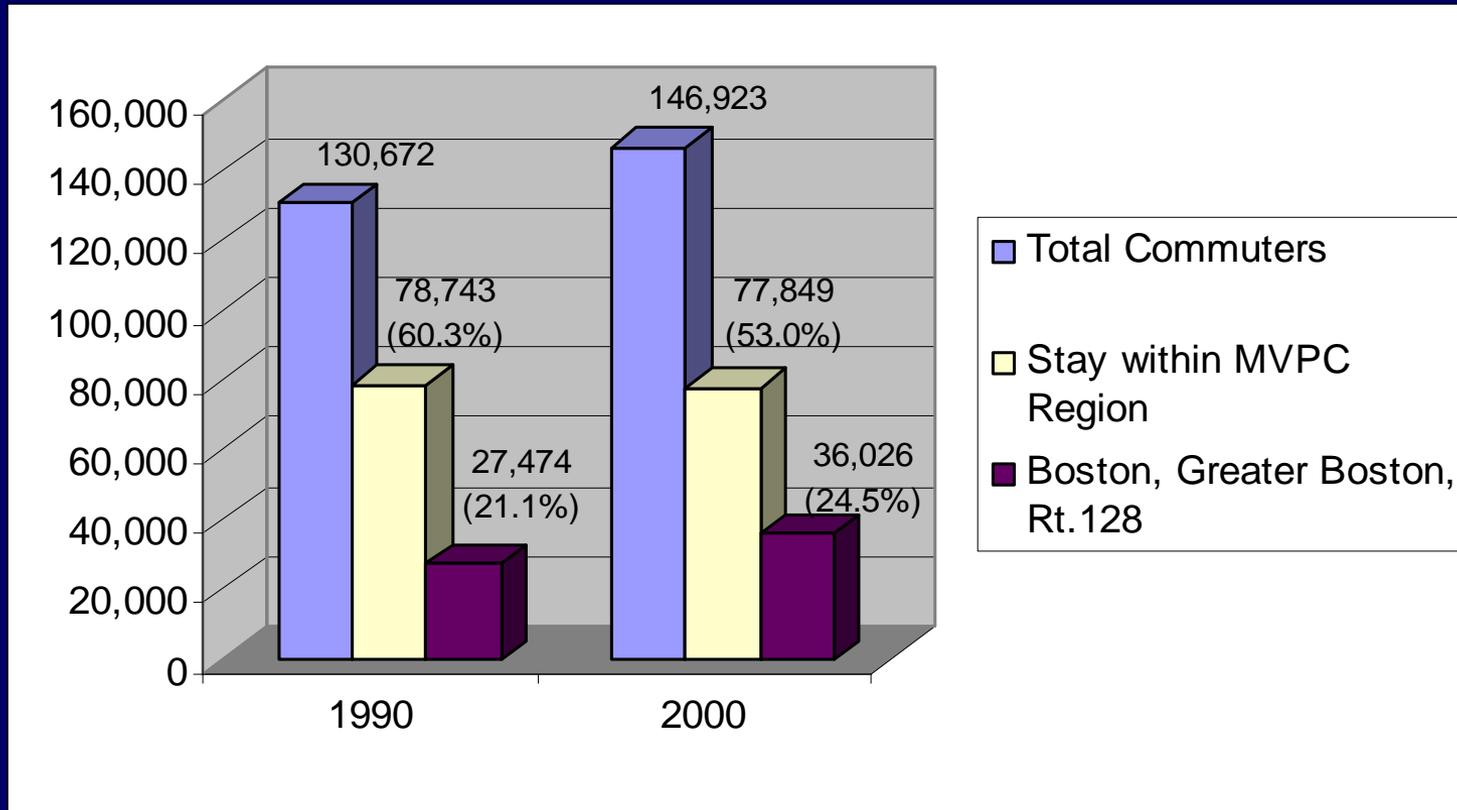
Regional Challenges of the 21st Century



Regional Economic Shift

- Decline of Traditional Industries
- Rise of New Technologies
 - Route 128 “America’s Technology Highway”
 - Greater Boston Area

Merrimack Valley Workers Employment Location





Regional Housing Changes

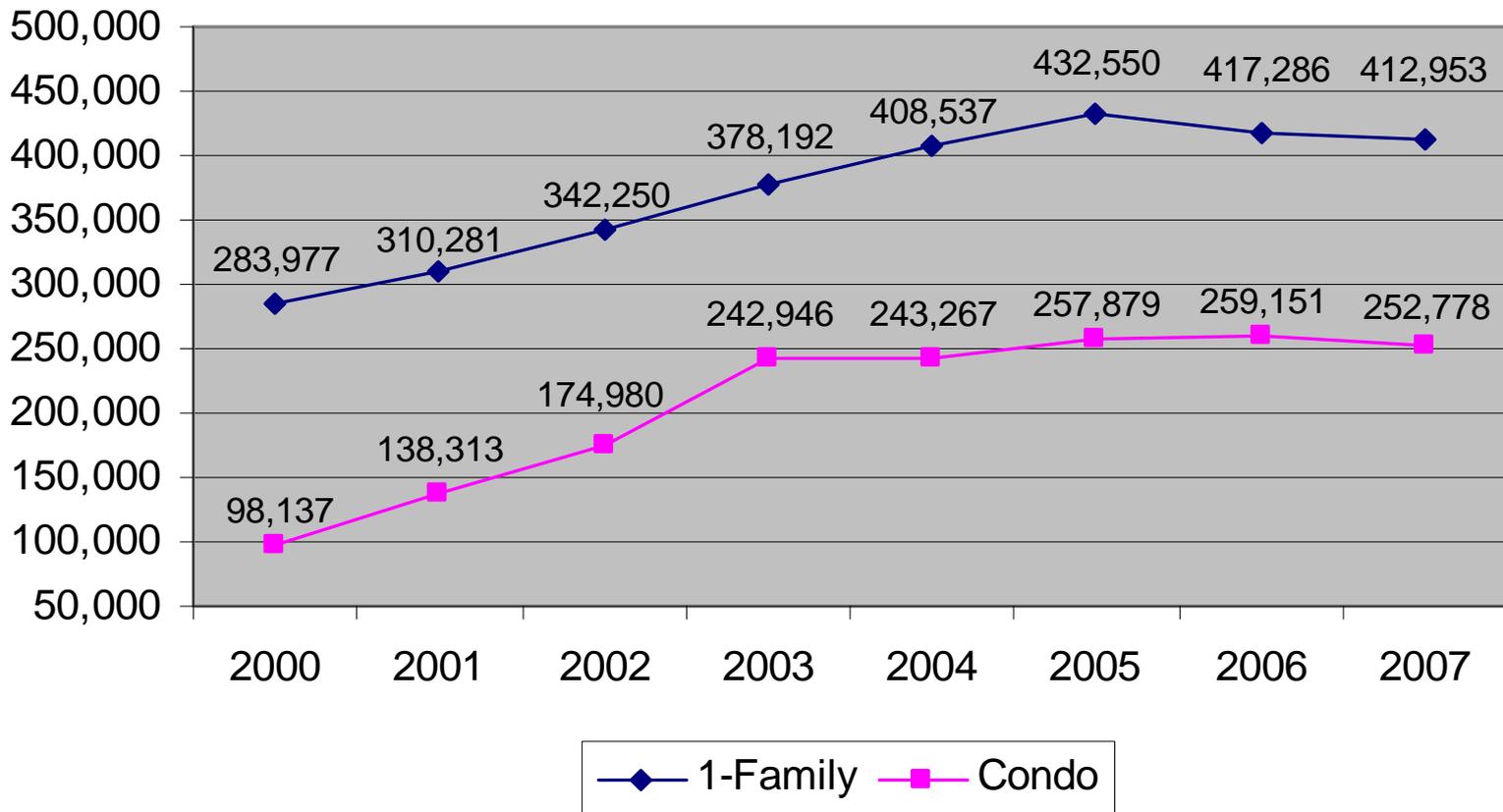
Supply & Demand

- Worker Housing
- Migration
- Affordable
- Growth Pressures

Population Growth

	10-year Census Numbers			Projection		
	1980	1990	2000	2030		
MVPC	260,893	288,280	318,556	352,615	(REMI Model Forecast)	
		10.5	10.5	10.7		
Mass.	5,737,037	6,016,425	6,349,097	7,012,009	(Census Forecast)	
		4.9	5.5	10.4		

Merrimack Valley Housing Median Sales Price



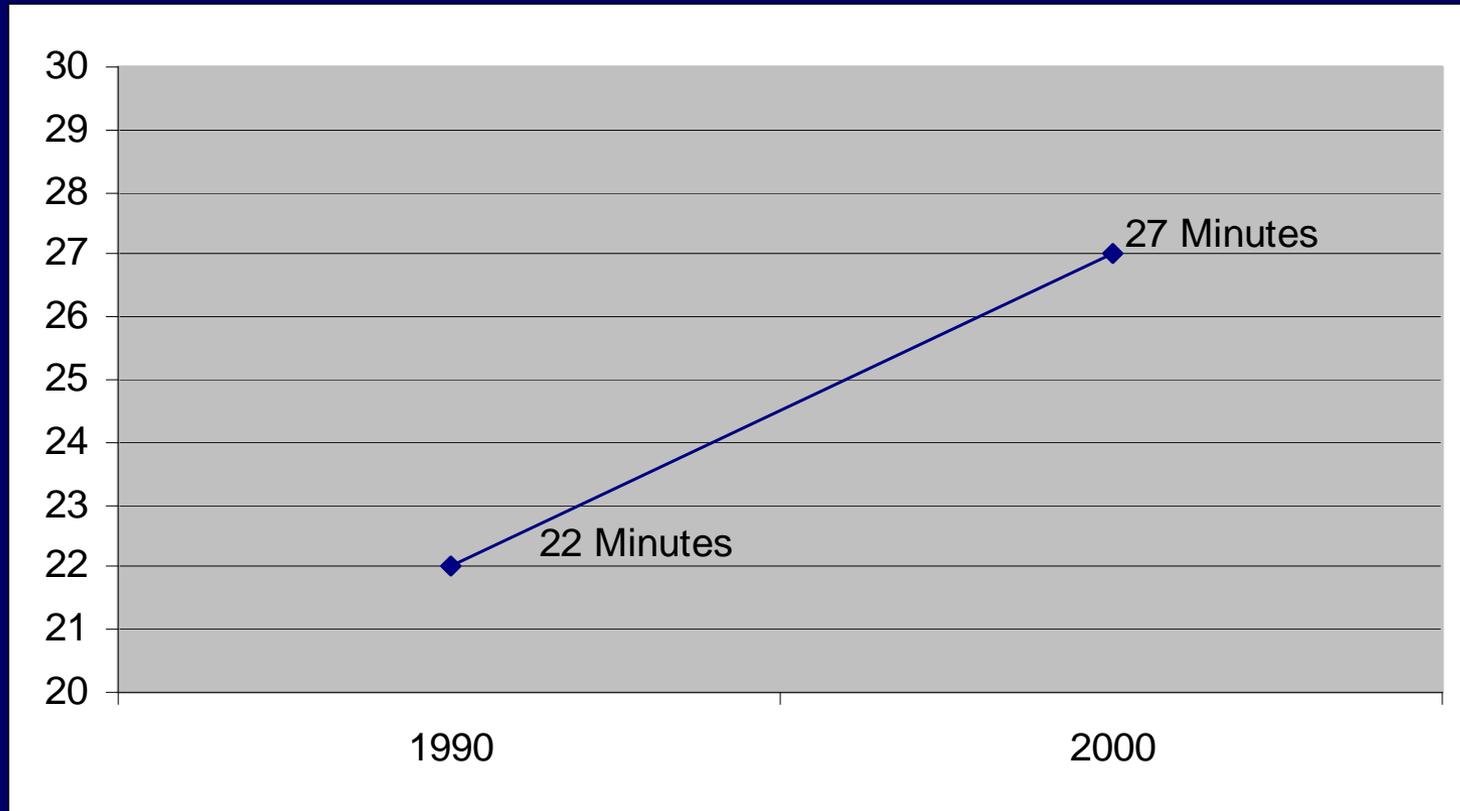
Data Source: The Warren Group



Commuting Patterns Evolved

- Longer Commute Times
- Congestion
- Aging Infrastructure

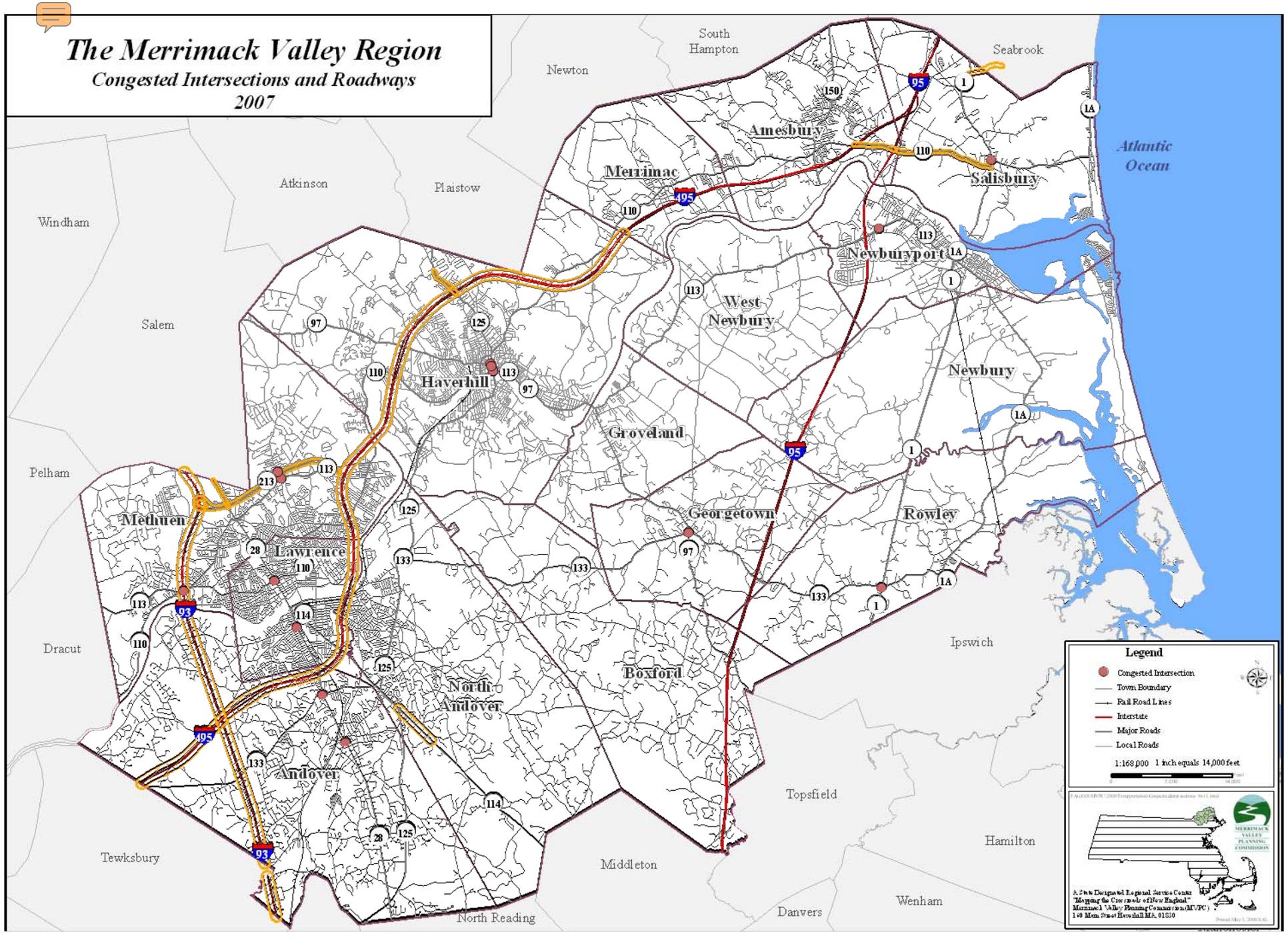
Merrimack Valley Workers Average Commute Time



The Merrimack Valley Region

Congested Intersections and Roadways

2007



Legend

- Congested Intersection
- Town Boundary
- Rail Road Lines
- Interstate
- Major Roads
- Local Roads

1:168,000 1 inch equals 14,000 feet

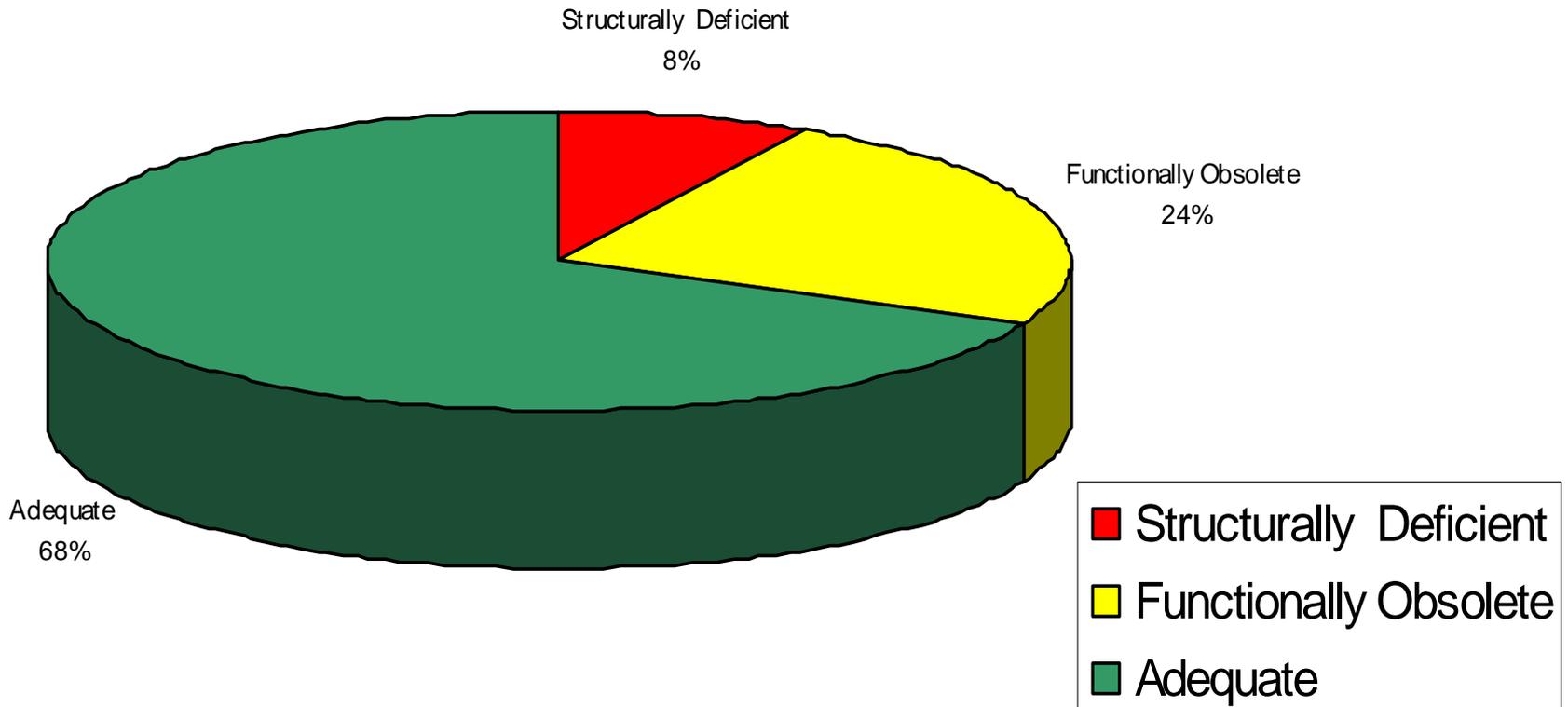
April 2008 (REVISED) 2007 Transportation Congestion Study (REVISED) 9/11/08

MERRIMACK VALLEY PLANNING COMMISSION

A 7th Grade Designated Regional Service Center
 "Maximize the Use and Value of New England"
 Merrimack Valley Planning Commission (MVPC)
 140 Main Street Haverhill MA, 01830

Condition of Bridges in the Merrimack Valley

May 2007





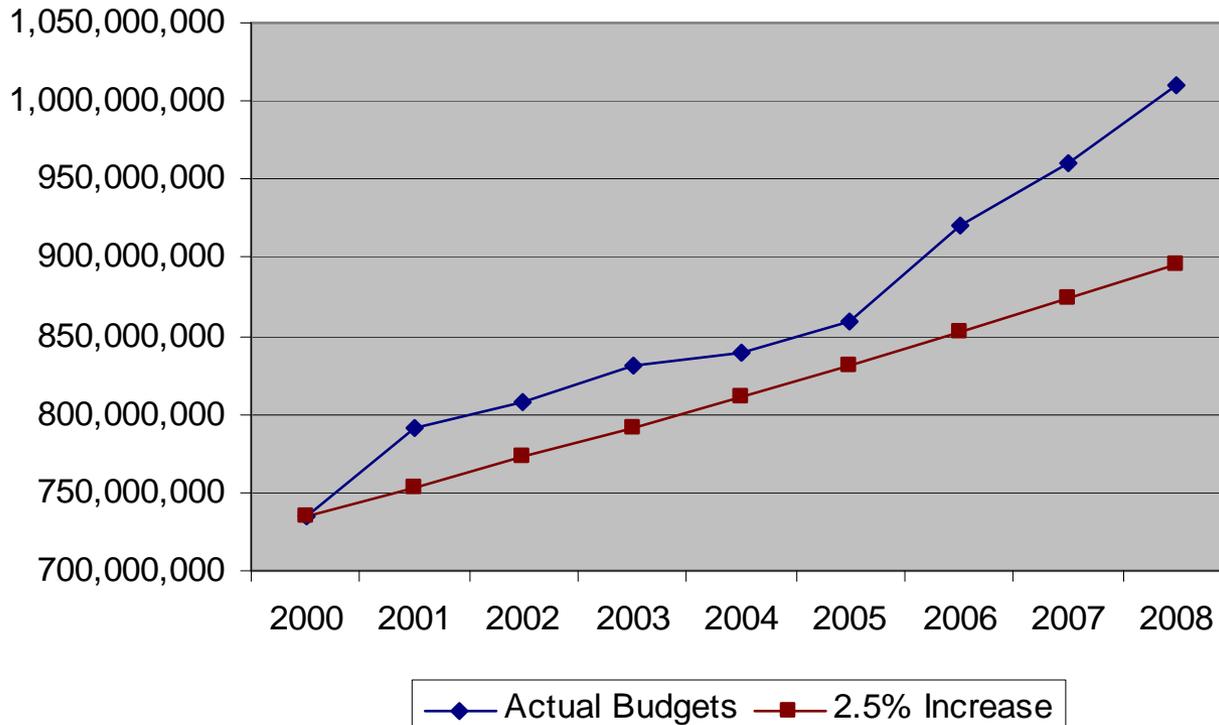
Loss of Control over Municipal Financing

- Proposition 2 ½
- Growth
- “Good” vs. “Bad”



Merrimack Valley Revenue

Total Municipal Receipts



	Actual Budgets		2.5% Increase
2000	\$735,030,017		\$735,030,017
2001	\$791,075,882	7.6%	\$753,405,767
2002	\$808,130,698	2.2%	\$772,240,912
2003	\$831,686,107	2.9%	\$791,546,934
2004	\$838,864,379	0.9%	\$811,335,608
2005	\$859,904,194	2.5%	\$831,618,998
2006	\$921,242,941	7.1%	\$852,409,473
2007	\$959,807,176	4.2%	\$873,719,710
2008	\$1,009,940,633	5.2%	\$895,562,702

Data Source: Massachusetts Department of Revenue



Competing Public Policies

- “Need to Encourage Growth to Finance Municipal Services”
- “Need to Create Job Opportunities That pay well and Reduce Commuting Demands”
- “Need to Keep Housing Cost Affordable for Our Children and Future Generations”
- “Need to Manage Development to Avoid Adversely Affecting Our Quality of Life”



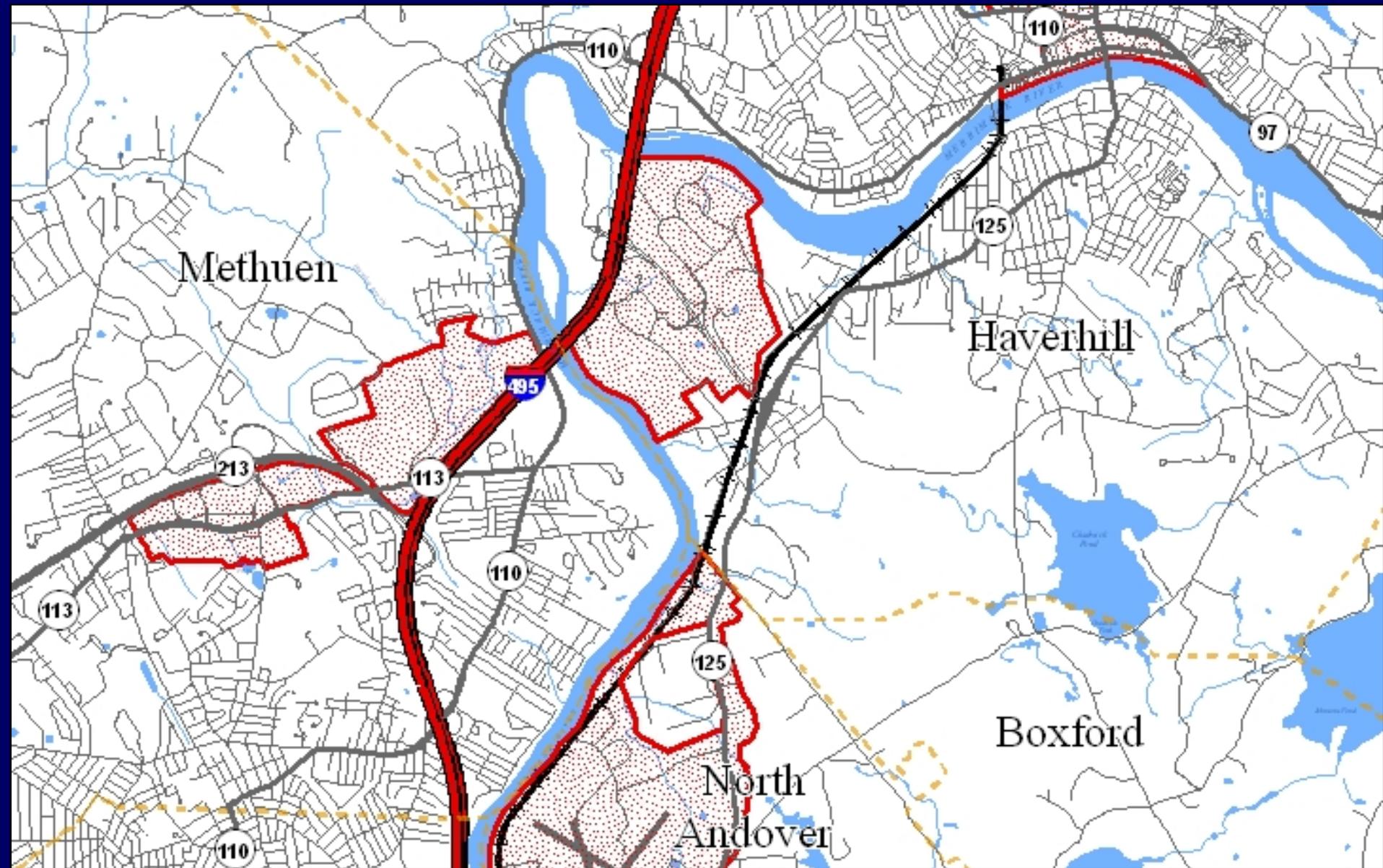
Regional Plan to Address these Challenges

- “Where do Communities want to Encourage Regionally Significant Growth that creates these Jobs and Affordable Housing Opportunities”
- “Which Areas of the Valley Should be Protected from Future Development Due to Environmental and Other Constraints to Maintain the Character of the Valley”
- “How well Does the Region’s Transportation Network Support these Land Use Priorities”

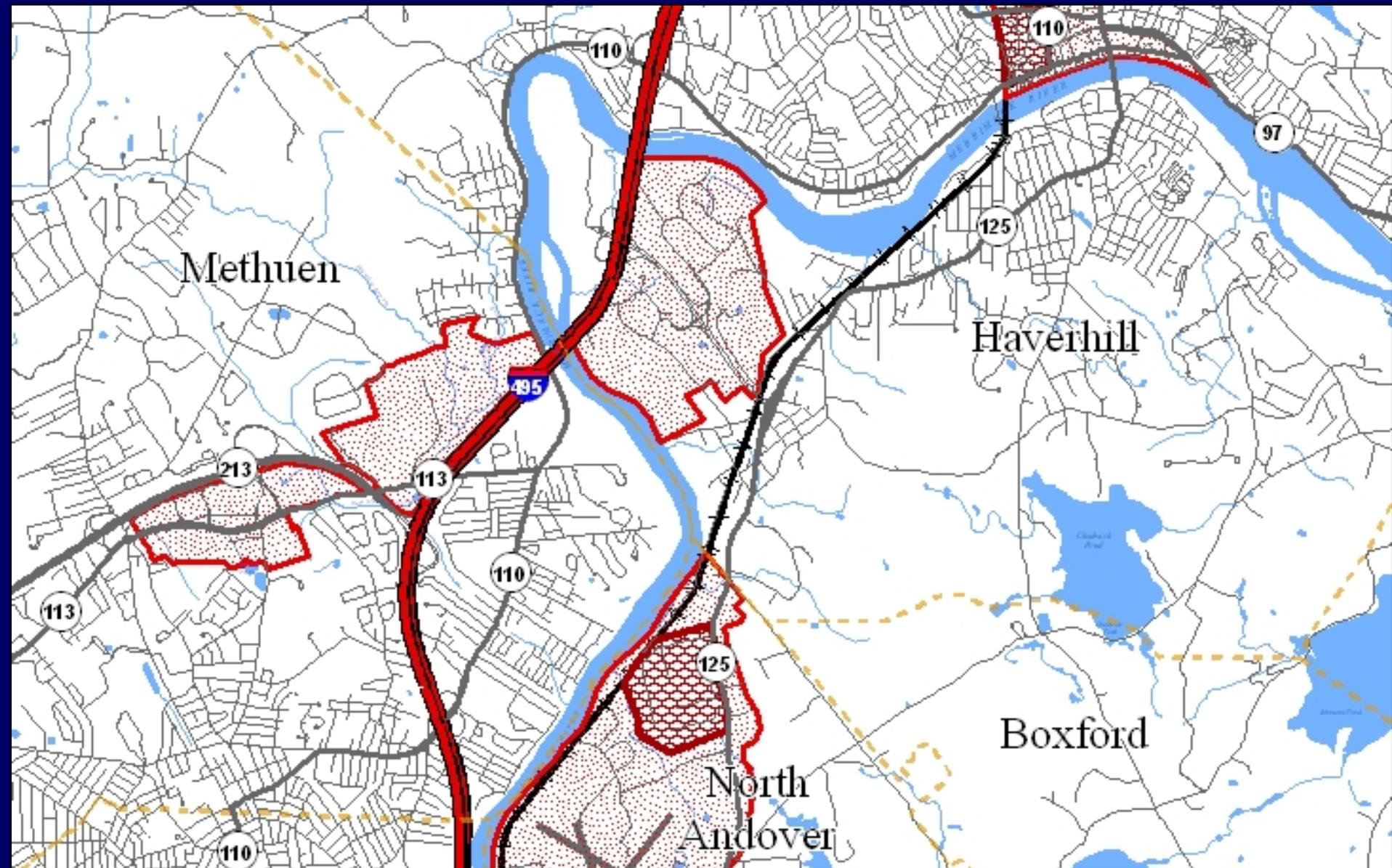
Where do We Want to Encourage Growth

- Local Decision
- Concentrated Development Centers (CDC)
- CDC: “An Area of Concentrated Development, Including a Town Center, Consisting of Existing and Appropriately Zoned Commercial, Industrial and Mixed Use Areas Suitable for High Density Development”
- Priority Development Site (PDS)

CDCs Map



CDCs & PDS Map





CDC Evaluation

“Strengths & Constraints to Development”

And

“Smart Growth Principles”

- Land Use
- Infrastructure
- Access
- Environmental



Land Use

“Concentrate a mix of uses that foster a sense of place, increases job opportunities and sustainable businesses”

- Density & Potential Build-out
- Zoning / Mix of Uses
- Priority Development



Infrastructure

“Encourage reuse and rehabilitation of existing infrastructure”

- Water
- Sewer
- Broadband
- Utilities



Access

“Provide Transportation Choices”

- Road
 - Access to the Site
 - Congestion
- Transit
- Bike & Pedestrian



Environmental

“Restore and Enhance the Environment”

- Wetlands
- Flood Plain
- Water Supply Protection
- Rare Species



CDC Classification

- Smart Growth Center
- Center of Commerce
- Business Center
- Village Center

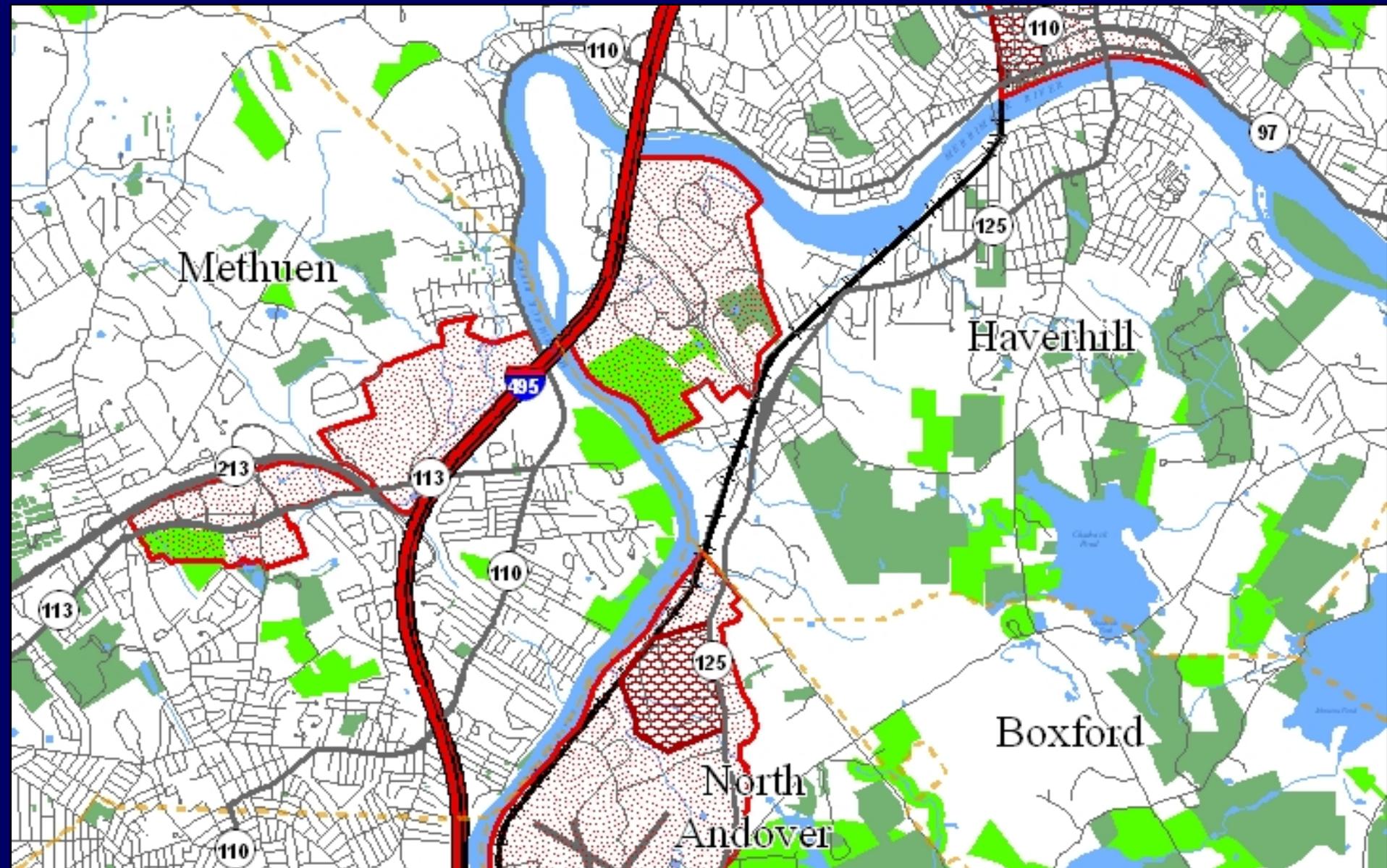
Where Should We Protect Land From Future Development

- Local Decision
- Protected Lands & Lands Suitable for Protection
- Protected Lands: “Lands Protected by Agricultural Preservation Restrictions, Protected Federal, State & Municipal Lands, Protected Public and Private Outdoor Recreation Areas”

New Priority Areas for Protection

- Open Space Plans
- Watersheds for Public Water
- Farmlands
- Identified Potential Regional Collaboration and Cooperation Opportunities to Protect Open Space Throughout the Valley

CDCs & PDS & OS Map



How do We Connect These Land Use Patterns

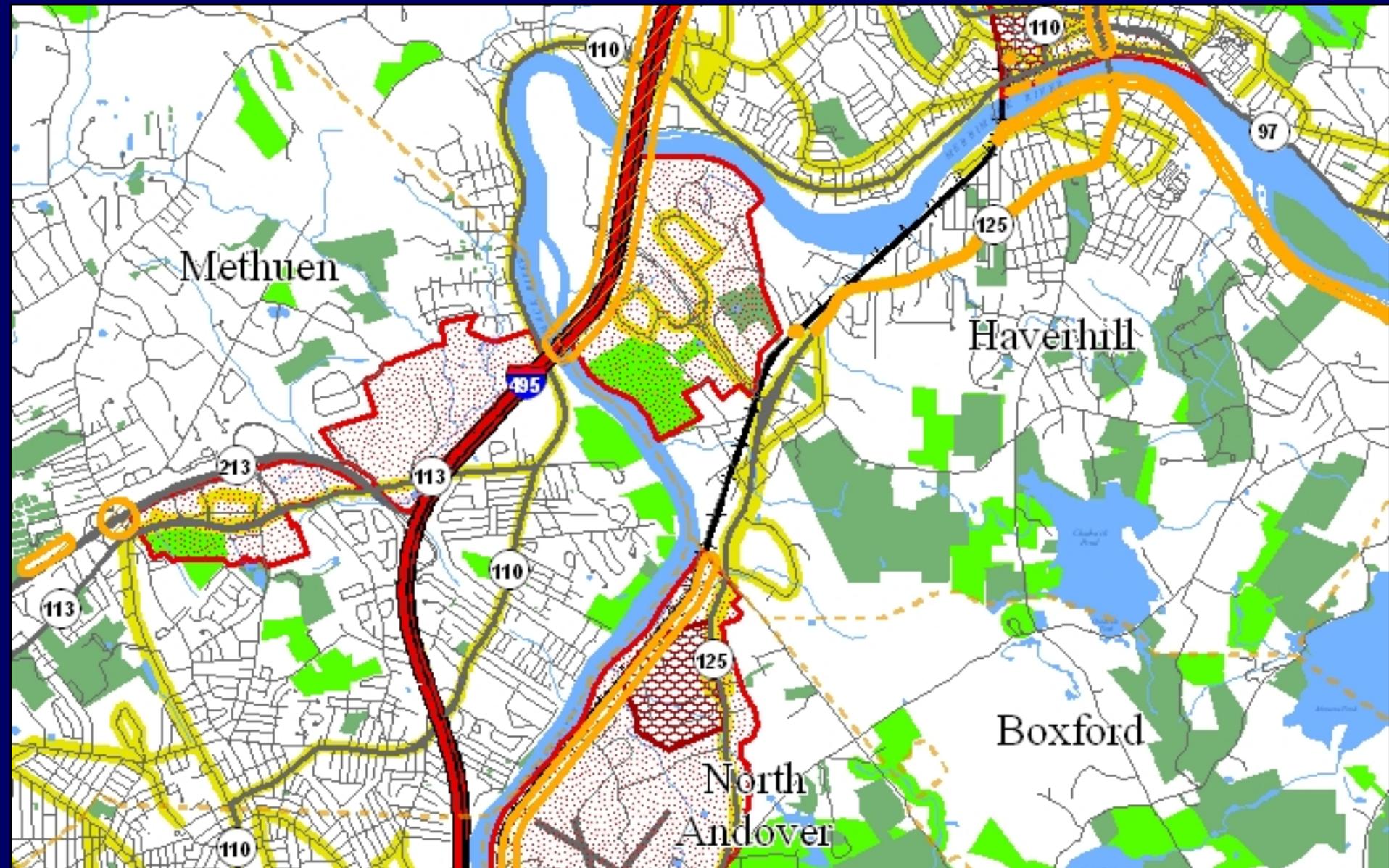
- Existing Transportation System
- Connections: “Inter-State Highways, Regional Roads, Transit, Bike and Pedestrian Connections that Support the Promotion of CDCs and Protected Lands”



New Connection Priorities

- Local Priorities
- Regional Significant Priorities
- Transportation System Management (TSM) improvements to address congestion management concerns
- Bike & Pedestrian

Growth Strategy Map w/Priority Transportation Projects



Next Steps

- Begin a Public Process
- Verify Community Priorities
- Discuss Priorities in Public Forums
- Release a “Draft” for Comments
- Commission Approval by the end of 2008

Implementation

- Promote Smart Growth Principles & Techniques
 - Strengthen CDCs
 - MVPC Workshops
- Identify Conflicts in the Strategy
- Promote Cooperation & Coordination
- Advocate Strategy Consistency Thru MEPA & Clearinghouse Procedures
- Potential “Growth District” Designations
- Target Commonwealth Capital Grants to Priorities
- Seek Federal Funding to Advance Strategy
- Connect the MPO Process to these Land Use Patterns