

Open Space

Provide Quality Open Space

Mobility & Getting Around

Provide More Parking

Reduce Traffic Congestion

Improve Public Transit

Housing

Provide More Residential Uses

Create More Live/Work Opportunities

Placemaking & Neighborhood Character

Create More Amenities
(restaurants, pharmacy, grocery etc.)

Provide More Cultural & Civic Uses
(public art, artist work/gallery spaces, library, performance space etc.)

Streets, Sidewalks & Public Environment

Build Walkable Sidewalks & Bikeable Streets

Create More Streets & Blocks

Economic Development

Preserve Some Industrial Uses

Increase Social Equity
(Creating jobs and supporting education and workforce development to broaden economic opportunity.)

Environment & Sustainability

Improve Climate Resilience
(Using natural resources wisely while preparing for the impacts of a changing climate.)

Other

Additional Priority

Open Space

Provide Quality Open Space

- Requires greater building height/density to build public parks on private land
- Improves public health by providing more recreational options
- Reduces land available for development, may require narrower streets/less street parking
- Provides a shared outdoor amenity

Mobility & Getting Around

Provide More Parking

- Requires greater height/density to offset costs of structured/underground parking
- Results in less space available for open space and parks
- Results in attracting more car users & traffic
- Limits ground floor space Buildings with parking garages have limited ground floor space that otherwise could be used for restaurants and other retail/commercial amenities
- Allows for easier car ownership

Reduce Traffic Congestion

- Requires more streets with better connections to major arteries
- Easier parking tends to attract more car users, which in turn creates traffic congestion
- Attracts people who don't typically drive with convenient transit alternatives

Improve Public Transit

- Increases capacity to support more users than existing local and regional street network
- Adding capacity to existing MBTA infrastructure - least expensive way to address transit needs of people - supports more dense development
- Limited public funds for expanded service
- Creating development bonuses for taller, denser buildings can incentivize developers to contribute to fund public transit, reducing traffic congestion and improving air quality
- Provides everyone with alternative ways of getting around

Housing

Provide More Residential Uses

- Increases amenities; stores & restaurants often follow residential development
- Reduces development pressure in the surrounding neighborhoods by locating more housing near existing transit
- Makes for an active and safer neighborhood 24 hours a day
- Lack of diverse housing options makes it difficult for local residents to find homes nearby

Create More Live/Work Opportunities

- Helps promote new industries that can become major employers, locally and regionally.
- Allows for new and varied lifestyle opportunities (reduced commute time, lower car ownership, etc.)
- Places less stress on transit system by designing buildings that co-locates jobs/housing

Create More Amenities

- Provides walk to neighborhood destinations, encouraging physical activity
- If accessed by foot/bike, creates less car dependence and allows for lower parking ratios
- Increases need for deliveries/ trash removal which often adds to traffic
- Creating development bonuses for taller, denser buildings can incentivize developers to provide more amenities

Provide More Cultural & Civic Uses

- Offers local residents a richer set of choices and amenities to enjoy
- Cultural space often requires subsidies for financial viability; denser development could be leveraged to make that financial support possible
- Spurs related businesses, increases economic development

Build Walkable Sidewalks & Bikeable Streets

- Attracts more users that rely less on cars
- Allows residents and visitors the opportunity for a healthier lifestyle and cleaner air
- Allows for new street trees & street furniture, bus stop shelters etc.
- Reduces land available for development, may require narrower streets/less street parking
- Provides accessible routes for persons with all abilities

Create More Streets & Blocks

- Provides all street users with more routes to navigate the area and avoid delays
- Makes neighborhood more walkable, with more space available to the public
- Reduces building footprints creating smaller block sizes with better human scale

Placemaking & Neighborhood Character

Streets, Sidewalks & Public Environment

Economic Development

Preserve Some Industrial Uses

- Potential conflicts between residential and business uses regarding noise and traffic
- Reduces traffic congestion by allowing for more live/work opportunities
- Creates a more dynamic neighborhood with a wider variety of uses
- Helps preserve an already limited type of employment, especially for local residents
- Provides goods and services to businesses across the city

Increase Social Equity

- Encourage the development of a wide array of housing and business types, large and small, that lends itself to a wider variety of uses.
- Incentivize developers to build more middle income housing and create business opportunities
- Provide accessible sidewalks and streets for all modes of travel, ages, and capacities
- Requires greater height and density to subsidize this type of development

Environment & Sustainability

Improve Climate Resilience

- Design buildings and create uses that (especially at the ground floor) can withstand floods/storms etc.
- Construct buildings that rely on fewer cars
- Encourage developers to build greener buildings that use less power
- Limit paved surfaces and untreated water runoff into storm sewers
- Design local power generation that can serve the neighborhood and make it independent of the regional power grid

Other

Additional Priority

