

Coolidge Corner Study Committee

February 13, 2017

Macro-level Planning Issues

- Density of development
- Problems with the MBTA
- The Future of Transportation
 - Driverless cars
 - Traffic circulation/congestion
 - Multi-modal accommodations/infrastructure

Micro-level Planning Issues

- The “Future of Coolidge Corner”
 - Density
 - Neighborhood character
 - Vibrancy
 - Traffic/circulation
 - Design, scale, massing
 - Fiscal impacts
- The process by which the Town might address all of these issues.....

At our last meeting we discussed.....

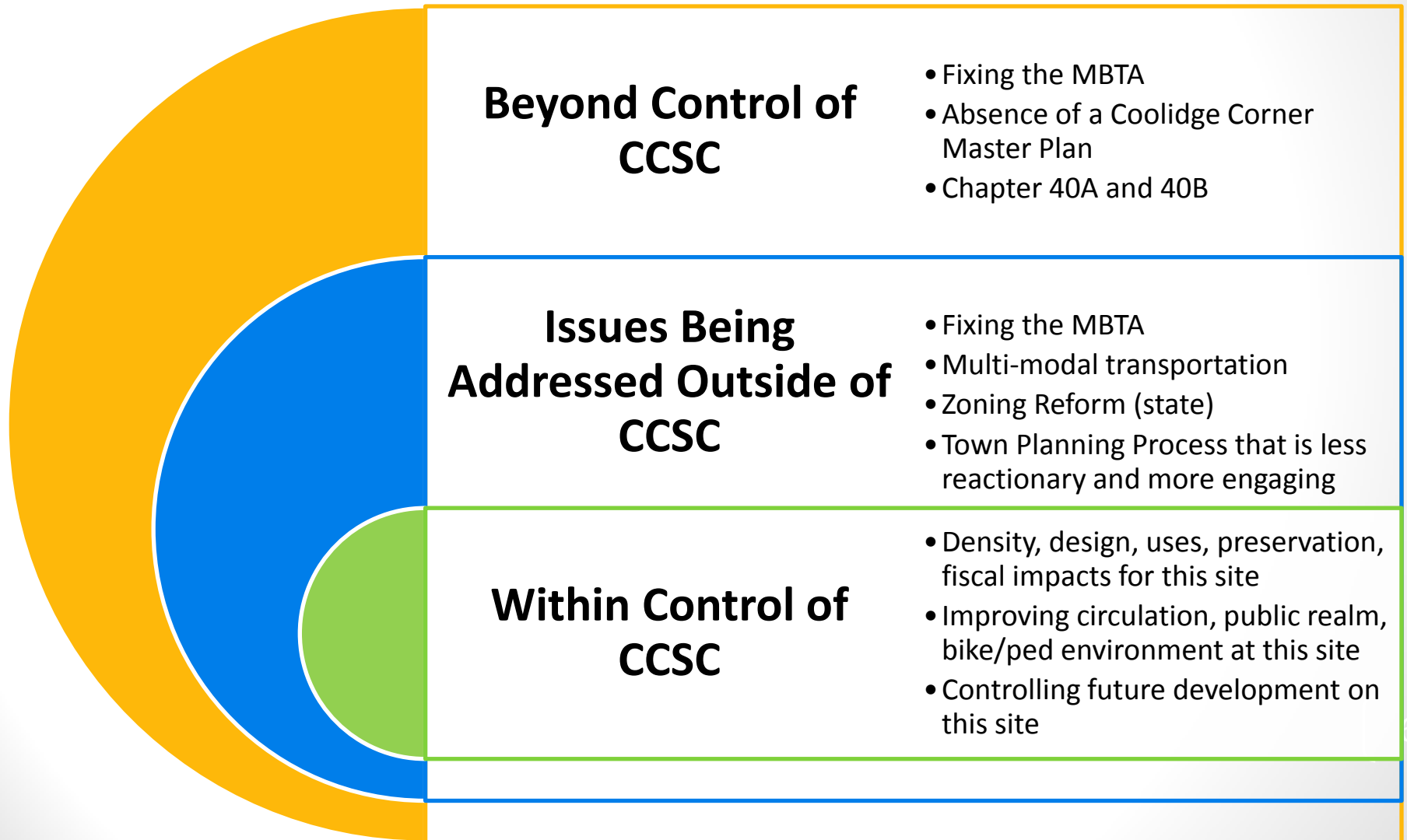
And in between meetings we also heard from the neighborhood about.....

- Controlling density
- Creating public space
- Improving circulation, accessibility, public realm
- Fostering high-quality design
- Fiscal impacts
- Respecting/preserving neighborhood character
- Improving underutilized sites

Prior Planning Efforts: 2005 - 2013

- Increasing commercial development
- Creating open space
- Creating community arts & cultural spaces
- Creating a pedestrian and bike-friendly environment
- Revising public benefits to help foster all of the above
- *Evaluating and creating a neighborhood vision for sites that might be developed*
- *“Not increasing the residential population”*
- ***“Create regulatory tools to help promote a vibrant commercial core.”***

Hierarchy of Planning Issues



2017 CCSC Goals for 1200 Beacon Street ?

Big Picture:

- Density, design, uses, preservation, fiscal impacts for this site
- Improving circulation, public realm, bike/ped environment at this site
- Controlling future development on this site

Articulated so far:

- Fixing the driveway/corner
- Widening the sidewalk
- Improving tired building in high viz location
- Improving the alleyway
- Improving proposed massing

What else?