PLANNING A COT - IT'S TIME TO DO!

- Move away from auto dependent land use
- Less suburban approach
- Accommodate other trans. modes
- Gateway - Not well or commonly described
- Downtown mall and core area are of the same scale
- Stonefield is zoned for vertical
- Consider leases and regulatory issues when examining redevelopment
- Transit issues - development is deferred
液压 tomorrow

- Seniors want a safe environment
- Lots of paved surface parking ~ 100 acres
  OPP. FOR CHANGE
- Need for Public/Private to provide parking
- Pet friendly
- Child friendly. Development centers safe, walkable, bikeable, parks, etc.
- Transitional neighborhoods
- 75% of people that move here > 55 yrs old
- Affordability - housing
- Clustering of local businesses
- Consider the future of Rte 29, given alternate route/bypass. Lots of opportunity w/ lots of pavement.
- Love for outdoors - incorporate into future
- Local housing - increase inventory, particularly for average income
• Sell power back to DVP
• Regulatory issues to overcome
development constraints - code changes, expedited process (green)
• Form based codes
• Vision needs to be politically implementable
Big Ideas

* Create Investment Areas
  * Public/Private

* Atlantic Station Images

* Open Space/Parks/Rec. Center

* Transit Center - Circulator Trolley

* Park Once

* Centralized Parking Served w/ Trolley

* Employment - Depth & Breadth

* How to Develop + Keep Diverse
Challenges to success

- Need to involve & engage community / adjacent neighborhoods
- Community needs trust & patience
- FBC - hands off approach
- Educating the public on project
- Lack of a champion
- Building height ≤ 6 in city