

MHNO 9-11-17

STRENGTHS

- PARKING CAPACITY
- SOCIO ECON DIVERSITY
- WALKABILITY + TRAILS
- PARK + GREEN-NESS
- NEIGH SCHOOL
- SCENIC VIEWS
- ATTRACTING/DETAINING YOUNG PROF
- CHARACTER
- HISTORIC DIVERSITY

BORDERS? NEIGHBORS?

DIFFERENCE IN NEIGH. WHERE DOES MURRAY THING START?

WEAKNESSES

markets
coffee shops
GET READY FOR MURRAY SOUTH
SCHOOLS
TAXES?

- NO HP MODEL
- LACK OF MID. CLAS HOUSING
- LACK OF COMMERC. ZONING
- AFFORDABILITY!!
- LACK OF URBANITY
- RETAINING FAMILIES AGING IN PLACE

FLEXIBILITY IN CODE

UNINTENDED CONSEQUENCES

OPPS.

- MAINTAINING HIST. CHARACTER
- DEFINE + PROTECT VIEWS
- ARCH. DESIGN STANDARDS

WHAT ARE TERMS?

MURRAY SOUTH - ACTIVE, WILLING NEIGHB ORHOOD GRUP.



DENSITY THREATS

AIR BNBBS

DEMOS

PREVENT TEAR-DOWNS AND VARIANTS

ALLOWABLE HEIGHTS

PARKING SQUEEZE?

LOSS OF SES DIV.

INFRASTRUCTURE DECAY

CODE-IMPERVIOUS

WEAKNESS IN WORKFORCE ORD?

LOSS OF SCHOOL AGE POP.
RELATIONSHIP W PB.

CODE BASED TOWARD DEMO REPO -

INCREASE DENSITY TO MAINTAIN APP. BUT MAINTAIN CHARACTER

NORTH DEERING

9/13/17

INTERNAL STRENGTHS

SF homes - Kids + Families
 TRAILS - *need more user-friendly map*
 ACCESS TO QUALITY TREES!
 SAFE
 WALKABILITY
 NICE RES. NEIGHBORHOODS
 LOCAL BUS - BUSINESSES
 NO MORE B-2??



BUILT OUT
9A
9B

INTERNAL

WEAKNESSES

cost prohibitive to local businesses?
 LACK OF BIKE FACILITIES
 SIDEWALK GAPS
 LACK OF GREENSPACE
 COMMUNITY CTR
 LACK OF VIBRANCY
 LACK OF LOCAL BUSINESSES
 TRAFFIC + CUT-THROUGHTS
 SUBDIVISION SIDS + PAPER SIDS
 NOT AS TRANSIT ACCESSIBLE AS POSSIBLE
 LACK OF DENSITY

green space plaza and amenities in park
community center
SHAW'S PARKING LOT
library? BOOK MOBILE!
places for people to come speeds!!
Allen Ave. cost of curbing bringing to stps.
enough to support vibrancy



TOOLS

MEET ZONING REVIEW?

EXTERNAL OPPORTUNITIES

REDEVELOP SHAW'S P. LOT
 NORTH GATE
 INTEGRATE AFFORDABLE HOUSING
 TRAIL ON FALL BROOK
 MORRILL'S CORNER
 HABITAT HOMES/AFF. HOUSING
 TRANSIT + ALT. MODES.
 CONSIDER ALT COMM ZONES

traffic and connectivity
enviro summit st.
to visit ANS coffee.
lachman project
props on market
tiny homes.
coffee? integration
ped safety
driver experience.
 B-2b
 B-1



EXTERNAL THREATS

CUT THROUGH + SPEEDING TRAFFIC!! + VOLUMES
 LANDFILL HAZARDS
 ZONING BEHIND CURVE

Allow Ave Washington Ave Auburn Ave school times
public health
decent get us what we want

9/13/17

STROUDWATER
9.21.17

PUBLIC INPUT SHOULD INFORM NAME THAN THE CODE!

TOOLS

GAP IDENTIFICATION / NEEDS ASSESSMENT.

COMMUNICATION RE
VISION FOR NBHD + GUIDE

TRUST: A Neighborhood Place?!!
environment traffic

STRENGTHS

WEAKNESSES

OPPORTUNITIES

THREATS

NEIGHBORHOOD PLANNING

GROUP RESIDENTIAL CHARACTER

ACCESS TO OTHER SERVICES

WALKING NEIGHBORHOOD

SENSE OF COMMUNITY

HISTORY + HISTORIC CHARACTER

WILD NATURE

RIVER(S)!

TRAFFIC!

DISTANCE TO LOCAL SCHOOL

LACK OF WALKABILITY

+ SIDEWALK GAPS

+ MAINTENANCE

LACK OF CONNECTIVITY

VIABILITY/STRENGTH

OF DAM

WALKABLE NODE

REROUTING OPPORTUNITIES

PEDESTRIAN IMPROVEMENTS

+ TRAFFIC CALMING

OFF-SITE MITIGATION REGS.

INCENTIVES FOR OFF-SITE IMPROVEMENTS

TRANSIT ON RR CORRIDOR

BIKE INFRASTRUCTURE

PLANNING BOARD

HAZARDOUS ZONING

NOTICING REQUIREMENTS

REGIONAL TRAFFIC PATTERNS

+ GROWTH

DAM

LACK OF UNDERSTANDING RE NEIGHBORHOOD VISION

MARKET-DRIVEN POLICY?

DEVELOPER NIMBY-ISM

Don't depend on...
one street
neighbors cooperation
unique density of historic homes

INTERNAL
JET PORT

Congress St.

airport
Dumfries

sidewalk requirements?
all vehicles access
retief for lanes

protect + embrace
water quality good.
poor water quality

see Outer Congress St. Redesign process

in context of broader plan
get ahead of change

VISION

RECLAIM A WILDERNESS

POTENTIAL FOR WALK

CHURCHES
COOPERATION
ON WALKERS
500'

TRAFFIC IMPROVEMENTS

SHORELAND DEP REGS?
REMOVING FALLEN TREES?

multi-use trail + bike path

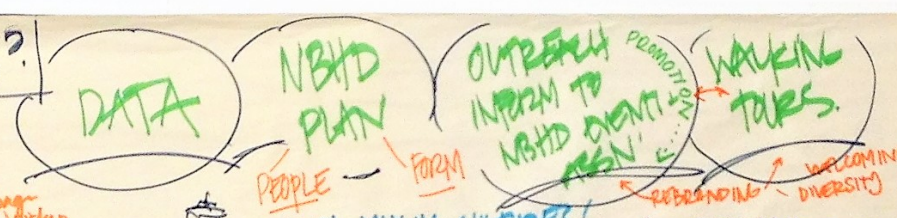
w/o a plan!



PARKSIDE
9/25/17
NBHD EVENTS
COMMUNITY IMMIGRANT
NEIGHBORHOOD MSN

TRANSITION + ACCESS
INTERNAL

TOOLS?



STRENGTHS

- COMMUNITY POLICING
- DIVERSITY
- CONVENIENT LOCATION
- ACCESS TO SCHOOLS
- ACCESS TO HEALTH CARE
- PUBLIC TRANSPORTATION
- FATH GROUPS
- YMCA
- OPEN SPACE!
- IDENTITY OF PLACE
- HISTORIC RESOURCES
- CHILD CARE!

PROBLEM-SOLVING

- CONNECTIVITY
- 3 hallways
- MMc
- not knowing woods
- halfway houses
- lack of regulation
- see Grant St
- protection

WEAKNESSES

- CONGESTION
- LACK OF PARKING
- PEDESTRIAN SAFETY + BARRIERS
- ABSENTEE LANDLORDS
- LACK OF TRANSPARENCY RE SERVICE PROVIDERS
- LACK OF SIDEWALK LIGHTING
- SNOW REMOVAL
- IMMIGRANT ACCESS TO HOUSING
- + SERVICES + INFORMATION INTEGRATION

MAINTENANCE

- AGE + LACK OF ACTIVITY?
- garbage pickup
- state + high
- potholes of traffic
- food desert
- in key spots
- absence
- enforcement issue

OPPORTUNITIES

- HOMEOWNERSHIP + TURNOVER
- AGING IN PLACE + COMPLETE NBHDS.
- POTENTIAL FOR ADD'L SERVICES
- PARKING LOTS!
- COMMUNICATION RE CAPITAL PROJECTS + TIMELINE FOR ADDRESSING ISSUES
- STATE + HIGH - 2-WAY
- LACK OF PUBLIC TOLLERS + TRASH
- INVITE IMMIGRANTS TO BRING CULTURE/EXPERIENCE TO CITY

EXTERNAL

- PEOPLE
- YOUTH-MIXING CULTURES!
- high school-age engagement!
- Block parties? community demands.
- of absence of owned properties
- Joes perfect spots
- Mellen st market
- DATA
- TRANSPARENCY
- Fix it (accountability)
- new Highway promoting participation
- create plan for retention of...
- World Cup!

THREATS

- BLOG HEIGHT + FARM
- people who can't afford to stay!
- Threat to long term residents
- RISING RENTS + AFFORDABILITY
- TRANSIENCY + LACK OF LONG-TERM INVESTMENT HISTORY + PERCEPTION
- Dangerous!
- CITY'S LACK OF SYSTEM/APPROACH TO AFFORDABLE/SUBSIDIZED HSNG.
- Highway THROUGH THE NBHD
- CODE DOES NOT SUPPORT COMPATIBLE DESIGN
- IMMIGRANTS LEAVE
- LOSS OF O.A AS HUB
- motivation?
- cultural identities celebrated
- 510 Cumberland

INDIA STREET NEIGHBORHOOD - COMMUNITY CONVERSATION

(9.26.17 Mtg.)

Strengths

- Food (restaurant, groceries)
- walkability
- Arts (Merrill)
- History (landmarks)
- Access to Water front
- Healthcare (pharmacy)
- Worship
- Trans portation (Free Parking, ferry)
- Culture
- Tourism (foot traffic, people walking)
- Diversity of businesses, people
- Access to Services

Weakness

- Parking Concerns
- Construction Impacts
- Strategic Pedestrian Safety (adequate stop signs)
 - Lack of Street Lighting on India (speed, curbside)
- Fixing Sidewalks (Federal St.)
- Trash (Lack of Maintenance)
- Streetscape Amenities (Need for: ^{city} ^{mark} ^{more} ^{response} ^{times})
- Insufficient Green space (need for more pocket parks)
- Lack of Moped, Motorcycle Parking
- ADA Compliance/Access to Services (Conflict w/ outdoor seating)
- Access to Parks' Open Space (unfriendly spaces)
- Loitering in general and ^{certain spots} ^(Bite Aid, alleyway)
 - ↓
 - Homelessness Problem worsening
- Appropriate Parking Durations

Opportunities

- Tourism (Cruise ships, (Some businesses greatly benefit))
- Rising Property Values
- Beautifying India St. (reinvestment in properties)
- Traffic Calming on India/Middle Fore St./Hancock ^(St. Road) ^(Stop Sign)
- More Decorative Lighting → Improve Safety, ^{crosswalks,} ^{lighting}
 - ↓
 - Finding Resources
- Greater Access to Cemetery
- Increasing Green space (Parks)
- Integrating Neighborhoods
- BID (Parks)
- Community Partnerships [Milestone]
- More Bike Racks
- Encourage Opportunities for Biking
- Pump Station Open Space Design
- Plastic trash ^(bins) containers to prevent litter
- Designing Safe(r) Spaces
- Improve Public Input, building ^{community} ^{participation}

Threats

- Losing Tourism to other communities
- Less economic diversity
- Rising Costs (Affordability)
- Rate of change,
- losing neighborhood character to development
- limited parking worsened by dev.
- Losing Aesthetics of Buildings
- Street Safety Issues [Milestones]
- Fire Sprinkler ^(required) Requirements as creative for sm. projects

PEAKS ISLAND

10/11/17.

TOOLS

NEED PLAN
PAPER STREETS
CATEGORIZATION.

HOMESTART. THIS FIT?

STRENGTHS

WEAKNESSES

OPPS.

THREATS

DIVERSITY
See IP-2. VARIETY OF HSG.

~~AFFORDABILITY~~

ARCHITECTURE

YR-ROUND SCHOOL

FAMILIES

YR-ROUND RESIDENTS

RESIDENTS

RESIDENTS

now encourage

VARIETY OF RESIDENTS + NEEDS.

esp. sub. more

esp. sub. more

esp. sub. more

esp. sub. more

esp. sub. more

esp. sub. more

esp. sub. more

esp. sub. more

INFRASTRUCTURE

PAPER STREETS

AFFORDABILITY

LACK OF CITY WATER + SEWER

PARKING ON ISLAND

(ACCESS TO BOAT CAR TRAFFIC ON BOAT.

(ACCESS TO BOAT CAR TRAFFIC ON BOAT.

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(ACCESS TO BOAT CAR TRAFFIC ON BOAT.

POP GROWTH?

AGING - IN-PLACE

IMPROVED COOP. W/ CITY

SNOW BAN PARKING @ OCEAN GOING

HOMESTART IDEAS.

ice

locked streets with marsh

investment

winter rentals + transience

enforcement! capacity of parking lot.

enforcement! capacity of parking lot.

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enforcement! capacity of parking lot.

enforcement! capacity of parking lot.

maintenance + grading area...

AMUSEMENT ZONE?

DENSITY FORM

AFFORDABILITY

SECOND HOMES?

LOT SIZES

LIMITED ZENING

MAINLAND PARKING

HOURLY RENTAL VEHICLES + TOURISM ECONOMY (GOLF CARTS)

OWNERSHIP OF GARAGES

SITE PLAN ORD. - PKING

RECENT APPROVALS + IMPACTS TO SUPPLY

SHORT-TERM RENTALS

local schools

height density

height density

height density

height density

height density

height density

height density

height density

height density

height density

height density

communic. see bathroom

communic. see bathroom

communic. see bathroom

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affecting no. round rentals.

affecting no. round rentals.

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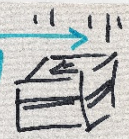
EBNO

10/19/17.

TOOLS

PUBLIC INPUT + PROCESS. NOTTING + SPEAKING LIMITS

re-zoning - etc? MODELS OF SERVICE-DRIVEN VEH (DRONES W/ PACKAGES!!)



STRENGTHS

rest + groceries LACK OF AFFORDABLE FOOD

WEAKNESSES

FOX ST-SAFETY - KIDS LACK OF BIKE FACILITIES - protected lanes

LACK OF LIGHTING - open spaces (Ball court/Fox field)

ECONOMICALLY-SELF-SUSTAINING NBHDS not relying on tourism

THREATS

GROWTH - people!

NEW RESTAURANTS

CRIME + VIOLENCE



OPPORTUNITIES

WIP AROUND PHA! PUBLIC ACCESS TO H2O. PROMOTE PROTECT/AFFORDABLE HOUSING

P-6 to B-2b

PARKING REGS. - P-6 + 3 unit exempt.

INTERACTION B/W ZONES - design use signs

DIVERSITY - income cultural

PARKING - esp. post P-6 (see curb cut req.)

UNIQUE OPPS TO ILB BUSINESS ZONING

Franklin Arterial

DEVELOPMENT?

"SUMMLORDS" OPID CRISIS/DRUGS

STRENGTH OF VOICE/ ORGANIZATION. ILB GOOD FOR STARTUPS 'COOL' FACTOR + YOUTH-FYL POP.

LACK OF INTEGRATION - race + PHA language

LACK OF TRANSITIONS - light noise juxtapositions

REZONING?

HOUSING REGS - 12 loopholes

POORLY MAINTAINED PROPERTIES

LACK OF LANDOWNER DIVERSITY - ex. businesses

LACK OF BASIC SERVICES - laundry hardware store

DESIGN STANDARDS

LOSING BUSINESSES - not protecting promoting affordability business to-res conversion

LACK OF ZONING DIVERSITY OR RIGHT ZONING

AFFORDABILITY

ILB RESTRICTIVE FOR USES - reasonable

VISION OF NBHD AS RES.

SPOT ZONING CLIMATE Δ + SEA LEVEL RISE

FOX FIELD!! - athletic facilities

TRAILS + TRAIL ACCESS - computers learning, etc. community etc. early access. locally-grown food

NO COMM SPACE - Washington Ave. transient business

PHA DEMO STANDARDS

AIR BNBs - transience. lack of stability

TRAFFIC - BRAUNFIELDS! WALKABILITY-ADA?

ILB - BUS. OUTGROW SPACE + MOVE

EMPOWERMENT ZONE BE FOOD. Philadelphia NBHD.

PHA DESIGN STANDARDS

TOURISM IMPACTS - McMill Sheds limit to owner occup.



DEERING CENTER 11/3/17

DIAGRAMS!
FORWARD-THINKING
'MORE THAN IN SYNC!'

B-1 - PARKING, STORMWATER
MIXED USE
R-3/R-5 ADUS, SETBACKS

WALKABLE DRUG STORE?
EXTERNAL

STRENGTHS

- INTERNAL ARCHITECTURE COMM. GARDEN PORCH/FEST
- WALKABILITY
- DESIRABILITY
- SCHOOLS
- VARIETY OF BUSINESSES
- LIBRARY
- COMMUNITY OF PEOPLE
- GREEN SPACES + CEMETERY
- EDGES + CENTER
- AGE DIVERSITY
- CHURCHES
- B-1 WORKING

WEAKNESSES

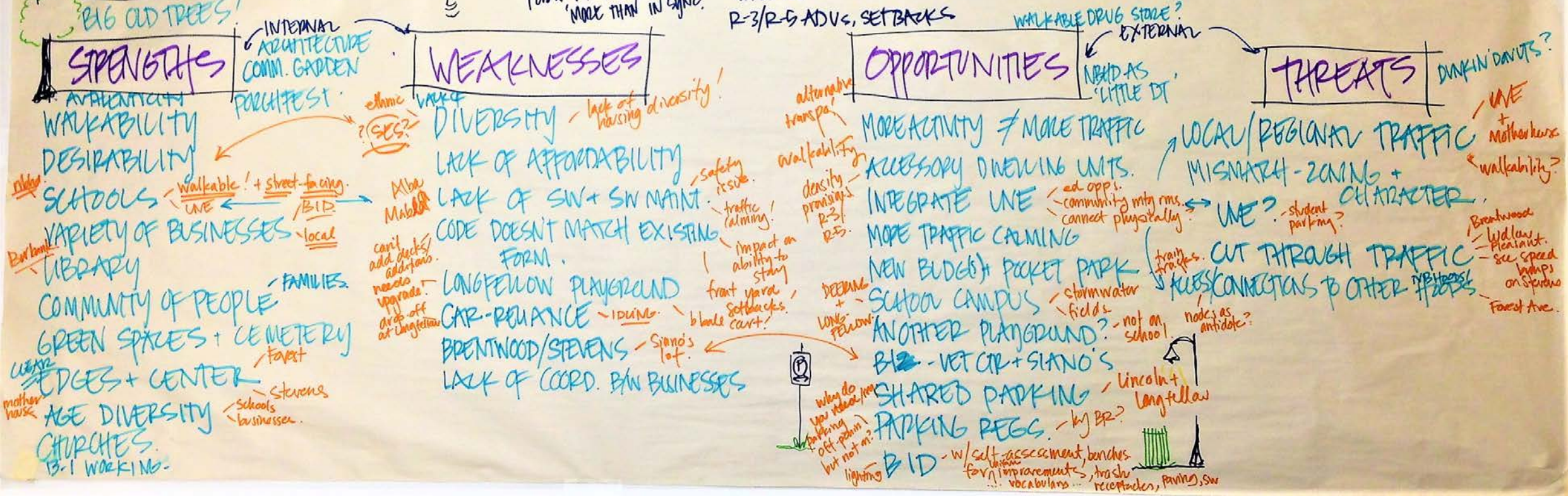
- DIVERSITY - lack of housing diversity!
- LACK OF AFFORDABILITY
- LACK OF SW + SW MAINT.
- CODE DOESN'T MATCH EXISTING FORM.
- LONGFELLOW PLAYGROUND
- CAR-RELIANCE
- BRENTWOOD/STEVENS
- LACK OF COORD. B/W BUSINESSES

OPPORTUNITIES

- MORE ACTIVITY ≠ MORE TRAFFIC
- ACCESSORY DWELLING UNITS.
- INTEGRATE UWE
- MORE TRAFFIC CALMING
- NEW BUDGET POCKET PARK
- SCHOOL CAMPUS
- ANOTHER PLAYGROUND?
- BI2 - VET CIR + SIANO'S
- SHARED PARKING
- PARKING REGS.
- BID

THREATS

- LOCAL/REGIONAL TRAFFIC
- MISMATCH - ZONING + CHARACTER
- CUT THROUGH TRAFFIC
- WALKABILITY?
- UWE + Motherhous
- student parking?
- Brentwood
- Walden
- Pleasant
- see speed bumps on Stevens
- Forest Ave.



BACK COVE NEIGHBORHOOD ASSOCIATION

1/16/18

STRENGTHS

- LOW CRIME
- WELL-MAINTAINED HOUSING
- ACCESS TO TRAILS + PARKS
- CONVENIENCE TO EVERYTHING
- SCHOOLS
- SENSE OF COMMUNITY + PRIDE

drug traffic on side streets?
police liaison?



WEAKNESSES

- SIDEWALKS ON OCEAN AVE.
- PARKING FOR COMMERCIAL IN RES STS.
- SPEEDING
- DIRTY/UNKEPT HOUSES ON OCEAN
- PARKING REGS
- SNOW PLOWING
- ACCESS ACROSS FOREST AVE.

condition + maintenance

1st stretch of Ocean Ave at Forest
signage or other notice?
needs restrictions narrow streets

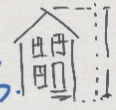
over 4 stories not walkable? (climbers)

rental

absentee landlords: crime? capital college students
allow aging-in-place
avoid Forest Ave. not wide enough

OPPORTUNITIES

- INPUT ON HEIGHT REGS.
- BETTER PUBLIC TRANSP.
- TRANSITIONS - COMM to RES.
- INFORMATION SHARING
- ACCESSORY DWELING UNITS
- SECONDARY STS AS BIKE NETWORK
- PEB SAFETY IN WOODFORDS
- OWNERSHIP OF WOODFORDS



Woodford Wash Ave. transition in density

handle transitions manually? are these appropriate? How will code address?



develop more

changing - an opportunity!

THREATS

- CUT-THROUGH TRAFFIC
- DRUG TRAFFIC/CRIME
- "MUNJOY-IFICATION"
- SOBER HOUSES?

+ speeds. Ocean Ave + res. street

loss of character architectural change

1/16/18

LIBBYTOWN 3/20/18

INTERNAL

STRENGTHS

affordable
restaurants
shopping
4 bus lines

LOCATION AS GATEWAY / ^{fastest} ^{old} _{old}
GRID OF SMALL RESIDENCES
AMENITIES
DOUGHERTY FIELD
TRANSIT
TRAILS

train
inter-city bus

buses too crowded w/ kids
[more buses!]
[better headways]
[operating in stations]
[longer op. hours]

CROSSINGS
[big buttons]

landfill
thru
clear

WEAKNESSES

THRUWAYS - frightening
CUT-OFF - STREETSCAPE
LACK OF HUMAN SCALE
PEDESTRIAN EXPERIENCE
INCOMPATIBLE LAND USES
PARKING IN FRONT
HODGE-PODGE ZONING
LACK OF SCHOOLS
SAFETY + LIGHTING

misses 11/16/18

one-way street

diversity in urban environment
diversity of residential, industrial, neighborhood

speed
Hill
Congress St
240. redundant on-ramps
Brighton
road diet?

Fare River Parkway

PROXIMITY TO WATER - LAND
THINK RE ORIGINS/DEST.

EXTERNAL

OPPORTUNITIES

Density bonuses
promote more + better transit
Hampden
IDOX
LAWM
existing
[DEDICATED BUSES TO LARGE EMPLOYERS]

INTEGRATING COMPATIBLE LU?
FIDDLING WITH ZONING
PLAYGROUNDS
RELOCATION OF HOMELESS SHELTER
LV CODE 'TALK' TO TRANSIT
TP TIF FUNDS
UNDERUSED LAND - INFILL
PARKS.
R-6 ZONING
TRANSIT IMPROVEMENTS

COORDINATE W/ NEW BUS LINES DEV.

THREATS

CONDOMINIUM
MULTI-FAMILY HOUSING (BALANCE)
FEAR OF CHANGE / NIMBYISM
TRAFFIC VOLUMES
LACK OF SUPPORT FROM CITY HALL
MEDICAL DISTRICTS
REGIONAL GROWTH / Δ
MANAGEMENT OF CORRIDORS
AGING INFRASTRUCTURE + ABILITY TO ADAPT / REBOUND

does this limit additional growth? (SF)

(small) crosswalks
sidewalks
check pea heads?

MDOT
Stormwater reg.

+ SLOWED THINKING

increased traffic
uninformed TDM
car-centric
affects on neighbors
[live stream burden]

ST. JOHN VALLEY

4/4/18

STRENGTHS

- LOCAL BUSINESSES
- LOCATION!
- NEIGHBORHOOD ORGANIZATIONS
- DIVERSITY - land uses -
- HADLOCK + EXPO

INTERNAL

WEAKNESSES

- LACK OF PLAYGROUNDS - *Lowell + Congress*
- SMALL RESIDENTIAL POP.
- LACK OF LIGHTING
- LACK OF BIKE FACILITIES - *continues bike lane*
- SNOW CLEARANCE + ACCESSIBILITY
- SENDING TO 3 ELEM SCHOOLS - *St. John*
- TRAFFIC LIGHT PHASING + COORDINATION - *many people want to walk*
- LACK OF CROSSWALKS - *lack of cohesion*
- TREE REPLACEMENT - *St. John Valley*



INDUSTRIAL SPACE?
AMTRAK SERVICE
ADD'L SAFE ROUTES TO SCHOOL

OPPORTUNITIES

- MMC BRINGS UP V. OUT?
- LOCATION - proximity
- ACCESS - sidewalks!
- COMPLETE NEIGHBORHOOD
- ON-STREET PARKING
- BUS SHELTERS/STOP UPGRADES
- EXPAND WESTERN PROM
- COMMUNITY SPACE - gathering
- ADD'L HOUSING
- GATEWAY

TWOINWAY PARK

THREATS

- RISK OF BEING OVERRUN BY MMC
- TRAFFIC
- FEELING OF LACK OF VOICE V. MMC
- SPEEDS-TRAFFIC
- PERCEPTION OF NEIGHBORHOOD

concern too re detour on Congress... increase in volumes...

street level retail!
loss of local businesses
loss of housing

Valley
St. John
Congress

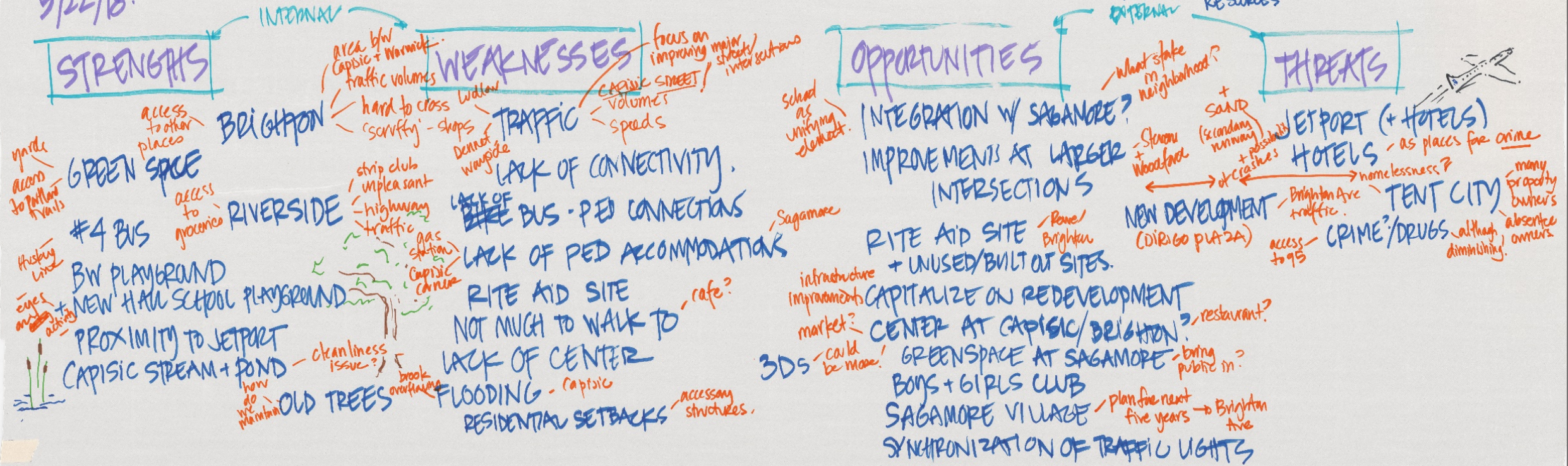
trash recycling
for kids
directed plan

poor relation to West End (p.m.)



NASON'S CORNER

5/22/18.



WONAI

STRENGTH

- Regional Hub
- Transit-Friendly
- Recreation Friendly
- Business Friendly
- Ped. Signals on Forest
- Zoning working pretty well - nice mix of pattern
- USM!
- ONE too
- DESIRABLE RIGHTS

WEAKNESS

- Some rundown housing stock
- Ped. Safety
- Speeding on Eastmouth
- Construction Mngt.
- Zoning enforcement
- Lost snowban parking

OPPS

- TECH INNOVATION
- HUB FOR REGION
- Better transit so need for driving ↓ (thru JK)
- INCREASED TRANSIT
- Dartmouth/Oak Lake improv.
- creative, context-sensitive infill opportunities
- Rebuilding/Rehab existing housing stock
- USM/METRO SYNERGY
- Better TECH STANDARDS FOR WALKABILITY
- Driverless cars/technology changing infra. needs

THREATS

- Housing Affordability
- ~~incomplete~~ Infill pop density ^{with scale}
- INCREASE IN DRIVE THRU (AS OPPOSED TO DRIVE TO)
- Restrictive rezoning OBSTACLES TO TRANSIT
- ZONING ENFORCEMENT
- STR (AIRB&B)
- BEDFORD ST. CLOSURE
- USM expansion (theatre)
- CUT THRU