

# Regional Planning, Local Implementation, and Scenario Planning

Timothy Reardon  
Boston Metropolitan Area Planning Council

New Partners for Smart Growth  
4 February 2012



# Scenario Planning “Learning Space”

## Context and Scaffolding

Establish context: existing conditions, local & regional trends

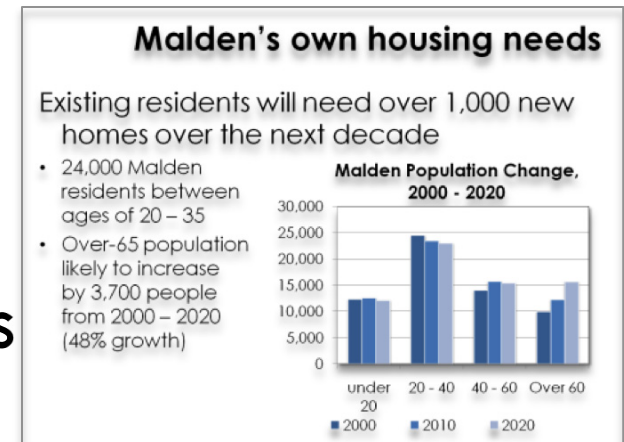
Locally relevant impact measures

Stepwise introduction of new indicators

## Structured Interaction

Policy-specific assumptions

Selected indicators to highlight competing interests, reveal cognitive dissonance

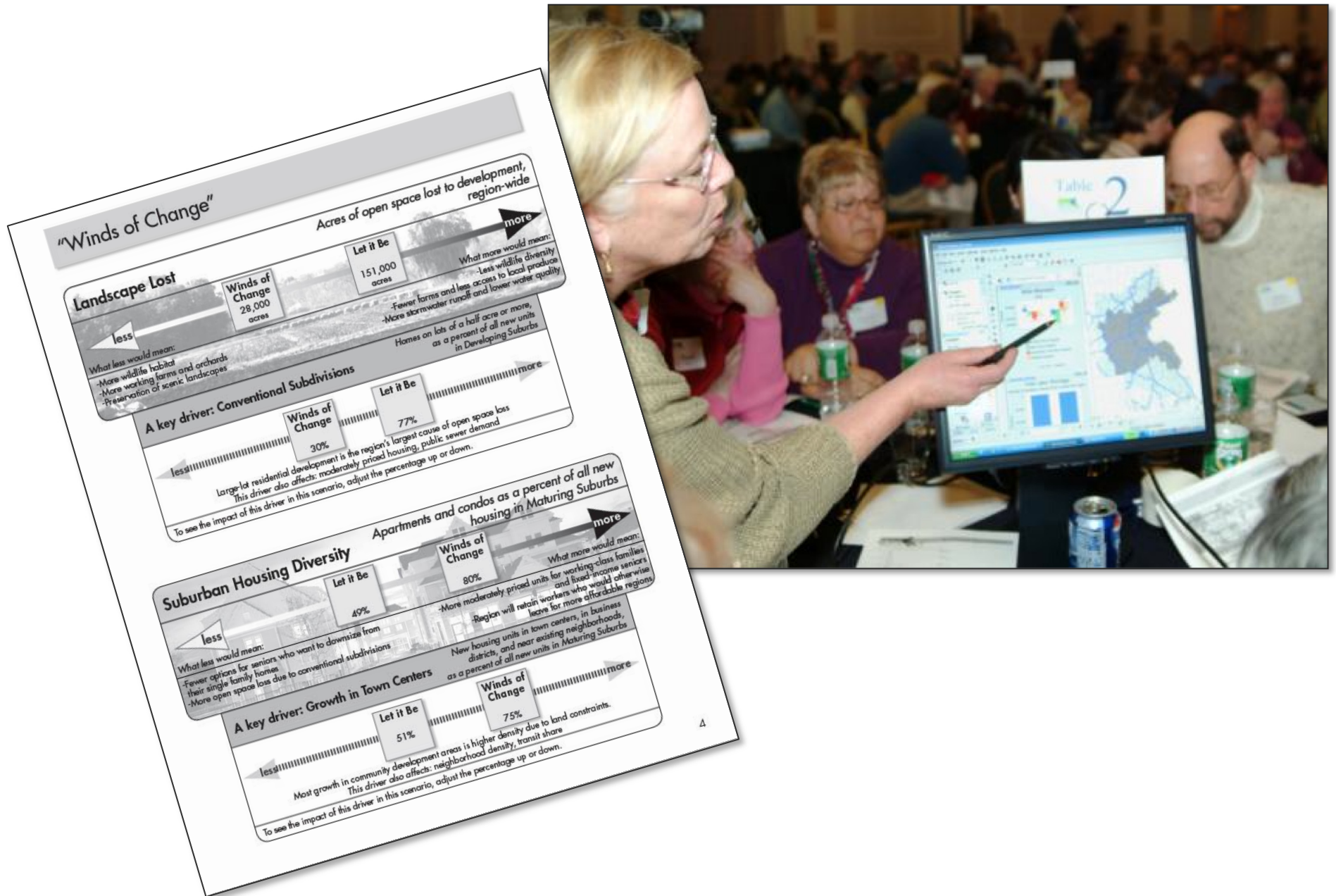


# In the beginning, there were spreadsheets...

---

<b><i>Land Use Summary</i></b>		
Total Land Developed (Acres)	19,895	14,330
Acres You are Willing to Lose	20,030	12,983
<b><i>Combined Outcomes</i></b>		
Housing Shortfall? (number of units)	0	-12,636
Jobs at Risk	0	-8,773
Number of Moderately Priced Units	25,576	36,132.6
Housing Units in Existing Neighborhoods	87,388	104,589
Number of New Units near Transit	62,745	85,163
Local Water Systems with Regulatory Deficit	1	-

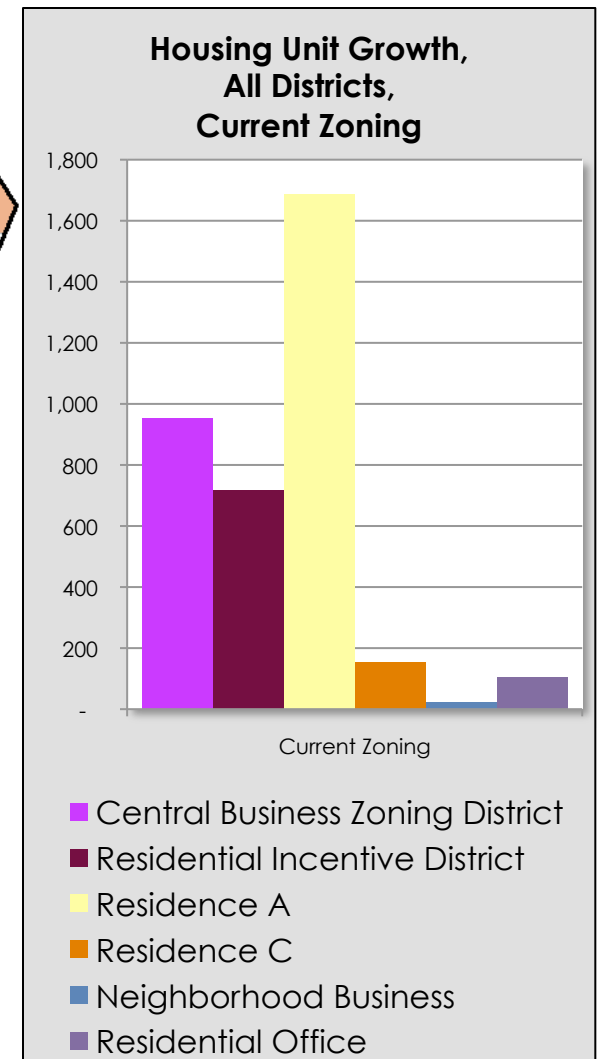
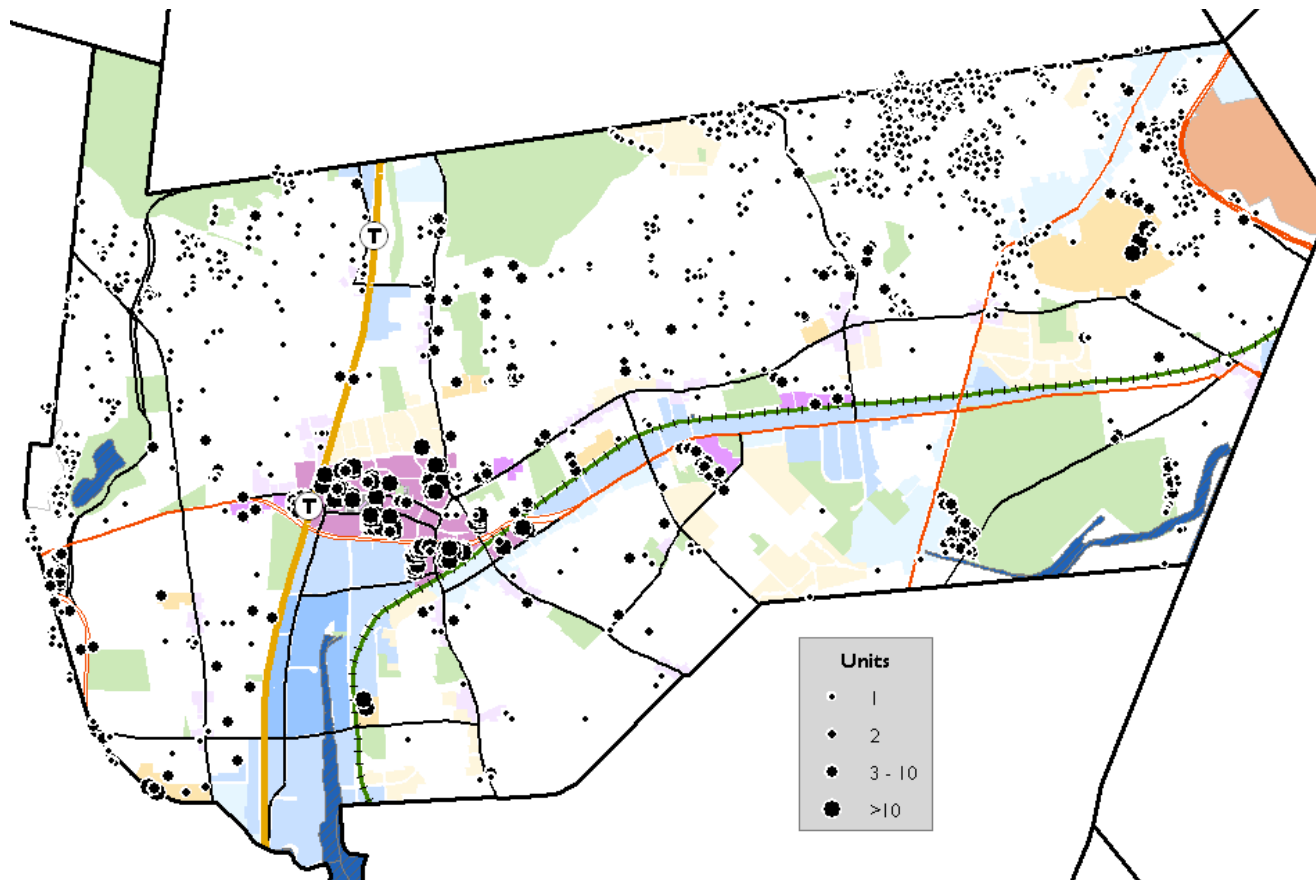
# Interactive Regional Scenario Modeling





# Current Zoning

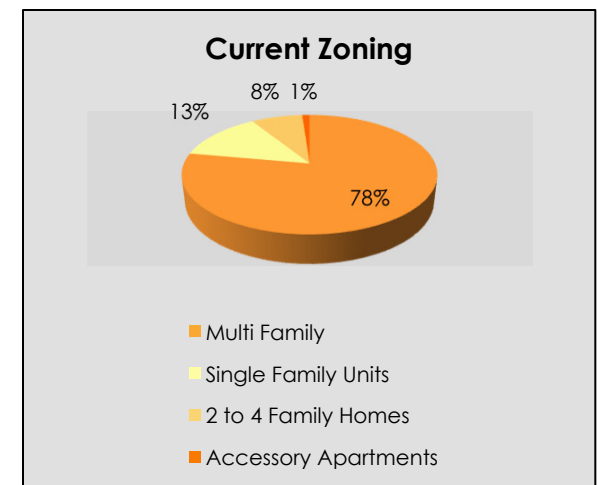
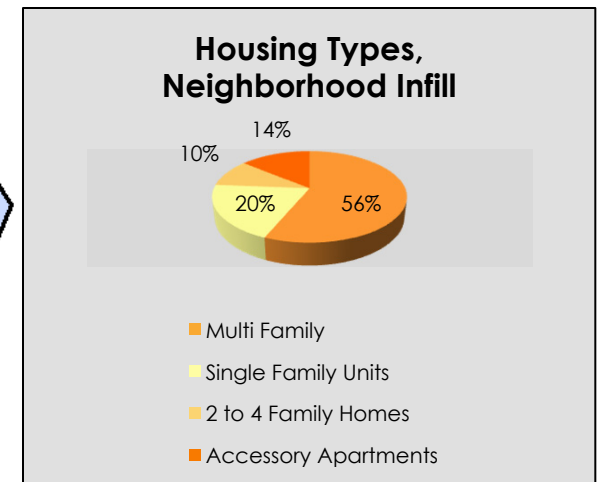
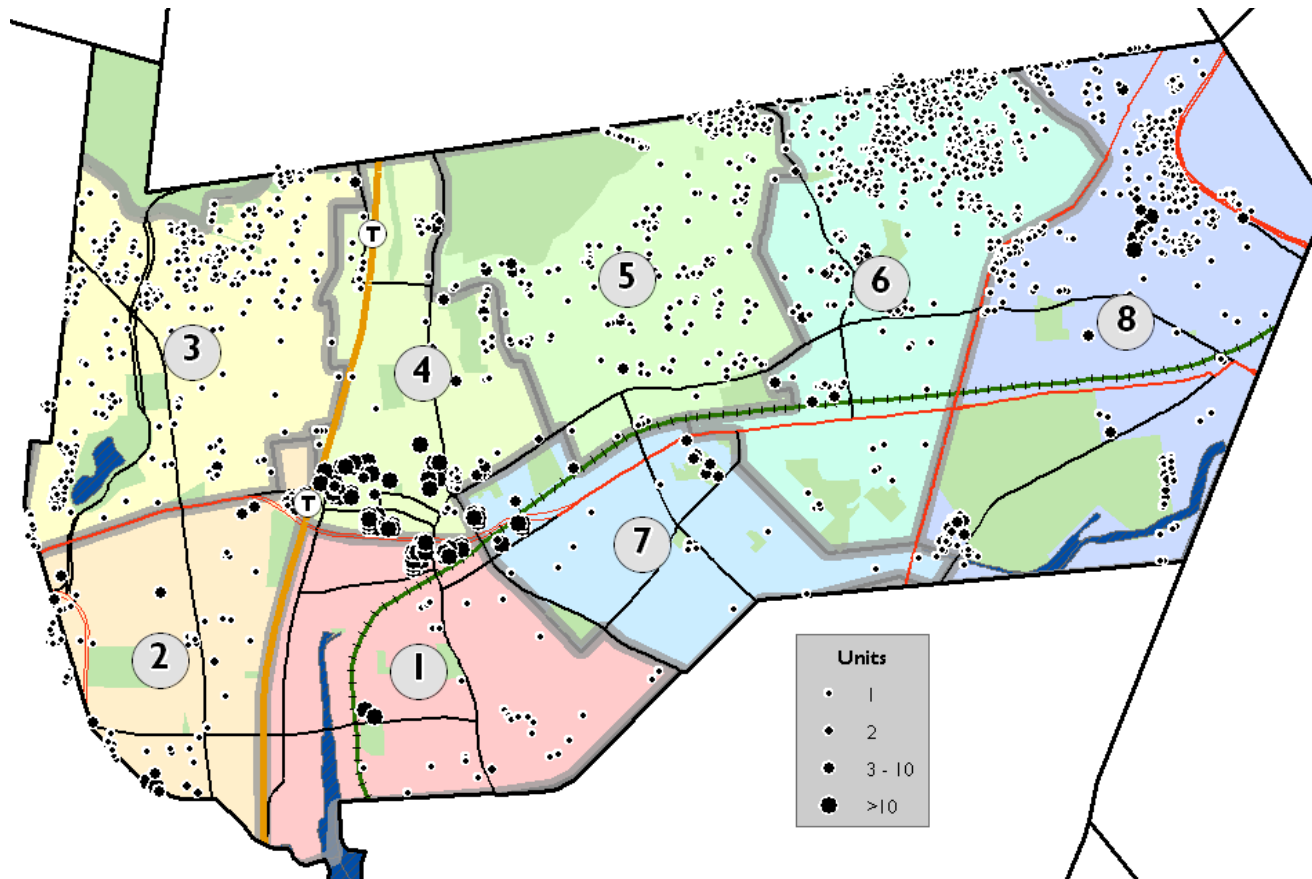
## Potential Growth by District



- 45% of new units in Downtown districts
- 45% in Residence A district
- Slow growth in other districts

# Neighborhood Infill

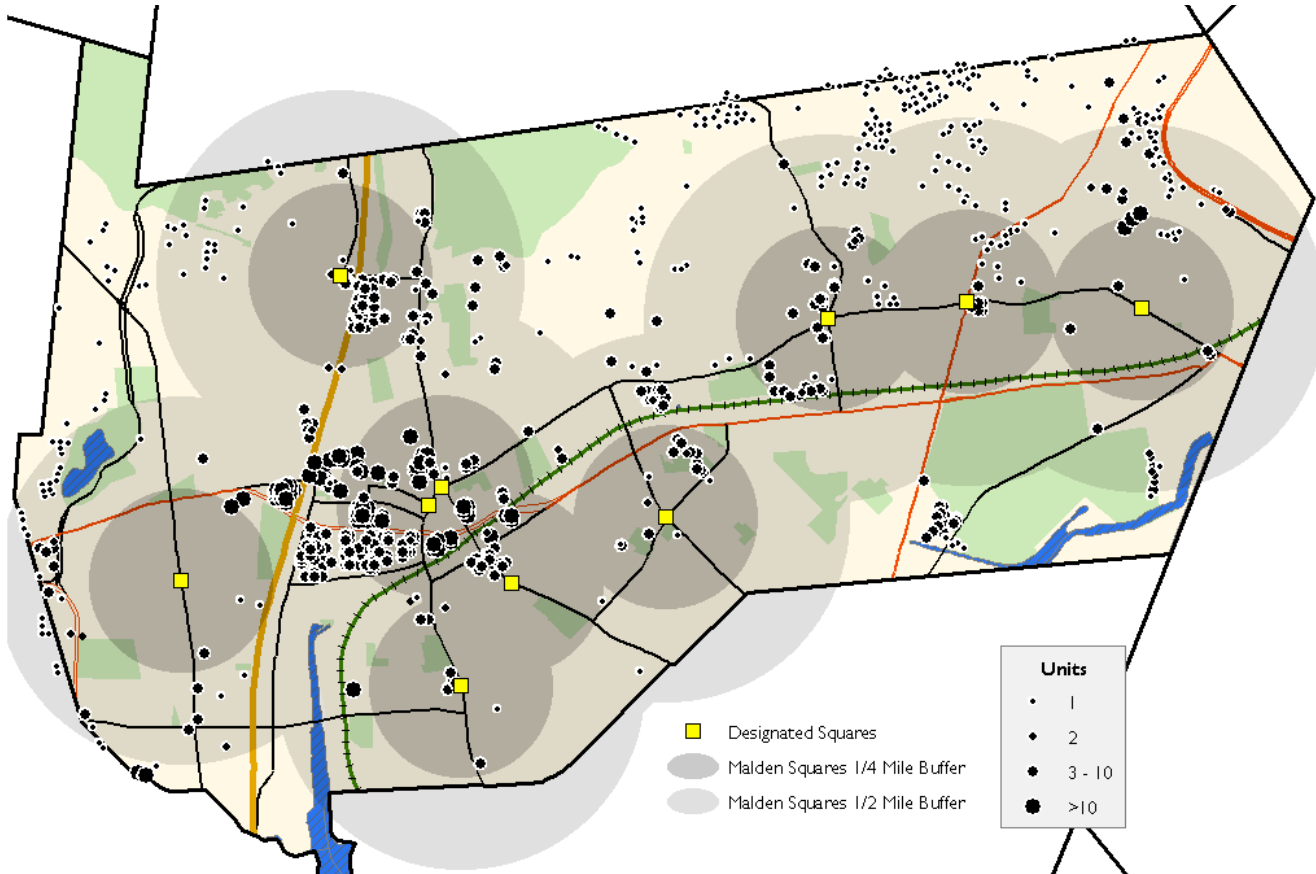
## Housing Types



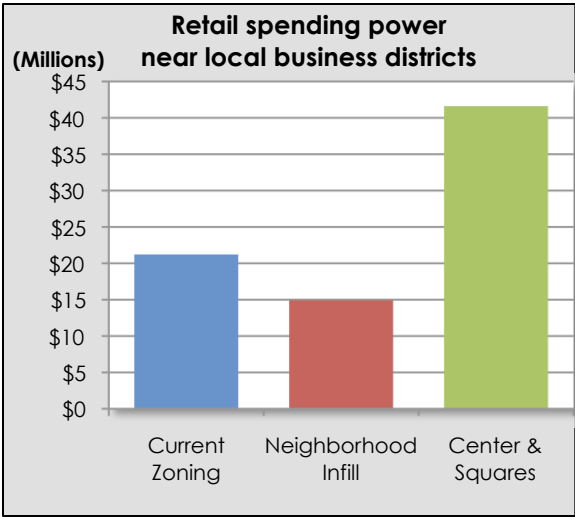
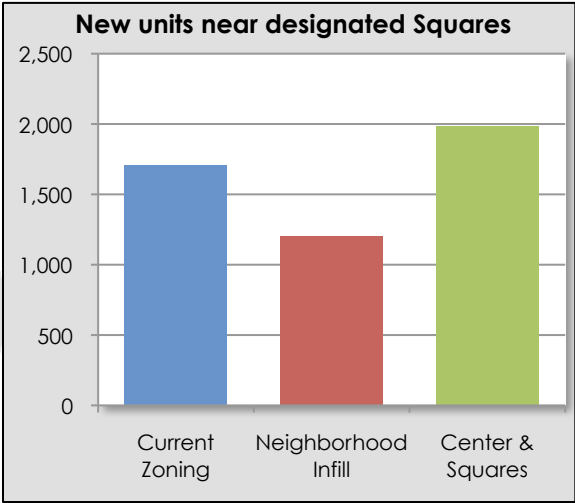
- More single family homes and accessory apartments
- 40% fewer units in multifamily housing

# Center & Squares

## Proximity to local business districts

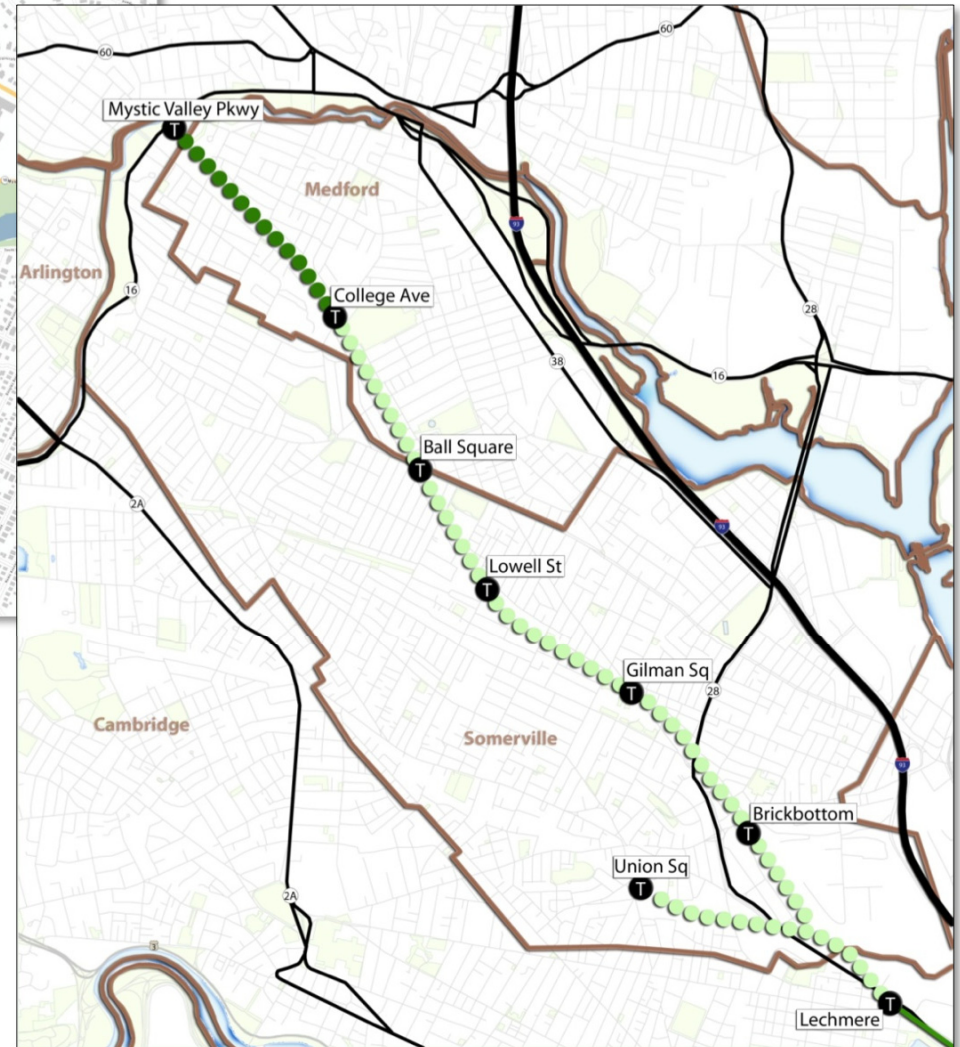
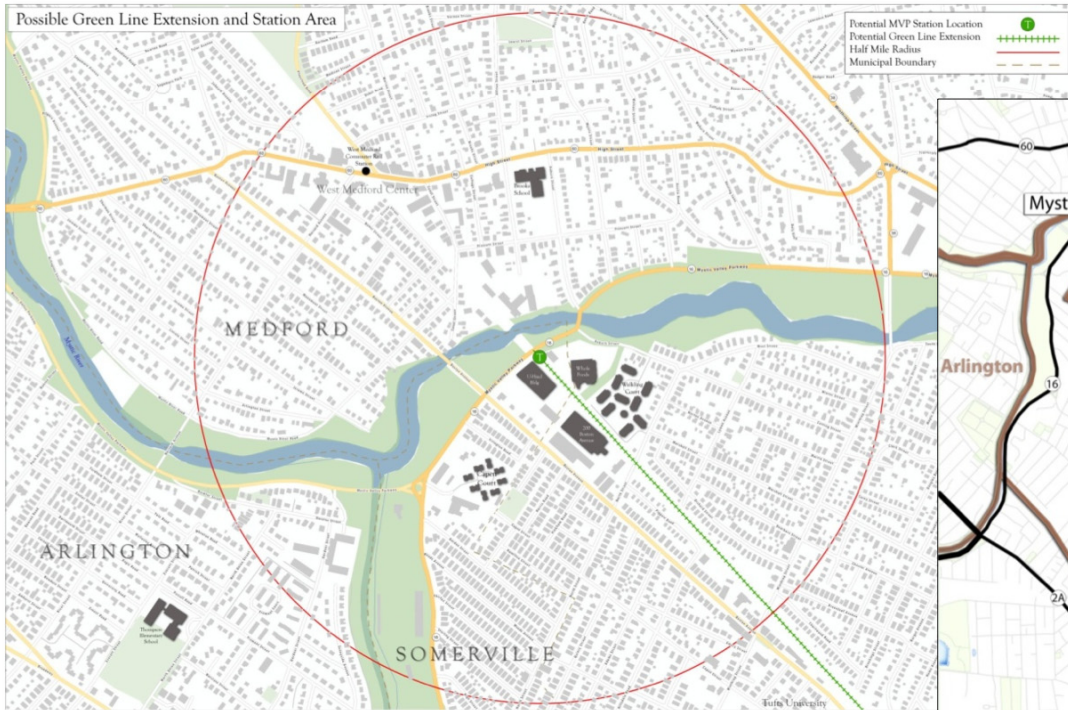


- Twice as many potential customers for local businesses





# Green Line Extension: Route 16 Station





# Facilitated Tabletop Scenarios



**Focus Area 1: 166- 194 Boston Ave**  
**Site Alternative A:** Status Quo: Five single-family or two-family houses and a gas station.  
 Housing Units: 8  
 Retail Space: 1,100 sq. ft.  
 Office Space: none

**Site Alternative B:** Allow 2-story attached townhomes; replace gas station with green space.  
 Housing Units: 16  
 Retail Space: none  
 Office Space: none

**Site Alternative C:** Allow 4-story residential buildings (apartments or condominiums); replace the gas station with new greenspace.  
 Housing Units: 50  
 Retail Space: none  
 Office Space: none

**Site Alternative D:** Allow 4-story mixed use buildings with first floor retail/office & housing above; replace gas station with green space.  
 Housing Units: 40  
 Retail Space: 10,000 sq. ft.  
 Office Space: 10,000 sq. ft.

**Site Alternatives**

**Focus Area 4: Whole Foods**  
**Site Alternative A:** Status Quo: 31,000 square foot Whole Foods and 4,500 sq. ft. liquor store.  
 Housing Units: none  
 Retail Space: 35,500 sq. ft.  
 Office Space: none

**Site Alternative B:** Allow additional 1-story retail buildings in front of Whole Foods along Auburn Street. Create a green buffer along roadway.  
 Housing Units: none  
 Retail Space: 54,000 sq. ft.  
 Office Space: none

**Site Alternative C:** Allow 3-story mixed use buildings with a new Whole Foods plus other retail on first floor and housing units above. Create a green buffer along roadway.  
 Housing Units: 53  
 Retail Space: 50,000 sq. ft.  
 Office Space: 12,000 sq. ft.

**Site Alternative D:** Allow 6-story mixed use buildings with a new Whole Foods plus other retail on first floor and residential above.  
 Housing Units: 85  
 Retail Space: 37,500 sq. ft.  
 Office Space: none

**Focus Area 2: 200 Boston Ave (garage)**  
**Site Alternative A:** Status Quo: 2 story-parking garage in front of the Cummings Property.  
 Housing Units: none  
 Retail Space: none  
 Office Space: none

**Site Alternative B:** Allow a row of storefronts to replace the front half of the parking garage (parking not replaced).  
 Housing Units: none  
 Retail Space: 11,500 sq. ft.  
 Office Space: none

**Site Alternative C:** Allow 3-story office/R&D building with small retail and new 3-story parking structure adjacent.  
 Housing Units: none  
 Retail Space: 3,000  
 Office Space: 57,000 sq. ft.

**Site Alternative D:** Allow 4-story office building with retail storefronts and 3-story parking structure adjacent.  
 Housing Units: none  
 Retail Space: 16,000 sq. ft.  
 Office Space: 50,000 sq. ft.

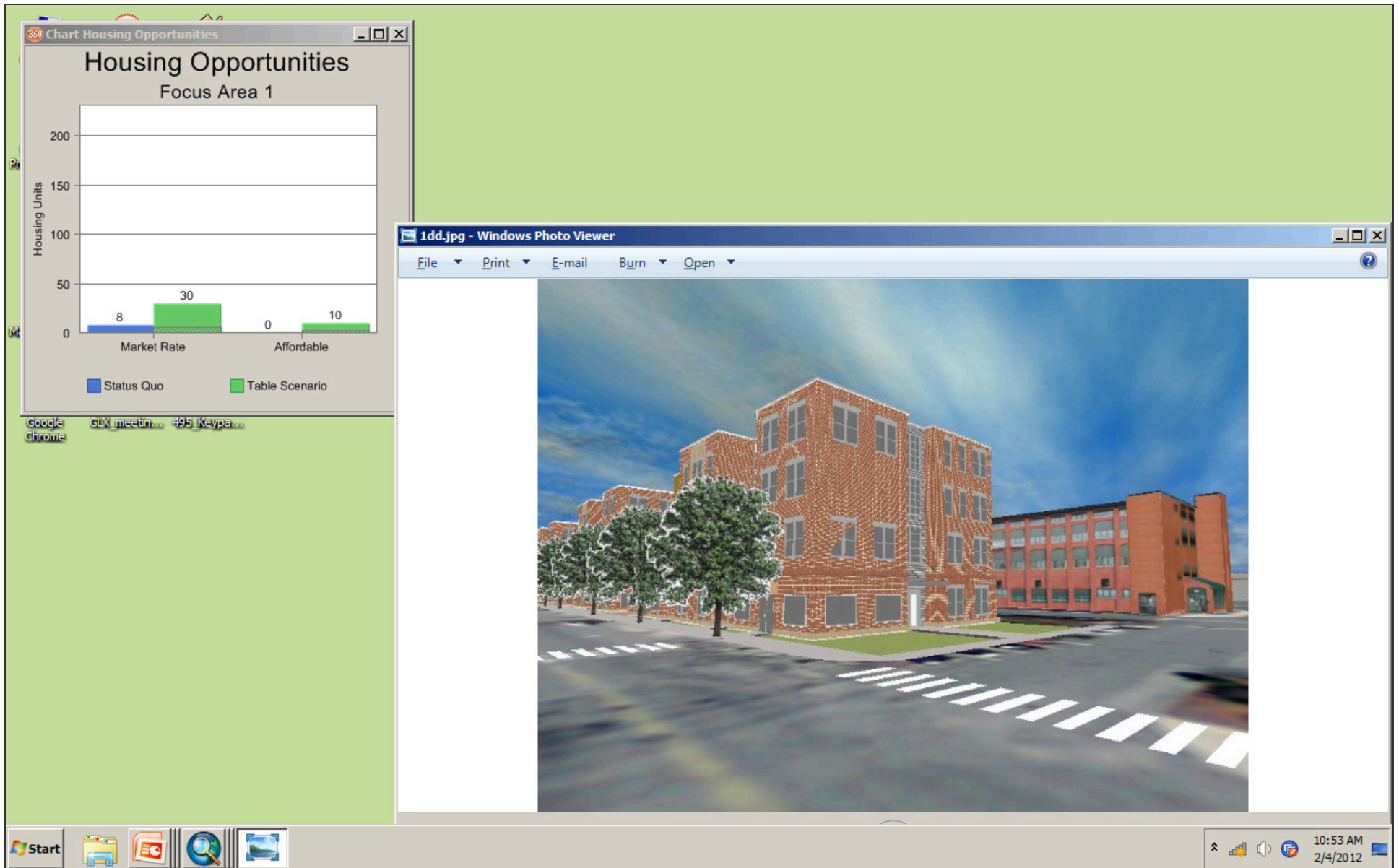
**Focus Area 3: Walking Court**  
**Site Alternative A:** Status Quo: 144 units of affordable senior housing in 9 buildings owned by Medford Housing Authority. Not handicap-accessible. Affordable Senior Housing Units: 144  
 Retail Space: none  
 Office Space: none

**Site Alternative B:** Replace with 145 units of affordable senior housing in two new 2-story buildings, four affordable townhomes, small parking lot, and open space.  
 Affordable Senior Housing Units: 145  
 Affordable Family Units: 4  
 Retail/Office Space: none

**Site Alternative C:** Replace with 195 units of affordable senior housing in two new 3-4 story buildings, four affordable townhomes, small parking lot, and open space.  
 Affordable Senior Housing Units: 195  
 Affordable Family Units: 4  
 Retail/Office Space: none

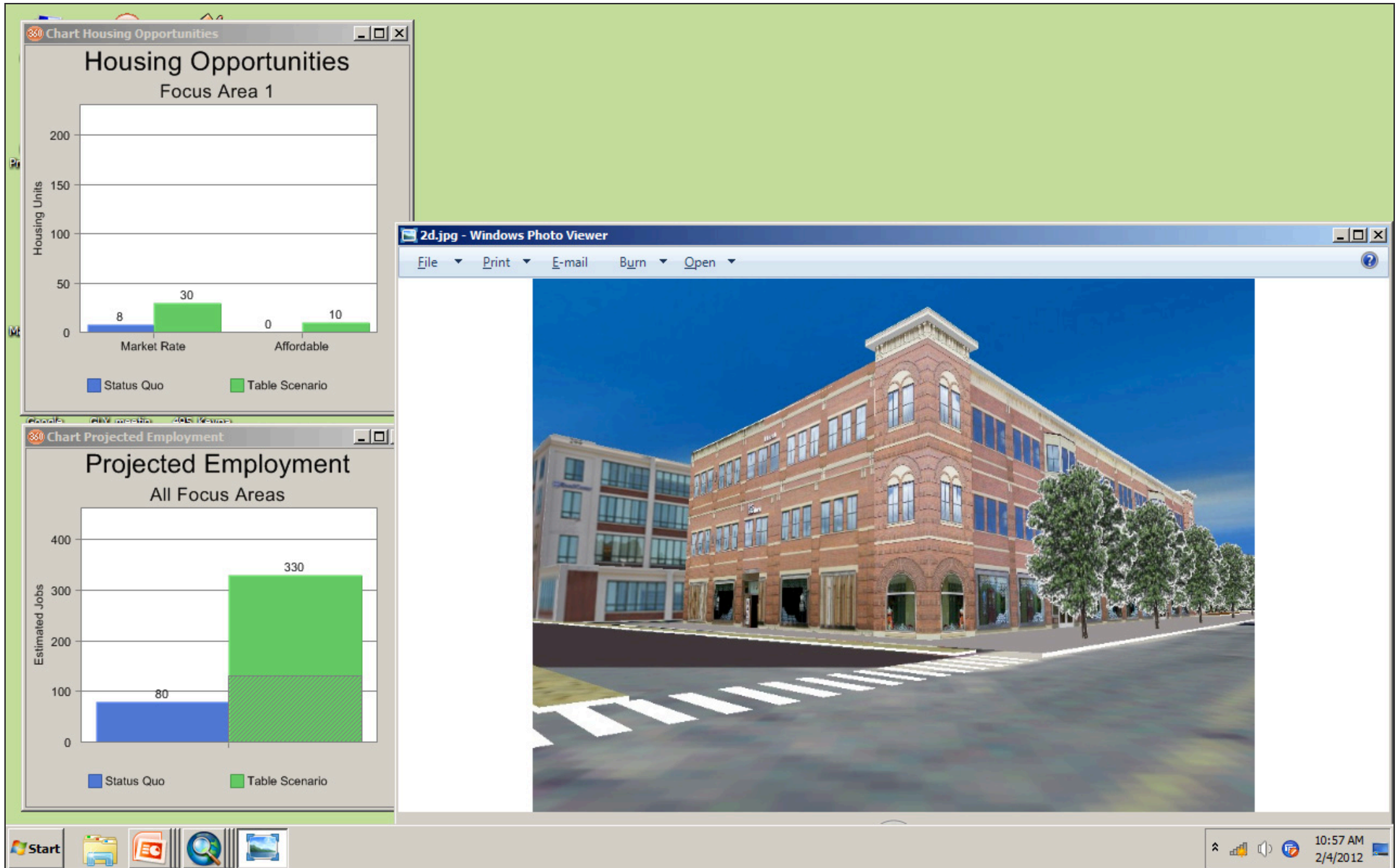
**Inclusionary Zoning**  
 A critical tool for Managing Neighborhood Change is Inclusionary Zoning, a type of municipal planning ordinance that requires a specified percentage of new housing developments to be affordable to low- or moderate-income households, thereby creating new housing opportunities for residents at risk of displacement. The facilitator will describe inclusionary zoning during the exercise.

# Visual and Quantitative Information





# Additive Indicators



# Highlighting Competing Interests





# Thank You!

---

## **Timothy Reardon**

Manager of Planning Research

**Metropolitan Area Planning Council**

Data Services Department

[www.mapc.org](http://www.mapc.org)

[treadon@mapc.org](mailto:treadon@mapc.org)

617-451-2770 x2011