



PLANNING FOR **GREAT PLACES**

495 Metrowest Suburban Edge Community
Commission

February 10, 2017



THE GUTIERREZ COMPANY

Developed:
11 million Sq.Ft.

Own/Manage:
4 million Sq.Ft.

Pipeline:
5 million Sq.Ft.



WHAT ARE GREAT PLACES?



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HOW DO WE GET THERE?

Recognize the Suburban Conundrum:

- Seeking to minimize density results in sprawl, traffic & expensive/extensive infrastructure

HOW DO WE GET THERE?



RULES

- Zoning
- Impacts / Mitigation
- Permits / Dimensional Requirements

vs. DESIRE

- Market
- Financing
- Time

SUBURBAN CHALLENGES



SUBURBAN CHALLENGES

- Rules to promote not prevent
- Focus on transportation nodes (Eliminate last mile)
- Density = walkable

Want better development? → Write better rules!



THANK YOU

Want better development? → Write better rules!

