Columbia Point Master Plan Principles

1. **LAND USE & PLACEMAKING**: Provide a mix of residential and commercial uses and activities at the northern gateway of Columbia Point to create a "sense of place," with active street life, safety, convenience, and amenity.

2. **DIVERSITY**: Provide housing for a full range of income groups and household types, such as housing for families, seniors, and disabled persons.

3. **OPEN SPACE & RECREATION**: Develop a public open space system of active and passive parks, squares and streets, connected both with each other and to the larger open space system.

4. **CONNECTIONS**: Create strong visual, pedestrian and vehicular connections between Columbia Point subdistricts and between Columbia Point and adjacent neighborhoods.

5. **VIEWS**: Maximize views from points throughout Columbia Point to Boston Harbor, Dorchester Bay and the downtown Boston skyline, as well as to notable Columbia Point landmarks such as the Calf Pasture Pumping Station.

6. **URBAN DESIGN**: Develop a familiar street and block pattern, with attractive streetscapes, active street frontages and buildings that reinforce the scale of the streets and blocks.

7. **ACCESS (PEDESTRIAN & BICYCLE)**: Create a pedestrian and bicycle network which encourages walking and biking both for recreation and daily transportation.

8. **ACCESS (VEHICULAR)**: Create a roadway network that ensures good access and circulation for local residents and visitors while continuing to serve regional circulation needs.

9. **ACCESS (TRANSIT)**: Maximize bus, rail, and water transit use by providing direct, convenient, safe, clear, and attractive connections to stations.

10. **SUSTAINABILITY**: Create a sustainable community on a broad level by achieving principles 1 through 7 above; and, by incorporating sustainable building and land development practices.

OVERARCHING PRINCIPLE: The site plan for each subdistrict should meet these principles and should not inhibit or negatively influence the development of other subdistricts in a manner that also meets these principles.