

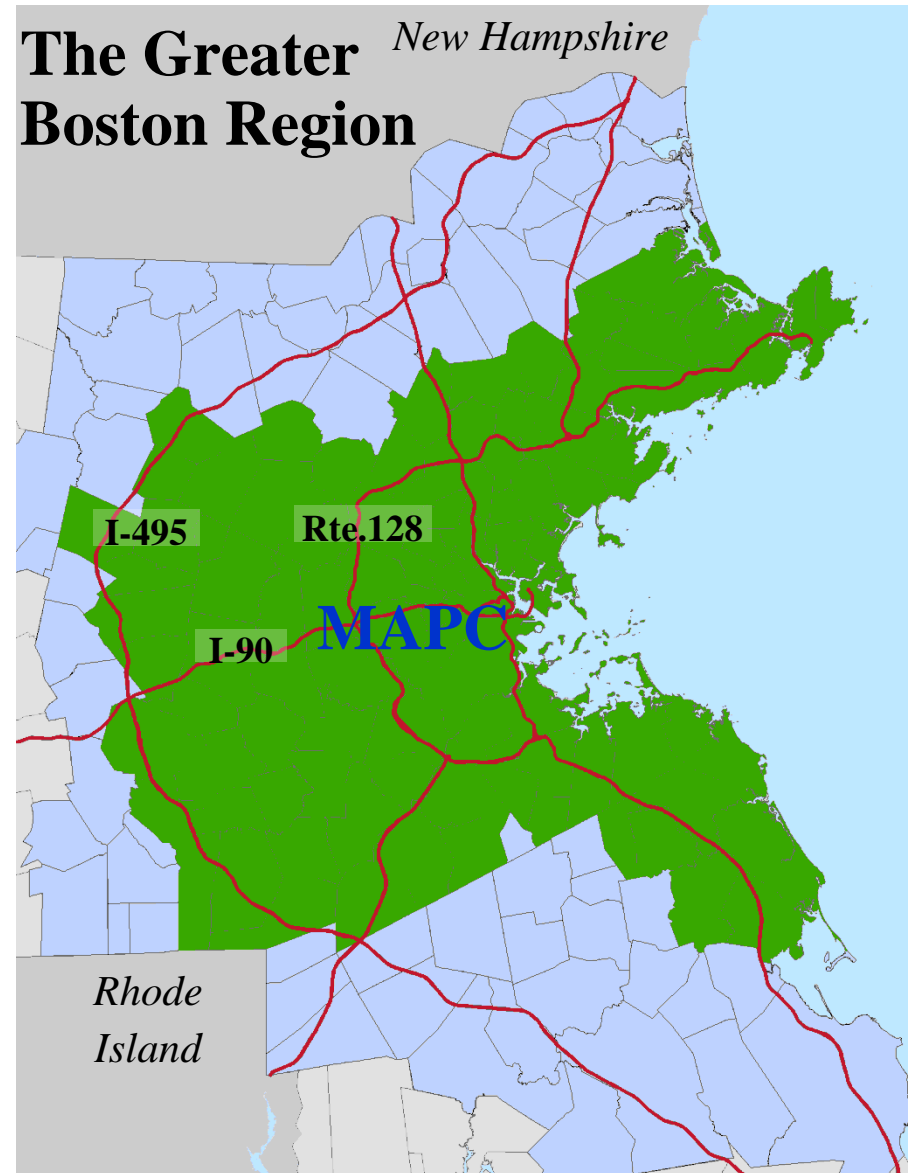


TOD in Regional Plans & Programs

Rail~Volution • Boston, MA • November 1, 2009



- 101 municipalities
- 3.1 million people
- 1.9 million jobs
- Over 675,000 people live near rapid transit or commuter rail
- MBTA rapid transit system serves 140 stations on 6 lines.
- MBTA commuter rail network serves 126 stations on 13 lines
- Two small RTAs serve Metro West and Cape Ann



Priorities for Growth:

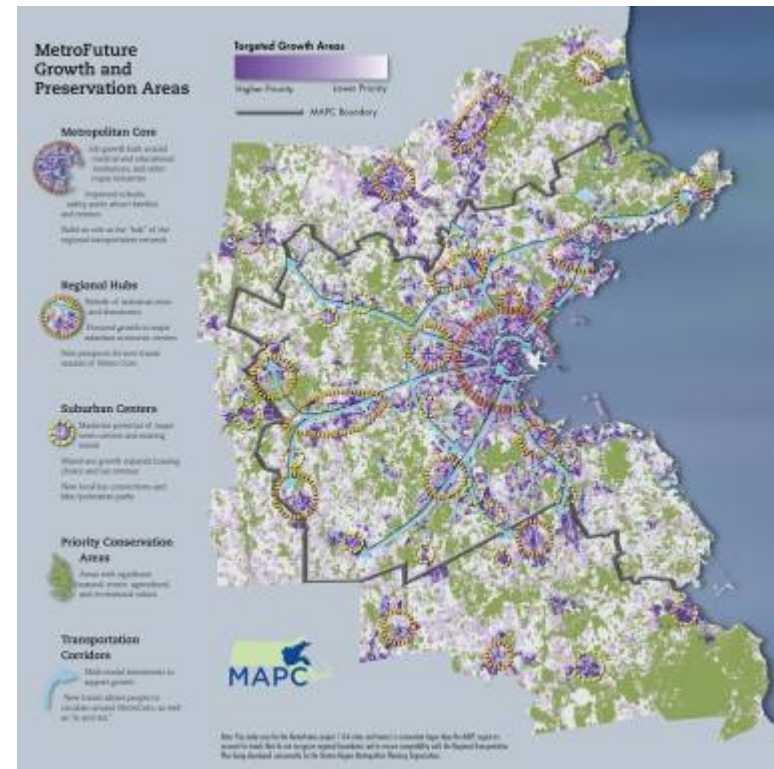
- Community Oriented Development Areas
 - ✓ Transit access
 - ✓ Existing population and employment density
 - ✓ Town/village centers
 - ✓ Sewer service
 - ✓ Adequate water supply

Priorities for Preservation:

- Agricultural land, high priority wildlife habitat, trail corridors, heritage landscapes, and recreational land

Also Examined:

- Community comments, master plans and local area plans, housing need, underutilized commercial districts, and impacts of highway pollution



MetroFuture Growth and Preservation Areas

Targeted Growth Areas



Metropolitan Core



Job growth built around medical and educational institutions, and other major industries

Improved schools, safety, parks attract families and retirees

Build on role as the "heart" of the regional transportation network

Regional Hubs



Rebirth of industrial cities and downtowns

Focused growth in major suburban economic centers

Best prospects for new transit outside of Metro Core

Suburban Centers



Maximize potential of major town centers and existing transit

Mixed-use growth expands housing choice and tax revenues

New local bus connections and bike/pedestrian paths

Priority Conservation Areas



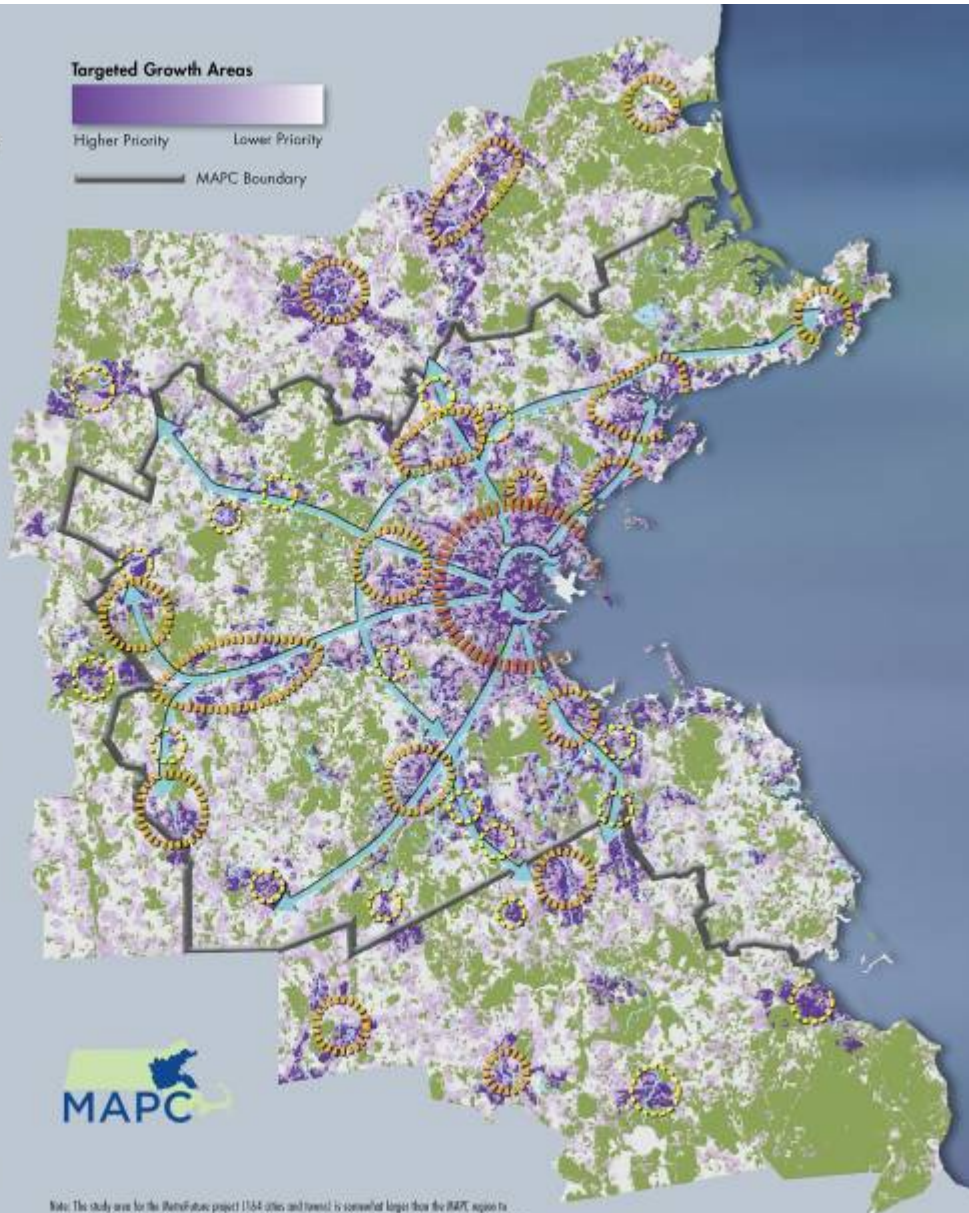
Areas with significant natural, scenic, agricultural, and recreational values

Transportation Corridors



Multi-modal investments to support growth

New transit allows people to circulate around MetroCore, as well as "in and out."



TOD Bond Program

Administered by

Department of Transportation

Purpose

To support:

- Pedestrian improvements
- Bicycle facilities
- Parking facilities
- Housing development (at least 25% of which must be affordable)

Within ¼ mile of public transit nodes

Funding

Total project maximum: \$2.5M for any combination of housing, pedestrian, bicycle, or parking facility projects

Projects

- Pedestrian improvements near Lynn commuter rail station
- Dudley Village Homes in Dorchester



Dudley Village Homes

Commercial Area Transit Node Housing Program (CATNHP):

Administered by

Executive Office of Housing and Economic Development (EOHED)

Purpose

- A bond program to support the construction or rehabilitation of small housing developments within $\frac{1}{4}$ mile of public transit nodes.
- The majority of units in the development must be affordable.

Funding

Total project maximum: \$750,000 or \$50,000 per unit

Projects

- Box Work Homes near Chelsea commuter rail station
- Carruth Development near Ashmont Station in



Box Work Homes

Some MetroFuture Recommended Actions

- Support the development of local plans and zoning consistent with MetroFuture by creating municipal-level plans for growth and preservation
- Conduct parking studies for city and town centers and compact growth areas
- Make efforts to ensure that development is coordinated with open space and other amenities
- Emphasize use of Chapter 40R Smart Growth Zoning Districts to encourage housing near transit



- Invest in projects that expand and add capacity to the existing transit system
- Improve the transit experience through high quality stations, stops, and customer service
- Expand inter-modal links throughout the region
- Find ways to serve denser suburbs; for example, by establishing “first mile/last mile” services around commuter rail stations



“Maturing Suburb” with downtown that has commuter rail but boarded up station and substantial store-front vacancies



MAPC and town planning activities:

- Exec. Order 418 Planning - visioning for town that prioritized downtown redevelopment
- Downtown mixed-use overlay district and design guidelines
- Public Works Economic Development (PWED) Grant to improve streetscape and signalize intersections
- South Coast Rail Stoughton Station Area Plan
 - Plan for area right around station, utilize existing parking (400 spaces) to help access rail and to spur redevelopment

Crossroads of Braintree and Weymouth, MBTA yard and new commuter rail station



MAPPC and city planning activities:

- Conducted joint “visioning session” for local residents and property owners, using state-of-the-art planning and visualization tools
- Reviewed existing zoning
- Developing a concept plan and zoning recommendations
- Seeking greater mix of household types, commercial and residential
- Recommended day-lighting Smelt Run river and improving attractiveness of area
- Recommended ways to define and improve pedestrian corridors
- Recommended improvement to MBTA facilities

“Inner Core” city with dense housing and transit and bus access

MAPPC and city planning activities:

- Conducted extensive visioning through surveys, workshops, and public meetings
- Created a recommended land use plan
- Recommended zoning changes to increase density downtown and near the Oak Grove train station and in smaller neighborhood centers near bus stops
- Recommended protecting the “Bike to the Sea” corridor through zoning, setbacks, and land acquisition



Focus growth around transportation infrastructure and transportation investments around growth

- A regional planning context is crucial to ensure development dollars are best spent
- To ensure that all TODs advance smart growth principles:
 - Public education, visioning, and visualization are key
 - Include mixed uses
 - Don't forget about open space, waterfront, and public art
- To transition from developing near existing transit to expanding transit in conjunction with future development
- To invest in the implementation of comprehensive plans, instead of simply funding projects that happen to be near transit

