Station Area Planning:
A Data Driven Approach

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Metropolitan Area Planning Council

Linking TOD to the Regional Plan

Metro Future

MAKING A GREATER BOSTON REGION

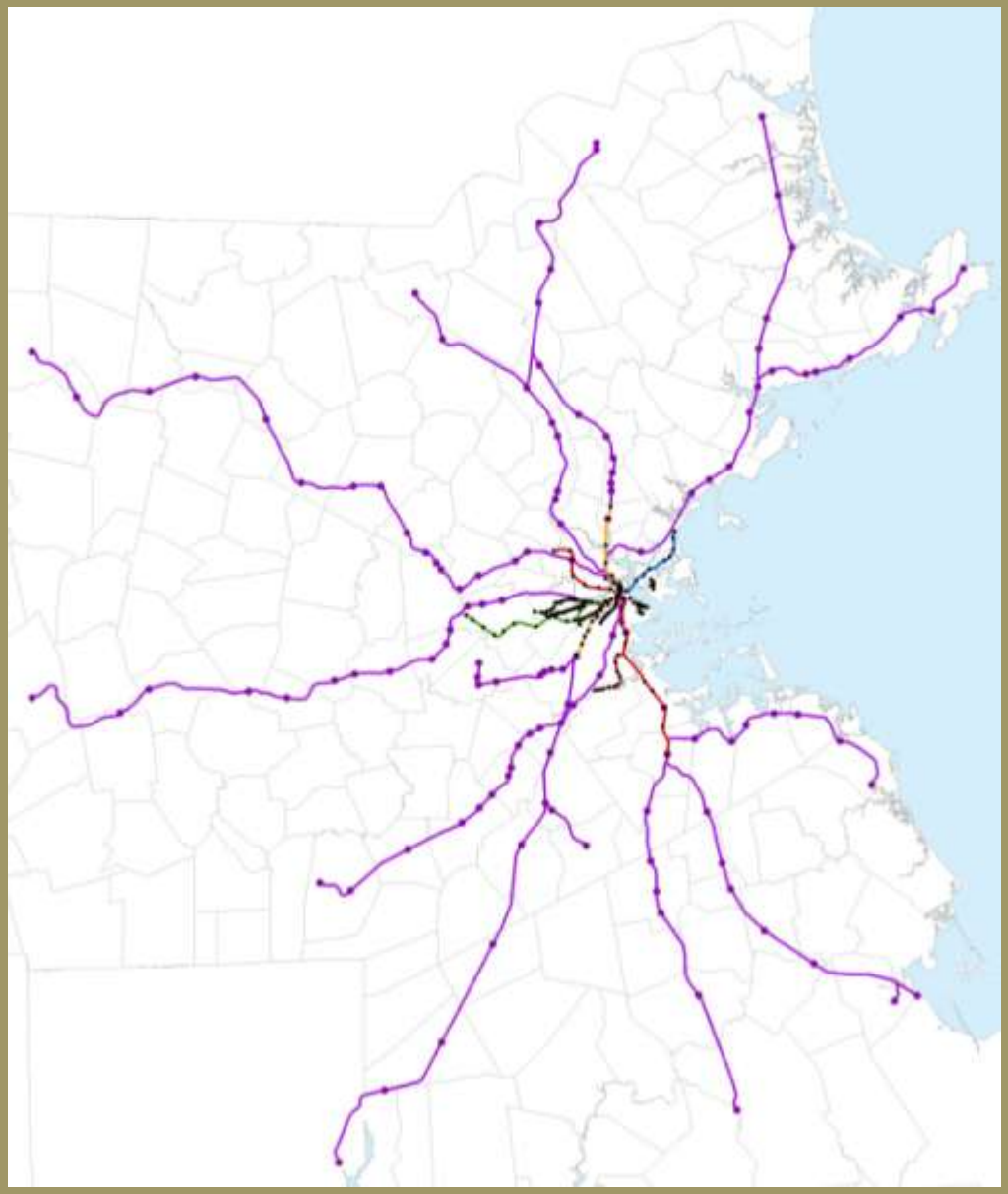
AN INITIATIVE OF THE METROPOLITAN AREA PLANNING COUNCIL

A Look at the Transit System

283 Existing and Proposed Stations

Touches over 164 communities

System includes BRT, Light Rail, Heavy Rail and Commuter Rail



Using Data to Understand Differences





Metro Core

Neighborhood Subway

Urban Gateway

Commerce Park

Trolley Suburb

Seaport / Airport

Transformational Subway

Town & Village

Suburban Transformation

Undeveloped



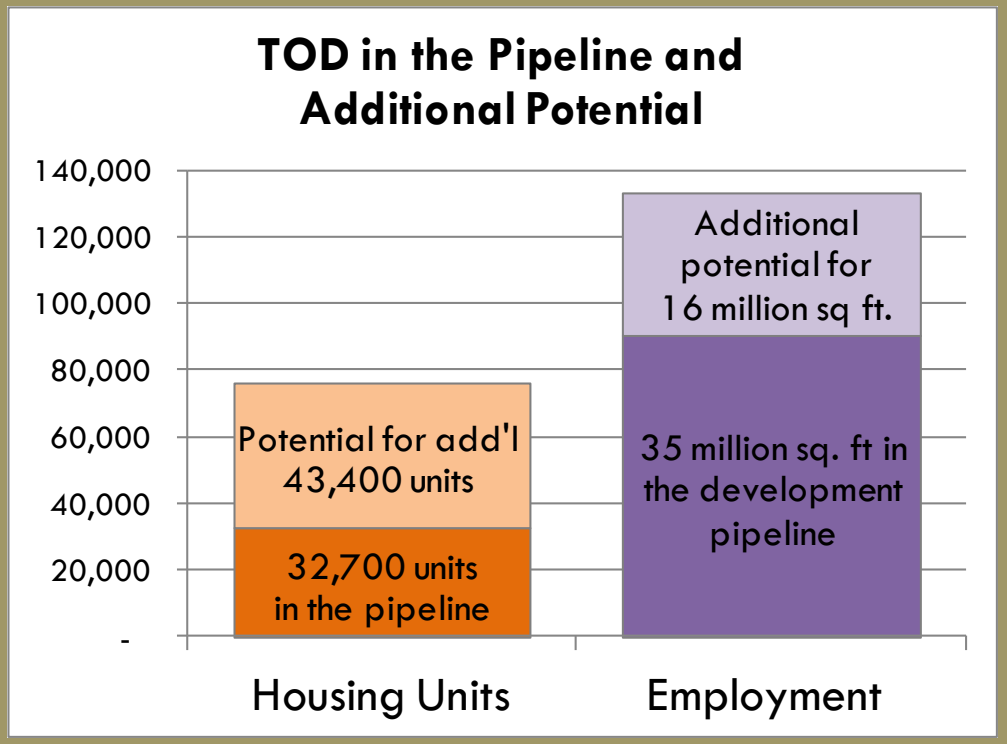


Key Takeaways from the Data

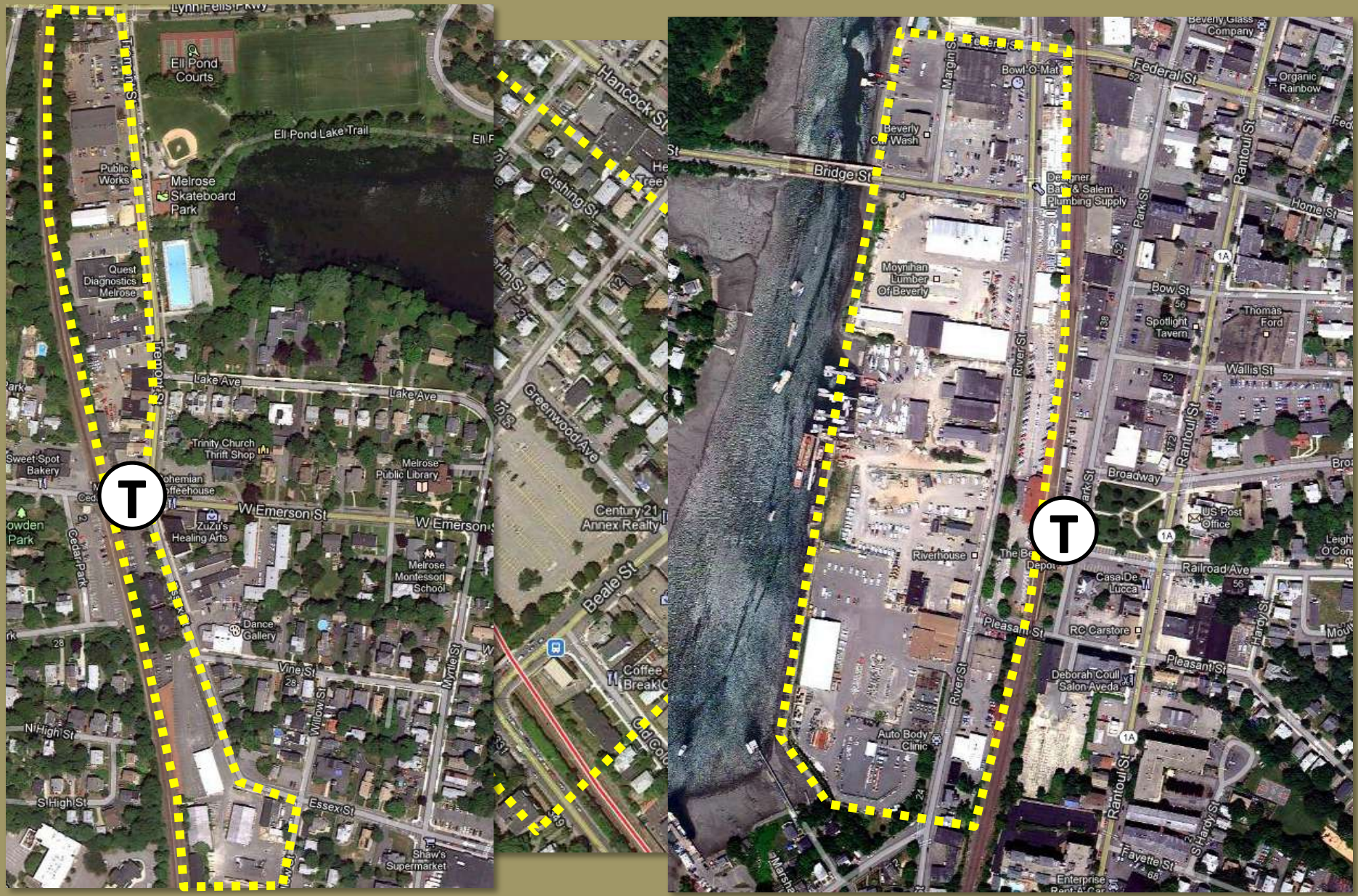
Huge potential for growth around transit

VMT per household is highest in station areas furthest from the core

Equity becomes a key component of station area planning



Using Data for Site Selections



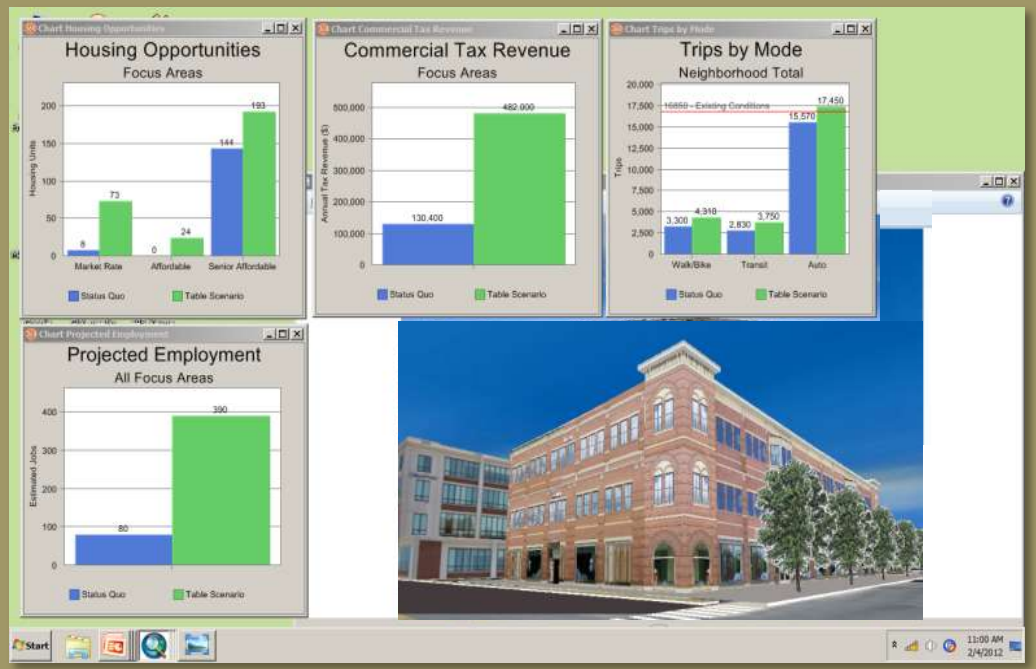
Green Line Extension

Issues that Needed to be Addressed:

1. Traffic
2. Parking
3. Density and Design Characteristics
4. Gentrification and Displacement

Phase 2: Post-2018

Green Line Extension



Green Line Extension

Equity was a large component of this process:

- Affordable Housing and Senior Housing
- Data Informed the Anti-Displacement Strategies
- Outreach to Attract a Diverse Constituency

Lessons Learned

Be upfront about goals and objectives

Scenario planning tools can be time consuming and expensive, but when used well can be informative

Station area planning led to support and success