Reinventing the Urban Village

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TOD as a strategy for redevelopment

- Regional Growth Strategy
- Neighborhood Revitalization
- Mixed-Use Development
- Affordable Housing
- Public Amenities
Reconnect Land Use and Transportation

- “Park-and-Ride” to Mixed-Use Development
- “Multi-modal Center” to Transit Village
- “Commuter Rail Station” to Village Center
Is Boston Ready for TOD?

- Broader region growing faster than Boston Primary (6.7% vs 4.9%)
- Traffic congestion increasing (14th most congested in 1982, and 6th by 1999) and VMT’s up 75%
- Massachusetts is rapidly consuming its landscape (25% developed in 1996 and projected to be 33% built out by 2010)
The Emerging Trend

• Boston’s a “transit-rich” region
• TOD becoming a matter of public policy at state, regional and community levels
• Smart Growth encouraging building on existing infrastructure
• Marketplace is responding
Compact, mixed-use, mixed-income, transit-oriented development

- Urban / Neighborhood Context
- Appropriate Site Design
- Housing Mix
- Retail / Commercial
- Public Uses (Library, Village Center, Open Space)
- Bikeways and Walking Paths
Canton Town Center

- Economic Opportunity District
- Zoning for Density
- Mixed Use TOD in Center
- 5 New Housing Developments
- Millpond / Main Street Links
Westwood Square

- New Town Center
- Relocated Commuter Rail Station
- Civic Spine & Park
- Courtyard, 5 story Apts, Townhouse & SF Housing
- 1342 Units + 850K Commercial on 76 AC
Forest Hills Village

- Transit Center
- Established Neighborhood
- Major Open Space
- “Heart of the City” Site / TOD
- Density2 Concepts for 2500 units of mixed income housing
Forest Hills Square: Heart of the urban village, community crossroads, destination, and meeting place....
A library/arts center in the square establishes a civic presence for the new neighborhood.
A new food store anchors the corner of Washington Street opposite the T.
OPEN SPACE

SIZE COMPARISON: Forest Hills Square is comparable in size to Copley Square
An apartment developer’s perspective:
Downtown Lowell

• Gallagher Terminal
• Historic Downtown
• TOD / Comprehensive Plan
• 18 Acre Site
• Higher Density Housing
• Pedestrian Access
A Choice for Boston’s Future

- Regional Perspective
- Existing Centers / Neighborhoods
- Walkable Connections to Public Transit
- Compact Development
Websites:

Boston Society of Architects
[www.architects.org/density](http://www.architects.org/density)

Office for Commonwealth Development
([www.mass.org/ocd](http://www.mass.org/ocd))

Executive Office of Transportation
([www.mass.gov/eot](http://www.mass.gov/eot))

Metropolitan Planning Area Council
([www.mapc.org](http://www.mapc.org))

AIA Center for Communities by Design
([www.aia.org/liv](http://www.aia.org/liv))

Massachusetts Smart Growth Alliance
([www.smartgrowth.org/news](http://www.smartgrowth.org/news))

Federal Home Loan Bank of Boston
([www.fhlbboston.com/densityconference](http://www.fhlbboston.com/densityconference))