Station Area Planning: A Data Driven Approach

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Linking TOD to the Regional Plan
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
Issues that Needed to be Addressed:

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

Green Line Extension
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