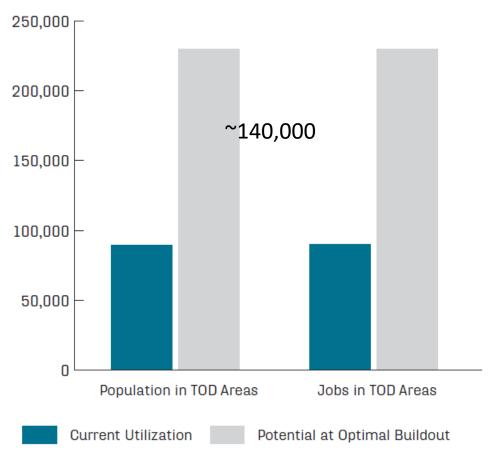
# The Promise and Potential of Transformative TOD in Southern Massachusetts April 8, 2019



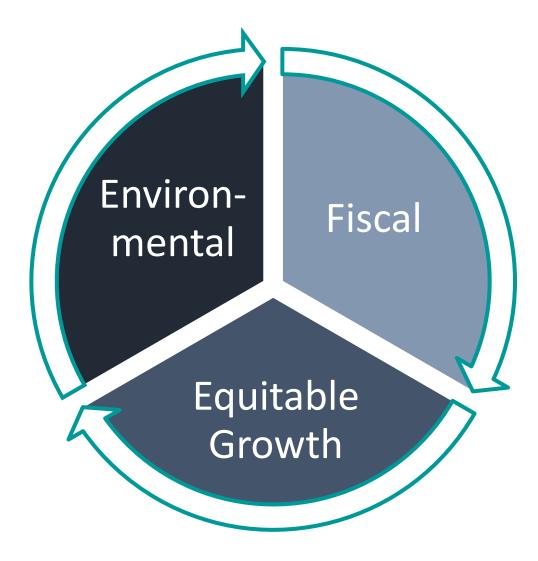


## Promise & Potential of Transformative TOD

Figure 3-3: Growth in Population and Jobs in TOD Areas at Optimal Buildout, All Gateway Cities



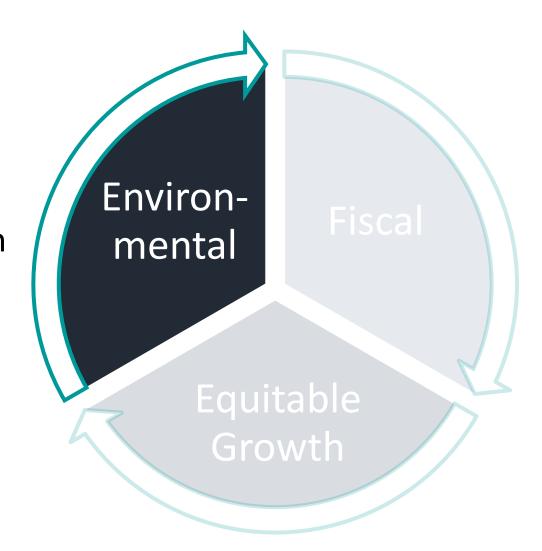
Source: RKG Associates and Hodge Economic Consulting



Virtuous Cycle of TTOD Benefits

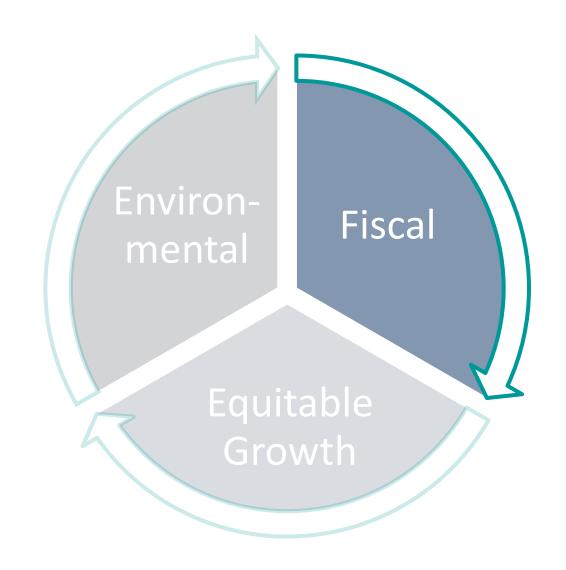
## Virtuous Benefits of Transformative TTOD

- Developing energy-efficient buildings and infrastructure
- Integrating resiliency for climate change
- Maximizing infrastructure through compact land use
- Encouraging clean, sustainable travel modes
- Minimizing negative health impacts



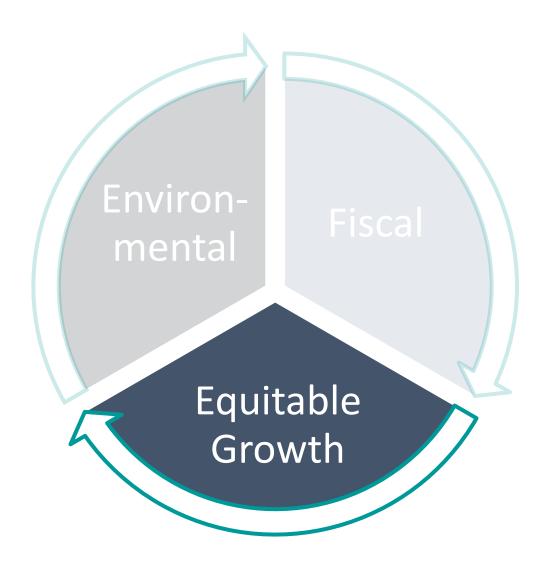
## Virtuous Benefits of Transformative TTOD

- Generating sustainable revenue flows and investments
- Creating more productive, selfsufficient, and resilient local & regional economies
- Stimulating reinvestment and increasing efficiency

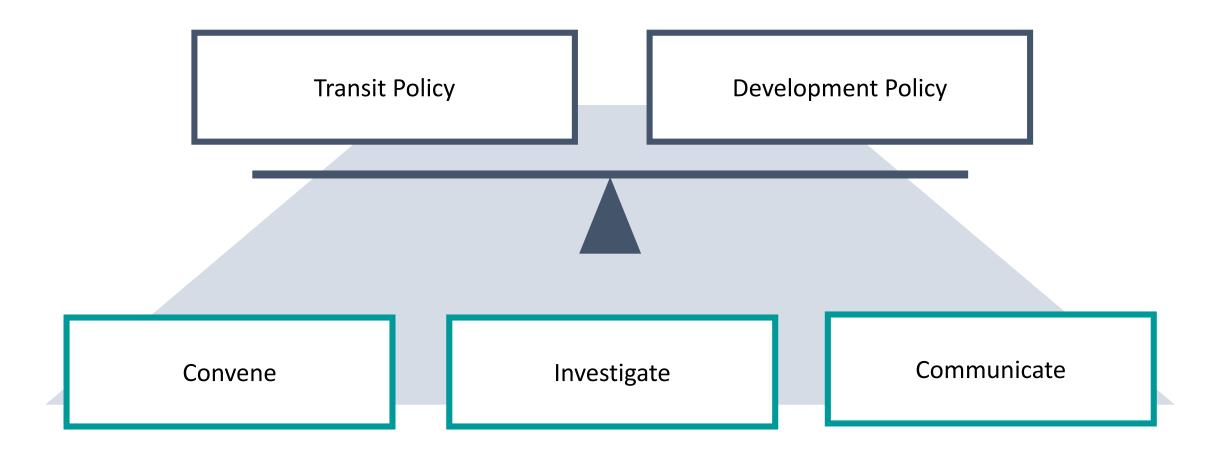


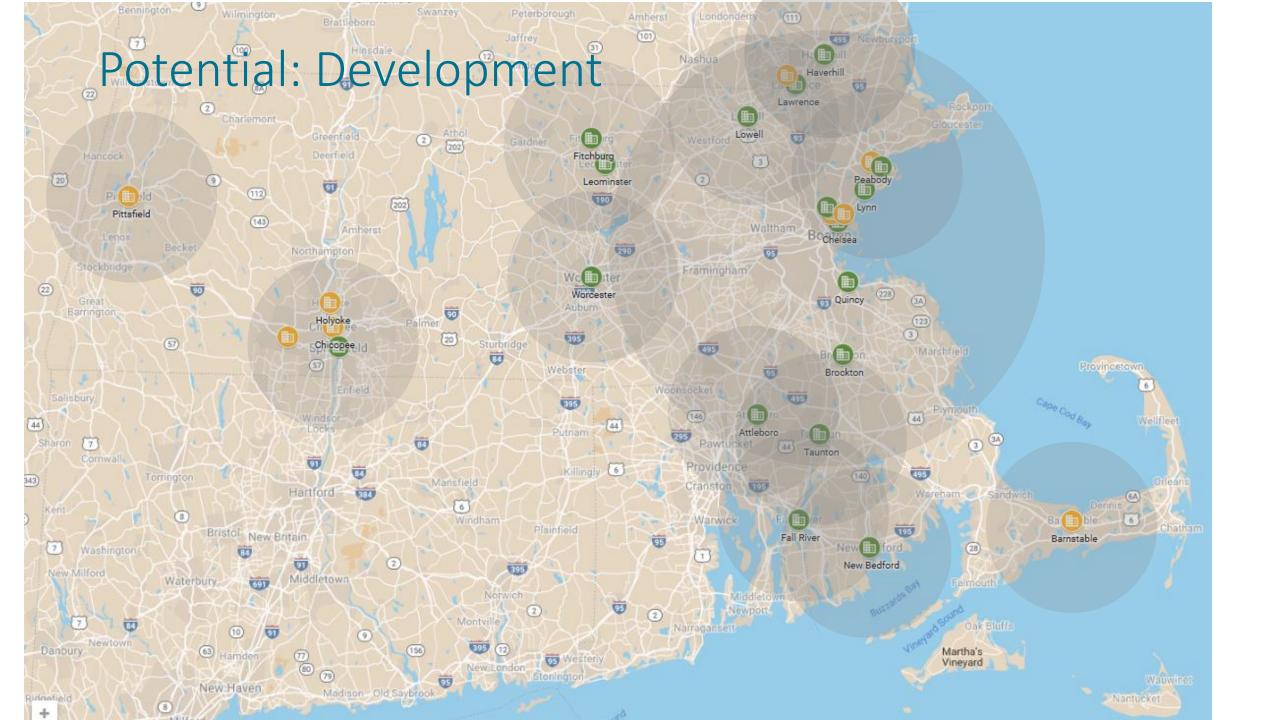
## Virtuous Benefits of Transformative TTOD

- Bringing jobs and opportunities closer to where residents live
- Attracting new residents and businesses while keeping existing ones in place
- Generating more geographicallybalanced growth
- Creating wealth through reinvestment
- Assuring access to public goods
- Making places where all residents and visitors belong



# Our TTOD Strategy





## Opportunity Window: Development 2010-2019

#### 2010

Mass. legislators renew Chapter 40H CDC law

#### 2016

Lawmakers revise HDIP, increasing caps & changing regulations

#### Jan. 9, 2019

MassINC issues Neighborhood Stabilization Report

#### Feb. 27, 2019

Gov. Baker calls for 135,000 new housing units in Housing Choice bill

#### 2010

State lawmakers pass HDIP legislation

#### 2017

Federal Opportunity
Zones legislation
goes into force

#### Jan. 30, 2019

Rep. Cabral & Sens. Lesser & Crighton announce Neighborhood Stabilization bill (S. 1627, H. 177)

# Potential: Transit Service

Rail Vision Alternatives	Frequency: Peak/Off-Peak	Route to South Coast	Key Stations – Alternative 6
1: Optimize Current System	30/60	SCR Phase 1	Winchester Curiter Wedgeniere W. Medford
2: Regional Rail to Key Stations	15/15	SCR Phase 1	ANCED BY LIVE 1-95
3: Urban Rail	30/60	SS Expansion SCR Phase 1	Grand Junction (Shuttle) North-South Rail Link SOUTH STATION  BACK BAY  Womaniar Line RIVERSIDE
4: Urban Rail	30/60	SS Expansion SCR Full Build	Forest Hills Corner Country Center of the Country Country Center of the Country Country Country Country of the Country Country Country Center of the Country Country Center of the Country Country Country Center of the Country Country Country Center of the Country Country Center of the Country Country Center of the Country Cente
5: Regional Rail to Key Stations	15/15	SS Expansion SCR Full Build	Hyde Park Briefford Briefford Briefford Braintree Gwedaus Live Cohassel Route 128 Holbrook/Randolph S. Weymouth N. Schuate
6: Full Transformation	15/15	N-S RL SCR Full Build	Islington Norwood Depot Norwood Central Windsor Gardens Primptonville  Attlebors  Canton Center Brockdon Abington GREENBUS Abington GREENB
7: Hybrid System	≤30/≤60	SS Expansion SCR Full Build	Walpole Norfolk Norfolk KliryDean College  DRGE PARK/495  WICKFORD JUNCTION  WICKFORD JUNCTION  BATTLESHIP COVE  South Contract / North New Bedford  Depot  NEW BEDFORD  KINGSTON  PLYMOU

# Opportunity Window: Transit Policy 2017-2019

Jan. 2017

Sen Lesser files Regional Ballot Initiatives bill (S. 1551) H. 1640 **April 2018** 

MassINC releases TTOD Report & Launches TTOD Initiative December 2018

Commission releases Future of Transportation Report

March 12, 2019

Speaker DeLeo & President Spilka appeal for revenue ideas



Sec. Pollack & Gov.
Baker recommit to 2010
regional Transportation
& Climate Initiative (TCI)

June 2018

T4MA establishes Commuter Rail Communities Coalition March 5, 2019

Rail Vision Task Force releases options March 18, 2019

RTA Task Force releases report