

# The Promise and Potential of Transformative TOD in Central Massachusetts

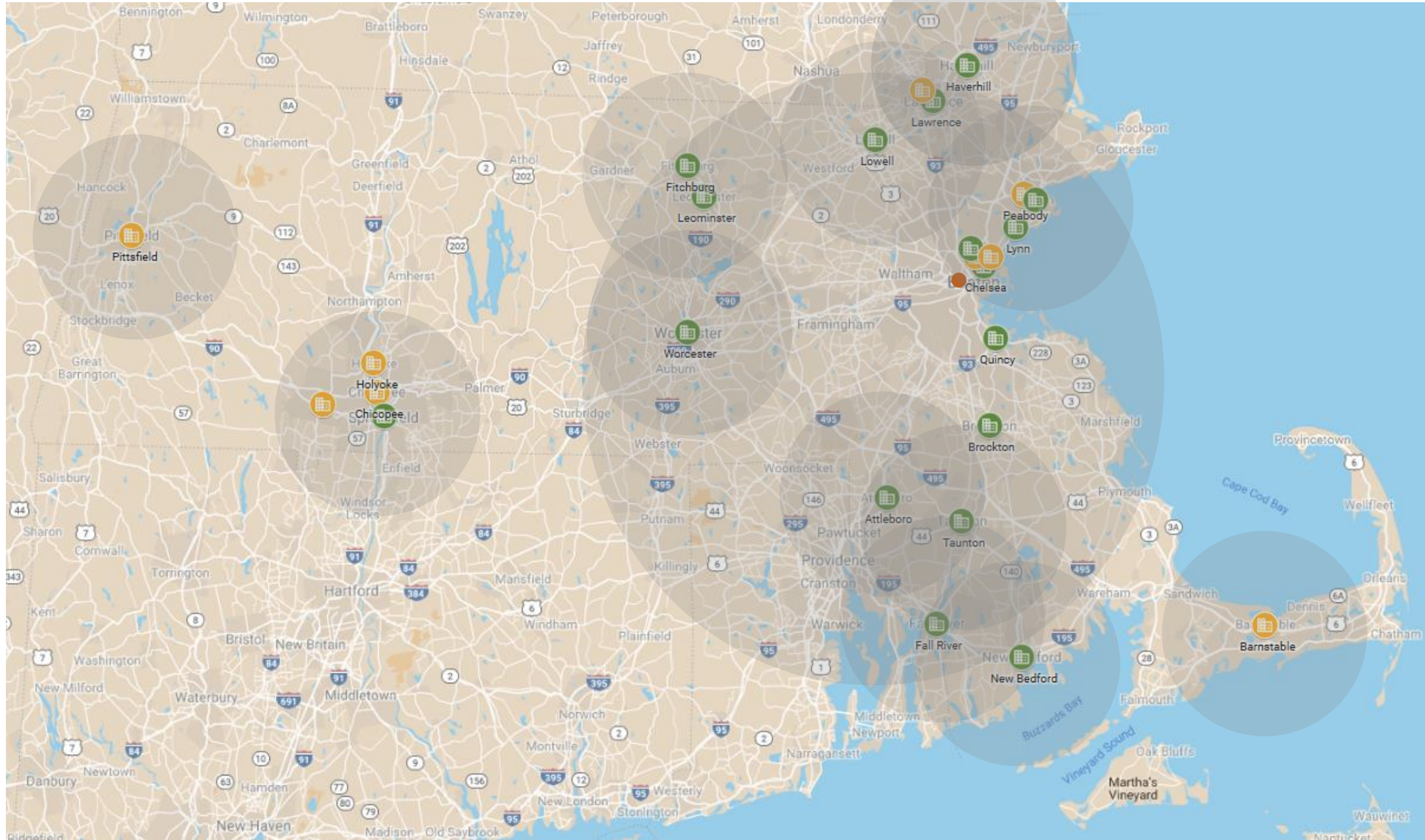
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By Dr. Tracy A. Corley, [tcorley@massinc.org](mailto:tcorley@massinc.org)



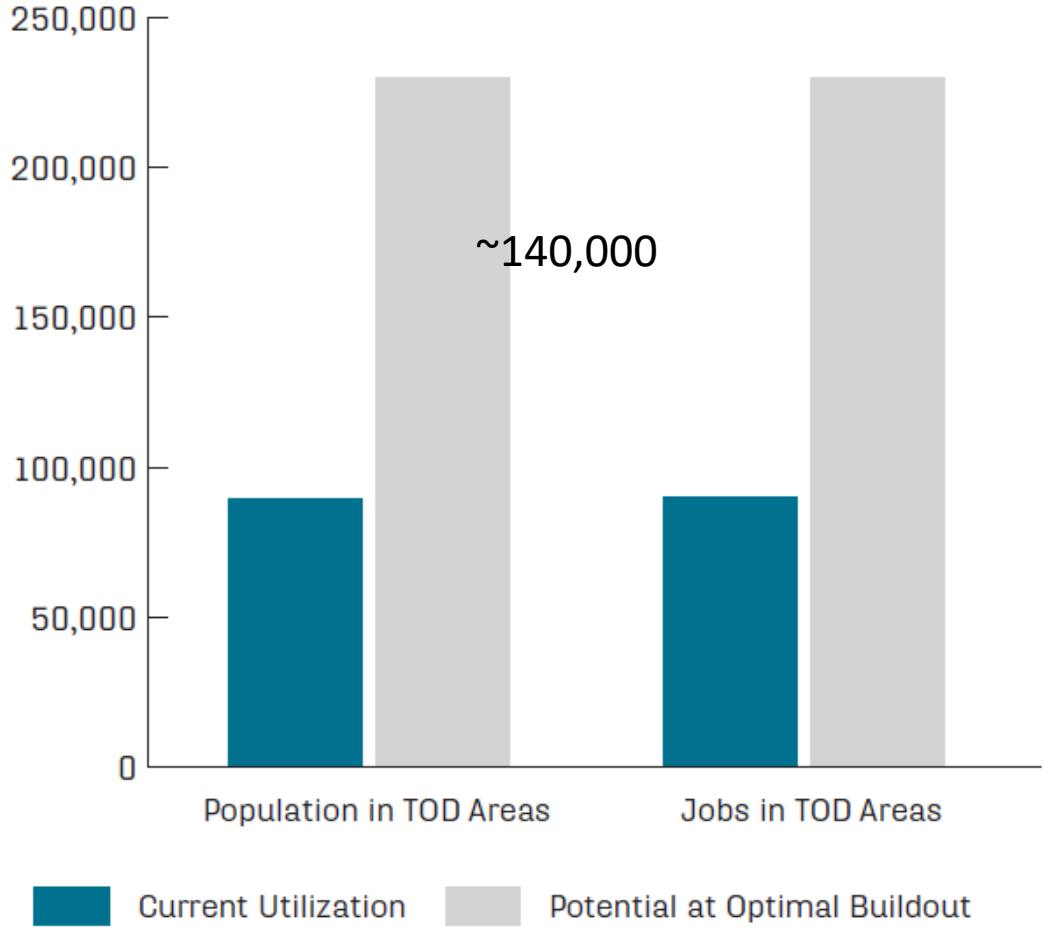
#MassTOD

# From Shadows to Nodes

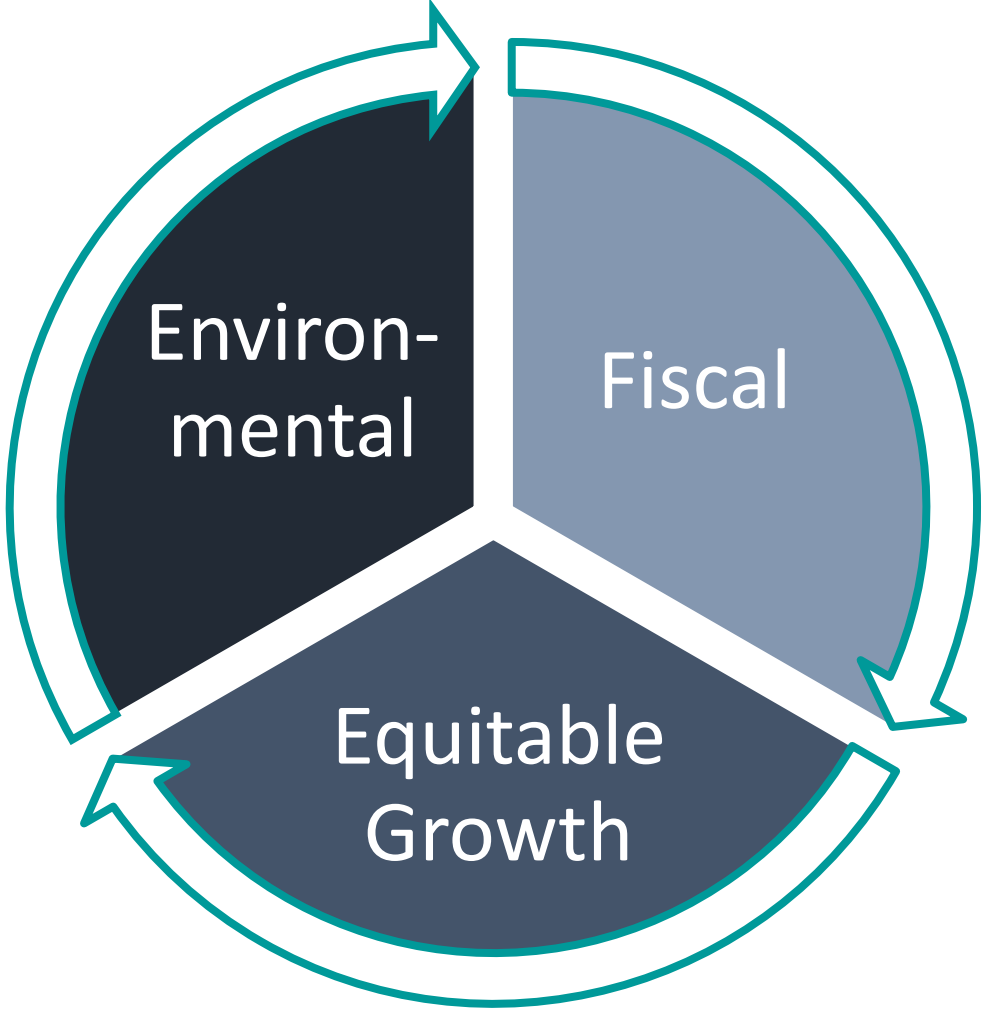


# Promise & Potential of Transformative TOD

**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 TOD Benefits**

# Virtuous Benefits of Transformative TTOD



GHG Emissions



Pollution



Sensitivity



Proximity



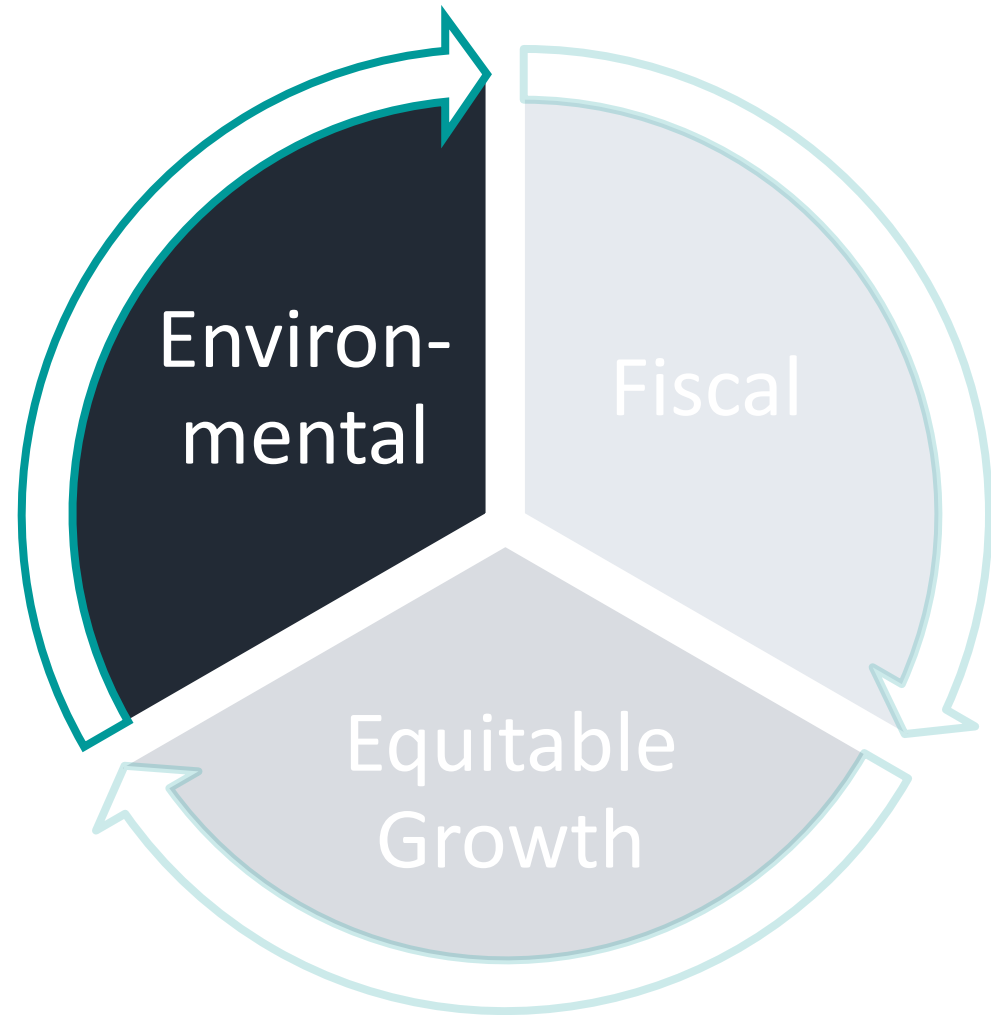
Efficiency



Activity



Resiliency



# Virtuous Benefits of Transformative TTOD



## Costs

Real Estate Development  
Business Starts  
Improvements



**Focused mixed-use,  
mixed-income TOD**

Stronger, more competitive  
regional economies



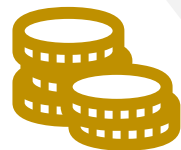
**Up to**

**44%**  
Job, wage, & land use  
growth, diversifying revenues

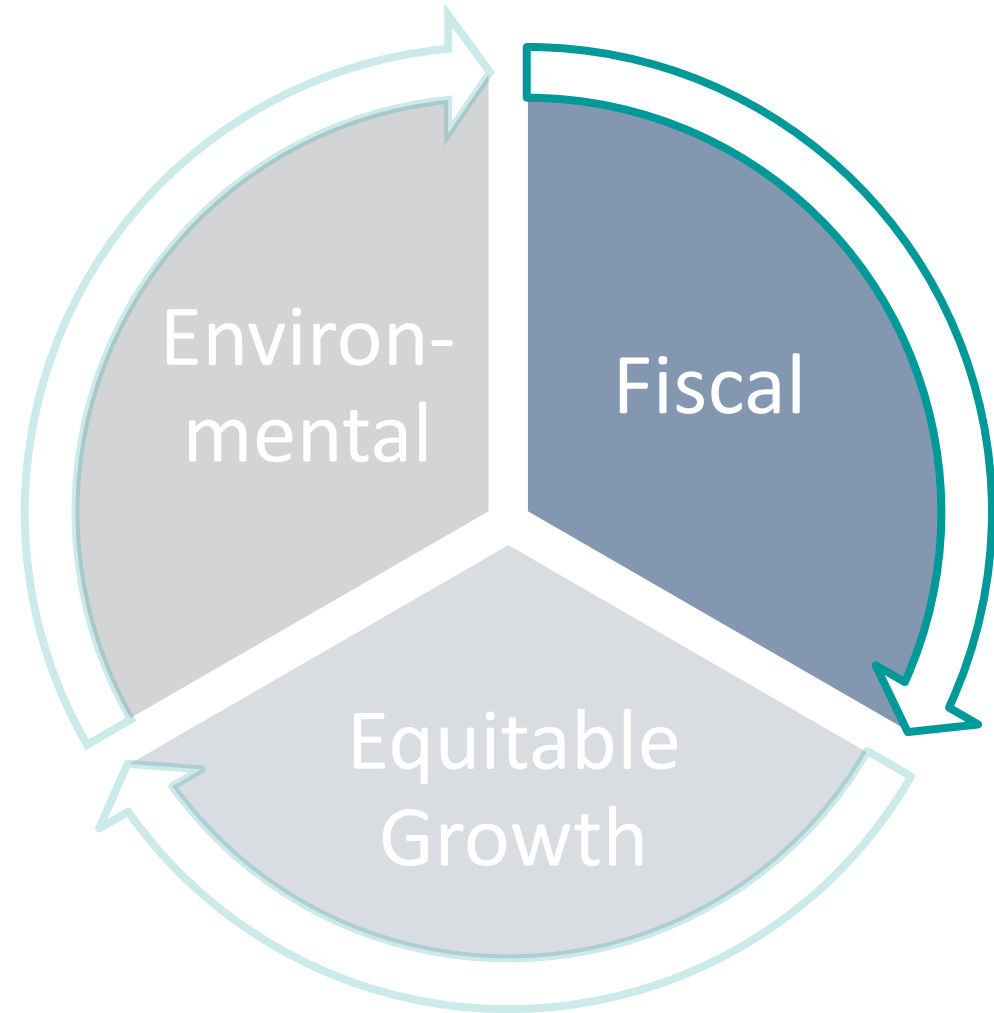


More housing = economic  
expansion & more revenues

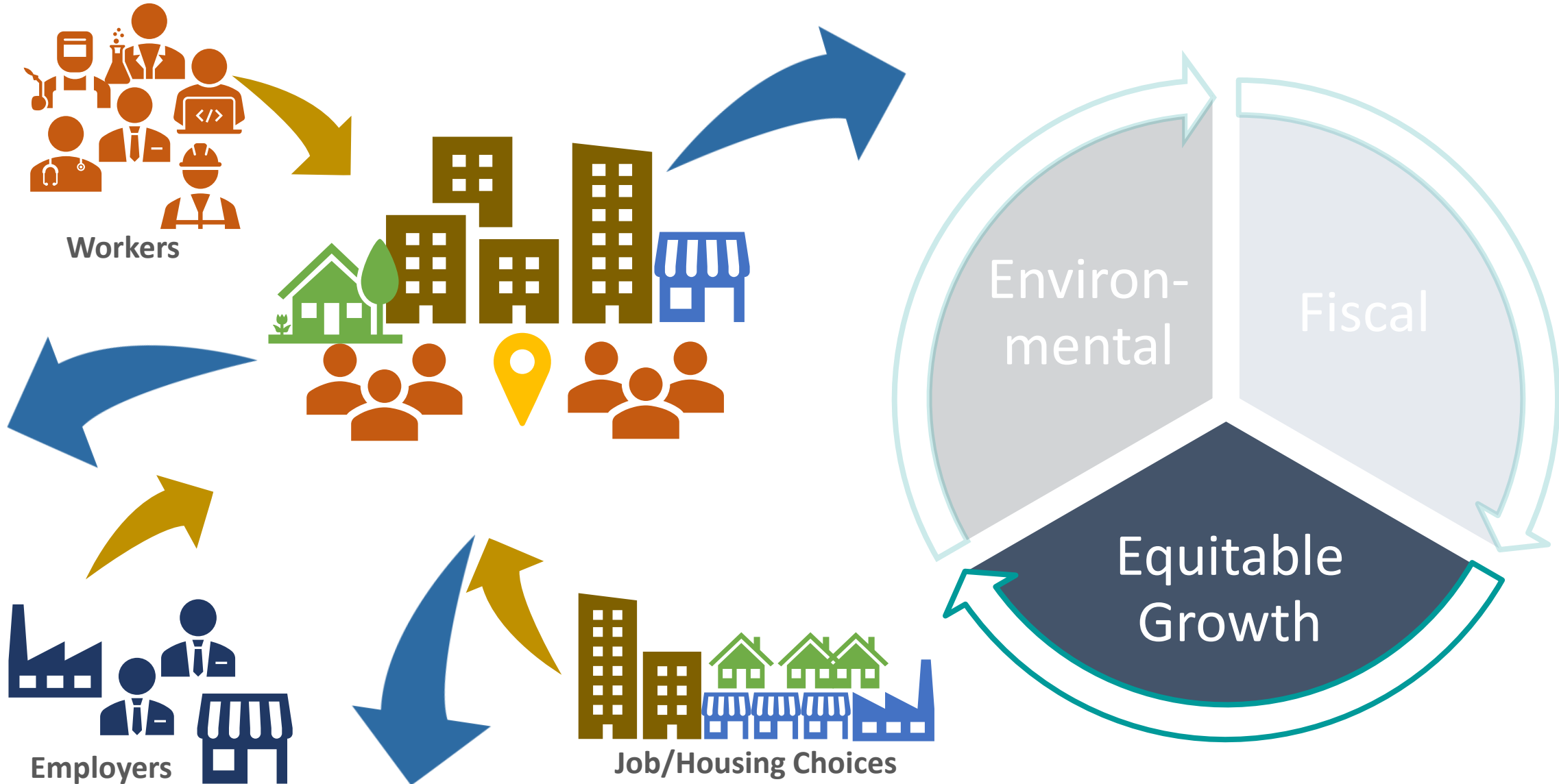
## Revenues



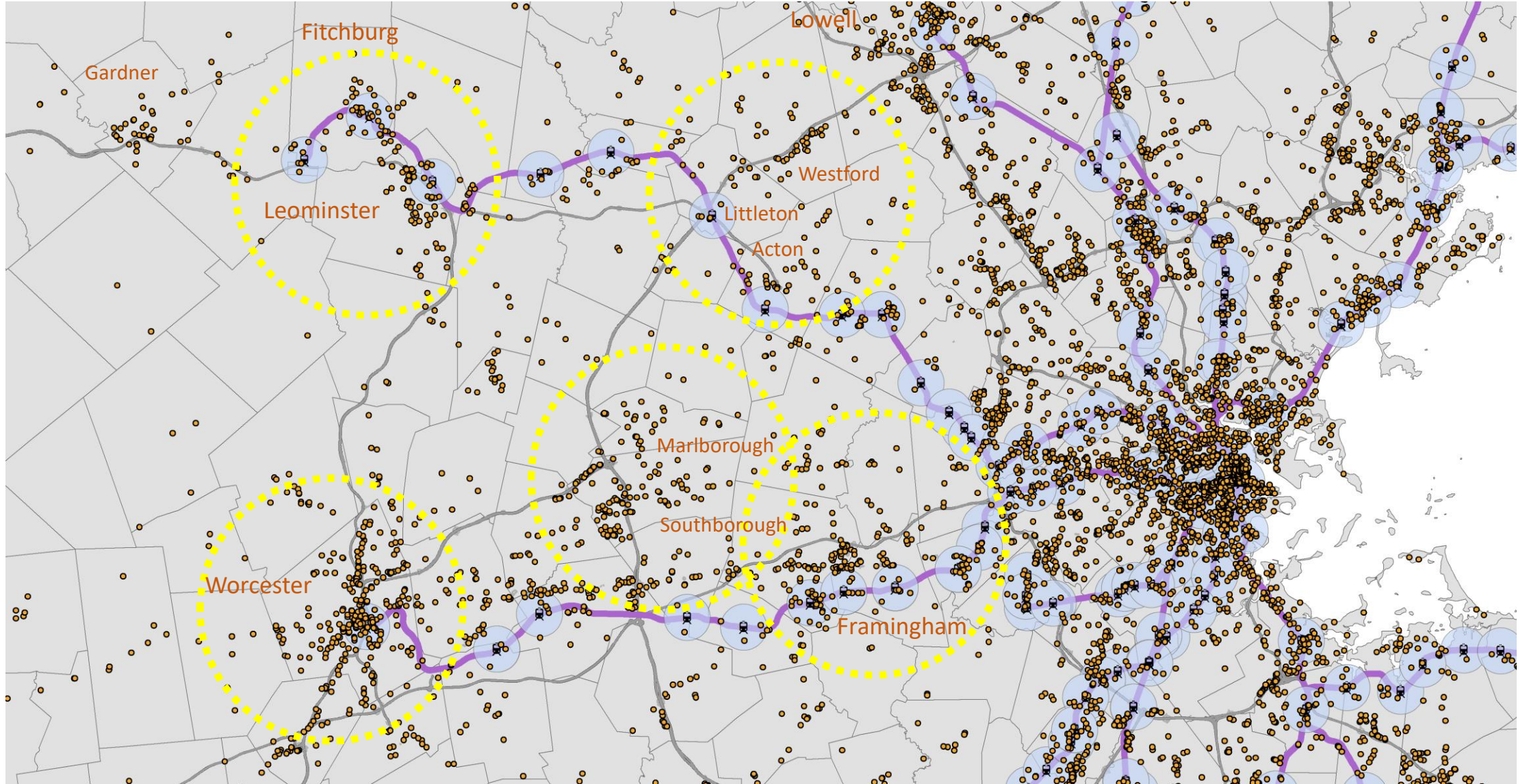
Rents/Sales  
Commercial Taxes  
Value Capture



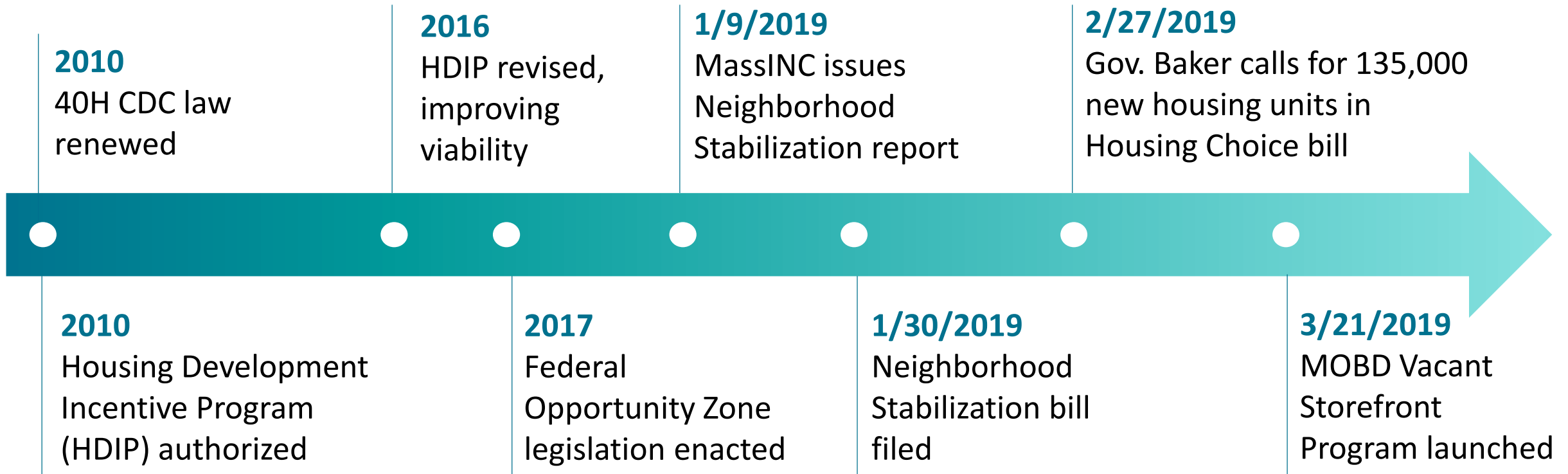
# Virtuous Benefits of Transformative TTOD



# Potential: Development in Central Mass.



# Opportunity Window: Development 2010-2019





# Potential: Transit Service

**Frequency**  
**Speed**

**Bi-directional**

**12k**

**25k**

**Ridership**

**To do: Regional Mobility & Connectivity**



# Opportunity Window: Transit 2017-2019

**1/2017**

Regional Ballot Initiatives (RBI) bill filed

**4/2018**

MassINC releases TTOD Report & launches initiative

**12/2018**

Gov. Commission releases Future of Transportation Report

**3/12/2019**

Spkr. DeLeo and Pres. Spilka call for revenue ideas

**11/2017**

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

**6/2018**

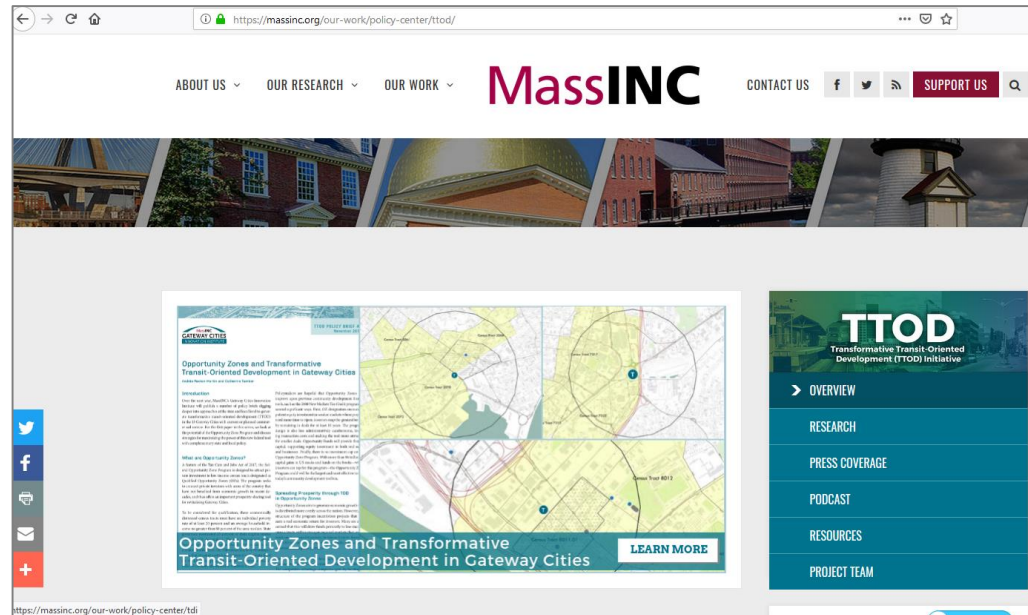
T4MA establishes Commuter Rail Communities Coalition

**3/5/2019**

Rail Vision Task Force releases options

**4/2019**

Budget bill amendments increase RTA funding & funds South Coast Rail



# Thank you!

Resources & Gateways Podcast available at [www.massinc.org/ttod](https://www.massinc.org/ttod)

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#MassTOD