

The Promise and Potential of Transformative TOD on the North Shore

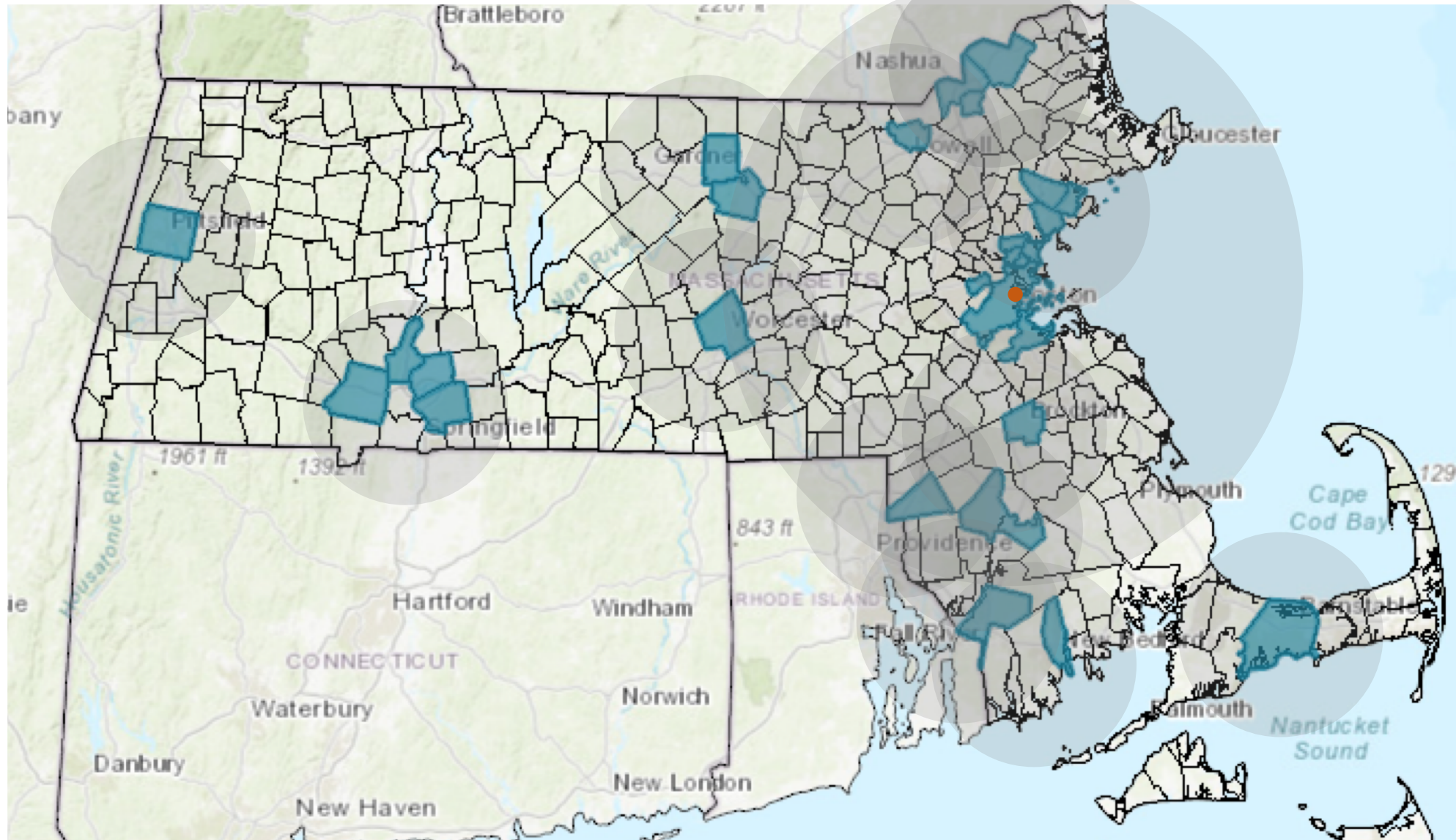
June 19, 2019

By Dr. Tracy A. Corley, tcorley@massinc.org



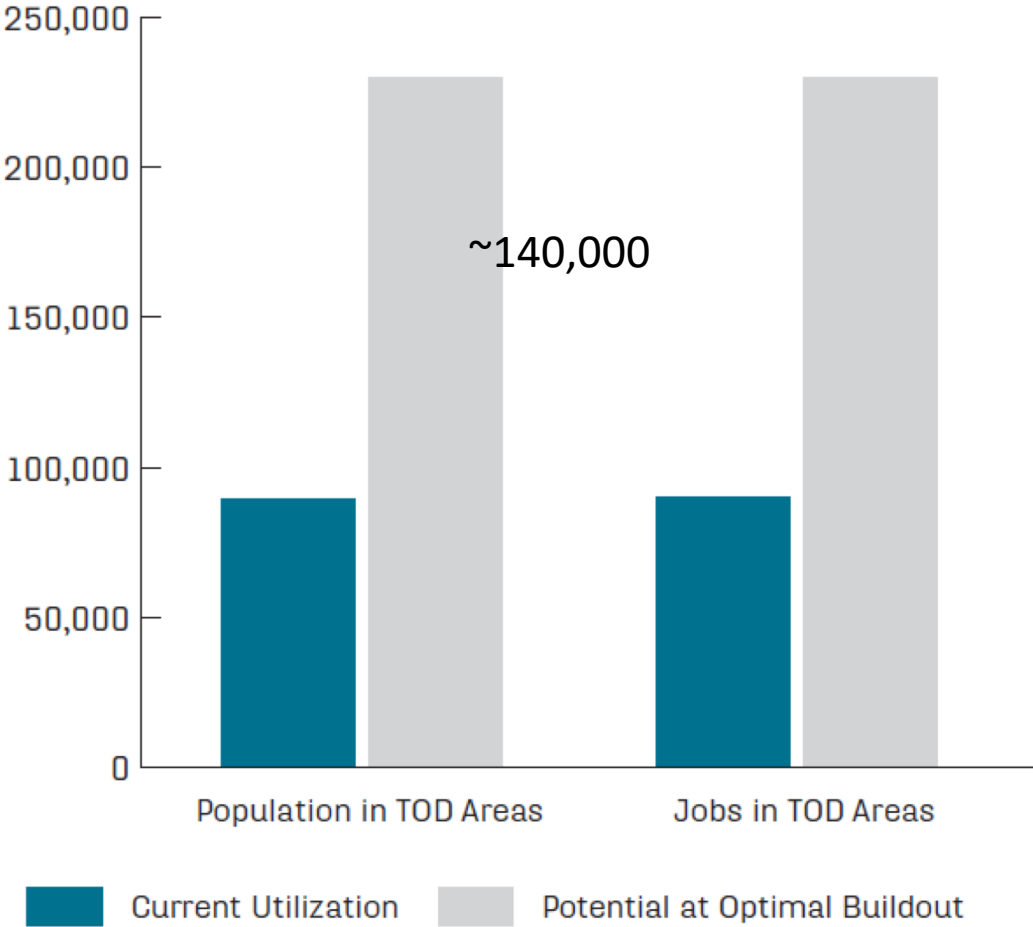
#MassTOD

Out of the Agglomeration Shadow

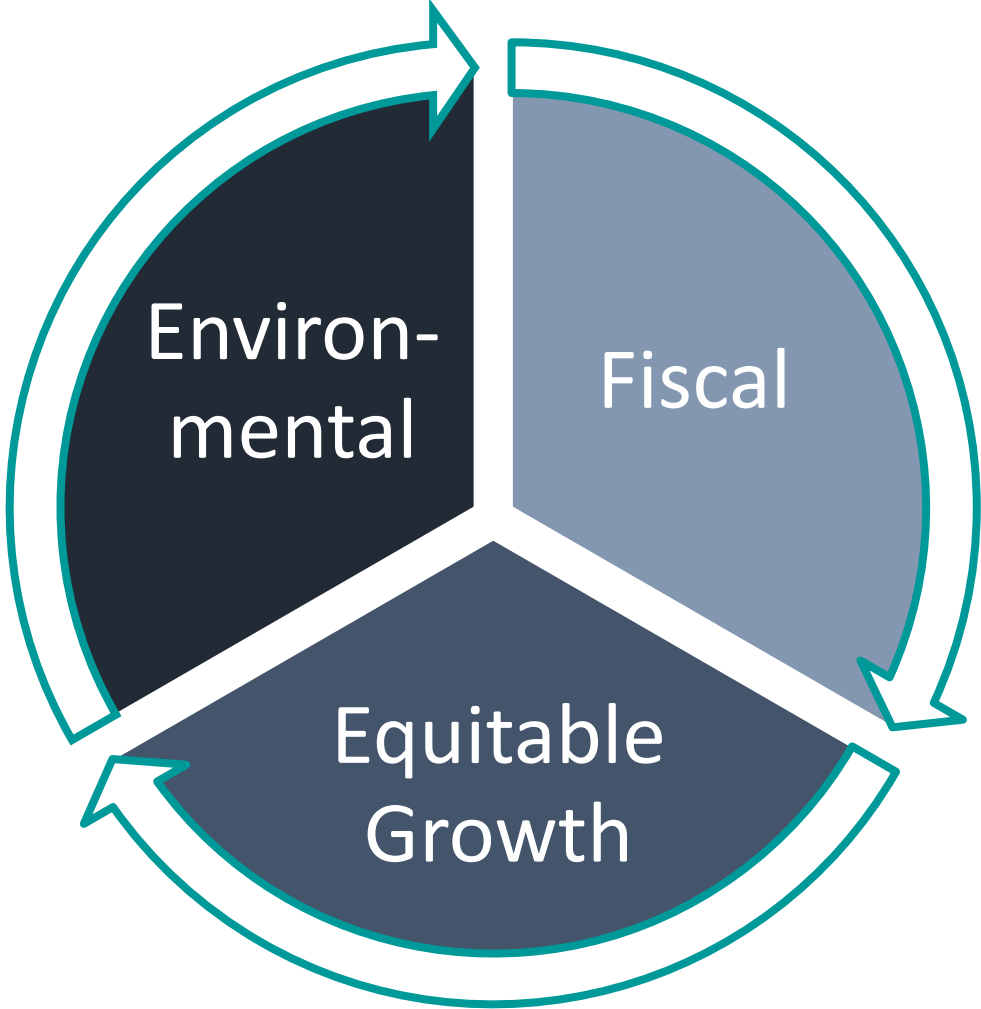


Promise & Potential of Transformative TOD

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



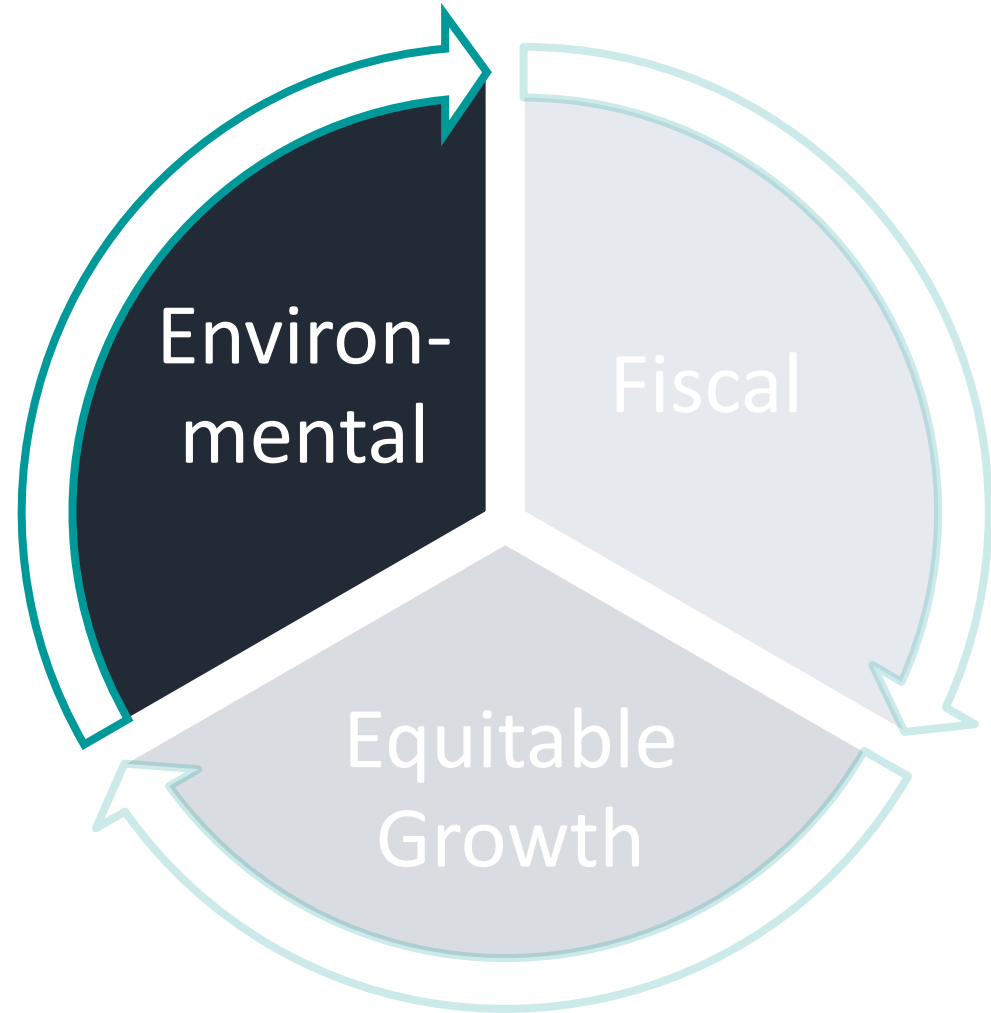
Efficiency



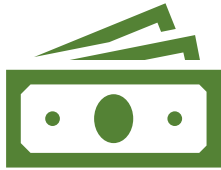
Activity



Resiliency



Virtuous Benefits of Transformative TOD



Costs

Real Estate Development
Business Starts
Improvements



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

Stronger, more competitive
regional economies



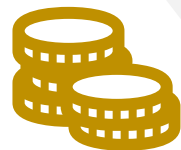
Up to

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

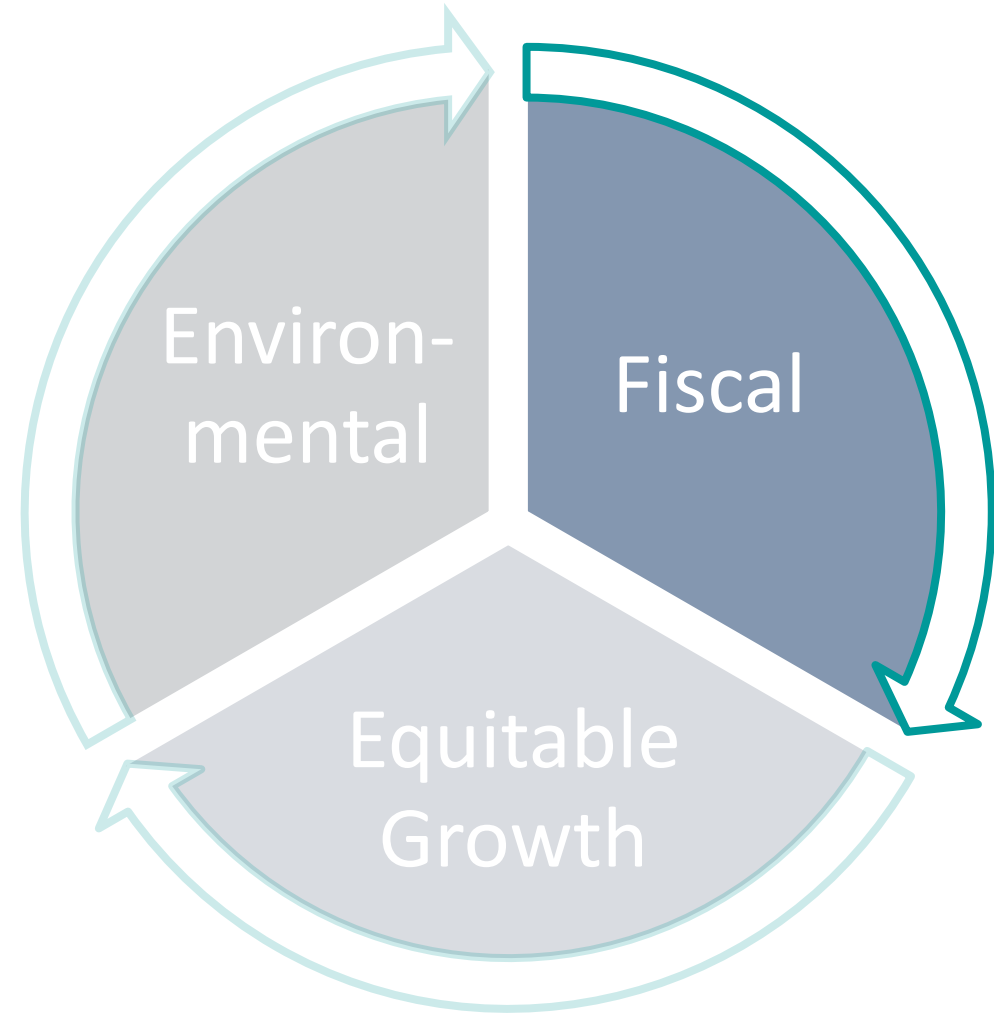


More housing = economic
expansion & more revenues

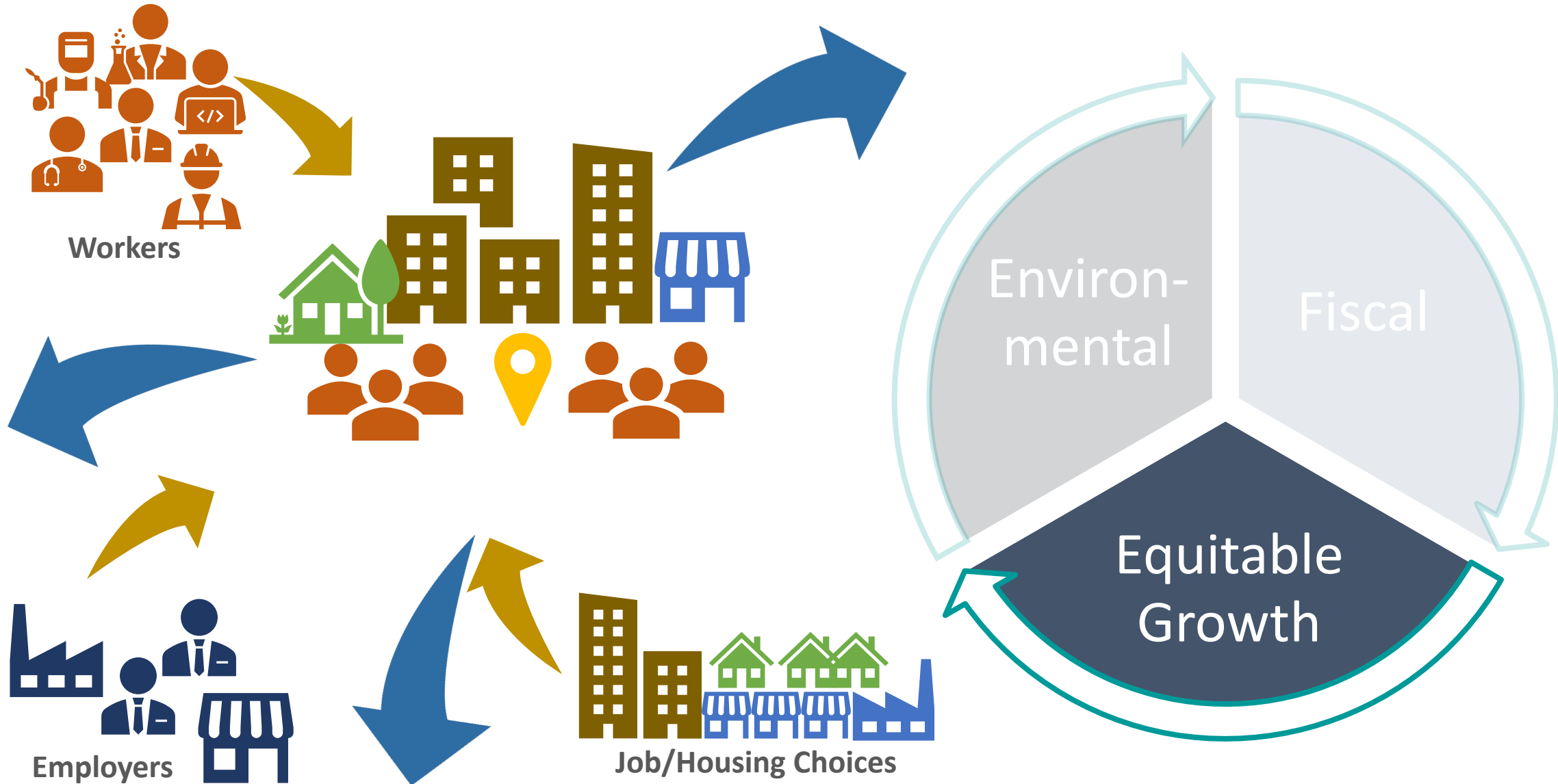
Revenues



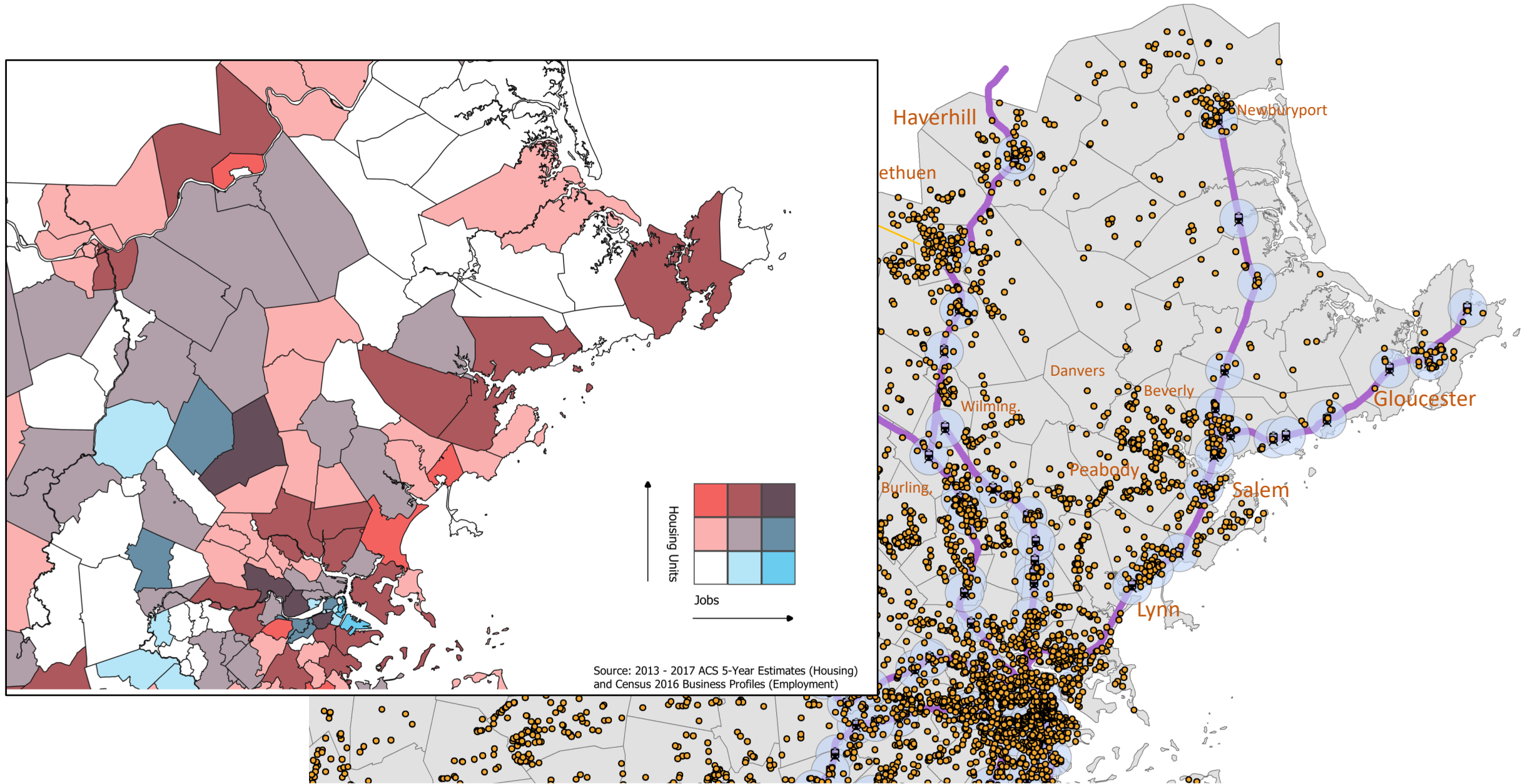
Rents/Sales
Commercial Taxes
Value Capture



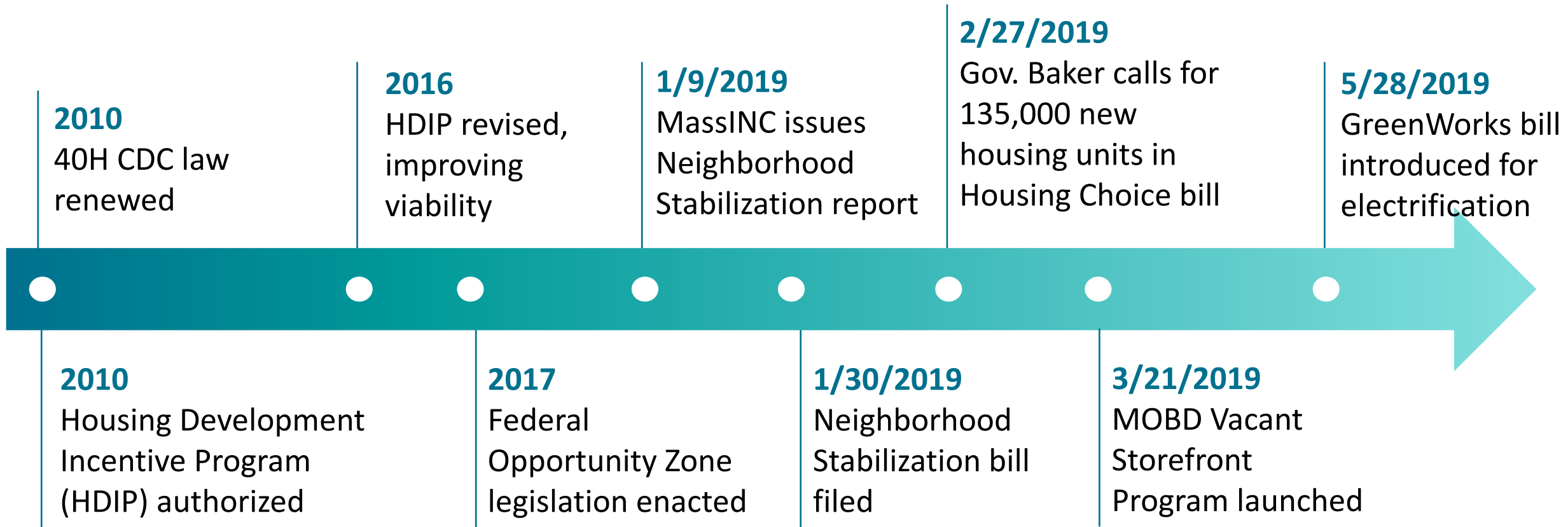
Virtuous Benefits of Transformative TTOD



Potential: Development on the North Shore



Opportunity Window: Development 2010-2019



Potential: Transit Service

Frequency
Speed

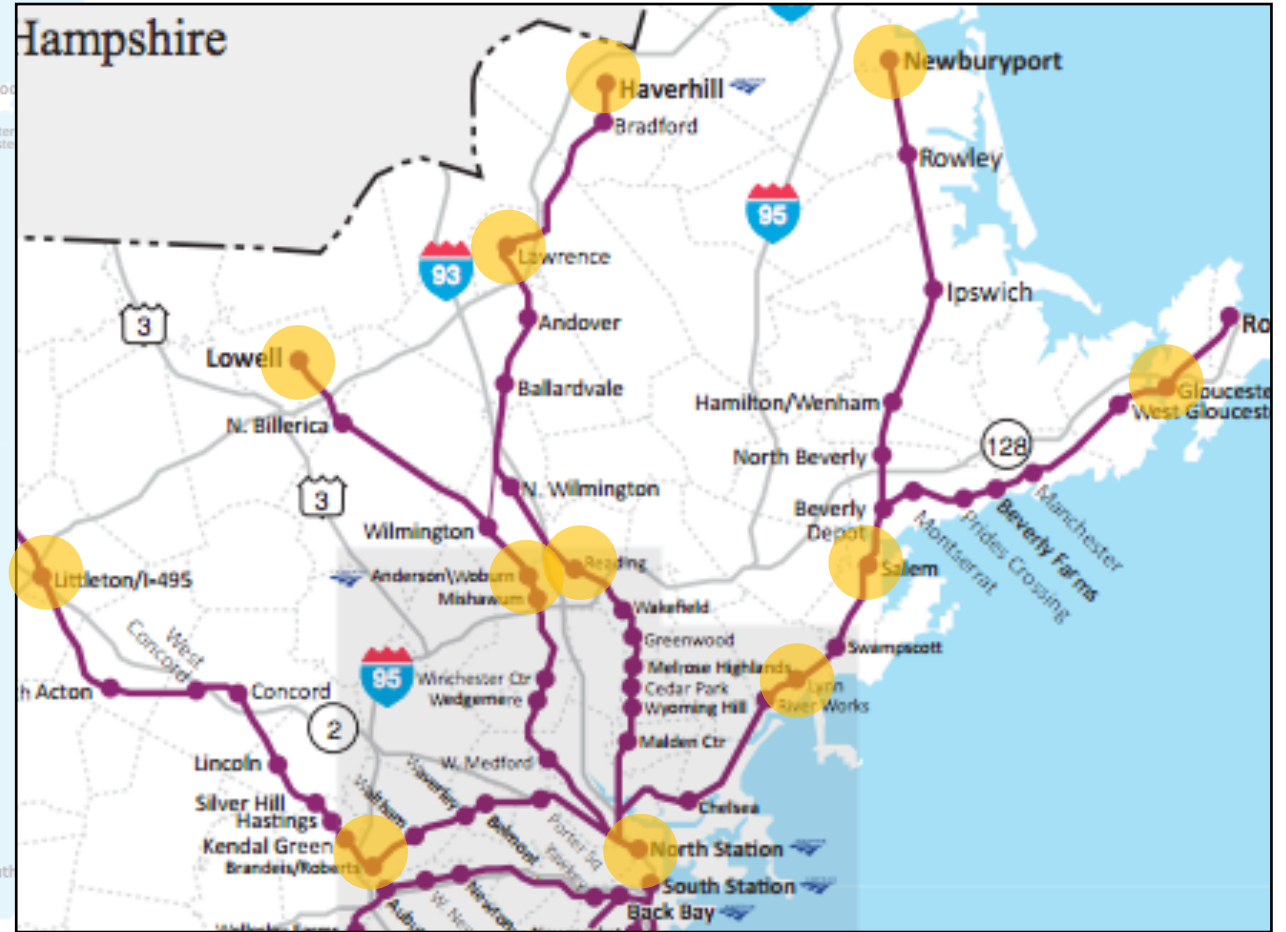
Bi-directional

12k

25k

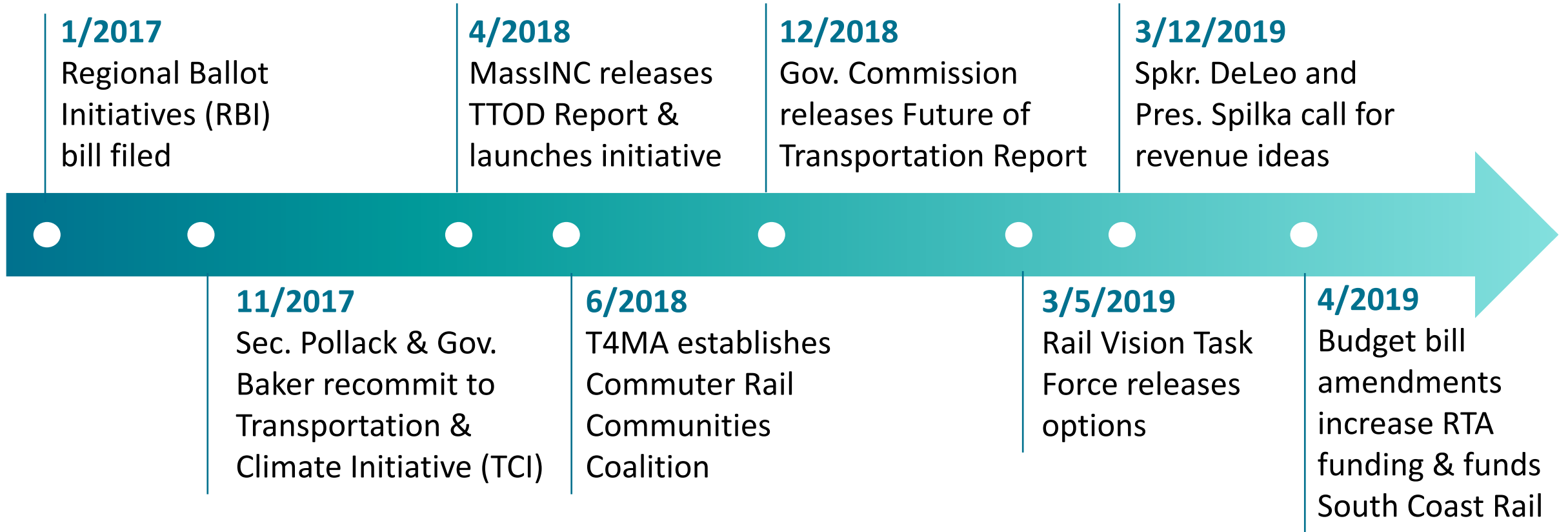
Ridership

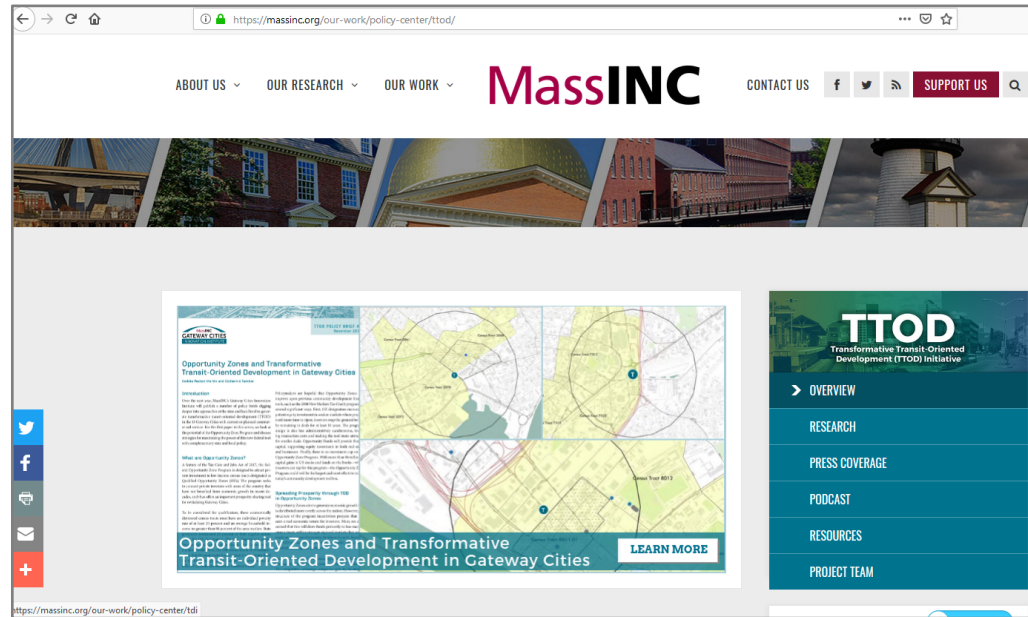
To do: Regional Mobility & Connectivity



15 Min. @ Key Stations

Opportunity Window: Transit 2017-2019





Thank you!

Resources & Gateways Podcast available at www.massinc.org/ttod

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