Land Use Department

Karina Milchman, AICP, Chief Housing Planner
Equitable Transit-Oriented Development

MAPC’s approach to eTOD is guided by MetroFuture:

- Maximize the use of 5% of land area within a 10-minute walk of a rail or bus station
- Increase housing and job opportunities accessible by transit
- Promote a mix of housing options and levels of affordability around transit stations
- Decrease housing and transportation costs for households in the region
- Increase % of residents and employees who walk, bike, or use transit in station areas
eTOD: A Powerful Tool to Support Net Zero Goals

112 Rantoul Street adjacent to the Beverly Depot, Beverly MA

The transportation sector is the largest source of GHG emissions from fuel consumption in MA.

Households in TOD areas have lower transportation-related GHG emissions from auto use.
MAPC eTOD Plan Elements

An ongoing public planning process with consideration of development impacts and associated changes informs analysis of demographics, land use, market, and access.
eTOD Plan Implementation

- Adopt zoning
- Improve public realm
- Engage developers
- Dispose of land
- Support existing business
- Recruit new business

30 Haven off the Haverhill Line, Reading MA
MAPC eTOD Plans

Beverly          Framingham
Boston           Gloucester
Braintree        Melrose
Chelsea          Natick
Dedham           Quincy
Hamilton         Salem
Downtown Framingham

eTOD Plan Recommendations
- Redevelopment sites and scenarios
- Zoning
- Pedestrian + bicycle access
- Shared + priced parking
- Streetscape improvements
- Public space programming
- DIF + TIF
Framingham on the cusp of downtown boom

Filling the gaps of downtown Framingham

Officials: $56M Invested in Downtown Framingham

By Allison Bauter (Patch Staff) - Updated Dec 7, 2016 5:38 pm ET
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