



# Land Use Department

Karina Milchman, AICP, Chief Housing Planner

# Equitable Transit-Oriented Development

MAPC's approach to eTOD is guided by *MetroFuture*:

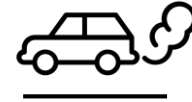
- Maximize the use of 5% of land area within a 10-minute walk of a rail or bus station
- Increase housing and job opportunities accessible by transit
- Promote a mix of housing options and levels of affordability around transit stations
- Decrease housing and transportation costs for households in the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



The Beverly near North Station, Boston MA

# eTOD: A Powerful Tool to Support Net Zero Goals

*112 Rantoul Street adjacent to the Beverly Depot, Beverly MA*



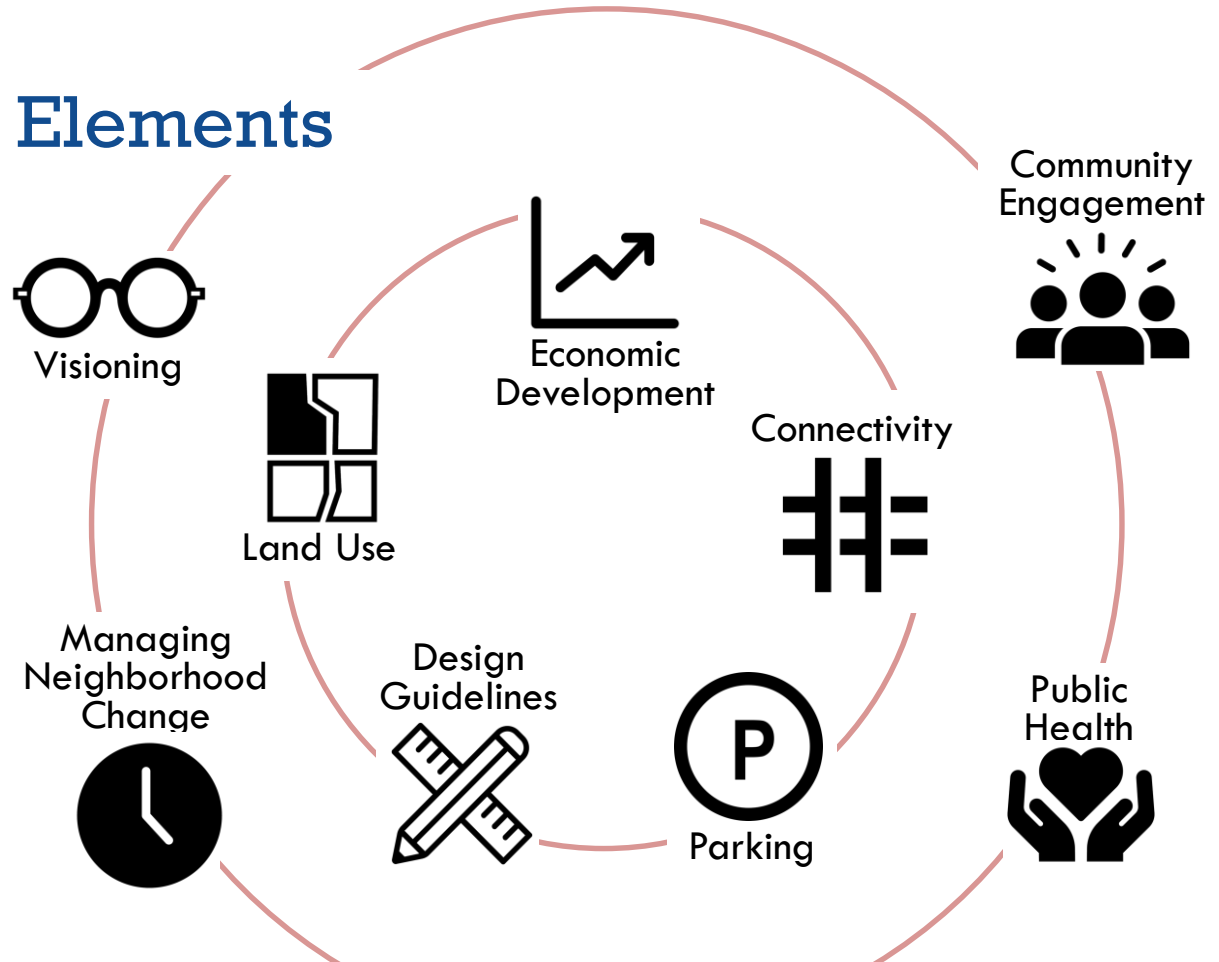
The transportation sector is the largest source of GHG emissions from fuel consumption in MA



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.



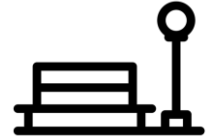
# eTOD Plan Implementation



30 Haven off the Haverhill Line, Reading MA



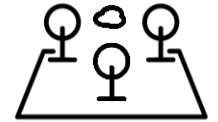
Adopt zoning



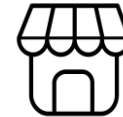
Improve public realm



Engage developers



Dispose of land



Support existing business



Recruit new business

# MAPC eTOD Plans

Beverly

Boston

Braintree

Chelsea

Dedham

Hamilton

Framingham

Gloucester

Melrose

Natick

Quincy

Salem

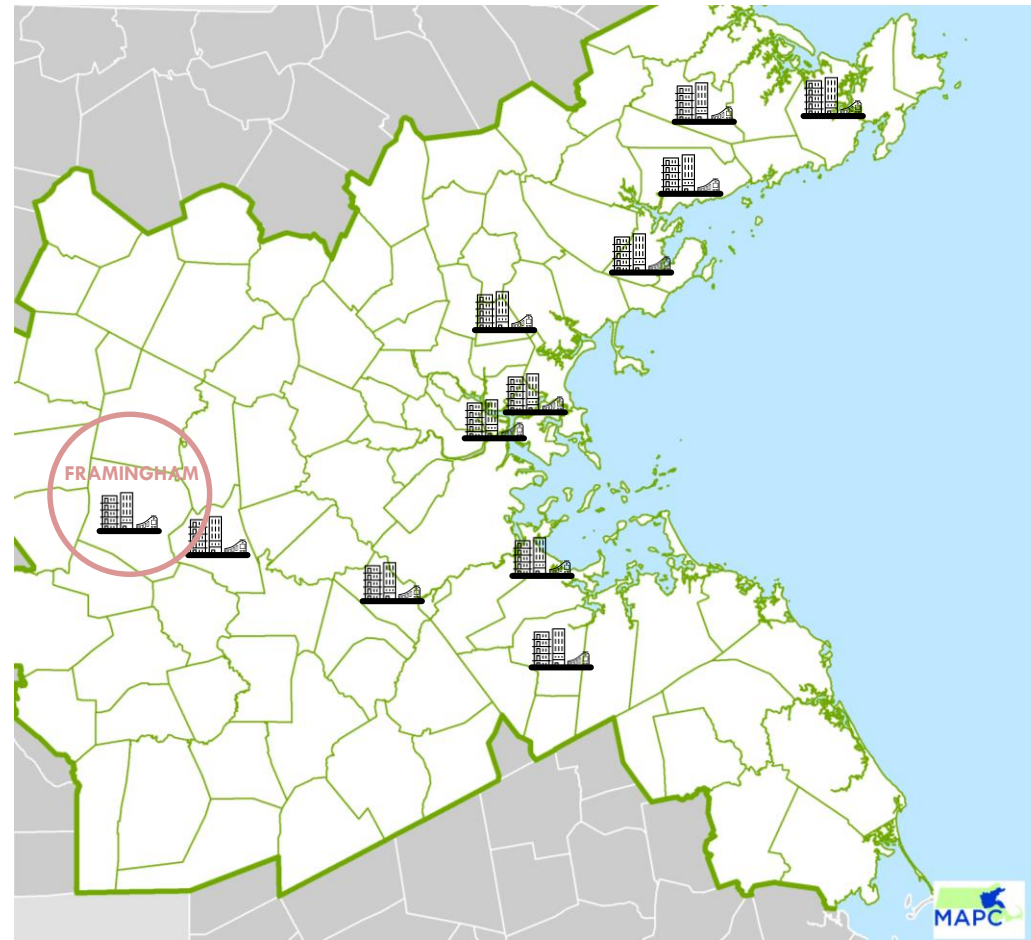


Figure 32: On-Going Improvements Along Concord Street



# Downtown Framingham

## eTOD Plan Recommendations

- Redevelopment sites and scenarios
- Zoning
- Pedestrian + bicycle access
- Shared + priced parking
- Streetscape improvements
- Public space programming
- DIF + TIF

Figure 6: Existing Development on the Pearl Street Assemblage

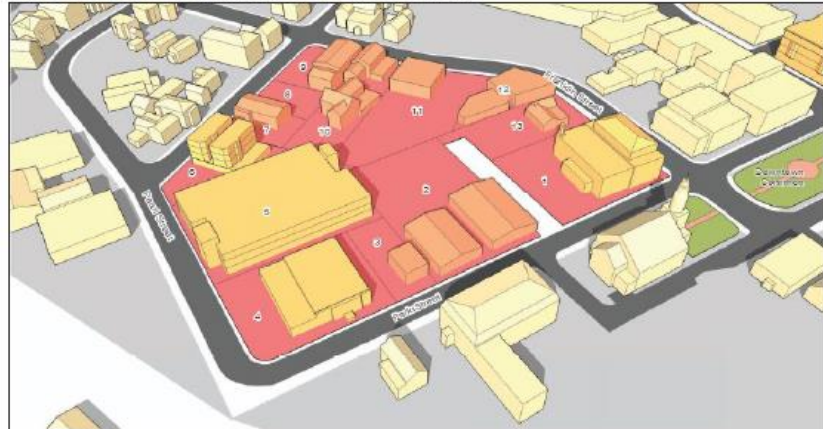


Figure 7: Redevelopment Scenario on the Pearl Street Assemblage



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### Framingham Patch

Tuesday, October 3rd, 2017

Politics & Government

## Officials: \$56M Invested in Downtown Framingham

It's from a combination of public and private sources, officials said.

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

[0](#)

266 Waverly Street near Framingham Station, Framingham MA



75 Concord Street near Framingham Station, Framingham MA



#ZeroTo101



# Land Use Department

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