Presentation will cover:
• What is transit oriented development (TOD)?
• What are the benefits of TOD?
• Characteristics of the Corridor
The role of TOD in the region
What is transit oriented development?

A type of development that includes a mixture of housing, office, retail, and other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.

- *Reconnecting America*
Focus areas for Melrose

Half-Mile Area

Study Area
What are the benefits of TOD?

- Decreased transportation costs
- Increased access to jobs and economic opportunity
- Reduced driving results in less congestion and environmental benefits
- Added value to the neighborhood from new development
- Increased transit ridership and revenue for the MBTA
TOD and Melrose

T – availability, quality, and use of transit

O – demographic make-up of the area

D – characteristics of development in the area
The T – Transit
What improvements could be made to create better access to transit?

**Commute Modes:**
- Drive Alone - 77%
- Transit - 16%
- Walk/Bike - 3%

**Station Access by Mode - Cedar Park and Highlands**
- Walk: 69%
- Drive/Park: 29%
- Drop-off: 2%
- Bicycle: 1%

**Average Weekday Inbound Boardings by Station by Year**

- **Cedar Park**
- **Highlands**

**Year**
- 2003
- 2004
- 2005
- 2006
- 2007
- 2008
- 2009

**Boardings**
- 0
- 50
- 100
- 150
- 200
- 250
- 300
- 350
- 400
The O – Oriented to the People

Who makes up core transit users?

Transit Dependent
14% of households don’t have access to a vehicle

Renters
43% of all housing units are renter occupied

Lower-Income Households
23% of households make less than $25,000 per year. 39% make less than $50,000 per year.

Diverse Populations
More likely to use public transit. (Simpson Diversity Index Rating .20 for the station area)

The Dukakis Center for Urban and Regional Policy has found statistically significant correlations between these five demographic characteristics and lower vehicle use.
The Development Characteristics
How can new development add to the vibrancy of the Corridor?

Walkability (WalkScore®)
Cedar Park (82 out of 100)
Highlands (68 out of 100)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Total Population 2000</th>
<th>Total Population 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 19</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20-24</td>
<td></td>
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<td>25-34</td>
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<tr>
<td>65+</td>
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</tbody>
</table>

Potential Housing Needs

Melrose: Total Population by Age

![Bar chart showing population by age group and year]
Group Discussions

• 60 minutes to cover four questions

• Each group has a facilitator to guide the discussion

• Need one volunteer note taker and one volunteer to report out

• Report out will consist of one theme or big idea that came from your group’s discussion
Discussion Questions

1. What do you value most about this Corridor and the adjacent neighborhoods?

2. Given the housing needs of the community, where are the best opportunities for adding housing along the Corridor?

3. What types of businesses could be supported through improved access by walking, biking and transit in and around the Corridor?

4. What improvements could be made to better connect the surrounding neighborhoods to the Corridor and the Downtown?
Meeting Evaluation
THANK YOU FOR YOUR PARTICIPATION!

NEXT MEETING: SUMMER 2013, STAY TUNED!

Additional information can be found at: www.mapc.org/melrosetod