



LOCAL IMPLEMENTATION



Implemented on Cape Cod

OVERVIEW

Transit-oriented development creates compact, walkable, pedestrian-friendly, and mixed-use communities centered around transit nodes. Transit-oriented developments can be low to high density, match the existing scale of development, and can include new construction and redevelopment. The mix of uses can include residential and commercial. Transit-oriented development can allow for more affordable housing options by providing smaller units and housing in locations where a car (and associated expenses) is not needed or used less frequently. Fostering transit-oriented development is commonly done through associated zoning bylaws, which would require Town Meeting/ Town Council approval.

CHALLENGES ADDRESSED



Not Allowed to Build Multi-family Housing



Too Expensive to Build New Housing



Too Expensive to Secure or Maintain Housing



Hard to Find Year-round Housing

POTENTIAL BENEFITS & CONSIDERATIONS

- With convenient access to public transportation and greater walkability, transit-oriented development can reduce dependence on cars
- Can help reduce greenhouse gas emissions by promoting the use of public transit, biking, or walking
- New infrastructure may be needed to support the increased development
- Local and regional trends in transit use must be considered when developing the mix of uses
- Successful adoption of a denser, transit-oriented district may require significant community engagement to garner support

RESOURCES

Growing Station Areas: The Variety and Potential of Transit-Oriented Development in Metro Boston - Describes and evaluates a station area typology for the region while estimating the potential that TOD would bring to each context.

Transit Oriented Development Institute - The Institute is the leading national planning organization working to promote and accelerate the roll-out of walkable, mixed-use, sustainable communities around rail stations.

CASE STUDY: DOWNTOWN ATTLEBORO TRANSIT-ORIENTED DEVELOPMENT DISTRICT & PLAN (2022)

Downtown Attleboro created a new transit-oriented zoning district to allow for a mix of residential units and businesses all within walking distance of major modes of transportation. The zoning has already decreased vacancy rates, created a new public space, improved industrial and dilapidated areas, and produced the downtown's first mixed-use property.

More information is available [here](#).

Image: <https://www.stantec.com/en/projects/united-states-projects/c/city-attleboro-transit-oriented-development-vision>

