

Municipality: NEWTON

Community Type: Inner Core

Station Type: Neighborhood Subway

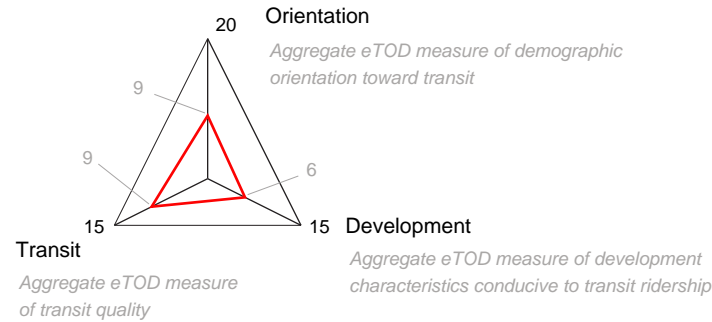
Community Subtype:

Streetcar Suburbs

Equitable Transit Oriented Development (eTOD) Rating System

eTOD Group: Transit-Related

Expression of the suitability of the station area for high performing, equitable TOD



Transportation Performance

Vehicle Miles Traveled (VMT): 19.67

Vehicle Miles Traveled per Household

GHG Emissions-Transportation: 9.60

Kilograms of CO2 equivalent, per household, passenger vehicles

Vehicle Ownership: 0.80

Number of registered vehicles per household

Transit Share of Commuting miles: 6.2%

Percentage of total resident commuting miles for which transit was used

Transit Commuter Share: 26.0%

Percent of resident commuters using transit

Demographics

Number of Households: 1,862

Number of households in 2010

Household Median Income: \$94,106

Estimated median annual household income, 2008 - 2012

Renter Households: 54%

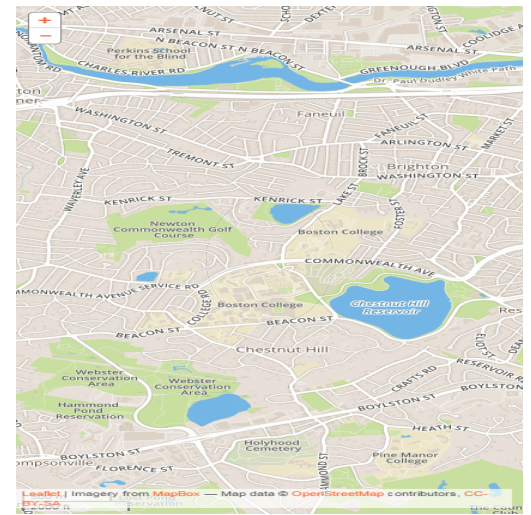
Renter households as a share of total occupied housing units

Zero-Car Households: 16%

Percentage of households in station area reporting zero vehicles available

Adult College Graduates: 76%

Share of adult population with a four-year college degree or higher



Development Context

Floor Area Ratio (FAR): 0.36

Total gross floor area divided by total land area in fee parcels

Surface Parking (acre): 31.7

Acres of surface parking within the station area

Development Intensity: 9,859

Sum of population and employment in the station area (2010 & 2011)

Development Mix: 0.07

Employment share of total Development Intensity

Net Residential Density: 12.5

Housing units per acre of residential land use

Net Employment Density: 3.5

Estimated employment per acre of developed land use

Walk Score®: 57.6

Rating of walkability on a 100-point scale

Residential Pipeline: 1,142

Estimated housing units in projects under construction or planned

Commercial Pipeline: 375

Anticipated employment in projects under construction or planned

Economics

Employment: 674

Total employment in the station area, 2011

Tax Revenue: \$5,490,208

Estimated municipal property tax revenue from parcels in the station area

Number of Establishments: 81

Number of businesses, public agencies, non-profits, and other employers

Assessed Value: \$1,754,936,937

Total assessed value of land and improvements in station area