

Appendix P

TOD Analysis Data

- P.1 Parcel/Area Key Map
- P.2 Parcel/Area Evaluation Tables
- P.3 Parcel/Area Evaluation Ranking

Appendix P.1

Parcel/Area Key Map



Parcel/Area Key Map (Source: The RBA Group)

Appendix P.2

Parcel/Area Evaluation Tables

Parcel/Area Evaluation Tables

TOD Potential "Score Card"

Each area from the key map is scored on the following questions. Descriptions of what is required to score the various points can be found in the body of the report.

		Criteria Weight	Area A		Area B	
			Score	Score Weight	Score	Score Weight
Zoning	Is the existing zoning amenable to medium density mixed use development?	1	3	3	2	2
Parcel Stats	Is the parcel(s) large enough to support medium density mixed use development?	2	3	6	0	0
	Is the parcel(s) on the water front?	1	1	1	2	2
	Is the parcel(s) in a flood plain?	1	3	3	3	3
	Is the parcel(s) ground contaminated?	1	3	3	3	3
Connectivity	What is the quality of transit options?	2	2	4	2	4
	Is there opportunity to connect circulation elements to adjacent parcel(s)?	1	3	3	3	3
Development Potential	How under developed are the current parcel(s)?	2	3	6	1	2
	Is the current development medium density mixed use?	2	3	6	2	4
	What is the estimated age of the current development on the parcel(s)?	2	3	6	2	4
	Are there economic reasons for re-development of the parcel(s)?	2	3	6	0	0
Total Score			47		27	

Area C		Area D		Area E		Area F		Area G		Area H		Area I		Area J	
Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight
0	0	2	2	0	0	1	1	0	0	2	2	2	2	0	0
3	6	1	2	3	6	2	4	0	0	1	2	2	4	3	6
3	3	2	2	3	3	3	3	2	2	3	3	3	3	3	3
3	3	3	3	3	3	1	1	3	3	1	1	1	1	0	0
3	3	3	3	3	3	3	3	3	3	3	3	3	3	0	0
1	2	1	2	2	4	2	4	3	6	1	2	2	4	3	6
0	0	1	1	0	0	0	0	3	3	0	0	0	0	3	3
0	0	0	0	1	2	0	0	1	2	0	0	0	0	0	0
0	0	0	0	2	4	1	2	2	4	3	6	0	0	0	0
0	0	1	2	1	2	0	0	1	2	0	0	1	2	0	0
0	0	1	2	0	0	0	0	0	0	0	0	1	2	0	0
17		19		27		18		25		19		21		18	



Area K		Area L		Area M		Area N		Area O		Area P		Area Q		Area R	
Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight
2	2	2	2	2	2	3	3	2	2	2	2	0	0	2	2
2	4	1	2	2	4	2	4	2	4	2	4	2	4	2	4
3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2
0	0	0	0	0	0	0	0	0	0	0	0	3	3	3	3
3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
3	6	3	6	3	6	3	6	2	4	2	4	2	4	2	4
1	1	3	3	3	3	1	1	1	1	1	1	3	3	1	1
0	0	3	6	0	0	1	2	0	0	0	0	1	2	0	0
1	2	3	6	1	2	0	0	1	2	1	2	1	2	2	4
1	2	0	0	1	2	0	0	1	2	1	2	1	2	0	0
1	2	2	4	1	2	1	2	1	2	1	2	1	2	0	0
25		35		27		24		23		23		27		23	

Area S		Area T		Area U		Area V		Area W		Area X		Area Y	
Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight
1	1	2	2	1	1	1	1	1	1	1	1	1	1
3	6	2	4	2	4	2	4	2	4	1	2	1	2
3	3	2	2	2	2	3	3	3	3	2	2	3	3
0	0	3	3	1	1	0	0	0	0	2	2	0	0
3	3	3	3	0	0	0	0	3	3	3	3	3	3
2	4	2	4	2	4	1	2	2	4	1	2	1	2
2	2	1	1	0	0	1	1	0	0	0	0	2	2
3	6	1	2	3	6	3	6	2	4	2	4	3	6
2	4	1	2	2	4	2	4	2	4	2	4	3	6
3	6	0	0	1	2	1	2	2	4	3	6	2	4
2	4	1	2	1	2	1	2	2	4	3	6	2	4
39		25		26		25		31		32		33	



Area Z		Area AA		Area AB		Area AC		Area AD		Area AE		Area AF	
Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight
1	1	1	1	2	2	3	3	2	2	1	1	2	2
3	6	1	2	3	6	1	2	3	6	3	6	1	2
3	3	2	2	3	3	2	2	3	3	3	3	3	3
0	0	3	3	0	0	3	3	0	0	0	0	0	0
3	3	3	3	3	3	3	3	2	2	3	3	3	3
2	4	2	4	1	2	1	2	2	4	1	2	1	2
2	2	0	0	1	1	0	0	3	3	3	3	0	0
3	6	3	6	0	0	1	2	0	0	3	6	0	0
2	4	2	4	1	2	2	4	1	2	2	4	1	2
3	6	3	6	0	0	3	6	0	0	1	2	0	0
2	4	1	2	1	2	0	0	1	2	2	4	1	2
39		33		21		27		24		34		16	

Area AG		Area AH		Area AI		Area AJ		Area AK		Area AL		Area AM	
Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight	Score	Score Weight
3	3	3	3	0	0	1	1	1	1	1	1	1	1
1	2	3	6	1	2	1	2	2	4	1	2	3	6
2	2	3	3	2	2	2	2	0	0	3	3	3	3
0	0	0	0	3	3	0	0	0	0	0	0	0	0
3	3	3	3	3	3	1	1	0	0	1	1	3	3
1	2	2	4	1	2	1	2	1	2	1	2	2	4
1	1	3	3	0	0	1	1	2	2	3	3	1	1
0	0	0	0	1	2	3	6	3	6	0	0	3	6
1	2	0	0	2	4	2	4	3	6	1	2	3	6
1	2	0	0	3	6	3	6	3	6	1	2	3	6
1	2	1	2	1	2	3	6	3	6	1	2	3	6
19		24		26		31		33		18		42	



Appendix P.3

Parcel/Area Evaluation Ranking

Parcel/Area Evaluation Ranking: Ranking of TOD Potential

Priority	Rank	Project	Score
High	1	Area A	47
	2	Area AM	42
	3	Area S	39
	4	Area Z	39
	5	Area L	34
	6	Area AE	34
Moderate	7	Area Y	33
	8	Area AA	33
	9	Area AK	33
	10	Area X	32
	11	Area W	31
	12	Area AJ	31
Low	13	Area B	27
	14	Area E	27
	15	Area M	27
	16	Area Q	27
	17	Area AC	27
	18	Area U	26
	19	Area AI	26
	20	Area G	25
	21	Area K	25
	22	Area T	25
	23	Area V	25
Poor	24	Area N	24
	25	Area AD	24
	26	Area AH	24
	27	Area O	23
	28	Area P	23
	29	Area R	23
	30	Area I	21
	31	Area AB	21
	32	Area D	19
	33	Area H	19
	34	Area AG	19
	35	Area F	18
	36	Area J	18
	37	Area AL	18
	38	Area C	17
	39	Area AF	16

