

# Transit-Oriented District Station Area Planning

Presented to:

The City of Austin  
City Council

May 25, 2006



Presented by:

Parsons Brinckerhoff



## Presentation Outline

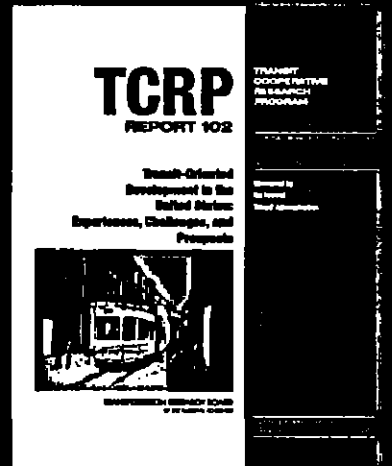
- What is TOD?
- The PB Team
- Station Area Planning/  
Visioning Process
- Sample Projects



## Scope of TOD

### PB Found a Rich Mix of TOD in America

- Over 100 Built TODs
- Over 100 Built Joint Development Projects
- Vast Majority Around Rail
- Bus TOD More Concept Than Reality



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What Is TOD?

## Development Around Transit

### Two Types of Projects:

- Transit-Oriented Development (TOD)
  - Area w/in a 5-Minute Walk
  - Transit Villages / Town Centers / Urban Infill / Greenfield
- Joint Development
  - On Publicly Owned land
  - Primarily with Rail Systems



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What Is TOD?

## TOD or TAD?

### *Transit-Oriented Development* or *Transit Adjacent Development*

- Majority of Development at Major Transit Stops in America are Not TODs
- Not Enough to Be Next to Transit
- Must be Shaped by Transit

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What is TOD?

## Threads of Common Consensus

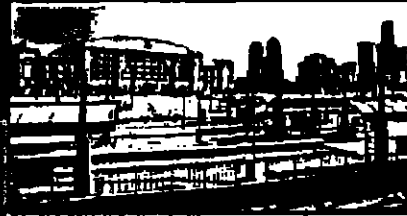
- Define a Distinct Regional Identity
- Create a Unique Natural Setting
- Attract New Jobs and Residents
- Create Live/Work Options Near Transit
- Accommodate Changing Lifestyles
- Inspire Architectural Quality
- Emphasize Quality, Compact Development
- Build Local Ownership and Involvement

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What is TOD?

## Tom Ryden *Project Manager*

- Direct Transit Agency Experience (DART)
- Developed Station Location & TOD Plans for 30 Stations
- Managed Station Efforts through Implementation
- Collaborated with Neighborhoods, Elected Officials and Developers

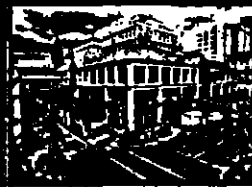


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The PB Team

## GB Arrington *Project Principal*

- PB's Global TOD Leader
- Experienced at Leading Award Winning TOD Teams
  - Led the Howard Lane Station TOD Assessment for Capital Metro
  - Portland, Oregon: Westside Light Rail
  - Washington, DC: Mayor's Task Force on TOD



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The PB Team

## Paul Morris

### *Urban Development Market Leader*

- 26 Years Experience
- Internationally Recognized Leader in
  - Urban Design,
  - Community Planning, and
  - Sustainable Development
- Emphasis on Environmentally Sustainable and Economically Viable Solutions



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The PB Team

## Alex Garvin

*Alex Garvin & Associates*

- Visioning Expert
- 40 Years of Experience in Urban Planning and Real Estate
- Adjunct Professor of Urban Planning & Management at Yale University
- Award Winning Published Author
  - The American City: What Works, What Doesn't

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## Ron Golem

*Bay Area Economics*

- 20 years of Economic Development Experience
- Involved in Several TOD Projects
- Emphasis on
  - Developing Strategies for Redevelopment
  - Conversion of Public Housing Into Mixed-Income, Mixed-Finance Community
  - Economic Development and Real Estate Advisory
  - Market Assessments

The PB Team

## Local Subconsultants

**Carter Design Associates:** Zoning & Regulatory Plans

**CasaBella Architects:** Urban Design Guidelines & Their Application

**Group Solutions RJW:** Stakeholder Outreach, Facilitation and Interaction

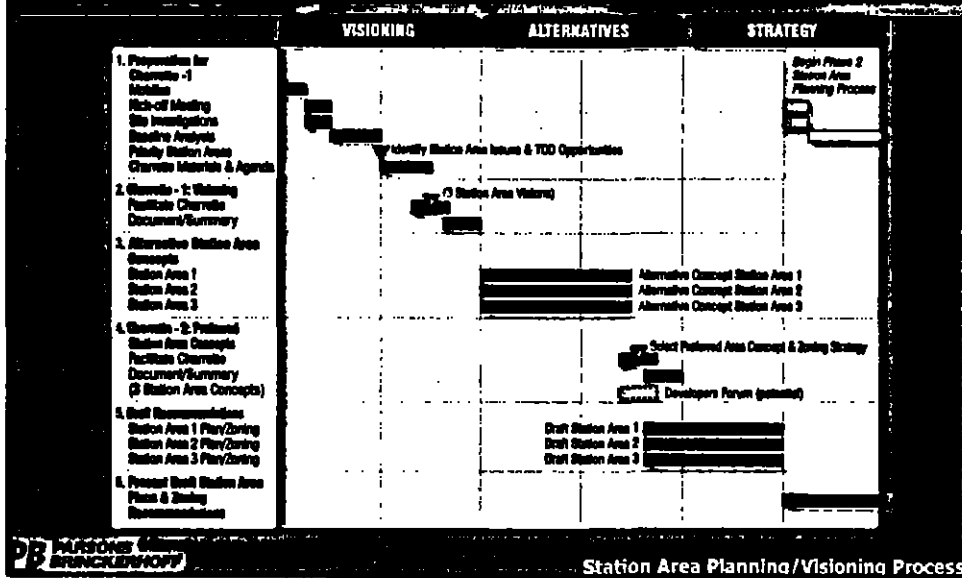
**Raymond Chan & Associates:** Public Works Infrastructure Requirements

**Third Land, Inc.:** Supporting Urban Design through Streetscape & Landscape Concepts

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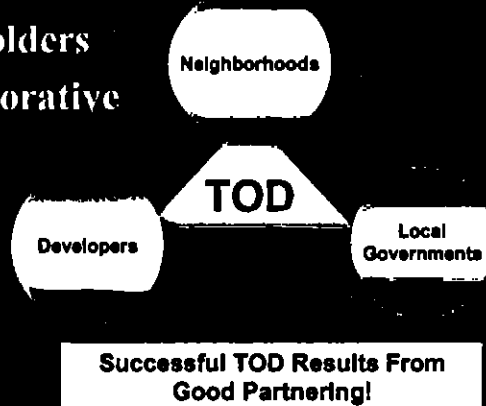
The PB Team

## Focused Work Plan Leads to Implementation



## Successful Visioning Includes:

- Defining a Future Grounded in Reality
- Creating a New Sense of Place
- Centering on Stakeholders
- Establishing a Collaborative and Educational Process
- Focusing on Implementation
- Being Flexible

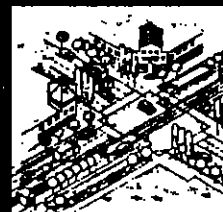


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Station Area Planning/Visioning Process

## Work Plan Focus

- Transit-Friendly Regulations
- Community Ownership
- Environmental Stewardship
- Market Responsive
- Enabling the Public & Private Sector



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Station Area Planning/Visioning Process

## Proven Record of TOD Project Success

- Howard Lane Station, Austin
- West Hyattsville TOD, Maryland
- NW Transit Corridor Land Use Local Financial Plan Study, Chicago
- Twin Creeks TOD Master Plan, Central Point Oregon
- Baltimore State Center
- Orenco Station, Hillsboro, Oregon
- Raleigh-Durham TTA



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Sample Projects

## Proven Record of TOD Project Success

Emphasis of Focus: L=low, M=medium, H=high

EXPECTATION & ISSUES	Austin's Howard Lane	Wash DC's West Hyattsville	Chicago's NW Transit Corridor	Medford's Twin Creeks	Baltimore's State Center Eutaw Dist.	Hillsboro's Orenco Station	Raleigh-Durham's Regional Rail
Financial Strategy	L	H	L	H	H	H	H
Regulatory Plan	L	H	M	H	M	H	L
Market-Driven	None	H	M	H	H	H	H
Community Resistance	L	L	M	H	H	L	L
Non Cookie-Cutter	M	H	H	H	H	M	H
Affordable Housing	L	L	L	L	H	L	M
Implementation	M	H	L	H	H	H	H

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Sample Projects



## PB Provides Leadership in Implementation

### Orengo Station

- Leadership Essential to TOD Implementation
  - Sell the vision
  - Marshal resources
  - Build coalitions
  - Resolve disputes
- Example of a Built TOD



1998 Best Master Planned  
Community in America,  
NAHB



Orengo Station,  
Hillsboro, OR

Sample Projects

## Howard Lane Station Relocation Created Greater Value

- Performing Design Tasks for Cap Metro
- Also Prepared the TOD Concept
- TOD Concept Altered the Station Location
- PB's GB Arrington & Rajiv Batra Led the TOD Effort
- Partnering Opportunity with Cap Metro Commuter Rail Station

Capital Metro's original concept didn't meet project goals



Alternate location increased access and development potential



Sample Projects

## From A Parking Lot to a Community

### West Hyattsville TOD



- WMATA Station
- Development Program
  - 3,100 housing units
  - Main street retail
  - 1m SF commercial
  - 127 acres open space
- Form Based Code
- Revitalized Community

AASHTO Best of the Year 2004  
Smart Growth & Sustainable Transportation



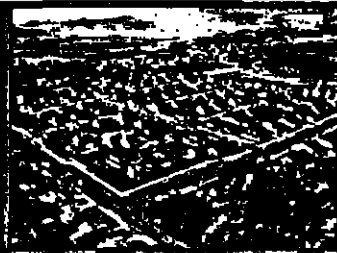
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Sample Projects

## PB Plans for Unique & Sustainable Communities

### Twin Creeks TOD Master Plan

- Focus on Transit, Pedestrian, Bicycle and General Mobility
- Capital Improvement Plan and Development Marketing Strategy



Twin Creeks neighborhood  
under construction

Ahwahnee Award for Excellence in  
Sustainable Community Design, 2001



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Sample Projects