# Transit Oriented Development

### Today

- > Background: Rail Transit
- Locating TOD
- > Characteristics of Successful TODs
- > Public Policy Opportunities, Challenges
- Private Sector Opportunities, Challenges

## Background: Rail Transit

MANA

### Background: Rail Transit

- Rail Transit in North America
- The Honolulu Plan

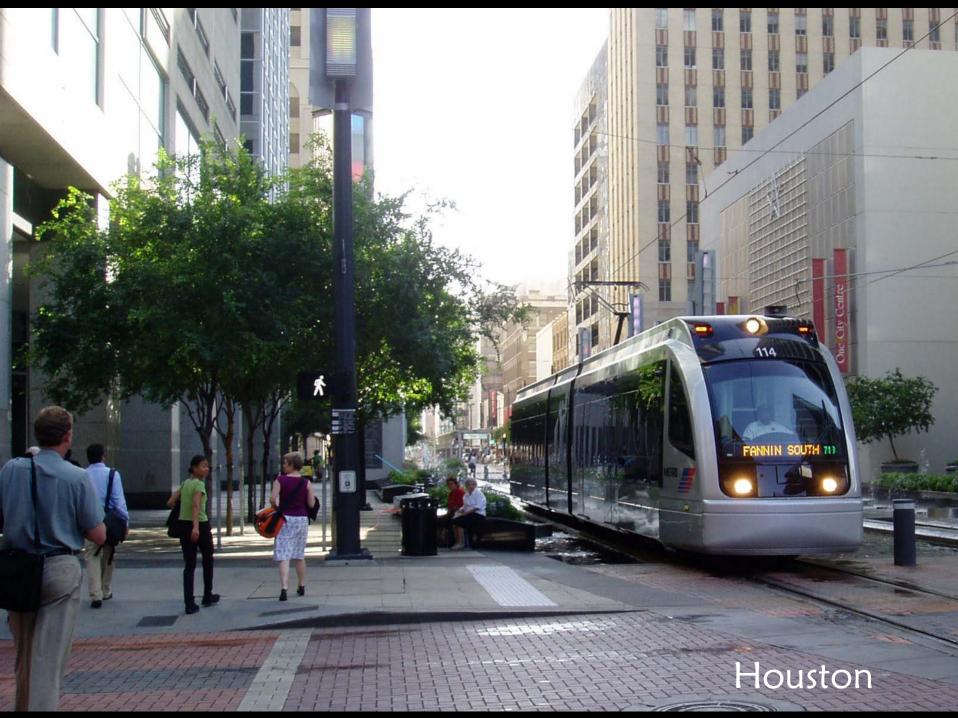
### Rail Transit in North America



San Diego





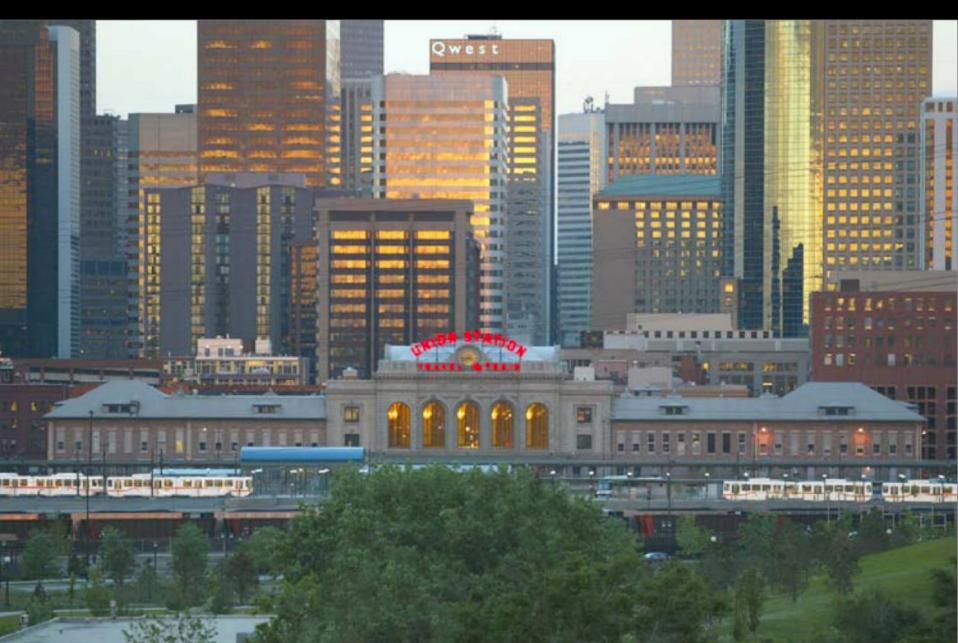




#### New Starts Projects in Preliminary Engineering and Final Design



### Denver FasTracks

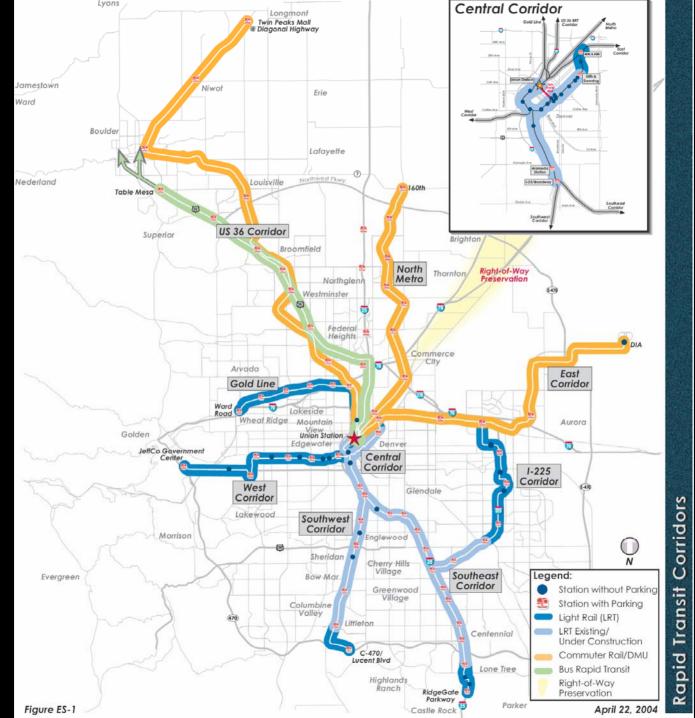


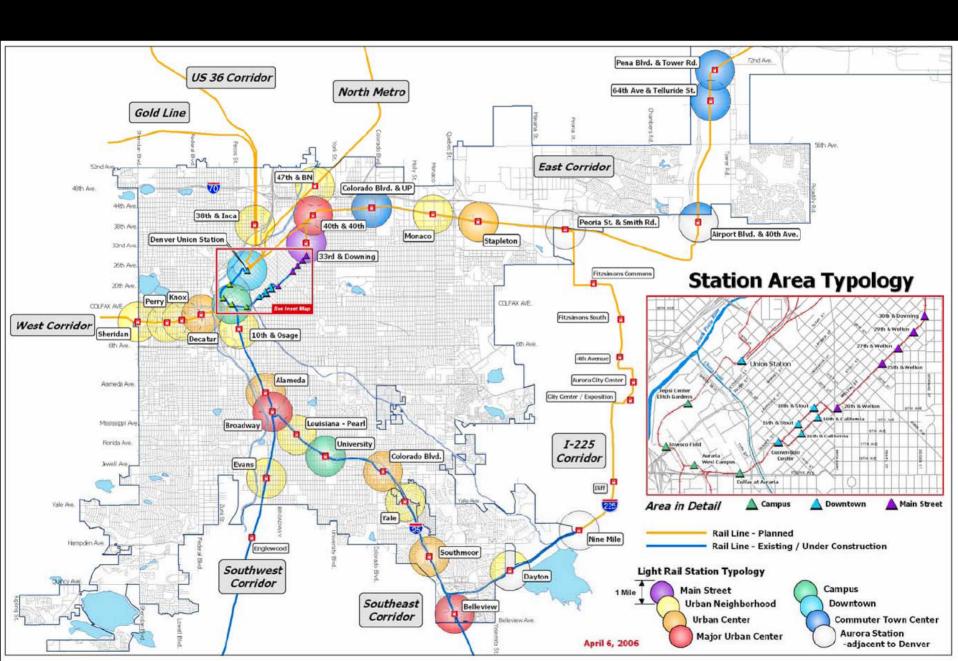










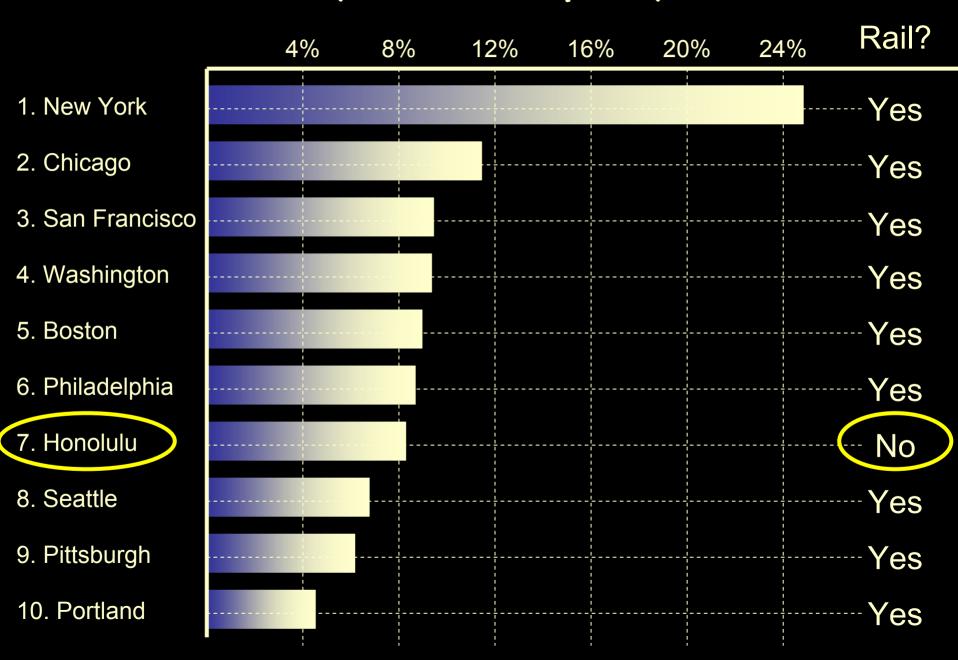




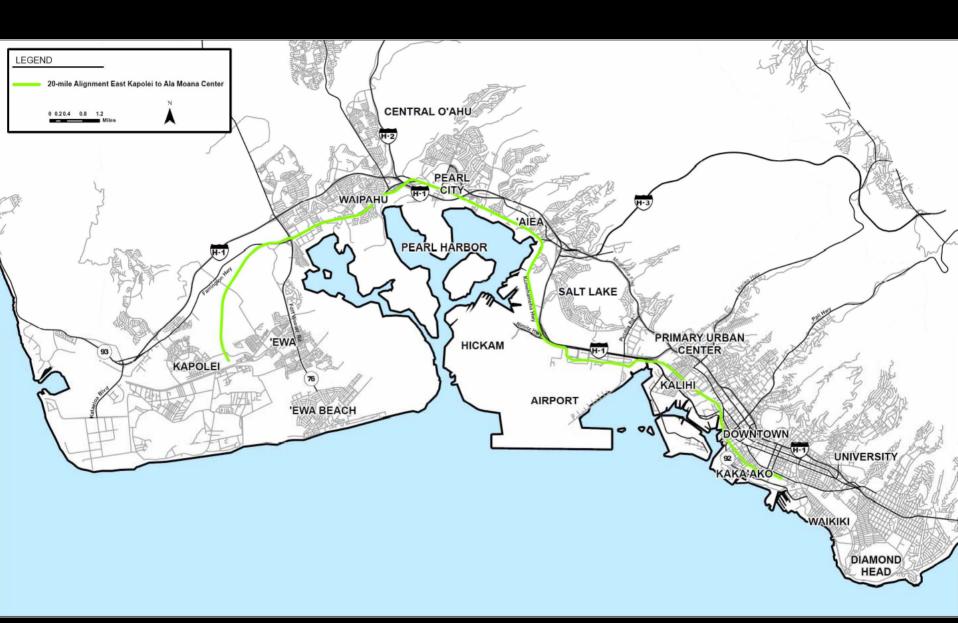
Honolulu ULI - TOD

### The Honolulu Plan

#### % of Daily Work Trips By Transit



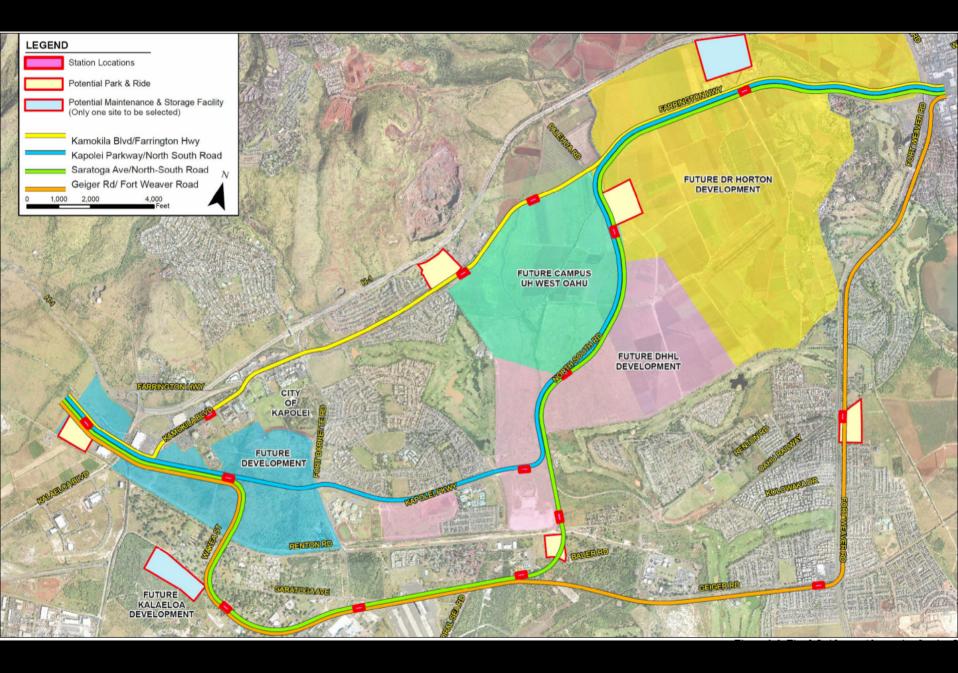




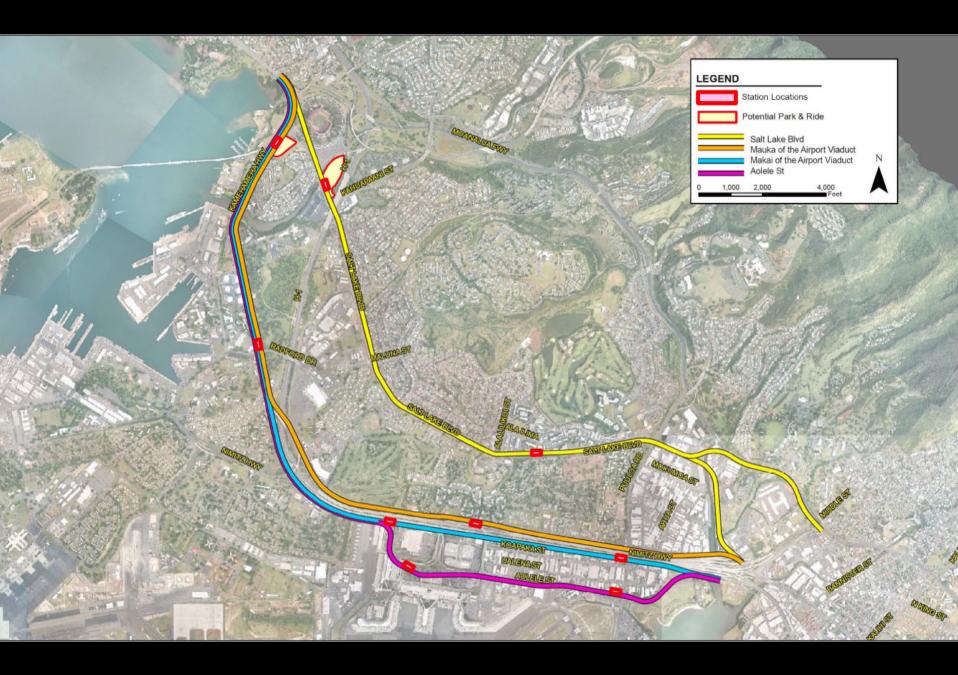


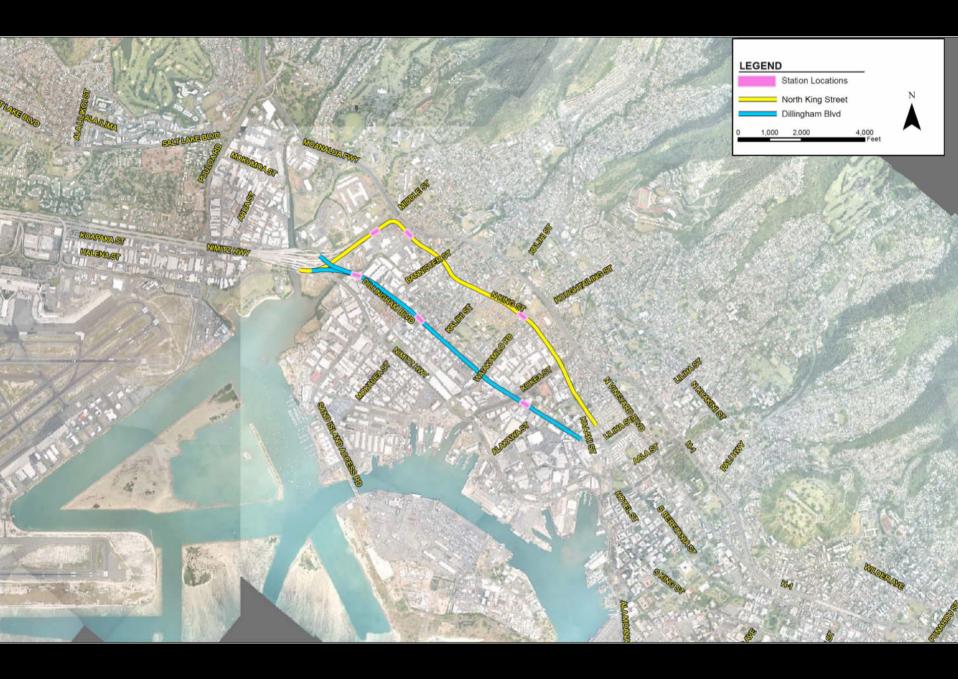


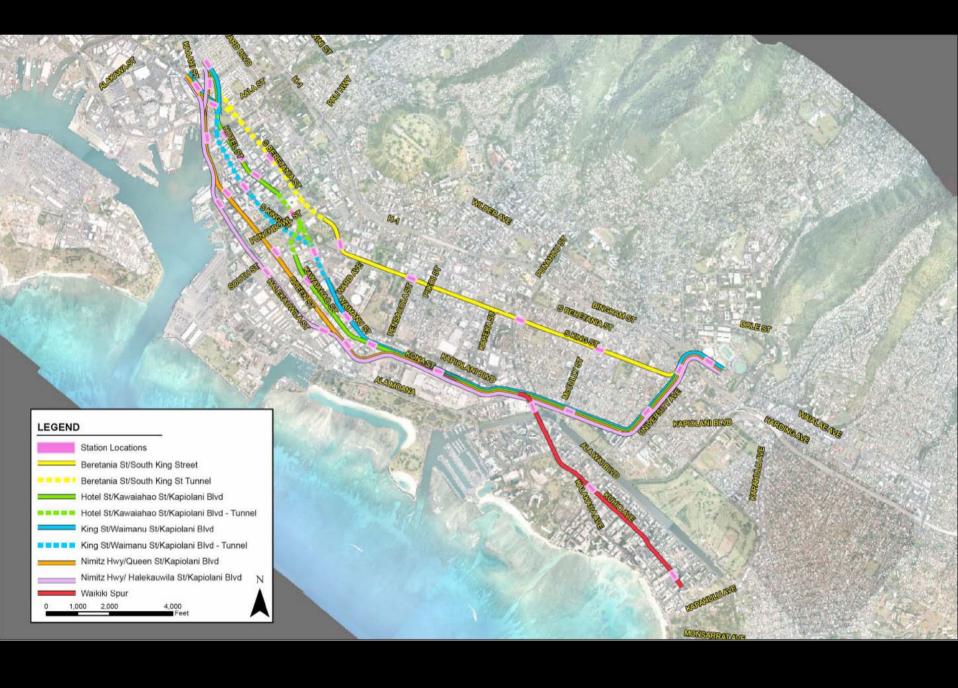


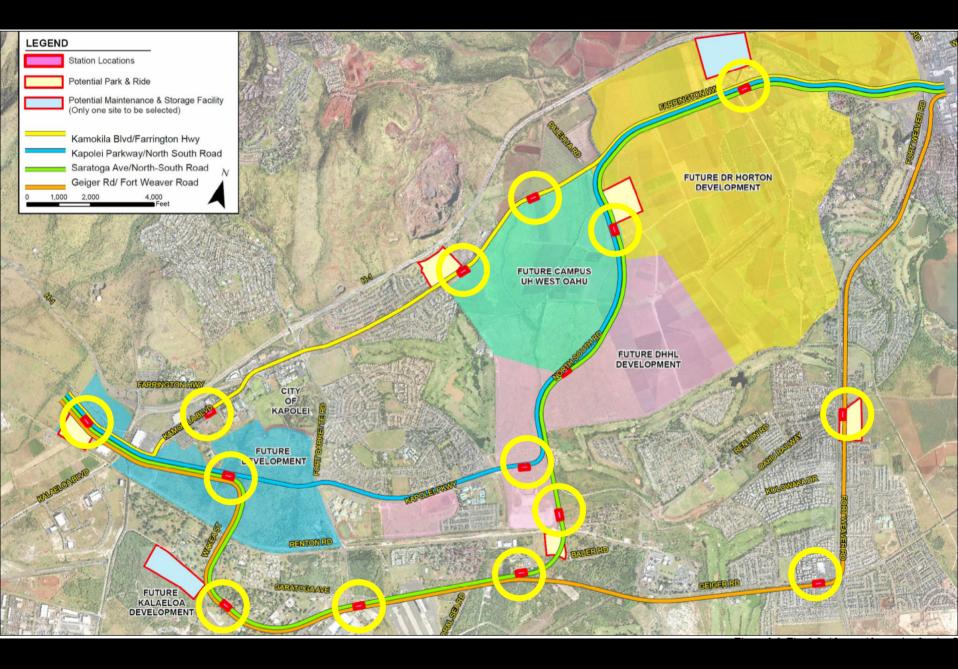


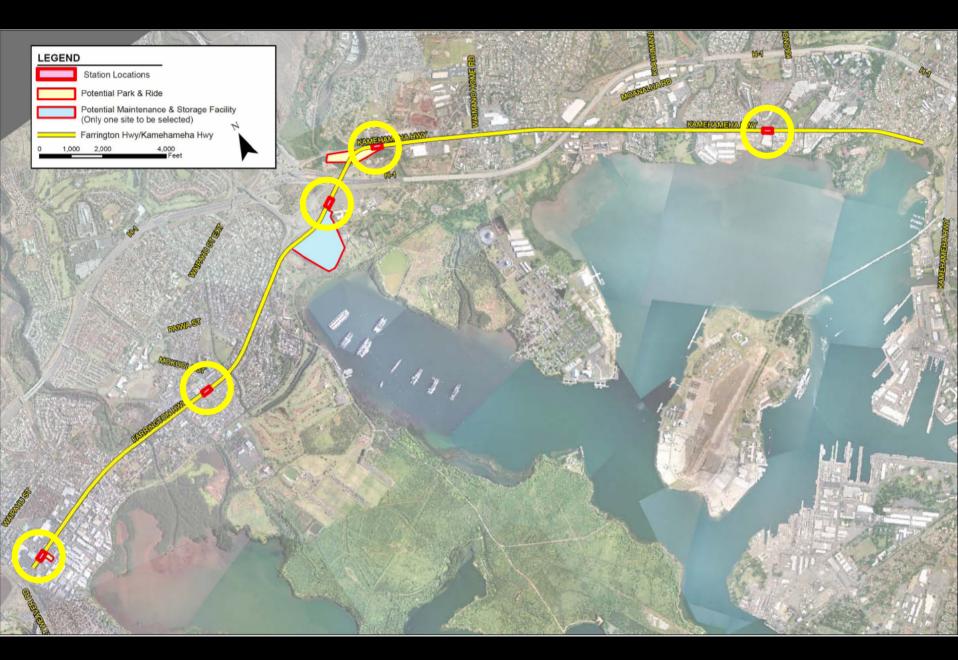


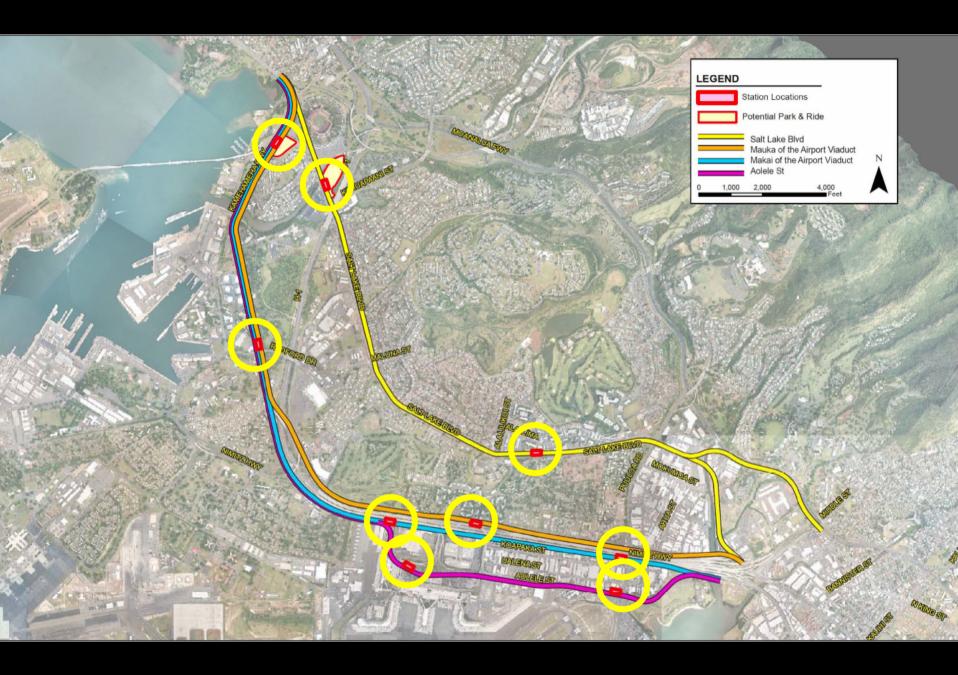


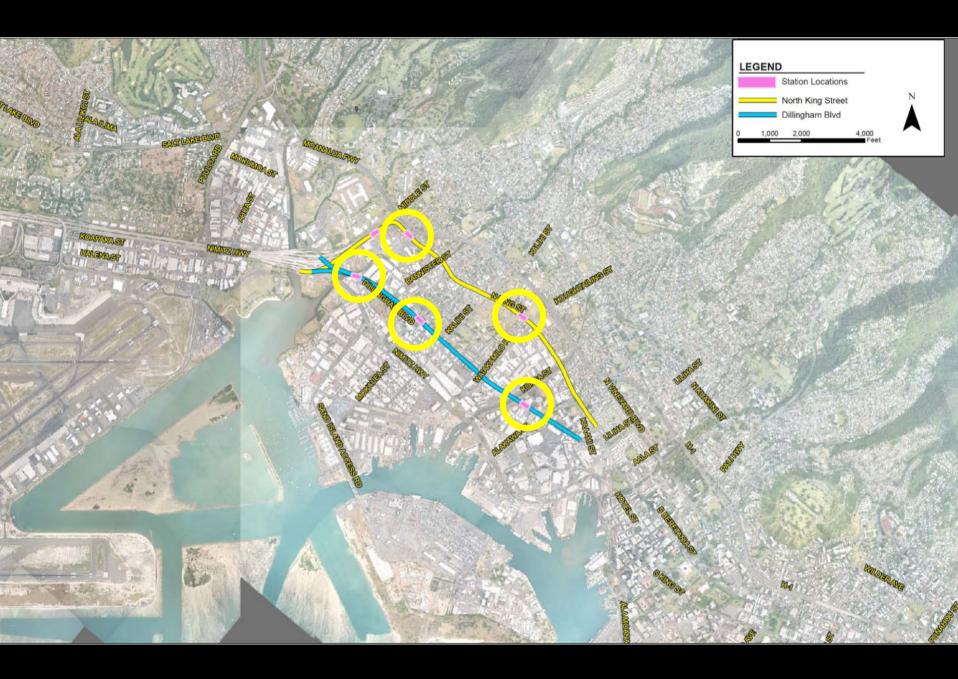














Honolulu ULI - TOD

## Locating TOD

#### Locating TOD

- Where is the station and what is its role in the regional network?
- What is the nature and extent of the transit influence on development around the station?

## Station Typology

- Regional Center (CBD)
- Urban Center
- Urban Neighborhood
- Suburban Center
- Main Street
- Campus/Special Events Station

Charlier Association

#### Land Use Characteristics

- Use Mix
- Intensity of Development
- Floorplate/Footp rint
- Building Orientation
- Parking

#### Transportation Characteristics

- Pedestrian Environment
- Street Design
- Street Network
- Parking
- Bus Transit Integration
- Bicycle Circulation
- Delivery & Service Access
- PARKING POLICY

Charlier Associates, Inc



Grand Central Station, NYC

Embarcadero, SF

#### REGIONAL CENTER

- Central City
- Office, Residential, Retail, Entertainment, Civic
- Walkable Streets
- Transit Hub

Source: Will Fleissig

## Regional Center (CBD)

Land Use Mix	Office, Residential, Entertainment & Civic Uses
Housing	Multifamily
Commerce	Major Regional Office & Shopping
Scale	≥ 15 Stories

Charlier Associates, Inc.

## Regional Center (CBD)

Transportation

Characteristics

- Regional Intermodal Hub
- Multiple Interconnecting Modes
- High Transit Capacity
- Pedestrian Place
- No Park 'n Ride Capacity
- Dense Network Urban Streets

MARINA



Denver, CO



Portland, OR

#### **URBAN CENTER**

- Sub-Regional Destination
- Office, Retail, Residential, Entertainment
- Mid and High Rise Buildings
- Walkable and High Transit Connectivity

Source: Will Fleissig

#### Urban Center

Land Use Mix	Residential, Retail & Office
Housing	Multifamily & Townhome
Commerce	Limited Office (< 250 ksf), ≥ 50 ksf Retail
Scale	5 – 10 Stories

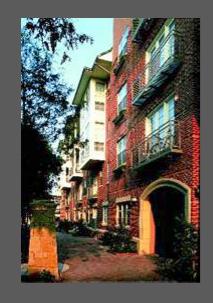
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#### Urban Center

Transportation
Characteristics

- Sub-Regional Transit Hub
- Interconnecting Bus Service
- Pedestrian Supportive Environment or Pedestrian Place
- Limited or No Park 'n Ride Capacity
- Dense Network Urban Streets

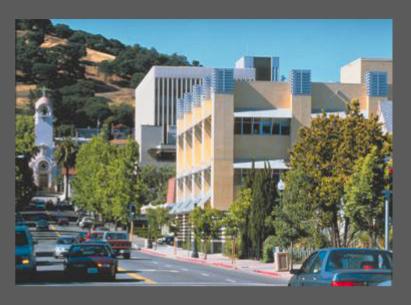
MARINA



Addison Circle, TX



Ohlone-Chenowith, CA



Downtown Hayward, CA

#### SUBURBAN CENTER

- Substantial activity center, with office, retail and residential
- Moderate density and suburban character
- Transit connected, park + ride

Source: Will Fleissig

#### Suburban Center

Land Use Mix	Residential, Office and Retail
Housing	Multifamily, Townhome & Small Lot Single Family
Commerce	Variety of Office and Retail Size and Mix
Scale	3 – 7 Stories

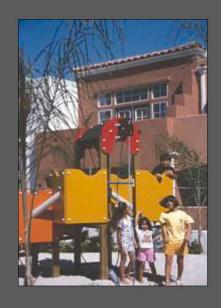
MARINA

#### Suburban Center

Transportation Characteristics

- Emphasis on Drive to Transit
- Interconnecting Bus Service
- Pedestrian Supportive Environment
- Large Park 'n Ride Capacity
- Freeway or Major Arterial Access

MARK







Barrio Logan, San Diego

Rockridge, Oakland

The Crossings, Mtn. View

#### **NEIGHBORHOOD**

- Primarily Residential, with retail and service core
- Mix of Housing Types
- Supports rapid transit, light rail or rapid bus.

Source: Will Fleissig

## Neighborhood

Land Use Mix	Residential & Neighborhood-Serving Retail
Housing	Multifamily, Townhome & Small Lot Single Family
Commerce	Local retail only, total ≥ 50 ksf
Scale	2 – 7 Stories

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#### Neighborhood

Transportation Characteristics

- High % Neighborhood Walk Up
- Some Interconnecting Bus Service
- Pedestrian Supportive Environment
- No Park 'n Ride Capacity
- Connected Street Network

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International Blvd., Oakland, CA

Portland Streetcar

#### MAIN STREET

- Revitalization of Historic Main Streets and Neighborhood Shopping Streets
- Walk access to transit
- Connectivity to Neighborhoods

Source: Will Fleissig

#### Main Street

Land Use Mix	Residential, Neighborhood Retail, Office
Housing	Multifamily
Commerce	Storefront Retail, Office on 2 <sup>nd</sup> Floor & Side Streets
Scale	2 – 5 Stories

MAN

#### Main Street

Transportation Characteristics

- Bus or Streetcar Transit Corridor
- Interconnecting Bus Service
- Pedestrian Supportive Environment or Pedestrian Place
- No Park 'n Ride Capacity
- Connected Street Network



#### CAMPUS/SPECIAL EVENTS CENTER

- Universities, colleges, sports facilities
- Limited residential, office
- Transit connectivity

Source: Will Fleissig

## Campus/Special Events Center

Land Use Mix	University Campus, Regional Sports Facilities, Major Hospital Complex
Housing	Limited Multifamily
Commerce	Limited Office & Retail
Scale	Varies

MASS

## Campus/Special Events Station

Transportation Characteristics

- Interconnecting Bus Service
- Pedestrian Supportive Environment
- Large Park 'n Ride Capacity
- Freeway or Major Arterial Access

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### Locating TOD

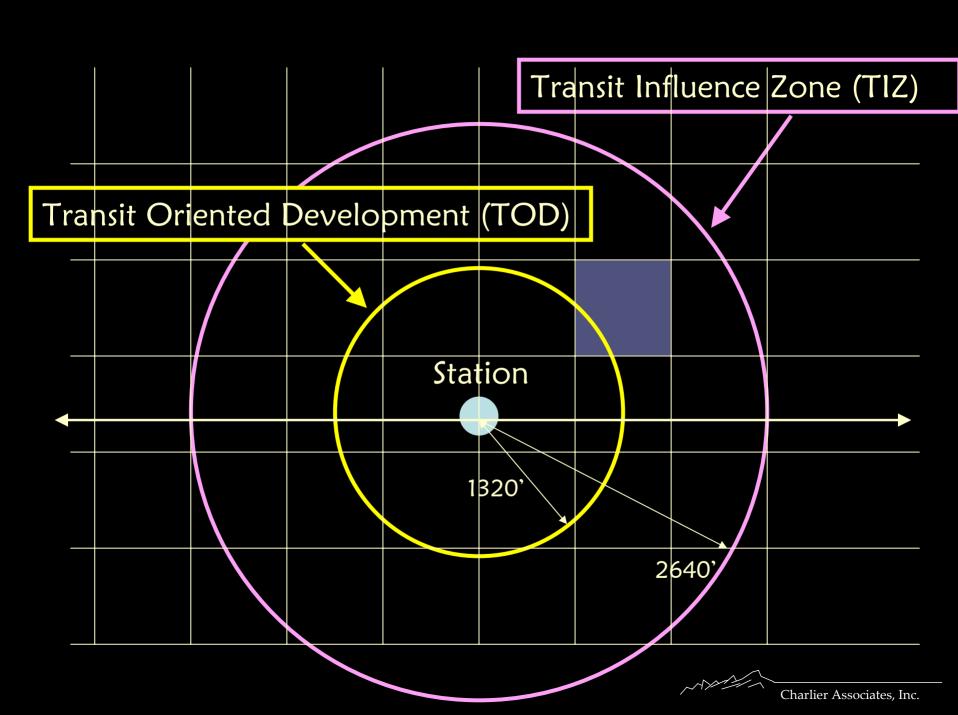
- Where is the station and what is its role in the regional network?
- What is the nature and extent of the transit influence on development around the station?

MASS

#### Locations

> TRANSIT ORIENTED DEVELOPMENT "TOD"

TRANSIT INFLUENCE ZONES
"TIZ"



#### Rail Corridor

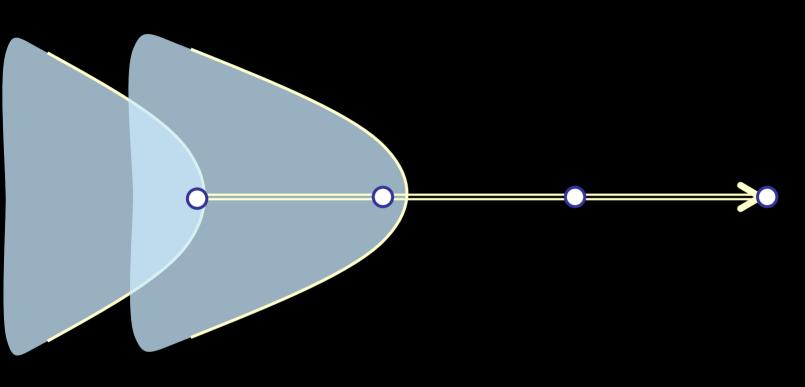
Peak commute direction (toward employment)

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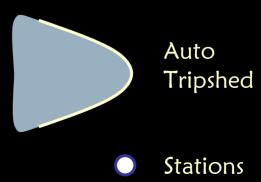
#### Stations on the System



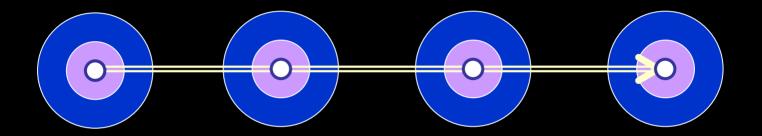
#### Drive-to-Transit Tripshed



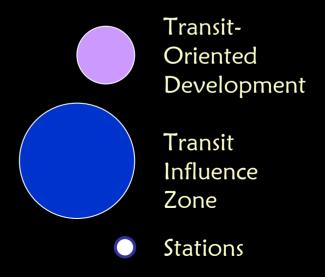
(Actual shape is influenced by street network)



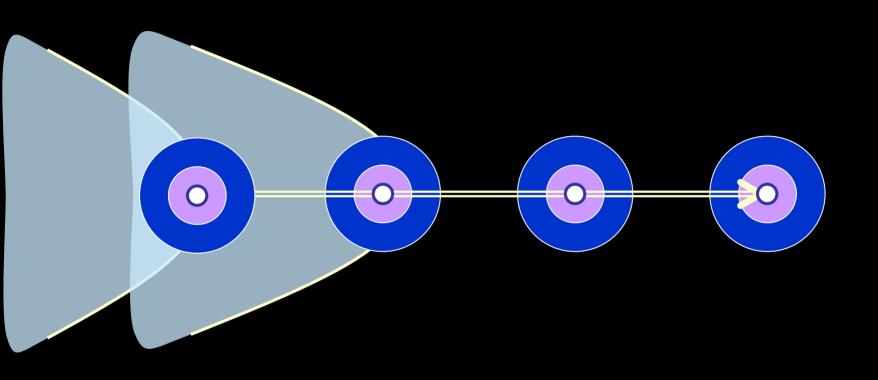
#### Pedestrian Tripshed



(Actual shape is influenced by street network & walking barriers)



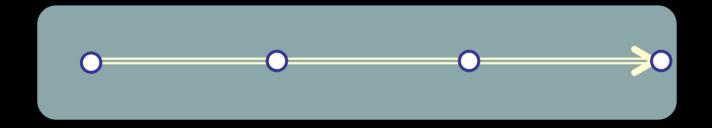
#### Combined Tripsheds



(Actual shapes are influenced by street network and station spacing)



#### Transit Corridor



(High level of intermodal corridor service)



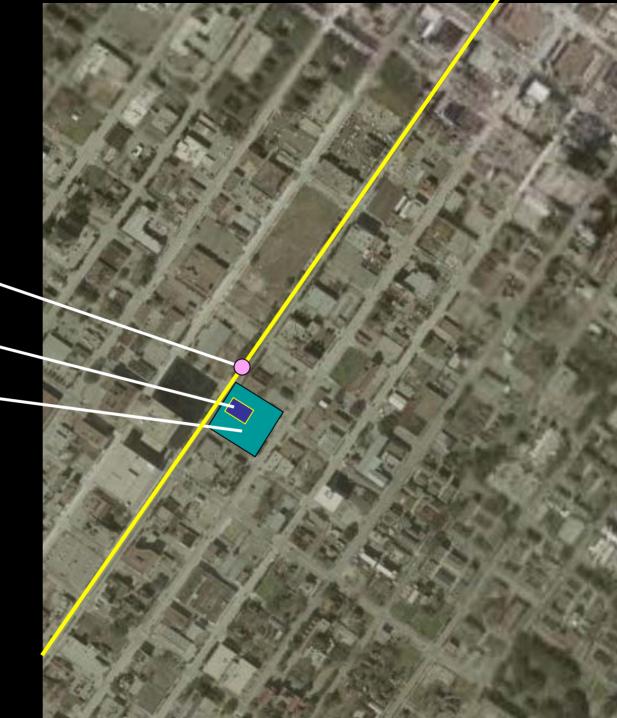
# Characteristics of Successful TODs

#### What is "Successful" TOD?

- Generates increased ridership on transit, leveraging public investment
- Catalyzes private sector investment in housing and job formation
- Provides high quality of urban living
- > Enables affordable living

# TOD Building Blocks

- Station
- Building -
- Block -



## Successful TOD: Stations

- Design and scale appropriate to neighborhood context
- Parking handled strategically, with attention to good urban design
- Porous and accessible to pedestrians
- > Attractive and distinctive
- Reasonable amenity level (passenger support functions)









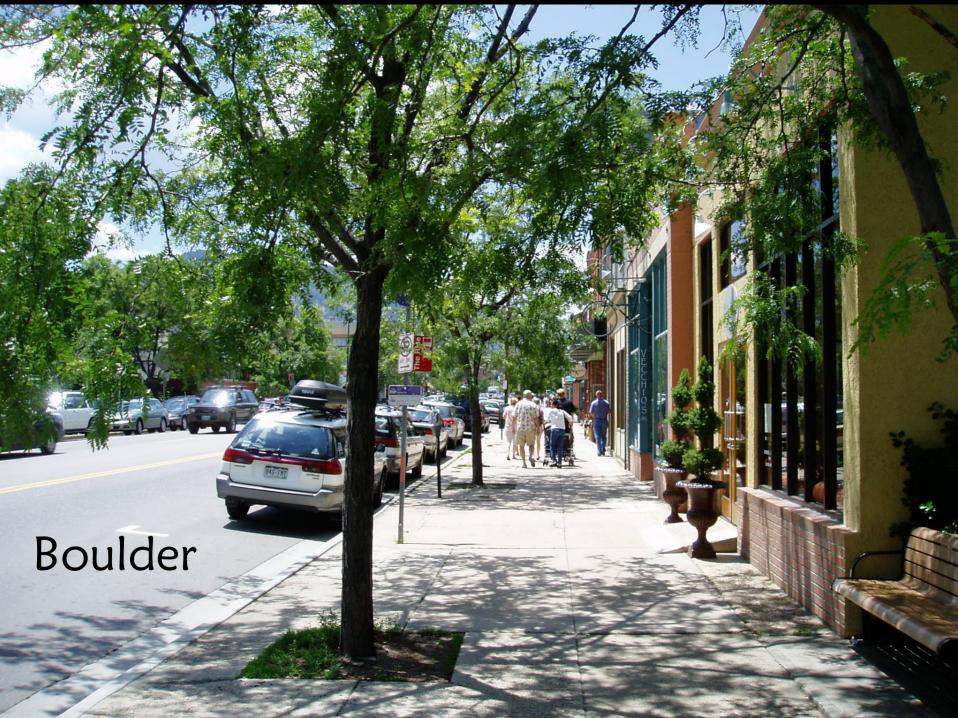


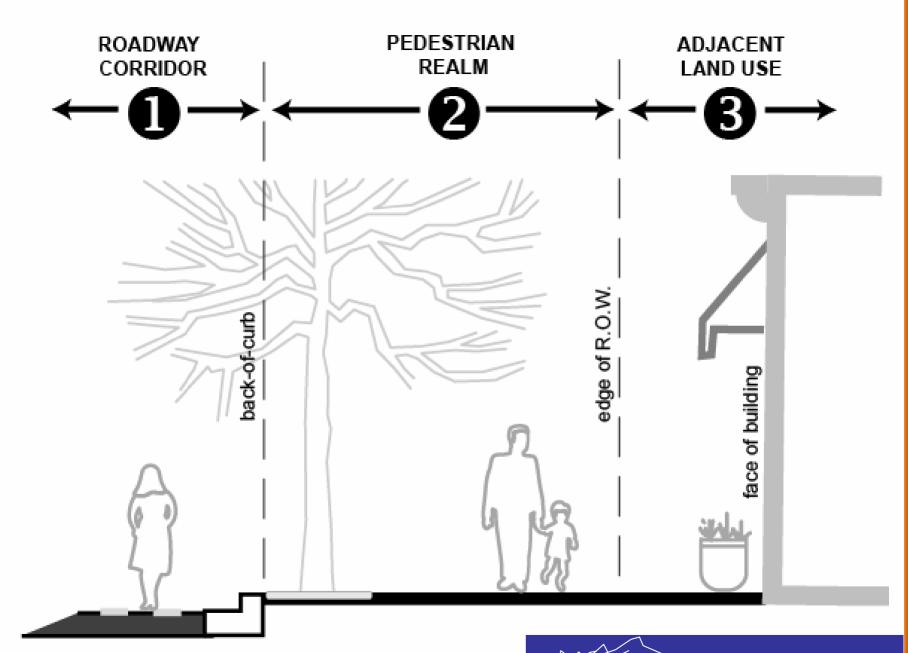
Jacksonville

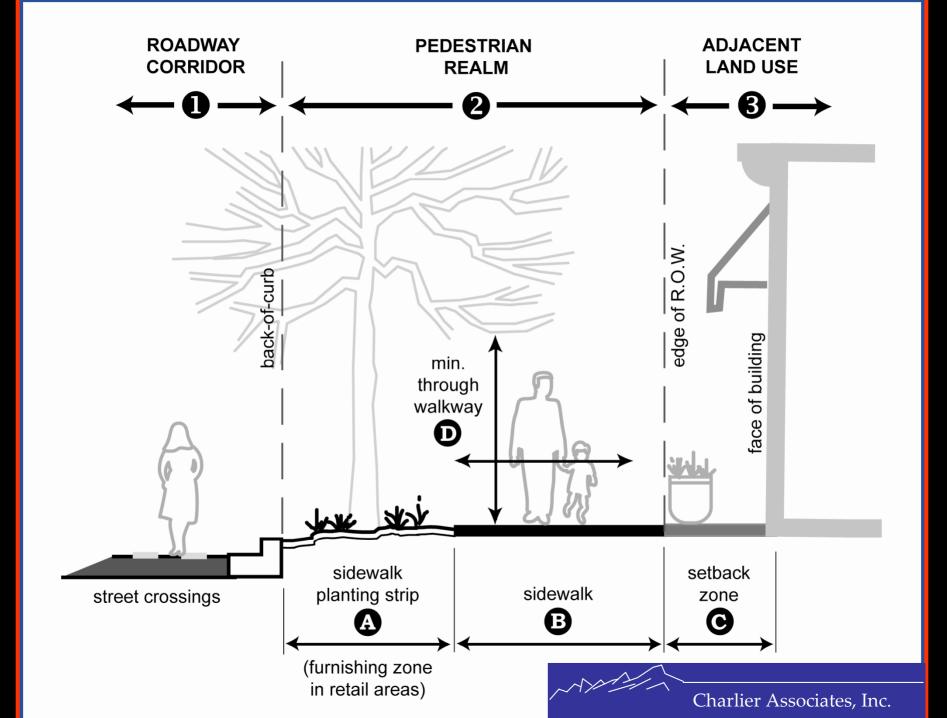
## Successful TOD: Blocks

- Pedestrian supportive streets
- Pedestrian grain connectivity
- > Hide the parking
- Buildings address streets, limit setbacks
- Limited or no driveways

MARINA

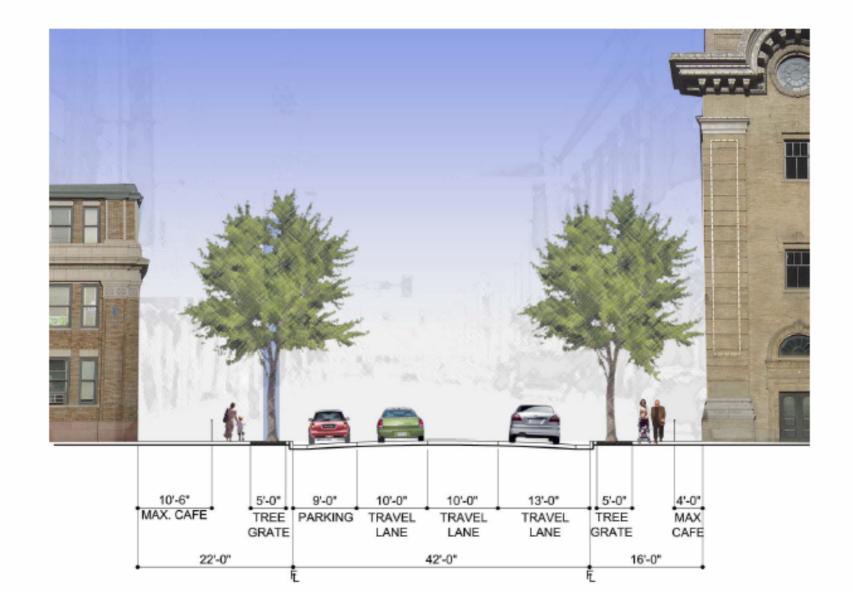




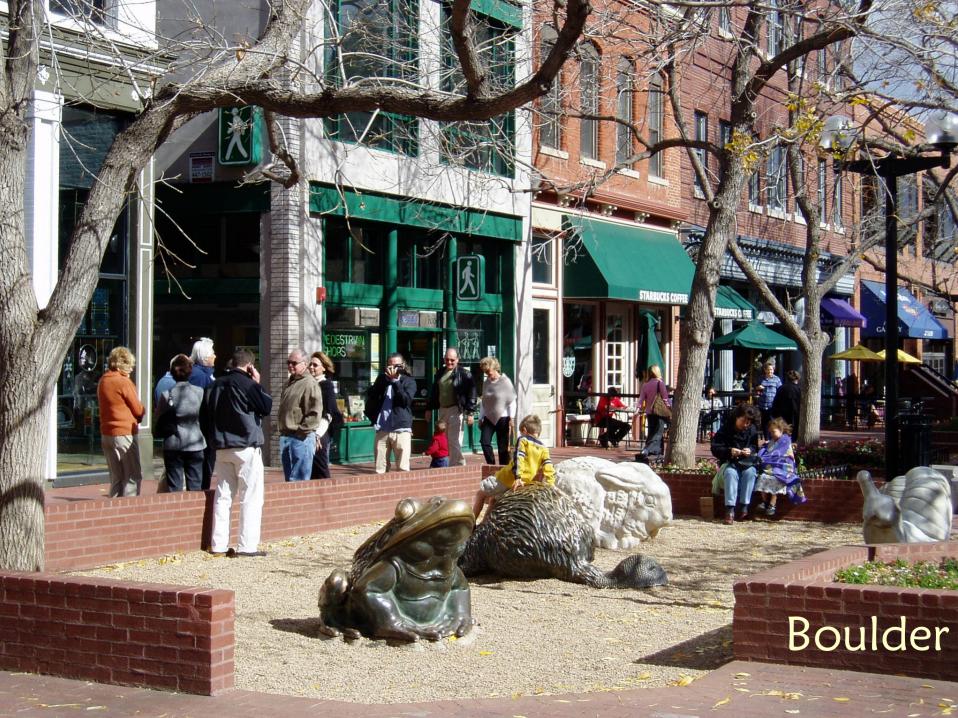




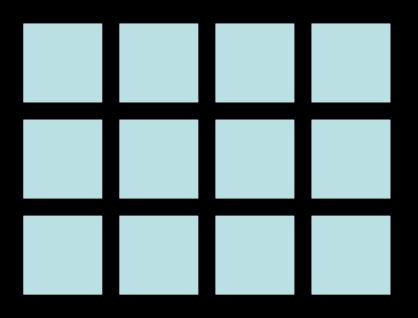
#### Conceptual Plan: Elevation View with Parking





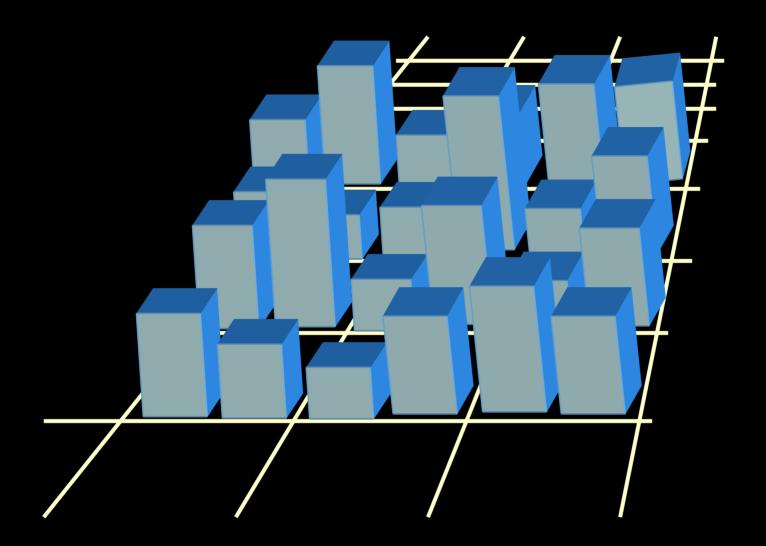


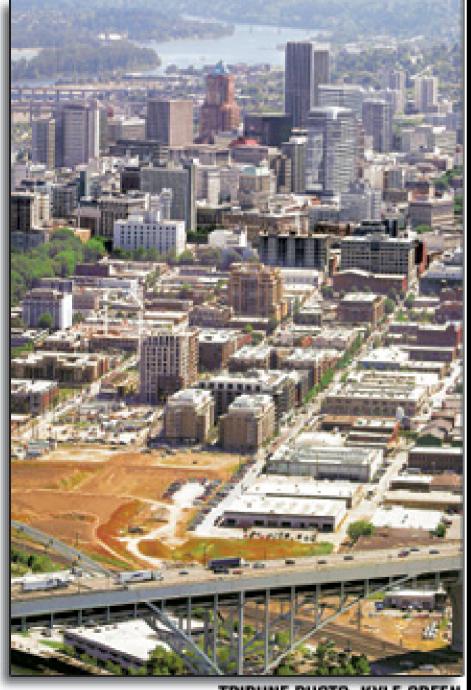
### Pedestrian Networks



The ideal pedestrian "grain" is 250' to 350'

Charlier Associates, Inc.





TRIBUNE PHOTO: KYLE GREE

#### Tribune September 2003 RESTAURANTS 6 Bluehour 250 K.N. 13th Avs. / 226-3394 Guide to Gaffe Allora 504 KW, Kisti Are. / 445-4612 the new (a) Daily Cafe in the Pear 405 1230 N.W. Bujt St. / 241-8800 O Fuller's Coffee Shop 136 K.W. Kith Int. / 222-5688 Giorgio's Restaura Holdein's 524 N.W. 14th Jun. / 916-8099 D Le Bouchen 517 KW, 16th Ivs. / 248-293 Little Wing Cafe 529 N.N. 13th Jps. / 228-318 1 0ba Restaurante 555 N.W. 12th Avs. / 228-6161 Paragon Restauran 1309 N.W. Hoyt St. / 833-5068 1 Park Kitchen 422 N.K. Egith Inc. / 229-7275 Pho Van Bistro 1012 K.W. Ginan St. / 248-2172 Piazza Italia 1729 K.W. Johnson St. / 428-0639 100 Touché Restaurant Baja Fresh Grill 1121 W. Barmide St. / 595-2252 8 Bibo Juice 432 N.W. 11th Are / 226-2955 🚳 Cha Cha Cha Pizza Schmizza 1836 N.W. Ginan St. / 546-8163 Subway 901 K.W. Lenginy St. / 224-5252 Whole Foods Marke WINE & TAVERNS Blue Sky 1221 N.W. Hoyt St. / 225-0210 9 750 ml 222 NN, 725 Av. / 224-1432 Portland Closet Co. 1798 N. 16h Jun. / 726-8687 Bullseye Connection 308 N.N. 13th Jun. / 227-0222 © Rollish 433 N.V. 180 Am. / 227-3779 5 Diamond-Tanita 1022 N.V. Johnson St. / 571-544-1566 The Cultured Pearl 532 N.W. 72th Avr. / 226-4362 Quintana 120 K.K. Birth Avr. / 223-1729 721 N.W. 10th Avs. / 546-7377 1005 W. Bernside St. / 228-4651 D Fuel 1338 N.W. Hort St. / 222-6742 Gari 318 N.W. 11th Am. / 971-544-8965 Fifth Element 404 N.W. 10th Int. / 279-9042 8 K Josefsberg Studie 403 KW, 17th Ave. / 241-9112 4 Jimmy Mak's 300 KN, 10th Avs. / 295-6542 ANTIQUES AND 1 Souri's 768 N.W. 11th Am. / 224-5401 6 Gold Leaf Fine Jewelry 634 K.W. 12th Inc. / 224-7349 HOME DÉCOR Sur la Table 1182 K.W. Gooth St. / 295-9679 6 Gallery 33 1400 R.W. Exercit St. / 219-9900 8 Yoshida's Fine Art 206 K.H. 10th Art. / 227-3911 Dig Gardons 425 N.E. 11th Art. / 223-4443

Yoshida's Bistro 206 KN. 10th Art. / 223-9463 AND BAKERIES

Rogue Ales Pub
 T339 N.N. Fanders St. / 222-5910

Vigne Wine Bar 417 N.W. 10th Inv. / 995-9535

Boyds Coffee 414 N.W. 11th Ave. / 226-2590

Peet's Coffee & Tea 1114 E.K. Couch St. / 971-244-9452 Starbucks
 1134 K.W. Gisan St. / 221-7426
 1182 K.W. Leepiny St. / 227-2424

O Cargo 734 K.W. 14th Inc. / 209-8349 Christiane Millinger Oriental Rugs 208 K.W. 13th Int. / 274-4440

> Circa A.D. 1204 N.W. Glisut St. / 221-1269

> Bella Casa 536 K.W. 14th Ins. / 222-5337

Cielo Home & Garden 528 K.W. 12th Inc. / 445-8111

© Gallery Zen 525 N.K. 18th Avr. / 221-3184 Hunt & Gather 1302 K.W. Hest St. / 227-3400

Moberg Fireplaces 223 N.W. Birth Art. / 227-0547

East West Fusion 408 N.W. 11th Jun. / 248-680

The Whole 9 Yards 1033 N.M. Gisan St. / 223-2880 1 LaZhu-Pacific Traders

© Sweetwater Farm 1317 K.K. Heyt St. / 227-4947

(5) Ten Thousand Villa

914 N.W. Furnitt St. / 931-8839 Versailles in the Pearl 904 N.N. Hoyt St. / 222-2387

> GALLERIES Blackfish
> 420 K.K. Nirth Inc. / 224-2634

Benny Penny 465 K.K. 10th Jun. / 222-7676

717 N.N. 17th Inc. / 227-3437

00 Monique's Boutique 429 K.V. 10th Jan. / 294-0094

10 Patagonia 907 N.H. Irving St. / 525-2552

(1) Physical Flement

1724 N.W. Lovejoy St. / 224-5425

(8) Widney Moore Gallery 202 K.W. 18th Jun. / 229-4278

(9) Judith Arnell Jeweler

The Lawrence 903 N.N. Bais St. / 228-1776 3 Daisy Kingdom 134 K.W. Egith Avs. / 222-9633 Mailroom 512 K.W. Kirth Ave. / 295-1268 69 POX Contemporary Art 604 N.N. 12th Am. / 222-0063

9 Harvey & Steve's 538 N.N. 12th Avr. / 226-4262

Danice Griffin Gallery 1301 N.W. 12th Avr. / 241-8313

Lara Sydney 1230 K.W. Heyt St. / 229-4923

428 N.W. 11th Ave. / 254-2552 3 Oblation Papers & Press 516 N.W. 12th Ave. / 223-1093 6 Peter's Office Supply 338 K.K. Kirth Avr. / 226-1490 9 Pearl 221 K.W. 18th Ave. / 242-4994, cst. 4

® R.W. Furst & Sons

O MISCELLANEOUS

1 BASCO (Builder's Appliance Supply Co.) MII N.V. Davis St. / 225-8029

PARKS North Park Square. Powell's City of Books 1865 W. Barnside St. / 228-4651

(16) Sheepskin of Ore 1218 N.W. Glass St. / 242-007

10 Shorman Gay P 12) SmithCFI 135 N.H. Park Inc. / 226-4151

Werdum Fine Choco & Gifts 421 K.W. 10th Jun. / 525-5400

13) Videorama 138 I.W. Loniny St. / 796-7825

Wisage Eyewear 1946 E.E. Johnson St. / 944-547

RESIDENTIAL

Pearl Lofts, Northw 10th fax. and Hayl St., 17 condominiums, completed 1994

O Irving Street Lofts 12th lav. and Irving St., 15 condex, 1995

Hoyt Commons K.W. 72th Jrn. and Hayt St., 48 cander, 1995

Chown Pellia L.W. 13th Avs. and Glisan St. 68 condes, 1996

1 Irving Street

Pearl Court 920 K.W. Kearney St., 199 restals, 199

Riverstone Condos 829 N.W. 12th Svs., 121 condos, 195

North Park Lofts 300 N.W. Eighth Ava., 67 condox, 2001 Johnson Street

Townhouses K.W. 11th Ave. and Johnson St., 13 temperature 2000 Park Northwest Northwest Park Are, and Fanders S 18 condes, 2000

Tanner Place Condo

The Gregory 1120 K.W. Glass St., 145 codes, 200 C Lovejoy Station

Streetcar Lofts
1030 I.W. 12th Inc., 139 candos, 2003

Bridgeport Condos Coming soon

Park Place Condos 922 N.W. 11th Ave., 135 contes, 200

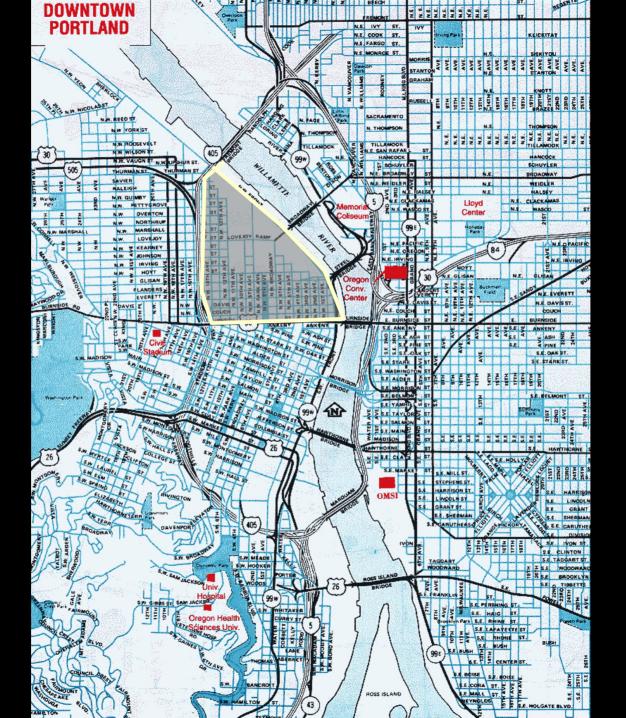
@ The Edge 805 K.W. 14th livs., 125 candos, 2004

The Elizabeth K.W. North Ave. and Escrett St., 174 condes, 2005

Pinnacle K.K. 18th and Northrup St., 175 conder

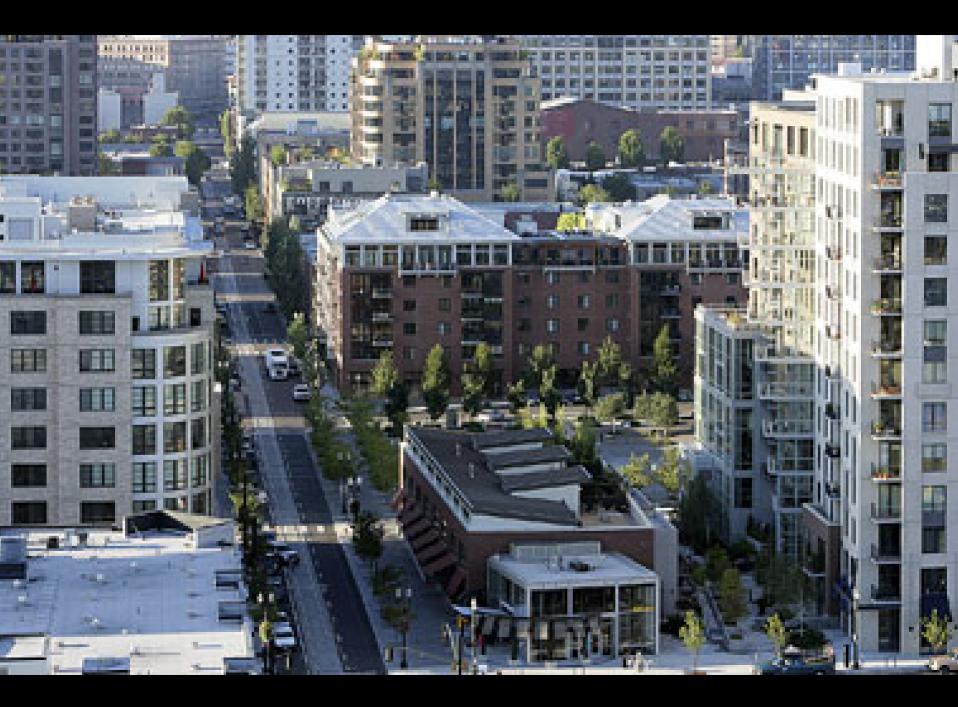
Station Place K.W. North Ave. and Levejoy St., 176 rustals, 2004

Burlington Apartments 900 K.W. Longiny St., 163 rentals, 2005

















Englewood Town Center, Englewood, CO









Bangkok



# Successful TOD: Buildings

- Appropriate scale
- Vertical mix of Uses
- Ground floor retail
- > Lots of window space at street
- > Frequent doorways
- No blank walls



Denver











Bethesda, MD





#### TYPICAL CONDO AD:

MLS: 327859

Updated: April 13, 2006

Price: \$335,000 - 1 bdrm 1 baths

Type: Condo

Sqft: 1027

Cost / Sq Ft: \$326

City: Denver

Subdivision: Lodo, Ballpark, Downtown, Benj

Remarks: FAB LOFT ON TOP FLR OF HISTORIC LODO BLDG. CITY VIEWS & SOUTHERN EXPOSURE W/LOTS OF LIGHT. SEALED CONCRETE FLRS, HIGH CEILINGS. GRANITE & STAINLESS APPLIANCES IN KITCHEN. EXPOSED BRICK. ONE DEEDED PRKNG SPACE INCL. GREAT LOCATION NEAR BALLPARK AND IN LODO!

Features: Air Cond, Balcony, Dryer, Disposal, Dishwasher, Eating Space Kitchen, Intercom, Loft, Microwave Oven, Newer Paint, Refrigerator, Remodeled, Smoke Alarm, Self Cleaning Oven, Satellite Antenna, Security Entrance, Smoke Free

#### Details...

Listing Office: Coldwell Banker Residential 01





#### **Property Description**

\_\_\_\_\_\_

Great location! Motivated seller! True urban loft w/ceramic tile & Stainless appliances in kitchen. Huge window looking east. Dramatic high ceilings, cool colors & industrial flooring complement your downtown lifestyle. Large shared 10th floor deck w/city, park &mt. views.



MLSID: 6018348

City: Portland, OR

Price: \$255,000

Beds: 1

Baths: 1.00

SF: 709

Style: LOFT

Type: Residential

Year: 1909

# Public Policy Opportunities

# Public Policy Opportunities

- Guide development (e.g., Second City)
- Provide affordable living
- Encourage job growth
- Ensure success of new college campus
- Reduce daily household driving
- Achieve a connected community

# Public Policy Challenges

- Rail project capital cost inflation
- Urban design for elevated rail
- Honolulu zoning ordinance
  - Mixed use
  - Density
  - Parking
- Pedestrian hostile station areas

# Private Sector Opportunities

# Private Sector Opportunities

- Brand a location
- Respond to emerging markets
- Higher density/intensity
- Efficiencies transportation costs
- Mixed use synergies
- Invigorate redevelopment/infill sites

# Private Sector Challenges

- Limited experience with mixed use
- Lack of local prototypes
- Inexperienced lenders, equity partners
- Fragmented property ownership
- City ordinances and codes

# www.charlier.org