

Who pays for It? Building Around Light Rail

Creating a Customer Base For Transit

Citizens For Modern Transit

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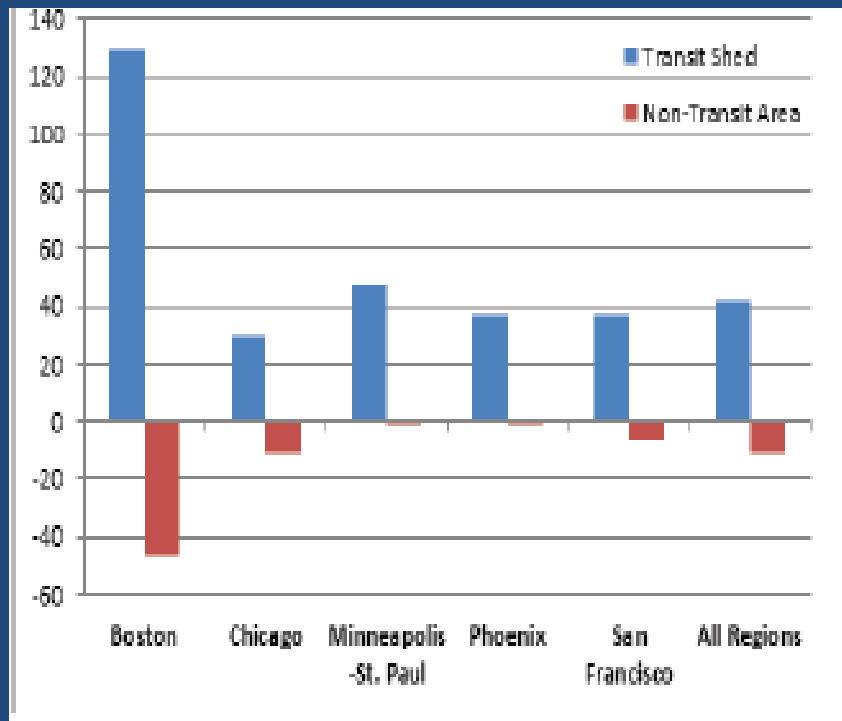
Why Build Transit Focused Communities?

- Air quality; Climate Change
- Sense of place; walkable communities
- Congestion reduction; efficient travel network
- Chocolate or broccoli?
 - “Transit is good for you”
 - “It’s good for me if you take transit”
 - “It’s easier to take transit than to drive”

TOD centers create value and customers

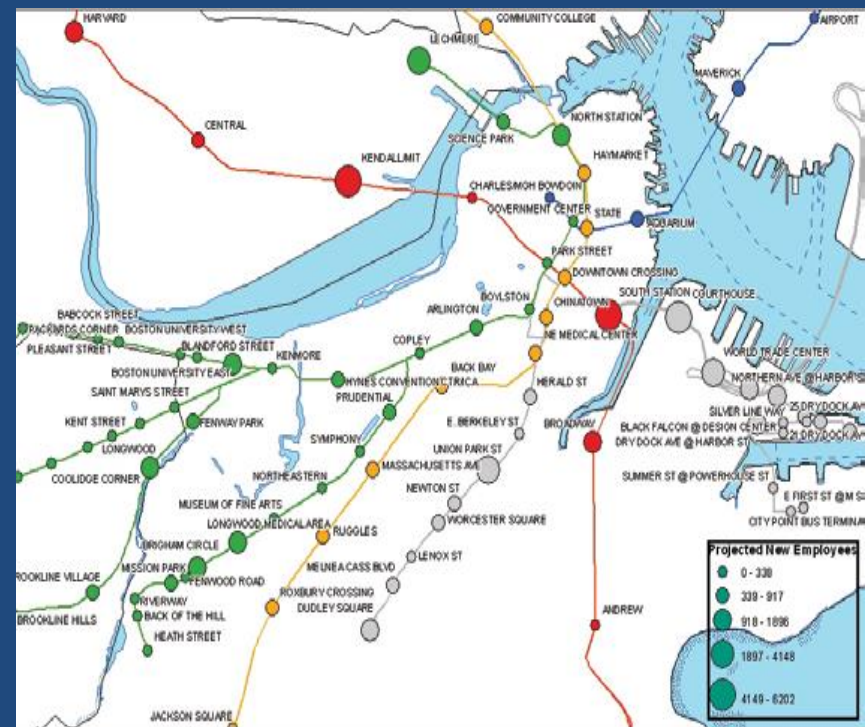
Rise in Residential sales prices (and property tax receipts)

APTA Report (2006-2011)



Pipeline of Commercial Development

MAPC/ULI Map - 1/2 mile of Boston Subway (2012)

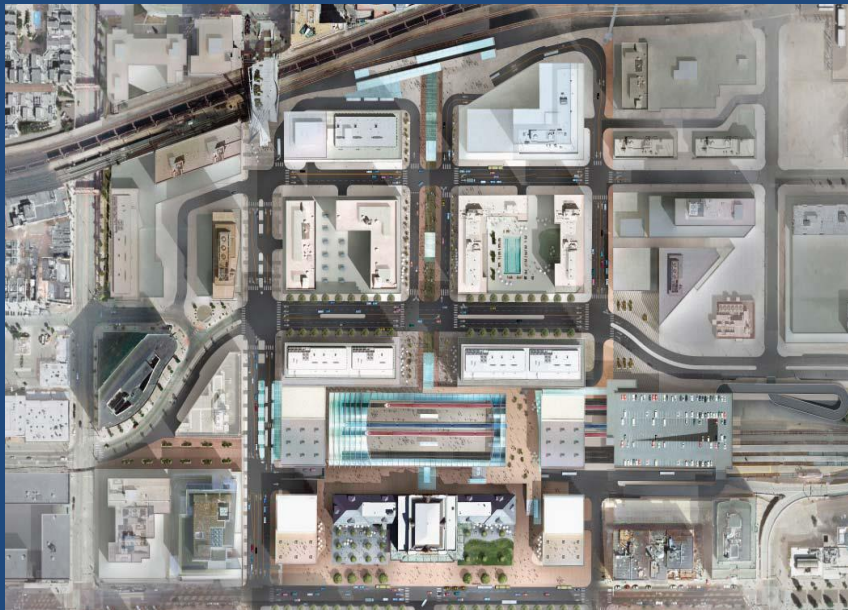


Incentives and Support - Partnerships

- Creating the Built Environment
 - Low Cost mortgages: supported by regional transit authority (MBTA)
 - Federal/State grants to Livable Communities
 - Walk/Bike connections: FTA eligible
- Sharing the risk
 - FTA/USDOT participation in joint development at stations (loans and grants)
 - Business commitments to new stations
 - Local services tailored/supported by City

Case Studies: Colorado

Denver Union Station Transit District



A District – not just a Project

- Multiple Uses
 - Multi-modal
 - Mixed use
- Multiple Sources
 - Federal, state, local, regional
 - Private sector
- Master Developer
- District benefits/fees

Colorado

At the other end of the line: Boulder

- Community Transit Network of 7 routes and multimodal programs
- Business and University participation in “GO Boulder”
- Neighborhood based pass program subsidized by City:
 - 42 neighborhoods
 - 5,969 households
- Other services:
 - Parking Management/fees/cash-outs
 - Bike/ped maps/parking/signage/safety

City Shaping



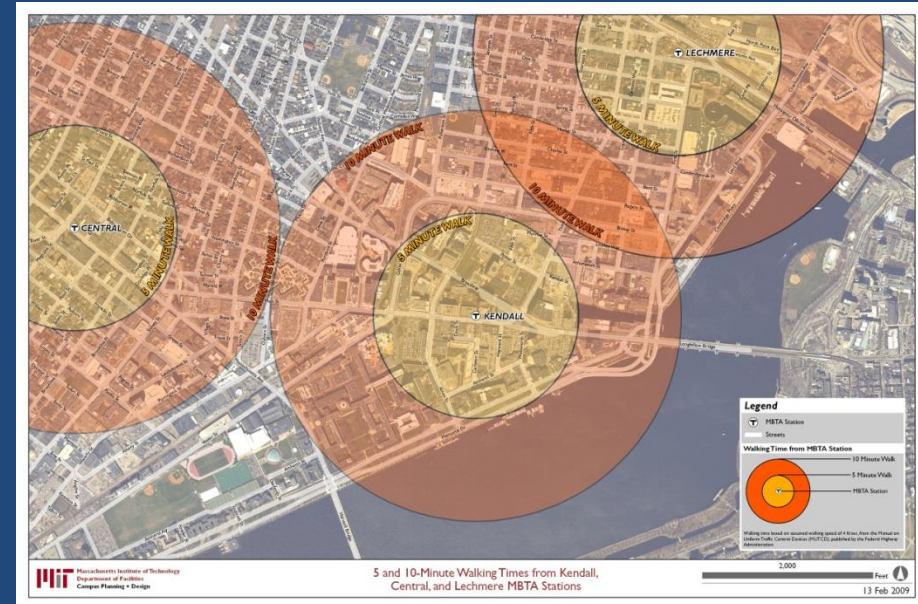
Case Studies: Massachusetts

- State Funding and Community support
 - Parking controls (Boston and Cambridge)
 - TOD mortgage financing (MBTA)
 - Multi-disciplinary Smart Growth grants
 - Bike lanes/streetscapes
 - Curb cut permits linked to transit (MEPA)
 - 11 TMAs and State Rideshare program
 - New Stations: New Balance Station

Massachusetts

Transit as basis for growth:

- Kendall Square , Cambridge
 - Young, well educated work force that does not want to spend time commuting by car
 - 4m sq ft development in 10 years
 - High tech industries – MIT, Google, Microsoft
 - Subway and TMA
- Seaport Area, Boston
 - New mixed use district keyed to innovation, collaboration, and entrepreneurship
 - 5000 jobs created in 200 companies since 2010 when area launched.
 - 1100 housing units being built
 - BRT/TMA



Other:

- *Los Angeles* - \$100m donation for affordable TOD in communities to be served by light rail extension.
- *New York City* – Proceeds from 2.5m sq ft of transferred development rights as well as 1.4m sq. ft on site development.

Summary

- Transit can create value for land use choices *and vice versa*.
- Every level of government can help.
- Increasingly transit is a benefit – not a burden – for growing communities.