Inventing New Assets Out of Old Transit

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Delaware Valley Regional Planning Commission
Overview

- What’s happening with TOD in Greater Philadelphia?
- What’s not happening with TOD? Why?
- What role can the regional MPO have?

Delaware Valley Regional Planning Commission
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- MPO for 9-county Philadelphia region
- Created in 1965
- Planning for “orderly growth and development” of the region
- Transportation, land use, open space, housing, economic development, population and employment forecasts, long-range plan
Bi-state region, different approaches to TOD
- SEPTA=280 stations
  - 52 subway stations
  - 153 regional rail stations
  - 75 light rail/trolley stations
- PATCO=13 stations
- NJ Transit=21 stations
- Amtrak=10 stations
- Old System with heavy maintenance needs
The New Jersey TOD Experience

- NJ Transit Transit-Friendly Communities Program and PATCO TOD Study
- NJDOT Transit Village Initiative
- NJ Office of Smart Growth
- New Light Rail Investment
  - Hudson-Bergen Line
  - River Line
- Urbanized State/Transit Culture
Commonwealth and PennDOT have no specific TOD Program, TRID Program just begun

No Dedicated State Funding for Transit

Fewer Recent New Starts
  - Few in Pittsburgh, but none in Philadelphia region

Largely Rural State/Less Familiarity With Transit
The Philadelphia TOD Experience

- History of “Railroad Suburbs”, the original TOD
- Station Area Contexts: Parking, Downtowns, Industrial, Residential
- Not enough assembled land, SEPTA doesn’t own much land, eminent domain issues
- Weaker Real Estate Market, not the Sun Belt
- Older City/Region
- Older Infrastructure and maintenance demands
Constrained Transit Agency

- Few Planning and Real Estate Staff at SEPTA, no dedicated TOD program
- Some Property Leasing for Station Retail, but no joint development of office or housing
- Reluctant to give up parking, Few garages
- Neighborhood opposition & Local land use control
- Lack of Transit-owned parcels, Private sector reluctant to partner
- Fiscal crises, Reactive
DVRPC’s Regional Visioning

- Long-Range Planning
- Regional Inventory of TOD Sites
- TOD Marketplaces with ULI
- TOD Brochure for Municipalities
- Great Places With Transit with PEC
- Transit Village Design in Burlington County and other Station Plans
- TCDI Grant Program
- TRID development
- Roles: Broker, Facilitator, Funder, Advocate, Educator, not Active Development Partner
Lots of Planning, Few Results Yet...

- Many examples of TOD, but few are new
- DVRPC and PEC filling the planning and advocacy void, …but no authority to build
- Increasing developer interest, some municipal interest, mixed transit interest
- Real Estate Market + Demographics = TOD
Now Let’s Hear from the Experts

- Gloria Ohland, Vice President for Communications, Reconnecting America, Los Angeles, CA
- Arabella Martinez, Senior Advisor, Strategic Urban Development Alliance, Oakland, CA
- Richard Juarez, Partner, Urban West Development, Bonita, CA