

Rail~Volution
Salt Lake City
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TOD Case Studies

Reed Everett-Lee, Ph.D., AICP

&

Cassandra Ecker, AICP

Six case studies:

- Valley Metro Rail (Phoenix, Mesa, Tempe)
- RTD (Denver)
- MetroTransit (Minneapolis-St. Paul)
- MetroLink – (St. Louis)
- DART (Dallas)
- Metro (Houston)

Issues:

- NIMBY
 - Noise
 - Parking
 - Safety
- Utility relocation
- Station design
- Public Outreach
- **Land Use and Development Policies**

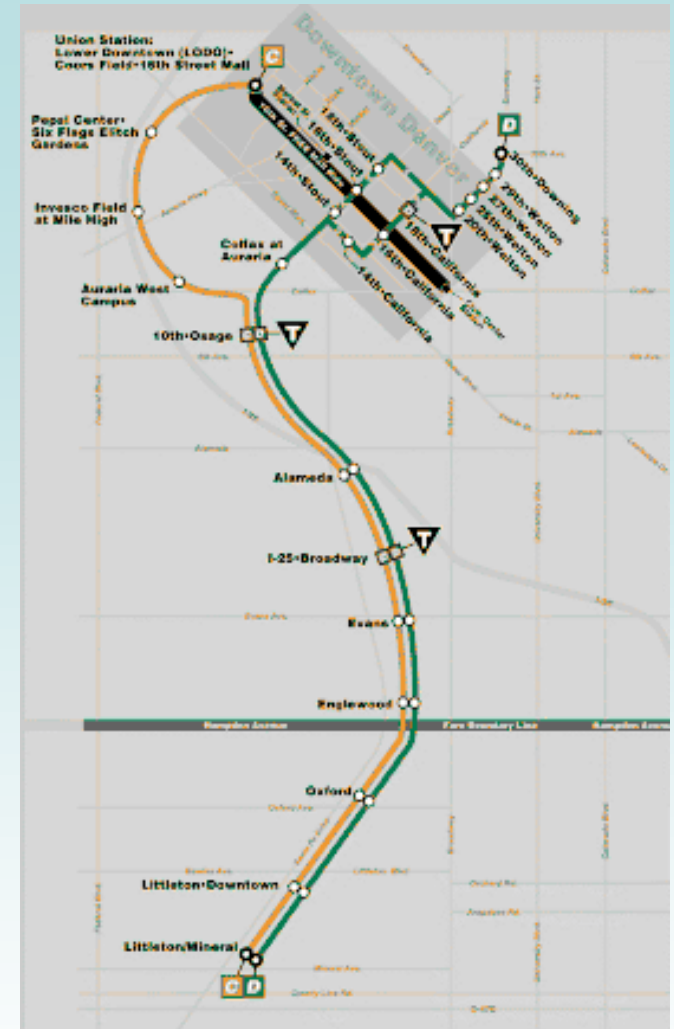
Valley Metro Rail

- Phoenix
 - zoning overlay district
- Tempe
 - pedestrian overlay districts
- Mesa
 - transit & pedestrian oriented standards for development & re-development



RTD

- Early station area planning
- Blueprint Denver
- Englewood City Center

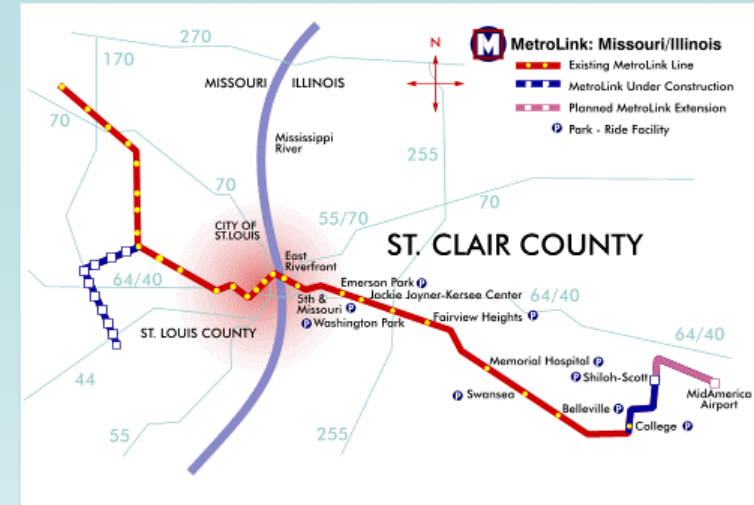


MetroTransit



- Station area master plans
- Developing zoning overlay district for station areas
- Minimum floor-area ratios

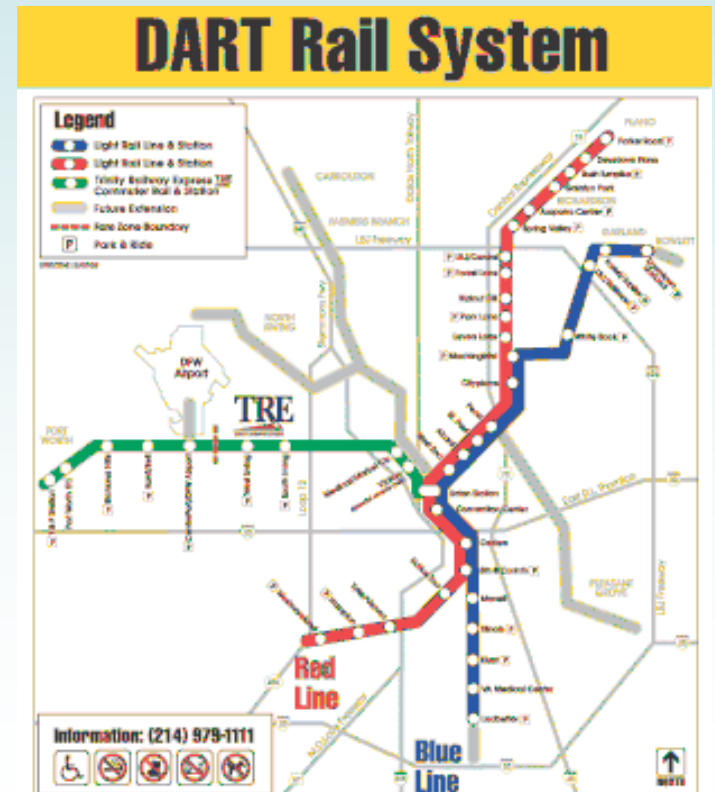
MetroLink



- Federal Enterprise Zone
- City of Swansea downtown area development plan
- Citizens for Modern Transit – promotes TOD

DART

- City of Dallas
 - no transit supportive zoning or ordinances
- Suburban cities
 - mixed use districts
 - assembling land
 - station area plans



Houston Metro

- “NO ZONING!”
- Community NGO’s
- Management districts
- Tax Increment Reinvestment Zones (TIRZ)



Lessons Learned

- No two cases are alike
- TOD does not always happen in the presence of favorable regulations and ordinances.
- Favorable regulations and ordinances don't guarantee that TOD will happen.

Oversimplification

- DART
 - Proactive transit agency
 - City of Dallas - no supportive regulations
 - Successful TOD
- Houston
 - Proactive transit agency & NGO's
 - No supportive policies and regulations
 - Successful TOD
- Portland
 - Proactive transit agency
 - Supportive policies and regulations
 - Successful TOD
- Sacramento
 - Proactive agencies
 - Supportive policies and regulations
 - Slowly emerging TOD

Reed Everett-Lee
Fort Lauderdale, FL
954.315.1025
reed.everett-lee@c-b.com

Cassandra Ecker
Tampa, FL
813.217.4020
cassandra.ecker@c-b.com