

**Alan M. Voorhees Transportation Center
Edward J. Bloustein School of Planning and Public Policy**



Just the Facts: Understanding the Real Benefits for TOD

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Rail~Volution 2005

Slat Lake City

Indicators of Success

- 1) Qualitative rating of streetscape (ie. pedestrian orientation/human scale)
- 2) Pedestrian activity counts
- 3) Number of transit boardings
- 4) Population/housing density
- 5) Estimated increase in property value

Source: Renne and Wells, *Transit-Oriented Development: Developing a Strategy to Measure Success*, NCHRP Research Results Digest 294, 2005

Indicators of Success

- 6) Public perception (administered survey)
- 7) Number of bus, ferry, shuttle or jitney services connecting to transit station
- 8) Number/square feet of mixed use structures
- 9) Number of improved intersections/street crossings for pedestrian safety
- 10) Estimated amount of private investment

Source: Renne and Wells, *Transit-Oriented Development: Developing a Strategy to Measure Success*, NCHRP Research Results Digest 294, 2005

Monitoring the Transit Village Initiative

- New Jersey statewide program to foster TOD
- Began in 1999
- Now 16 designated Villages



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South Orange



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Cranford



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South Amboy



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Riverside



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Transit Village Initiative

- Guided by a Coordinator (DOT) and a Task Force comprised of representatives from 11 agencies
- Task Force meets quarterly to discuss issues and hear presentations from TVs
- Task Force members help municipalities have a direct link with agencies (cut “red tape”)
- TVs meet once a year to hear presentations and discuss topics of concern: Mainstreet, parking, redevelopment, etc.

Problems

- The program was set up without any requirement for accountability
- Many municipalities lack resources or interest to keep track of needed information
- NJDOT wanted measures to be simple

Use of Building Permit Data

- Reported electronically monthly (most towns)
- Dept of Community Affairs maintains data by permit
- Each permit contains lot and block of property
- Construction value
- Residential
- Non-residential
- Rehab vs. new
- # of new housing units created

New Jersey Transit Village Initiative				
Residential and Non-residential Construction Activity				
Summary 1999-2003				
Year	Total Construction Activity	Non-residential	Residential	# of New Housing Units
1999	\$ 1,712,410	\$ 996,354	\$ 716,056	1
2000	\$ 6,077,247	\$ 4,986,439	\$ 1,090,808	151
2001	\$ 104,993,078	\$ 90,427,610	\$ 14,565,468	210
2002	\$ 32,853,008	\$ 27,126,269	\$ 5,726,739	27
2003	\$ 40,419,385	\$ 23,548,759	\$ 16,870,626	89
Total	\$ 186,055,128	\$ 147,085,431	\$ 38,969,697	478
	\$ 152,985,189	Total Public Investment (per towns)		

TV Construction Trends 1999-2003

- Total construction value of \$186 million
- Grew from \$1.7 million in 1999 to \$40.4 million in 2003
- Non-residential construction activity (\$147 million) overshadowed residential (\$39 million)
- Total new housing units: a modest 478
- Housing investment within the ¼ mile circle (\$24.6 million) was twice that of non-residential (\$11.2 million)

TV Construction Trends 1999-2003

- Major changes in non-residential uses had to be made in order to attract housing developers (creating “place”)
- Still reluctance to accept housing (fear of school children)
- Still lack details on commercial development (amount of mixed-use, type of retail)
- Don’t know type of housing units or if they are “affordable”
- Don’t know source of construction \$ (public/priv)

Other Measures

- Residential and commercial surveys: 4 completed so far – South Orange, South Amboy, Metuchen, Rahway
- Compiling assessed value data of property in ½ mile circle (if parcel data is electronic)
- Developing connectivity and walkability indices
- Instituting streetscape and walkability audits
- Instituting Annual Municipal Report (finally)

Annual Municipal Reporting Form

- Construction Activity
- Grants and Incentive Programs
- Transit Village Activity
 - change in types of businesses
 - walkability audits
 - brownfield cleanup
 - zoning changes
 - transportation or infrastructure changes (parking)
 - recreational facilities
 - streetscape improvements

Challenge for the Coming Year

- Assist TVs with completing forms
- Help them set up record keeping for the future
- Continue to gather data for long term monitoring

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