Rail~Volution
Salt Lake City
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TOD Case Studies

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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 polices and regulations
  – Successful TOD

• Portland
  – Proactive transit agency
  – Supportive policies and regulations
  – Successful TOD

• Sacramento
  – Proactive agencies
  – Supportive policies and regulations
  – Slowly emerging TOD
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