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
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

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Construction Activity</th>
<th>Non-residential</th>
<th>Residential</th>
<th># of New Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>$1,712,410</td>
<td>$996,354</td>
<td>$716,056</td>
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<tr>
<td>2000</td>
<td>$6,077,247</td>
<td>$4,986,439</td>
<td>$1,090,808</td>
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<td>2001</td>
<td>$104,993,078</td>
<td>$90,427,610</td>
<td>$14,565,468</td>
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<td>2002</td>
<td>$32,853,008</td>
<td>$27,126,269</td>
<td>$5,726,739</td>
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<td>2003</td>
<td>$40,419,385</td>
<td>$23,548,759</td>
<td>$16,870,626</td>
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</tr>
<tr>
<td>Total</td>
<td>$186,055,128</td>
<td>$147,085,431</td>
<td>$38,969,697</td>
<td>478</td>
</tr>
</tbody>
</table>

$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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