Reality TOD

Mariia Zimmerman
Reconnecting America,
Center for Transit Oriented Development (CTOD)
mzimmerman@reconnectingamerica.org
2005 Rail~Volution, Salt Lake City, Utah

www.reconnectingamerica.org
Benefits of TOD

- **Economic** – mixed use, value capture
- **Redevelopment** – housing, mixed use
- **Transit** -- ridership increases
- **Environmental** – reduced auto use and energy dependence, emissions reductions

ADD:

- **Community Benefits** -- amenities, public space, safety, vibrancy, trends over time
- **Household benefits** – “real neighborhoods”
Reality TOD: uncut, unscripted

- CTOD working on 2 new case studies for EPA to demonstrate benefits of TOD
  - Evanston, IL and Hudson-Bergen, NJ Line
- Betty Deakin’s work for FTA to develop TOD benchmarks in Mpls, Phoenix, Baltimore, Charlotte, NC and Portland, OR
- 2003 Rosslyn-Ballston Corridor study in VA by Dennis Leach for CTOD
Rosslyn-Ballston Transit Corridor in Northern Virginia

- Used Metrorail as catalyst for redevelopment of commercial spine
- Concentrated density and promoted mixed-use at five stations
- Preserved and reinvested in adjacent residential neighborhoods
Rosslyn-Ballston Corridor Results

- 73.3% of patrons walk to transit, over 58,000 trips daily;
- 38% of residents near stations take transit to work;
- The R-B Corridor produces 32.8% of the County’s real estate tax revenue from 7.6% of its land area, allowing Arlington to have the lowest property tax of any major jurisdiction in Northern Virginia.
R-B Corridor: Development Trends

- HH
- Population
- Employment
Beyond the “traditional” statistics

Research tells us the Benefits of TOD:

A. Higher Densities provide Increased Ridership
B. Enhanced Walkability and Mode Split
C. Value Capture
D. Mixed Use
Beyond the R-B Corridor: Let’s visit the R-B Neighborhoods
Reality TOD

Higher Densities =

- Increased **diversity**;
- **More choices** in restaurants, shops, housing;
- **More activity** – on the streets and sidewalks;
- High density corridors, low density neighborhoods
Reality TOD

Walkability & Mode Split =

- Increased safety
- Incremental health benefits
- Reduced traffic congestion
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Clarendon Blvd (East of N Garfield)</td>
<td>3,500</td>
<td>22,200</td>
<td>13,029</td>
<td>14,199</td>
<td>13,611</td>
<td>12,843</td>
</tr>
<tr>
<td>North Highland (N of 11th Street)</td>
<td>8,052</td>
<td>7,712</td>
<td>7,587</td>
<td>8,156</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>North Highland (S of Key Blvd)</td>
<td>3,400</td>
<td>7,000</td>
<td>4,906</td>
<td>3,946</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>North Washington Blvd (W of N Daniel)</td>
<td>20,000</td>
<td>25,900</td>
<td>18,468</td>
<td>18,513</td>
<td>17,660</td>
<td>17,230</td>
</tr>
<tr>
<td>North Washington Blvd (W of Clarendon Circle)</td>
<td>17,300</td>
<td>21,400</td>
<td>20,232</td>
<td>19,478</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Wilson Blvd (E of N Daniel)</td>
<td>15,000</td>
<td>36,900</td>
<td>13,374</td>
<td>n/a</td>
<td>14,174</td>
<td>15,795</td>
</tr>
</tbody>
</table>
Reality TOD

Value Capture =

- Increased home equity (81% increase in assessed value of land)
- Invest in the community – schools, neighborhoods, public services (libraries)
- Lower household costs for transportation

12% of Arlington County households don’t own cars; regional average is 4%.
Reality TOD

Mixed Use =

- Mixed incomes, mixed housing, mixed ages;
- Community churches, schools, and parks;
- Vibrancy and Variety
- Preserve, use and integrate green and grey spaces
Our Mission
Seeking to further the mission of St. Charles Borromeo Parish, particularly in our own local communities, we, the members of the parish neighborhoods, commit ourselves to celebrating and giving witness to the presence of Jesus Christ in our midst.

Directions to St. Charles
• Our church is in the Clarendon section of Arlington, Virginia, a few miles west of Washington, DC and walking distance from the Metro (subway), bordered by Washington Blvd., Kirkwood Dr. and Fairfax Dr.
See, Todd.
See Todd enjoying TOD

www.reconnectingamerica.org