A Place-Based Approach to Transit Oriented Development

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We shape our buildings and thereafter, our buildings shape us.  — Winston Churchill
We shape our transportation systems and thereafter, our transportation shapes us.

— Transportation and Livable Communities Consortium
Building Livable Communities with Transit
Building Livable Communities with Transit
What Makes a Great Transit Place?

- **Key Attributes**
  - street life
  - evening use
  - volunteerism

- **Intangibles**
  - business ownership
  - property values

- **Measurements**
  - land-use patterns

PLACE

- **sociability**
  - Welcoming
  - Cooperative
  - Neighborly

- **uses & activities**
  - Fun
  - Active
  - Vital
  - Special
  - Real

- **access & linkages**
  - Connected
  - Walkable
  - Convenient
  - Accessible

- **comfort & image**
  - Safe
  - Charm
  - Clean
  - Attractive
  - Historic

- **Cooperative**
- **Neighborly**
- **Fun**
- **Active**
- **Vital**
- **Special**
- **Real**
- **Connected**
- **Walkable**
- **Convenient**
- **Accessible**
- **Safe**
- **Charm**
- **Clean**
- **Attractive**
- **Historic**

- **transit usage**
- **pedestrian activity**
- **parking usage patterns**
- **crime stats**
- **sanitation rating**
- **building conditions**
- **environmental data**
The Placemaking Process...
Building Livable Communities with Transit
Connectivity
Pedestrian-friendly
Building Livable Communities with Transit
Building Livable Communities with Transit

- Offices
- Homes
- Theatres/Museums
- Community Center
- Transit
- Parks
- Library
- City Hall
- Schools
- Coffee Shop
Building Livable Communities with Transit

Civic Spaces
Community Gathering Spaces/Parks

- City Hall
- Library
- Coffee Shop
- Homes
- Schools
- Community Center
- Theatres/Museums
- Offices
- Hospital
- Transit
Active Ground Floors
Getting to a Placemaking Approach for TOD
Orenco Station, Portland, OR
Building Livable Communities with Transit
Mountainview, CA
Mockingbird Station, Dallas, TX
Englewood, CO
San Diego, CA

Toronto, Ontario
Berkeley, CA

Redwood City, CA

Vancouver, BC
Tacoma, WA
Building Livable Communities with Transit

Tucson, AZ

Curitiba, Brazil
Commercial-Retail Uses

San Mateo County, CA
Residential Uses

Seattle, WA
Gaslight Commons
South Orange NJ
Civic/ Institutional Uses
Building Livable Communities with Transit

Cultural/ Entertainment Uses
Commercial - Hospitality

Tacoma, WA
Commercial - Industry/Technology
Commercial - Office Uses
Benefits of a Placemaking Approach to TOD

- Rail and bus facilities become community assets and gateways.
- Pressure to increase parking capacity is reduced.
- Station areas become more desirable as places to live and operate businesses.
- Ridership increases.
- Real estate proximate to rail stations becomes more valuable.
- Opportunities for partnering and collaborating with other agencies, cities, and civic groups.
- A sense of ownership and widespread buy-in are created.