TRANSIT- ORIENTED DEVELOPMENT AND EMPLOYMENT

RAIL-VOLUTION 2010

October 21, 2010
CTOD Research

- TOD 202 Transit + Employment
- Destinations Matter
  www.reconnectingamerica.org

Forthcoming:
- TOD and Employment (White Paper)
- TOD and Economic Development (White Paper)
Better Links between Jobs and Transit Help to Achieve Livability Goals

- More sustainable regional development patterns (reduced “job sprawl”)
- Higher performance of transit systems
- Better access to variety of jobs for people of all income levels
- Healthier regional economies in the long term
What is the role of employment?
The Transit Commute

- By a wide margin, the largest group of transit trips are commute trips
- Commuters are a key to transit’s productivity

Work Trips are Less than 20% of Total Trips

Work Trips Fundamental to Transit Commute

*Source: Commuting in America III*

*Source: 2007 APTA Transit Factbook*
The Impact of the Commute Trip Goes Beyond Its Share of Total Travel

VS.
People Who Work Near Transit Are Much More Likely to Ride Transit

- About 20% of California workers in suburban office near transit commute by transit (Cervero, 2006)

- High quality transit, expensive parking and nearby amenities and services help build ridership
Density and Form of Destination Affect Ridership

Source: Commuting in America III
Destinations Matter
Implications for Practitioners

- Recruitment/retention of businesses
  - What types of firms and employees want to be near transit?

- Planning future transit lines and expansions
  - What types of employment centers should be linked up to maximize ridership?

- Existing suburban employment centers near transit
  - What can we do to improve performance of suburban office parks?
Jobs Near Transit

What does CTOD’s research show?
Analysis of Jobs Near Transit in 34 Transit Regions

- 14 million jobs near transit
- 23 percent of jobs are near transit

<table>
<thead>
<tr>
<th>System Size Classifications</th>
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<tbody>
<tr>
<td>Extensive Systems</td>
<td>201 or more stations</td>
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<tr>
<td>Large Systems</td>
<td>70 – 200 stations</td>
</tr>
<tr>
<td>Medium Systems</td>
<td>25 to 69 stations</td>
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<tr>
<td>Small Systems</td>
<td>1 to 24 stations</td>
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</table>
Jobs Near Transit: Portland Metro

- Total
- Natural Resources
- PDR
- Retail
- Knowledge
- Ed/Meds
- Entertainment
- Gov't
- Other

Portland
All Metros

Percentage comparison of job categories in Portland and all metros.
Transit System Size Is Major Factor in Capturing Jobs Near Transit
Employment near transit increased for nearly all industry sector groups from 2002-2008.
However, transit areas are losing share of regional jobs in all industry groups.
Industry Groups Have A Varying Propensity to Cluster Near Transit

Source: LEHD 2008, Center for Transit Oriented Development 2010
Closing Thoughts

- Transit areas hold substantial but declining share of regional jobs - Much of new job growth is occurring in auto-oriented locations.

BUT

Not all industry sectors are decentralizing at the same rate.
Closing Thoughts

- Some new job growth IS occurring in transit areas – there is an opportunity to plan for more jobs near transit.
- Knowledge-based, cultural/entertainment, and public sector are key industries to target for employment TOD.
- More research needed to formulate strategies to retain/attract these and other employment uses.