Repurposing Stations for TOD
Implementation Amidst Chaos

Seattle, WA 2013
Participants

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  Massachusetts Department of Transportation

• Kate Iverson  
  Denver Regional Transit District

• Jeffrey Busby  
  Vancouver TransLink

• Moderator: Val Menotti,  
  San Francisco Bay Area Rapid Transit District
Roundtable Agenda

• Introductions

• Case Studies
  • New Westminster Station, BC
  • South Station, Boston, MA
  • Alameda Station, Denver, CO

• Discussion
## Station Context

<table>
<thead>
<tr>
<th></th>
<th>Boston</th>
<th>Denver</th>
<th>Vancouver</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Station</strong></td>
<td>South Station</td>
<td>Alameda</td>
<td>New Westminster</td>
</tr>
<tr>
<td><strong>Setting</strong></td>
<td>Central Business District</td>
<td>Urban, Big Box Retail Center</td>
<td>Urban</td>
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<tr>
<td><strong>Station Opened</strong></td>
<td>1899</td>
<td>1996</td>
<td>1986</td>
</tr>
<tr>
<td><strong>Typology</strong></td>
<td>At-Grade</td>
<td>At-Grade</td>
<td>Aerial</td>
</tr>
<tr>
<td><strong>Rail Service</strong></td>
<td>Commuter Rail / Intercity / Subway/BRT</td>
<td>Light Rail</td>
<td>Automated Light Metro</td>
</tr>
<tr>
<td><strong>Bus Connections</strong></td>
<td>Local/Regional</td>
<td></td>
<td></td>
</tr>
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| **Station Daily Ridership (ons & offs)** | 4,000 Intercity
42,000 Commuter | 5,000           | 17,000              |
| **Commuter Parking** | 226 (paid)      | 300 on site / 0 replaced + 240 leased | 0                   |

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Katherine Fichter
Manager of Long-Range Planning

Massachusetts Department of Transportation

Expansion of Boston South Station
Regional Context template

October 22, 2013
Repurposing Stations for TOD
With Atlantic Avenue Elevated

Source: Library of Congress
View of Tracks Toward Fort Point Channel (1936)

Credit: Wikipedia

Courtesy of the Boston Public Library/
Leslie Jones Collection
Project Background

- 40 Amtrak Trains/4,000 Amtrak Passengers
- 296 MBTA Commuter Rail Trains/42,000 MBTA Commuter Rail Passengers
- 16,000 Regional Bus Passengers
- 23,000 MBTA Red Line Boardings/Alightings
- 15,000 MBTA Silver Line Boardings/Alightings
- 2,450 MBTA Bus Boardings/Alightings
  - Routes 4, 7, 11, 448, 449, and 459
- 4,000 Originating Hubway Trips
- 27 Retail Businesses

Second only to Logan Airport in New England in passenger volumes!
Project Background

A rare chance to address a longstanding transportation deficit: Inadequate capacity for projected passenger rail growth in the Northeast.
Project Background

More daily trains between Boston, New York, and DC.
More regional connectivity and growth.
New MBTA Commuter Rail service, opening the economic potential of new regions.
Opportunities for new development in downtown Boston.
Project Details

- **Planning, environmental review, and preliminary engineering** in order to create a larger, more efficient, and more modern South Station:
  - Purchase of existing US Postal Service facility (adjacent)
  - New station platforms, tracks, waiting areas, streetscape, interlockings, station systems
  - Improved connectivity within and around the station and between the station and its surrounding neighborhoods
  - New off-peak train storage
  - New Dorchester Avenue for waterfront and station access
  - Opportunity for joint development around and over expanded station
Project Status

- Anticipate 2.5 more years of project planning and design
- Developing funding strategies
- Creating champions and constituent support
- Need progress with USPS acquisition
- Need to determine sources of construction funding
Project Vision - Station Interior

Design Themes: Openness, Light, Comfort, Safety, Passenger Services, Connection to Waterfront, Connection to Neighborhoods
Project Vision - Station Exterior

Design Themes: Reclaimed Waterfront, New Street, Harborwalk Extension, Space for All Users, Services for Passengers and Neighborhoods
Kate Iverson
Denver Regional Transit District
Alameda Station
Repurposing Stations for TOD
Station Area Context

- Original end of line for Central Corridor (5 miles south of CBD);
- ¾ mile north of I-25 and Broadway station;
- Adjacent to 60 acres of big box retail under control of a single ownership group;
- Station Area Plan and General Development Plan (GDP) adopted in 2009;
Project Background

- Nominated by City and County of Denver (CCD) and selected by RTD as a TOD Pilot Project in 2010;
- Adjacent big box retail redeveloped by Denver Urban Renewal Authority in early 1990’s; CCD and DURA amended the purpose of the original redevelopment plan to include storm water infrastructure as eligible for TIF funds;
- Broadway Market Place Metropolitan District formed 2010 to provide infrastructure development;
Project Details

- 275 Units Workforce Rental Housing
- New Transit Plaza and on Street Bus Lanes
- Extension / completion of existing City ROW (Dakota St and Cherokee St.)
- Project Partners: RTD, D4 Urban, City County of Denver, Broadway Marketplace Met District
Project Details

- BMP Met District uses eminent domain to condemn existing retail and complete street grid. Storm water infrastructure project provides justification and funding;

- Northern parcel of station to be sold to D4 for residential development; portion of proceeds used to construct transit plaza and new ROW;

- D4 provides leased parking in adjacent retail center and allows bus circulation through private marketplace streets
Project Status

• Purchase and Sale agreement structured with series of conditions precedent to closing:
  - Site Plan approval from Denver;
  - Design approval by RTD and negotiated cost for construction of the transit improvements (plaza and bus pull outs);
  - D4 secures financing and provides RTD with financial assurances;
  - Parties execute public access easements and parking licenses w/ consent from lenders and owners of retail center;
  - Portion of property for southern ROW acquired from Public Service Co;
  - Denver / Metro District execute an IGA allowing Denver to accept property for ROW prior to construction and dedication;

• When conditions precedent have been met, RTD puts operations on notice and begins coordination of bus and parking relocation.
Jeffrey Busby
Vancouver TransLink

New Westminster Station
Regional Context template

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50 years - Hub for Vancouver’s out-of-town commerce and recreation.
1980’s vision – terminus station
• Downtown = SkyTrain terminus + office towers and low-rise retail

2000’s realisation – junction station
• Downtown = dense residential + ‘everyday’ commercial near the transit platform
Grade level bus exchange

SkyTrain Platform Level
Project Details

- 3 towers - 648 units
- 220,000 sq ft commercial space
- 930 parking stalls
- 18 faregates provide access on two levels
- 10 bus bays
Project Status

- Construction from 2008-2012
- Retail anchors opened Fall 2011
- 4th tower in planning stage – up to 500 units
- TransLink project to upgrade station lighting, finishes and overhaul end of life elements in detailed design
Project Challenges

- Land tenure
- Coordination with municipal approvals
- Development market conditions
- Operational disruption
- Construction monitoring
- Commercial agreements
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