Making the Most of Transit Through Regional TOD Implementation

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www.reconnectingamerica.org
www.ctod.org
Case Studies from Baltimore, Pittsburgh, and Seattle

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Why TOD at the Regional Scale?

Efficiency
- Sort needs of many places at once
- See new relationships between places
- Develop scalable tools and policies to incentivize growth
- Invest resources wisely

Policy Change
- Quantify anticipated change and benefits/costs
- Articulate need for new resources
- Demonstrate efficiency
- Align stakeholder interests
What is a TOD “Typology”? 

Sorting of Places into Different Types Based on Shared Characteristics 

- Current Land Uses 
- Envisioned Land Uses 
- Investment Needs 
  - Infrastructure 
  - Planning 
  - Equity

Can be cities, neighborhoods, station areas

No two places are the same, but many are similar

Never supplants local planning
Typology Goal: Coordinate Actors

Developers
- Land Assembly, Entitlements, Construction, Affordable Housing

Transit Agencies
- Infrastructure, Design, Construction, Transit Service, Joint Development

Federal Agencies
- (HUD, DOT, EPA, US Treasury, USDA)
  - Policy, Guidelines, Funding

Community
- Neighborhood Revitalization, Preservation, Advocacy, Affordable Housing

Champions
- Elected Officials, Community Advocates, Philanthropic Community Business Sector

Local Governments
- Planning + Zoning, Permitting, Public Outreach Infrastructure

Regional Planning Agencies
- Regional Planning, Modeling, Demographic Data, Transportation and Infrastructure Funding

States
- Transportation + Housing Funds, Policy

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Typology Goal: Prioritize Investments
Portland TOD Strategy

Clusters
- infill + enhance
- catalyze + connect
- plan + partner

TOD Typology Clusters
(market + urban form readiness)
## Typology Goal: Prioritize & Coordinate Investments

### Pittsburgh TOD Strategy

<table>
<thead>
<tr>
<th>Building Capacity of Local TOD Champions</th>
<th>Planning/Visioning</th>
<th>Station Area Infrastructure (bike/ped, stormwater)</th>
<th>Community and Economic Revitalization</th>
<th>Catalytic Development</th>
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<tbody>
<tr>
<td><strong>Infill &amp; Enhance</strong></td>
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