Who pays for It? Building Around Light Rail

Creating a Customer Base For Transit

Citizens For Modern Transit

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Why Build Transit Focused Communities?

• Air quality; Climate Change

• Sense of place; walkable communities

• Congestion reduction; efficient travel network

• Chocolate or broccoli?
  – “Transit is good for you”
  – “It’s good for me if you take transit”
  – “It’s easier to take transit than to drive”
TOD centers create value and customers

Rise in Residential sales prices (and property tax receipts)

APTA Report (2006-2011)

Pipeline of Commercial Development

MAPC/ULI Map - 1/2 mile of Boston Subway (2012)
Incentives and Support - Partnerships

- Creating the Built Environment
  - Low Cost mortgages: supported by regional transit authority (MBTA)
  - Federal/State grants to Livable Communities
  - Walk/Bike connections: FTA eligible

- Sharing the risk
  - FTA/USDOT participation in joint development at stations (loans and grants)
  - Business commitments to new stations
  - Local services tailored/supported by City
Case Studies: Colorado

A District – not just a Project

• Multiple Uses
  • Multi-modal
  • Mixed use
• Multiple Sources
  • Federal, state, local, regional
  • Private sector
• Master Developer
• District benefits/fees
Colorado

At the other end of the line: Boulder

- Community Transit Network of 7 routes and multimodal programs
- Business and University participation in “GO Boulder”
- Neighborhood based pass program subsidized by City:
  - 42 neighborhoods
  - 5,969 households
- Other services:
  - Parking Management/fees/cash-outs
  - Bike/ped maps/parking/signage/safety
Case Studies: Massachusetts

• State Funding and Community support
  – Parking controls (Boston and Cambridge)
  – TOD mortgage financing (MBTA)
  – Multi-disciplinary Smart Growth grants
  – Bike lanes/streetscapes
  – Curb cut permits linked to transit (MEPA)
  – 11 TMAs and State Rideshare program
  – New Stations: New Balance Station
Massachusetts

Transit as basis for growth:

• Kendall Square, Cambridge
  • Young, well educated work force that does not want to spend time commuting by car
  • 4m sq ft development in 10 years
  • High tech industries – MIT, Google, Microsoft
  • Subway and TMA

• Seaport Area, Boston
  • New mixed use district keyed to innovation, collaboration, and entrepreneurship
  • 5000 jobs created in 200 companies since 2010 when area launched.
  • 1100 housing units being built
  • BRT/TMA
Other:

• *Los Angeles* - $100m donation for affordable TOD in communities to be served by light rail extension.

• *New York City* – Proceeds from 2.5m sq ft of transferred development rights as well as 1.4m sq. ft on site development.
Summary

• Transit can create value for land use choices and vice versa.

• Every level of government can help.

• Increasingly transit is a benefit – not a burden – for growing communities.