



South Hills Transit Revitalization Investment District (TRID) Study: An Introduction



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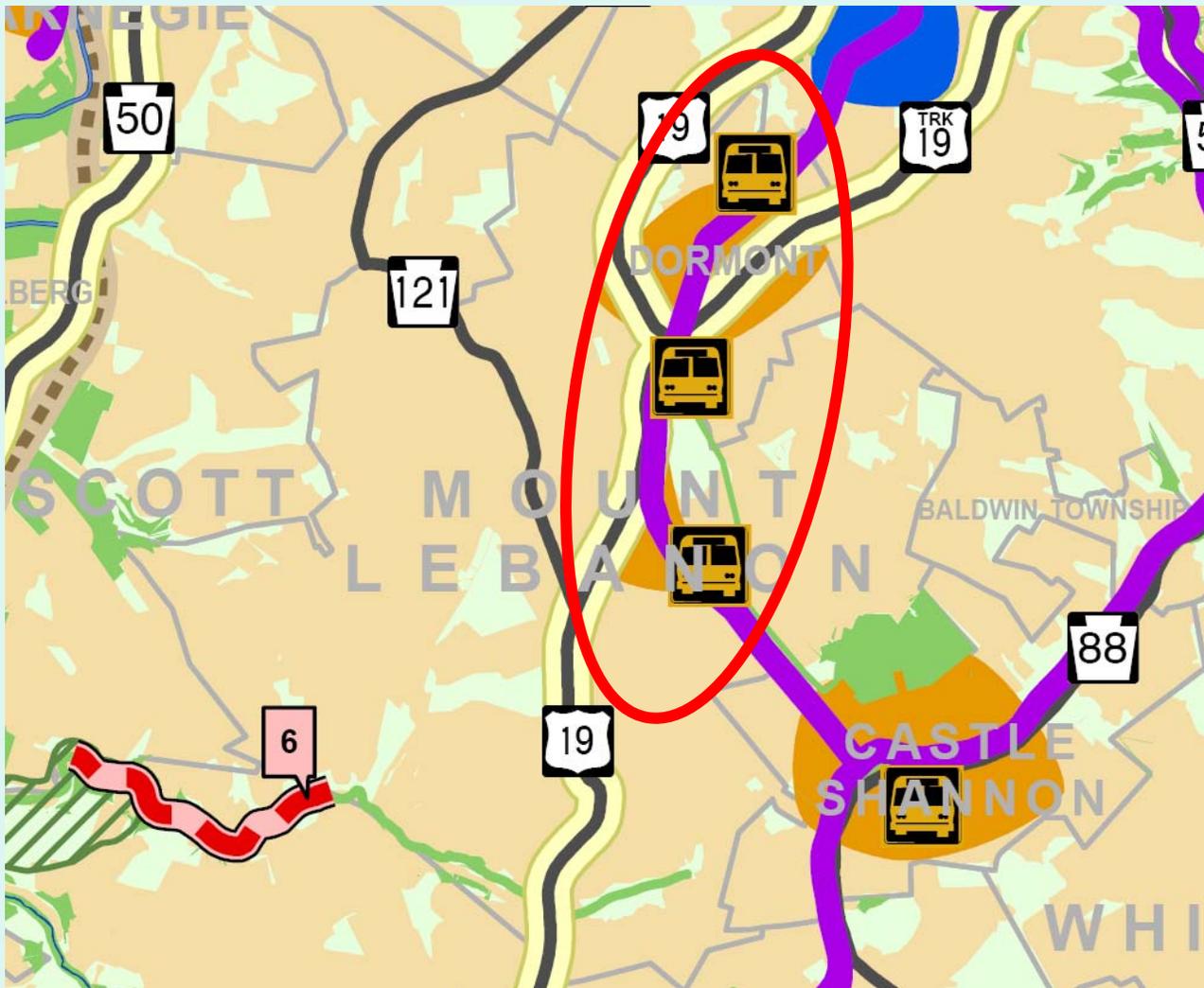


Transit-Oriented Development and Pennsylvania's TRID Law

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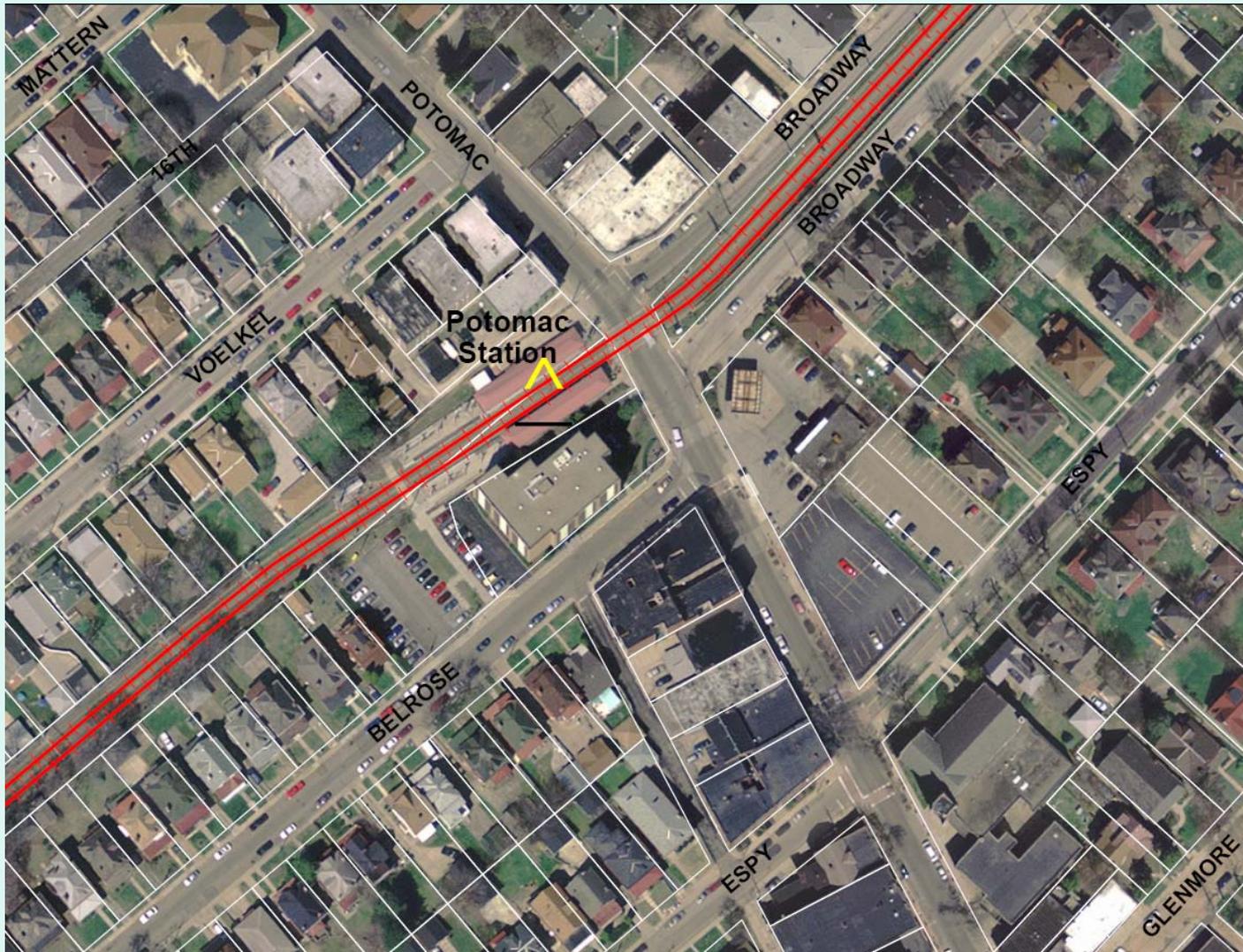
The Stations



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Potomac Station



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Potomac Station



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Dormont Junction Station



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Dormont Junction Station

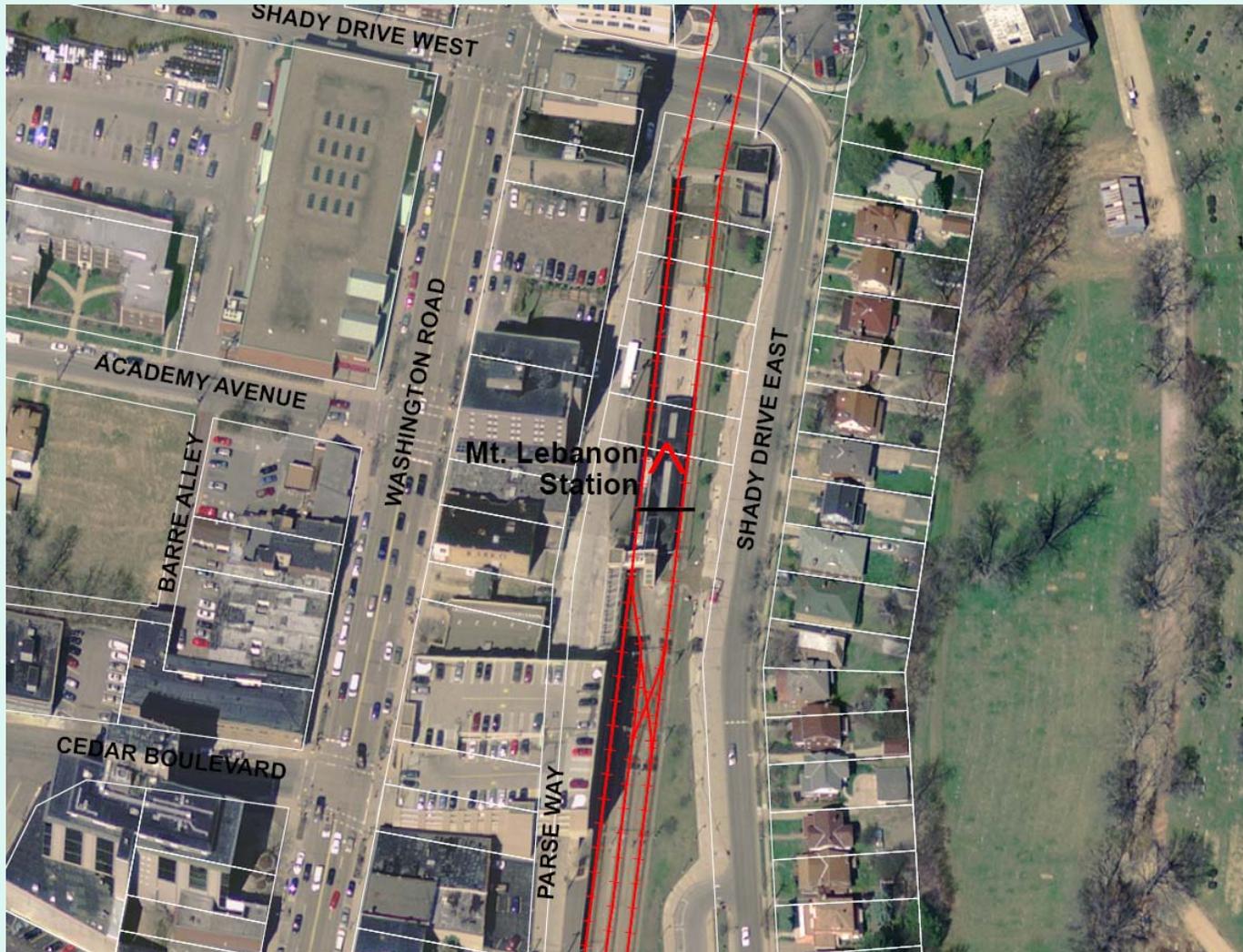


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Mt. Lebanon Station



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What Do We Mean by “Transit Oriented Development” (TOD)?

1. Compact, relatively dense development within walking distance of a transit station
2. A “24/7” mix of uses—origins (housing) and destinations (jobs, retail, schools, medical, civic)
3. A safe, interconnected, and inviting pedestrian environment—sidewalks, plazas, and the street floors of buildings.
4. A new approach to parking—less of it, shared wherever possible, and (except for curbside spaces) out of view.

Why is TRID so Promising?

1. Requires inter-jurisdictional cooperation—in this case, the municipalities, Allegheny County, the Port Authority, and the Commonwealth
2. Is specifically geared toward attracting private investment.
3. Encompasses planning for *all* infrastructure—not only transit, but roads, water / sewer, parks, and schools.
4. Facilitates joint development—the most direct way for transit to *attract and shape* TOD.
5. Attracts development through proximity and connections to transit, which in turn supports transit and promotes ridership.

TOD and Light Rail Transit (LRT): Some National Examples

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LRT Stations in the Streetscape



Brookline, MA Green Line TOD

- A 1900-vintage streetcar suburb—the historic streetcar is now the Green Line on Beacon Street
- At-grade LRT platforms blend into streetscape
- Three commercial districts—Coolidge Corner, Saint Mary’s, Washington Square
- Extensive infill and reinvestment around crossroad stations



LRT Stations in the Streetscape



Newton, MA Green Line TOD

- Suburban segment of Green Line includes several suburban stations
- Woodland Station: National Development's Arbor Point is a joint development project on MBTA park-and-ride lot
- 180 units, 36 affordable; project streetscape directly adjoins platform
- Additional TOD projects at other Newton stations



Source: National Development

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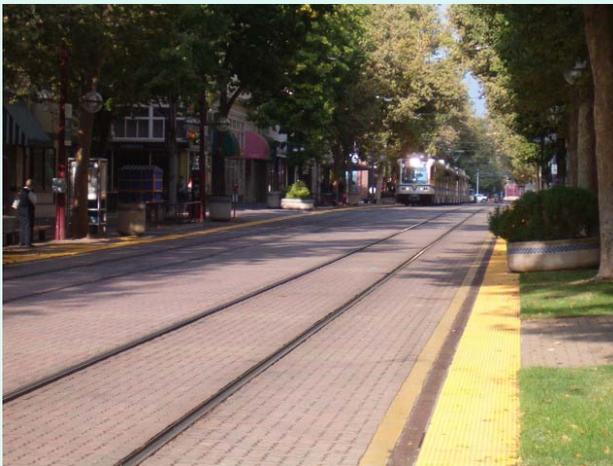
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LRT Stations in the Streetscape



Sacramento's K Street Mall

- Main LRT routes traverse downtown
- K Street Mall is one block north of State Capitol grounds
- Serves heaviest concentration of state-related offices and businesses
- City pushing for high-rise residential development along downtown LRT corridor



LRT Stations in the Streetscape



Downtown Plano, Texas

- DART Red Line North Extension opened 2003
- An farming town over-run by sprawl
- Amicus Partners converted a strip mall and one-story office building into a transit village
- Mixed-use, pedestrian streetscape blends into LRT platforms



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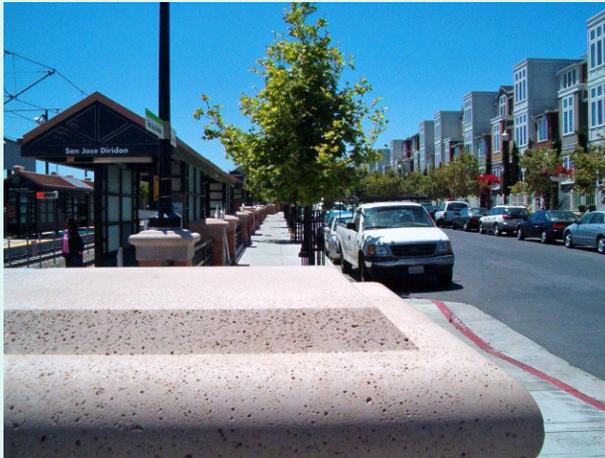
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LRT Stations in the Streetscape



Downtown San Jose

- VTA light rail system traverses downtown
- North-south corridor runs along the sidewalk on 1st and 2nd Streets, intersecting Santa Clara Street
- Core business and civic corridor retrofitted as TOD; follow-on historic restorations and new development
- Diridon Station: extension opened in 2005; two townhouse developments across street from platform



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LRT Stations in the Streetscape



Photos: Portland Streetcar

Portland Streetcar

- Followed up conventional LRT success with a streetcar network—created in a decade since late '90s
- Catalyst for three TOD districts (River, Pearl, and South Waterfront)
- Over \$2.25 *billion* invested within 2 blocks of alignment; over 7,500 housing units
- Expansion to East Side planned for 2009 construction

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Complex Development at LRT Stations



Source: TriMet

Portland WestMAX Corridor

- Portland's second LRT line, built 1993-1998
- Undertaken explicitly to promote TOD, which was a self-imposed condition of the FTA grant
- TOD highlights: The Round at Beaver Creek (mixed-use) and Orenco Manor (mostly residential)
- All told: nearly \$1 billion in development and 8,500 housing units within walking distance

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Complex Development at LRT Stations



Mockingbird Station, Dallas

- DART light rail station opened 1997 at iconic Dr. Pepper bottling plant
- UC Urban converted warehouse and office building into landmark mixed-use transit village—lofts, retail, cinema, office, hotel
- Other developers followed with office and luxury residential projects, all forming a village
- Creative design overcomes multi-level challenge



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Complex Development at LRT Stations



Salt Lake City's Gateway

- UTA's LRT system opened for 2002 Winter Olympics
- Terminus is on Temple Street, in front of 1908 Union Pacific Depot
- The Boyer Company is redeveloping railyard and warehouse area into mixed-use extension of downtown
- Historic depot is iconic link between LRT and Gateway



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Complex Development at LRT Stations



Denver's Englewood Station

- Southwest LRT line opened 2000
- Cinderella Mall was region's largest—55-acre mall and parking footprint
- CityCenter converted mall to a new downtown—900,000 square feet of mixed-use development
- A precursor of future ambitious TOD projects in expanding regional rail system



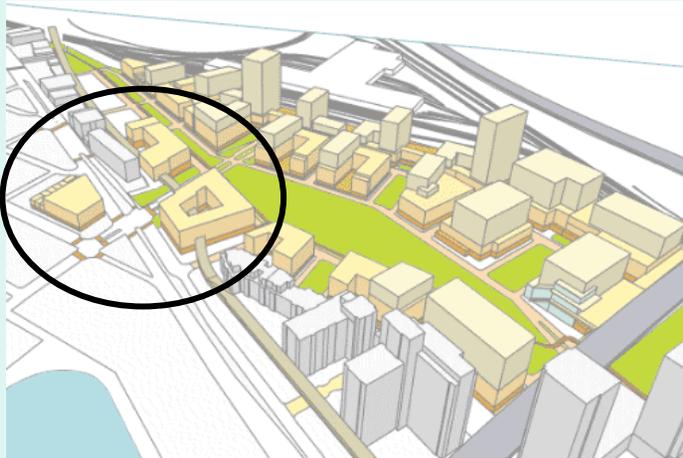
Complex Development at LRT Stations



Downtown Pasadena

- Metro Gold Line Light Rail from LA to Pasadena—opened 2003
- Memorial Park Station serves Downtown Pasadena
- Holly Avenue Apartments: built over rail ROW in advance of LRT construction
- Paseo Colorado: mixed-use “lifestyle” development by Trizec Hahn, a five-minute walk

Complex Development at LRT Stations



Boston's North Point

- Region's largest TOD project.
- Spaulding & Slye (Jones Lang LaSalle) is funding and building a new *\$70 million* LRT station.
- Fifteen-year build-out; 2.2 million square feet of commercial; 2,700 housing units.
- First condo phase and central park broke ground in 2005.



Source: Jones Lang LaSalle

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TOD and Busways: Some Local Examples

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Martin Luther King, Jr. East Busway

- **54 developments 1983 - 1996**
- **Fair market value of \$302 million**
- **New construction and renovation of existing buildings**
- **Retail, office and residential uses most common**
- **Another \$200 million worth of development 1996 – 2005**
- **More development underway**



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Negley Station in Shadyside



**Expansion of Supermarket and
New Condos at Negley Station**

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Eastside Development in East Liberty



**East Side Mixed Use Development
(almost completed)
and East Liberty Station**



Whole Foods



Mixed Retail Development

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Thank you for your participation.

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