Transit Oriented and City Center Development

How Land Use Regulations are Being Impacted by National Travel Trends & Mobility of the Future

Westchester Municipal Planning Federation
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This Evening’s Discussion

• National Trends in Travel
• Regulation’s Role in TOD and City Center Development
• Success Stories
National Trends in Travel
Compact Development Is Not New

My Parents’ Childhood

My Childhood
What People Want

- Return to City Centers
  - Access to culture and community assets
  - Social engagement
  - Avoidance of transportation inconveniences and costs (proximity to work)
  - Affordable housing one of the biggest challenges
Travel Behavior Trends

- Delayed interest in acquiring drivers license
- Desire for more transportation options, willing to eliminate car all-together
  - Walking
  - Biking
  - Transit
- More telecommuting
- Electric vehicle usage
- Technologically savvy society
Shared Mobility Explosion

1995
Don’t get into cars with strangers
Don’t meet people from the internet
Don’t trust the internet with your credit card information

2018
Call a complete stranger from the internet for a ride, give them your credit card information and pick up other strangers along the way
Shared Mobility Explosion

- Ridesharing (TNC)
- Carpool
- Carshare
- Bikeshare
- On Demand Transit
- Ridematching
- Mobility Aggregators
- Vanpool
- Smartphone Parking
- Commute Trip Tracking
- Traffic Aggregators
Shared Mobility Explosion

Lyft Annual Completed Rides (Millions)
Since 2012

Uber Annual Net Revenue (Billions)
Since 2014
Impacts to the Built Environment

- Parking demand
  - Less Parking
    - 2 veh households to 1 veh
    - Urban settings
    - Hospitality
    - Residential
  - More Parking
    - Office
- Increased curbside amenities
  - On-street parking
  - TNC zones
  - Bike and carshare
  - On-demand delivery services
- Densification of high quality malls / retail
- Desire for real time information
- Incremental suburbanization due to cheaper, lower stress commutes
Other Potential Future Impacts

- Lower parking demands (upwards of 50%-90%)
  - Conversion of garage parking into storage units
  - Short term EV charging and staging areas for shared vehicles
- Autonomous and connected vehicles
  - Owned or shared
  - Subscription vs. advertising
  - Integration of parking occupancy and pricing (parking facilities not connected, don’t exist)
- Parking design
  - Adaptive reuse (e.g. flat floor construction)
  - Smaller spaces
  - Enhanced entry/lobby
- Parking pricing increases
- Reduced need for Billboards
- Drone roof loading docks
Other Potential Future Impacts (Cont’d)

- Future of Transit
  - Competition with autonomous/connected vehicles
  - Or
    - Enhanced through last mile connectivity
  - Threats to lower speed/local service
  - Opportunity for transit providers to enhance service
Regulation’s Role in Transit Oriented and City Center Development
The Need for Land Use Regulation

Good urban design does not naturally occur, intervention is needed

Pedestrians and vehicles have competing interests
Regulatory Methods

- Form based code (Unified Development Code)
- Comprehensive Development Plans
- Overlay districts
- Design guidelines
- Density driven master plans
- Many others…

Most Important – Regulations should be prescriptive and expected, but not overly complicated
It Can Be Hard…

- Lack of control (private ownership)
- Community opposition
- Dispelling traffic myths
  - ITE trip generation methodologies

![Image showing the comparison between an office and a residential building]
The Goldilocks Solution

• Plan for the right amount of parking
  • Off-site parking (e.g. park-and-ride)
  • On-site parking (e.g. shared parking)

• Parking Management
  • Ownership
  • Pricing
  • Policies / Enforcement

• Right mix of land uses
• Set the buildings correctly
• Appropriate driveway and roadway design
• Cooperation between property owners
Popular Zoning Trends

- Parking Supply
  - Simplification of the code
  - Unbundling parking
  - Zero parking requirements near transit
  - Minimums and maximums (lender challenges)
  - Incentives for providing public parking in private facilities (e.g. density bonus)

- Shared parking arrangements and incentives
- Limited surface lots
- Municipal owned parking and in lieu parking payments
Popular Zoning Trends (Cont’d)

- Parking Design
  - Screening and visibility
  - 1st floor retail
  - Lowered or no parking minimums
  - EV charging stations
  - Priority parking (e.g. carpool)
  - Impervious parking design requirements

- Multimodal Considerations
  - Planning for 0% traffic growth
  - Bike lanes, paths and racks
  - Walking paths
  - Showers and lockers

- New Streets and Connectivity
- Affordable Housing Requirements
Popular Zoning Trends (Cont’d)

- Transportation Demand Management
  - Participation in TMA
  - Mobility concierges
  - Transit subsidies
  - Flexible work hours
  - Shared mobility
  - Annual monitoring
Supportive Agency Actions

- Land control
  - Public vs private
- Public infrastructure investments
  - Parking
  - Parks
  - Streetscapes
  - Utilities
  - Stormwater management
- Appropriate parking pricing and management
TOD and City Center Success Stories
Local Examples
Village of Tarrytown

- Infill Development
City of Yonkers

- Civic Space
  (Van Der Donck Park)
City of White Plains

- Infill Development
City of New Rochelle

- Zoning Overlay
Village of Port Chester

- Form Based Code
National Examples
Metropolitan Atlanta Rapid Transit Authority (MARTA) TOD Guidelines

- No surface parking
- Shared parking (e.g. park-and-ride with residential)
- No car-centered uses (e.g. drive throughs)
- Bikeshare and bike parking
- Carshare
- Kiss-and-ride
- Local shuttle service
- Public Private Partnerships
- Parking decks with ground level use
- First and last mile connectivity TNC partnership
- Affordable housing requirements
Tysons Corner, VA

- Multi decade planning approach
- Orange Line extension along I-66
- Trip monitoring and TDM goals
Chamblee, GA

- Zoning rewrite
- Rails to trails
- Civic green space
- EV charging stations
- New street requirements (block size <600’)
- Time limited and increased on-street parking
Alpharetta, GA

- Master planning process
- Zoning rewrite
- Public resistance
- Shared parking
- Traffic considerations
- Civic space
Sandy Springs, GA

- Form based code
- Public perception
- Underground shared parking
- Multi-use trail and civic space
Atlantic Station, GA

- Bike share
- Transit passes
- Transit shuttle connection
- Transportation Management Association participation
- Annual mode split monitoring and reporting
Summary of Success Stories

- Leadership and staff buy-in
- Vision and tools developed through intentional planning effort
- One size does not fit all
- Prescriptive process
- Pedestrian #1 priority
- Public Investment

- Community space
- Bicycle and pedestrian amenities
- Limited / shared parking
- Alignment of parking policy with mobility goals
Potential Outcomes

- Increased property values
- New jobs, residents and visitors
- Increased tax base
  - Leverage for state and federal grants
  - Means to pay for aging infrastructure
- Active lifestyles
- Lower carbon emissions and energy consumption
- Community brand and pride
- Lower crime rates
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