

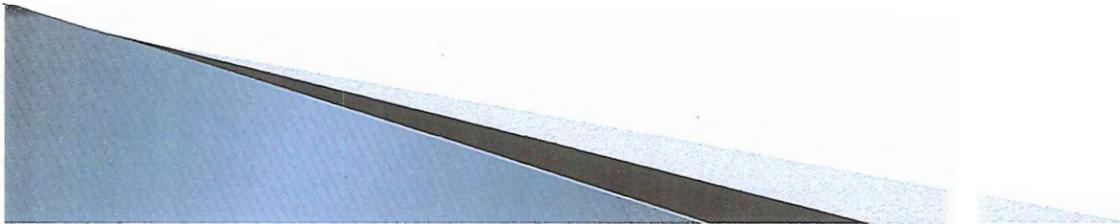
Transit Oriented Development in the 21st Century

The Marriage of Sustainability and Resiliency



Transit Oriented Development in the 21st Century: The Marriage of Sustainability and Resiliency

- What do the following leaders have in common?
 - * Cornelius Vanderbilt
 - * Governor Parris Glendening
 - * Joan McDonald



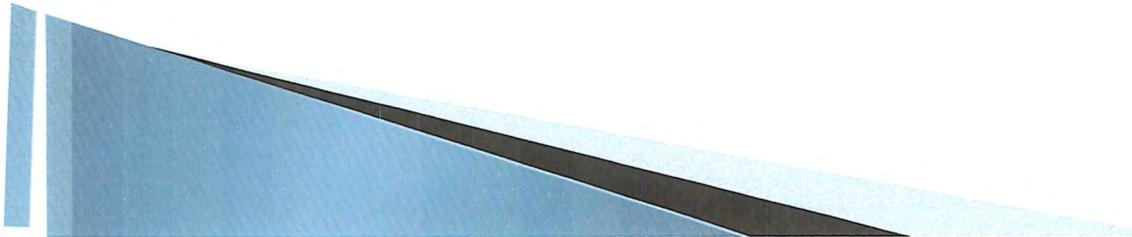
Transit Oriented Development in the 21st Century: The Marriage of Sustainability and Resiliency

What is TOD?

TOD is an approach to development that focuses land uses around transit stations.

To achieve success:

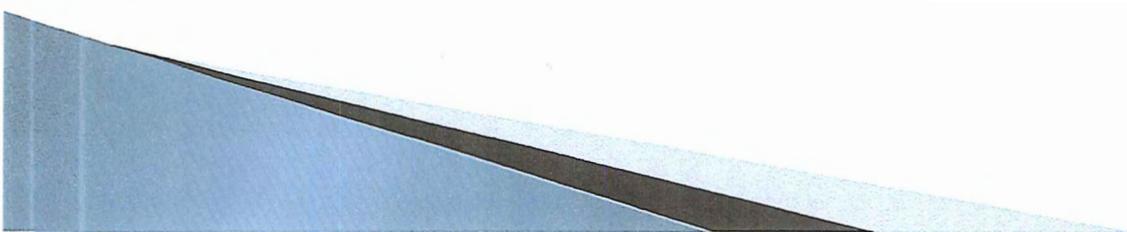
- 1) Mix of Uses;
- 2) Moderate to high density;
- 3) Pedestrian Connections;
- 4) Reduced Parking and
- 5) High quality design



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▶ What is Driving TOD?

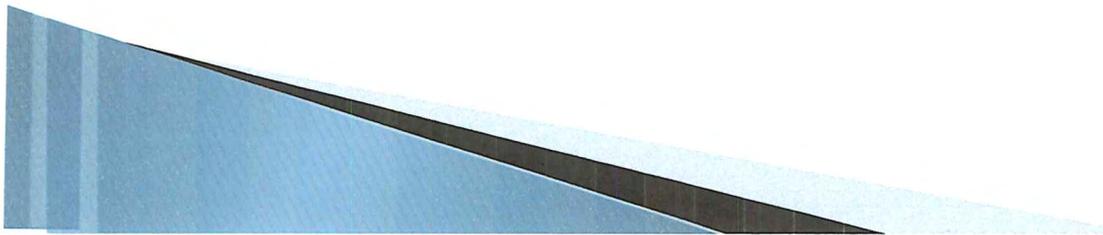
- 1) Increased Demand for Urban Living;
- 2) Shrinking Household Sizes;
- 3) Road congestion;
- 4) The value of Time and changing Lifestyles;
- 5) Climate Change



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Who leads TOD?

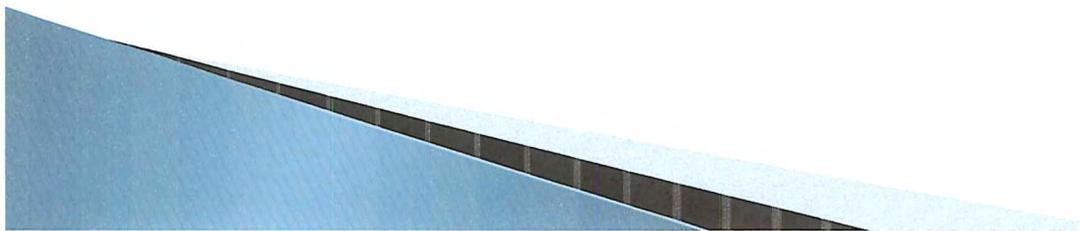
- 1) The federal government;
- 2) The States;
- 3) Local government;
- 4) The Business Community;
- 5) Developers
- 6) RESIDENTS!!



Transit Oriented Development in the 21st Century: The Marriage of Sustainability and Resiliency

We are experiencing a shift in Demographics nationwide:

- ▶ 83 million millenials vs 75 million boomers;
- ▶ Millenials represent 25% of the nation's population;
- ▶ Different work/life balance: technology has changed the traditional 9:00 – 5:00 office environment;
- ▶ Boomers want to age in place, not move to South Florida or South Carolina;
- ▶ Zoning codes need to be flexible to allow for accessory dwelling units and smaller homes on a smaller footprint

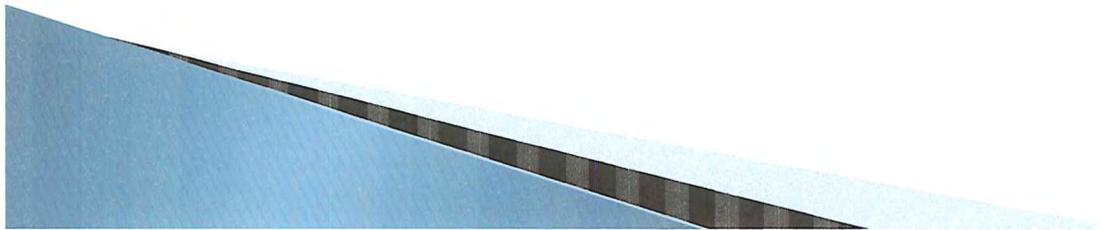


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We are experiencing a shift in economic development needs:

- ❑ Rise in the knowledge-based economy;
- ❑ Office parks generally do not work anymore;
- ❑ It's not just about incentives!

Over 500 businesses have relocated or expanded in downtowns over the last five years, primarily in the tech or knowledge sectors

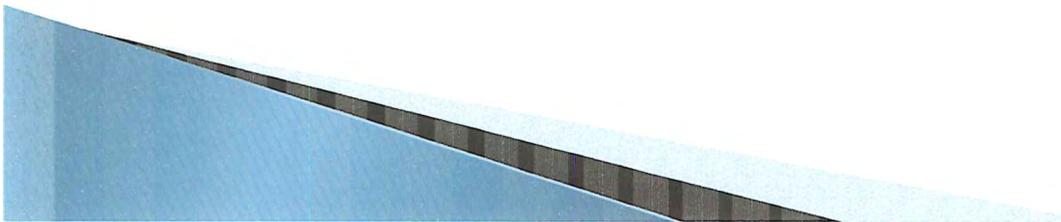


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Various programs have been initiated on the federal and state level:

- 1) HUD/EPA/DOT Sustainable Communities Regional Planning Grant Program: Initiated by the federal government in 2009. Norwalk part of the successful CT/NY Sustainable Communities team;
- 2) CT Brownfields, tax credit and HUD small cities programs;
- 3) USDOT Tiger Grant programs: 2009 – present;
- 4) USDOT and Smart Growth America National Public TOD Technical Assistance Initiative – 2015

However, a March, 2016 CBO study found that state and local governments spent \$320 billion on transportation and water infrastructure while the federal government spent \$96 billion



Transit Oriented Development in the 21st Century:
The Marriage between Sustainability and Resiliency

Between 2003 and 2014:

State and local investment in infrastructure
increased 5%

While investments by the federal government
decreased by 19%!



Transit Oriented Development in the 21st Century:

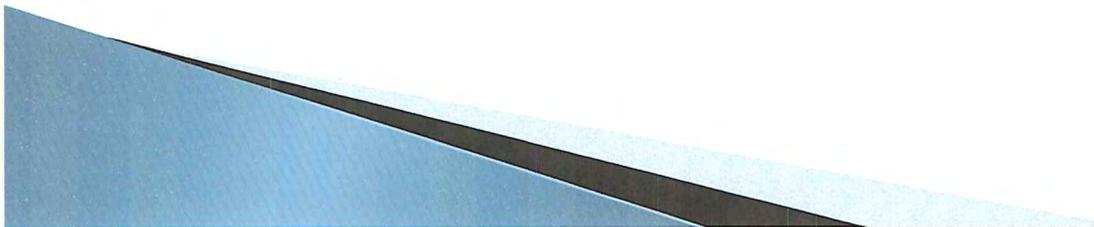
The Marriage of Sustainability and Resiliency

Weather and how it has changed us:

- ▶ In October, 1955, a tropical storm hit resulted in the flooding of the CT river and the City of Norwalk;
- ▶ Storms have become stronger and more frequent;
- ▶ Hurricane Irene;
- ▶ Superstorm Sandy;

There are a variety of ways to respond:

- Buyout vs rebuilding of homes/businesses;
- Changes to building codes;
- Changes in infrastructure investments



Transit Oriented Development in the 21st Century; The Marriage of Sustainability and Resiliency

TOD and Smart Growth go hand in hand

The benefits are many:

- ❖ Regions with commercial development in Walkable Urban Places report 1 / 3 higher GDP per capita;
- ❖ Smart Growth/TOD costs 1 / 3 less for upfront infrastructure;
- ❖ Smart Growth/TOD generates 10 times more tax revenue per acre than conventional suburban development;
- ❖ Smart Growth/TOD saves an average of 10% on ongoing delivery of services

