

# **WHAT'S MODE GOT TO DO WITH IT?**

## **LIGHT RAIL TRANSIT AND REAL ESTATE DEVELOPMENT**

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# The Opportunity

- Transit Oriented **Redevelopment**



# Different Modes

- Heavy
- Light
- Commuter
- Bus Rapid





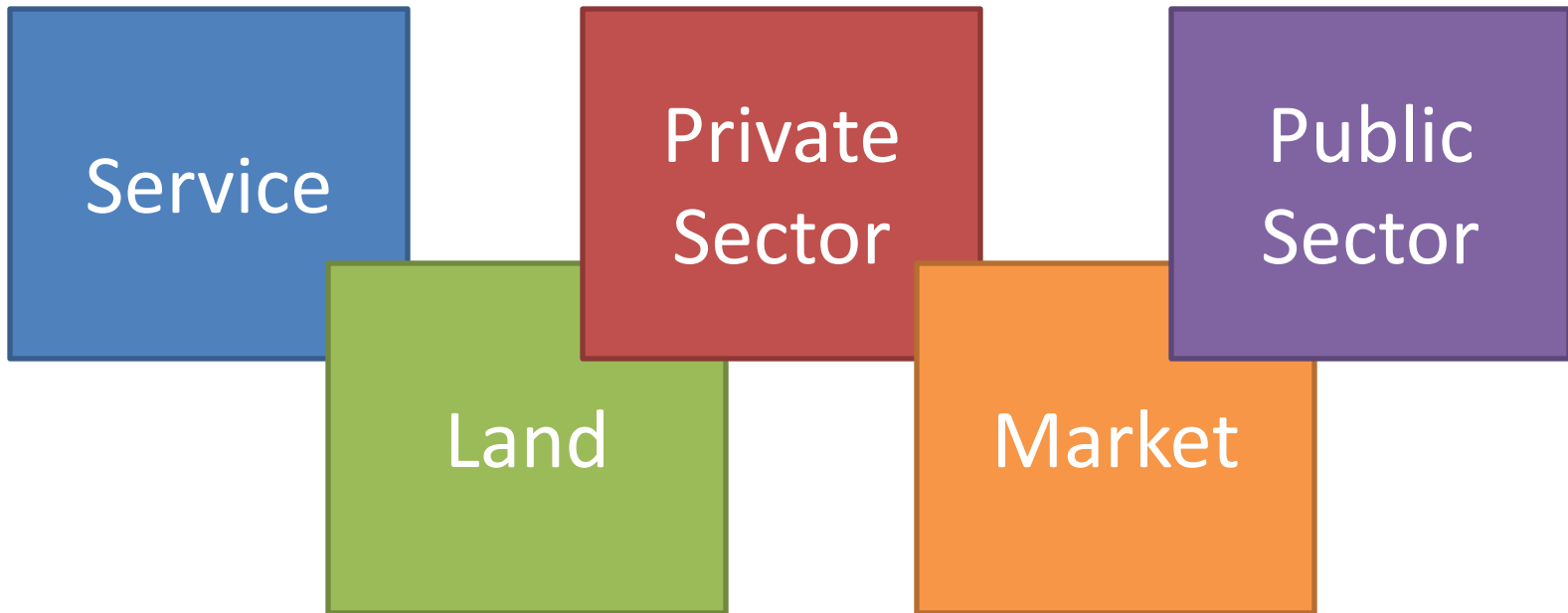
# LRT and TOD?

- Does Light Rail = Light TOD? Or Heavy TOD?



# Key Factors

- Five Key Interrelated Factors



# Factor #1

- Level of Rail Service/  
Transportation Advantage



TRI MET

See where it takes you.

## MAX Red Line

Weekday To Portland City Center and Beaverton

Portland Int'l Airport MAX Station Stop ID 10579	Gateway NE TC MAX Station Stop ID 9370	Rose Quarter TC MAX Station Stop ID 9377	Pioneer Square North MAX Station Stop ID 9383	Sunset TC MAX Station Stop ID 9624	Beaverton TC Station Stop ID 9818
4:58	5:12	5:27	5:37	5:53	5:58
5:27	5:41	5:56	6:07	6:23	6:28
5:57	6:11	6:26	6:37	6:54	6:59
X6:12	6:26	6:41	6:52	7:09	7:14
6:27	6:41	6:56	7:07	7:24	7:29
6:42	6:56	7:11	7:22	7:39	7:44
X6:57	7:11	7:26	7:37	7:54	7:59
X7:12	7:26	7:41	7:52	8:09	8:14
7:27	7:41	7:56	8:07	8:24	8:29
7:42	7:56	8:11	8:22	8:39	8:44
7:57	8:11	8:26	8:37	8:54	8:59
8:12	8:26	8:41	8:52	9:09	9:14
8:27	8:41	8:56	9:07	9:24	9:29
8:42	8:56	9:11	9:22	9:39	9:44
8:57	9:11	9:26	9:37	9:54	9:59
9:12	9:26	9:41	9:52	10:09	10:14
9:27	9:41	9:56	10:07	10:24	10:29
9:42	9:56	10:11	10:22	10:39	10:44
9:57	10:11	10:26	10:37	10:54	10:59
10:12	10:26	10:41	10:53	11:09	11:14
10:27	10:41	10:56	11:08	11:24	11:29
10:42	10:56	11:11	11:23	11:39	11:44
10:57	11:11	11:26	11:38	11:54	11:59
11:12	11:26	11:41	11:53	12:09	12:14
11:27	11:41	11:56	12:08	12:24	12:29
11:42	11:56	12:11	12:23	12:39	12:44
11:57	12:11	12:26	12:38	12:54	12:59
12:12	12:26	12:41	12:53	1:09	1:14
12:27	12:41	12:56	1:08	1:24	1:29
12:42	12:56	1:11	1:23	1:39	1:44
12:57	1:11	1:26	1:38	1:54	1:59
1:12	1:26	1:41	1:53	2:09	2:14
1:27	1:41	1:56	2:08	2:24	2:29
1:42	1:56	2:11	2:23	2:39	2:44
1:57	2:11	2:26	2:38	2:54	2:59
2:12	2:26	2:41	2:53	3:09	3:14
2:27	2:41	2:56	3:08	3:24	3:29
2:42	2:56	3:11	3:23	3:39	3:44
2:57	3:11	3:26	3:38	3:55	4:00
3:12	3:26	3:41	3:53	4:10	4:15
3:27	3:41	3:56	4:08	4:25	4:30
3:42	3:56	4:11	4:23	4:40	4:45
3:57	4:11	4:26	4:38	4:55	5:00
X4:12	4:26	4:41	4:53	5:10	5:15
X4:27	4:41	4:56	5:08	5:25	5:30
X4:42	4:56	5:11	5:23	5:40	5:45
4:57	5:11	5:26	5:38	5:55	6:00
5:12	5:26	5:41	5:53	6:10	6:15
5:27	5:41	5:56	6:07	6:24	6:29
5:43	5:57	6:12	6:23	6:40	6:45
X5:57	6:11	6:26	6:37	6:54	6:59
X6:12	6:26	6:41	6:52	7:08	7:13
6:27	6:41	6:57	7:07	7:24	7:29
6:42	6:56	7:12	7:23	7:39	7:44
6:59	7:13	7:29	7:39	7:56	8:01
7:16	7:30	7:46	7:56	8:13	8:18
7:33	7:47	8:03	8:13	8:30	8:35
7:50	8:04	8:20	8:30	8:47	8:52
X8:08	8:22	8:37	8:48	9:04	9:09
8:24	8:38	8:54	9:04	9:21	9:26
X8:42	8:56	9:11	9:22	9:38	9:43
8:59	9:13	9:28	9:39	9:55	10:00
X9:16	9:30	9:45	9:56	10:12	10:17
X9:33	9:47	10:02	10:13	10:29	10:34
X9:50	10:04	10:19	10:30	10:46	10:51
X10:07	10:21	10:36	10:47	11:03	11:08
X10:41	10:55	11:10	11:21	11:37	11:42
X11:15	11:29	11:44	11:55	12:11	12:16
XF11:49	F12:03	F12:18	F12:28	F12:45	F12:50
XW11:49	W12:03	W12:18	W12:28	W12:45	W12:50

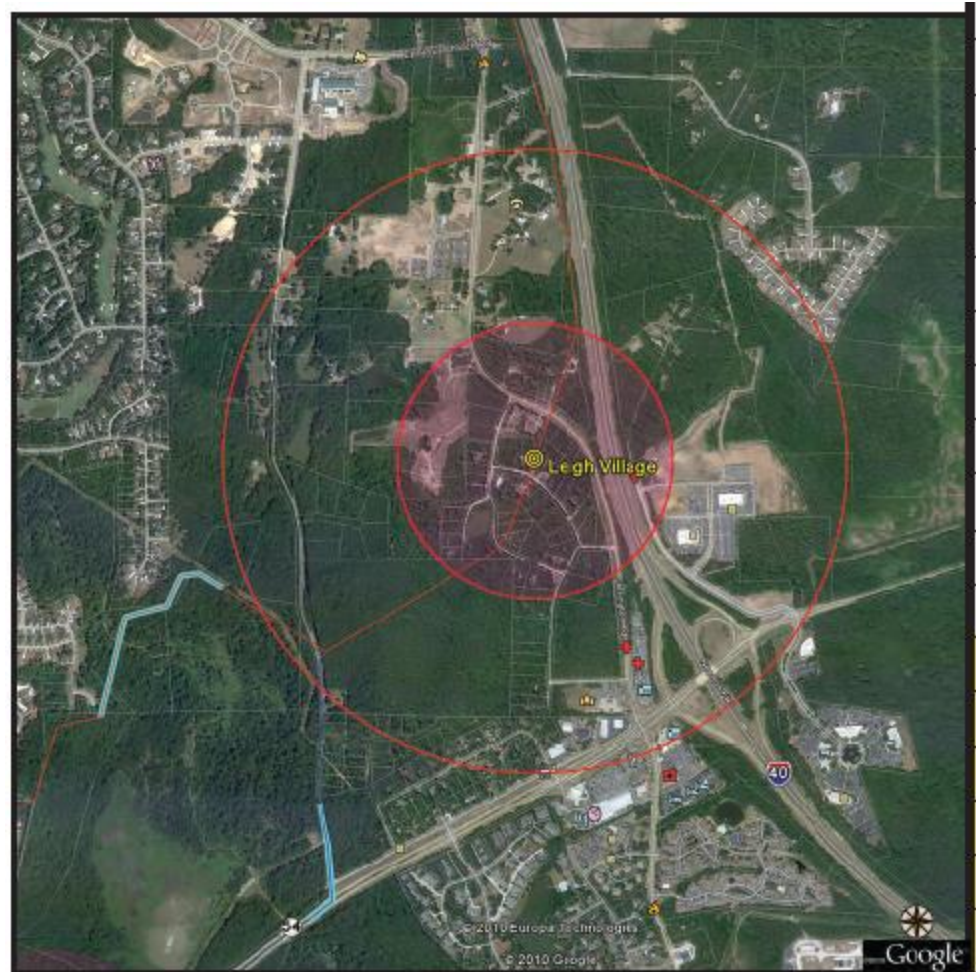
X Trains that travel beyond Beaverton Transit Center change to a Blue Line train prior to arriving at Gateway Transit Center.

W Monday-Thursdays only

F Fridays only

# Factor #2

- Land Availability





# Factor #3

- Private Sector Interest





# Factor #4

## ■ Market Strength

### Round 8.0 / Fall 2010

## Growth Trends to 2040: Cooperative Forecasting in the Washington Region

Local governments in the Washington region have worked cooperatively for many years to develop region-wide and neighborhood level forecasts of employment, population, and households. Through this effort, a consistent set of local and regional forecasts is developed for use in program and facilities planning throughout the region.

The Cooperative Forecasting Program, established in 1975 and administered by the Metropolitan Washington Council of Governments (COG), enables local, regional, and federal agencies to coordinate planning decisions using common assumptions about future growth and development in the region. Each series of forecasts, or a "Round," provides land use activity forecasts of employment, population, and households by five-year increments. Each Round covers a period of 20 to 30 years.

The Cooperative Forecasting process provides data necessary for regional planning activities including analyzing the effects of growth and developing policy responses to regional issues. In addition, the forecasts are used to determine the demand for public facilities including schools, parks, medical facilities, roads, stores, and services.

The Cooperative Forecast is a multi-stage, "top-down/bottom-up" process undertaken by

#### Metropolitan Washington Council of Governments Membership



#### Process

COG's Planning Directors Technical Advisory Committee and the Cooperative Forecasting and Data Subcommittee. It employs a regional econometric model and local jurisdictional forecasts. The model projects employment, population, and households for the metropolitan Washington region based on national economic trends and local demographic factors.

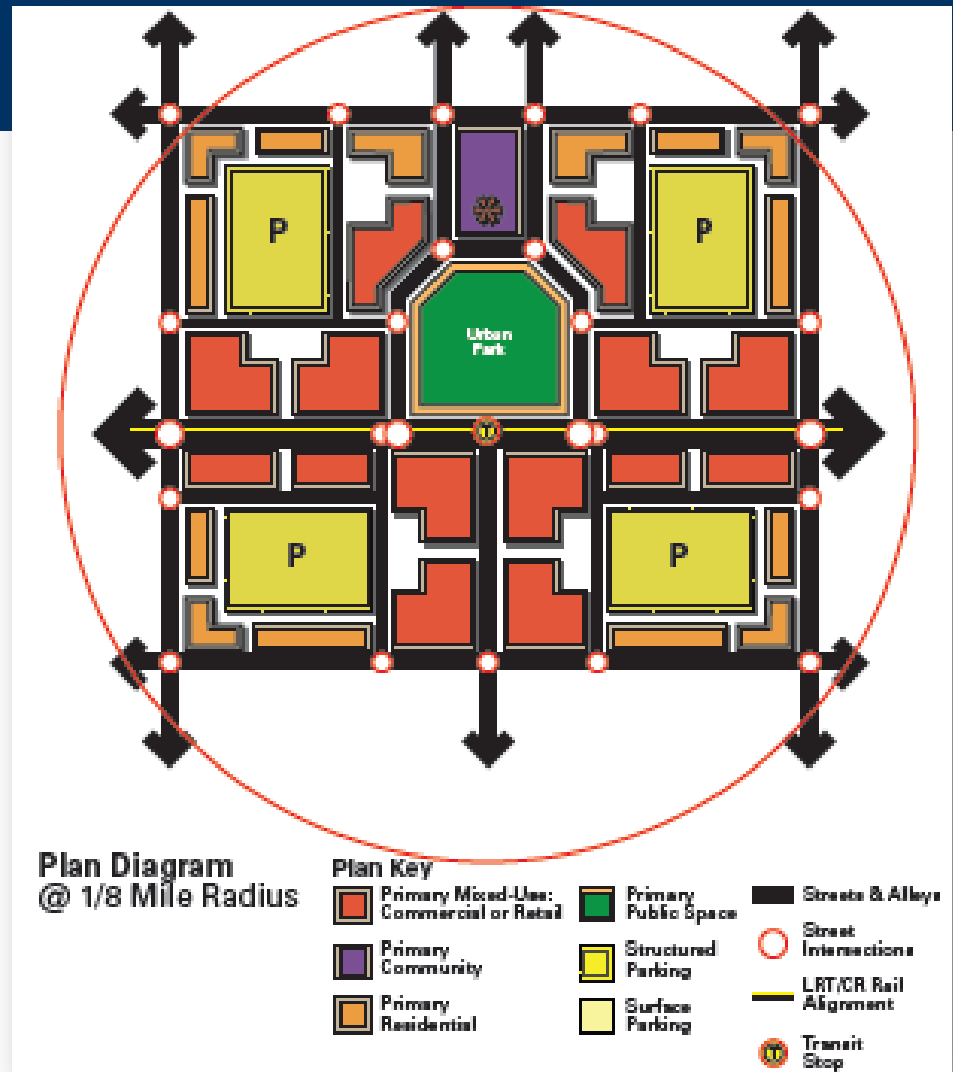
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# Factor #5

- Supportive Public Policies



# Key Effects

- Higher density possible
- Rental rate premiums
- Higher land values





# Example #1

- Dallas, TX – DART Light Rail Transit



## Example #2

- Portland, OR – TriMET MAX Light Rail Transit



## Example #3

- Boston, MA – Silver Line Bus Rapid Transit





# Summary and Outlook

- All Modes have Opportunities
- Degree of Opportunity Shaped by Factors
- Purple Line has Factors Working Together...

