WHAT'S MODE GOT TO DO WITH IT?
LIGHT RAIL TRANSIT AND REAL ESTATE DEVELOPMENT

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The Opportunity

- Transit Oriented **Redevelopment**

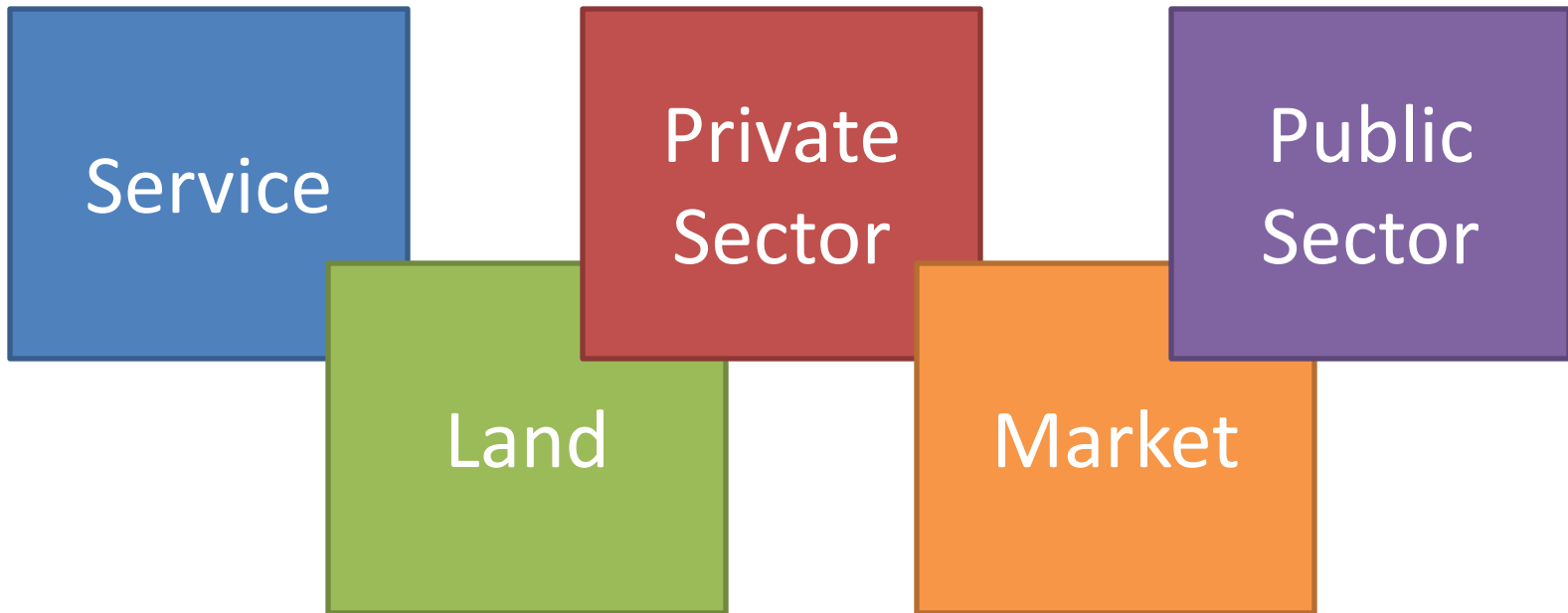# Different Modes

- Heavy

- Light

- Commuter

- Bus Rapid

LRT and TOD?

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

Key Factors

- Five Key Interrelated Factors

Service   Land   Private Sector   Market   Public Sector

Factor #1

- # Level of Rail Service/ Transportation Advantage

TRIMET
See where it takes you.

MAX Red Line

Weekday   To Portland City Center and Beaverton

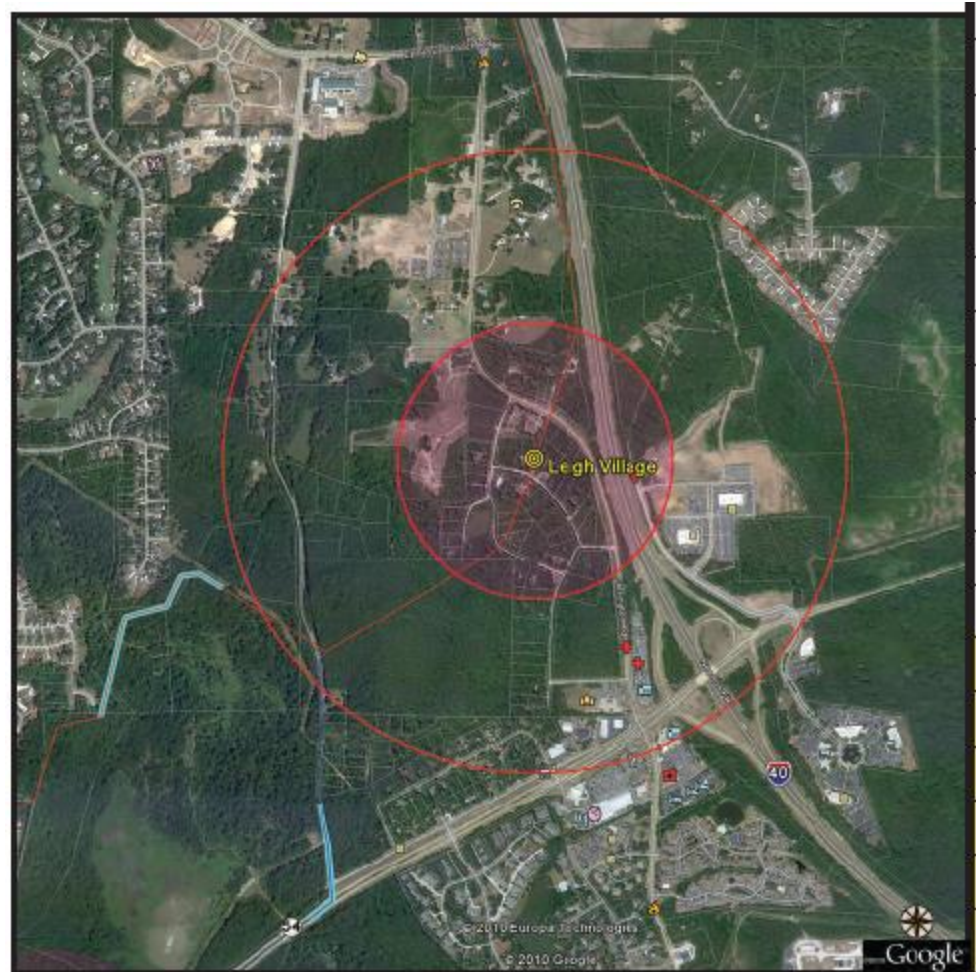| Portland Int'l Airport MAX Station Stop ID 10579	Gateway/NE 99th Ave TC MAX Station Stop ID 8370	Rose Quarter TC MAX Station Stop ID 8377	Pioneer Square North MAX Station Stop ID 8383	Sunset TC MAX Station Stop ID 9624	Beaverton TC MAX Station Stop ID 9818
4:58	5:12	5:27	5:37	5:53	5:58
5:27	5:41	5:56	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
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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	7:22	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
8:42	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

Factor #5

- ## Supportive Public Policies

Plan Diagram @ 1/8 Mile Radius

Plan Key
- Primary Mixed-Use: Commercial or Retail
- Primary Community
- Primary Residential
- Primary Public Space
- Structured Parking
- Surface Parking
- Streets & Alleys
- Street Intersections
- LRT/CR Rail Alignment
- Transit Stop
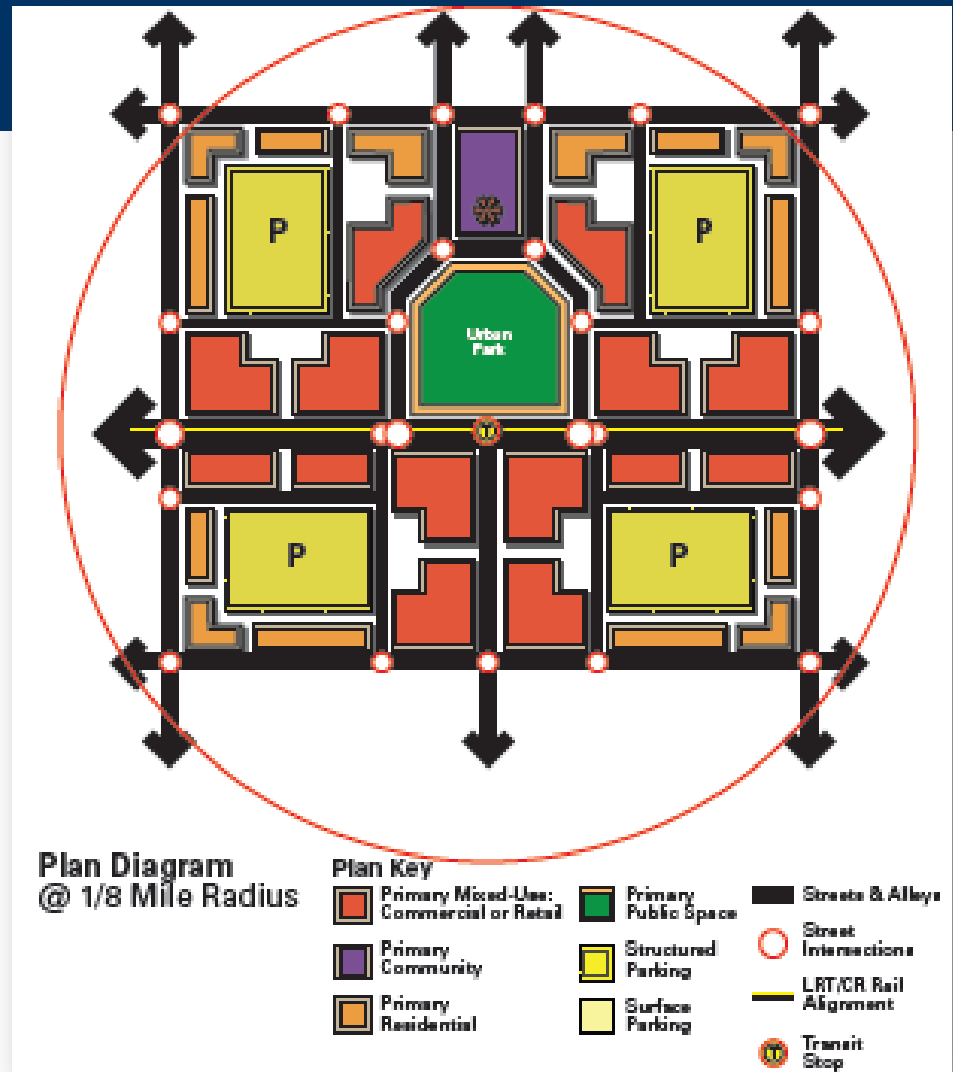
Key Effects

- 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…

Service

Land

Private Sector

Market

Public Sector