MAKING IT HAPPEN:

Opportunities and Strategies for Transit-Oriented Development in the Knowledge Corridor

September 2013
More than $1.5 billion in construction is underway in three new transit and transportation investments in the Knowledge Corridor:

- **CTfastrak**
  9.4 mile bus rapid transit line opens 2015

- **NHHS Rail**
  Rail line with high frequency service starts in 2016

- **Vermont Amtrak Rail**
  Line to connect Washington DC to Vermont by 2014

**STATION AREA TYPES**

The market potential for transit-oriented development varies from place to place, depending on the role of the station area within the corridors and greater region. There are four basic station types – Outreach, Infill, Catalyze and Reposition.

**STATION AREA CONDITIONS**
WHAT DO WE KNOW?

- Demographics are promising for transit-oriented development
- Transit-oriented development supportive industries are growing
- Corridor-centered growth is needed

CASE STUDY:
Health Line Cleveland, OH
*New Investment Spurred by BRT*

- Open for business $2.6 billion
- Under construction $770 Million
- Proposed $511 million

Anchor Institution Strategies:

- Partner with anchor institutions to direct their future growth towards station areas
- Engage regional anchor institutions in a dialogue about how their future expansion can be transit-oriented development
- Encourage and explore opportunities to relocate or expand components of state university systems to station areas
- Convene a partnership between the region’s research hospitals and its universities

NEXT STEPS

- Understand that transit-oriented development needs more than transit
- Identify and promote active leadership
- Be pro-active in realizing the potential for transit-oriented development in our corridors
- Prioritize station areas for state financial assistance and coordinate with state on encouraging a presence in new and existing buildings in transit corridors
- Provide technical assistance to municipalities along the transit corridors
- Direct Metropolitan Planning Organization discretionary funds to station areas
- Leverage state resources by directing them comprehensively to the station areas as priority locations
## Tools for Transit-Oriented Development

1. **Planning and Visioning**
   - Station area plans, community education and outreach, technical assistance

2. **Zoning and Land Use Regulations**
   - Transit-oriented development supportive zoning, entitlements process, parking management

3. **New Development**
   - Land assembly, financing market rate and mixed-income housing, reuse of historic buildings

4. **Neighborhood Revitalization**
   - Brownfields cleanup, acquisition of vacant/blighted properties, affordable and mixed-use housing

5. **Local Transportation and Infrastructure**
   - Last mile shuttles, pedestrian and bicycle access, infrastructure improvements

6. **Economic Development**
   - Economic development incentive programs, anchor institutions

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