

Introduction to Transit-Oriented Development

(PLA 6388: *Fall 2017*)

Thursdays, 12-2 pm
Fayerweather 200

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A. Course Overview

As cities continue to grow and densify, the attractiveness of locations near public transit networks increases – making development at these locations an increasingly viable and profitable investment. This value is now being tapped by transit agencies and cities to support the development and strengthening of urban transit networks. The first half of the course will look at the fundamentals of transit-oriented development (TOD) – including zoning and other regulatory incentives, value-capture methods and analysis, and the structuring of joint development approaches. Case studies in New York and Washington DC will be analyzed, and guest speakers involved in these projects who will be addressing the class. Students will contribute to a broader review of case studies by selecting and analyzing in depth a significant TOD case study in the US or further afield.

During the second half of the semester, students will examine the opportunity to transform an area of East Harlem by reinventing a particular location as a vibrant transit and retail hub. This conceptual design work will be underpinned by the articulation and structuring of financing mechanisms and partnerships to support the joint development. To develop proposals, the class will engage directly with those that now determine the area's fate: Metro-North and the MTA, city agencies, developers of sites adjacent to the station, the Community Board and local merchants.

Because of the multidisciplinary nature of the opportunity, students of real estate, urban planning, urban design, and historic preservation are encouraged to apply. Those with an architecture background are also welcome, as the class will be invited to visualize new ideas and concepts as well as consider financing mechanisms that could support them.

B. Course Requirements and Assignments

Students will be expected to complete certain assigned readings and be prepared to submit comments on the readings as appropriate. They will prepare a “mid-term” TOD case study, which will be submitted as a written report but also presented to the class. During the second half of the semester, students will work in small groups to prepare an approach to joint development (physical and financial) from the perspective of a public-private partnership.

C. Course Grading Criteria

Completion of readings and assignments: 20%

Attendance and in-class participation: 25%

Case study: 30%

Final presentation: 25%

D. Readings and Site Visits

Students will be assigned a series of readings in advance of certain classes. Some of these readings are easily available; others will be posted at least a week in advance on *Courseworks*. One or more site visits will be required.

E. Syllabus Overview

Part I. Understanding Transit-Oriented Development

In the first section of the class, students will develop a broad understanding of the techniques that have been used in a variety of locations to capture the value associated with new development near transit. Several guest speakers have been invited to participate in specific discussions.

Class 1 | September 7: Intro to Transit-Oriented Development

- ***Introductions and overview***
- ***Basic concepts***

Readings:

Cervero, Robert "Chapter 3: Public Transport and Sustainable Urbanism: Global Lessons" in Curtis, Carey, Renne, John, Bertolini, Luca Transit-Oriented Development, June, 2009, pp. 23-35.

Peterson, George E., Unlocking Land Values to Finance Urban Infrastructure, Chapter 1, pp. 17-30 and Chapter 2, pp. 31-54.

Class 2 | September 14: TOD in NYC (Bob Paley, guest speaker)

- ***TIF/Hudson Yards***
- ***Subway bonuses/15 Penn***

Readings:

NYC Department of City Planning, "History of NYC Transit Bonuses." 1982-2014.

Levinson, David M. and Istrate, Emilia, "Access for Value: Financing Transportation Through Land Value Capture," *Metropolitan Policy Program at Brookings*.

Friedlander, Jeff, "Developing the Hudson Yards," *New York Law Journal*, Feb 15, 2007.

New York City Independent Budget Office Fiscal Brief, "Learning from Experience: A Primer on Tax Incremented Financing," September 2002.

Hudson Yards Development Corporation,
<http://www.hydc.org/html/home/home.shtml>

Class 3 | September 28: TOD in NY today (DCP or EDC guest, TBD)

- ***East Midtown***
- ***BQX***
- ***Citywide ferry***

Readings:

Brooklyn-Queens Connector (BQX) NYCEDC Overview,

<https://www.nycdc.com/project/brooklyn-queens-connector-bqx>, 3 August, 2017.

Aggarwala, Rohit, "Brooklyn-Queens Streetcar Could Transform Waterfront Without Gentrifying it," Crain's New York, 6 August 2017.

Additional readings T.B.D.

Class 4 / September 28: Domestic case studies/TOD in DC (Andy Altman, Five Squares Development)

- ***Suburban TOD***
- ***Challenges and opportunities***

Readings:

Mathur and Smith, "Land value capture to fund public transportation infrastructure" Transport Policy, Volume 30, Nov 2013, pp. 327-335.

GAO publications on value capture (2010, 2011): Public Transportation: Federal Role in Value Capture Strategies GAO – 10-781.

Cervero et. al, "Transit-Oriented Development in the US: Experiences, Challenges and Prospects" in Transit Cooperative Research Program Report 102, Transportation Research Board, Washington DC, 2004, Chapter 2.

Zhao and Larson, "Special Assessments as a Value Capture Strategy for Public Transit Finance" in Public Works Management and Policy 16 (4), 320-340.

Class 5 / October 5: Student Case Studies (linear transit villages and suburban)

Reading:

Knowles, Richard D., "Transit Oriented Development in Copenhagen, Denmark: from the Finger Plan to Orestad," Journal of Transport Geography 22 (2012), 251- 261.

Optional Reading:

Noland, Robert B. et Pall, "Attitudes Towards Transit-oriented Development: Resident Experiences and Professional Perspectives," Journal of Transport Geography 60 (2017), 130-140.

Class 6 | October 12: Student Case Studies (nodal entertainment/sports TOD)

Readings: tbd

Class 7 | October 19: Student Case Studies (central city transit hubs)

Reading:

Darroch, Nathan, "A brief introduction to London's underground railways and land use" Journal of Transport and Land Use, Vol 7, No. 1(2014), 105

October 26 | NO CLASS (ULI)

Part II. TOD in East Harlem

Class 8 | November 2: Lecture

Readings:

Beveridge, Andrew "A Century of Harlem in NYC: Some Notes on Migration, Consolidation, Segregation and Recent Development" in City and Community (25 November 2008), pp. 358-365.

Roberts, Sam. "No Longer Majority Black, Harlem Is in Transition."
<http://www.nytimes.com/2010/01/06/nyregion/06harlem.html?pagewanted=all>.
The New York Times, 5 Jan. 2010.

Schaefer, Richard T., "East Harlem" in the Encyclopedia of Race, Ethnicity and Society (2008), pp. 430-432.

Gautier, Pierre-Richard, "Harlem: A Mecca of Change," Paper from HNYCRE 2014.

Scattergood, Abby, "La Marqueta: Examining the Retail Landscape of East Harlem," Columbia University GSAPP, May 2013.

Hughes, C.J., "Second Avenue Subway Brings New Development,"
<https://www.nytimes.com/2017/07/07/realestate/second-avenue-subway-brings-new-development.html?r=0> *The New York Times*, 7 July 2017.

Optional Readings:

Photographer Camilo Jose Vergara, "Tracing the Changes of 125th Street Since 1977 , In Photos," <https://ny.curbed.com/2015/1/9/10003744/tracing-the-changes-of-125th-street-since-1977-in-photos> *Curbed*, 9 Jan. 2015.

Bell, Christopher, East Harlem Remembered: Oral Histories of Community and Diversity, 2013, pp. 207-218.

Class 9 / November 9: Site visit (Carey King, Michael Shiffer)

Readings:

CB11M East Harlem, East Harlem Land Use and Rezoning Initiative: Final Recommendations, May 2013.

NYCEDC, Park Avenue/125th St Public Realm Project, Community Working Group Meeting, Dec 2013.

Department of City Planning, "East Midtown Rezoning," November 13, 2015.

CB11 East Harlem, East Harlem Neighborhood Plan, February 2016.

NYC Planning, East Harlem Rezoning CPC Proposal, April 2017.

Parikh, Anil, Second Avenue Subway Update to Community Board 11 presentation, 5 April, 2016.

Horodniceanu, Michael, Lessons from the Second Avenue Subway and other Megaprojects presentation, 6 April 2017.

Class 10 / November 16: Development of visions and ideas: in-house critique

November 23: NO CLASS (Thanksgiving)

Class 11 | November 30: Feedback session with client organizations (EDC, DCP, DOT, Metro-North, NHEMA, CB11)

Panel: Edwin Marshall, Adam Meagher, Abby Hamlin

Readings: T.B.D.

Class 12 | December 7: Submission of final approaches, development of presentation material, and class discussion