



New trends in TOD planning

Tim Baldwin, Rocky Mountain West Transit & Urban Planning

TOD is traditionally an origin...



The 3 R's of TOD planning...



Residential: TOD as a place to live



Retail: TOD as a place to shop



Restaurants: TOD for eating and entertainment



But what about TOD as a destination?



Two new trends:

- Employment-based TOD
- Mobility Hubs



Employment-based TOD

2011 study:

**Most employment-based TOD
is located in suburban areas**

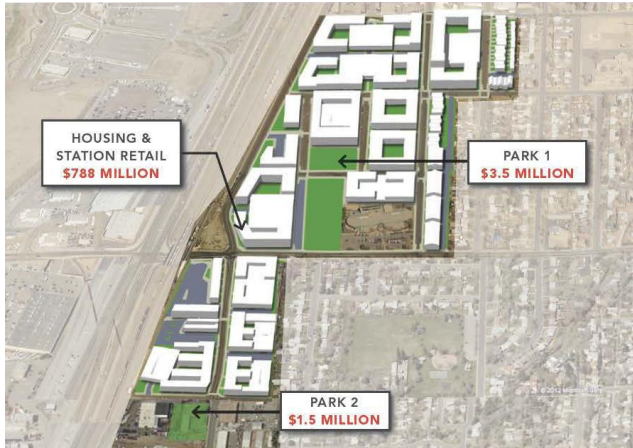
**Higher density employment
centers are good places to
introduce other types of land
uses**



Employment-based TOD: Commercial/office



Employment-based TOD: Industrial



Employment-based TOD: Live-work



Employment-based TOD: Innovation Districts

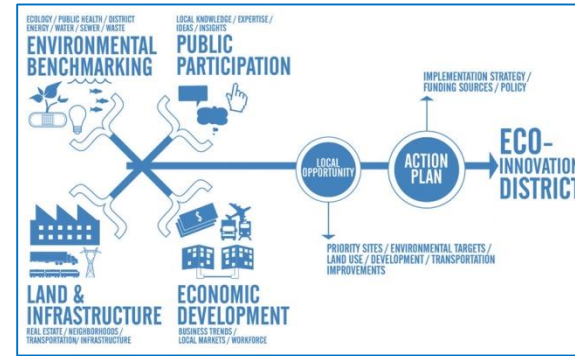
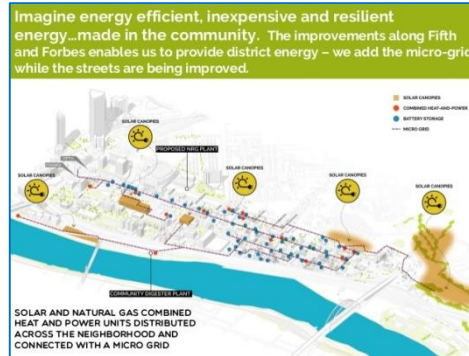
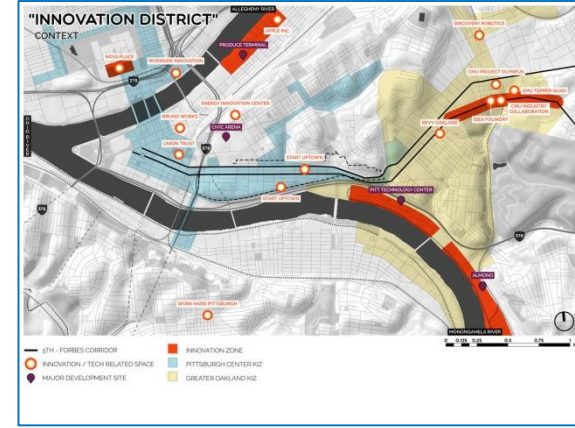
- anchor institutions partner with startups**
- physically compact and transit accessible**
- offer mixed-use housing, office, and retail**

Employment-based TOD: Innovation Districts

-”manifestation of mega-trends altering the location preferences of people and firms, and, in the process, re-conceiving the very link between economy shaping, place making, and social networking”

Employment-based TOD: Innovation Districts

- Pittsburgh Eco-Innovation District
(public-private partnership to attract
new development in Uptown area)



Employment-based TOD: Innovation Districts

- **Drexel University/Philadelphia: University City to partner with universities and research institutions, with a mixed-use village**



Employment-based TOD: Innovation Districts

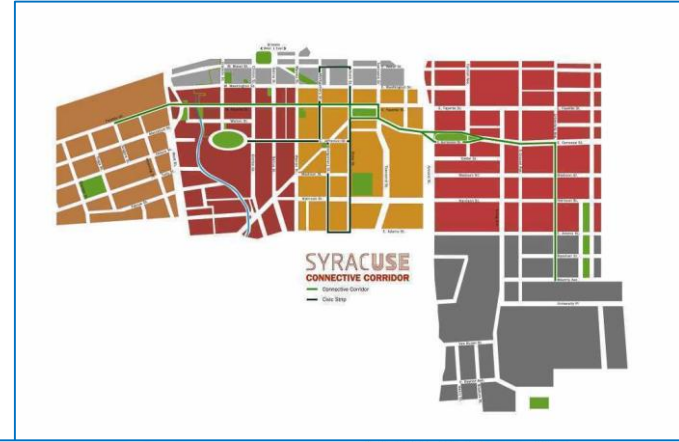
- **Boston Innovation District, an “urban laboratory” to attract start-up entrepreneurs**



Employment-based TOD:

Innovation Districts

-Syracuse Connective Corridor, connecting higher education with the Syracuse Technology Garden (incubator facility)



Mobility Hubs: A Place to Connect

What is a Mobility Hub?

- A strategic point of intersection on the regional transportation network that accommodates a higher intensity of use and degree of seamless connections.



What is a Mobility Hub?

- A **central** place where **seamless connections** are made between multiple forms of transportation with a priority placed on pedestrian connections.



What is a Mobility Hub?

- A place where buildings and transit interact effectively and efficiently with streets.



What is a Mobility Hub?

- A vibrant place in with a concentration of uses, including employment, living, shopping and a mix of highly connected public and private accessible spaces.



What is a Mobility Hub?

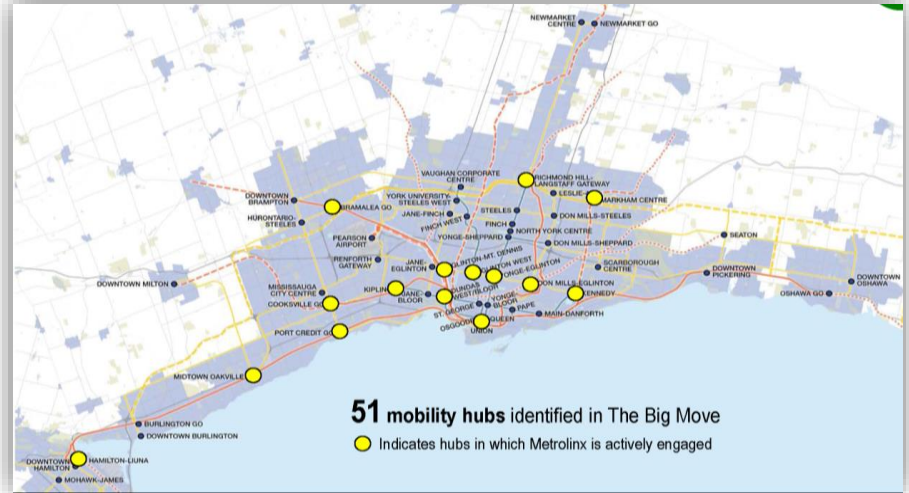
- A high tech mini-transportation center that is integrated into a transportation network where different modes connect or intersect. It provides 24/7 electronic access to transportation options (bus, rail, bicycle, car sharing, taxis), an “electronically hip” convenience stores for travelers.



Where are Mobility Hubs located?

Largest concentration: Toronto

- 51 planned or implemented throughout metro area
- Typologies developed for different densities, transit routes, development potential



Where are Mobility Hubs located or planned?

- Boulder
- Fort Lauderdale
- Los Angeles
- Tysons Corner
- Nantes



Lessons Learned: 3 Toronto Area Hubs

- **Put pedestrians first**
 - Prioritize pedestrian routes
 - Keep block sizes – and distances between pedestrian crossings – reasonable
 - Plan streets for active pedestrians, including street furniture and sidewalk widths
 - Build a sidewalk network that provides good access to both origins and destinations



Lessons Learned: 3 Toronto Area Hubs

▪ Look for low-cost ‘quick wins’

- Signage and striping
- Bicycle facilities
- Wayfinding



Lessons Learned: 3 Toronto Area Hubs

- **Optimize auto and bus flow**
 - Re-time traffic signals to maximize flow
 - Focus on peak demand times
 - Consider the entire network



Lessons Learned: 3 Toronto Area Hubs

- **Integrate land use with transportation**
 - Make the station a community amenity, not just a transportation center
 - Design transit and adjacent areas as multi-purpose spaces that can be used for other activities in off-peak periods

