DEVELOPMENT ORIENTED TRANSIT: INNOVATIVE ECONOMIC TOOLS & MODELS

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SMART GROWTH
TRANSPORT ORIENTED DEVELOPMENT
INVESTMENT STRATEGY
DEFINITIONS

- DRIVABLE SUBURBAN
- WALKABLE URBAN

* BROOKINGS INSTITUTE – CHRIS LEINBERGER
NEEDED FOR DRIVABLE SUBURBAN

- ROAD ACCESS
- UTILITY EXTENSIONS
- CHEAP LAND
NEEDED FOR WALKABLE URBAN

- WALKABILITY
- QUALITY ALTERNATIVE ACCESS
- OPEN SPACE
- AFFORDABILITY
WHAT CHANGES?

WALKING IS THE WINNER!

SMART GROWTH
REDUCED GREENHOUSE GAS EMISSIONS
HIGH DENSITY / SUBURBAN CARBON FOOTPRINT COMPARISONS

Residential Footprint

<table>
<thead>
<tr>
<th>Environment</th>
<th>Annual Tons per Household</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban</td>
<td>17.1</td>
</tr>
<tr>
<td>High Density</td>
<td>5.9</td>
</tr>
<tr>
<td>65% savings</td>
<td></td>
</tr>
</tbody>
</table>

Employment Footprint

<table>
<thead>
<tr>
<th>Environment</th>
<th>Annual Tons per Job</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban</td>
<td>9.2</td>
</tr>
<tr>
<td>High Density</td>
<td>5.1</td>
</tr>
<tr>
<td>45% savings</td>
<td></td>
</tr>
</tbody>
</table>

Source: E. D. Hovee & Company, LLC.
CONCEPT PLAN

LINKS RIVER DISTRICT AND NEW SOUTH WATERFRONT DEVELOPMENT AREA
RESULTS

- 3.5 BILLION IN NEW DEVELOPMENT
- 10,000 NEW HOUSING UNITS
- REDUCED VMT BY 70 MILLION MILES
CURRENT DEVELOPMENT

Existing FAR Density & Portland Streetcar Loop

PLANNED DENSITY

FAR Development Potential with Portland Streetcar Loop

Source: Planning Bureau, City of Portland
PORTLAND STREETCAR
DENSITY OF DEVELOPMENT

<table>
<thead>
<tr>
<th>Distance from Streetcar</th>
<th>Pre 1997 development</th>
<th>Post 1997 development</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 block</td>
<td>30%</td>
<td>90%</td>
</tr>
<tr>
<td>2 blocks</td>
<td>30%</td>
<td>70%</td>
</tr>
<tr>
<td>3 blocks</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>3+ blocks</td>
<td>40%</td>
<td>40%</td>
</tr>
</tbody>
</table>

Percent of Maximum S/FAR Realized
FINANCE

- TAX INCREMENT
- PRIVATE ASSESSMENT
- PARKING FEES & METERS
GOVERNANCE PORTLAND

City of Portland
Development

TriMet
Mobility

Portland Streetcar, Inc.
Public/Private Board

SMART GROWTH
FINANCE

- ASSESSMENTS 55% OF CAPITAL COST
- CITY
- FEDERAL
SEATTLE RESULTS

- 3.2 BILLION IN DEVELOPMENT IN 4 YEARS
- AMAZON.COM – 1 MILLION S.F. OF OFFICE
WASHINGTON D.C. SYSTEM PLAN

WALKABILITY INDEX

IMPROVED HOUSEHOLD ACCESS TO JOBS VIA TRANSIT

A streetcar system can build on the excellent walkability of the District’s neighborhoods, represented here by red-brown areas. In yellow-highlighted areas, the streetcar could attract new pedestrian-oriented development to replace auto-dominated environments.

Between 40% and 50% of residents would experience improved access to jobs within the District.

SMART GROWTH
K STREET / BENNING RD
PUBLIC PRIVATE PARTNERSHIP

- ASSESSMENTS
- TAX INCREMENT FINANCE
- DC
- FEDERAL
CONCLUSION

- FINANCE TOOLS WELL UTILIZED
  - PROPERTY TAX GROWTH
  - PROPERTY ASSESSMENTS
  - PARKING REVENUE GROWTH
  - SALES TAX
- FINANCE TOOLS WORTHY OF CONSIDERATION
  - UTILITY AVOIDED COST

SMART GROWTH

- JOB GROWTH (INCOME TAX)
SMART GROWTH