

State Leadership on TOD

Transit Revitalization Investment District (TRID)

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Example - East Liberty



Background

- Conditions / Infrastructure
- Transit Agency Philosophies
- Incentive
- Partnerships



History

■ TRID Concept Outline

- followed SEPTA meeting with State Rep. Rick Geist (1995)

■ TOD Advocacy

- PA Environmental Council
- 10,000 Friends of PA
- PA Planning Association
- DVRPC through policies and federally-funded studies (1997 to present)



History

■ TRID Bill Draft

- revisions working with State Rep. Stephen Stetler (2001 to 2002)

■ HB 2464, PN 3530

- introduced by State Rep. Carole Rubley(2002)

■ House Transportation Committee Hearing (2002)

■ House Bill 994, PN 1167

- reintroduced by Rep. Rubley(2003)



What is TRID?

A TRID is an area around a major transit facility in which the real estate tax increment from new development occurring within the TRID is shared among partners.



How Does TRID Work?

- Agree to Create a TRID
 - Municipality, transit agency, school district
- Conduct TRID Planning Study
 - Market study
 - Economic impact analysis
 - Public infrastructure including roadway and transit
 - Financial plan
 - Public Involvement



How Does TRID Work?

- Establish TRID Boundaries
- Determine Value Capture Area
- Multi-Agency Review and Consensus
 - Public hearings
- TRID Implementation Program
 - Financial plan
 - Schedule
 - Agreements



TRID
Boundaries
and Value
Capture
Area



Transit
Revitalization
Investment
District

■ Parking
■ Transit
■ Value
Capture Area



Keys

- Encourages TOD Planning and Community Economic Development throughout the state
- Inter-governmental Efforts – Flexible, establishes cooperation up-front
- Public/Private Partnerships
- Incentives for Private Sector TOD Investments



Keys

- Increases Ridership, Revenues, Funding for Public Transit Providers, AMTRAK and Station Area Improvements
- Value Capture from Station Area Development
- Maximizes Use of Existing Laws Supportive of TRID Purposes
- Community Involvement in TRID Planning and Implementation



TRID and TOD

- Places a higher value on TOD – development technique focusing on dense urban development around major transit facilities
- Provides a local funding option
- Bottomline -
 - Together = Economic Development Opportunity promoting Smart Growth



Study Funding Sources

- Land Use Planning and Technical Assistance Program (LUPTAP)
- Land Use Coordination Planning Funds
- Supplemental Planning Funds
- PTAF Research/Demonstration (State)



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Presentation and TRID legislation available at:

www.clearviewstrategies.com

(click on NewsResources)



Planning Study

- Step 1 – Municipality and Transit Agency agree to work cooperatively to create TRID
- Step 2 – Municipality undertakes **TRID Planning Study** to determine location, boundaries and rationale
- Step 3 – Municipality and Transit Agency conduct community public meeting(s) on planning study



Planning Study

- Step 4 – Planning Study is revised and completed
- Step 5 – Municipality and Transit Agency accept Planning Study's findings and recommendations
- Step 6 – Municipality forms **Management Entity** (e.g., an Authority) to administer TRID implementation
- Step 7 – Municipality and Transit Agency prepare project lists of **Public Sector Infrastructure Improvements**, including costs, phasing and maintenance



Program Management Phase

- Step 8 – Municipality and Transit Agency coordinate with School District and County on **Value Capture** shares, schedule and **TRID Financial Plan**
- Step 9 – Municipality and Transit Agency hold public meeting on **TRID Implementation Program** improvements
- Step 10 – Municipality and Transit Agency execute **Agreement** on roles, responsibilities, financial commitments, management entity and defined improvements



Implementation Phase

- Step 11 – TRID Management Entity solicits **Developer** interest
- Step 12 – Development proposal accepted by TRID Management Entity and municipality
- Step 13 – TRID Management Entity executes
 - **Development Agreement** with successful Developer, including Public Sector Improvements and **Private Sector**
 - **Financial or Project Commitments**



Implementation Phase

- Step 14 – Project construction and completion
- Step 15 – TRID Management Entity administers Value Capture revenues and expenditures in accordance with approved Implementation Program
- Step 16 – Amendments to Agreement or TRID Plan, as required


