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



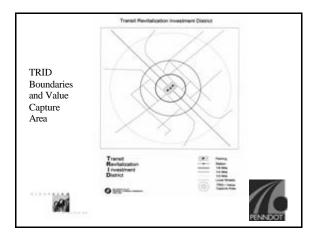


How Does TRID Work?

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







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 solicitsDeveloper 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



