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:

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:

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,

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:


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

Reading:

Optional Reading:
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:

October 26 | NO CLASS (ULI)

Part II. TOD in East Harlem

Class 8 | November 2: Lecture

Readings:


Optional Readings:


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

Readings:


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


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


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


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***