

Not your father's

# TOD

The Future of Sustainable  
Transit Oriented  
Development

David Dixon FAIA  
Stantec's Urban Places

APTA July 29, 2019



Design with community in mind



AMERICAN  
PUBLIC  
TRANSPORTATION  
ASSOCIATION



The **new norm 101**:  
demographics, knowledge  
economy, disruptive  
changes



- Demographics:  
**AN URBAN  
OPPORTUNITY**
- knowledge  
economy
- disruptive  
changes



3 Kids, 2 Dogs and 1 Old House

PARENTING MEETS LIFESTYLE IN CAPE TOWN



# Families with kids dominated US growth for decades



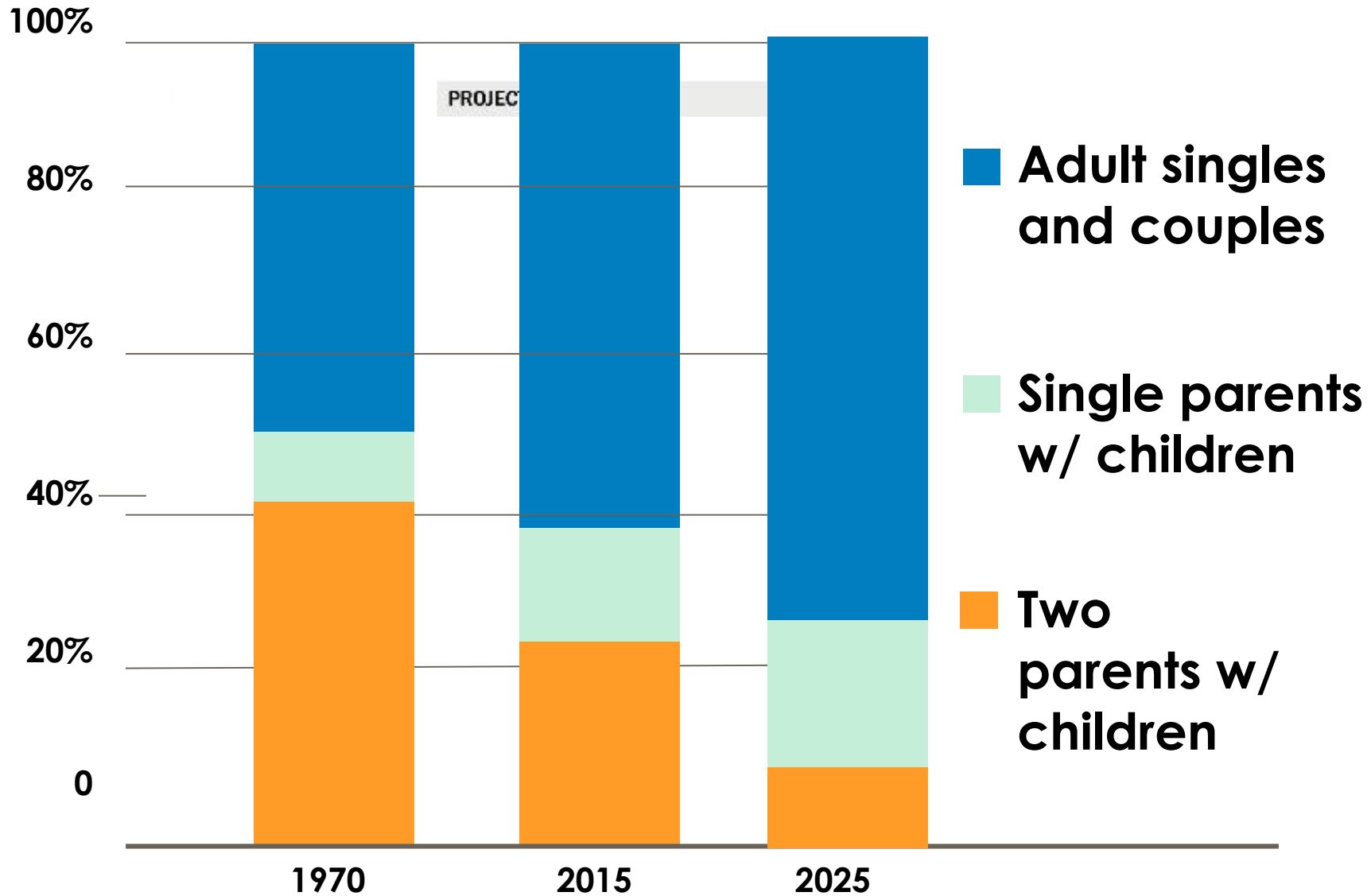


For the next 2 decades ~80% of net new households will be **singles and couples**





## Traditional single family market—two parents with kids—is shrinking



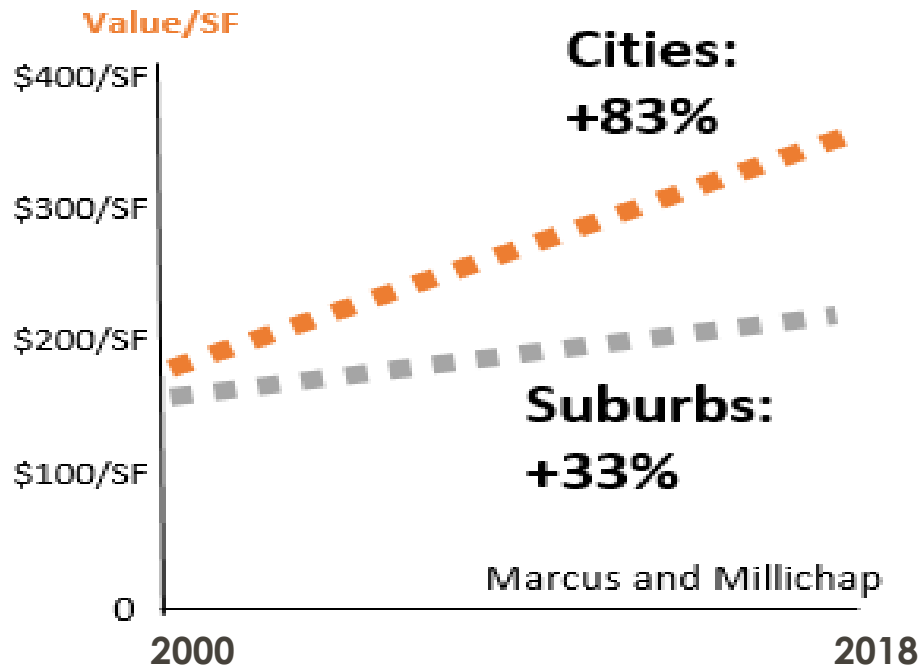
## The US is under-supplied with MF housing



**62%**  
of US household stock  
is **single family**



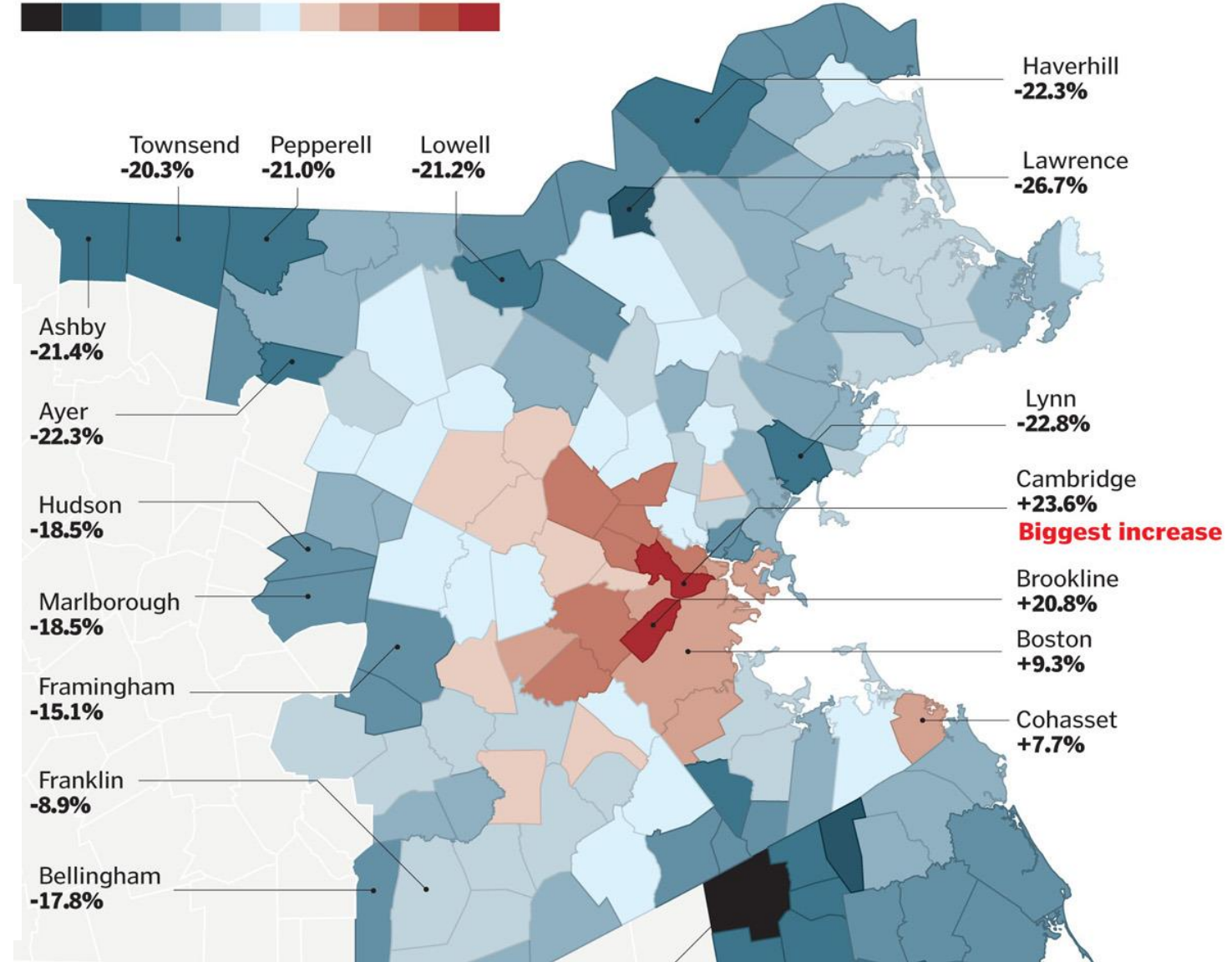
# Urban housing values rising faster



## Change in median home value in Boston Metropolitan Area from peak (September 2005) to March 2014

INCLUDES CONDOS, CO-OPS AND SINGLE-FAMILY HOMES

-30% -20% -10% 0% +10% +20%



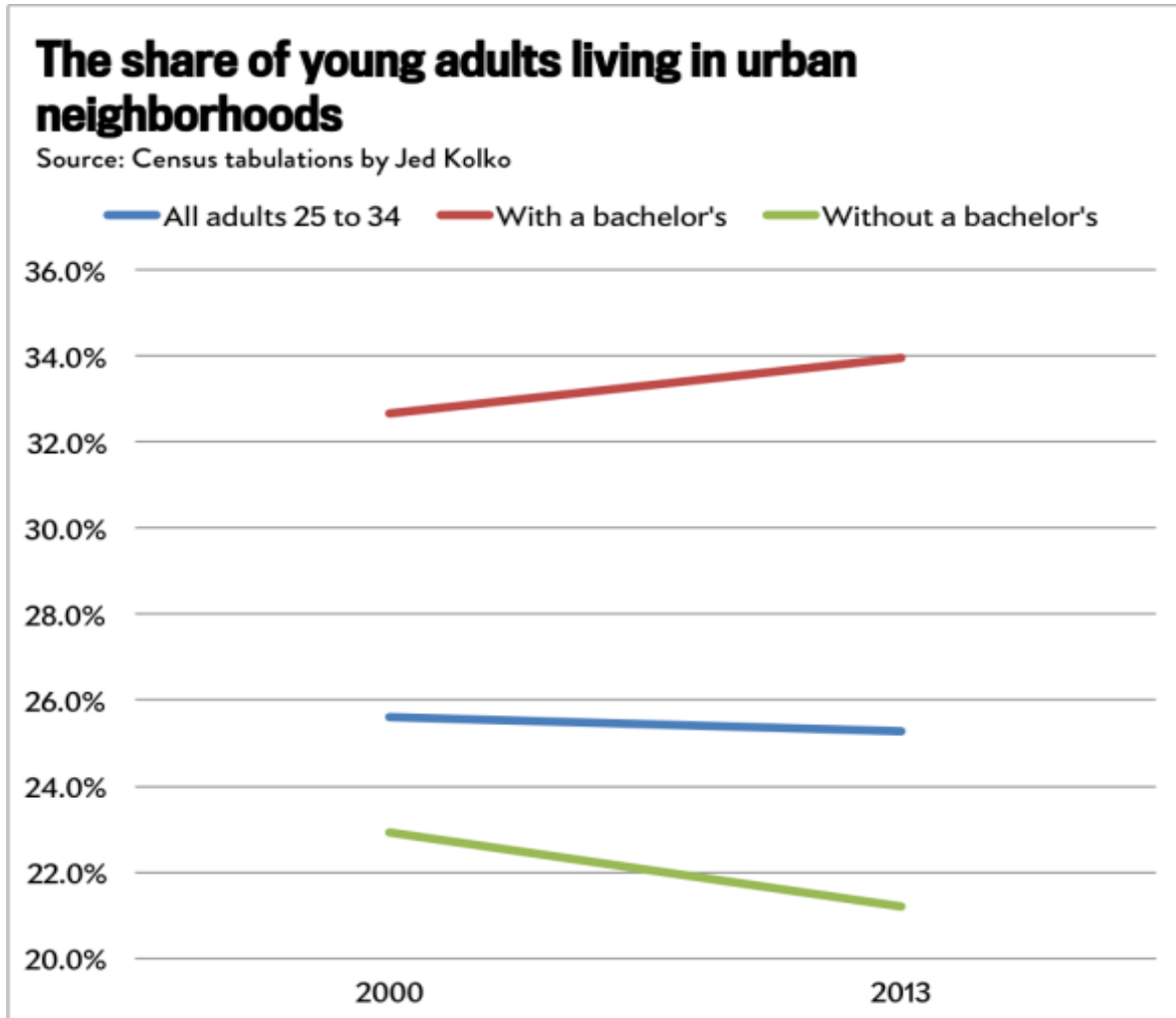


- demographics
- **Knowledge economy:  
An Urban  
IMPERATIVE**
- disruptive changes

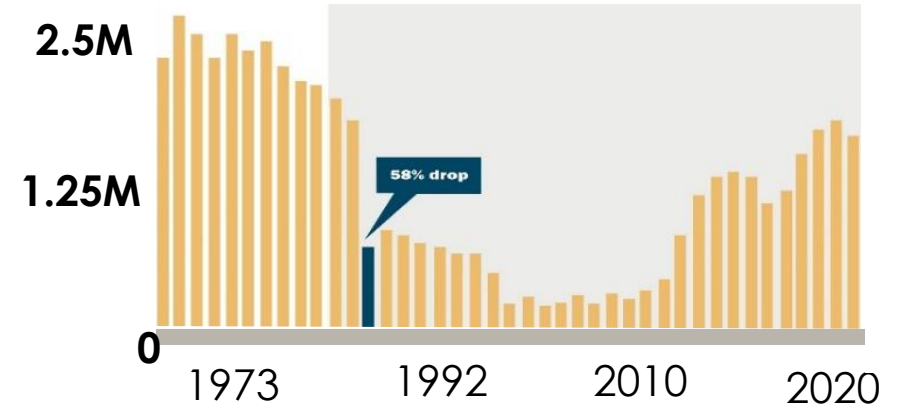




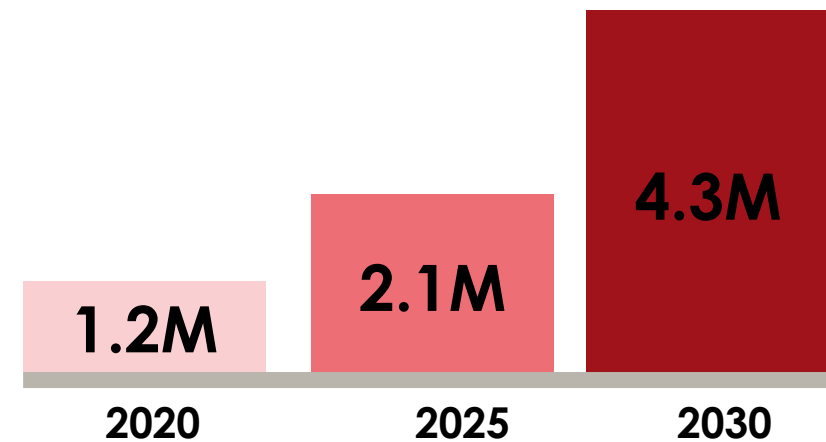
## Educated 25-34 year-olds are moving to urban neighborhoods



## US labor supply growth slowing dramatically, 2040 will lag 2010

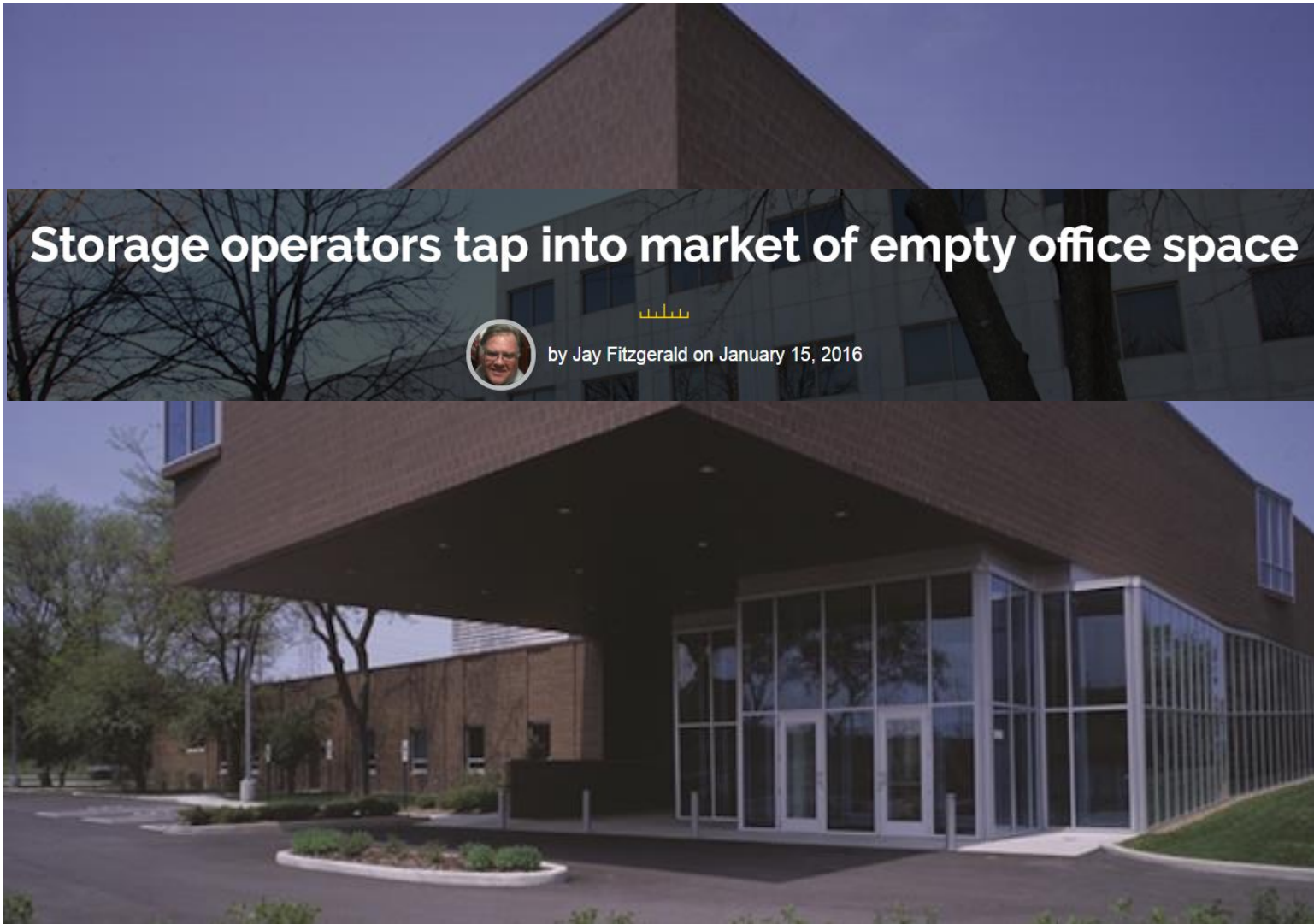
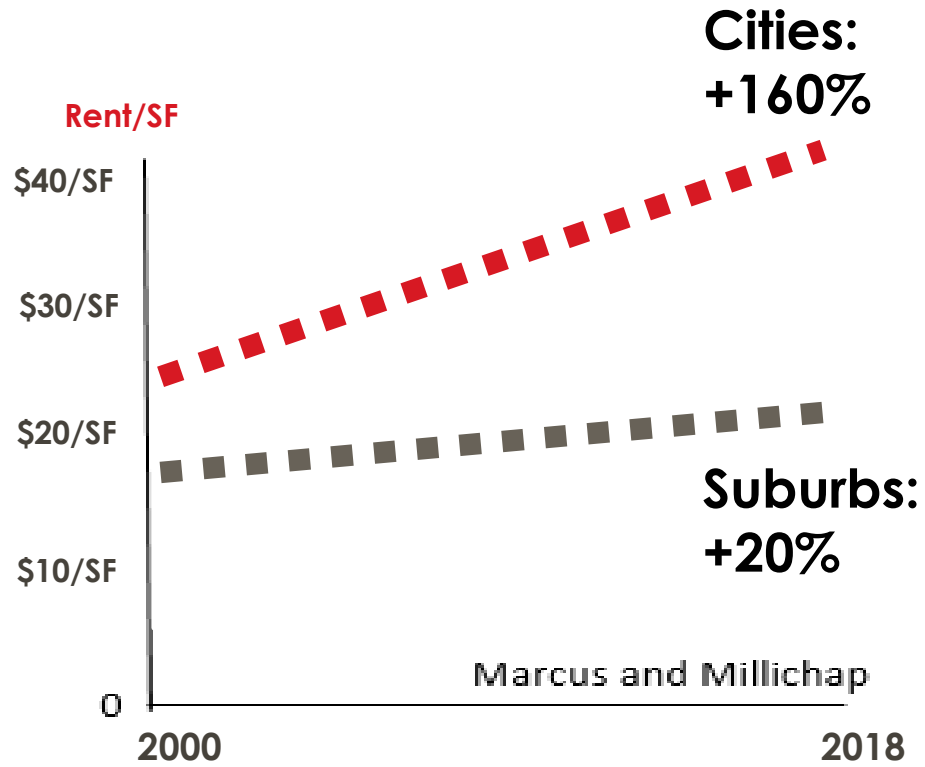


## Technology, media, and telecommunications labor deficit





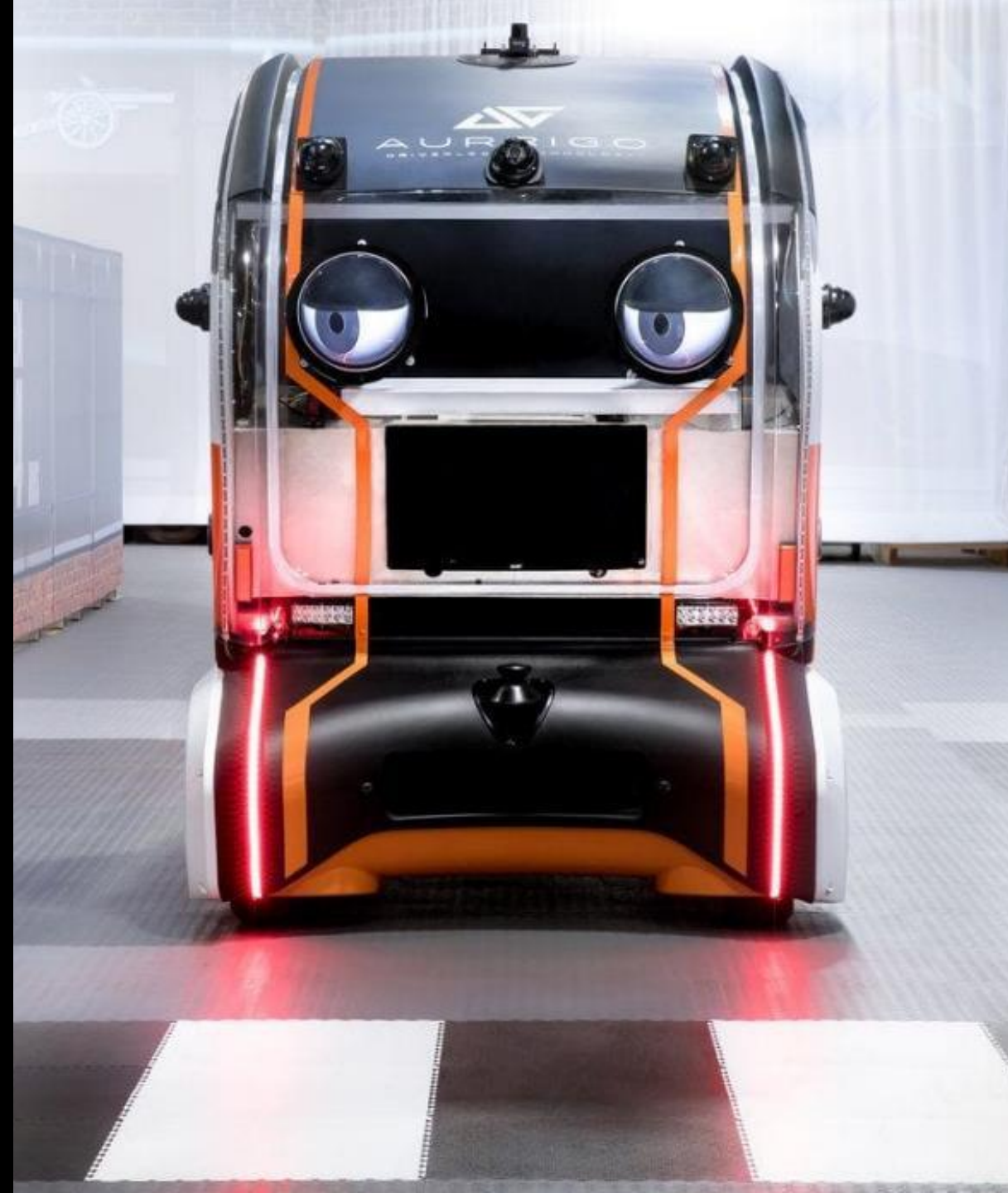
# Urban office rents rising faster







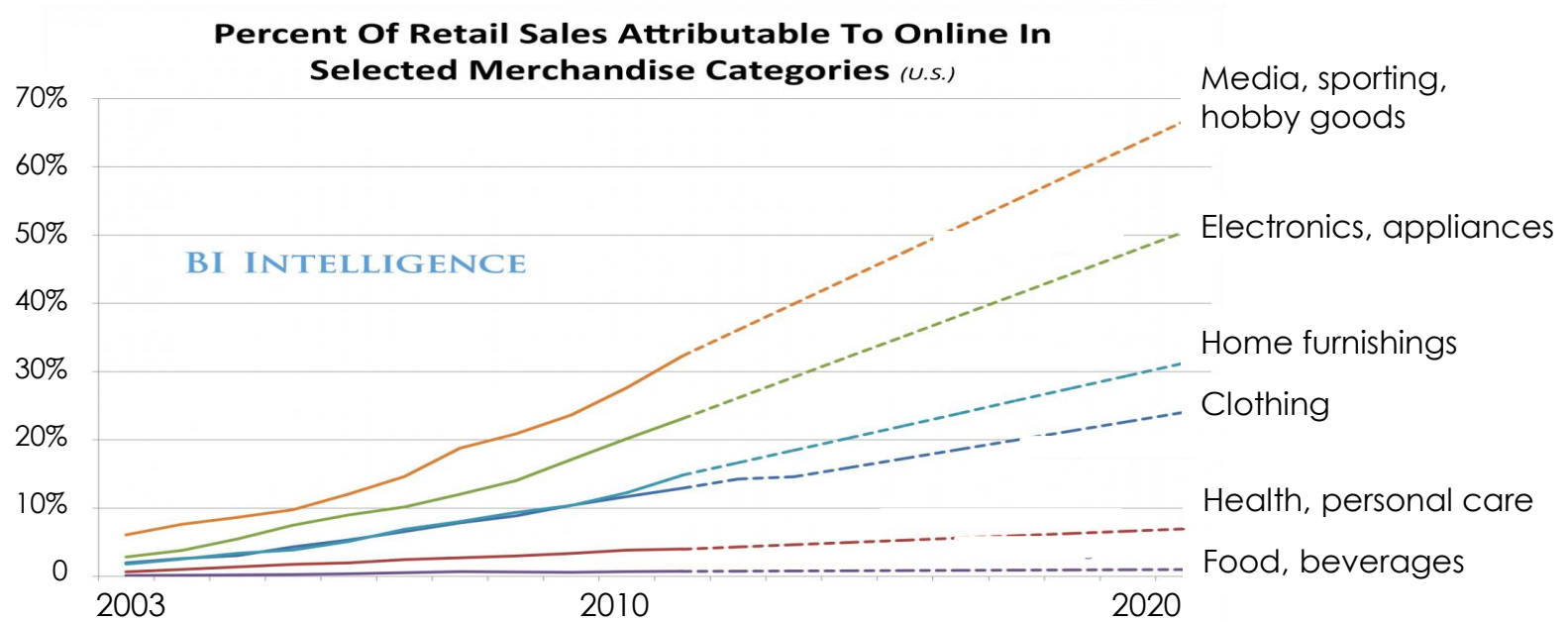
- demographics
- knowledge economy
- technology:  
**DISRUPTIVE  
CHANGES**





**DRAMATIC CHANGES  
TO RETAIL MARKETS:  
food and  
experiences  
replacing shopping  
to animate streets—  
supported by  
housing**

## Online share of retail sales



**1-2,000 housing units  
within a short walk  
support a block of “Main  
Street” retail**



## Retail rents dropping

**THE WALL STREET JOURNAL.**

**Retail Rents Decline in Big U.S. Cities  
as Landlords Succumb to the Retail  
Storm**

Landlords...once considered immune  
from downturns are having to adjust  
their lease pricing...



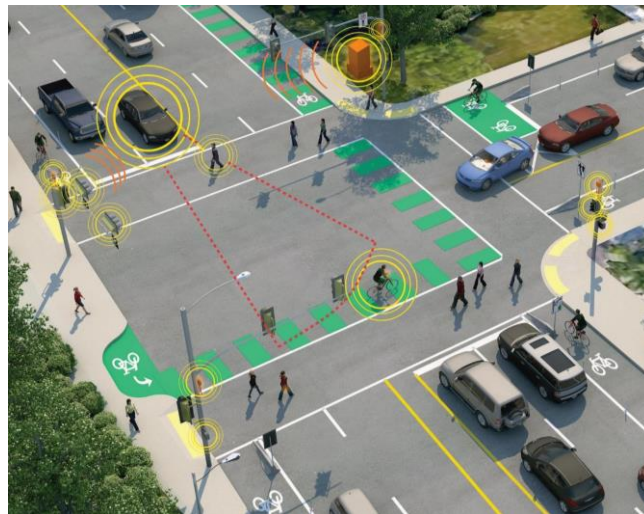


**DRAMATIC  
TECHNOLOGY  
CHANGES:  
Connected and  
autonomous  
mobility will  
reshape urban  
cores**

**Self-parking cars will be  
mainstream in <10 years**



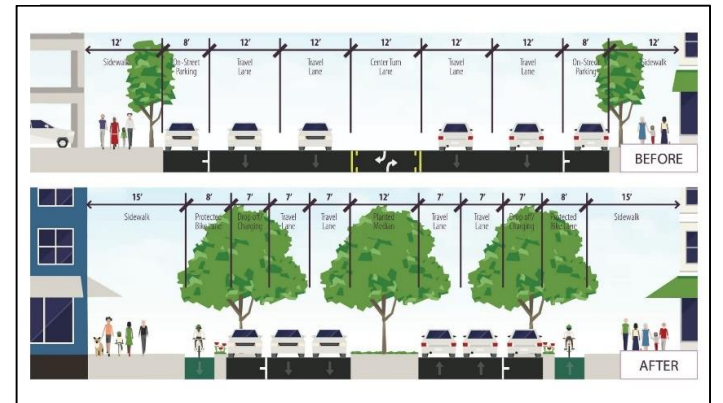
**Start planning for CAV  
infrastructure**



**Unlocking a new  
era of density**



**...and reclaiming streets  
for people**



Why **plan now** for  
connected mobility?

Mid-2020s

**60%**

- OF VEHICLES WILL BE CONNECTED BY 2025
- MIX OF AV AND LEGACY VEHICLES ON THE ROAD
- SAV FLEETS APPEARING IN URBAN CORES (Stantec)



Why **plan now** for  
autonomous mobility?

Mid-2030s

**75%**

**OF VEHICLES WILL BE  
DRIVERLESS BY 2040  
(Stantec)**

Source:  
[www.flickr.com/photos/emanviz/1646780297/](http://www.flickr.com/photos/emanviz/1646780297/)  
[1/in/faves-41182236@N00/](https://www.instagram.com/faves-41182236@N00/)







- principles for creating TOD Districts:

walkability, connectivity, public realm, diversity...and authenticity





# WALKABILITY

Made real with density, programming and design



South Bay, Boston



THEATER

burgers

burgers

fries burgers

fries burgers fries burgers

South Bay, Boston







Crystal City, Arlington VA





Rockville Town Center MD



# CONNECTIVITY

Linked to their communities physically and socially

“There was no central heart of Sandy Springs, a place that people could call a city center.”

Sandy Springs GA





# PUBLIC REALM

Multilayered—from places to reflect to lively squares









# AUTHENTICITY

Celebrate their communities' stories and living culture



Memphis

Popup retail square

Not your father's

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