



Special Focus: Transit Oriented Development

Transit-oriented development (TOD) has emerged as a leading trend as urban and suburban communities grapple with ever-increasing traffic congestion. This renewed interest in transit supportive development has led to a desire for more pedestrian-friendly, mixed use communities adjacent to transit stations. BBP LLC and its senior staff have collaborated with private developers, transit agencies, and local municipalities interested in TOD and are recognized national leaders in TOD investment. BBP LLC professionals have conducted economic and market evaluations, prepared developer solicitations and evaluations on behalf of the public sector, and facilitated retail-oriented TOD throughout the nation.

One of the unique professional capabilities of our professionals is a specialization in public/private development advisory services including negotiation and problem-solving assistance focusing on securing development agreements from developers, lenders, property owners, tenants and government agencies involved in TOD projects.

Our staff's TOD experience and expertise is wide ranging including, formulating funding and financing strategies and development packaging of TOD; optimizing real estate and property assets; implementing innovative joint development and value capture funding strategies; undertaking pro forma cost/ revenue analysis; performing economic and fiscal impact evaluations; analyzing market, operational and development-related aspects of TOD projects; conducting developer solicitation, evaluation and negotiation; and identifying innovative financial solutions involving public/private partnerships for TOD.

Our staff also measures social impact by assessing the population generated by the proposed development as well as the needs of that population and uses this information to identify the demands on an array of general and specialized social services.

Transit-Oriented Development Services

- Economic and Market Analysis
- Station, Corridor and System-Wide Evaluations
- Alternatives Analysis
- Economic & Fiscal Impact Evaluations
- Transportation/Land Use Development Programming
- Public/Private Partnerships Development Transactions
- Joint Development/Value Capture
- Cost-Benefit Analysis
- Financial Feasibility/Funding Programs
- Developer Solicitation/Evaluation/Negotiation
- Zoning Ordinances

Transit/Transportation Related Modes

- Multimodal Transportation Centers
- Transportation Joint Development
- Light Rail
- Commuter Rail
- Heavy Rail
- Trolleys / Streetcars
- Bus Rapid Transit
- Parking Facilities
- Public/Private Parking Facilities

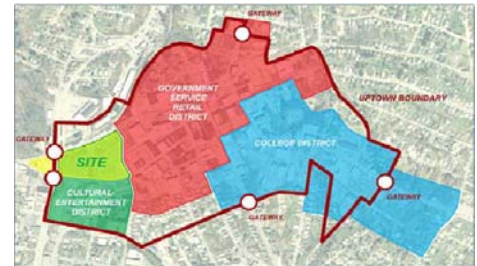
The projects listed below include those managed and/or completed by senior BBP LLC staff, including assignments by Basile and Prost, when they were principals and senior technical staff at other consulting firms.

Aberdeen, MD: As part of this feasibility study, BBP LLC staff evaluated the transit-oriented development of potential alternative sites and the potential to capture the economic development potential associated with a major passenger rail station. This evaluation included a land use assessment of the property surrounding each alternative site and a recommended implementation plan to identify potential phasing and funding strategies.

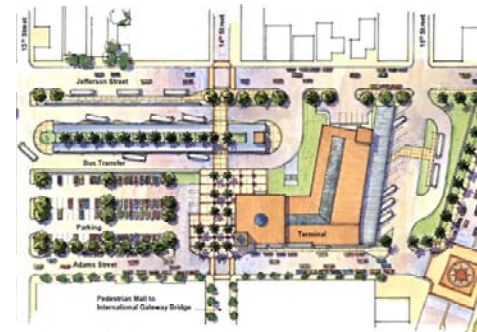


Adams County, CO: Completed market analysis of (re)development opportunities surrounding Clear Creek at Federal and Pecos Junction Stations along the FasTracks regional transit system. The study included analysis of demographic, economic, and real estate factors and identification of strategic sites for transit-oriented, mixed-use development.

Baltimore, MD: Conducted a variety of TOD evaluations in the Baltimore Region over the past twenty years. Recently supported a team led by Whitman Requardt & Associates evaluating rail access around the Port of Baltimore. BBP LLC's role was to evaluate industrial/and other market opportunities, focusing in on opportunities most likely to take advantage of multimodal connections and enhanced freight rail access.



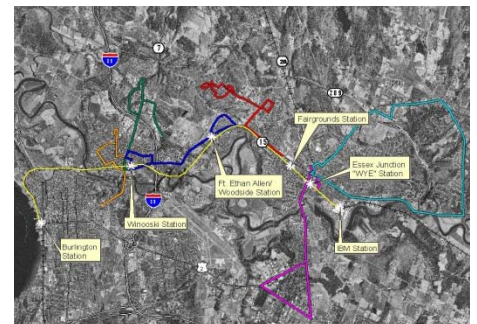
Beckley, WV: Conducted a market feasibility analysis for the Beckley Intermodal Gateway (BIG), a \$24 million federally funded transit facility located on five acres in downtown Beckley. The BIG is anticipated to catalyze revitalization for an aging downtown that has experienced disinvestment in recent decades and serve as a gateway for downtown's designated "Cultural and Entertainment District".



Bridgeport, CT: Offered recommendations for zoning provisions to facilitate transit-oriented development (TOD) in the downtown area. The purpose of the transit-oriented development advisory services was to identify strategies and ordinance changes that encourage transit supportive investment, such as flexible parking requirements. Other services have included assistance with developer solicitations for the Pequannock site, a 10 acre area spanning three full city blocks that is strategically located adjacent to sports and entertainment facilities and Interstate 95.

Brownsville, TX: Prepared a financial implementation plan and joint development strategy for the development of a multi-modal transportation facility in downtown Brownsville. Identified possible funding sources and partners, and prepared estimates of revenue sources, which, along with the cost of operations, were the basis for the development of a cost allocation methodology.

Charlotte, NC: As part of a multi-disciplinary team, conducted market reconnaissance and economic analysis to determine the likely impacts of proposed roadway improvements, and various alignments and development scenarios for Independence Boulevard and South Boulevard. The corridor transit plan was adopted and phased construction of the regional transit system is taking place.





Chittenden County, VT: Prepared a transit-oriented development analysis that reported on the market attractiveness and feasibility for retail, office and residential development in the transit investment areas along a roadway and rail corridor in Winooski, Colchester, and Essex Junction.

Cleveland, OH: As part of a multi-disciplinary team, BBP LLC staff examined TOD economic and market opportunities for several transit projects, including a multi-modal center and award-winning Tower City project.

Denver, CO: Conducted a system-wide and station specific TOD market study and economic and financial analyses related to the City's TOD planning efforts. This effort is being conducted as part of the FasTracks Initiative, a \$6 billion regional infrastructure investment that will fund the expansion of six rail lines in 10 years.



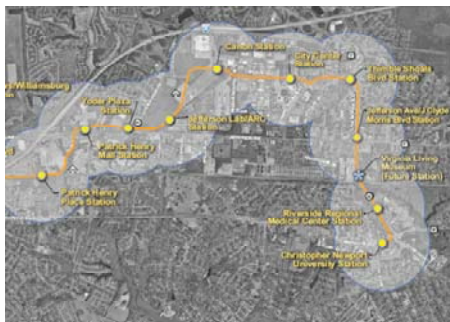
Detroit, MI: Assessed the employment and economic impact of mass transit investments in four representative corridors in the Detroit Metropolitan Region. Evaluated regional policies for economic development and land use and developed recommendations that could enhance the climate for transit to positively impact the development climate in the Detroit Region. Analyzed the selected transit corridor's economic impacts along with a cost/benefit analysis of transit in the region.

Hartford, CT: Conducted a variety of TOD evaluations including those around Union Station and evaluations of the economic and development impacts of alternative transportation improvements along the Griffin corridor a dedicated busway between downtown Hartford and suburban Bloomfield, Connecticut. This analysis built on the *Griffin Feasibility Study's* findings that show an exclusive busway has the greatest potential to best meet long-term goals for improved mobility, preserving roadway capacity and supporting both economic development and smart growth development.



Herndon, VA: Interviewed property owners, prepared subway station case studies, crafted a capital improvement guide and is participating in plan review for development of a new Metrorail Station under planning in the Dulles Corridor for the new Silver Line.

Houston-Galveston, TX: Conducted an analysis of regional land use/transportation investments to encourage more efficient development patterns to be included in the regional 2025 Metropolitan Transportation Plan. Evaluated several alternative land use/transportation scenarios based on economic, environmental, and community costs/benefits.



Houston-Galveston, TX: Prepared a Livable Centers Incentives strategy study including, delineation of challenges and opportunities to financing investments; documentation of best practices of Metropolitan Planning Organizations (MPOs) in supporting Livable Center-type investments; recommendations for creating an incentives strategy; and development of a fiscal impact analysis tool to allow local governments in the region to estimate potential revenues associated with Livable Center development.

Leon County, FL: Conducted a market and economic analysis for the Woodville Corridor from Gaile Avenue in Tallahassee to U.S. 98 in Wakulla County. BBP LLC's tasks included projecting supportable development by market segment, the timing of the projected supportable development and the identification of suitable opportunity sites.

Minneapolis/St. Paul, MN: Completed an economic impact/joint development evaluation of light rail rapid transit options in the Minneapolis/St. Paul metropolitan area. The analysis concentrated on examining corridor-wide and station specific economic impacts and planning and development issues for the Hiawatha, Southwest and Midtown corridors.

New London, CT: Part of a large multidisciplinary team which prepared a Master Plan to enhance the traveler experience and the operator efficiency of the Regional Intermodal Center (RITC) in downtown New London, CT. This Plan also recommended strategies for using the RTIC as an opportunity to support downtown development that is attracted to the location because of its transportation advantages.

New Rochelle, NY: Assisted with the identification of development constraints, particularly those that pertain to real estate market conditions in the office, retail, and residential sectors with regards to development of air rights over the Metro North tracks in the downtown area.

New York, NY: Headed a joint development venture examining joint development and value capture potential at over 200 commuter rail stations in the New York metropolitan area. Developed a computerized site selection and development screening process. All commuter rail stations were ranked and 25 high-priority stations were screened for reconnaissance analysis and 10 were selected for more in-depth analysis.

Newport, RI: Retained by the City of Newport to conduct a Highest and Best Use study for Transportation Visitor Center site. Assessed the transportation functions, access, and parking demand. The plan was adopted and new time share, retail and water-borne transportation improvements have been implemented.

Newport News, VA: Conducted a transit-oriented build out analysis for a proposed 7 mile light rail corridor in Newport News. Also prepared a Transit Oriented Development strategy based on a review of existing policies and regulations (parking, zoning, and incentives), best practices, design standards, and opportunities for private sector investment.

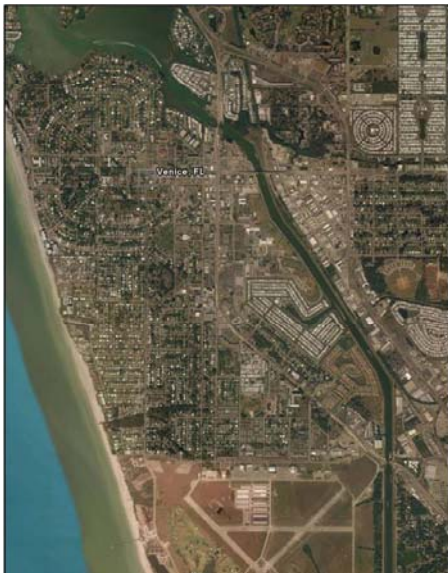
Norfolk, VA: Conducted a comprehensive land use and economic development analysis for the Norfolk Light Rail Transit project as part of Hampton Roads Transit's (HRT) New Starts submission to the Federal Transit Administration. Prepared a TOD Overlay Zone Ordinance for adoption by City Council, and assisted in the preparation of joint development guidelines to be implemented by HRT as part of the light rail project.





Oklahoma City, OK: Evaluated the viability of an Intermodal Transportation Hub, as part of a series of public sector investments by the Central Oklahoma Governments. As part of the evaluation capital, operating costs and revenues were quantified. A conceptual public/private financing plan and a recommended mix for public and private funding sources was delineated. A particular emphasis was placed upon potential joint development and innovative private sector funding programs.

Park Forest, IL: As part of a multi-disciplinary team, developed a project derived from a thorough evaluation of the study area's physical characteristics and opportunities, in-depth understanding of the existing and desired regulatory environment, and a detailed visioning process with stakeholders while remaining mindful of the unique characteristics that make the 211th Street TOD study area such a strong development opportunity for Park Forest, Matteson, and Olympia Fields.



Pierce County, WA: Evaluated innovative financing/funding mechanisms including: public/private partnerships, joint development, transit-oriented development, and tax increment financing (TIF) for the development of a series of major Park and Ride facilities in suburban Tacoma, WA. The program which was adopted by the transit agency emphasized near-term projects involving Park and Ride facilities and limited private sector convenience-related service.

Portland, OR: Focused on integrated land use and transportation planning for Metro 2040 for station area planning for six light rail transit "station community" areas within a half mile of MAX light rail transit stations in Northeast and Southeast Portland. Evaluated and recommended changes to land use, building and station design, transit and multi-modal transportation facilities at and connecting to station areas; goals of these project were to better serve transit users, support TOD, and create more complete communities.



Raleigh-Durham, NC: Conducted a comprehensive TOD evaluation of the Triangle Transit Authority regional rail corridor, a 35 mile rail corridor extending between Durham and Raleigh. Evaluated potential TOD opportunities at 16 rail stations along the corridor.

Research Triangle, NC: As part of a multi-disciplinary team, provided a broad range of transit consulting services to Triangle Transit in the Raleigh-Durham metropolitan area. Evaluated potential market impacts and transit-oriented development opportunities for development of commuter rail service on an existing intercity Amtrak/North Carolina Railroad service alignment.

Riverton, NJ: Conducted economic, demographic and market evaluations to identify revitalization opportunities and constraints as it relates to community needs, goals and objectives for improving the downtown business district. Particular attention was paid to the potential impact of the River Line light rail station.

Ronkonkoma, NY: Assessed the potential for transit-oriented development in the station area with a particular focus on understanding multi-family housing demand and opportunities.

San Antonio, TX: Conducted multiple evaluations in San Antonio. Recently completed an analysis of a BRT corridor including an Eastside and Westside Downtown Transit Center with Jacobs. Currently part of a large multidisciplinary team to prepare a Downtown Streetcar feasibility analysis and a long-range transit systems plan for the San Antonio Transit Agency -- VIA.

Shaker Heights, OH: Provided economic analysis services regarding potential redevelopment of the Warrensville-Van Aken area into a transit-supportive, mixed-use downtown. Identified strategies to enhance the image and character of this 60 acre area and raise it to the quality of surrounding residential neighborhoods.

State of New Jersey: Assisted the NJ TRANSIT corporation in evaluating joint development potential at all commuter rail stations and undertook detailed evaluations at the Princeton Junction, Trenton, Elizabeth and South Amboy Rail Stations.

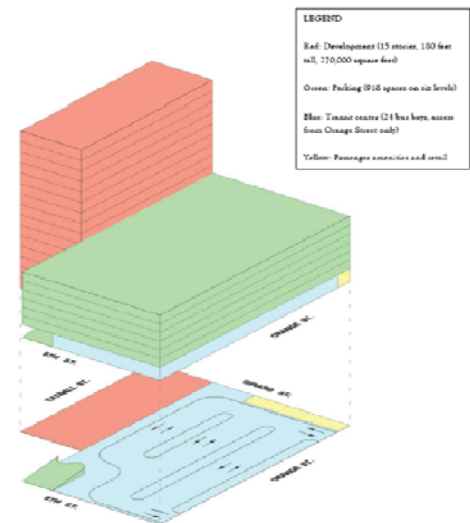
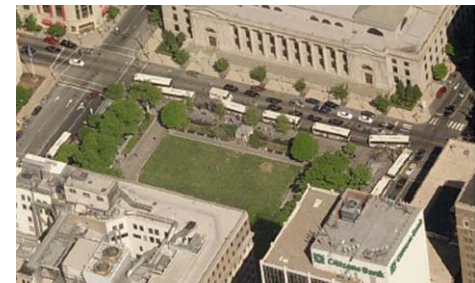
Tempe, AZ: Provided TOD advisory services related to the public/private development at the McClintock Park and Ride site. Reviewed TOD Overlay ordinance for transit-oriented residential development along the Valley Metro light rail line, and evaluated affordable and workforce housing density bonus ordinances.

Trenton, NJ: Helped facilitate station area development through market analysis, urban design evaluation, and implementation strategy delineation. The project resulted in the recommendation of modifications to the City's existing redevelopment plan as based on the findings of market and urban design assessments.

Tulsa, OK: As part of a multidisciplinary team, addressed a series of financing and funding options. This analysis included identification of the economic development and real estate benefits of transportation alternatives. Case study experience and mechanisms for implementing new transit funding programs were examined.

Venice, FL: Conducted market analysis in support of a planning study for the Intracoastal Waterway Industrial/US Business 41 Corridor Area. Recommended a practical transition between "highest and best uses" on the waterway to the commercial uses more appropriate for the area along the highway.

Warwick, RI: Coordinated the developer solicitation for a transit-oriented development, adjacent to Rhode Island's T.F. Green Airport and a planned intermodal facility, including an Amtrak station and automated people mover.





Public/Private Development Advisors



Washington, DC Region: Conducted comprehensive transit-oriented joint development, land use evaluations, and financial feasibility studies for WMATA, local jurisdictions and private developers at 48 Metrorail stations, including East Falls Church, Huntington, King Street, Clarendon, Grosvenor, White Flint, Twinbrook, U Street, Gallery Place-Chinatown, Minnesota Avenue, Anacostia, Silver Spring, Bethesda, Wheaton, Takoma Park and Addison Road Extension. As a result, WMATA now leads the nation in receipt of joint development revenue.

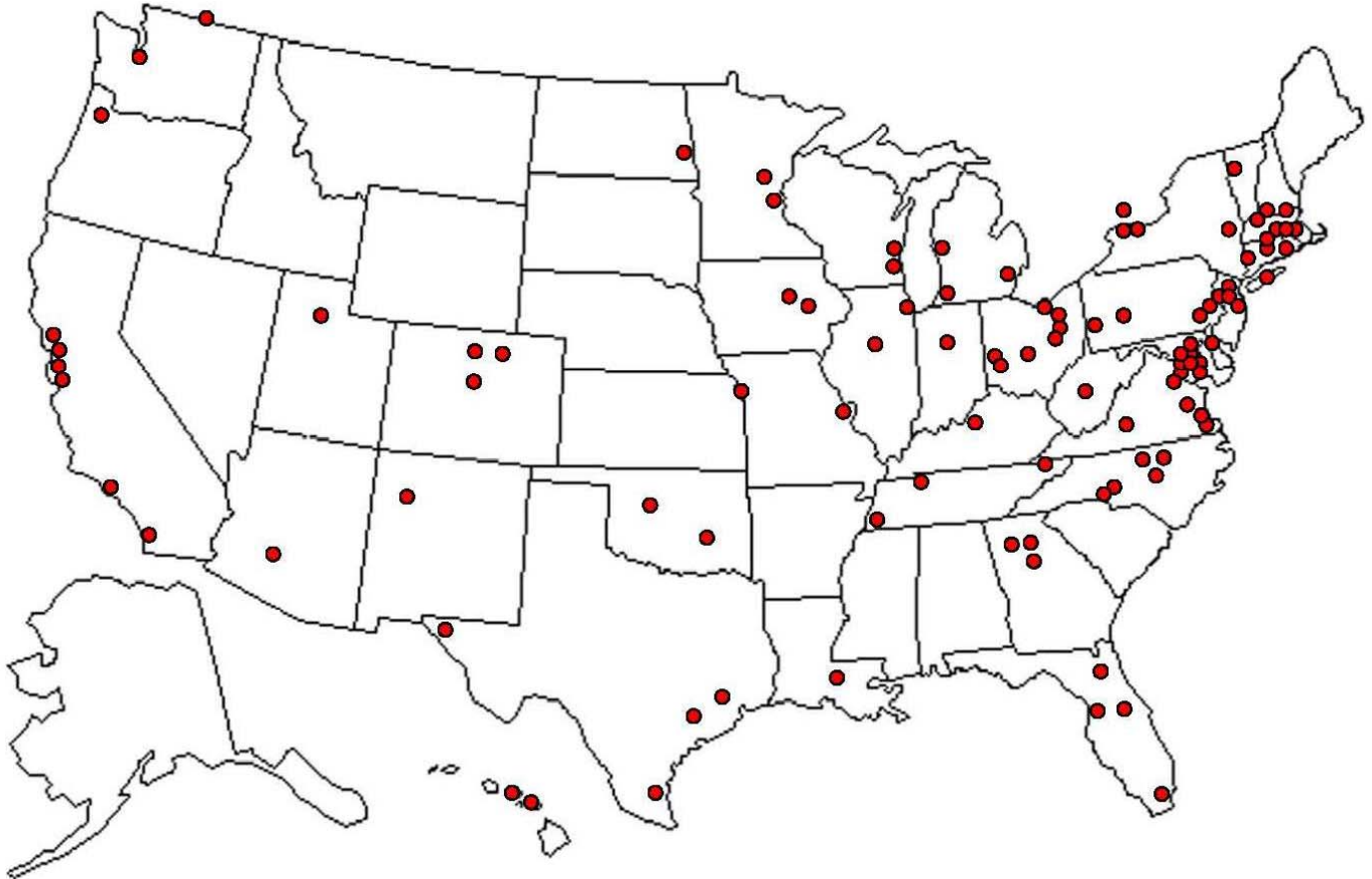
West Haven, CT: Engaged by the City of West Haven to evaluate potential housing and mixed-use development focusing on: a new commuter rail station, the traditional downtown area, potential waterfront sites and areas proximate to the expanding University of New Haven.



Wilmington, DE: Participated in a study which evaluated all modes of transportation in downtown Wilmington; provided improvements to accommodating future transportation demand, and identified transportation's role in shaping downtown; identified the joint development and public/private partnership opportunities of the two sites and prepared a joint development strategy.



Transit Oriented Development Experience



NOTE: Statewide Programs in New York, New Jersey, Maryland and California. These projects were managed and/or completed by senior BBP LLC staff, including assignments by Basile and Prost, when they were principals and senior technical staff at other consulting firms.