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November 17, 2015

MEMORANDUM FOR THE RECORD

TO: Council Administrative Services

FROM: Council Chair Ernest Y. Martin

RE: Railvolution: Building Livable Communities with Transit
October 24-28, 2015

Attached is my report from my attendance and presentation at Railvolution in Dallas that focused on transit oriented development, and projects that have transformed cities.

If you have questions regarding the foregoing, please do not hesitate to call me directly.

Railvolution: Building Livable Communities with Transit
October 24-28, 2015
Dallas, TX

Sunday, October 25, 2015

- ❖ **Creative Learning: Mixed-Use TOD at NorthPark and Park Lane**
 - NorthPark Mall is a premier shopping center in Dallas, with a fine selection of shops and marvelous art. Ten years ago, the area across the freeway from NorthPark contained a vacant movie theater and a couple nearly vacant, suburban-type office buildings. DART's decision to locate a light rail stop at Park Lane set the stage for an ambitious redevelopment effort that eventually succeeded. Heard about the challenges and creative solutions that culminated in the distinctive Park Lane neighborhood that helped revitalize the area.

Monday, October 26, 2015

- ❖ **Opening Plenary Session**
 - North Texas: Then and Now was presented by Gary C. Thomas, President/Executive Director of the Dallas Area Rapid Transit (DART). The discussion focused on the transformation of transit and railway. DART had 20 miles of light rail and the Trinity Railway Express (TRE) was a 10-mile commuter line when Rail-Volution came to Texas in 1999. Since then, DART's light rail network has grown to 90 miles and the TRE is 34 miles long and goes to Fort Worth. Billions of dollars in private capital is being invested in thriving transit-oriented developments along DART's corridors, transforming the region with exciting live, work and play communities.
 - Tarrant County is taking a multipronged approach to address the mobility demands of a booming area. Residents welcomed the Trinity Railway Express commuter line in 2000. Today the county is making plans for the arrival of its second commuter rail line, the 27-mile TEX Rail, scheduled to open in 2018.
 - Ambassador Ron Kirk, Dallas Mayor from 1995-2001 welcomed Rail-Volution to Dallas in 1999. DART Rail took hold during his tenure, setting the stage for an aggressive expansion and the creation of a welcoming environment for the nation's first high-speed rail line, the Texas Central Railway, linking Dallas and Houston. The privately funded project is scheduled to open in 2021 with a station near Downtown Dallas that is sure to attract new transit-oriented development.
 - Congressman Earl Blumenauer, 3rd District, Oregon, founder of Rail-Volution is the premier spokesman for livable communities. His discussion focused on the impacts and politics of transforming communities with transit and how to turn the national spotlight on success in building livable communities with transit.

- ❖ **America's Affordable Housing Crisis: The Role of Transit**
 - America is facing an affordable housing crisis. A large portion of transit ridership is made up of lower-income, transit-dependent patrons. The FTA has added affordable housing to the New Starts criteria. Los Angeles Metro has set a goal that 35 percent of housing on Metro land be affordable. In the Bay Area, the Metropolitan Transportation Commission is investing in affordable TOD. These groundbreaking efforts creates opportunities and barriers faced by transit agencies working to address America's affordable housing challenge.

- ❖ **Cedars Redevelopment: Updates to a 1999 Mobile Workshop**
 - A Rail~Volution 1999 mobile workshop presented a development vision centered around a rail station and a million-square-foot vacant warehouse on the south side of Dallas. Today The Cedars is home to over 1,000 lofts, apartments, condos and single family homes, as well as commercial and entertainment development. A public-private partnership is developing a new Dallas Police Department headquarters. A mile-long pedestrian spine, developed through a \$5.5 million sustainable development grant, will eventually link two stations.

Tuesday, October 27, 2015

- ❖ **Transit Investments for Impact: Yesterday and Tomorrow**
 - Acting Federal Transit Administrator Therese McMillan spoke about FTA priorities for 2016: connecting people to opportunities in jobs, healthcare and education, while building sustainable communities and spurring economic development in communities. Explore the Federal Transit Administration's past and future. Overview of past key public transportation accomplishments, and looked to the future of public transportation.

- ❖ **Shifting the Paradigm with Shared Mobility: Implications for the Livability Movement**
 - Technological innovation. Changing attitudes and preferences. The explosion of the sharing economy. Rail and bus system expansion across country. Suddenly we have a whole new way of getting around, with more mobility options than ever -- and more questions to address: How is the advent of shared mobility options reshaping the transit and livability movement? How are car share, bike share, ride share and mobility apps changing the landscape? How are these innovations impacting transit systems? What are the challenges and opportunities created by these new systems?

- ❖ **The Challenge of Public Leadership: Don't Stand Alone**
 - Gaining public support, setting priorities, maintaining momentum and exercising effective leadership are all challenges facing public officials. As an official, you may feel unprepared and alone in your quest to implement transit and livability projects.
 - As a speaker on this panel, my presentation focused on the Honolulu Rail Project and the Council's perspective that it is an opportunity to take steps toward requiring more accountability, accurate analyses, and better management of the this project to help rebuild public confidence. Remain engaged and proactive in your role as

leaders. Challenge assumptions. Review the work periodically and be conservative when forecasting costs.

❖ **Long-Term Partnerships for Today and Tomorrow**

How do you structure a deal that makes sense today – as well as 99 years from now? Increasingly long-term leases are the preferred method agreements for station area TOD. Structuring a deal that will stand the test of time can be tricky. How do you negotiate flexibility and reliability at the same time? Hear about the issues that arise in long-term public-private partnerships. Transactions have been structured successfully in Boston, the Twin Cities region and Atlanta. They protected the interests of the developers and the landlords – and still got deals that work.

❖ **Integrating Affordable Housing into TODs: Success Stories**

Showcased leading examples of integrating affordable housing into TOD projects around the country. Examined the larger scale infill sites in major cities including suburban infill projects that pushed the density envelope.

Wednesday, October 28, 2015

❖ **From Park-and-Ride to TOD**

As transit systems across the country age, some of the best new TOD opportunities are existing park-and-ride lots associated with light rail stations. Changing demographics are putting growth pressure on transit-served cities. These lots are becoming prime development sites as systems mature. Explored how Houston, Portland and Calgary are transforming their park-and-rides lots into TOD projects. Heard about the challenges of implementing these projects under the current regulations.

