

Transit Oriented Development

TRA and TOD

Transit oriented development is higher density, mixed-use development that promotes walkability, access to public transit, and sustainability. In today's market, we call it "The Only Demand." TOD has been shown to increase property values by 5-15%. That's why TRA is dedicated to facilitating cutting-edge transit oriented development projects around the nation. For a transit agency or municipality intent on developing a TOD program with real results, or for a private property owner seeking to increase the value of its holdings, TRA has the tools, experience and know-how to achieve the goals and objectives of our clients.

Why TRA?

There is a reason that TRA is the go-to firm for TOD consulting: TRA produces positive results. Our expertise includes evaluating property, preparing possible development scenarios, and analyzing feasibility. As a result of closing more TOD transactions than any other consultant in the Northeast, TRA has contacts in the development community that are experienced and interested in more TOD opportunities. TRA is also available for teaming opportunities with land-use planners and transit engineering and planning firms. Our expertise in real estate markets, economics and financial feasibility will enhance TOD station area and corridor plans and help to create plans that are feasible. to build.

TOD Transactions Managed by TRA

Riverside Station, Newton, MA | Arborpoint at Woodland, 255 Washington St., Newton, MA | Hingham Shipyard, Hingham, MA | Avenir, 101 Canal St., Boston, MA | Wellington Station Landing, Medford, MA | Arboretum Place, Jamaica Plain, MA | 225 Centre Street, Jamaica Plain, MA | Waterfront Square (Wonderland Station), Revere, MA | Bartlett Yard, Roxbury, MA | Mission Hill, 1 Roxbury Crossing, Roxbury, MA | 948 Armitage Avenue, Chicago, IL | Montrose Green, 1319 West Montrose, Chicago, IL | Paulina Station, 3400 Lincoln, Chicago, IL | The Carruth, Dorchester Avenue, Dorchester, MA | One Canal Street, Boston, MA

Typology

TRA, in conjunction with the planning firm Kimley-Horn & Associates (Chicago), led a comprehensive typology study of the Chicago Transit Authority system. The typology study conducted for the CTA's 144 station areas involved the development of specific metrics to evaluate the CTA station TOD potential involving detailed zoning analysis, land use review, population data; station ridership, and identification of unique station characteristic. The analysis included the development of a web-based SQL data base for each station. Further, the endeavor involved community outreach meetings and incorporation of input from public officials. The review and analysis resulted in a comprehensive TOD strategic plan for the CTA. A more detailed feasibility phase was completed for approximately a dozen priority sites. TRA followed up with preparation and administration of the public solicitation and selection process for the most promising sites, several of which now have been developed.

TRA reviewed 240 stations for the Massachusetts Bay Transportation Authority to identify TOD feasibility. A system-wide typology data base was developed and used as a basis for numerous successful TOD development offers.

TOD Services

- ✓ Identify the Opportunity
- ✓ Market and Feasibility Studies
- ✓ Perform Due Diligence and
- ✓ Prepare Property for the Transaction
- ✓ Conduct Community and Neighborhood Meetings to
- ✓ Prepare Development Guidelines
- ✓ Develop the Deal Structure
- ✓ Market the Opportunity
- ✓ Conduct an RFP Process
- ✓ Evaluate Proposals and Make Recommendations to the Client
- ✓ Negotiate the Ground Lease and Close the Transaction



Arbor Point at Woodland Station, Newton, MA

TOD Feasibility Studies by TRA

- ✓ Transit System-wide TOD Site Reviews
- ✓ Transit Station Typology Assessments
- ✓ TOD Market and Financial Feasibility Studies
- ✓ Bus Rapid Transit TOD Feasibility
- ✓ Intermodal Facility Feasibility and Implementation
- ✓ Private Development Market and Feasibility
- ✓ Transit Agency TOD and Real Estate Functional Analysis

TRA

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