

# Transit-Oriented Development

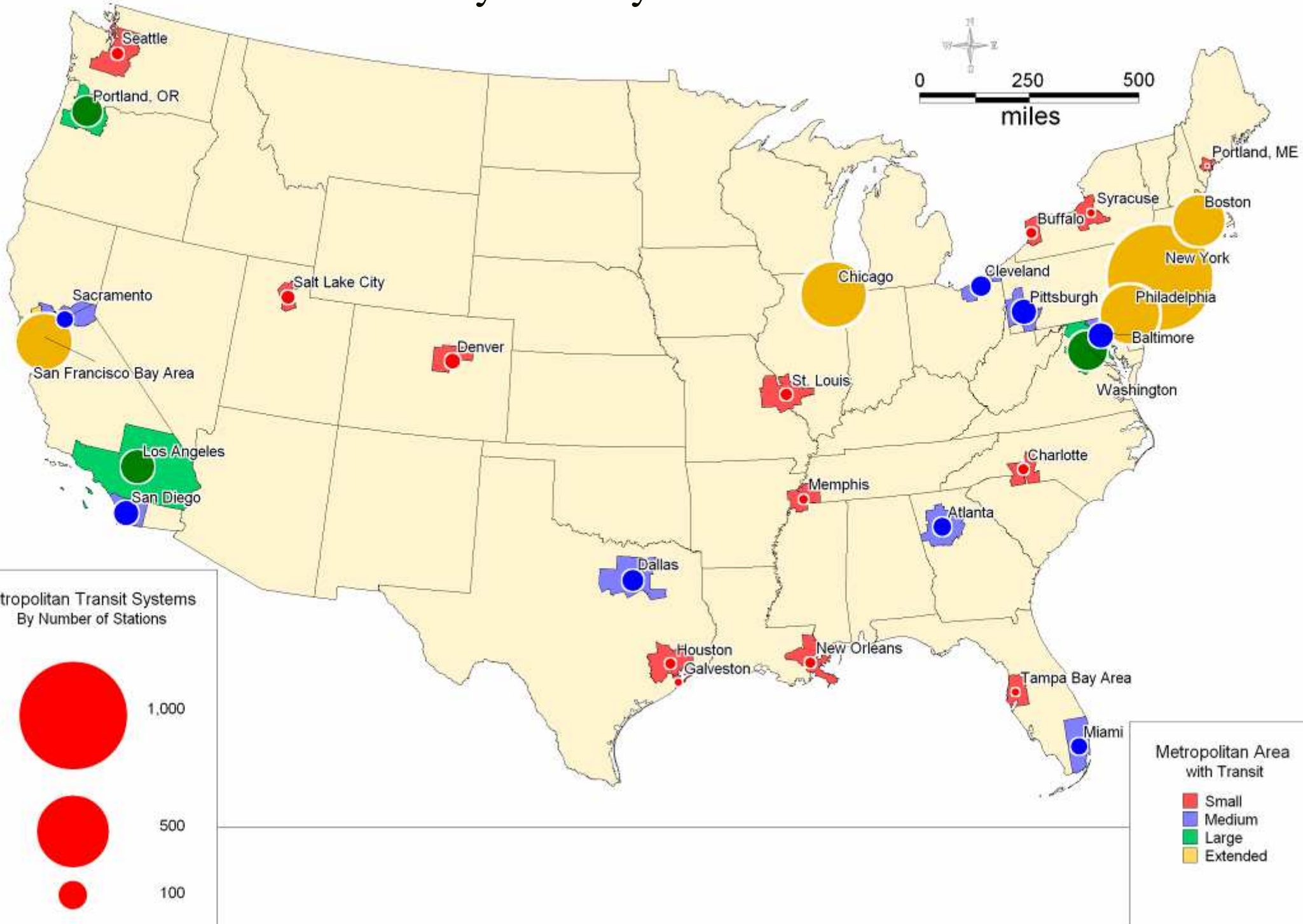


Dr. Charles C. Bohl, University of Miami

Australian Congress for New Urbanism

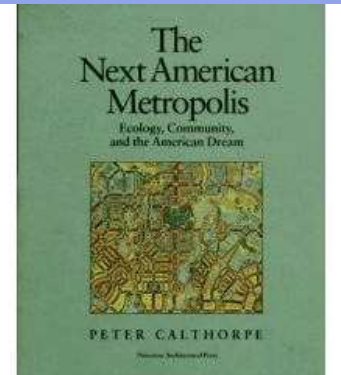
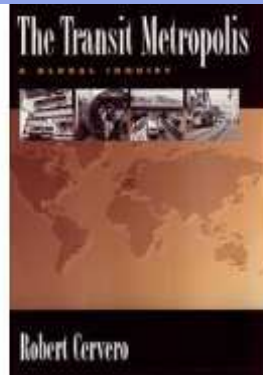
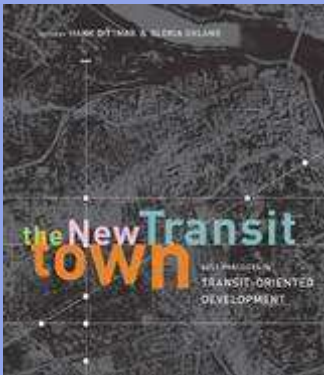
ACNU  
sydney

# Transit Systems by Number of Stations



# TOD Resources

- Center for Transit Oriented Development  
[www.reconnectingamerica.org](http://www.reconnectingamerica.org)
- *The New Transit Town: Best Practices in Transit-Oriented Development* (Island Press)  
by Hank Ditmar & Gloria Ohland



# ARLINGTON COUNTY VIRGINIA

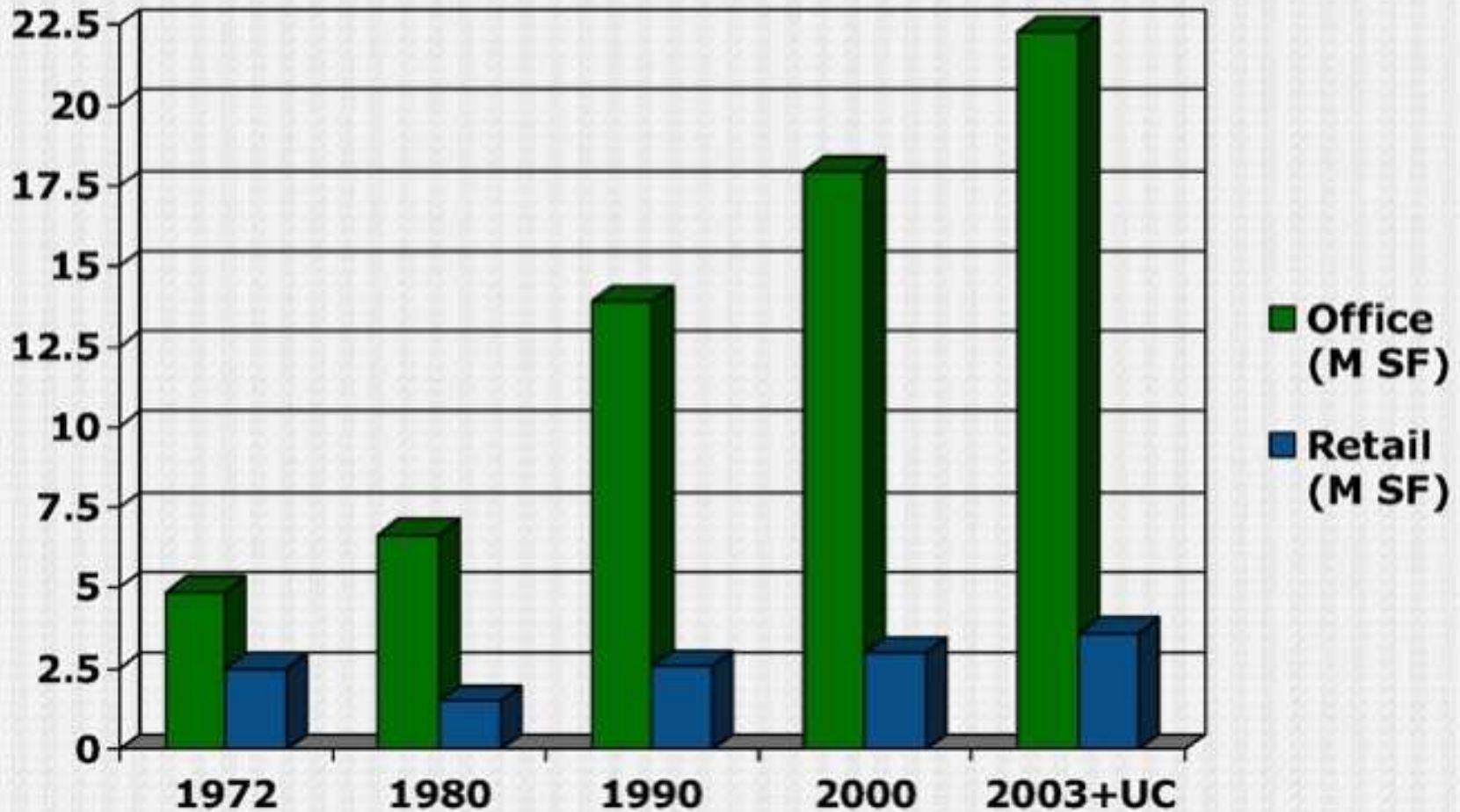


# Built Environment - Clarendon Station Area

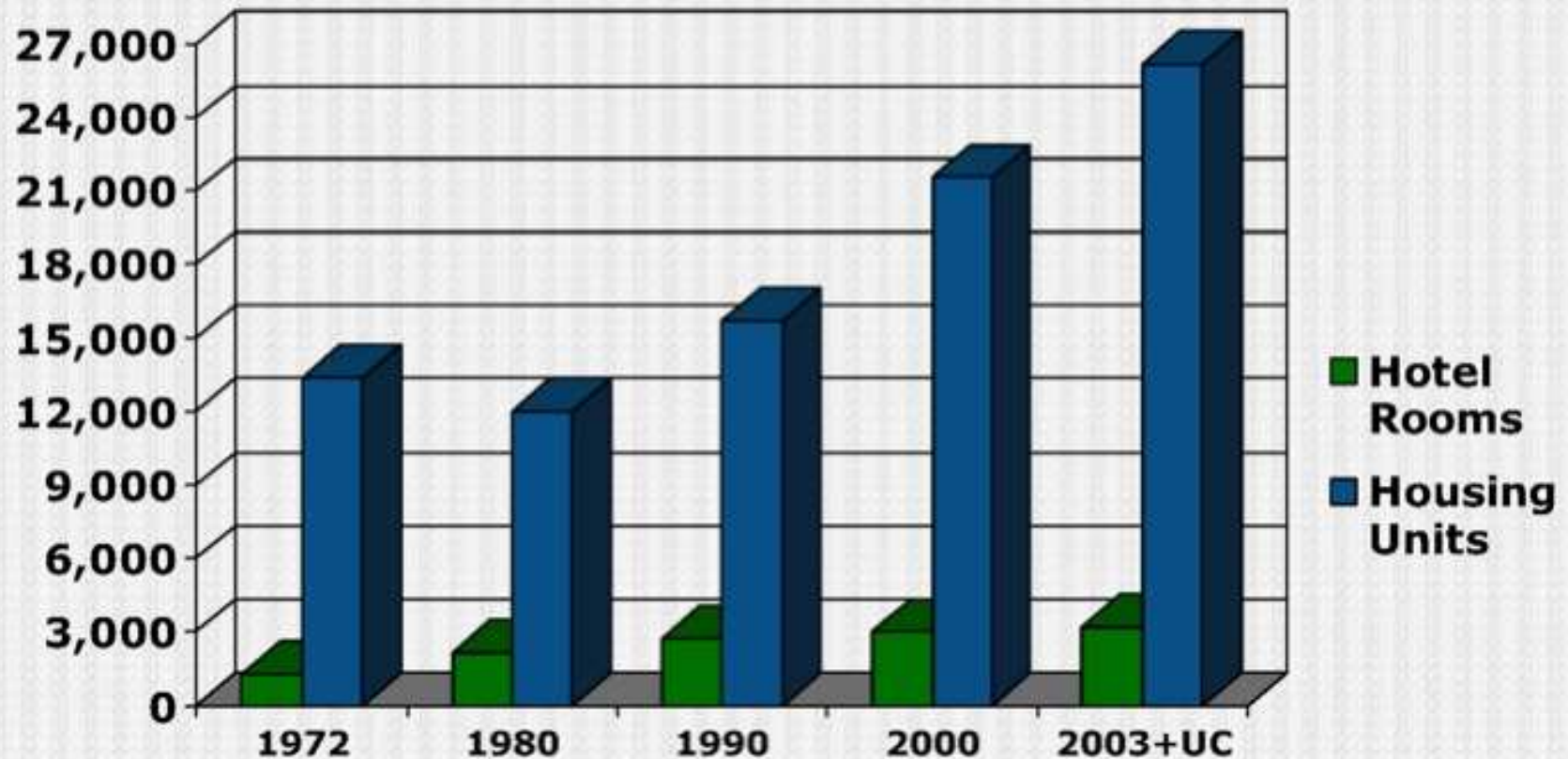


- **Improving restaurant and retail district**
- **Local and national retail venues**
- **Emerging residential district**
- **Increasing pedestrian activity**

# Commercial Office and Retail Development



# R-B Corridor Residential and Hotel Development





**San Jose, California light rail transit**





**San Jose, California light rail transit**

# Place Making: the sequel



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# Community-Initiated Town Centers

Bethesda, MD  
Silver Spring, MD  
Rockville, MD  
Owing Mills, MD  
Mountain View, CA  
Brea, CA  
Suisun City, CA  
Belmont, NC  
Huntersville, NC  
Cornelius, NC  
Upper Arlington, OH

Kendall, FL  
Stuart, FL  
Miramar, FL  
West Palm Beach  
Doral, FL  
Channahon, IL  
Plainville, IL  
Schaumburg, IL  
Tysons Corner, VA  
Smyrna, GA  
Decatur, GA....



Suisun City, California transit



**City Place (West Palm Beach, FL)**



**Mizner Park (Boca Raton, Florida)**



# New Urban Centers Across CSD Formats



Reston Town Center (Reston, VA)



Riverside (Atlanta, GA)



**Addison Circle (Addison, TX)**



# ADDISON MARKET



ATM



MONEY  
ORDERS  
OLD  
HERE









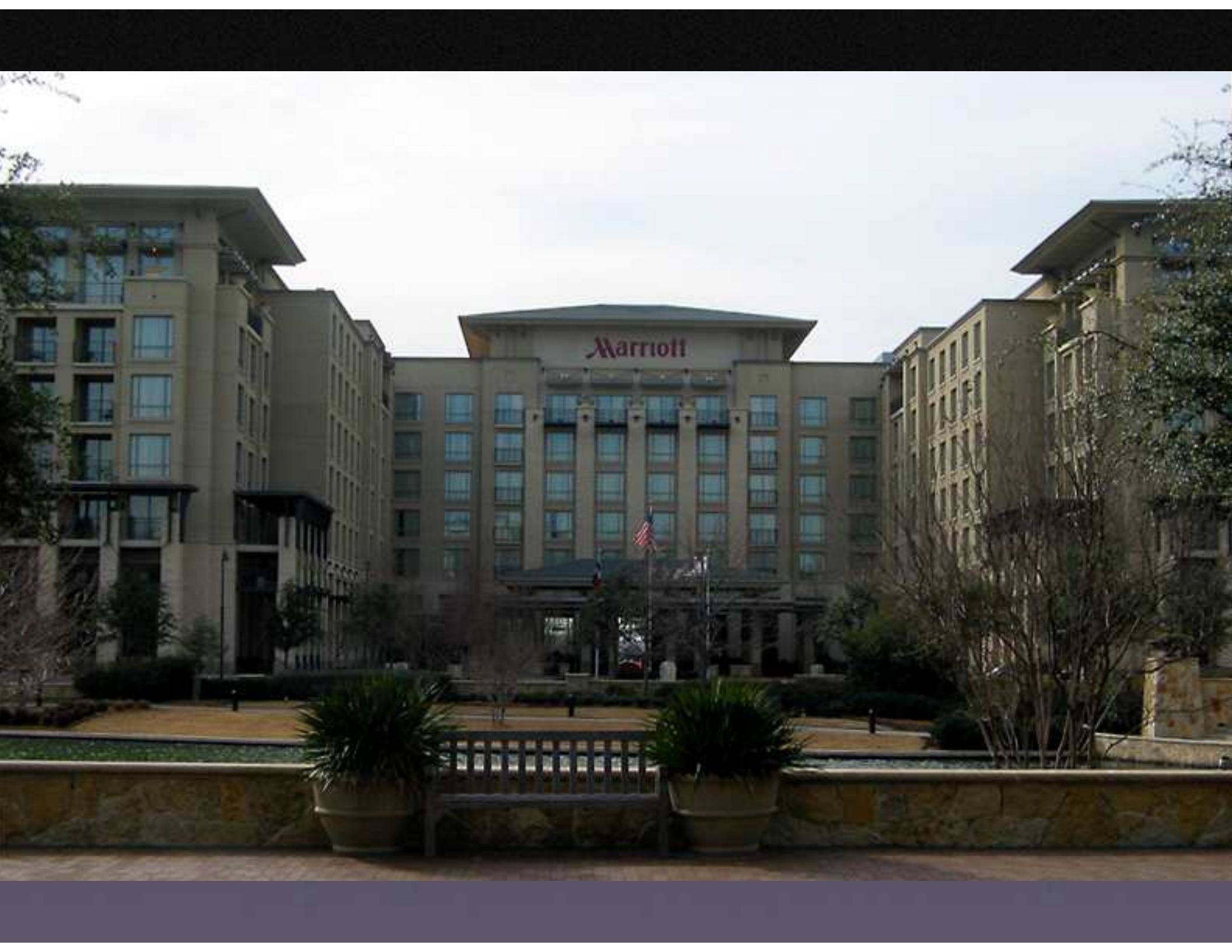


Legacy Town Center (Plano, Texas)









Marriott

Lifestyle Centers  
vs  
Town Centers

“A town center is  
not two strip centers  
placed face to face”



Mount Pleasant Towne Center (a single-use retail center outside of Charleston, SC)



## Lifestyle Center

## Town Center

Open Air Layout

Yes

Yes

Lifestyle Retailers

Yes

Maybe

Mixed Uses

Maybe

Yes

Civic Uses

No

Yes

Neighborhood Connectivity

No

Yes

Variety of urban open spaces

No

Yes

Built as a lasting place within the community

No

Yes

Walgreens

Walgreens

Walgreens

Walgreens



# STARBUCKS COFFEE

*Saluda's*



ATM









ANN TAYLOR

CAO

CAO

ANN TAYLOR

PAVILION BY  
CITYPLACE

50% OFF

SALE  
50% OFF





POTTERY BARN

POTTERY BARN

myPlace

myPlace





**TARGET**







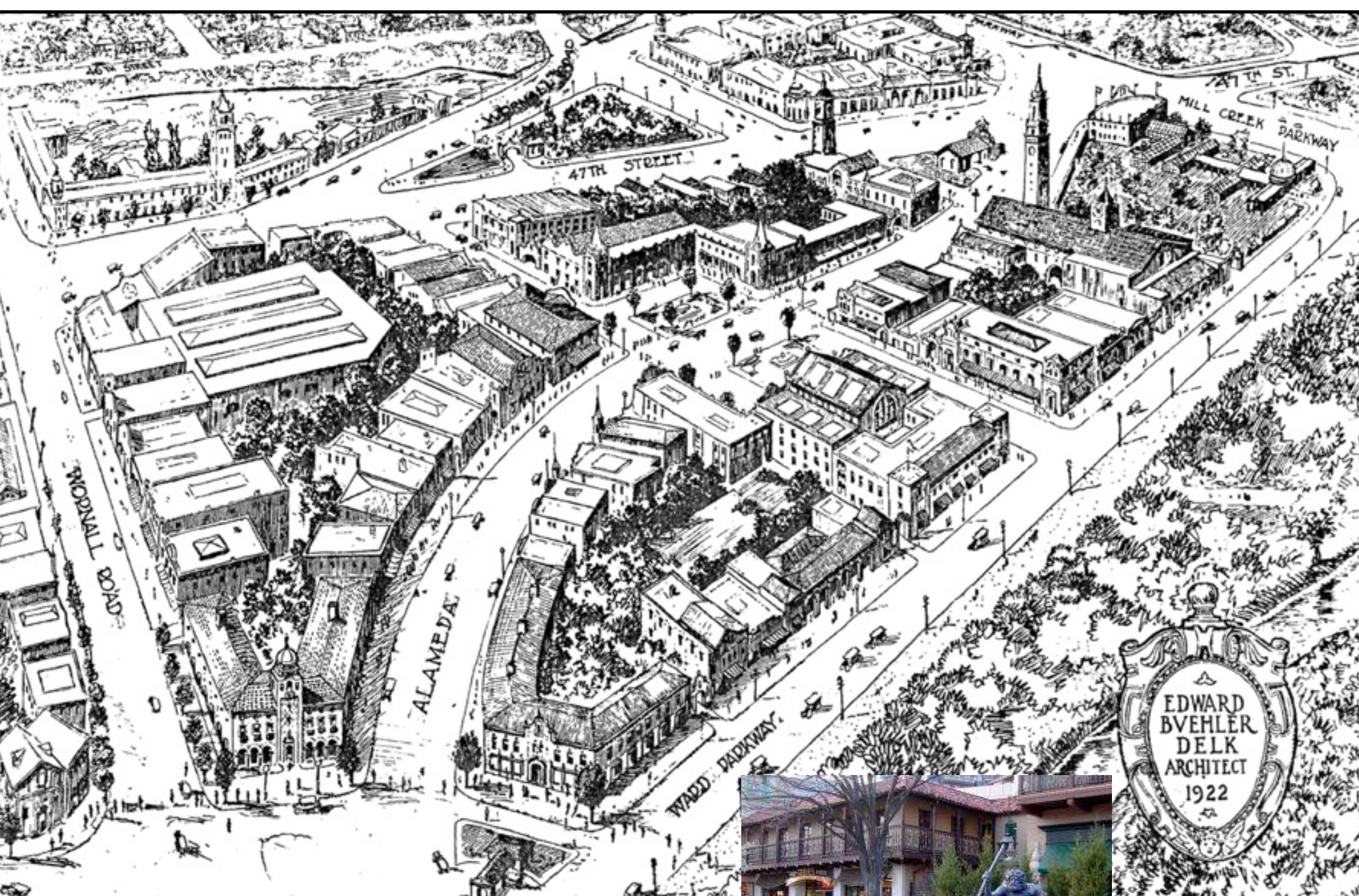
# Evolution and Adaptation: Incremental Town Centers



Kentlands Square Shopping Center (Gaithersburg, MD)



**Underlying street-and-block pattern for Kentlands Shopping Center's parking field**



Kansas City's Country Club Plaza (Kansas City, MO)









**Covent Garden (London, England)**



Market shed (Charleston, SC)



Open air market (New Orleans, LA)





Farmer's market (Stockholm, Sweden)



Street fair - bazaar (Bologna, Italy)



Seaside, Florida













Bryant Park (New York, NY)



# Place Making for Enduring Communities in Place of Disposable Ones

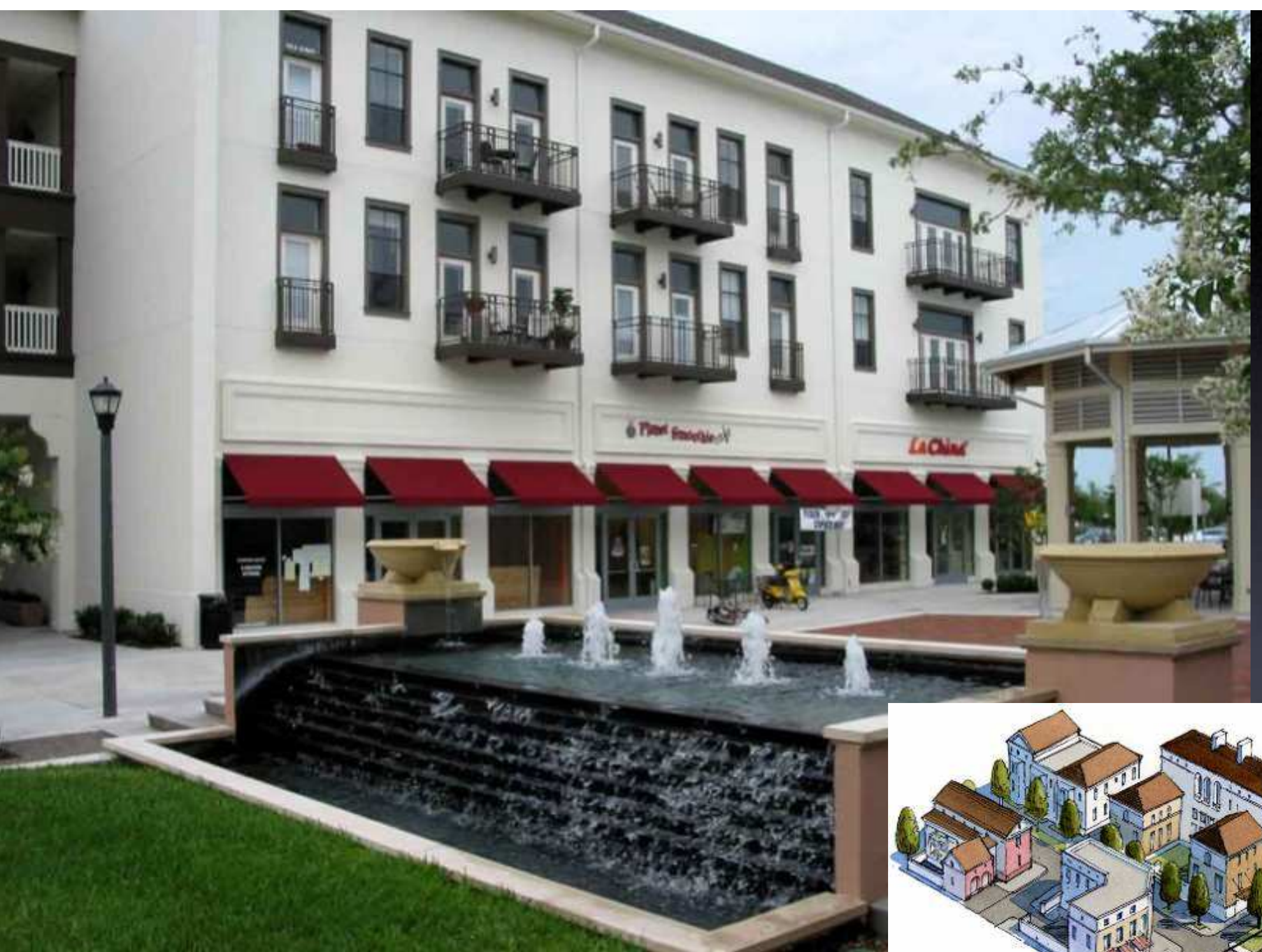
# Retail Darwinism Puts Old Malls in Jeopardy

By Timothy Egan, *New York Times*, January 1, 2000

The fully enclosed shopping mall, that island of boxy chain stores and lost apostrophes in a sea of asphalt, was not born in California. But this seems to be the place where people are digging its grave, at least in its present form....`







Baldwin Park Village Center (Orlando, FL)

DPZ & James Wassell





Haile Village Center (Gainesville, FL)





Celebration flex buildings (Orlando, Florida)



CHRISTYS

SEABURY PHARMACY

John Seabury & Son Co.  
ESTABLISHED 1888



Mashpee Commons (Mashpee, MA)





*Shirts*

A FINE OLD DEALER

THE SPORTING LIFE

A FINE OLD DEALER

THE SPORTING LIFE





Boca Raton Mall (Boca Raton, Florida)



Mizner Park (Boca Raton, Florida)



# Design Fad or Business Model?

- 💡 Blending the best of both worlds: the mall & main street
- 💡 Expanded trade areas
- 💡 Convenience for time-crunched consumers
- 💡 Greyfield opportunities: turning lemons into lemonade
- 💡 Place making & repeat business (Disney World 101)
- 💡 Dollars and cents of daylighting and viewsheds

# Do try this at home, kids

- 💡 Market demand
- 💡 Finite land & rising land costs
- 💡 Money on the table (take it or leave it)
- 💡 Financing
- 💡 Approvals and (gasp) *incentives!*
- 💡 Successful models

# Do try this at home, kids

- 💡 Don't reinvent the wheel, re-learn what works
- 💡 An attractive, well-defined public realm is the anchor
- 💡 Don't obsess over retail
- 💡 Be open to a variety of possible "cornerstone" uses
- 💡 Include a wide variety of urban housing types
- 💡 Focus on the frontage (it trumps style)
- 💡 Pay attention to:
  - ✓ fronts & backs
  - ✓ transitions from block-to-block
  - ✓ connections to surrounding community
  - ✓ themes & clusters of activities - arts, horticulture, music

# Work to make *places*, not “projects”

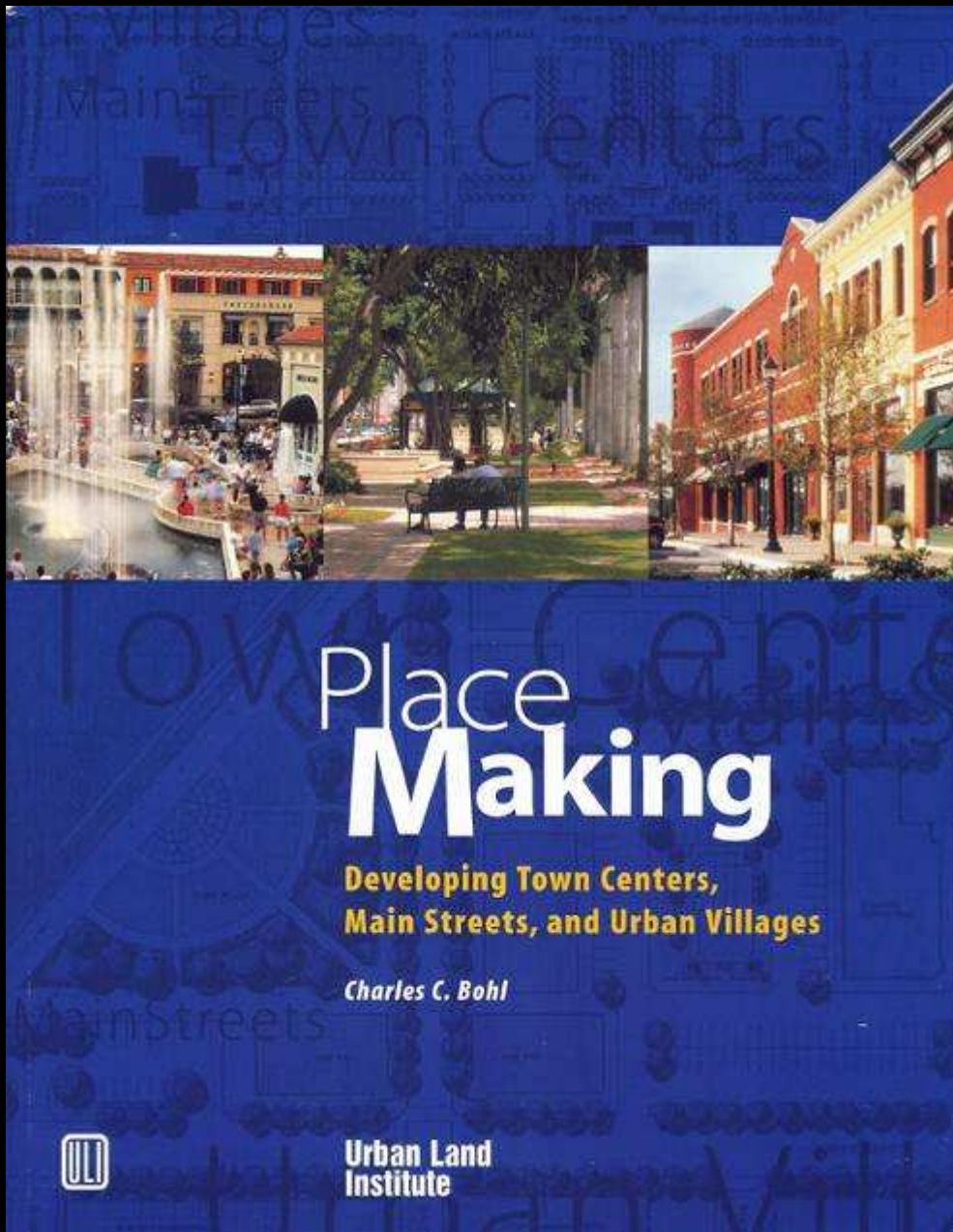
- 💡 think long-term,
- 💡 act incrementally
- 💡 build-in flexibility
- 💡 think about how a place lives, not just how it looks
- 💡 build the kinds of places where you (and your kids, and your parents, and your friends) would want to live

“Don’t be afraid to dream, then set out to make it happen.”

-J.C. Nichols







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