Transit-Oriented Development

Dr. Charles C. Bohl, University of Miami

Australian Congress for New Urbanism
TOD Resources

- Center for Transit Oriented Development
  [www.reconnectingamerica.org](http://www.reconnectingamerica.org)

Built Environment - Clarendon Station Area

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

Source: Dennis M. Leach, TransManagement, Inc. and Reconnecting America
Commercial Office and Retail Development

Source: Dennis M. Leach, TransManagement, Inc. and Reconnecting America
R-B Corridor Residential and Hotel Development

Source: Dennis M. Leach, TransManagement, Inc. and Reconnecting America
San Jose, California light rail transit
Place Making: the sequel

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Australian Congress for New Urbanism
Community-Initiated Town Centers
<table>
<thead>
<tr>
<th>Bethesda, MD</th>
<th>Kendall, FL</th>
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<tbody>
<tr>
<td>Silver Spring, MD</td>
<td>Stuart, FL</td>
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<td>Rockville, MD</td>
<td>Miramar, FL</td>
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<td>Owing Mills, MD</td>
<td>West Palm Beach</td>
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<td>Mountain View, CA</td>
<td>Doral, FL</td>
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<td>Brea, CA</td>
<td>Channahon, IL</td>
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<td>Suisun City, CA</td>
<td>Plainville, IL</td>
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<td>Belmont, NC</td>
<td>Schaumburg, IL</td>
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<td>Huntersville, NC</td>
<td>Tysons Corner, VA</td>
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<td>Cornelius, NC</td>
<td>Smyrna, GA</td>
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<tr>
<td>Upper Arlington, OH</td>
<td>Decatur, GA</td>
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</tbody>
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Mizner Park (Boca Raton, Florida)
New Urban Centers Across CSD Formats
Riverside (Atlanta, GA)
Addison Circle (Addison, TX)
Legacy Town Center (Plano, Texas)
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)
<table>
<thead>
<tr>
<th>Feature</th>
<th>Lifestyle Center</th>
<th>Town Center</th>
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<tbody>
<tr>
<td>Open Air Layout</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Lifestyle Retailers</td>
<td>Yes</td>
<td>Maybe</td>
</tr>
<tr>
<td>Mixed Uses</td>
<td>Maybe</td>
<td>Yes</td>
</tr>
<tr>
<td>Civic Uses</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Neighborhood Connectivity</td>
<td>No</td>
<td>Yes</td>
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<tr>
<td>Variety of urban open spaces</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Built as a lasting place within the community</td>
<td>No</td>
<td>Yes</td>
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</tbody>
</table>
Evolution and Adaptation: Incremental Town Centers
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
Place Making for Enduring Communities in Place of Disposable Ones
Retail Darwinism Puts Old Malls in Jeopardy


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....`
Celebration flex buildings (Orlando, Florida)
Mashpee Commons (Mashpee, MA)
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 \textit{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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