

Course Syllabus



Gold Line South Pasadena Mission Meridian



Blue Line Long Beach Transit Mall

Photos by Art Cueto

Department of Urban Planning

University of California, Los Angeles

Special Topics in Community Development and the Built Environment

Transportation and Urban Design Studio

Spring Quarter 2009

Thursdays 5:00 pm to 7:50 pm

Room: Public Affairs XXX

Course Number: UP 219

Course ID: 725-114-200

Instructor

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Introduction

Transit-oriented development (TOD) is a planning and development practice that links land use development with transit infrastructure whether that be bus or rail transit. By their very nature, TOD's seek to maximize access to pedestrian activity and mass transit with centrally located bus and rail stations surrounded by higher density residential, retail and office development. Also, the unique conditions associated with each TOD – location of the site, existing built environment, age and type of transit mode – fundamentally require a multi-disciplined approach of both urban planning and development. This studio is an interactive course with two core objectives:

1. To examine and critically analyze transit oriented projects. Course will review local, national and international TOD's for their effectiveness. Discussion of the fundamentals planning and design aspects of TOD's and how they operate within the existing built environment.
2. To develop a site plan, a development program, design a TOD and a development proforma for a project in the City of Los Angeles. Students will complete a design project and financial analysis of a TOD in a redevelopment project area. Both design and development will be treated as equal elements in this studio course.

Through a series of readings, lectures, discussions, and field trips, students will obtain a deeper understanding of what a TOD is, and more significantly, what impact it has on the neighborhood and the city. Students will be assigned to work in teams to constantly reflect on their understanding and to apply this knowledge towards the design of a station and its immediate surroundings.

Studio Format

The main emphasis of this studio is to design a TOD site plan, produce a development program for a TOD, and create a proforma for the TOD development. Through a series of lectures, course readings and guest speakers, students will be exposed to fundamentals of planning and development of TOD's.

I will focus on these practical applications in the studio, however, there are other important goals:

- Creative Thinking: Above all, this studio requires students to be creative; that is, a mental process involving the generation of new ideas or concepts, or new

associations between existing ideas or concepts. The uniqueness of TOD's is that they force planners to think beyond space and place – they must look at context, they must explore beyond the edges of the proposed site. The combination of completing a proforma with the design component will require students to entertain various development scenarios in order to find solutions to problems that can only be derived through creative thinking.

- Presentation and Communication: Students will be required to share their ideas by making presentations and communicating their thoughts. Effective visual presentation in expressing new concepts is critical in design. Equally critical to development is communication through program scenarios and development alternatives. Both concentrations (design and development) require exposure and comfort operating within each domain and students will be expected to bring innovative methods for expressing their concepts to this studio.
- Participation and iteration of the process: TOD's have many moving parts and many players. These dynamics will require participation and engagement in the studio course as well as an understanding that everything is iterative. Nothing is static in design and development. Students will be placed into teams that will be required to work through the unforeseen challenges that will face their project and be expected to redesign the project on an as needed basis.

Course Material and References

The required textbook for this course is:

The New Transit Town: Best Practices in Transit-Oriented Development, edited by Hank Dittmar and Gloria Ohland, published by Island Press, 2003.

Additional required reading includes the following:

A Re-Evaluation of Travel Behavior in California TOD's, Hollie Lund, Richard W. Wilson, Robert Cervero, *Journal of Architectural and Planning Research*, Autumn 2006.

Effects of TOD on Housing, Parking and Travel, GB Arrington, Robert Cervero, TCRP Report 128, Transportation Research Board, 2008.

Preserving and Promoting Diverse Transit-Oriented Neighborhoods, The Center for Transit-Oriented Development (Reconnecting America, the Center for Neighborhood Technology and Strategic Economics) for the Ford Foundation, 2006, www.reconnectingamerica.org

TOD 101 – Why Transit Oriented Development and Why Now?, Reconnecting America, 2007, http://www.reconnectingamerica.org/public/display_asset/tod101full

Transit Oriented Development in America: Strategies, Issues, Policy Directions, By Robert Cervero in *New Urbanism and Beyond: Designing Cities for the Future*, Edited by Tigran Haas, 2006.

Reference material that should be consulted as a source of review:

California Transit-Oriented Development Searchable Database (<http://transitorienteddevelopment.dot.ca.gov>), California Department of Transportation. Specific reference is the report from 2002, *Statewide Transit Oriented Development Study: Factors for Success in California*.

Reconnecting America and the Center for Transit Oriented Development
www.reconnectingamerica.org/public/tod

Transit Oriented Development Advocate
www.todadvocate.com

Optional Resources:

PLANetizen offers an on-line course in TOD for \$99. The course is not required for the studio but if there is an interest to expand awareness of national TOD experts, this course is highly recommended.

<http://www.planetizen.com/courses/plan115>

Course Requirements

1. *Preparation and class discussion.* The course requires assigned reading. Students must attend class regularly, prepare adequately, and participate constructively in class discussion.
2. *Course Analyses.* Students will complete two analyses in which the following is completed:
 - #1) *TOD Design Site Evaluation* – student will identify a built TOD, evaluate its design effectiveness and ineffectiveness based on course material and guest lecturer presentations
 - #2) *Development Program Scenario* – student will create a development program for a proposed TOD site based upon market evaluation and complete a proforma for the proposed project. Proforma must include funding sources (ie. Local, state and federal funding) as well as local development requirements (ie. Prevailing

wage, LEED requirements). Proforma should include references to course material and guest lecturer presentations.

3. *Final Course Assignment.* Students will be assigned into teams that will prepare a site plan, development program, development proforma, and make a presentation to classmates. Working in groups of four or five, students will design a presentation for the selected CRA/LA TOD Crenshaw TOD. Actual planning and policy implications will be required and report must be presented in highest

Requirements and Grading:

<u>Assignment</u>	<u>Length</u>	<u>Grade %</u>
<i>Class Preparation and Participation</i>		20%
<i>Analyses memos</i>	Minimum each 2 pp.	40%
<i>TOD Design Site Evaluation</i> <i>Development Program Scenario</i>		
<i>Team Project</i>		40%
<i>Development Program</i> <i>Development Proforma</i> <i>Final Presentation</i>		

Form and style: All assignments are single-spaced, and length excludes figures and charts. They must be written in plain, concise prose, as described in Strunk and White's Elements of Style.

Policy on late and missing assignments: I will grade late assignments down 25 percent for each day late. Please inform me in advance if you must miss a deadline. I will not give a passing grade unless all assignments are completed.

Syllabus revision: Please note: I will regularly assess progress and elicit student feedback regarding the course. If necessary I will revise the syllabus to make it more suitable.

April 2, 2009 – Class #1

Session Topics: Introduction to Course and Planning TOD's

We will take the first portion of the class to review the course requirements and materials. I will take the opportunity to discuss my expectations from students in this course. We will review the assignments, reading materials and briefly discuss the Team Project.

TOD's in the larger planning universe: Transit Oriented Development

Session Discussion Points:

- TOD'S – Back to the Future
- TOD and Cars and Buses – The Battle Between the Modes

Session Format:

Lecture and Open Discussion

TOD 101 – Why Transit Oriented Development and Why Now?, Reconnecting America, 2007, http://www.reconnectingamerica.org/public/display_asset/tod101full

April 9, 2009 – Class #2

Session Topics: Planning for TOD's in the Built Environment

- Public Sector
- Public Policy Goals and Objectives of TOD
- TOD's and Travel behavior
- Los Angeles' Transit Network

Guest Speaker: Diego Cardoso, Metro and LA City Planning Commissioner

***Team Assignments and discussion/review of Final Project**

Session Format:

Lecture and Guest Speaker

Required Reading:

The New Transit Town: Best Practices in Transit-Oriented Development, edited by Hank Dittmar and Gloria Ohland, published by Island Press, 2003. (Chapt 1-3)

A Re-Evaluation of Travel Behavior in California TOD's, Hollie Lund, Richard W. Wilson, Robert Cervero, Journal of Architectural and Planning Research, Autumn 2006.

April 16, 2009 – Class #3

****Site Tour of the Crenshaw Station***

Class will meet on site at the Expo Rail Corridor at the Crenshaw Station. We will tour the site and discuss in greater detail the Crenshaw Station. After which we will discuss the reading assignment.

Guest Speaker: Michelle Banks, CRA/LA

Session Format:

Site Tour and Lecture

Required Reading:

Effects of TOD on Housing, Parking and Travel, GB Arrington, Robert Cervero, TCRP Report 128, Transportation Research Board, 2008.

April 23, 2009 – Class #4

Session Topics: Designing TOD's

Designing TOD's requires a full appreciation for the existing built environment and understanding of how transit functions. The land use and transportation connection are most effective when the design embraces both of these elements. We will review various design methods

Green TOD's

Mixed Income, Mixed Use, and the Secret Sauce of TOD's

Session Format:

Lecture and open discussion

Required Reading:

The New Transit Town: Best Practices in Transit-Oriented Development, edited by Hank Dittmar and Gloria Ohland, published by Island Press, 2003. (Chapter 4)

April 30, 2009 – Class #5

Session Topics: Design Implementation of TOD's

Developing TOD's – Implementation matters

Designing for TOD's

Guest Speaker: Neal Payton, Principal, Torti Gallis

Session Format:

Lecture and Guest Speaker

Required Reading:

The New Transit Town: Best Practices in Transit-Oriented Development, edited by Hank Dittmar and Gloria Ohland, published by Island Press, 2003.

May 7, 2009 – Class #6

Session Topics: Proforma for TOD's

Guest Speaker: Dhiraj Narayan, Financial Analyst, HACLA

Checking in with the Teams – I will sit down with each team to ensure that an outline has been prepared, assignments have been made and that each Team has made sufficient progress toward the final project.

Assignment #1 Due: TOD Design Site Evaluation

Session Format:

Lecture and submission of assignment #1

Required Reading:

The New Transit Town: Best Practices in Transit-Oriented Development, edited by Hank Dittmar and Gloria Ohland, published by Island Press, 2003. (Chapter 5)

Financing Transit Oriented Development, Understanding and Overcoming Obstacles, Marie Venner and Liisa Ecola, Denver Regional Council of Governments (2007),

<http://www.drcog.org/documents/FinancingTOD.pdf>

Optional Reading:

Financing Transit Oriented Development in the San Francisco Bay Area: Policy Options and Strategies, Reconnecting America (August 2008), <http://www.reconnectingamerica.org/public/projects/313>

May 14, 2009 – Class #7

Case Studies of TOD's in California and in the U.S. What makes the difference between a great TOD and a mediocre TOD. Weaving together place with transit is not for the faint of heart and it requires a combination of planners, developers and leaders to get a great TOD completed.

Session Format:

Lecture and Open Discussion (possible Guest Speaker)

Required Reading:

Transit Oriented Development in America: Strategies, Issues, Policy Directions, By Robert Cervero in *New Urbanism and Beyond: Designing Cities for the Future*, Edited by Tigran Haas, 2006.

May 21, 2009 – Class #8

Developing TOD in the Built Environment

Guest Speaker: Michael Dieden, President & CEO, Creative Housing Associates

Session Format:

Lecture and Guest Speaker

Required Reading:

The New Transit Town: Best Practices in Transit-Oriented Development, edited by Hank Dittmar and Gloria Ohland, published by Island Press, 2003. (Chapter 6)

Assignment #2 Due: Development Program Scenario

May 28, 2009 – Class #9

Federal policies and the Market - What is the direction of TOD? How have the politics of energy and sustainability affected the debate over sprawl? The transition of the country is moving toward more compact, greener and sustainable lifestyle patterns affected the land use choices we will be making. What does the market say about this? What do demographics say will be the new direction of the country?

Session Format:

Lecture, Video Presentation and Open Discussion

*** Final presentation schedule of Team Projects will be assigned.**

Required Reading:

The New Transit Town: Best Practices in Transit-Oriented Development, edited by Hank Dittmar and Gloria Ohland, published by Island Press, 2003. (Chapters 8 and 11)

Video presentation - *Transit Oriented Development: Reshaping the Great American City*, 2006, 75 min.

June 4, 2009 – Class #10

The Future of TOD's

The future of TOD's Is there Leadership for TOD – Joined by a group of experts in Transit Oriented Development and planning. Discussion will focus on the future of TOD's and how they will be fundamental in reshaping American cities.

Roundtable of Guest Speakers:

Gloria Ohland, Reconnecting America

Session Format:

Lecture and Guest Speakers and Open Discussion

Required Reading:

The New Transit Town: Best Practices in Transit-Oriented Development, edited by Hank Dittmar and Gloria Ohland, published by Island Press, 2003. (Chapter 12)

June 11, 2009 - Finals

Final Presentations