



# HOUSING OPPORTUNITY CONFERENCE

## Addressing Housing Needs through Equitable Transit-Oriented Development and Suburban Retrofits

**Sean Garretson**

MODERATOR

**Beth Elliott**

**Anna Lan**

**Geeti Silwal**

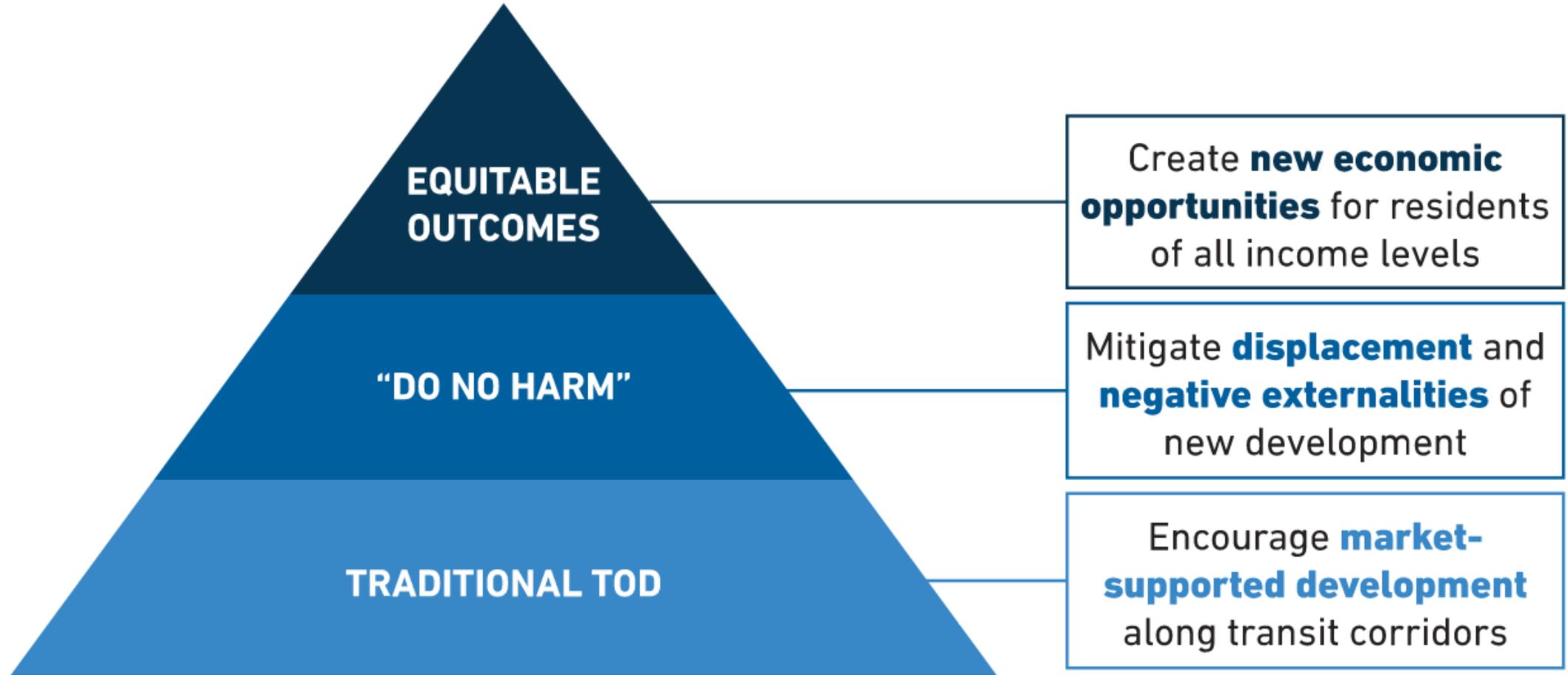
February 20, 2024

# Framing the Issues



**HOUSING OPPORTUNITY  
CONFERENCE**

# TOD vs. Equitable TOD (ETOD)



CapMetro ETOD Strategy Study  
Austin, Texas



**HOUSING OPPORTUNITY  
CONFERENCE**

**Perkins&Will**

# Thriving Complete Communities



CapMetro ETOD Strategy Study  
Austin, Texas



HOUSING OPPORTUNITY  
CONFERENCE

Perkins & Will

# Inclusive Business Communities



CapMetro ETOD Strategy Study  
Austin, Texas



**HOUSING OPPORTUNITY  
CONFERENCE**

**Perkins & Will**

# The Challenge

Plan Bay Area 2050  
projections for Santa Clara  
County:

**+430,000**

Residential Units

**+580,000**

Jobs

VTA's BART Silicon Valley Phase II Extension TOC Study  
Santa Clara, California



**HOUSING OPPORTUNITY  
CONFERENCE**



Perkins&Will

Esri, NASA, NGA, US&S, Co

# The Opportunity

# 50%

of Plan Bay Area 2050  
Projected Growth  
for  
Santa Clara County  
can be accommodated on less than

# 1%

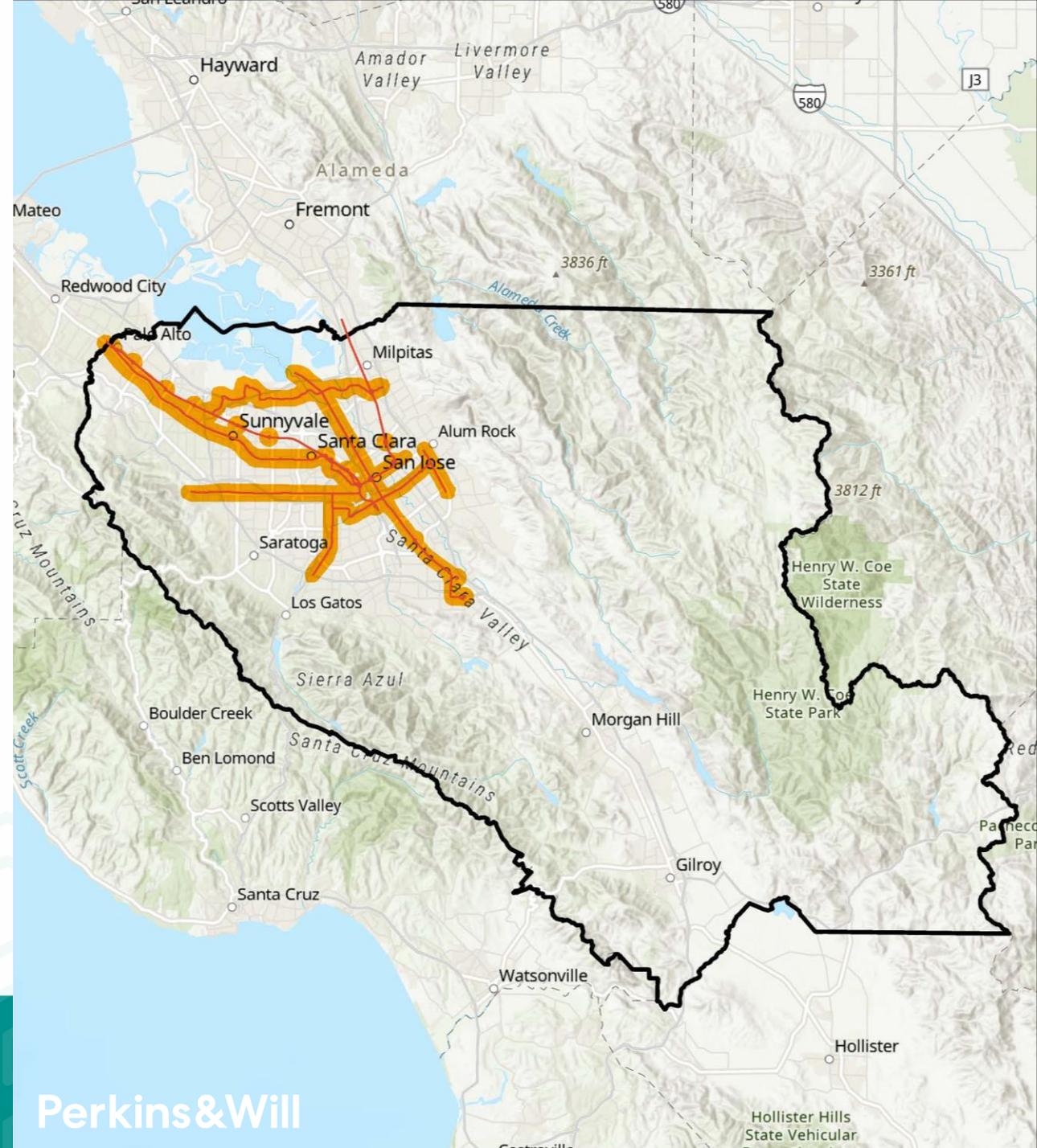
of the County's Urbanized Land  
along  
Higher Capacity Transit Corridors

VTA's BART Silicon Valley Phase II Extension TOC Study  
Santa Clara, California



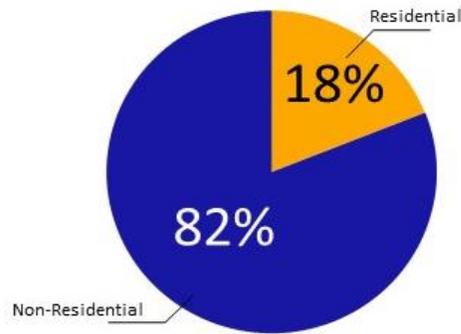
**HOUSING OPPORTUNITY  
CONFERENCE**

Perkins&Will

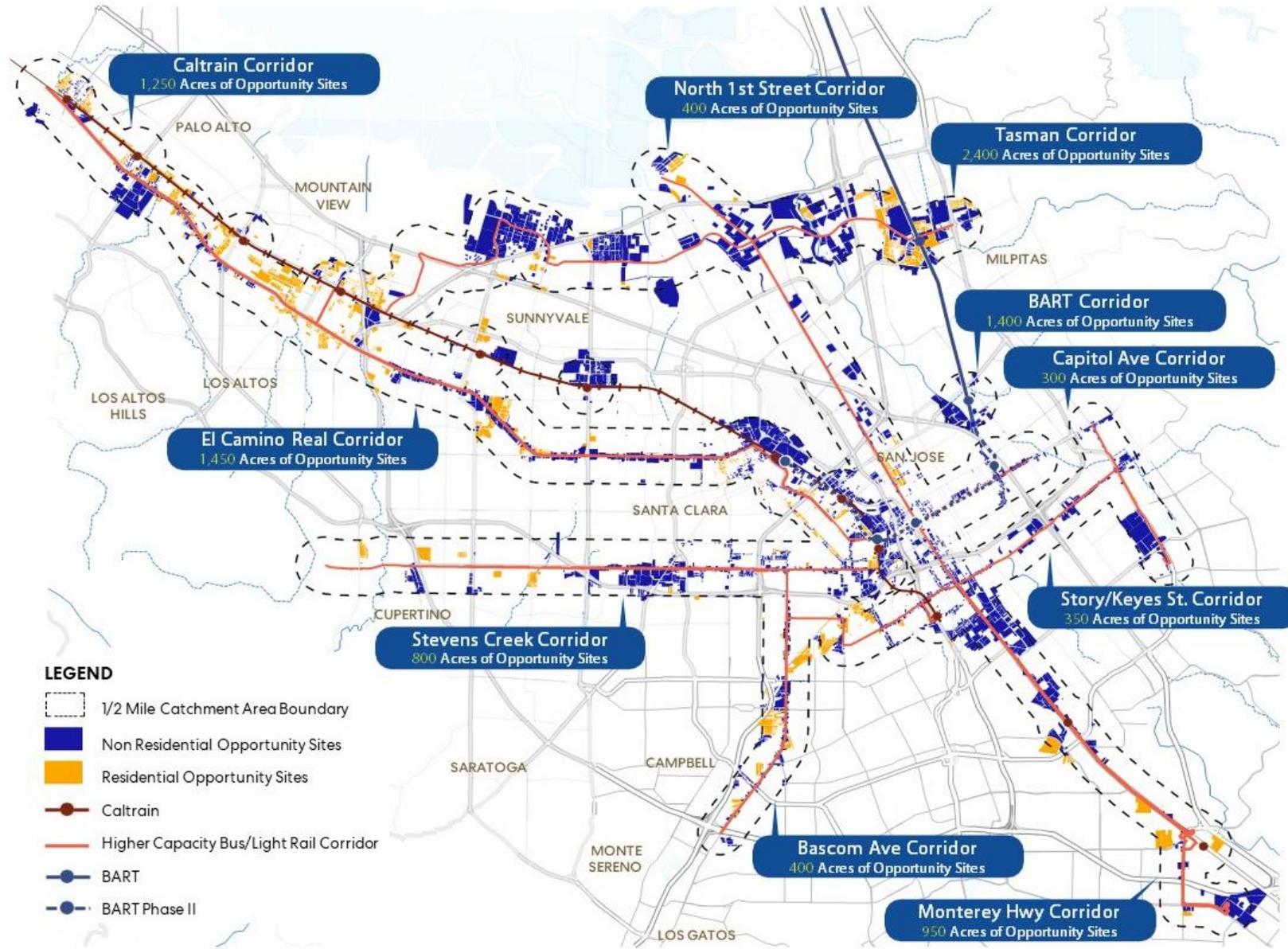


# 9,700 Acres

Of Opportunity Sites with current land use designation split of:



VTA's BART Silicon Valley Phase II Extension TOC Study  
Santa Clara, California



**HOUSING OPPORTUNITY  
CONFERENCE**

**Perkins & Will**

After applying selected policy levers

# 50%

of Plan Bay Area 2050 Projected Growth for Santa Clara County can be accommodated on less than

# 1%

of the County's Urbanized Land along Higher Capacity Transit Corridors

Providing

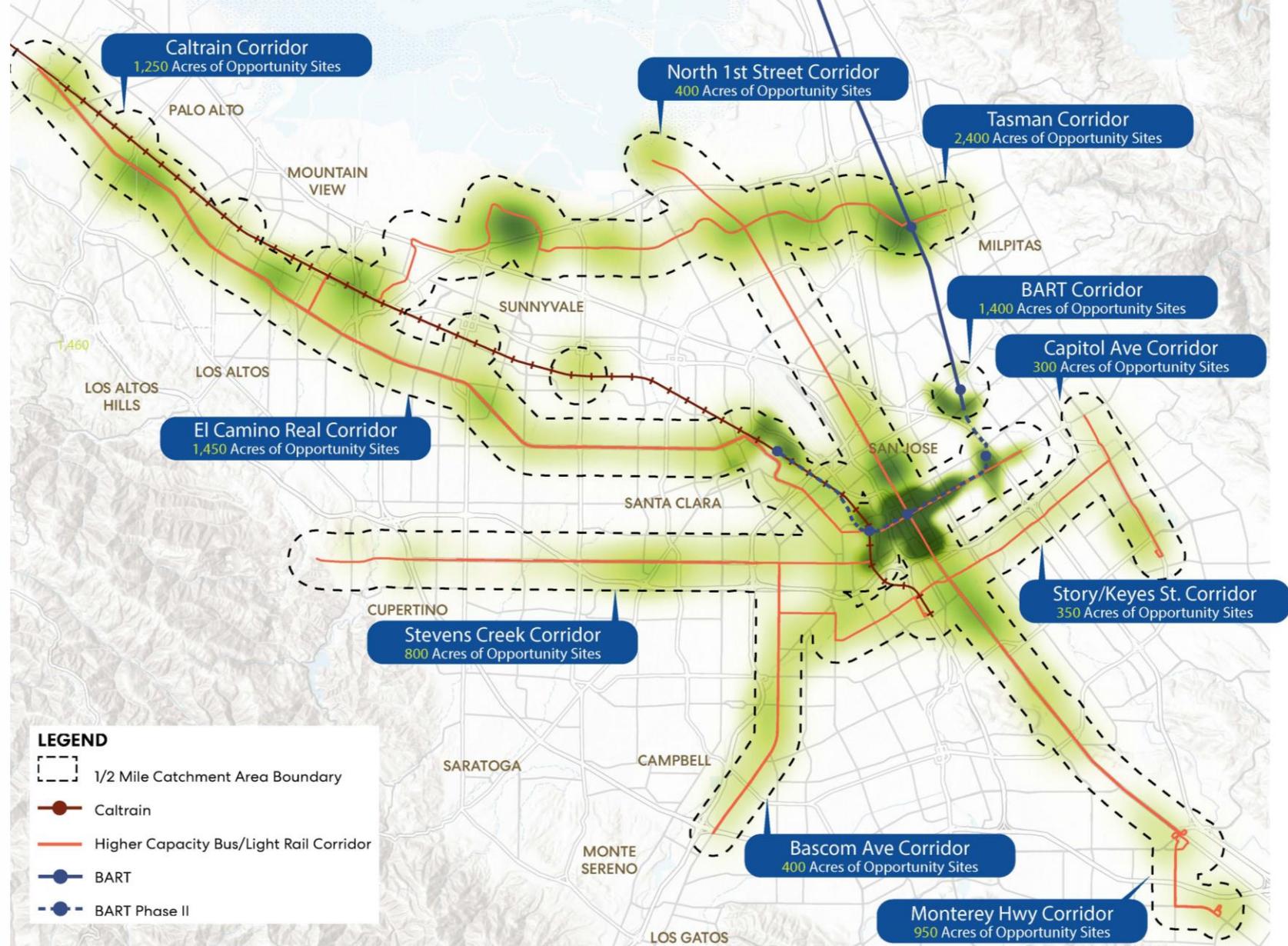
# 222,000

New Residential Units and

# 290,000

Jobs Captured

VTA's BART Silicon Valley Phase II Extension TOC Study  
Santa Clara, California



**HOUSING OPPORTUNITY  
CONFERENCE**

**Perkins & Will**

# Low-carbon Ecosystem of Health, Equity, & Affordability

Attainable  
Housing Choices  
for Everyone

Local Businesses and  
Services

Open Spaces

Community Anchors

Mobility options  
to jobs

Safe Street Life



# Equitable Transit Integrated Communities

Transit Oriented Communities are vibrant, mixed-use neighborhoods centered around transit and purposefully designed to make it convenient to take transit, walk, bike or roll than to drive. They are complete communities offering choices for live, work, shop, play, learn and socialize for both existing and future residents and businesses.



CapMetro ETOD Strategy Study  
Austin, Texas



HOUSING OPPORTUNITY  
CONFERENCE

Perkins&Will



**HOUSING OPPORTUNITY  
CONFERENCE**

# Suburban Retrofit

a range of housing prospects



1 **Reposition**



2 **Repurpose**



3 **Redevelop**



# Suburban Retrofit

local and regional connectivity

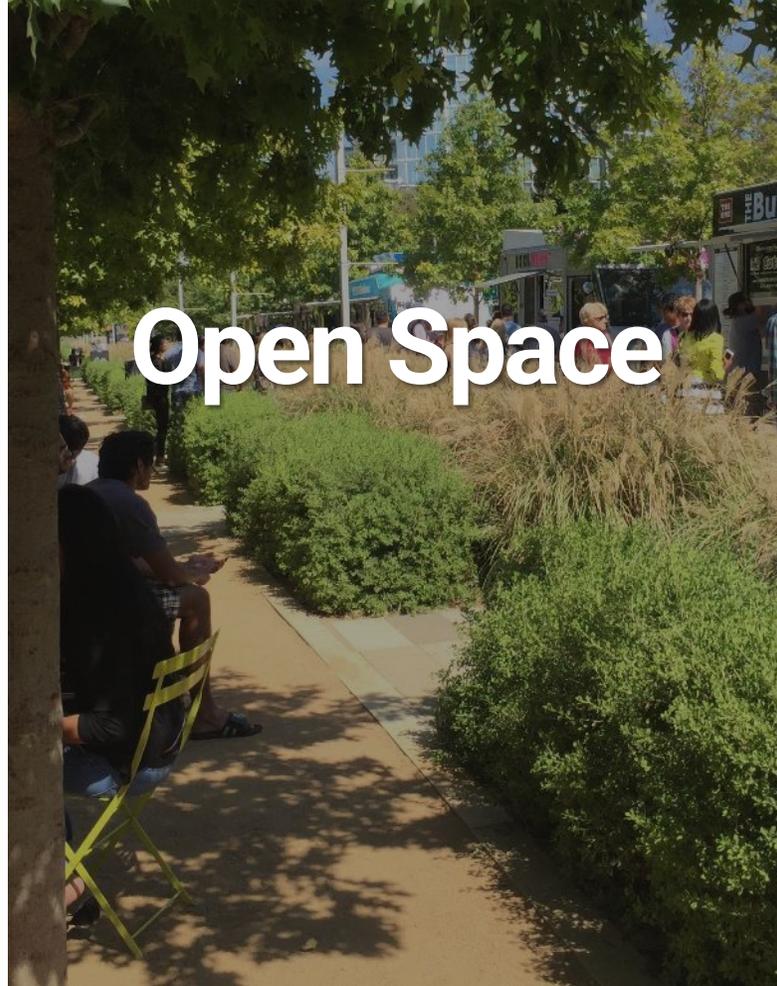


HOUSING OPPORTUNITY  
CONFERENCE

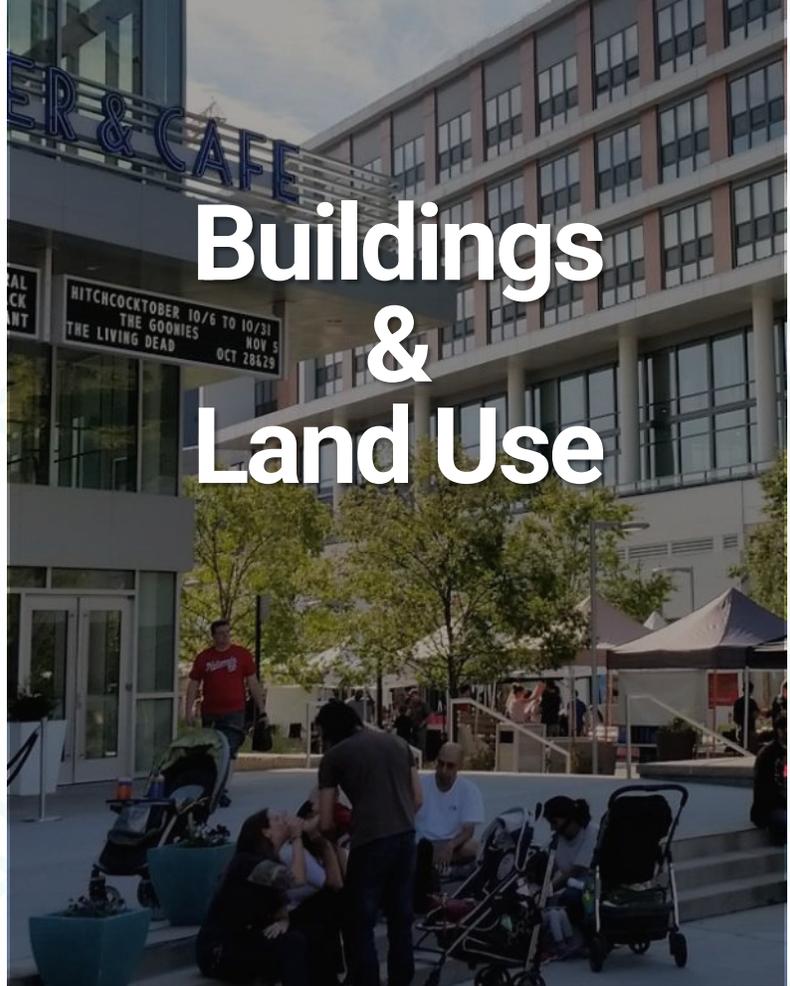
# Suburban Retrofit placemaking



Mobility



Open Space



Buildings  
&  
Land Use



HOUSING OPPORTUNITY  
CONFERENCE

# Suburban Retrofit thresholds for success



- 1) walkable
- 2) compact critical mass
- 3) connected
- 4) transformative planning
- 5) authentic
- 6) leadership





**Plaza Saltillo TOD**



**New Equitable TOD for Austin**





**HOUSING OPPORTUNITY  
CONFERENCE**

# The 'E' in Equitable Transit-Oriented Development



Configured as an 'L' shaped zone, the arm of the plaza along North Lamar Boulevard consolidates boarding and alighting for the 801 rapid bus that remains along the edge of the site at North Lamar Boulevard, while providing bus bays for layover and charging for end of route buses to load and offload passengers on the site's interior curbside. This zone will have abundant transit station amenities under an attractive transit shelter. The second arm of the transit plaza is within clear sight and perpendicular to North Lamar boulevard along a vibrant ground-floor urban block, serving en route bus boarding and disembarking.

The creation of an urban block pattern on the CapMetro site aims to enable future street connectivity across surrounding parcels. This would help promote future development that complements the vision for the CapMetro property. It initiates a street network that will facilitate flexibility in connecting to future light rail transit service irrespective of its location. The design here could connect to a potential light rail platform located within the sunken portion of North Lamar Boulevard immediately adjacent to the site, or the bus transit center could evolve and relocate further north if that were to emerge as the preferred option.

Beyond facilitating an improved transit experience this design unlocks the parcel for valuable development, bringing a wide mix of uses to the CapMetro owned property and enabling people to live and work near transit.



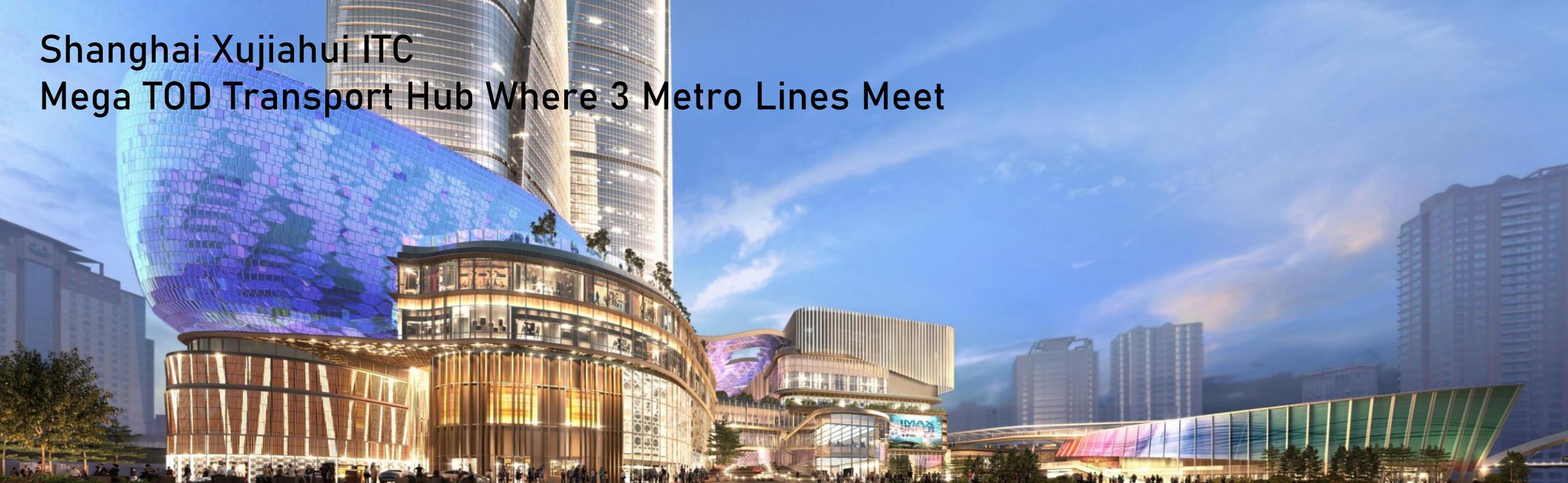
Figure 12: A reimagined transit center

# Suburban Hubs – Austin’s Newest TODs

## Growth of non-traditional TODs along transit corridors



# Shanghai Xujiahui ITC Mega TOD Transport Hub Where 3 Metro Lines Meet



7.5 million square ft

# Shanghai Xinzhuang TODTOWN

Comprehensive development connecting disjointed blocks with urban spine over rail

4.4 million square ft  
Built over existing railway and roads



Xinzhuang TODTOWN, Shanghai  
A mini-city well connected by various rail and road networks

# Singapore Orchard Road Integrated Development Guidelines to ensure pedestrian connectivity between developments



# Q&A

<http://uli.org/terwilliger>



**HOUSING OPPORTUNITY  
CONFERENCE**