

## TRANSIT-ORIENTED DEVELOPMENT IN PHILADELPHIA: USING A PROVEN STRATEGY TO CREATE MORE VIBRANT, LIVABLE NEIGHBORHOODS



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Econsult Corporation was retained by Neighborhoods Now to outline opportunities to create transit-oriented development (TOD) in Philadelphia and to analyze the role of TOD in supporting a stronger city economy.

Econsult conducted a thorough examination of potential TOD sites and gathered information to create a comprehensive picture of the potential of TOD in City communities. This site analysis looked at the past, present, and future of each site in light of local trends in area demographics, the physical condition in neighborhoods, and service/shopping competition, in order to understand the pulse of various areas. This allowed for an understanding of the benefits of TOD, what can encourage TOD, and which and how stakeholders should be involved in TOD.

Econsult's research determined that, if done well, TOD can confer a variety of benefits to City residents and to the region as well. These benefits include a sense of place, economic development, economic equity, environmental stewardship, greater mobility, healthier citizens, increased transit ridership, public cost savings, public/private partnerships, public safety, quality of life, and reduced congestion.

Based on the analysis, Econsult outlined solutions to encourage TOD and made recommendations to key stakeholders, including the City of Philadelphia, the Commonwealth of Pennsylvania, SEPTA, developers, institutional anchors, neighborhood groups, and the Delaware Valley Regional Planning Commission. Solutions addressed issues such as zoning overlays, Transit Revitalization Investment Districts (TRIDs), and a priority list of TOD sites.