

Transit Supportive Community Development Statement

This statement lays out the principles, goals and benefits of Transit Supportive Community Development (TSCD). As a guiding document, it is the foundation of SEPTA's commitment to a robust and thoughtful Transit Supportive Community Development Program.

TSCD Land Use Principles

- Encourage high quality development oriented towards transit on and around station properties
- Target safety goals in accordance with SEPTA operations guidelines
- Enhance the value of SEPTA land
- Promote SEPTA ridership and improve SEPTA operations where feasible
- Promote equitable development
- Promote mixed-use development
- Encourage lower parking ratios
- Ensure environmental justice and sustainability
- Create a seamless network of multimodal transportation options including:
 - First and last-mile connectivity with the SEPTA system
 - On and off-street bicycle connections
 - Pedestrian network
 - Safe and accessible routes to transit
 - New and better connections to SEPTA's larger bus and rail transit network.

BENEFITS AND GOALS OF TSCD

BENEFITS

Transit Supportive Community Development provides both direct and indirect benefits beyond increased transit ridership and revenue. These benefits include:

Economic development by revitalizing downtowns and urban neighborhoods, enhancing tax revenue

Reducing household spending by lowering household driving costs

Reduced household driving, lowering congestion, pollution, and greenhouse gas emissions

Walkable and accessible communities promoting healthy and active lifestyles

PROGRAM GOALS

1. Increase transit ridership and enhance quality of life at and around SEPTA stations by encouraging and supporting high quality transit supportive community development within walking distance of SEPTA stations.

2. Ensure social equity through the balanced development of mixed-use and mixed-income projects in and around SEPTA station areas.

3. Enhance the stability of SEPTA's financial base through the value capture strategies of transit-oriented development (TOD).

4. Reduce reliance on automobiles by increasing and enhancing accessibility to SEPTA multimodal transportation.



Photo credit: University City District

Next Steps

- Incorporate the SEPTA Spirit into all aspects of this program, ensuring that it embodies the core values of the Authority:

Put Safety First	Find Solutions
Be Inclusive	Focus on Results
Listen Freely	Aim Higher

- Create a comprehensive inventory of SEPTA owned properties and evaluation criteria for Transit Supportive Community Development suitability.
- Create guidelines that provide clear information to developers on construction on or near SEPTA's property and services and encourage TOD with our partners.
- In advance of any development activity, create station area plans that consider station state of good repair and use, market research, demographics, environmental justice, zoning, and multimodal access with stakeholder and public input.
- Work with local jurisdictions, counties, and community groups on their studies, plans, and land use and zoning ordinances to promote appropriate development and access at and near SEPTA stations.
- Identify, form, and cultivate sustainable partnerships with local government, regional agencies, and the private sector to implement Transit Supportive Community Development plans on and off SEPTA property.
- As early in the development process as feasible, achieve coordinated development of station area properties.
- In concert with local jurisdictions, employ community involvement techniques that reflect where communities are in the planning and development continuum.
- Consistent with SEPTA's statutory authority, solicit proposals for Transit Supportive Community Development of SEPTA-owned property through a competitive selection process.

TSCD Advancing SEPTA Forward

The TSCD program will **support** SEPTA's efforts to implement its Strategic Plan, SEPTA Forward, and **align** with the Authority's vision of transit at the core of the region.

It strengthens efforts to achieve SEPTA'S goals of developing a proactive organization and delivering a seamless transit network by implementing the following strategies outlined in the SEPTA Forward:

SEPTA FORWARD >>>

Goal 1: Develop a Proactive Organization

- Serve as a Platform for Partnerships
- Emphasize Sustainability

Goal 2: Provide an Intuitive Experience

- Provide Accessibility for All

Goal 3: Deliver a Seamless Transit Network

- Collaborate to Improve Access to Transit
- Promote Transit Supportive Communities

The Southeastern Pennsylvania Transportation Authority ("SEPTA") is the nation's sixth largest transit system, providing multimodal service to three states and its riders with easy access to work, education, healthcare, recreation, and shopping destinations. SEPTA generates more than \$3 billion in annual statewide economic activity, and access to SEPTA services contributes a premium of \$33 billion in housing value.

As a major driver of the regional economy, SEPTA recognizes that its own inventory of real estate assets, as well as adjacent properties, can be leveraged by working in partnership with the communities it serves. SEPTA will develop and implement a set of comprehensive Transit Supportive Community Development guidelines to support local and regional economic development goals, including traditional Transit Oriented Development. As an essential business partner and service provider to the communities it serves, SEPTA can enhance and strengthen the connection between people, places, and services.

