



TRANSIT-ORIENTED COMMUNITIES

PUBLIC MEETING 1 GATHERING IDEAS

MARCH 7, 2022



AGENDA

- 01 **INTRODUCTION**
- 02 **PROJECT OVERVIEW**
- 03 **STATION ANALYSIS & STRATEGIC APPROACH**
 - HENDERSON RD STATION
 - ALLENDALE RD & MALL BLVD STATIONS
 - FIRST AVE STATIONS
- 04 **QUESTIONS ?**
- 05 **CONCLUSION & NEXT STEPS**

01

INTRODUCTION

KOP RAIL | AN INVESTMENT IN SOUTHEASTERN PA'S FUTURE



Promotes and
Strengthens Regional
Growth



Connects People More
Reliably, Conveniently,
and Efficiently

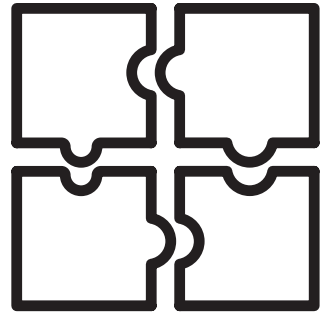


Increases Equity and
Access

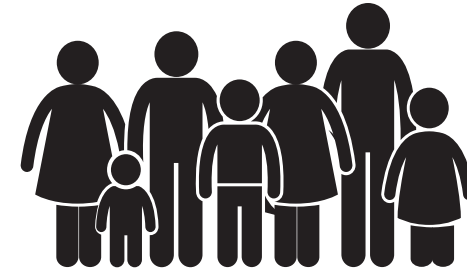


Benefits the Environment

PROJECT GOALS

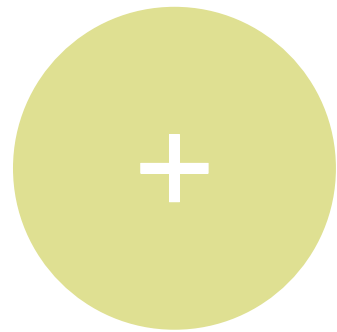


ENSURE THAT LAND USE
AND TRANSPORTATION
COMPLEMENT EACH OTHER



MAXIMIZE THE BENEFITS OF
TRANSIT FOR COMMUNITIES

TRANSIT ORIENTED COMMUNITIES 101



DENSITY



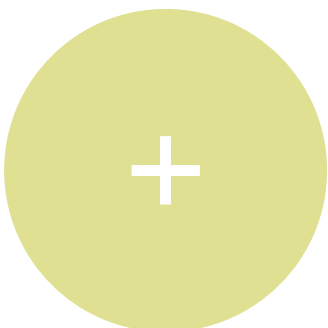
DIVERSITY



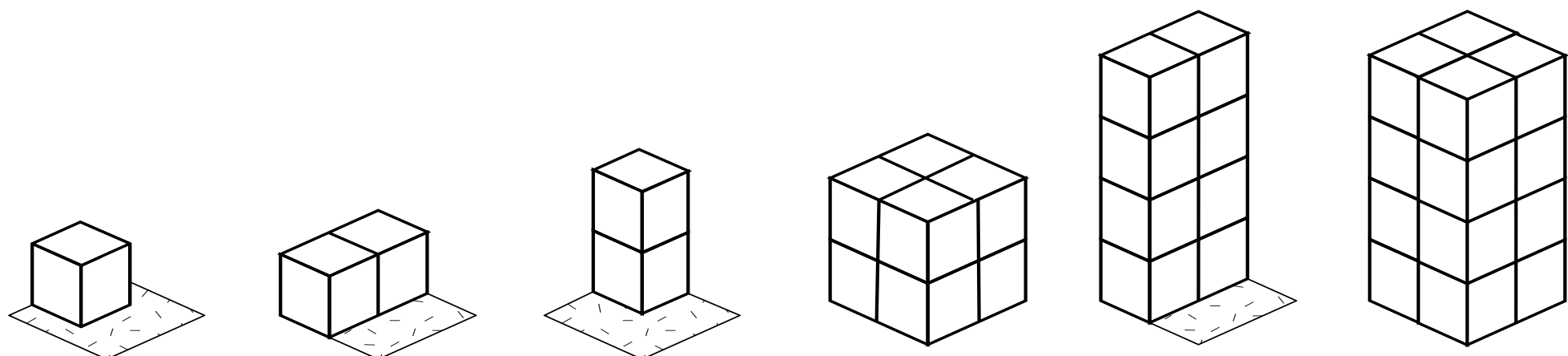
DESIGN

TRANSIT ORIENTED COMMUNITIES 101

DENSITY



Duplexes to
Townhomes to mid-
rise and High-rise



Density is important
to maximize return on
investment of transit

Right sizing density
to match the goals of
the community will be
essential



TRANSIT ORIENTED COMMUNITIES 101

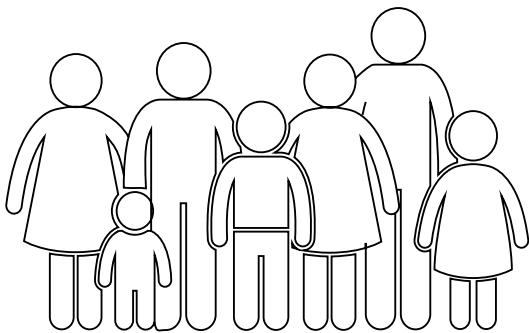
DIVERSITY



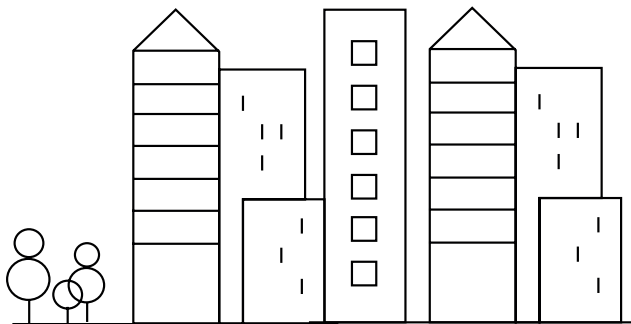
Diversity is more than people

Think of the “who, what when and where” of a TOC site

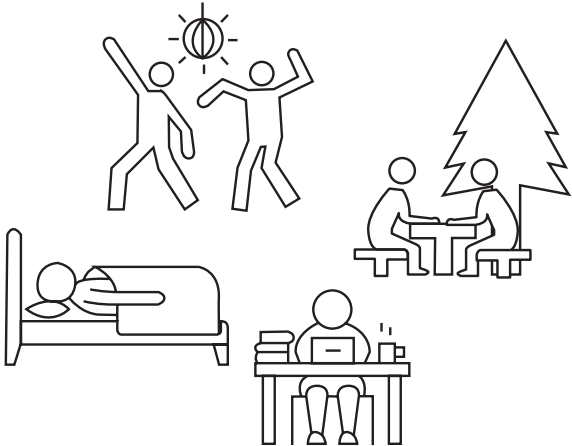
POPULATION



BUILDING TYPOLOGY

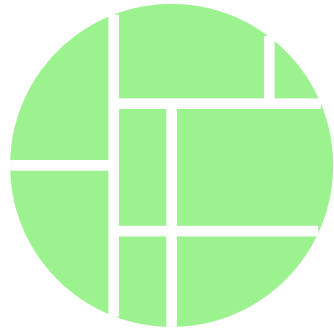


ACTIVITY



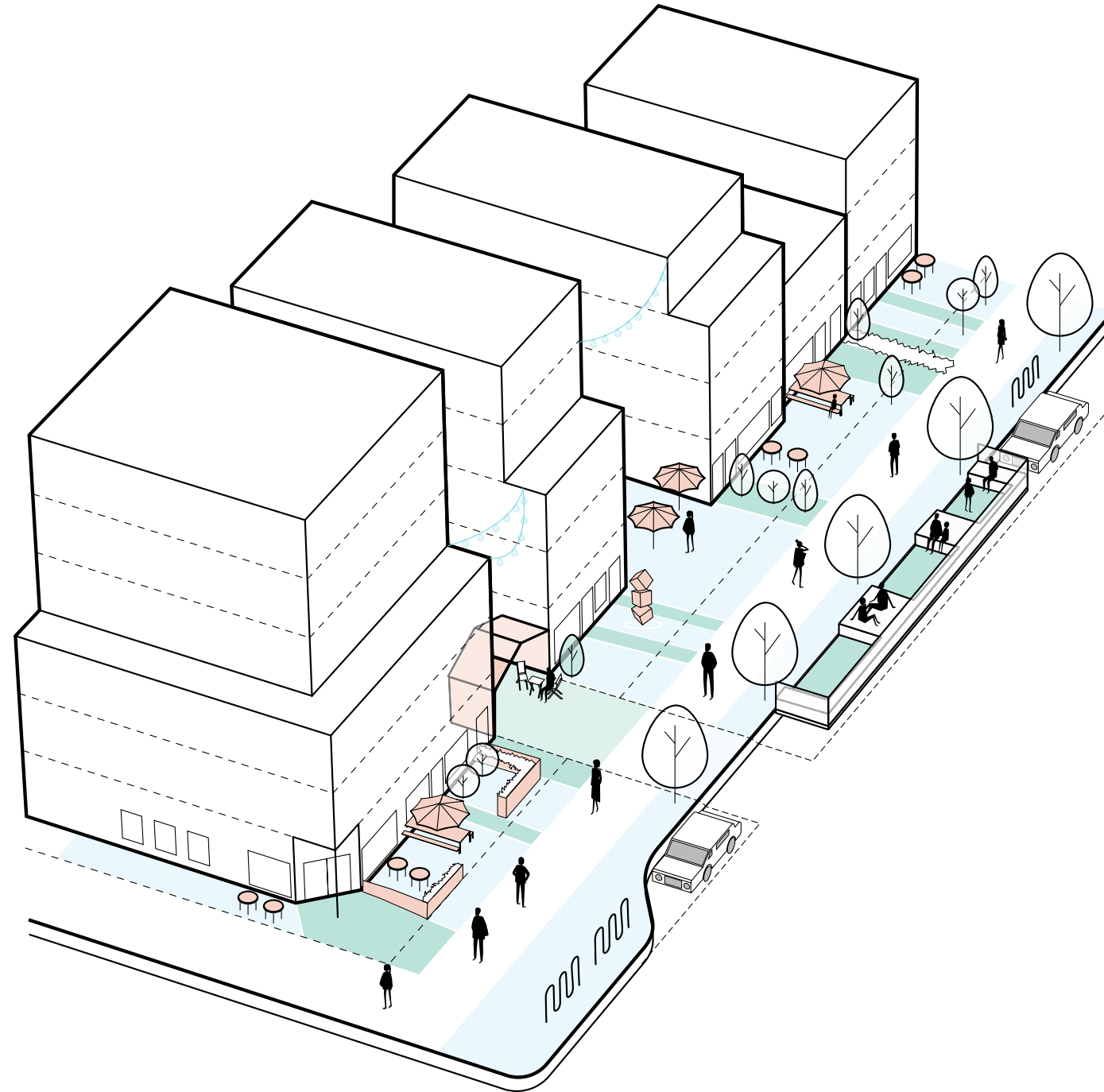
TRANSIT ORIENTED COMMUNITIES 101

DESIGN



Details matter

Design considers the built form in a holistic manner – including transit



Wyspa Spichrzów, Gdańsk, Pologne
Source : Bimarch. 2008



Southpark on Whyte, Edmonton, Canada
Source : Stantec. 2018



Tram stop and plaza, Alicante, Espagne
Source : Subarquitectura. 2006

GUIDING PRINCIPLES

PEDS/BIKE



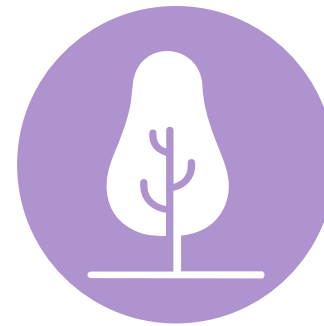
Make walking and biking comfortable

DEVELOPMENT



Encourage development that help create vibrant neighborhoods and manage growth

PLACE



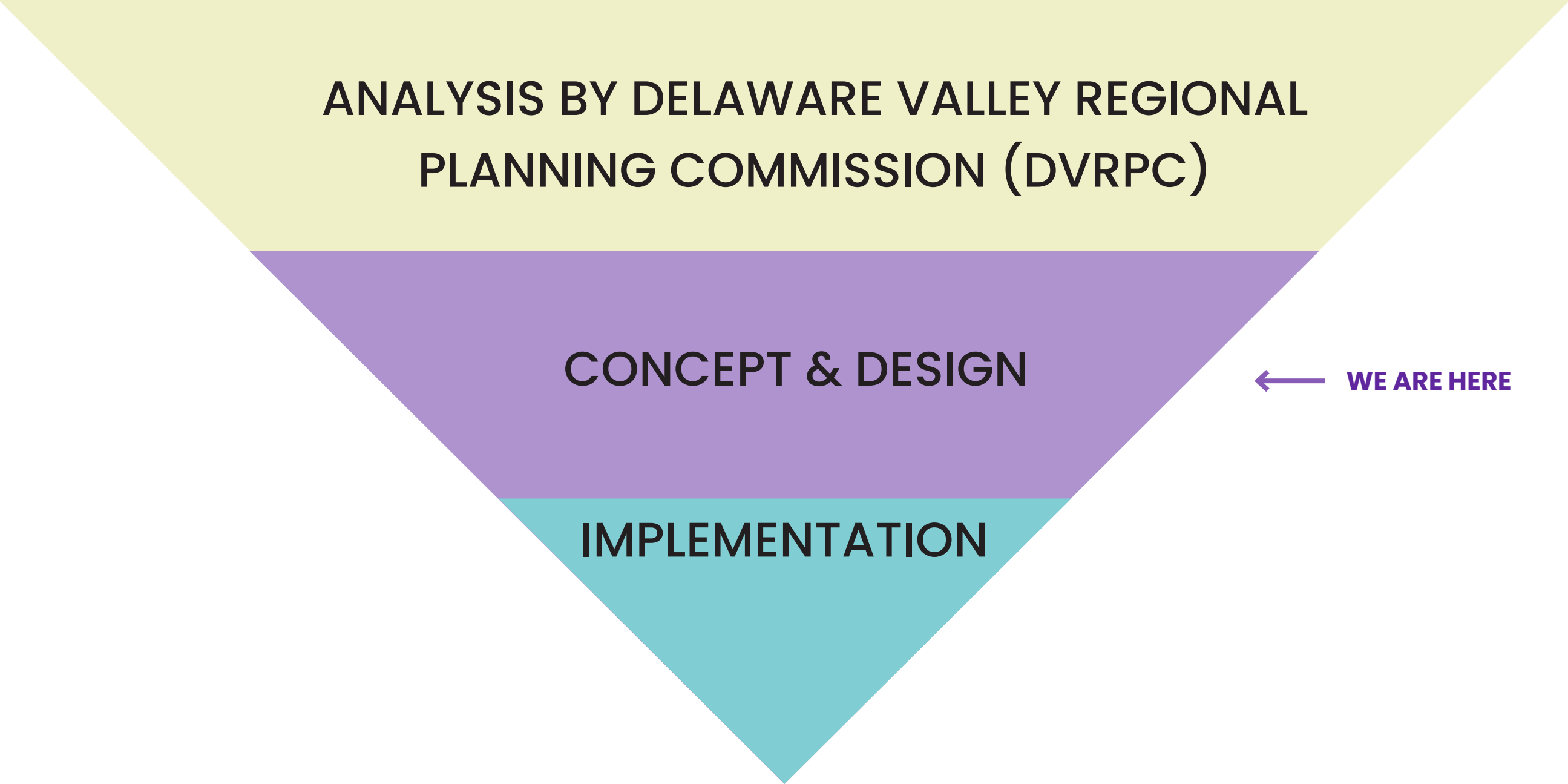
Capitalize on placemaking opportunities

TRANSIT



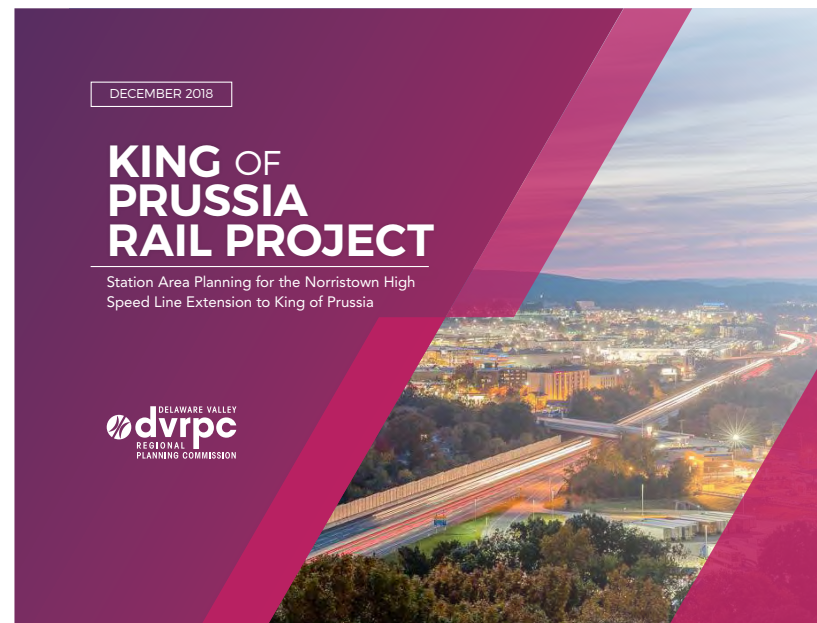
Elevate the transit experience

PROJECT PROCESS



BUILDING ON PREVIOUS WORK

2019 STATION AREA PLANNING BY DVRPC



KEY TAKEAWAYS

- + Transit-Oriented Development
 - Diversify Building types
 - Regulatory Changes
 - Parking Management

- + Pedestrian and Bike Infrastructure
 - Close the Gaps
 - Improve Safety

- + Placemaking
 - Public Realm Improvements
 - Parks and Trails as Connections

- + Funding Sources
 - Toolkit
 - Implementation plan

PUBLIC ENGAGEMENT SESSIONS

TODAY'S MEETING
↓

APRIL 6TH

MAY 3RD

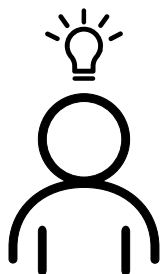
MEETING 1

GATHERING IDEAS



INFORM

Provide balanced and objective information about the project



CONSULT

Obtain feedback or ideas about what should be considered for station area concepts

MEETING 2

WHAT WE HEARD



INFORM

Present the work done to date, the influences of each station area, and initial draft ideas for station area concepts

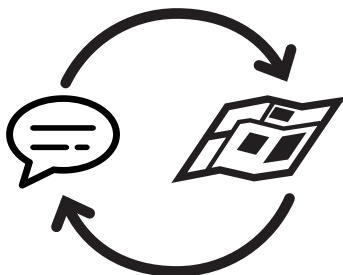


INVOLVE

Discuss strengths, weaknesses, opportunities, or threats of each concepts

MEETING 3

HOW IT COULD LOOK



INFORM

Report back about the workshop comments, final considerations or changes made to the station areas plans, and final steps

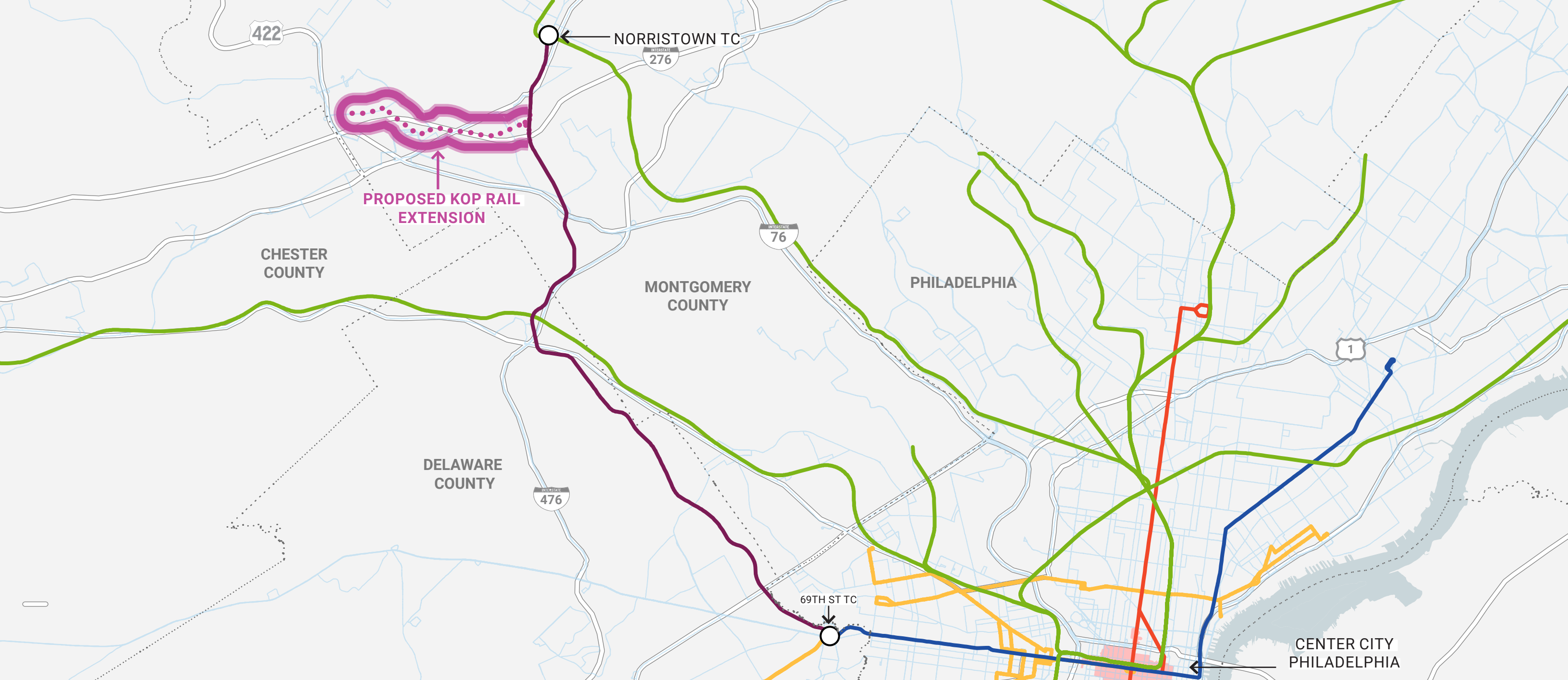


CONSULT

Obtain final comments that will be considered for the final draft of station area plans

02

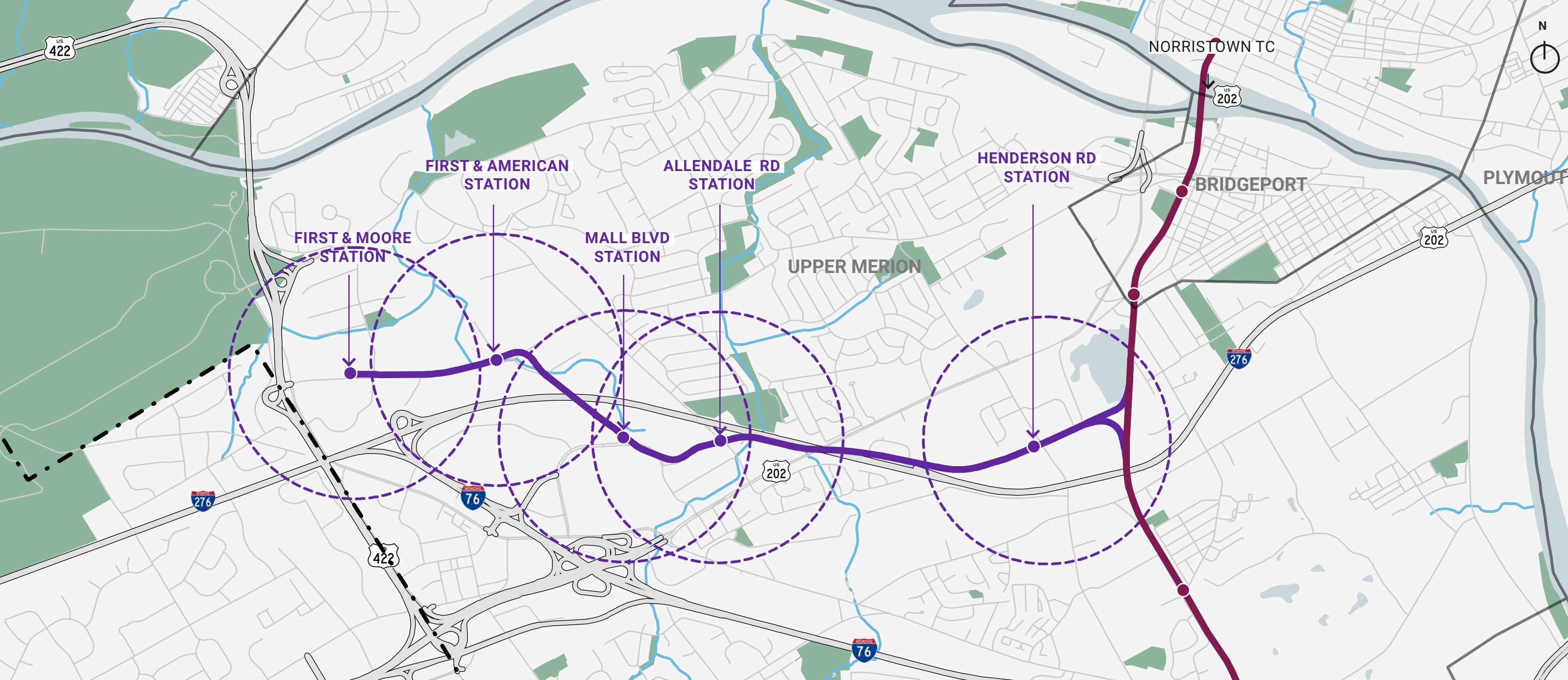
PROJECT OVERVIEW



REGIONAL CONTEXT

- COUNTY LIMIT
- MUNICIPAL BOUNDARIES
- WATER BODIES
- HIGHWAYS
- TRANSPORTATION CENTERS (TC)
- CENTER CITY PHILADELPHIA
- KOP RAIL EXTENSION

- NORRISTOWN HIGH SPEED LINE
- REGIONAL RAIL
- MARKET-FRANKFORD LINE
- BROAD STREET LINE
- TROLLEY LINE
- BUS ROUTES



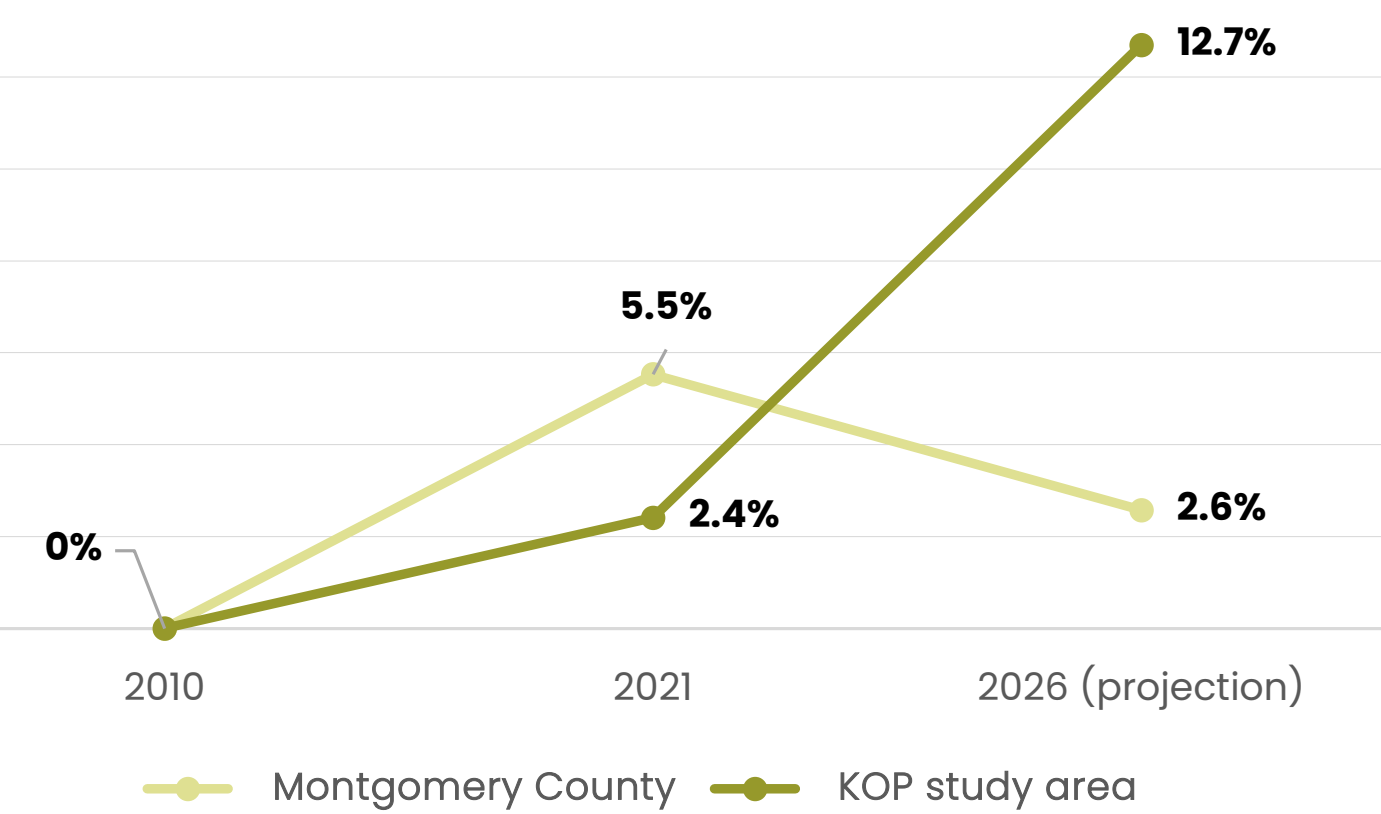
KOP RAIL EXTENSION

- COUNTY LIMIT
- MUNICIPAL BOUNDARIES
- WATER BODIES
- HIGHWAYS
- GREEN SPACE
- STREETS

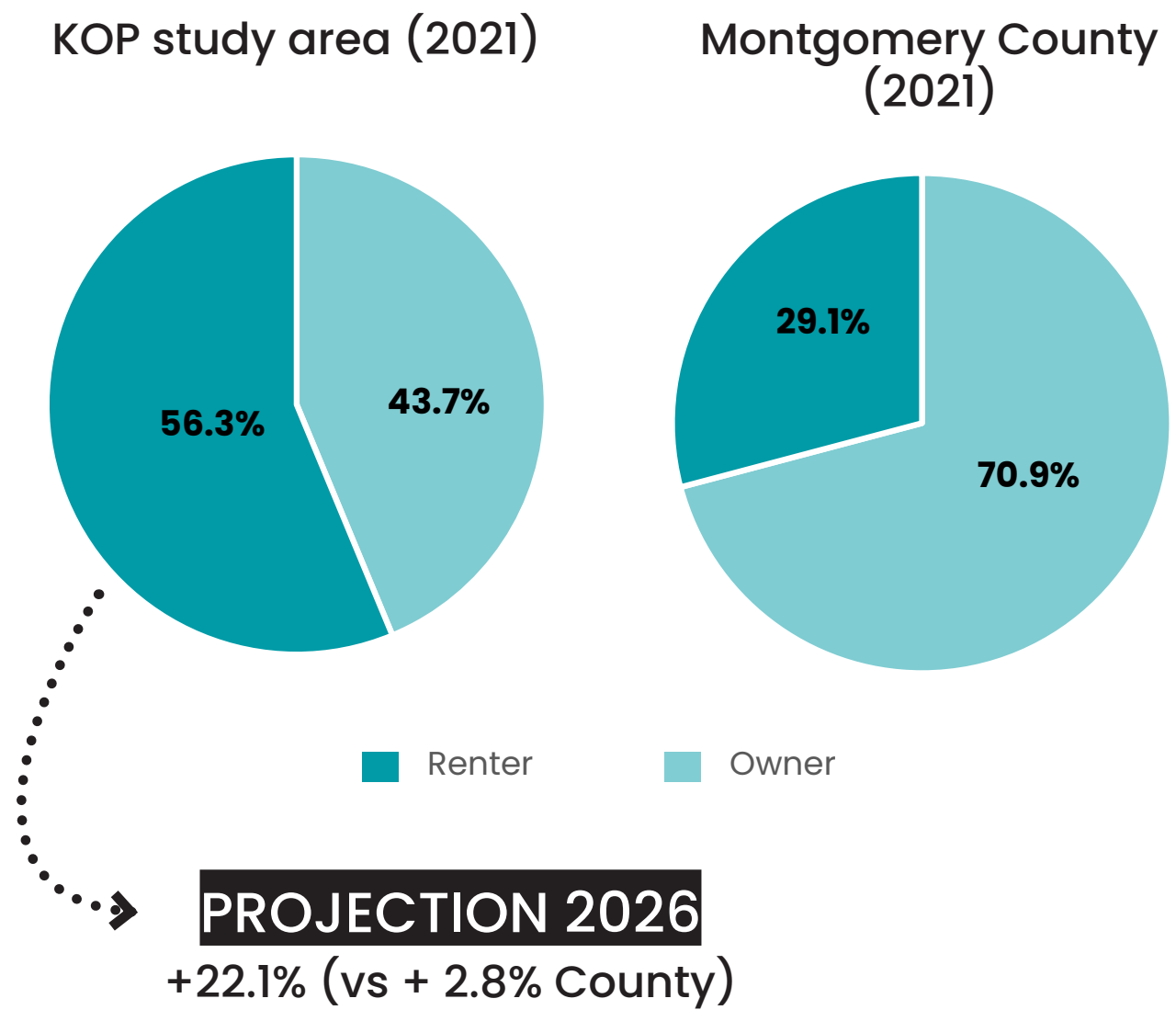
- KOP RAIL EXTENSION
- KOP RAIL STATIONS
- 1/2 MILE STATION AREA
- NORRISTOWN HIGH-SPEED LINE (NHSL)
- NHSL STATIONS

LOCAL DEMOGRAPHIC TRENDS | HOUSEHOLD GROWTH

FASTER HOUSEHOLD GROWTH THAN THE COUNTY



MORE RENTER HOUSEHOLD GROWTH TO COME

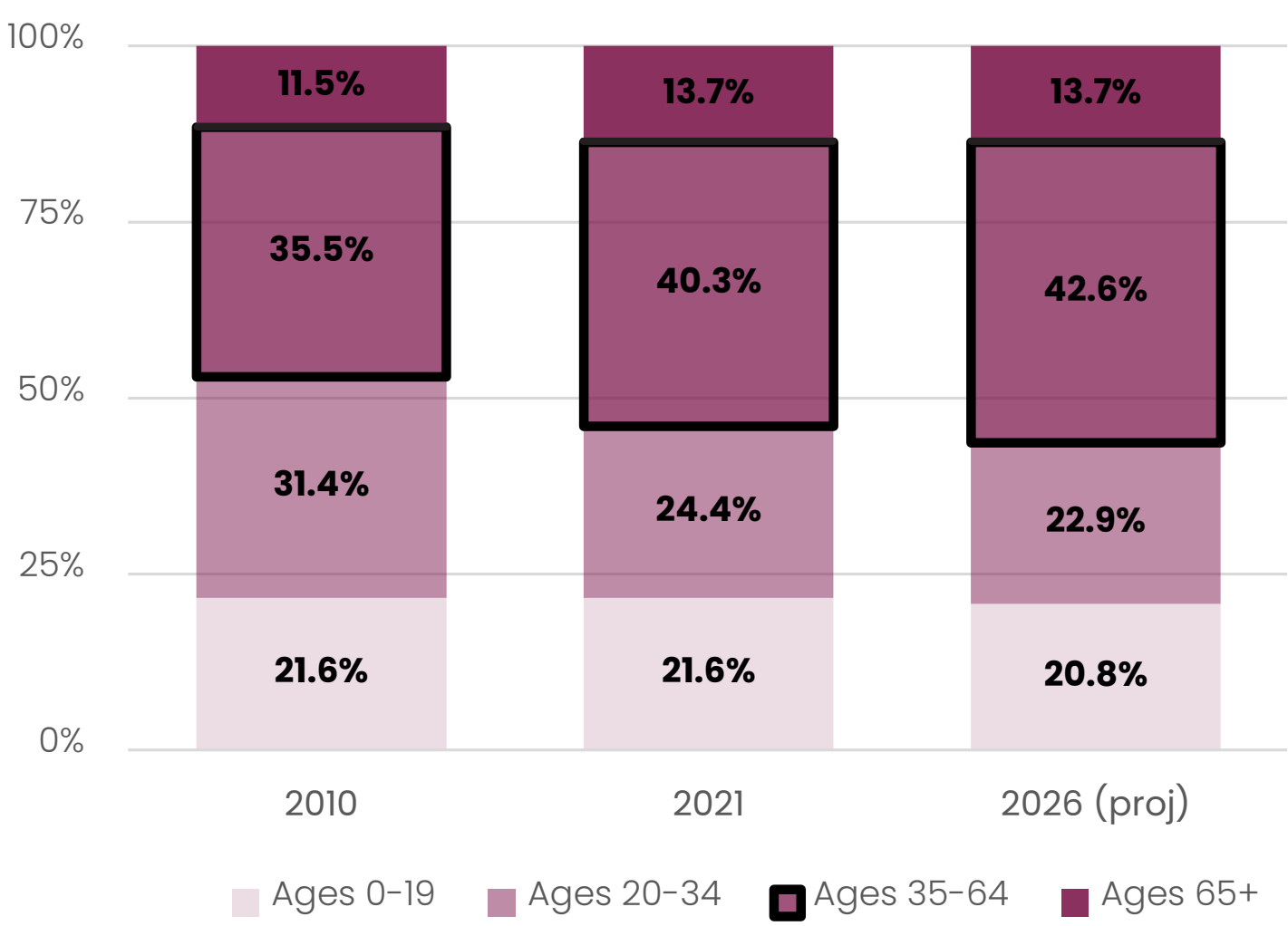


Source: U.S. Census Bureau ACS 5-year estimates (2015-2019)

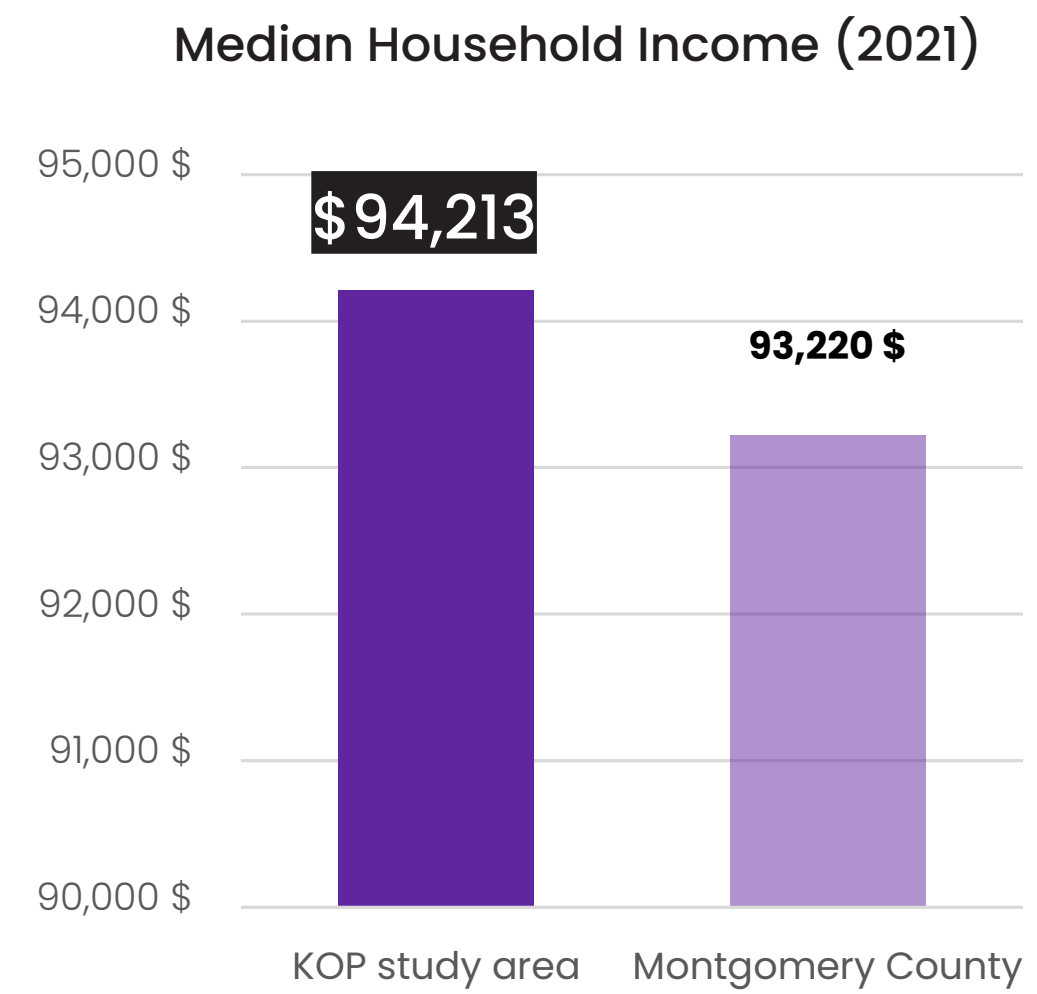
ESRI Business Analyst (2021)

LOCAL DEMOGRAPHIC TRENDS | COMMUNITY NEEDS

POPULATION GROWTH DRIVEN BY OLDER ADULTS
AND MID-CAREER ADULTS

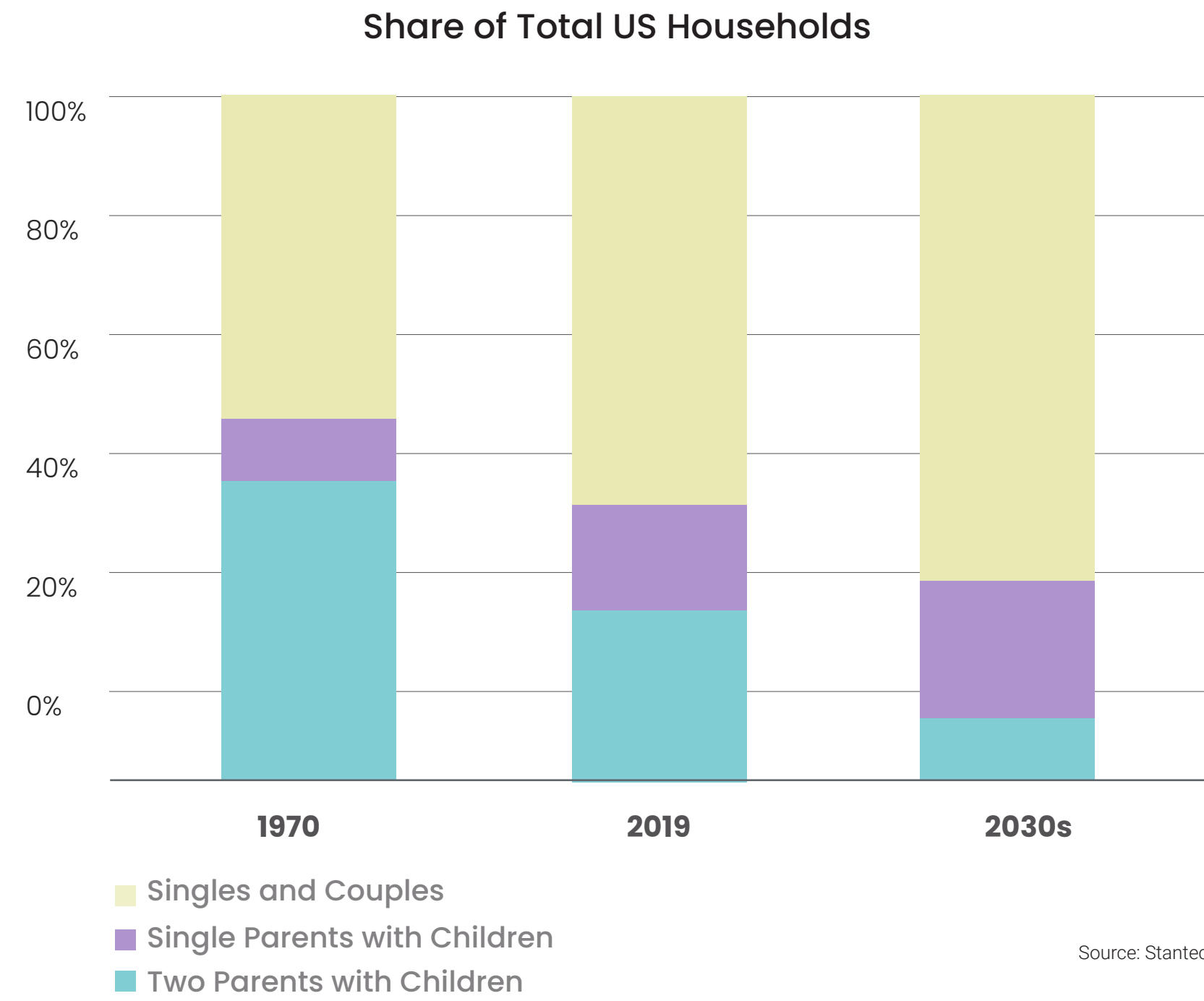
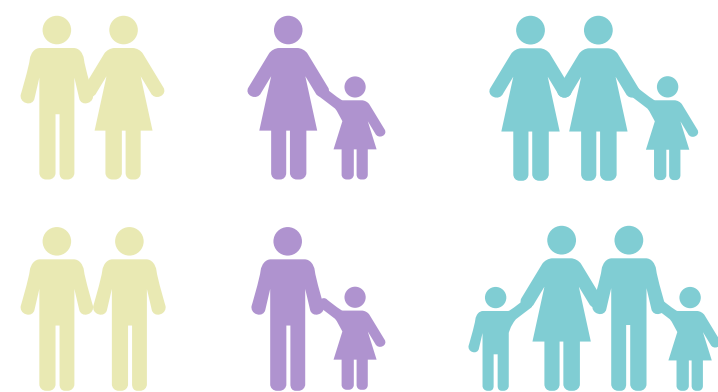


COMMUNITY WITH DISPOSABLE INCOME



NATIONAL DEMOGRAPHIC TRENDS | HOUSING NEEDS

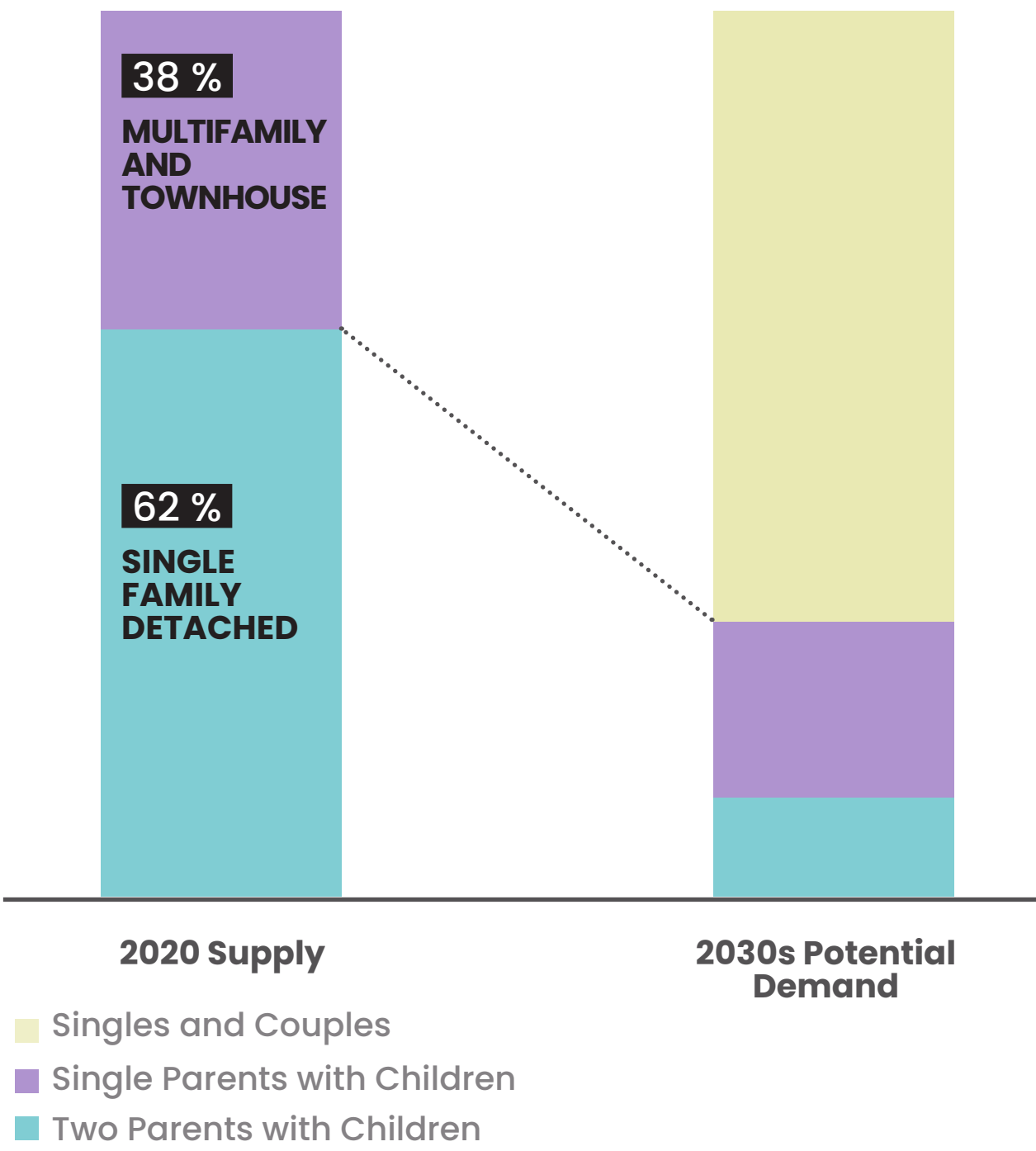
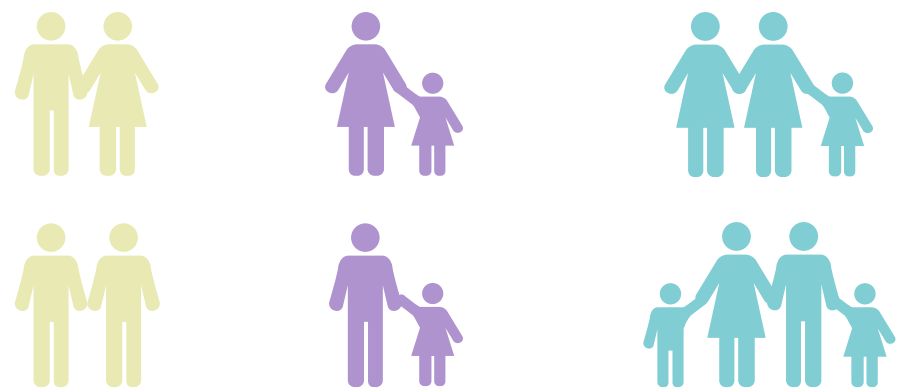
+ TRADITIONAL MARKET FOR
SINGLE-FAMILY HOUSES IS
SHRINKING
(TWO PARENTS WITH KIDS)



Source: Stantec

NATIONAL DEMOGRAPHIC TRENDS | AFFORDABILITY

+ LESS THAN **40%** OF US HOUSING STOCK TODAY MATCHES THE HOUSING MOST NEW HOUSEHOLDS ARE SEARCHING FOR/CAN AFFORD



NATIONAL REAL ESTATE TRENDS | PANDEMIC SHIFTS



Amplification of the
online shopping and
delivery trend for
the retail sector



Changing consumer
behavior that
makes retail
demand uncertain



Shrinking labor
pool in the retail
trade, leisure &
hospitality, and
accommodations &
food services sectors

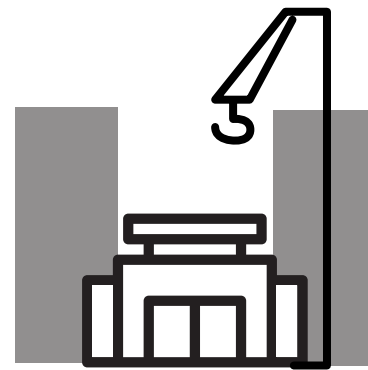


Reduced need for
office space due to
the generalization of
remote working

NATIONAL REAL ESTATE TRENDS | **LIVE-WORK-PLAY LIFESTYLES**



Increased demand for
multi-family housing near
amenities



Mall transitions toward
mixed-use development
(office-retail & housing-
retail)

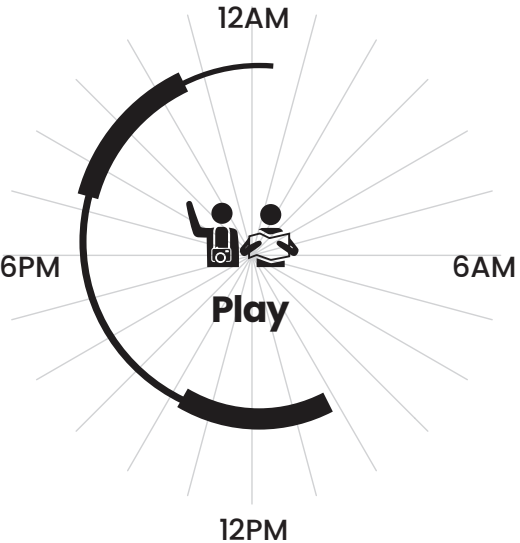
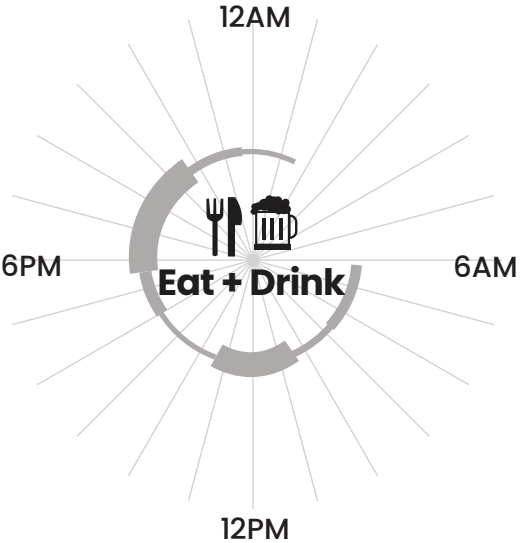
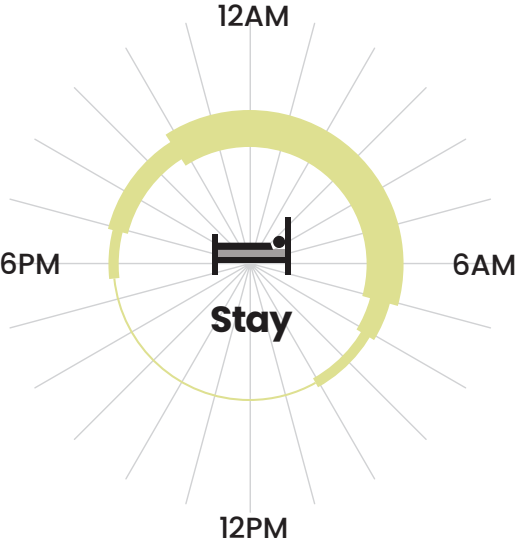
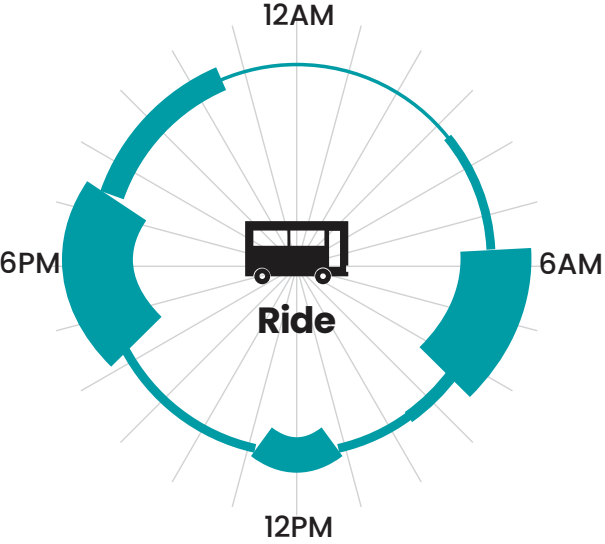
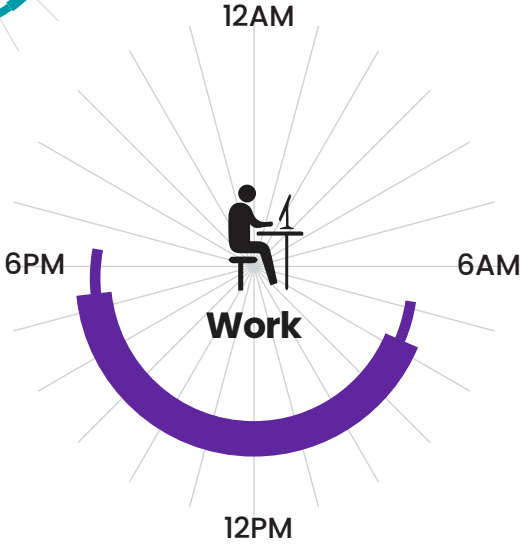


Increased demand for
walkable communities &
close proximity to public
transit

NATIONAL REAL ESTATE TRENDS | 18-HOUR COMMUNITY



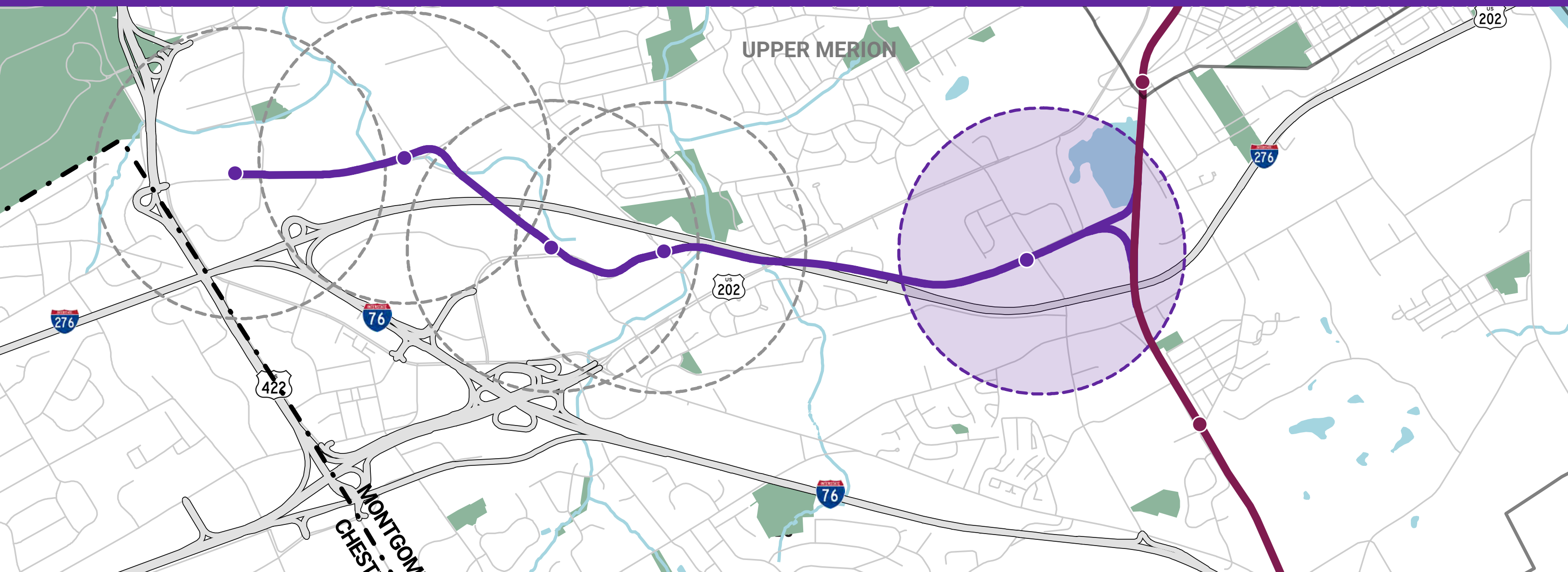
COMBINED 24-HOUR ACTIVITY CLOCK



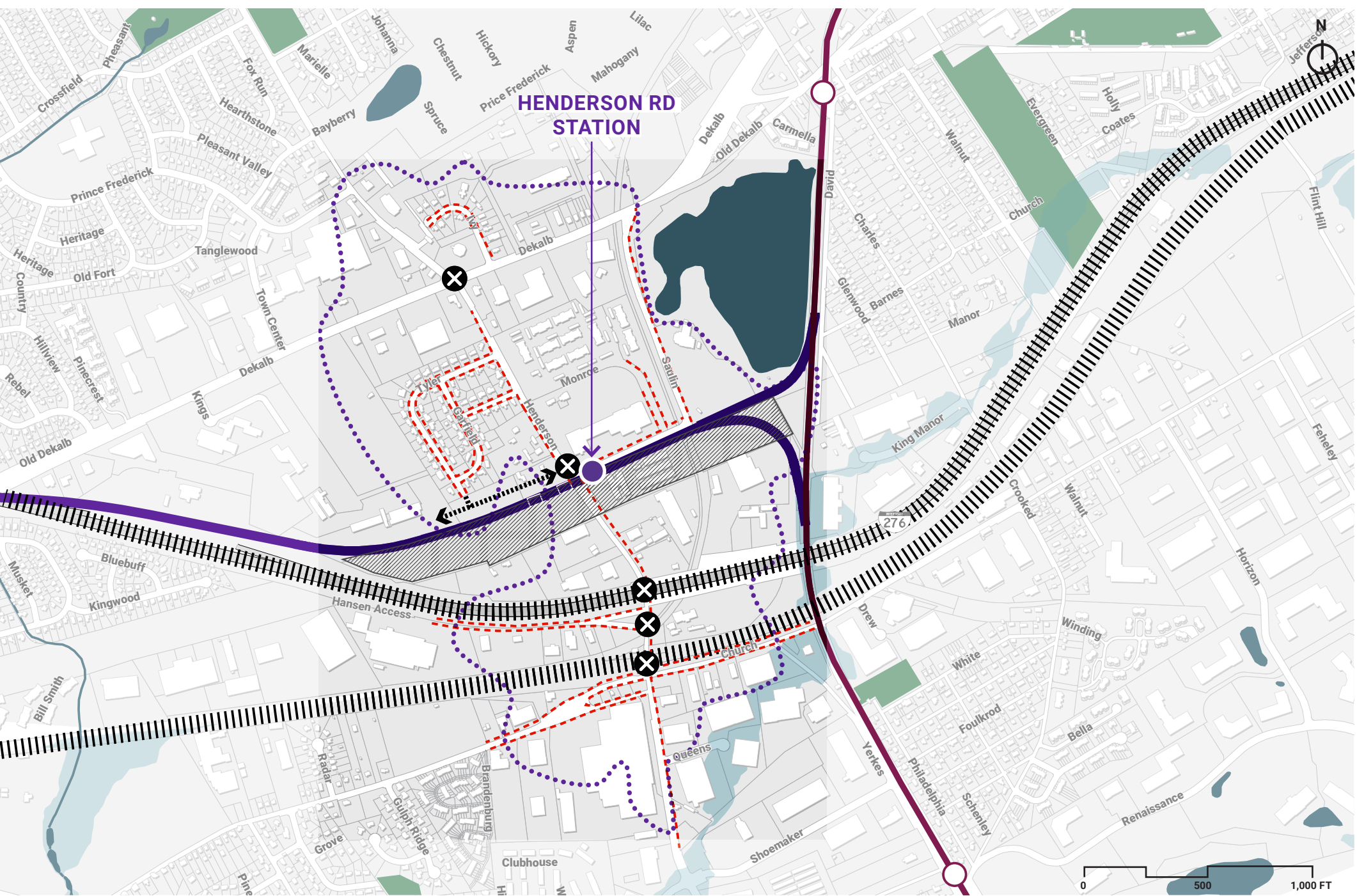
03

STATION ANALYSIS & STRATEGIC APPROACH

HENDERSON RD STATION

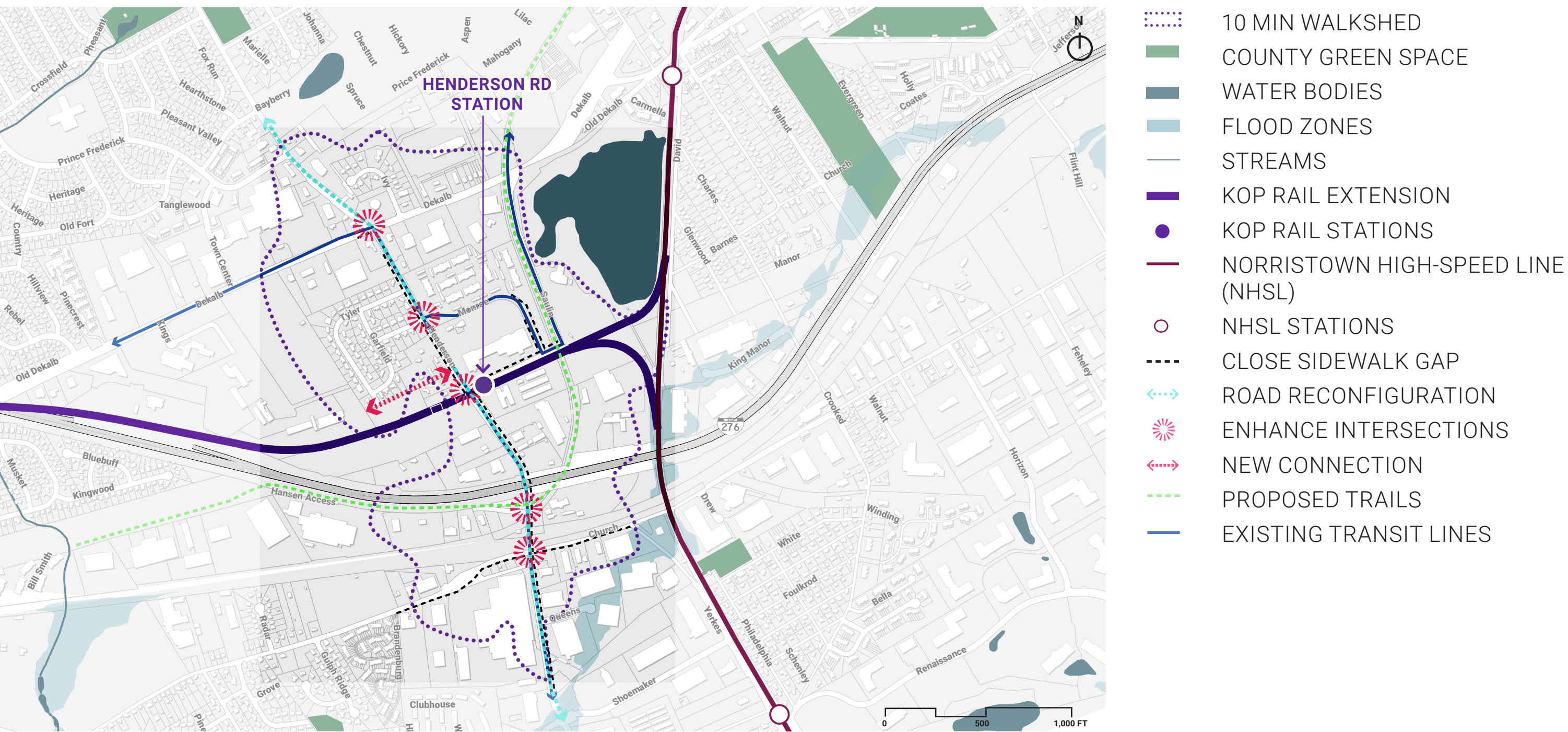


STATION ANALYSIS | CONSTRAINTS

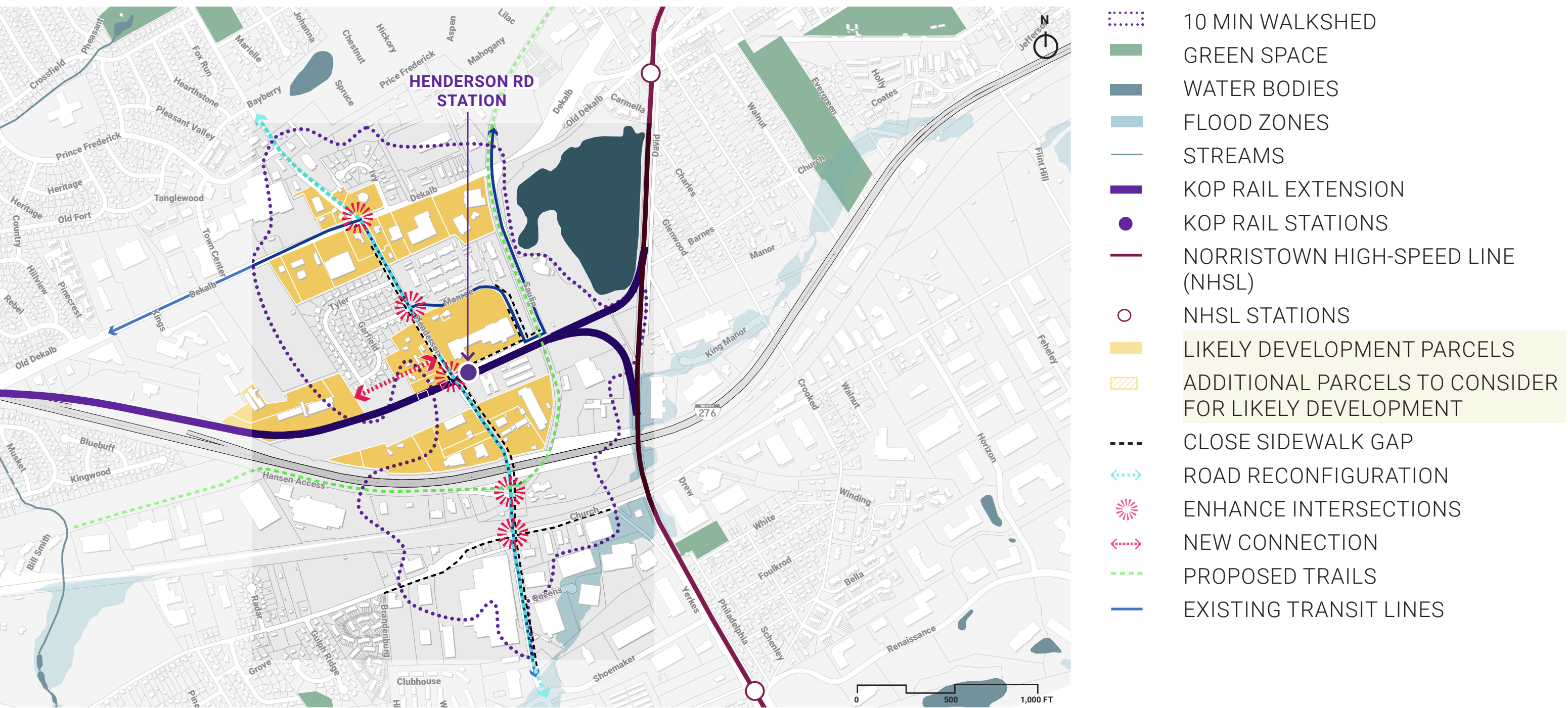


- 10 MIN WALKSHED
- GREEN SPACE
- WATER BODIES
- FLOOD ZONES
- STREAMS
- KOP RAIL EXTENSION
- KOP RAIL STATIONS
- NORRISTOWN HIGH-SPEED LINE (NHSL)
- NHSL STATIONS
- PHYSICAL BARRIERS
- SIDEWALK GAPS
- UNCOMFORTABLE INTERSECTIONS
- LIMITED CONNECTIVITY
- UTILITY LINE

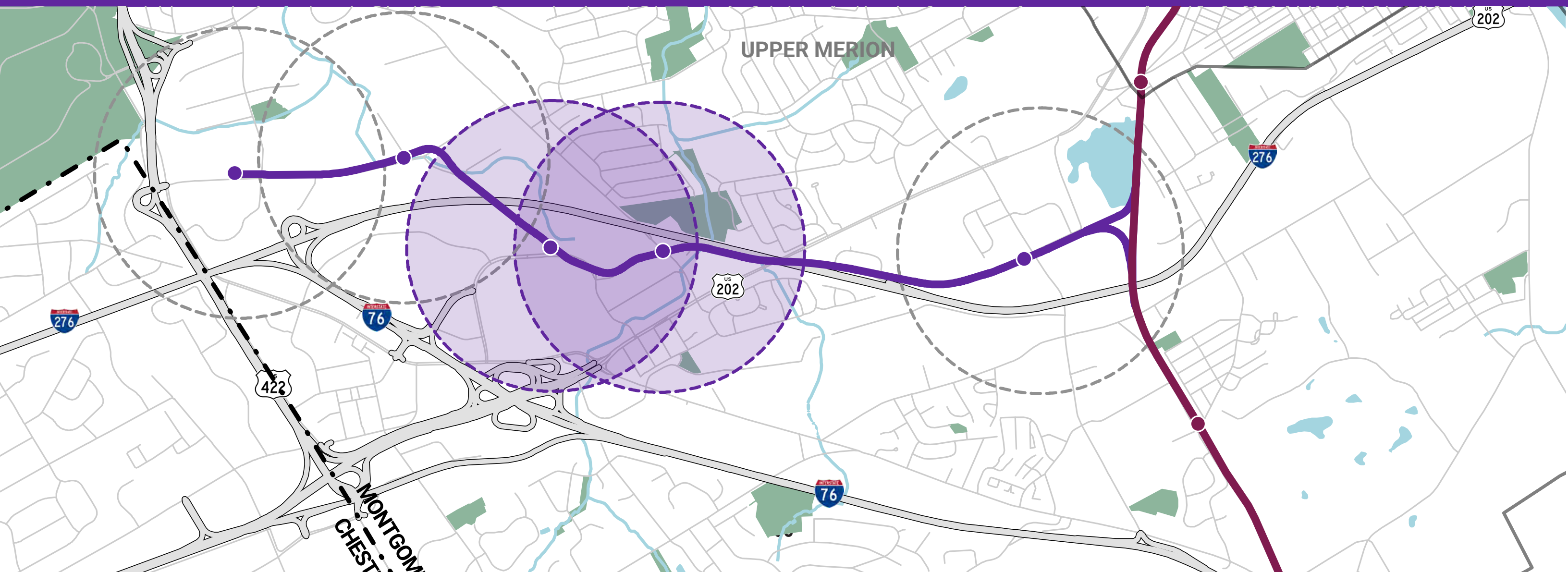
STATION ANALYSIS | OPPORTUNITIES



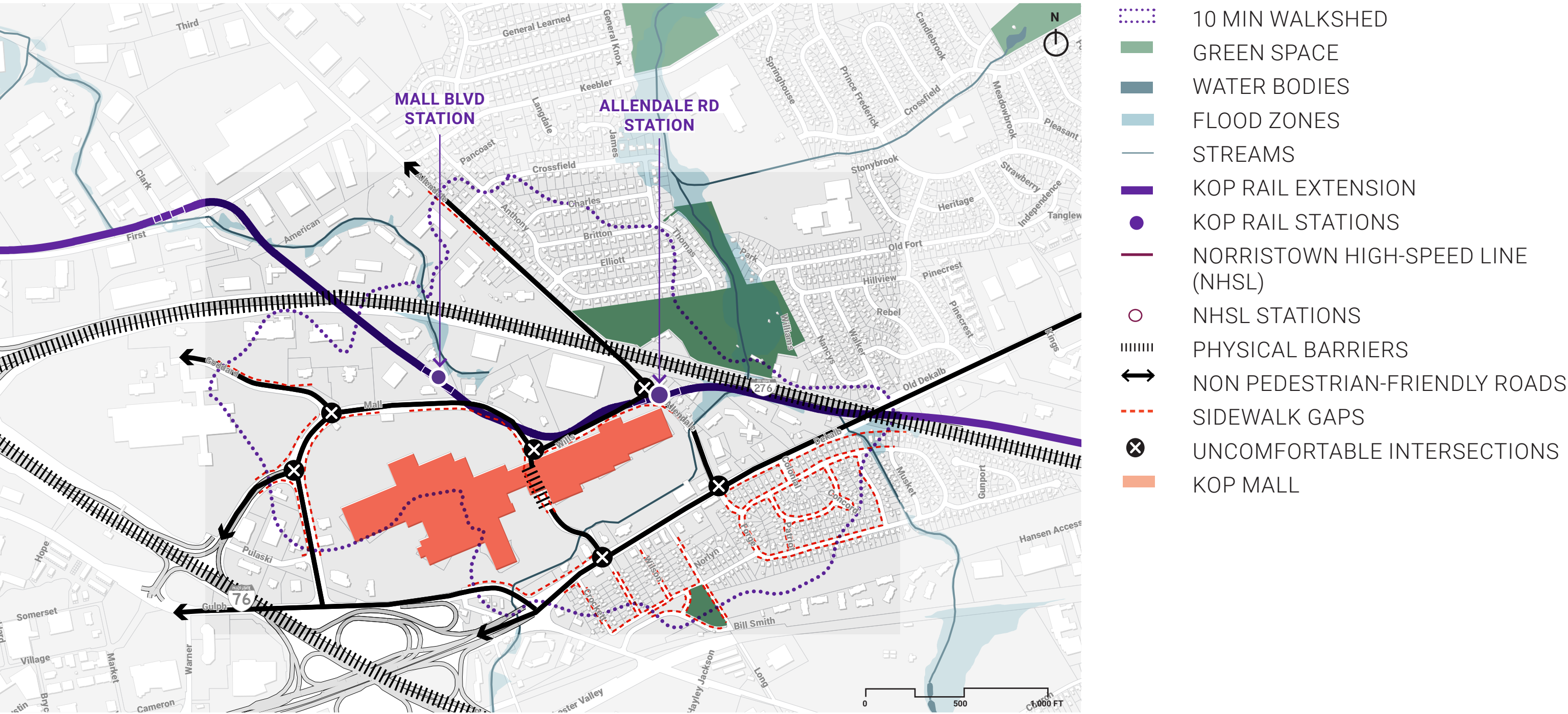
STATION ANALYSIS | OPPORTUNITIES



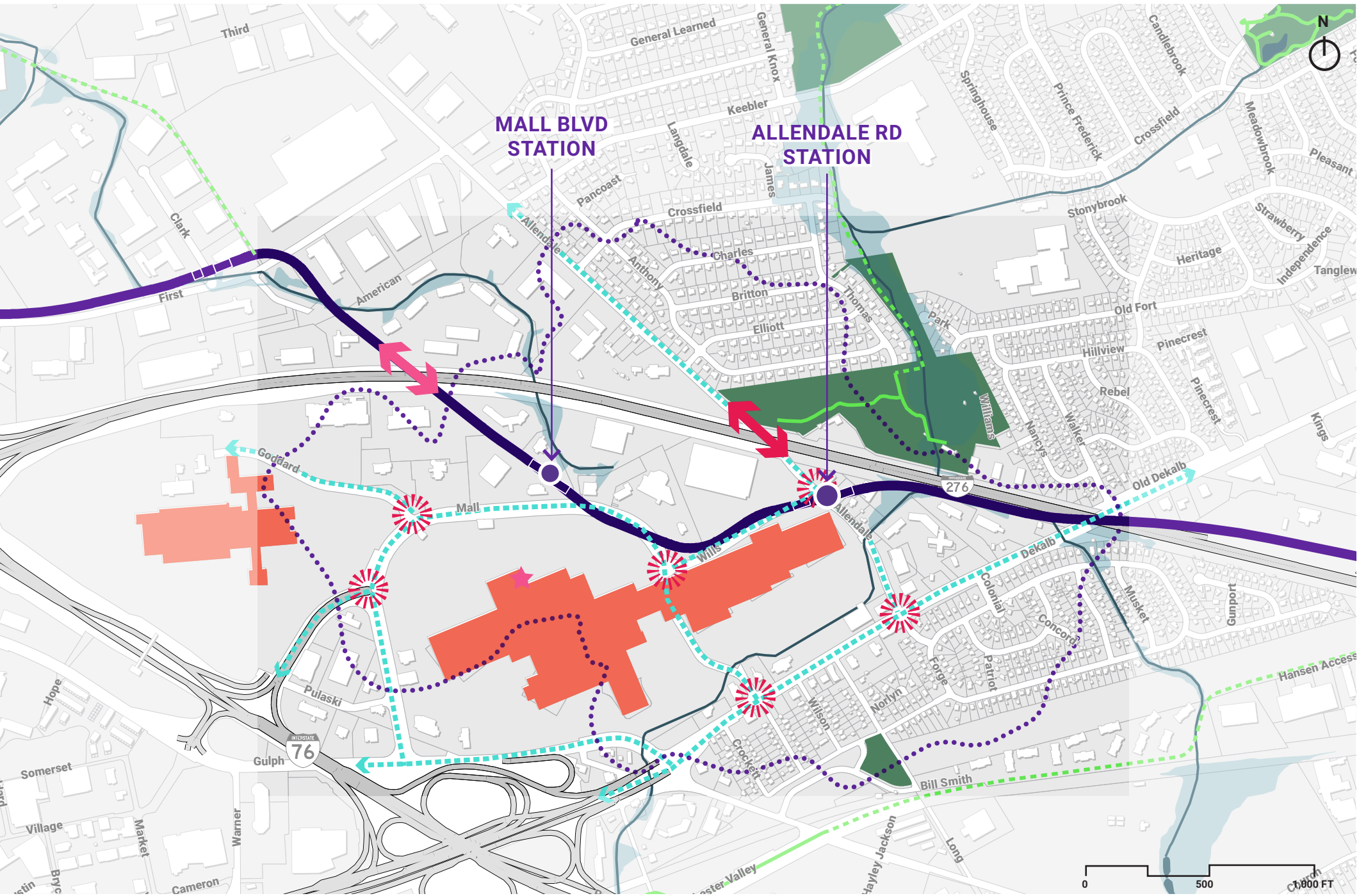
ALLENDALE RD & MALL BLVD STATIONS



STATION ANALYSIS | CONSTRAINTS

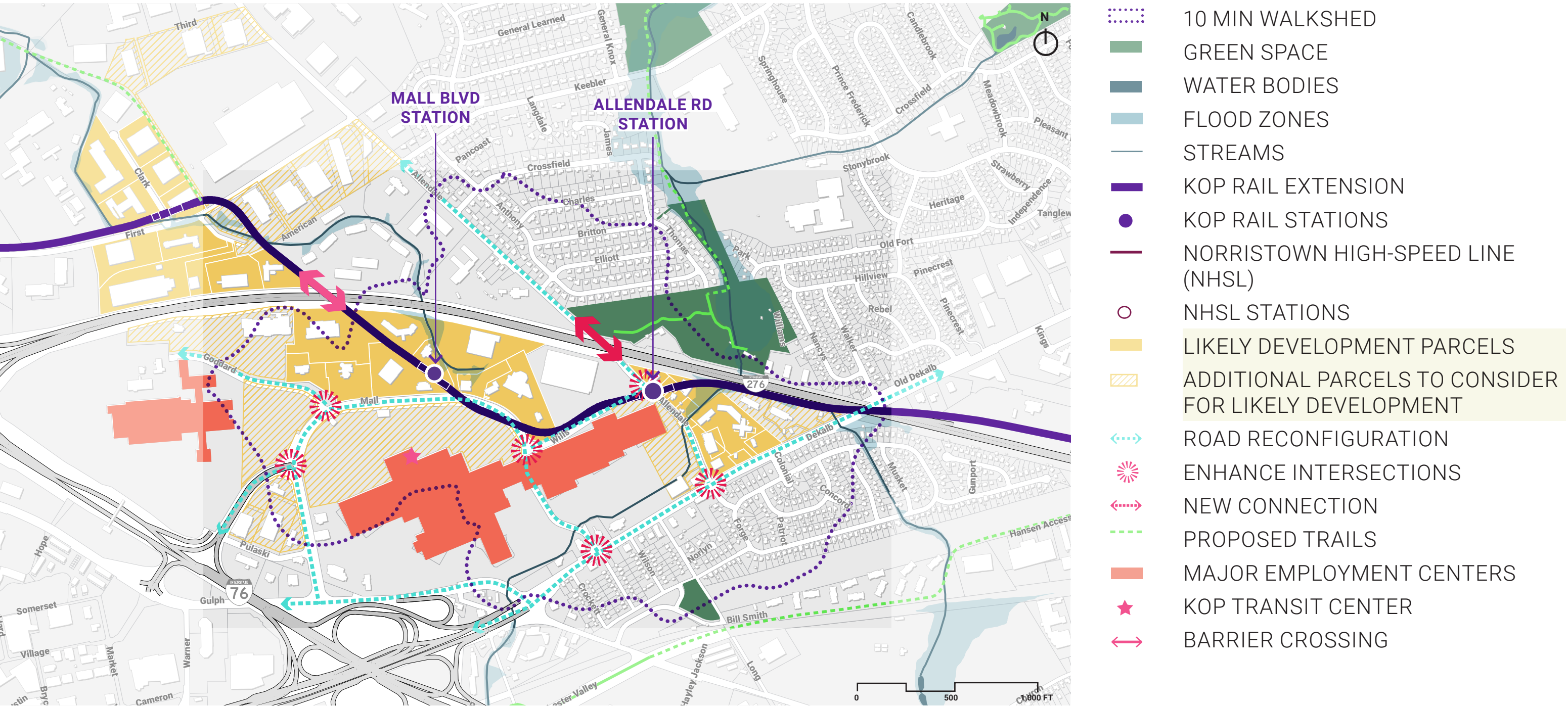


STATION ANALYSIS | OPPORTUNITIES

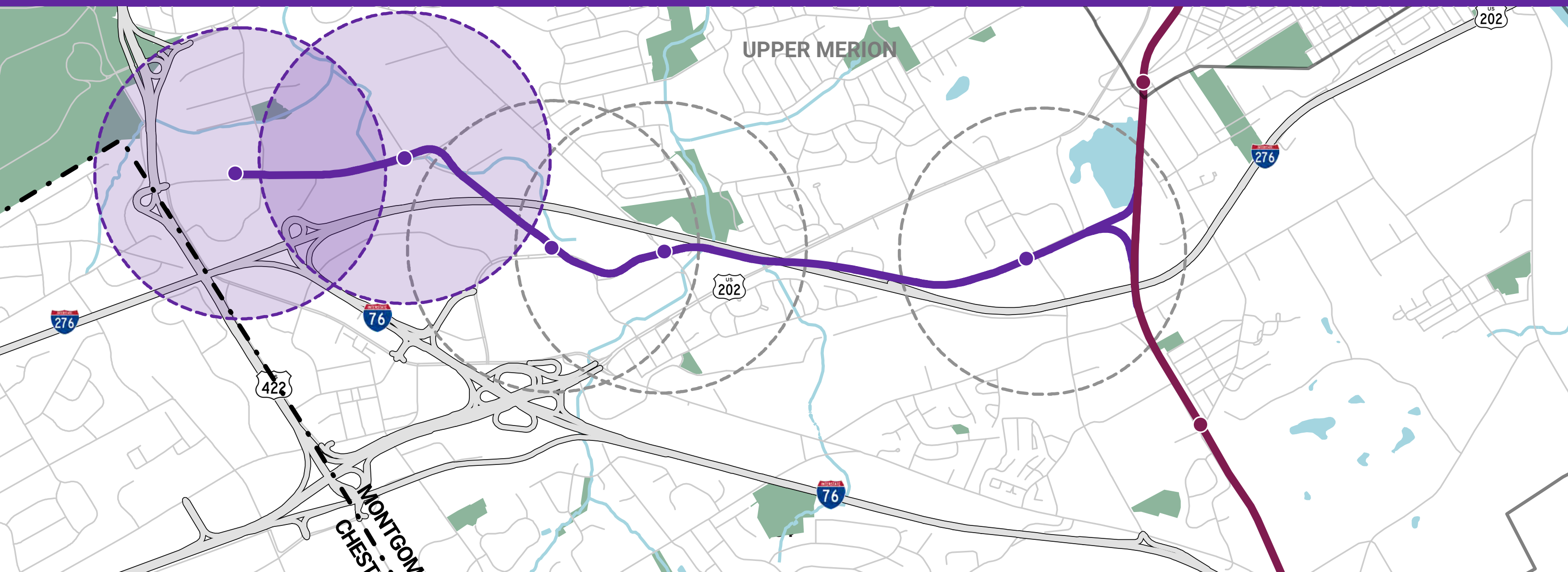


- 10 MIN WALKSHED
- GREEN SPACE
- WATER BODIES
- FLOOD ZONES
- STREAMS
- KOP RAIL EXTENSION
- KOP RAIL STATIONS
- NORRISTOWN HIGH-SPEED LINE (NHSL)
- NHSL STATIONS
- ROAD RECONFIGURATION
- ENHANCE INTERSECTIONS
- NEW CONNECTION
- PROPOSED TRAILS
- MAJOR EMPLOYMENT CENTERS
- KOP TRANSIT CENTER
- BARRIER CROSSING

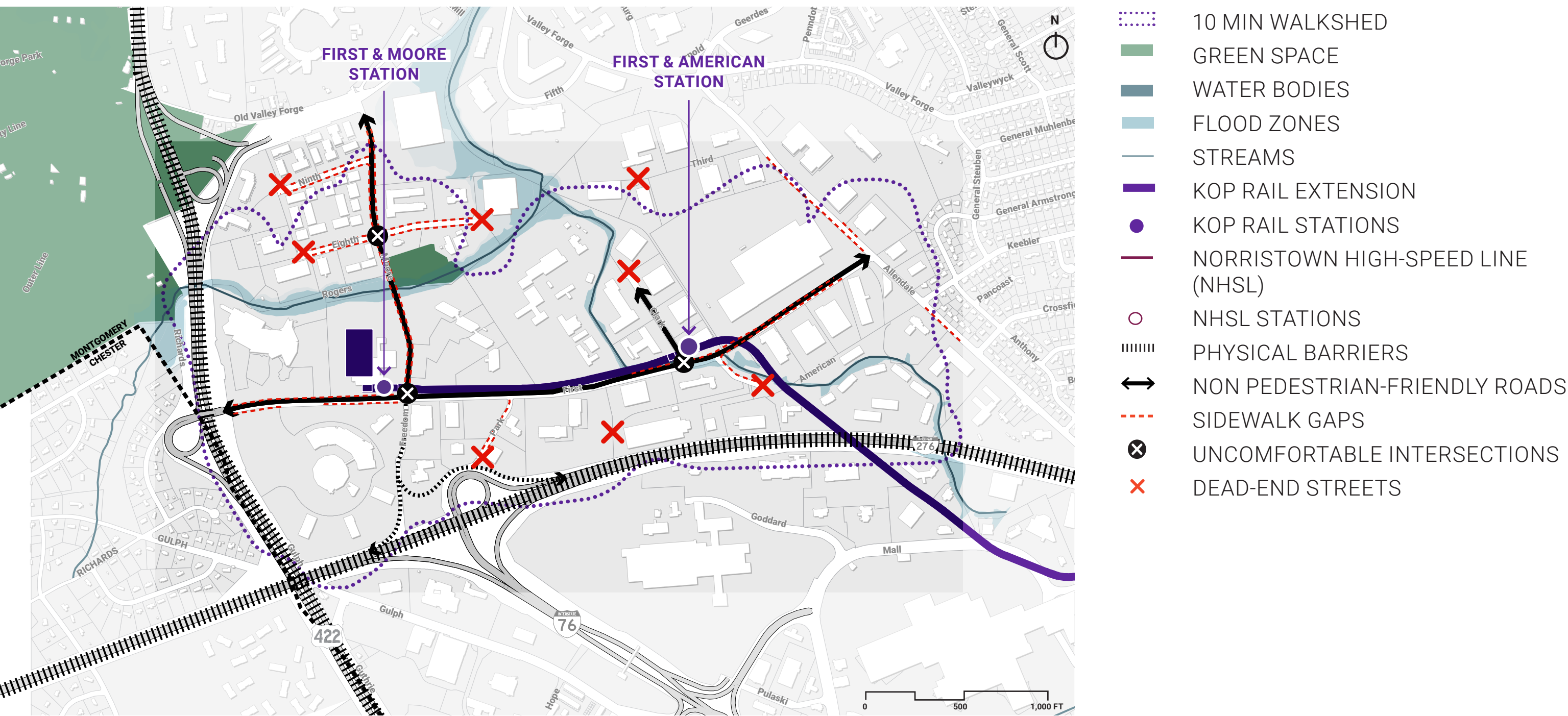
STATION ANALYSIS | OPPORTUNITIES



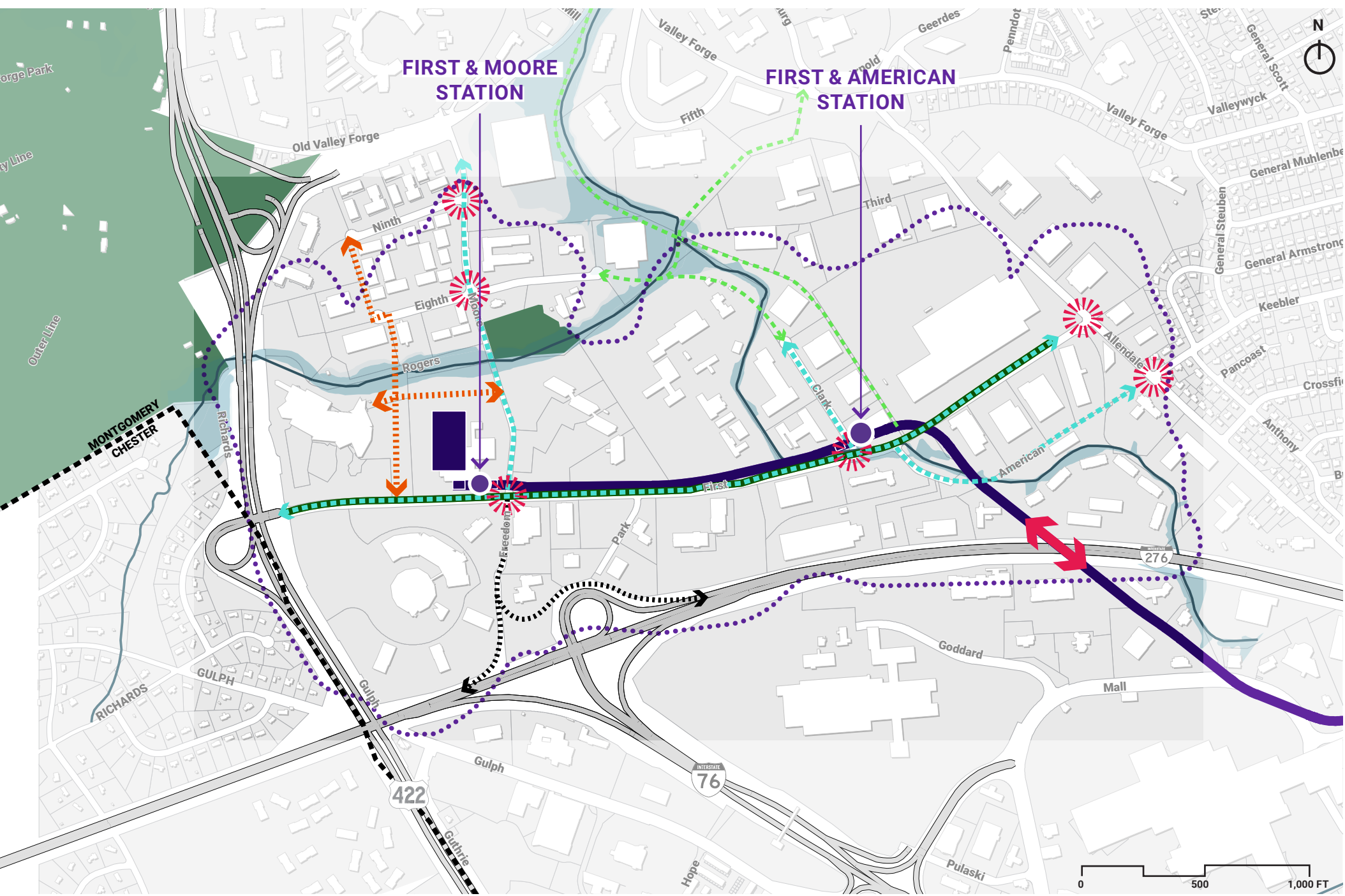
FIRST AVE STATIONS



STATION ANALYSIS | CONSTRAINTS

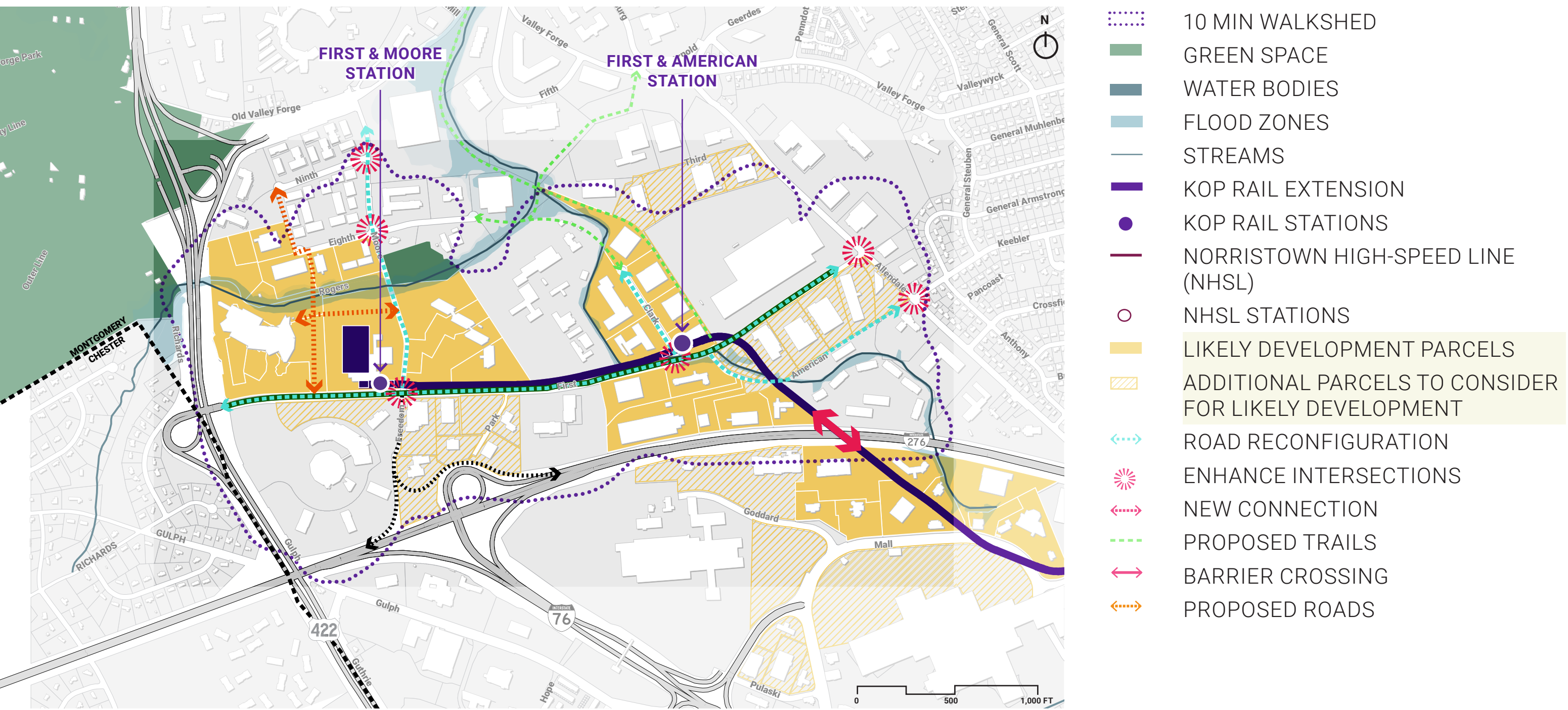


STATION ANALYSIS | OPPORTUNITIES



- 10 MIN WALKSHED
- GREEN SPACE
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- NORRISTOWN HIGH-SPEED LINE (NHSL)
- NHSL STATIONS
- ROAD RECONFIGURATION
- ENHANCE INTERSECTIONS
- NEW CONNECTION
- PROPOSED TRAILS
- BARRIER CROSSING
- PROPOSED ROADS

STATION ANALYSIS | OPPORTUNITIES



STRATEGIC APPROACH



STATION CONCEPT STRATEGIES



MOBILITY



BUILT FORM



LAND USE

STATION CONCEPT STRATEGIES | MOBILITY



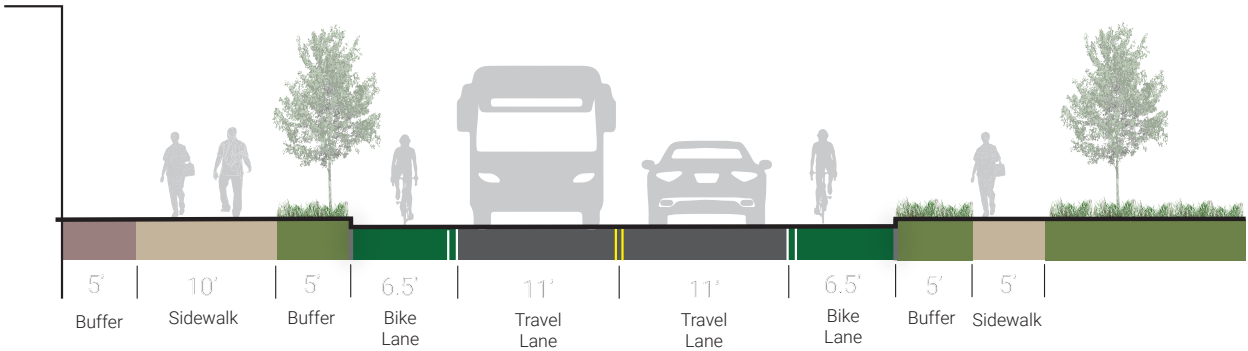
- + Complete Streets
- + New Connections
- + Active Transportation
- + Transit Connections
- + Trail Extensions



Shared use path on Carrall St, Vancouver, Canada
Source: Paul Krueger



Bike lane on Penn St, Philadelphia, PA
Source: Phillymag



Complete Street Example

STATION CONCEPT STRATEGIES | BUILT FORM



BUILT FORM

- + Use Infill Strategies
- + Introduce New Building Typologies
- + Define Building Setbacks and Orientation
- + Optimize Parking Development
- + Introduce Placemaking Elements



Mixed-use building rendering, Boston, MA
Source: Boston Real Estate Times



Townhouses, 10 Arros, Raleigh, NC
Source: Jdavis Architects



Monon Blvd & Midtown Plaza - Carmel, IN
Source: Reasite



Light industrial space, Philadelphia, PA
Source: Kieran Timberlake

STATION CONCEPT STRATEGIES | LAND USE



LAND USE

- + Introduce Mixed-Use Buildings
- + Review Parking Requirements
- + Capitalize on Existing Open Spaces
- + Create a Connected Green System



Santana Row, San Jose, CA
Source: CBRE



Waller Park, San Francisco, CA
Source: MSLA



Lincoln Park, Chicago, IL
Source: Archdaily



Chop House Row, Seattle, WA
Source: Archello

STATION CONCEPT STRATEGIES



MOBILITY



BUILT FORM



LAND USE

04

QUESTIONS ?

05

CONCLUSION &

NEXT STEPS?

APRIL 6TH

MEETING 2
What we heard

MAY 3RD

MEETING 3
How it could look

THANK YOU!

ONLINE SURVEY



<https://arcg.is/1CK849>

www.kingofprussiarail.com/toc