



Transit Revitalization Investment District Act



Implementing Transit-Oriented Development in Pennsylvania

**Summary of
Act 238 of 2004**



Delaware Valley Regional Planning Commission

2005

What is TRID?



- The Transit Revitalization Investment District Act (TRID) is *new enabling legislation* (as of February 2005)
- TRID offers *municipal officials and the development community* a “how-to-do-it” approach (with flexibility and options) to:
 - Plan for transit-oriented development (TOD)
 - Implement and develop TOD in their community
- TRID is not mandatory, but offers the prospect of state support for planning and implementation funding

WHAT IS TOD?



Transit-Oriented Development (TOD):

- Mixed-use, pedestrian-scale, higher intensity development around a rail station, transit stop or transportation center (usually concentrated within ¼ mile radius)
- Promotes greater use of the transit system
- Reinforces or creates greater community identity
- Attracts private sector investment and public-private partnerships

What Can TRID Do?



- TRID offers *transit agencies* the opportunity to:
 - Partner with local governments and developers to advance TOD
 - Increase transit ridership
 - Share in real estate tax revenues to support capital projects and maintenance in TRID areas
- TRID offers *Pennsylvania and its citizens* a new tool to:
 - Foster community and neighborhood revitalization
 - Support local economic development

What TRID Provides



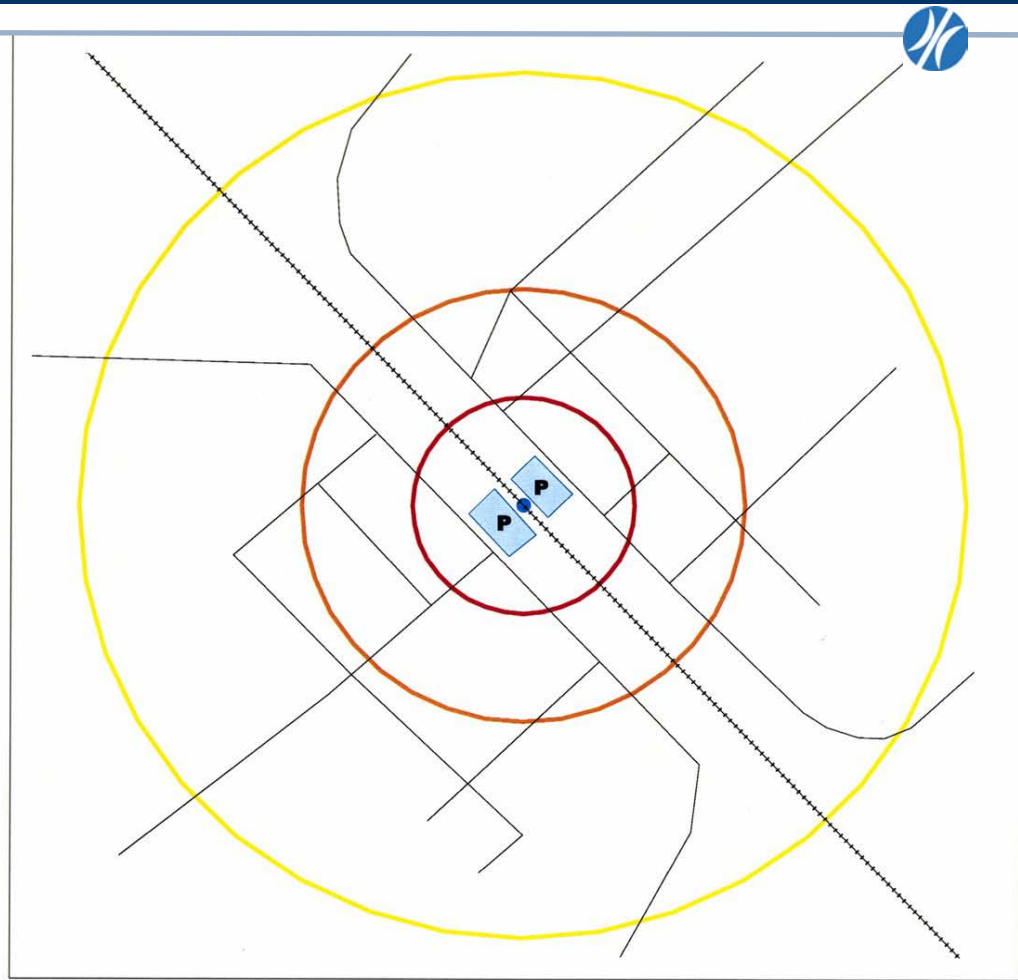
- **Flexibility:** TOD Around Bus or Rail Facilities and in Revitalization or Growth Area Settings
- **Planning Study:** Supports Rationale, Proposed Improvements and Boundaries of TRID Area
- **Value Capture:** Share of New Tax Revenues Reinvested in TRID Area Improvements
- **Leveraging Benefits:** Encourages Use of Existing, Supportive Laws and Programs
- **Partnerships:** Multi-Municipal, County, School District, Transit Agency, Private Sector
- **Public Involvement:** in TRID Area Plan and Implementation Program



TRID Area Boundaries

Alternative Schematic Mapping

(Refined by TRID Planning Study)



Transit Revitalization Investment District

-  Parking
-  Station
-  1/8 Mile
-  1/4 Mile
-  1/2 Mile
-  Local Streets
-  TRID / Value Capture Area

TRID PROCESS (1)



Planning Phase

Step 1 – Municipality and Transit Agency agree to work cooperatively to create TRID

Step 2 – Municipality undertakes **TRID Planning Study** to determine location, boundaries and rationale

Step 3 – Municipality and Transit Agency conduct community public meeting(s) on planning study

Step 4 – Planning Study is revised and completed

Step 5 – Municipality and Transit Agency accept Planning Study's findings and recommendations

TRID PROCESS (2)



Program Management Phase

- Step 6 – Municipality forms **Management Entity** (e.g., an Authority) to administer TRID implementation
- Step 7 – Municipality and Transit Agency prepare project lists of **Public Sector Infrastructure Improvements**, including costs, phasing and maintenance
- Step 8 – Municipality and Transit Agency coordinate with School District and County on **Value Capture** shares, schedule and **TRID Financial Plan**
- Step 9 – Municipality and Transit Agency hold public meeting on **TRID Implementation Program** improvements
- Step 10 – Municipality and Transit Agency execute **Agreement** on roles, responsibilities, financial commitments, management entity and defined improvements

TRID PROCESS (3)



Implementation Phase

Step 11 – TRID Management Entity solicits **Developer** interest

Step 12 – Development proposal accepted by TRID Management Entity and municipality

Step 13 – TRID Management Entity executes **Development Agreement** with successful Developer, including Public Sector Improvements and **Private Sector Financial or Project Commitments**

Step 14 – Project construction and completion

Step 15 – TRID Management Entity administers Value Capture revenues and expenditures in accordance with approved Implementation Program

Step 16 – Amendments to Agreement or TRID Plan, as required

What Can You DO?



Learn about TRID:

- **Read the Act and attend a training program (pending)**
- **Assess its applicability to your community and public transit system**
- **Meet with your local transit agency and other municipalities to talk about TRID**
- **Develop a potential TRID planning study or project**

Technical Assistance:

- **Regional/County: Talk to your regional or county planning agency**
- **State: Talk to Department of Community and Economic Development and Pennsylvania Department of Transportation**