

# **MTA and Transit Oriented Development**

Robert Paley, Director, Transit Oriented Development

Westchester County Association

May 22, 2018



# MTA and Transit Oriented Development

## Policy Case for TOD

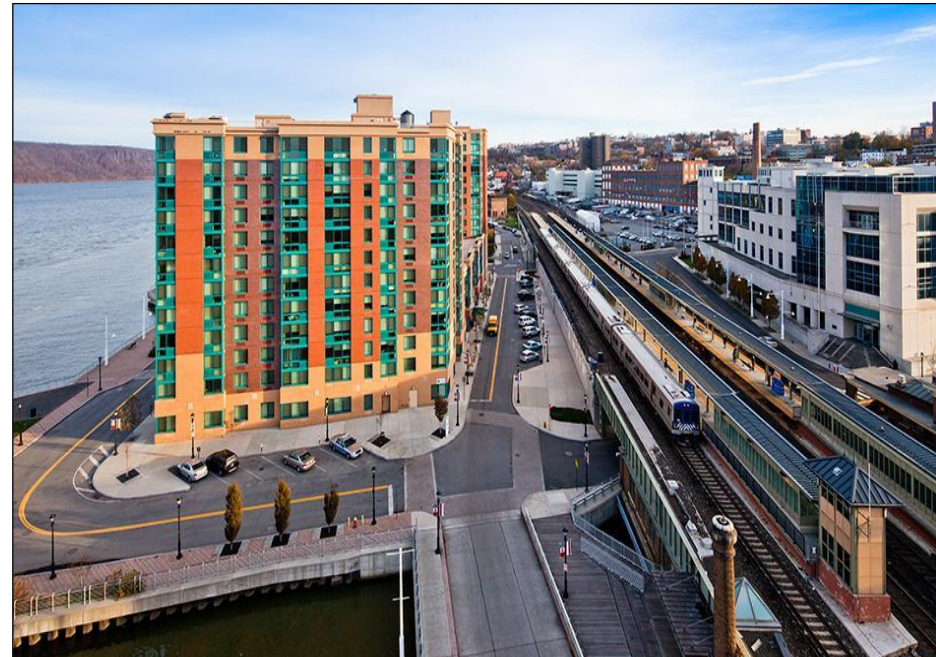
- Expands housing and economic development opportunities
- Encourages transit use which:
  - Preserves the region's natural and land resources
  - Reduces transportation-generated greenhouse gas emissions

## Business Case for MTA and TOD

- Increased ridership --> Increased revenue
- Addresses "first mile / last mile" issues --> cost avoidance
- Live / Work / Play model reinforces transit as preferred mode, strengthening transit network
- Property development creates value

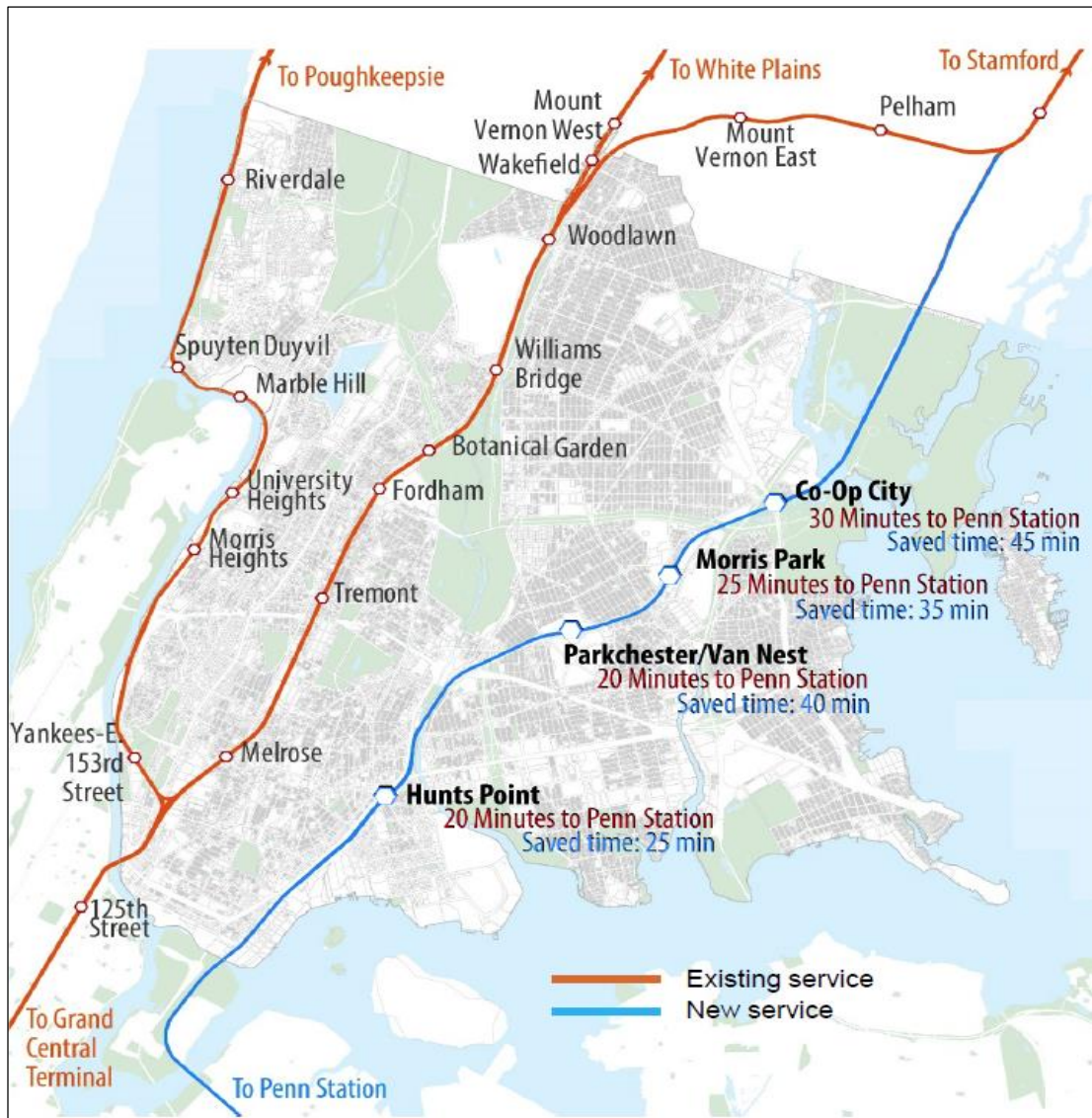


Rendering of AvalonBay's proposed redevelopment of the Harrison station commuter lot



Waterfront development at MNR's Yonkers station

# MTA Regional Network Investment and Westchester



## Penn Station Access Benefits:

- Direct rail service between MNR's New Haven Line and Penn Station / West Midtown
- Increased access to Westchester employment centers
- Growth in reverse commuting and off-peak ridership
- Introduction of four new stations in the East Bronx:
  - Co-Op City
  - Morris Park
  - Parkchester / Van Nest
  - Hunts Point

# MTA Regional Network Investment and Westchester

## East Side Access Benefits:

- Enhanced regional connectivity
- Connect Westchester commuters to LI and JFK via GCT
- Additional capacity at Penn Station for new MNR service

## Second Ave Subway Benefits:

- Access from 125<sup>th</sup> Street to East Side medical complexes
- Facilitate reverse commute from Manhattan to regional employment centers



# TOD in MTA Service Territory

MTA facilitates TOD in its service territory by collaborating with local communities and developers to redevelop MTA – owned property:

- **Harrison:** AvalonBay selected to develop 143 multifamily units on an existing MNR commuter lot. Deal includes a replacement parking facility to be built by AvalonBay
- **Wyandanch:** Town and MTA property combined to advance the Wyandanch Rising development project
- **Poughkeepsie:** an RFEI was recently released for the redevelopment of MTA and City property adjacent to Poughkeepsie train station



*Rendering of the Albanese Organization's Wyandanch Rising project*

# TOD in MTA Service Territory

Where MTA owns little or no property, MTA coordinates with municipalities to support TOD strategies:

- **White Plains:** MNR is supporting the City's Transit District Plan through its Enhanced Station Initiative
- **Tarrytown:** MNR and MTA RE are coordinating with Village on traffic and station area improvements that build on recent MNR station investments
- **Mount Vernon West:** MNR and MTA RE are coordinating with MacQuesten Development, the owner of the former station building, on pedestrian access and intermodal issues



*Rendering of MacQuesten's 22 S West Street development in Mount Vernon West, adjacent to station*