The Need for Holistic Regional Planning

Presented by: Steven Duong
Have you read your own community’s regional plan?
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Case Study: Transit Oriented Development
Why Transit Oriented Communities instead of Development?

- Holistic Urban Systems Scale vs Site Scale
- Social Outcomes Priority vs Development Density
- Applying Equity Lens to Generating Density
Is Transit Oriented Development a POLICY STRATEGY or is it a DEVELOPMENT OPPORTUNITY?
Typology Approach to Implementation

Systems Approach to Broader Outcomes of Investment
What happens if you do not plan regionally?

<table>
<thead>
<tr>
<th></th>
<th>Access to less than 1% of jobs</th>
<th>Access to 1-4% of jobs</th>
<th>Access to 5-10% of jobs</th>
<th>Access to more than 10% of jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>DART Service Area</td>
<td>37.06%</td>
<td>33.41%</td>
<td>20.31%</td>
<td>9.22%</td>
</tr>
<tr>
<td>City of Dallas</td>
<td>30.41%</td>
<td>24.61%</td>
<td>29.64%</td>
<td>15.34%</td>
</tr>
<tr>
<td>Transit Dependent Core</td>
<td>41.57%</td>
<td>23.83%</td>
<td>26.95%</td>
<td>7.66%</td>
</tr>
</tbody>
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More than 65% of residents living in the transit dependent core have access to less than 4% of regional jobs by a 45-minute transit (and walking) commute time.
Human and Livability Centered Outcomes for Value Capture

Figure 1 - Value capture funding model

VALUE CAPTURE ROADMAP

The purpose of this report is to raise awareness and stimulate discussion of value capture as both an innovative infrastructure funding method and a decision-making tool to help fill the infrastructure funding gap in Australian cities.
3b. Visualizations

Option 1a from East

STILL DRIVING

Figure 26, Option 1a Rendering
Fiscal Impacts

DART Headquarters
Buildable Area: 647,000 ft$^2$
+$33$MM

DART East Transfer Center
Buildable Area: 502,000 ft$^2$
+$42$MM

New DART Headquarters
Buildable Area: 663,000 ft$^2$
+$40$MM

*estimates based on comparable price/sqft projections
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PRIVATE BENEFIT

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Improving ROI with a Broader Lens

Five key models of social impact measurement

- CBA: Cost-Benefit Analysis
- SROI: Social Return on Investment
- CUA: Cost-utility Analysis
- CEA: Cost-effectiveness Analysis
- MCA: Multi-criteria Analysis
Improving ROI with a Broader Lens
TBL Approach to Holistic Evaluation
Equity Weights in CBA Analysis

BCA has been characterized as insensitive to distributional considerations, or even hostile to equity.
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