# CRANDALL ARAMBULA

# Station Area Planning

# Revitalizing Cities Series

Station area plans improve transit ridership by stimulating transit-related, mixed-use development. Station areas without plans experience piecemeal development that is not transit supportive.

## What is a station area plan?

The typical plan establishes a pedestrian friendly neighborhood with commercial development, storefront retail, public amenities and a full range of housing types and densities. It includes a circulation and land use framework along with a phased implementation strategy.

## Where are plans needed?

Both greenfields and dense urban environments will benefit from station area planning. Ridership will increase and the public investment in light rail will bring more to the community than simply transportation infrastructure.

#### Are there recent examples of successful station area plans?

Development of a four-mile, light-rail line with six stations along Portland's Interstate Avenue presented an opportunity to revitalize the North Portland neighborhood. Crandall Arambula designed station area plans that increase private investment along the corridor from \$80 million to \$300 million. This project received a national 2003 AIA Honor Award for Regional and Urban Design. Orenco Station located along the Westside MAX Light Rail line in Hillsboro was developed on a 180-acre greenfield site. Today, it includes a retail main street and housing for 5,000 residents.

#### Who prepares the plan?

Station area plans must be developed through an inclusive, grassroots public involvement process that addresses community needs. Efforts are usually managed by the local city agency with assistance from an urban design consultant specializing in station area planning.

#### When should station area planning occur?

Of course, the earlier station area planning occurs, the better. In an ideal world, station area plans would be developed along with the preliminary corridor alignment and stations would be located to maximize development opportunities. However, station area plans can be developed at any time during the process. Station area plans for the Interstate MAX example above were developed after light rail construction was underway.





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