Breakout Session # 8: Urbanism Next Workshop
AV’s Effects on Urban Development

Objective: To broaden the discussion around AV development & deployment

How ... ... and with whom?
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Summary of Key Findings and Lessons Learned

Two sites studied: Pre-war “streetcar” suburb & post-war suburban big-box strip mall
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Summary of Key Findings and Lessons Learned: Pre-war “streetcar” suburb

Pre-war “streetcar” suburb – existing conditions:
• Currently there is excessive surface parking - the area is over parked
• Existing neighborhood well served by light rail & bus transit – walkable & bike friendly
• Transitional retail from neighborhood serving to regional “artisanal” destinations
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Pre-war “streetcar” suburb – potential development:
• Parking reductions of up to 90% in a shared AV environment will create opportunities for infill development – compatible with enhanced transit & shared AV environment
• Some of the freed up parking lots are repurposed to neighborhood parks
• Regional serving “artisanal” retail well served by shared AV and enhanced transit
• Street diet will enhance walkability and bike use
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Overall future outlook – Good
Summary of Key Findings and Lessons Learned: Post-war suburban big-box strip mall

Post-war suburban big-box strip mall – existing conditions:

- Big-box strip mall dominated by surface parking foreground
- Existing neighborhood poorly served by bus transit – not walkable & bike unfriendly
- Big-box retail under pressure from E-commerce [on-line retail]
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Post-war suburban big-box strip mall – potential development:
  • AV induced parking demand reductions, combined with e-commerce, will provide opportunities for infill development – increased density will create opportunities for enhanced transit
  • Vacated and reduced footprint retail will require catalyst tenants to prevent blight
  • On-line retail reduces municipal sales tax revenues – Cities need to find alternative tax sources
  • Opportunities for street diets to enhance walkability and bike use
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Overall future outlook – Mixed [some good & some bad due to e-commerce impacts on malls]
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Recommended Action Items

• **Essential to recognize the downstream impacts of AV development and deployment**
  • These will be “game changers”
• **Critical to look at AV development and deployment in a holistic manner**
  • The AV community needs to understand the criticality of the “non-technical” issues
  • This goes well beyond the currently perceived regulatory issues
• **Need to understand who your stakeholders are and engage them in a meaningful manner**
  • Let’s not have a replay of SF’s “Google-bus” debacle – i.e. new mobility vs. city residents
• **AUVSI & TRB need to move this further up in the agenda for next years AVS 2018**
  • It’s time to break out of our silos and think holistically – time to engage all stakeholders
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THANK YOU!