

TESTIMONY
Special Session on Transportation
Gateway High School
June 18, 2010

Lynn DeLorenzo, Board of Directors
NAIOP, Commercial Real Estate Development Association – Pittsburgh Chapter

Good morning Secretary Biehler, Chairmen Markosek and Geist and members of the House Transportation Committee. My name is Lynn DeLorenzo. I am the president-elect of the Pittsburgh chapter of NAIOP, the Commercial Real Estate Development Association.

NAIOP is the leading trade organization for developers, owners and related professionals in office, industrial and mixed-use development. NAIOP advocates for effective legislation on behalf of its members and advances responsible, sustainable development that creates jobs and benefits the communities in which we live.

We welcome the opportunity to provide testimony on the transportation crisis facing the Commonwealth of Pennsylvania.

Transportation is the driver of economic development. Without an effective transportation system, be it highways, bridges waterways or public transit, we cannot provide a competitive environment in which to grow our communities and regions, the importance of which cannot be understated. With the reduction of Act 44 revenue, the TAC study recommends an immediate need for new funding sources totaling more than \$3 billion annually for highways and transit from federal, state and local resources. Given this crisis, short term fixes and the band-aid approach no longer work.

We need to think not only about the problems of today but *the future of the Keystone State. Where do we need to be in 20 years? How can we be competitive in the growing economy? What will our children require - and their children? How will we grow our population with antiquated transportation systems?*

We are positioned in between two of the fastest growing commerce centers in the country – the Midwest and the Northeast. The Keystone State can play an important role in the distribution, transportation and warehousing of goods between these two areas and most importantly, to our own internal economies. We will become more familiar with the terms logistics centers, intermodal transportation hubs, intermodal rail/truck transportation terminals. We must be prepared and find the funding sources to complete the transportation networks already begun within our regions in order to maintain a competitive advantage in the growing global commerce.

We must also be prepared for the ongoing shift from the automobile to public transit occurring all over the country - and the world - and welcome it. Our communities cannot grow into strong regions without good public transit, the key to connecting people to jobs. Public transit equals less reliance on automobiles, less congestion. The growth of our urban office and mixed-use centers will continue to demand strong public transportation systems. NAIOP supports a dedicated funding source for the long term expansion of bus, rapid bus, and light rail.

It is critical that we create a structure for transportation funding that is also sustainable. Newer options must be considered such as Public – Private Partnerships. We need to establish the legislation necessary to bring private investment into transportation.

The current level of crisis demands new thinking, strategies and funding sources.

However, all of the ideas put forward today and throughout the special session hearings cannot be molded into solutions without effective leadership. The future growth and development of the Commonwealth are dependent upon critical decisions that must be made to fix the entire problem and not just a portion of it. Truman called it the ability to get people to do *what they ought to know to do* without being told.

Thank you.