



Planning for TOD: The City Perspective

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Presentation Overview

- **What is the City's Role in Planning for TOD?**
- **What are the Steps that a City Should Take?**
- **Lessons Learned**

The City's Role



- Particape in Transit Agency's Planning and Design Process
- Take the Lead in Planning for and Facilitating Private Development of TOD

The Steps

- #1 - Educate and Communicate
- #2 - Update Your Vision
- #3 - Collaborate with Your Transit Agency
- #4 - Plan for TOD
- #5 - Facilitate Implementation of TOD

The Steps

#1 Educate and Communicate

- **Become an Expert on Transit and TOD**
 - Read about TOD
 - Contact other cities dealing with transit
 - Attend applicable conferences
 - Travel to Cities with Rapid Transit
 - Obtain consulting assistance

The Steps

#1 Educate and Communicate

- Talk with Others about the Role of Transit and TOD
 - General Public
 - Elected Officials
 - Development Community
 - Special Interest Groups
 - Other City Departments and Transit Agency



The Steps

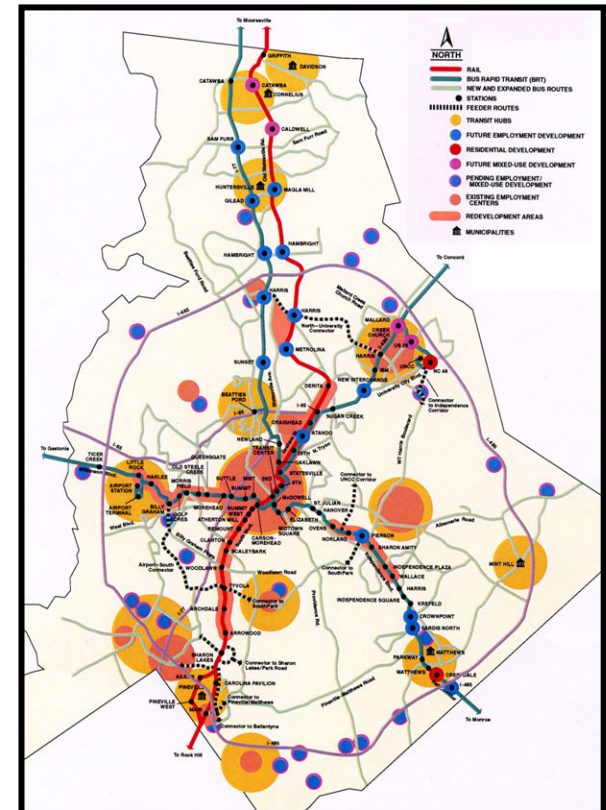
#1 Educate and Communicate

- **Education and Communication is an Ongoing Process for All Parties**
 - Remain open to learning new ideas and techniques
 - Listen to the Community
 - Be ready for new issues that will arise, even though you thought they were already addressed
 - Never get complacent

The Steps

#2 Update Your Vision

- Determine how TOD fits into Your Community Vision, and then
- Update Your Vision to Include TOD



The Steps

#2 Update Your Vision

- Define TOD for Your Community
 - Uses
 - Intensity/Height
 - Setbacks
 - Ground Floor
 - Transportation
 - Parking
 - Affordable Housing
 - and the list goes on



The Steps

#3 Collaborate with Your Transit Agency

- Understand the Transit Agency's Goals and Constraints
- Work to Develop Common Goals



The Steps

#3 Collaborate with Your Transit Agency

- Work as a Partner in Developing and Reviewing Transit Plans
- Bring Valuable Resources to the Table
- Be a champion for a community-wide vision



The Steps

#4 Plan for TOD

- Work with the Community to Create Plans for TOD



The Steps

#4 Plan for TOD

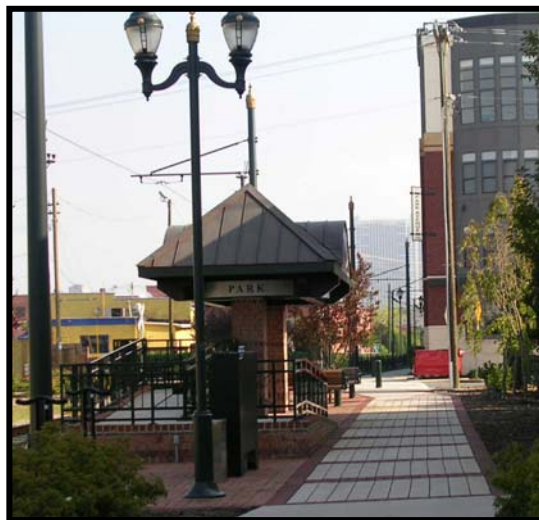
- Develop Plans that are:
 - Inspiring and Visionary, yet
 - Market Based and
 - Flexible



The Steps

#5 Facilitate Implementation of TOD

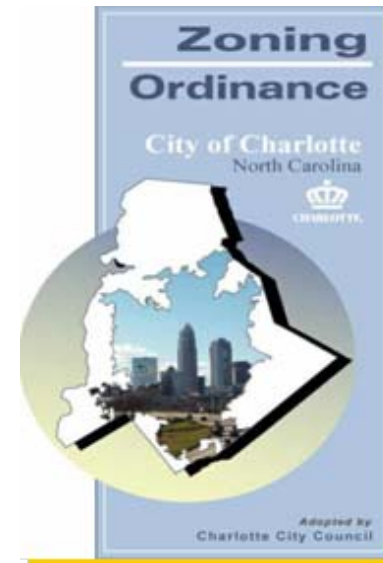
- Develop implementation tools that will facilitate private sector investment in transit oriented development



The Steps

#5 Facilitate Implementation of TOD

- Potential Tools Include:
 - Zoning Districts
 - Station Area Capital Improvements
 - Land Assemblage
 - Incentives



Lessons Learned

- The role of transit can be greater than just moving people on trains
- To achieve transit oriented development, a city needs:
 - A Vision and the Tools to Implement the Vision
 - Many partnerships are required

Thank You