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

- Participate 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
Building Livable Communities with Transit

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
#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