TOD Implementation Program
Metro’s Development Center

- Created in 1998
- Incentive program for higher density mixed use development
- ROI: $30 mill / $300 mill private investment
  - More than 2,000 units
  - 500,000 annual transit trips
Why a Strategic Plan?

- Transit expansion, stable funding
- Target areas with good "bones"
- Align timing and location of investments with station area types
- Better leverage investments with limited funds
Why categorize differences in TOD?

1. Create aspirational vision
2. Provide actions for implementation
3. Phase investments with station types
4. Differentiate stations
why a market/form-based typology?

- **Measure TOD readiness:** projects are more likely to be catalytic under ripe or ripening conditions

- **Inform investment types:** consider the timing and type of investments:
  - Aggressive and prototypical building types
  - Catalytic TOD investment
  - Technical planning assistance & partnering
building a typology

• **Market Strength:** real estate transactions (residential sales per sq foot) demonstrates achievable development types

  +

• **Urban Form + Activity (TOD Score):** composite index of key factors related to transit use
  
  – residents + employees per acre
  – transit frequency
  – average block size
  – urban living infrastructure
  – access to bikeways & sidewalks
The traditional trinity of TOD

- density
- destinations
- distance
- dollars
- demographics
- diversity
- design
- distinction
the “primary colors” of TOD

- people
- places
- physical form
- performance
- ped/bike connectivity
physical form
TOD score
TOD Station Community Typology
(market + TOD Score)
Plan + Partner
(longer term station areas)
Catalyze + Connect
(emerging station areas)
Catalyze + Connect
(emerging station areas)
Infill + Enhance
(near term station areas)
TOD Typology Clusters

(market + urban form readiness)
Plan + Partner
(longer term station areas)
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(longer term station areas)
Plan + Partner
(longer term station areas)

– Static/emerging markets

– Lower activity levels + densities

– Project types:

  • Provide technical planning assistance (2040 Work Teams)
  • Foster partnerships with local jurisdictions and private sector
  • Identify other funding opportunities (TGM, MTIP)
Catalyze + Connect
(emerging station areas)

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Catalyze + Connect
(emerging corridors)
Catalyze + Connect
(emerging station areas)

– Emerging markets

– Blend of people, places, transit, block pattern

– Project examples:

  • Catalyze the market with traditional TOD projects
  • Work with local partners to address station area planning, zoning, missing connections
Infill + Enhance
(near term station areas)
Infill + Enhance
(near term station areas)
Infill + Enhance
(near term station areas)

- Strong/emerging markets

- Urban blend of people, places, transit, block pattern

- Project Types:
  - “Aggressive” TOD or prototypical building types
  - Workforce/Affordable housing
TOD Station Community Typology
(market + TOD Score)
next steps

- Refine TOD Corridor and Station Area Typology
- Further develop phasing strategy linked to typology
- Evaluate TOD Project Evaluation model
- Final TOD Strategic Plan & Investment Strategy