Transit Oriented Development

- What is the State looking for in a private sector partner in a TOD project?

- What are the State’s priorities? Where will scant resources be directed?

- What is the State’s strategy for pushing TOD?

- What is the State prepared to do to facilitate a TOD project?

- What are the State’s future plans on either the legislative or regulatory or implementation fronts?
Transit Oriented Development

• What are the challenges of doing a TOD project?
  - understanding public sector objectives
  - understanding public sector limitations
  - educating the public sector on private sector requirements

• What are the key issues in dealing with the State, from the perspective of a developer?

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Transit Oriented Development

• What are the key issues for a private developer?

• Are there threshold levels that should be considered before starting in on a TOD project? Does it take longer? Are there difficult regulatory hurdles to overcome?

• What are the potential models for a TOD project?
  - ground lease
  - Condominium
  - multi-ownership
Transit Oriented Development

- Private Option
- Local Laws
- Incentives
- Procurement
- Appropriations
- Contract Requirements
- Timing

- Buying State Land
- Capital Leases
- Leasing
- Diversity
- State Specs
- Long-term Planning