Changes to 2012 Policy

- Update with ST3 & statute direction
- Remove process and procedures (to be developed subsequently)
- Reorganize content
- Focus on goals, strategies, and approaches
TOD Policy Goals

• Increase the value and effectiveness of transit by increasing transit ridership.
• Support implementation of state, regional and local growth plans, policies and strategies.
• Make equitable TOD an integral component of and supportive of transit project planning and delivery.
• Engage a broad cross-section of the public, reflecting diverse communities.
• Encourage creation of housing options near transit with priority given to affordability.
• Encourage convenient, safe multi-modal access to the transit system, with an emphasis on non-motorized access.
TOD Policy Strategies

- Integrated project development
- Engagement
- Fiscal responsibility
- Agency and community TOD
- Partnerships
- Housing Options
- Property acquisition & disposition
- TOD Completion
Policy Deliverables

1. TOD as core value in project delivery
2. Affordable Housing priority & emphasis on partnerships
3. Joint or Co-development opportunities
Reporting and Accountability Detail

**Policy**
- Programmatic direction to staff in implementing the agency’s TOD work program while affording flexibility in project delivery
- >5 year shelf-life

**Guidelines**
- Programmatic how-to guide; includes tools & methods for work program
- Updated as needed

**Plan**
- Strategic plan to capture portfolio of property; used as a tool to identify timeline for bringing projects to market and aligning resources
- Targets updated & reported annually
Delivering TOD in ST3

**ASSESS**
- Advise on station and station area planning
- Assess TOD potential of station locations
- Identify potential development partnerships

**DEFINE**
- Work with project teams on station master planning and design
- Define potential future surplus/joint development opportunity
- Develop TOD implementation and partnership strategies

**DEVELOP**
- Lead TOD-specific community engagement process
- Develop and oversee RFP for development partner(s)
- Negotiate, close, and monitor transactions

**PROJECT INITIATION**
- 2018

**PROJECT COMPLETE**
- 2035