

Item 7

Consider Adopting a Transit Oriented Development (TOD) Policy

Presentation to Board of Directors June 2, 2021

Vanessa Rauschenberger

Director of Planning & Marketing



Why a TOD Policy for GCTD?

GCTD is the steward of significant public investment which includes important real property assets. (Example is former yard site)

Based on working with Counsel and extensive research of Best Practices of Transit Districts, consultant team and staff recommend the Board consider adopting a TOD policy.

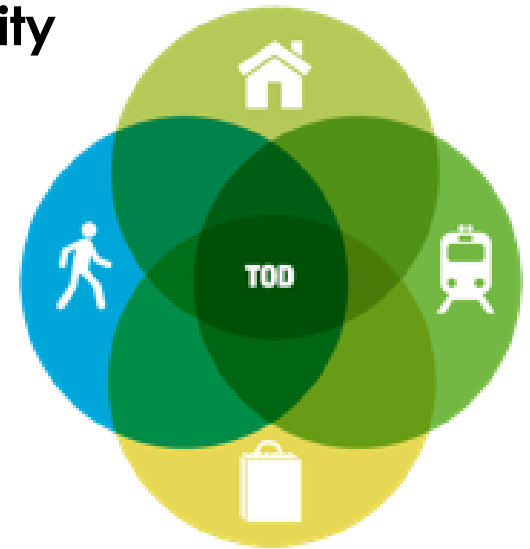
Policy establishes goals and strategies for district-owned property to ensure potential uses improve the viability of the transit system, add value to the community, and achieve a multitude of benefits.

Policy will apply to existing and future property owned by the District and will be applied to upcoming RFQ/RFP process.

Policy Goals (summary)

Goals for GCTD owned property:

- Increasing housing choices in the community
- Promote transit use, walking and biking
- Provide development that integrates with surrounding community
- Include public benefits into the site
- Design elements that are innovative, water efficient, and maximize energy efficiency



Policy Strategies (summary)

1. **Promote TOD on District-owned property**
2. **Increase Sustainable Transportation Choices using Best Practices in Urban Design.**
3. **Prioritize and/or Encourage long-term ground leases, rather than the sale of real property (except where alternative approaches are required to achieve development objectives or other benefits.)**
4. **Utilize a competitive developer/development solicitation process in the identification and selection of a developer entity for each specific real property asset. (RFQ/RFP)**
5. **Enhance the stability of GCTD's financial base by capturing the value of transit and reinvesting in the program to maximize TOD goals.**
6. **Review and update the Transit-Oriented Development Policy every 10 years, or as applicable**

Recommendation

Transit Oriented Development (TOD) Policy

It is recommended the Board Consider establishing a Transit Oriented Development (TOD) Policy to provide policy direction to guide redevelopment of current (or future) District-owned real property.