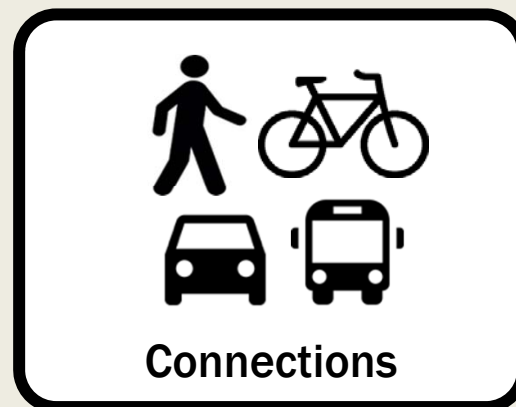
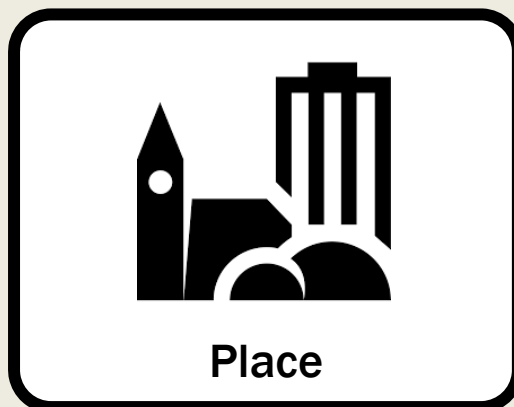
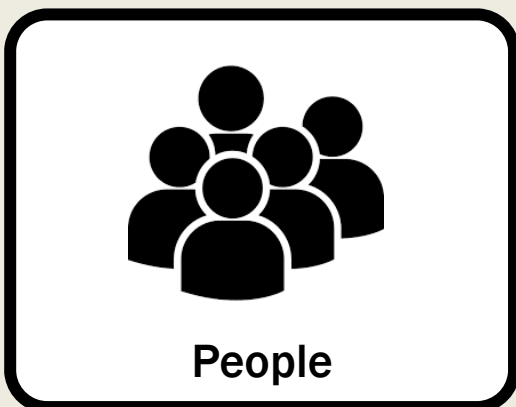
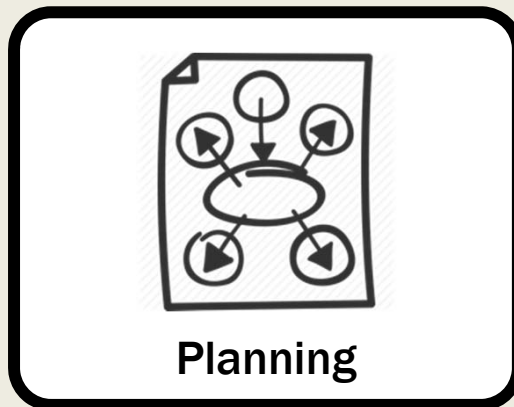


A TOD FRAMEWORK

TOD PHYSICAL ELEMENTS



TOD IMPLEMENTATION ELEMENTS



BENEFITS OF TOD

■ Economic

- Reduces congestion as a constraint to productivity and economic activity
- Generates increased transit ridership and fare revenue
- Generates revenue from land holdings
- Reduces transportation costs and frees up household income for other purposes

■ Fiscal

- Enhanced property values and resulting tax base
- Realize greater return on infrastructure investment
 - Providing services to sprawling areas is expensive (electricity, water, waste, police/fire)
 - Reduced requirement to expand road networks

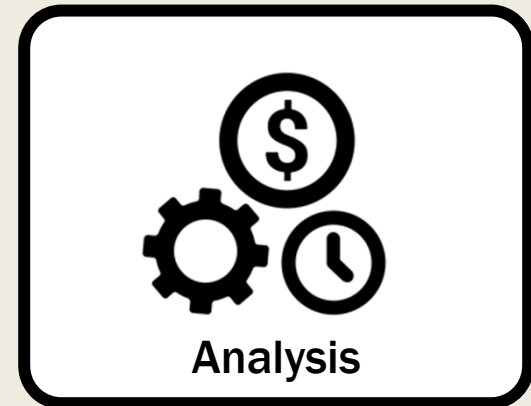
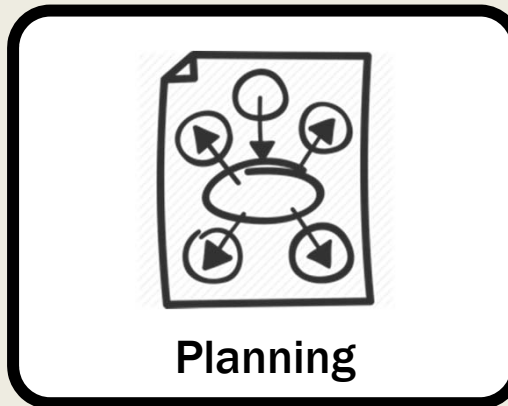
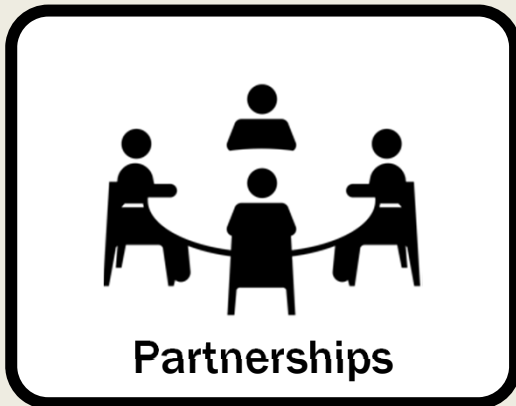
BENEFITS OF TOD

■ Social

- Increases equity through access to jobs and economic opportunity for low-income people and working families
- Promotes walkable communities that support more healthy and active lifestyles
- Realizes environmental benefits – reduced vehicle use and thus lowered regional congestion, air pollution and greenhouse gas emissions

REALIZING THE BENEFITS

- Realizing these economic, fiscal, and social benefits requires addressing the physical elements of TOD and -more critically -the **implementation elements**.





SUCCESSFUL TOD REQUIRES STAKEHOLDER ALIGNMENT

- Identify and engage key stakeholders
 - Elected officials – Set vision, align policy to vision
 - Government agencies – planning, zoning, finance, housing, transportation, economic development, etc.
 - Community groups, business groups/organizations, non-profits
 - Private sector – developers, investors/lenders, property owners
 - Transit operators – Providers of quality transit (and land)



- Align vision – TOD must be a priority
- Align policies – zoning/land use, housing, transportation
- Align resources – infrastructure investments, funding tools



Planning

ADVANCE PLANNING ENSURES OUTCOMES MEET EXPECTATIONS

- Conduct station area planning in advance of advancing TOD sites for development
- Pursue seamless integration of transit facilities
- Identify required off-site station access improvements
- Conduct conceptual development planning to determine capacity for uses and the relationships between them





ANALYSIS VALIDATES FEASIBILITY AND MITIGATES RISK

- Conduct market analysis of proposed desired uses
- Create detailed financial pro forma for the development project, including an analysis of “what if?” scenarios
- Identify any funding gaps and potential creative funding schemes to address the gaps
- Engage developers, investors, and lenders to validate analysis and gauge interest
- Identify needed public incentives and risk mitigation measures to attract private sector participations

If partnership, planning and analysis are done correctly, realization of successful TOD projects should be faster, easier, less risky, and more profitable than greenfield alternatives

REALIZING SUCCESS: THE MUNICIPAL ROLE

- How is your jurisdiction **aligning your policies**, regulations, zoning to support TOD (and deemphasize non-TOD)?
- Are you making **infrastructure investments** at the local level to better connect your community to transit?
- Have you **educated your residents** on the economic, fiscal, and social benefits of TOD? Do they understand and support achieving these benefits?
- What **financial incentives** have you adopted to encourage successful TOD in and around your stations?
- Have you **partnered with WMATA** to prioritize, plan, and realize success at the transit nodes in your jurisdiction?