

LARGE URBAN CORE Transit-Oriented Development

Market Conditions Associated with Urban Core TOD

- + Strong regional population and employment growth
- + Residents with disposable income for discretionary spending
- + High-frequency rapid transit system
- + High consumer preference for close live-work proximity and a culture of riding transit by choice

Tactics Used to Spur TOD

- + New stations and transit lines
- + Rezoning, density bonuses, and transfer of development rights
- + Parking requirement reductions
- + Infrastructure funding and other development subsidies

TRANSFORMATIVE Transit-Oriented Development

Market Conditions that Necessitate Transformative TOD

- + Low homeownership and neighborhood instability
- + Limited purchasing power to support local retail and services
- + Low-frequency regional transit and local bus service
- + Weak demand for residential and commercial space in well-established downtowns with transit access

Potential Tactics to Explore to Spur Transformative TOD

- + Changes to rail fare structure and scheduling improvement to local transit services
- + Development subsidies for residential and commercial construction and rehabilitation
- + Complete streets and improvements targeted at active mobility modes
- + Placemaking, place-branding, and marketing

