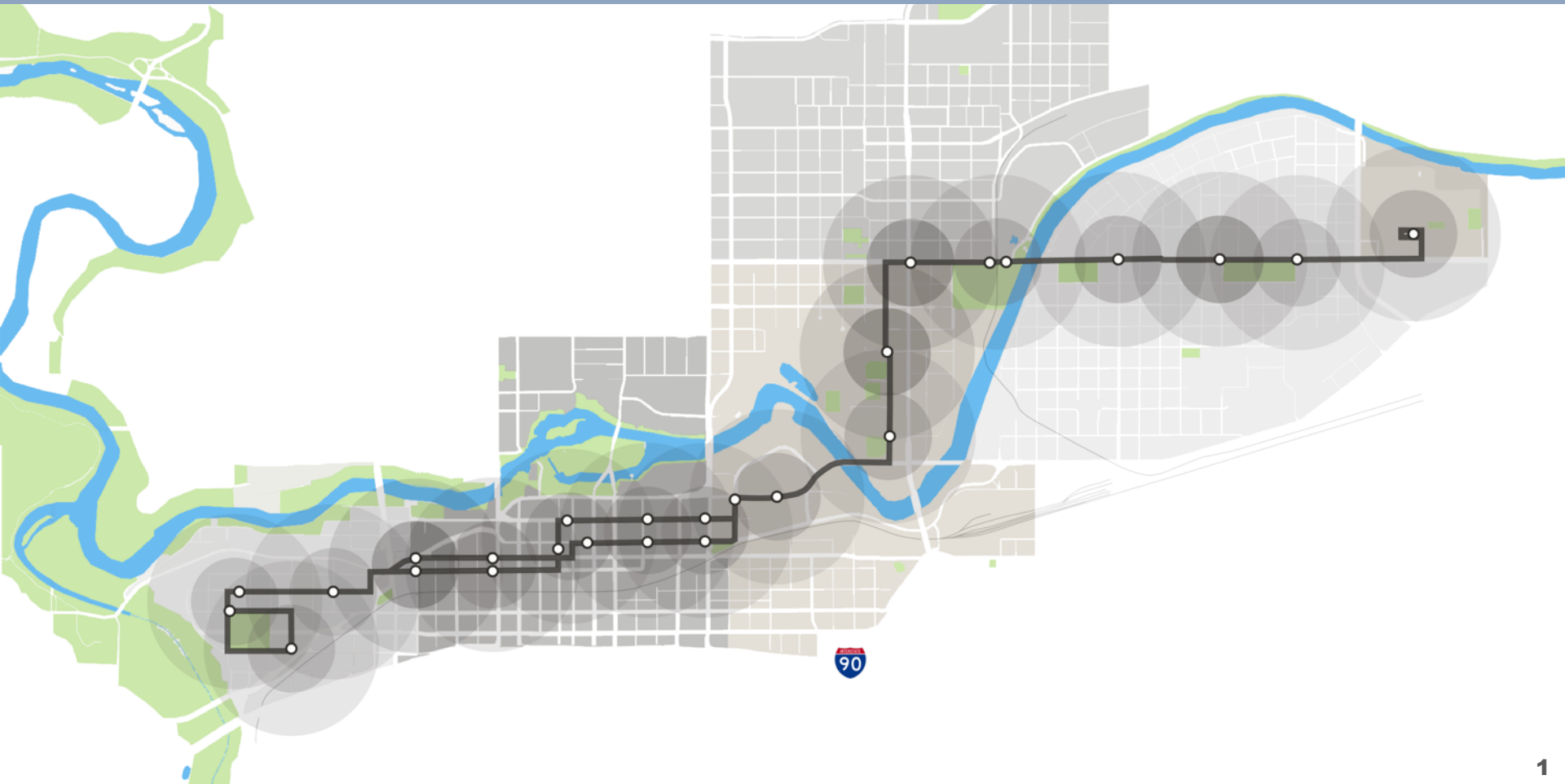
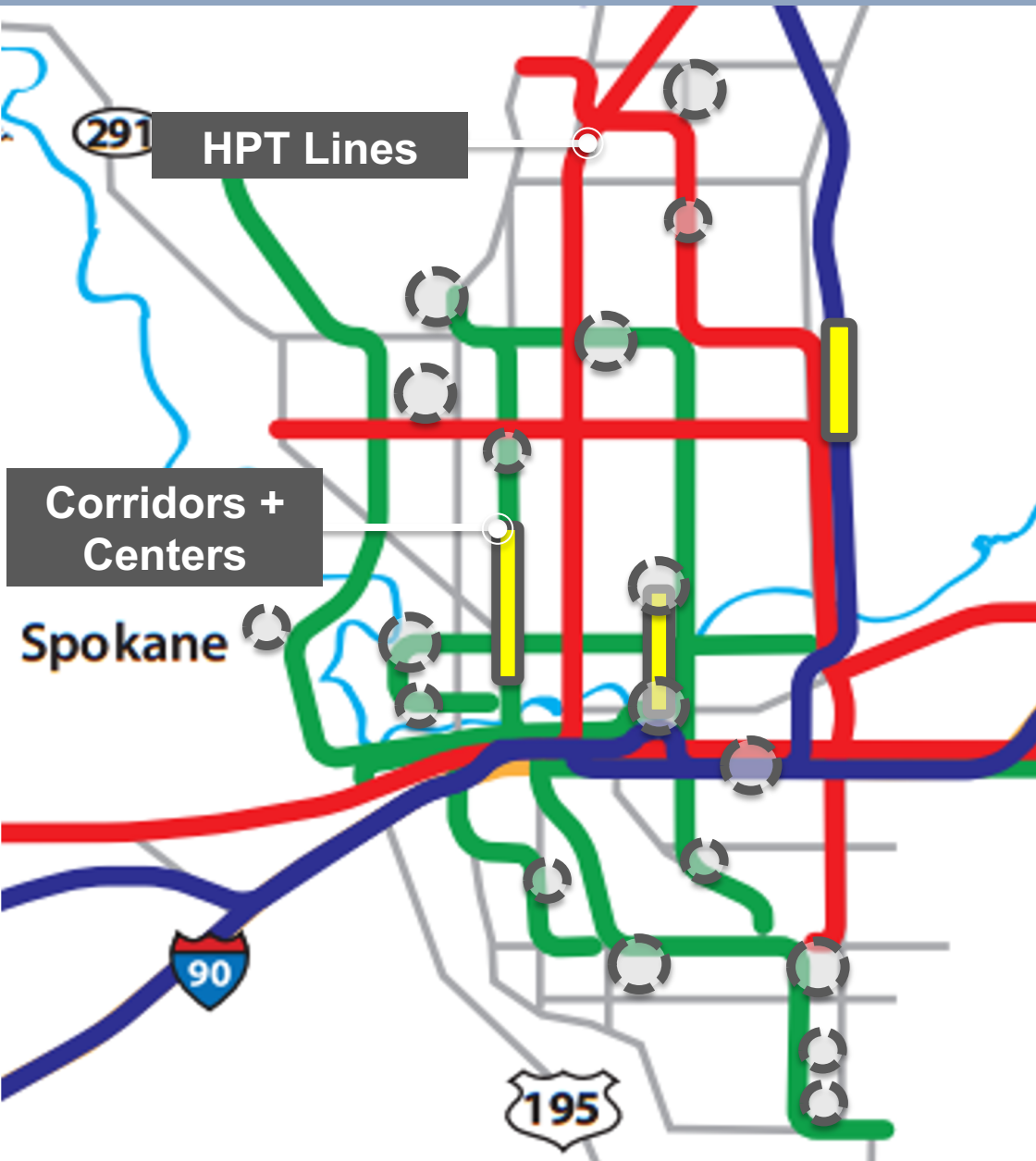


Transit Oriented Development / Station Area Planning Framework and Development Standards Study



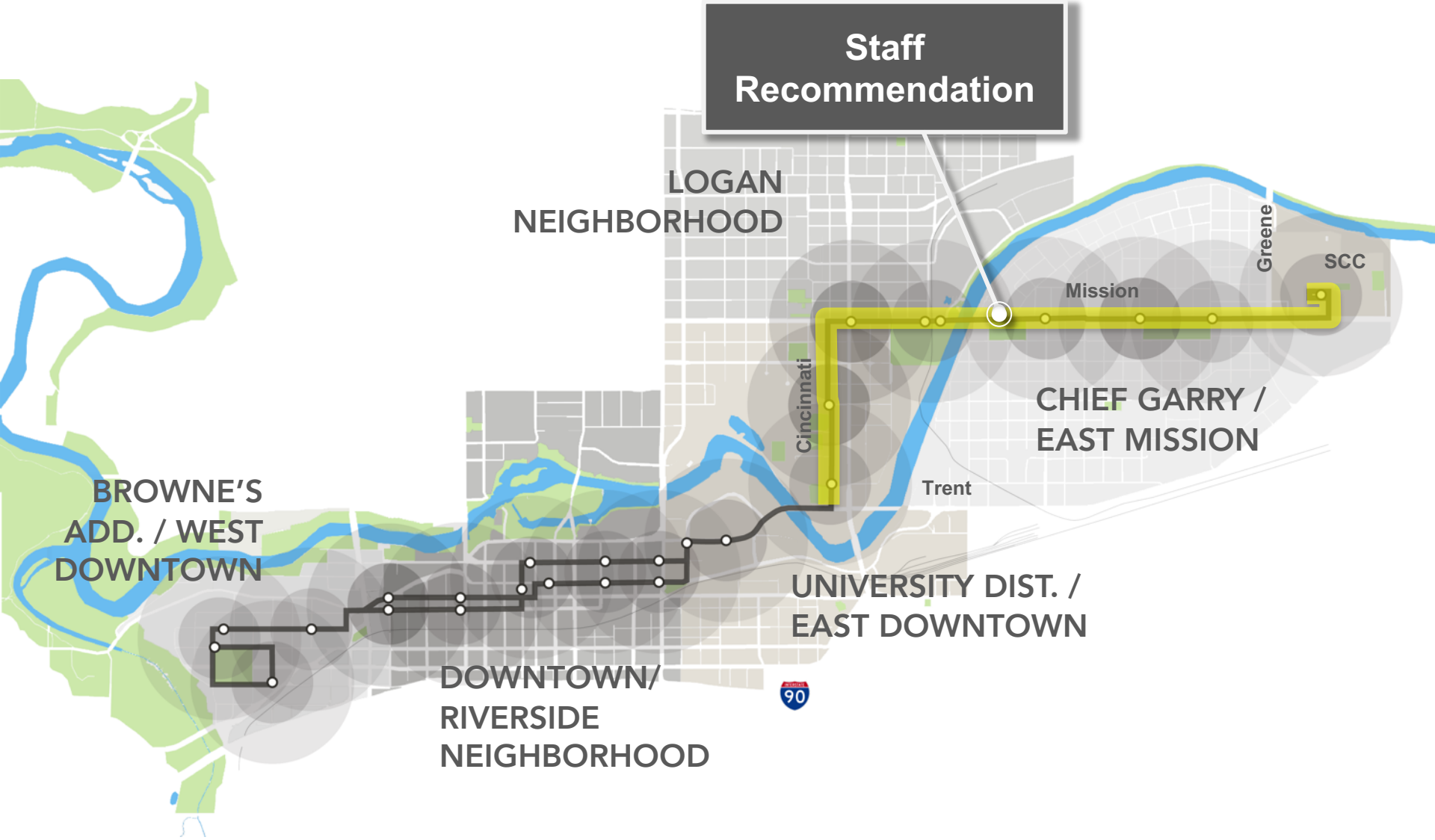
STUDY PURPOSE



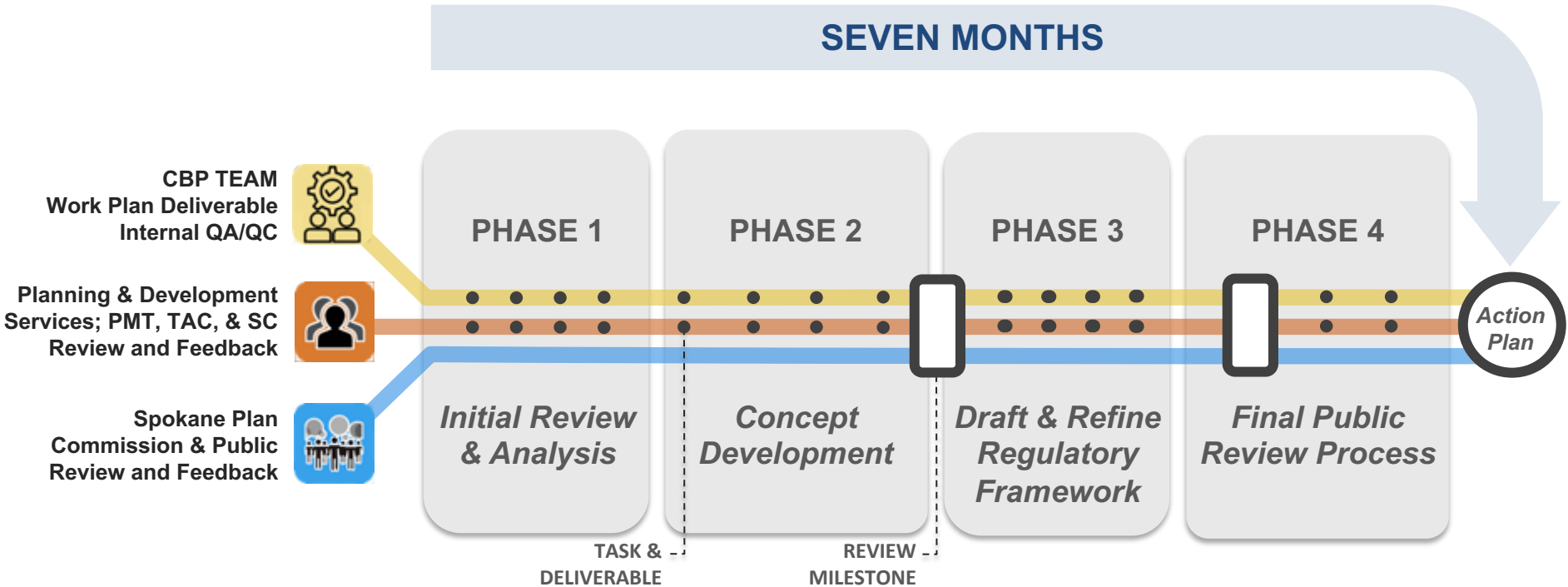
Identify an approach for **transit supportive regulatory changes and priority infrastructure investments** that:

- can be applied along high-performance transit corridors and;
- implements the Comprehensive Plan's Centers and Corridors growth strategy

TOD STUDY AREA

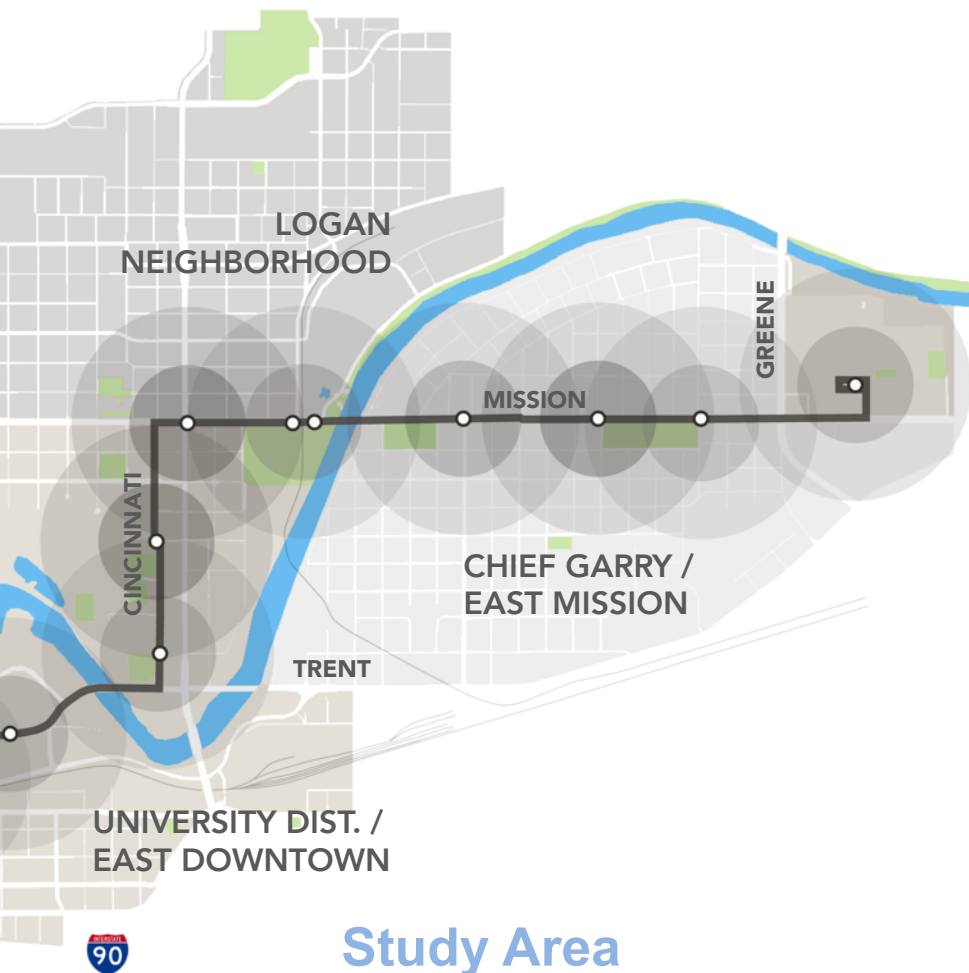


TOD STUDY PROCESS & SCHEDULE



PHASE 1: INITIAL REVIEW & ANALYSIS

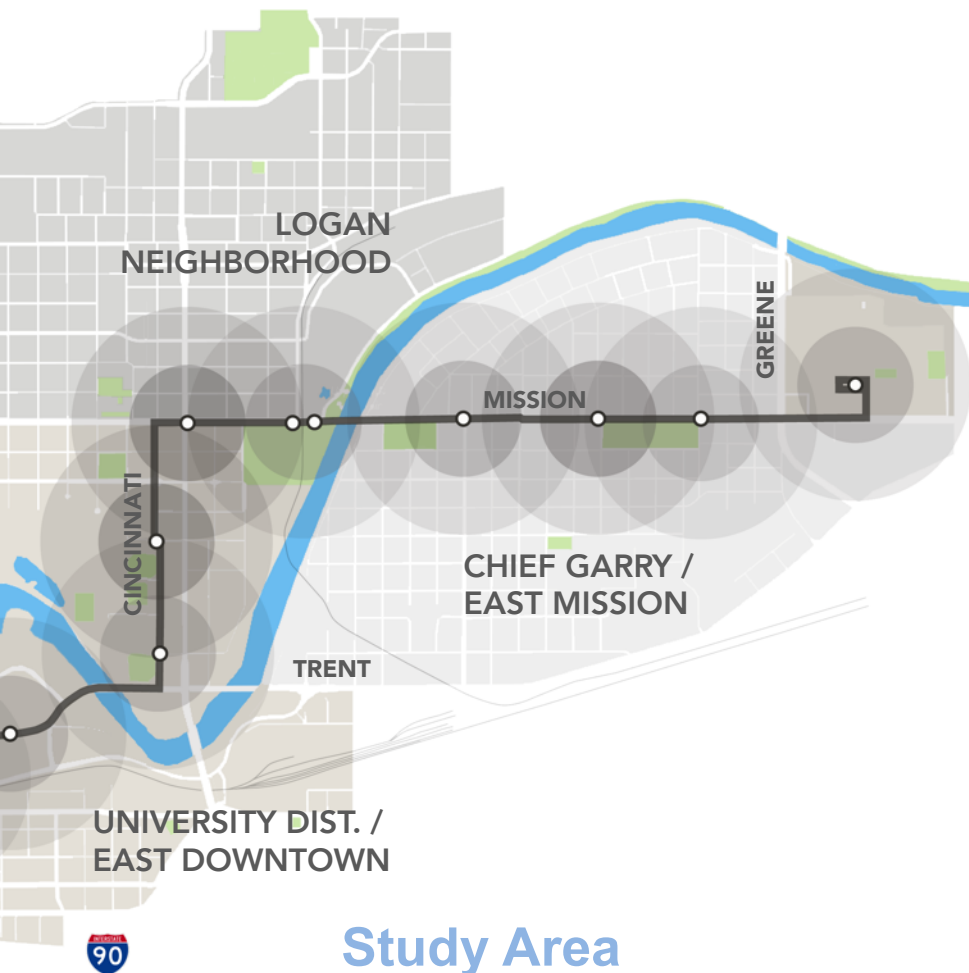
"Become familiar with the Corridor's physical details, policies and plans"



1. Evaluate station environment and access
2. Identify presence/lack of adequate walk and bike facilities
3. Locate transit supportive development, destinations, and "gaps"
4. Locate transit-oriented development opportunities
5. Identify presence/ lack of transit supportive polices, & regulations

PHASE 2: CONCEPT DEVELOPMENT

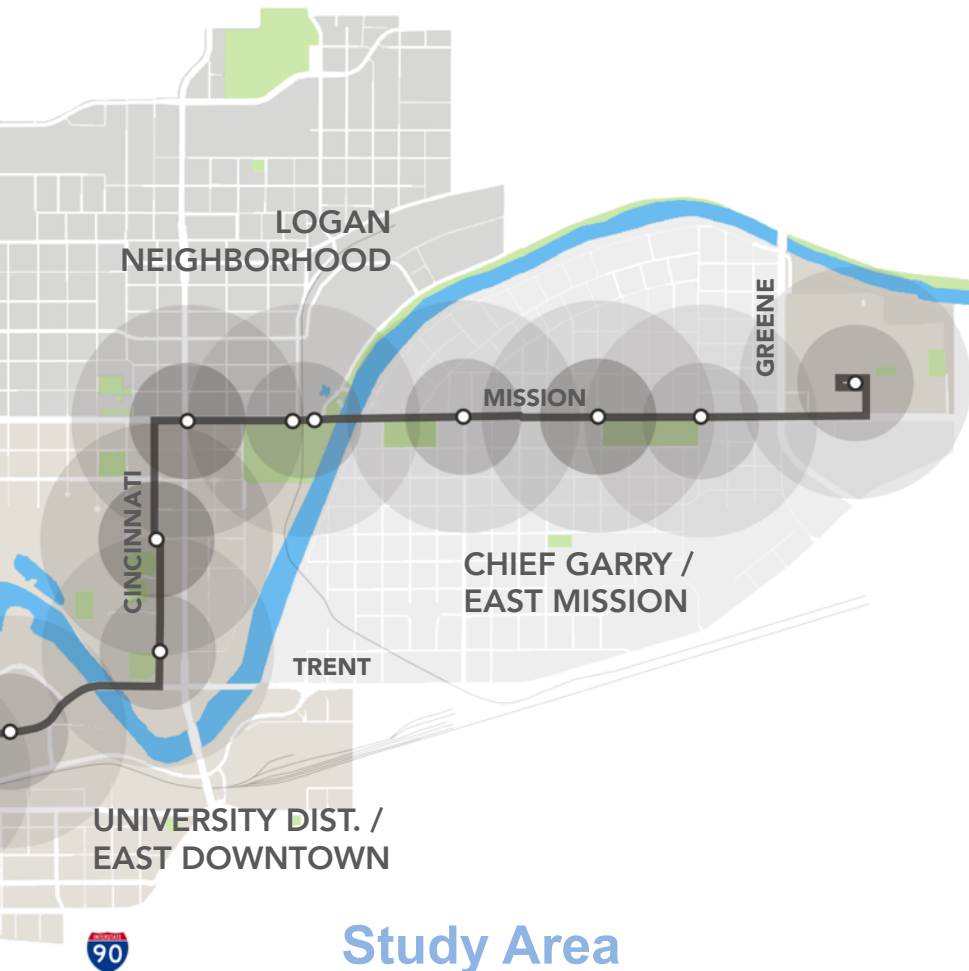
“Prepare a draft station area planning framework and TOD regulatory approach”



1. Establish a Corridor vision
2. Define the Districts
3. Establish station typologies
4. Identify a hierarchy of station access routes
5. Provide TOD regulations/ standards options and recommendations

PHASE 3: REGULATORY FRAMEWORK

“Prepare a draft TOD Regulatory Framework within a specific Focus Area”



1. Determine the specific station area or corridor segment for more detailed recommendations
2. Prepare a draft regulatory and standards outline
3. Determine an administering process
4. Review findings with Plan Commission and the Public

PHASE 4: ACTION PLAN

“Plan document to summarize all phases and action plan detailing next steps and further regulatory implementation measures”



1. Summarize process & findings
2. Include a draft regulatory and standards outline
3. Guidance for an administering process
4. Next steps recommendations for further staff actions
5. Review/refine Plan with staff and Plan Commission