Transit Supportive Planning Toolkit

Metro Headquarter’s Workshop
Welcome & Introductions

> Metro
> Global Green
> Project Consultant Team:
  > IBI Group
  > Raimi+Associates
  > Here Design
  > RCLCO
  > Katherine Padilla & Associates
> Los Angeles Regional Collaborative (LARC)
Workshop Overview

> What is the Toolkit
> LARC Framework
> Transit Supportive Planning Toolkit Website Session
> Interactive Discussion
> Closing Remarks
Project Purpose

> Develop Transit Supportive Planning Toolkit
  > Best Practices and Tools
  > Planning Policies
  > Relevant Case Studies
> Support local implementation of transit supportive planning policies and projects
> Provide tools and information to “make the case” for transit supportive planning
> Facilitate pursuit of available grant funding sources
Metro Objectives

> Leverage Metro’s ongoing multi-billion dollar investment in transit

> Encourage transit supportive planning in existing and future transit corridors

> Support city/county efforts to comply with State mandates regarding VMT/GHG

> Provide local agencies with an easy to access resource of transit supportive planning tools

> Will serve as a foundation for future TOD Planning Grant cycles
Local Benefits

> Provides a locally-focused resource of tools, research, strategies, and funding sources

> Brings together a wide range of research, tools, and case studies for local use & application

> Contains resources to make the case for transit supportive planning to public and policy makers

> Serves as a website for knowledge sharing and interaction

> Summarizes resources agencies can use to apply for funding grants
A Greater LA:  
A Climate Action Framework
What

> A 3-year project funded by the Strategic Growth Council
> Project Intent: to develop a set of resources and recommendations for regional climate action in Los Angeles
> Audience: Local governments, regional agencies, academics and nonprofits
> Two complimentary deliverables:
  1. Transit Oriented Development Toolkit
  2. A Greater LA: Climate Action Framework
What

> **Resources**
  > Synthesis of climate science through a regional lens
  > Summary of most relevant state policies and mandates
  > Overview of regional, goals, plans, reports and research

> **Recommendations**
  > Recommended targets, priorities and actions across 5 categories (ocean, water, energy, transportation and public health)
  > Climate-specific with a focus on regional collaboration
  > Integrated approach includes both mitigation and adaptation

> **Best Practices Compendium**
  > Assess recommended actions against a set of 45 state and regional priorities
  > Lays out key points for implementation (such as key players and funding options)
Why

> Climate impacts and solutions cross jurisdictional boundaries

> Collaboration is key to overcoming fundamental barriers to climate action
  > Overcome lack of information through peer learning and knowledge sharing
  > Build new funding sources by leveraging partnerships
  > Develop relationship and coalitions to establish political will

> Transportation and Land Use play an important role in reducing impacts on climate change. Many state policies and funding sources require the climate impacts of transportation and land use to be considered in project planning
How

> The Framework was developed through a science-based and stakeholder-driven process.
> Each chapter was written in collaboration with a group of LARC members with subject expertise.
> LARC staff reviewed dozens of academic studies, policy papers and regional reports.
> Draft reports and recommendations were reviewed by working groups and larger LARC membership.
> Additional stakeholder review will continue through the summer.
A Greater LA Framework: The organizing structure moving Los Angeles to climate resilience

The Framework for Climate Action

State of the Region - science and policy

Web-based Resources, Report, Collaborations

Targets, Priorities, Actions

Best Practices Compendium
A Greater LA Framework: The organizing structure moving Los Angeles to climate resilience

Target (What we want to achieve)
e.g. “Reduce Tailpipe GHG emissions 50% below 2015 levels by 2030.”

Priority (How we are going to get there)
e.g. “Plan and develop a multimodal transportation system that builds connections between modes.”

Action (What we need to do/best practices)
e.g. Partnership between Transit and Ridesharing companies

- Key Players
- Collaborative opportunities
- Funding and Financing

Key Players
- Collaborative opportunities
- Funding and Financing
How We Got Here

> Project Start – November 2014
> Conduct Advisory Forums – March 2015
> Identify TOD Characteristics, Place Types, Environmental/Economic Tools – Summer/Fall 2015
> Website Development – Summer 2016
> Local Agency Workshops – July/August 2016
2015 Advisory Forums – What We Heard

> Implementation – Specific tools not high-level guidelines
> Examples – Local case studies and examples with links
> Grants – Describe funding opportunities
> Funding – Mechanisms and tools to support design and implementation
> Selling to the community – Approaches to gain support
> Flexibility – Describe tools and strategies that work in a variety of communities
Contents of the Transit Supportive Planning Toolkit Website

> TOD Characteristics – 10 characteristics of transit-supportive places
> Environmental Tools – Analytical tools quantify benefits
> Economic Tools – Description of economic benefits
> Outreach Tools – Engaging the community in the decision-making process to support transit
> Policy & Planning Tools – Over 25 specific policy, planning and regulatory tools
10 Elements of Transit-Supportive Places

1. Compact Design
2. Complete Neighborhoods
3. Street & Network Connectivity
4. Site Layout, Parking Layout & Building Design
5. Affordable Housing
6. Commercial Stabilization, Business Retention & Expansion
7. Transit Prioritization, Accessibility & Area Design
8. Parking Management
9. Transportation Demand Management
10. Pedestrian & Bicycle Circulation

Metro
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10 Elements of Transit-Supportive Places

“LARGE”
10,000-25,000 people / sq.mi.

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Environmental Tools

> Performance metrics often required as part of grant submissions:
  > GHG Emission Levels
  > Vehicle Miles Traveled (VMT)
  > Vehicle Trips
  > Mode Share

> Tools and models used to assess environment & health benefits of transportation supportive planning:
# Environmental Tools

Website provides overview tools, use, outputs, and applicability to TOC planning/grant writing

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11 Economic Benefits of Transit Supportive Development

1. TOD Increases Property Tax Reviews
2. TOD Increases Sales Tax Revenues
3. TOD Catalyzes Economic Development
4. High Density Development Costs Less than Less Compact Development
5. TOD Increases Potential for Retail and Office Space
6. TOD Outperforms Lower Density Development
7. TOD Increases Property Values
8. TOD Increases Returns for Developers
9. Transit Locations Provide More Community Amenities
10. Transit Locations Produce Better Health Outcomes
11. Housing and Transportation Costs Can Be Lower in TOD Locations
Planning and Policy Tools

> Strategies, plans, and programs that foster the 10 characteristics of transit supportive places
> Examples of application, expected outcomes, and case studies
> 4 categories of tools
  > Land Use
  > Transportation & Parking
  > Urban Design
  > Economic Development
Land Use Tools

- General Plan Land Use Designations and Vision
- General Plan Land Use Policies and Actions
- TOD Specific Plan
- Corridor Plan
- Conventional Zoning
- Form-Based Code
- Overlay Zoning
  - Establish Minimum Densities
  - Incentives and Bonuses
General Plan Tools

> Tools
  > Land use designations/vision
  > Policies and actions

> Purpose
  > Set vision for the community
  > Increase intensities and mix of uses near transit
  > Establish clear implementation actions, programs, and physical improvements for station area(s)
  > Prepare for future stations before they are built

Case Study: El Monte General Plan
Zoning Tools

> Tools
  > Conventional zoning
  > Form-based zoning
  > Overlay zones

> Purpose
  > Identify development intensities
  > Establish a mix of uses
  > Establish physical form of the station area
  > Identify roadway design characteristics
  > Enhance walkability and access to transit

Case Study: Cornfields Arroyo Seco Plan
Area Planning Tools

> Tools
  > Specific Plans
  > Corridor Plans

> Purpose
  > Provide a detailed vision, policies, and regulations for areas around transit stations
  > Ensure quality development that enhances character
  > Look at multiple stations (corridors)

Case Study: Bergamot Specific Plan

Case Study: Orangeline BRT
Incentives and Bonuses

> Encourages/stimulates development that provides a desired benefit or development type

> For projects that are located in transit zones, and/or provide benefits to the community (affordable housing, open space, etc)

Case Studies: Baldwin Park Downtown Culver City Community Benefits
Transportation and Parking Tools

> Bike-Share Programs
> Bike Stations
> Car-Share Programs
> Innovative Parking Design
> Parking Benefit Districts
> Parking Management Districts
> Parking Minimums and Maximums
> Shared Parking
> TDM Ordinance
> Traffic Calming
> Transportation Master Plans
Bike Share

> Promote use of active transportation for short trips
> Help address first-last mile problem
> Reduce VMT

Case Study:
Santa Monica Bike Share
Parking Management Districts

> Strategies to manage and reduce parking demand and/or utilize parking resources more efficiently
> Reduces overall need for parking

Case Study:
Los Angeles Modified Parking Requirements Ordinance
Transportation Master Plans

> Roadmaps for long-range transportation investment

> Several forms: Complete Streets Plans, Bike and Ped Plans, Active Transportation Strategic Plans, Station Area Plans, etc.

Case Study:
Long Beach Bicycle Master Plan
Urban Design Tools

> TOD Building Standards & Design Guidelines
> TOD Streetscape Standards & Design Guidelines
> Community Design Overlay (CDO) for a TOD District
TOD Building Standards and Design Guidelines

> Guides private development
> Focuses on interface of private & public realm
> Encourages walkable urban character & sustainable design
> Creates visual consistency

Case Study:
Willowbrook TOD Specific Plan
Development & Design Guidelines
Economic Development Tools

- New Markets Tax Credit
- CDHCD Affordable Housing and Sustainable Communities Program
- CDHCD Transit Oriented Housing Program
- Caltrans Sustainable Transportation Planning Grant Program
- Metro TOD Planning Grant Program
- Historic Preservation Tools
- Special Districts
- Fast Track Permitting, Fee Waivers, and Other Financial/Process Incentives
State Economic/Grant Programs

- CDHCD Affordable Housing and Sustainable Communities Program
- CDHCD Transit Oriented Housing Program
- Caltrans Sustainable Transportation Planning Grant Program

Case Study:
Sylmar Court Apartments
Local Economic Development Tools

- Metro TOD Planning Grant Program
- Historic Preservation Tools
- Special Districts
- Fast Track Permitting, Fee Waivers, and Other Financial/Process Incentives

Case Study
Milano Lofts Apartments
Community Engagement Best Practices

Attributes of effective community outreach:
1. Craft a clear plan
2. Foster partnerships
3. Engage and maintain contact with stakeholders
4. Use multiple modes of communication
5. Make it fun
6. Reframe the discussion
7. Make it personal
8. Use visual tools to engage

Case Study: Vision Lennox
Interactive Discussion

1. How to apply the Toolkit to your community?
2. Would an interactive element on the website be helpful? Would you utilize this feature?
3. Are there other tools that should be added in the future?
4. Do you know of any case studies that can be added to the Toolkit?
5. How has your community funded TOD projects/planning efforts in the past?
Thank You

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