Next stop: building communities.

TOC Demonstration Program
Lessons Learned

Technical Advisory Committee
January 8, 2020
What Are Transit Oriented Communities?

**Transit Oriented Communities (TOCs)** are places that, by their design, allow people to drive less and access transit more. TOCs include holistic land use planning and community development policies that maximize access to transit.

**Joint Development (JD)** is the real estate program through which Metro collaborates with qualified developers to build transit-oriented developments on Metro-owned properties.
What Are Transit Oriented Communities?

**TOD**
**SINGLE DEVELOPMENT**
within 1/2 mile of transit

**TOC**
**INTEGRATED COMMUNITY**
served by transit with mix of uses
The TOC Demo Program showcased a comprehensive thinking about the role of transit in communities

- Joint Development
- TOC Initiatives

TOC DEMONSTRATION SITES

1. North Hollywood Station Joint Development
2. Duarte Station Redevelopment
3. El Monte Station
4. Crenshaw/LAX Line Joint Development
5. Willowbrook/Rosa Parks Station Improvement
6. Wardlow Station Redevelopment
7. Connect Us Action Plan
8. Golden State Specific Plan
Joint Development Lessons Learned

> Start with the basics
> Commit to meaningful community engagement, at the beginning, middle and end
> Embrace transparency, dialogue, and regular communication
> Make priorities clear and follow up appropriately
Joint Development: Process Updates

Community Vision/Development Guidelines
6-8 Months

Developer Solicitation & Selection
6-8 Months

Project Refinement & Contract Negotiation
12-24 Months

Permitting & Construction
18-24 Months

Community Participation

Crenshaw/LAX Development Guidelines Visioning

Joint Development Building Partnerships Event
Joint Development: Policy Updates

> 35% Affordable Housing Goal
> Discounted Ground Lease
> Labor and Construction Policies
> Unsolicited Proposals Policy

1st/Boyle Joint Development: 80 affordable apartment units
TOC Initiatives Lessons Learned

> Enable/incentivize partners and coordinate with others
> Ask questions and be creative in finding solutions
> Become a beacon of best practices
> Make staff resources available
TOC Initiatives: Enabling Municipalities

- TOC Toolkit of Best Practices
- TOD Planning Grant Program
- Technical Studies and Grant Writing Assistance
- Pilot Programs
- Local Return for TOC Activities
TOC Initiatives: Leveraging Partnerships

Platform LA, Culver City Station

Go Ave 26, Lincoln/Cypress Station

The Bloc Connection, 7th/Metro Station
TOC Initiatives: Best Practices

Transfers Design Guide
Improving Connections for a Seamless Trip

Metro

MAY 2018

METRO ADJACENT DEVELOPMENT HANDBOOK
A GUIDE FOR CITIES AND DEVELOPERS
Moving Forward: TOC v.2.0

> Metro’s commitment to realizing TOCs across LA County requires active cross-departmental coordination towards integrating TOCs into the transit corridor delivery process

> Next steps: Revising Joint Development Policy

TOC Implementation Plan

INTEGRATE TOC