1. Introductions and Background

2. Overview of Regional TOD Strategy

3. Issues and Opportunities
   - What are the recent TOD-related initiatives in your communities or agencies?
   - What are the challenges of CEQA and opportunities for streamlining its application?
   - What are the challenges of forecasting and managing travel demands, including parking requirements?
   - Are there land use policy and zoning barriers? What are the opportunities to enhance existing policy, including the Smart Growth Map and Toolbox?
   - What are the specific issues related to developing affordable housing?
   - What are the infrastructure and public facilities capacity challenges? What financing mechanisms can help to address capacity gaps?
   - What are the financing and market feasibility issues? What incentives could increase feasibility?
   - What broader district or system planning would make TODs more successful – last mile service, active transportation, urban design?
   - What communication messages and approaches have you found most effective in introducing TOD concepts to your community and getting support?
   - What key next steps should regional partners take to facilitate TOD?

4. Next Steps in Regional TOD Strategy