Position for CEQA Clearance

1. Create and take advantage of streamlined review opportunities (e.g., infill, TPAs and SB743)
2. Refine trip generation and vehicle parking requirements
3. Redefine transportation impact thresholds
Design for Place & Connections
1. Destinations and activity centers
2. A rich pedestrian & bicycle experience
3. Public and private circulators
4. For new growth and existing populations
5. Seamless integration with community

Oceanside TOD
REAL ESTATE READINESS/AFFORDABILITY

Position TODs to Create a Market or Capture One

1. Build on existing strengths
2. Consider underwriting criterion and investor opportunities and constraints
3. Leverage tax credit scoring
4. Create entitlement efficiency
Plan TODs for Both Market & Policy Requirements

1. Land use mix that the market can support
2. Parcel & ownership context
3. Capacity to support high quality transit
4. Existing context versus smart growth vision – how big is the difference?
Plan TODs for Capacity

1. Existing infrastructure capacity
2. Expanded infrastructure capacity
3. Engineering capacity and GP standards capacity
4. Capacity for phasing & growth
5. Facility financing capacity
FINANCING TOD INFRASTRUCTURE

Leverage Value for Financing

1. TIF
2. Special Assessment Districts
3. Special tax districts (CFDs)
4. Joint Development
5. Zoning for density, mixed-use, parking cost avoidance, and streamlining
6. Targeting of development and housing incentives