Planning and finance strategies for TOD, transit, and active transport

Start of Block: Thank you for participating in this survey! Your responses will be kept entirely

Q1.1 **Thank you for participating in this survey! Our research is investigating city goals, motivations, and policy and planning tools used to support transit-oriented development (TOD). Your responses will be kept entirely confidential. It should take about twenty minutes for you to complete it.  
   
For this survey, we define a "*high-quality* *transit*" location as any existing transit rail station; or a terminal served by a ferry system in a major metropolitan area; or a location with bus service maintaining average headways of 15 minutes or less during morning peak commute hours (from 6:30 to 8:30 AM on a given weekday). Otherwise, "transit" refers to any level of service and mode.**

Q1.2 **City:**${m://ExternalDataReference}

Q1.3 **Name**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Q1.4 **Job title**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

End of Block: Thank you for participating in this survey! Your responses will be kept entirely

Start of Block: Q1 Has your city adopted policies and programs to support:

|  |
| --- |
|  |

Q2.1   
**General questions about transit-oriented development (TOD) in your city**   
    
**Has your city adopted policies, plans, or programs to support:**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Yes** | **No** | **Don't  know** |
| Transit-oriented development (development near transit)? |  |  |  |
| Expansion of transit facilities? |  |  |  |
| Expansion of transit service? |  |  |  |
| Provision of bicycle/pedestrian facilities? |  |  |  |

|  |
| --- |
|  |

Q2.2 **Has your city officially designated specific areas (zones) where TOD is meant to be supported in areas within one-quarter mile of high-quality transit?**

* Yes
* No
* Don't know

|  |
| --- |
|  |

Q2.3 Do your city's des**ignated TOD zones coincide with priority growth zones designated in your MPO's regional plan (its Regional Transportation Plan/Sustainable Communities Strategy)?**

* Yes
* No
* Some yes, others no
* Don't know

Q2.4 How many TOD zones has your city designated? Please specify (approximate number is fine):

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

End of Block: Q1 Has your city adopted policies and programs to support:

Start of Block: Q3.

|  |
| --- |
|  |

Q3.1 What type(s) of development does your city prioritize for areas near transit?

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Not a**  **priority** | **Medium   priority** | **Top    priority** | **Don't   know** |
| Retail development |  |  |  |  |
| Office development |  |  |  |  |
| Hotel(s) |  |  |  |  |
| Other commercial development |  |  |  |  |
| Residential development |  |  |  |  |
| Affordable housing development |  |  |  |  |
| Public services development (recreational/ educational etc.) |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |

End of Block: Q3.

Start of Block: Q4.

|  |
| --- |
|  |

Q4.1 What share of the new jobs and homes that you anticipate your city will add over the next ten years do you expect will locate near high-quality transit?

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **<10%** | **10 to 25%** | **25 to 50%** | **50 to 75%** | **75 to 100%** | **Don't know** |
| Share of *new jobs* that will locate near high quality transit: |  |  |  |  |  |  |
| Share of *new housing units* that will locate near high quality transit: |  |  |  |  |  |  |

Q4.2 Approximately how many new housing units do you expect that your city will add over the next ten years located near high-quality transit?

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

End of Block: Q4.

Start of Block: Q6.

|  |
| --- |
|  |

Q5.1 **Motivations and barriers for TOD in your city**   
    
**Please indicate the importance to your city's elected leaders of the following motivations and objectives for adopting TOD policies and programs:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Not important** | **Somewhat important** | **Very important** | **Don't know** |
| Job growth |  |  |  |  |
| Housing growth |  |  |  |  |
| Provide affordable housing/achieve RHNA target |  |  |  |  |
| Mobility/accessibility improvements |  |  |  |  |
| Community revitalization/livability |  |  |  |  |
| Environmental benefits (e.g. reduce VMT/GHGs) |  |  |  |  |
| Fiscal/budget impacts |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |

|  |
| --- |
|  |

Q5.2 What do you think are the major barriers/obstacles to achieving development in areas near transit in your city?

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Not an obstacle** | **Moderate obstacle** | **Major obstacle** | **Don't know** |
| Inadequate transit facilities |  |  |  |  |
| Inadequate frequency of transit service |  |  |  |  |
| Inadequate infrastructure other than transit |  |  |  |  |
| Resident concerns/opposition |  |  |  |  |
| Difficulty assembling land parcels |  |  |  |  |
| Lack of vacant land |  |  |  |  |
| Low market interest in new development |  |  |  |  |
| Inadequate multi-jurisdictional coordination (e.g. with transit agencies, other cities, MPO) |  |  |  |  |
| Remediation needs |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |

|  |
| --- |
|  |

Q5.3 **How high is market interest in pursuing development in areas near transit in your city?**

* Low throughout city
* Low in some areas, moderate in others
* Moderate throughout city
* Moderate in some areas, higher in others
* High throughout city
* Don't know

End of Block: Q6.

Start of Block: Q9.

|  |
| --- |
|  |

Q6.1 **Has your city identified infrastructure deficits in areas near transit?**

* Yes
* No
* Don't know

|  |
| --- |
|  |

Q6.2 **Please indicate which of the following sorts of infrastructure your city has identified as needing improvement in areas near high quality transit, and whether finding adequate funding to upgrade the infrastructure poses a significant challenge to achieving TOD goals in your city.**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Need improvement?** | | | **(If yes) How much of a funding challenge?** | | | |
|  | Yes | No | Don't know | Minimal | Moderate | Significant | Don't know |
| Roadways |  |  |  |  |  |  |  |
| Transit facilities |  |  |  |  |  |  |  |
| Bicycle facilities |  |  |  |  |  |  |  |
| Pedestrian facilities |  |  |  |  |  |  |  |
| Sewer/waste management facilities |  |  |  |  |  |  |  |
| Water facilities |  |  |  |  |  |  |  |
| Parks |  |  |  |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |  |  |  |

|  |
| --- |
|  |

Q6.3 What share of proposed TOD projects or plans in your city has generated significant concerns or opposition from nearby residents and/or firms or workers?

* None
* A few
* Some
* Most
* Almost all or all
* Don't know

|  |
| --- |
|  |

Q6.4 **What share of TOD projects in your city has generated local concerns about gentrification or displacement of existing residents?**

* None
* A few
* Some
* Almost all or all
* Don't know

End of Block: Q9.

Start of Block: Q11.

|  |
| --- |
|  |

Q7.1   
**TOD policies you have adopted**  
   **Please indicate if your city has adopted any of the following policies and strategies**to support development near transit**, and if so, how important you consider them to be for achieving your city's TOD goals.**   
    
***1. Planning and CEQA strategies***

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Have you adopted?** | | | **(If yes) How important is this policy for achieving your TOD goals?** | | | |
|  | Yes | No | Don't know | Not important | Somewhat important | Very important | Don't know |
| Specific Plans for TOD zones |  |  |  |  |  |  |  |
| Permit streamlining in TOD zone(s), to expedite procedures |  |  |  |  |  |  |  |
| CEQA tiering from Specific Plans |  |  |  |  |  |  |  |
| CEQA infill streamlining options not based on tiering |  |  |  |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |  |  |  |

|  |
| --- |
|  |

Q7.2 ***2. Regulatory strategies***

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Have you adopted?** | | | **(If yes) How important for achieving your TOD goals?** | | | |
|  | Yes | No | Don't know | Not important | Somewhat important | Very important | Don't know |
| Upzoning |  |  |  |  |  |  |  |
| Mixed use zoning, e.g. through form-based code |  |  |  |  |  |  |  |
| Pedestrian or bike overlay zone |  |  |  |  |  |  |  |
| Reduced parking requirements |  |  |  |  |  |  |  |
| Parking pricing strategy |  |  |  |  |  |  |  |
| Transportation demand management program or ordinance |  |  |  |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |  |  |  |

|  |
| --- |
|  |

Q7.3 ***3. Development incentives for affordable housing and other projects***

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Have you adopted?** | | | **(If yes) How important for achieving your TOD goals?** | | | |
|  | Yes | No | Don't know | Not important | Somewhat important | Very important | Don't know |
| Density bonus for affordable housing |  |  |  |  |  |  |  |
| Inclusionary housing ordinance |  |  |  |  |  |  |  |
| Development impact fees for affordable housing |  |  |  |  |  |  |  |
| Subsidies (e.g. fee and tax waivers) for affordable housing |  |  |  |  |  |  |  |
| Subsidies (e.g. fee and tax waivers) for projects with no affordable housing component |  |  |  |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |  |  |  |

|  |
| --- |
|  |

Q7.4 ***4. Funding/finance strategies for infrastructure***

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Have you adopted?** | | | **(If yes) How important for achieving your TOD goals?** | | | |
|  | Yes | No | Don't know | Not important | Somewhat important | Very important | Don't know |
| Development impact fee(s) for transportation which are lower in TOD zones |  |  |  |  |  |  |  |
| Business Improvement District |  |  |  |  |  |  |  |
| Community facilities (Mello-Roos) district |  |  |  |  |  |  |  |
| Enhanced Infrastructure Financing District |  |  |  |  |  |  |  |
| Community Revitalization and Investment Authority |  |  |  |  |  |  |  |
| Capital improvement plan tied to finance tools |  |  |  |  |  |  |  |
| Bond measure |  |  |  |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |  |  |  |

|  |
| --- |
|  |

Q7.5 **How many Specific Plans (area plans) has your city adopted that support densification in areas near transit in your city?**

* None
* One
* Two
* Three to five
* Five to ten
* Ten to twenty
* More than twenty
* Don't  know

|  |
| --- |
|  |

Q7.6 How extensively does your city coordinate with transit agencies when developing the Specific Plans (area plans)?

* Not much
* Somewhat
* Extensively
* Don't know

End of Block: Q11.

Start of Block: Q13.

|  |
| --- |
|  |

Q8.1 Transportation impact fees  
   
 Does your city impose development impact fees for transportation?

* Yes
* No
* Don't know

|  |
| --- |
|  |

Q8.2 **Does/do your city's transportation impact fee(s) provide funds for transit, bicycle, and/or pedestrian facilities in addition to roadway improvements?**

* Yes
* No
* Don't know

|  |
| --- |
|  |

Q8.3 **Is/are your city's development impact fee(s) for transportation based, at least in part, on determination of automobile level of service (LOS) impacts?**

* Yes
* No
* Don't know

|  |
| --- |
|  |

Q8.4 **Does your city exempt certain project types, and/or impose a lower impact fee, in areas near transit?**

* Yes
* No
* Don't know

|  |
| --- |
|  |

Q8.5 **Does concern about setting fees too high to attract development and/or does**competition with neighboring cities **influence your city's impact fee levels?**

* Yes
* No
* Don't know

End of Block: Q13.

Start of Block: Q14.

|  |
| --- |
|  |

Q9.1 Senate Bill (SB) 743 modifies CEQA guidelines for review of transportation impacts of development projects, with new state guidelines recommending analysis and mitigation of impacts on vehicle miles traveled (VMT). After the guidelines go into effect in 2020, what metric(s) does your city intend to use as a basis for applying conditions of development approval --only VMT standards under CEQA, or only automobile LOS standards outside of CEQA, **or both LOS and VMT, or alternative metrics?**

* VMT only
* LOS only
* VMT and LOS
* VMT and other metrics
* LOS and other metrics
* VMT, LOS, and other
* Other metrics
* Don't know

|  |
| --- |
|  |

Q9.2 **Does your city plan to revise (or has it revised) its transportation impact fee(s) to address VMT impacts, pursuant to SB 743?**

* Have revised
* Will revise
* May revise
* No plan to revise
* Don't  know

End of Block: Q14.

Start of Block: Q15.

|  |
| --- |
|  |

Q10.1 **How difficult do your city's elected officials and planners find it to balance and integrate policies to promote affordable housing, other development, and multi-modal transport improvements in areas near transit?**

* Not difficult
* Somewhat difficult
* Very difficult
* Don't know

|  |
| --- |
|  |

Q10.2 How adequate are your city's financing tools and planning capacity for achieving your TOD goals?

* Inadequate
* Somewhat inadequate
* Adequate
* Don't know

End of Block: Q15.

Start of Block: Q17.

|  |
| --- |
|  |

Q11.1   
**State and regional programs and policies to promote TOD**   
  **Which, if any, of the following state and regional funding sources has your city received for projects in areas near transit, and h**ow important has the funding been for achieving your city's TOD goals, if received**?**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Have you received?** | | | | **(If received) How important to achieving your TOD goals?** | | | |
|  | Have not applied | Applied but did not receive | Have received | Don't know | Not important | Somewhat important | Very important | Don't know |
| California Climate Investment program grant (such as the Affordable Housing and Sustainable Communities Program) |  |  |  |  |  |  |  |  |
| Sustainable Communities Planning Grant from Caltrans |  |  |  |  |  |  |  |  |
| Sustainable Communities Planning Grant from Strategic Growth Council |  |  |  |  |  |  |  |  |
| MPO planning grant |  |  |  |  |  |  |  |  |
| MPO project grant |  |  |  |  |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |  |  |  |  |

End of Block: Q17.

Start of Block: Q18

|  |
| --- |
|  |

Q12.1   
**Summarizing strengths and weaknesses of TOD policymaking**   
  **How influential/important have the following state, regional, and local policies and programs been in supporting your city's TOD goals and objectives? (Consider their*relative* importance.)**   
    
***1. State programs and policies***

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Not influential/ important** | **Somewhat influential/   important** | **Very influential/ important** | **Don't know** |
| CEQA streamlining provisions for infill |  |  |  |  |
| SB 743 CEQA provisions (evaluate/mitigate for VMT) |  |  |  |  |
| RHNA, other housing requirements (e.g. SB 35) |  |  |  |  |
| State competitive grants through California Climate Investment (CCI) programs |  |  |  |  |
| State funding for transit and active transport (not CCI) |  |  |  |  |
| State funding for affordable housing (not CCI) |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |

|  |
| --- |
|  |

Q12.2   
***2. Regional programs and policies***

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Not influential/ important** | **Somewhat influential/   important** | **Very influential/ important** | **Don't know** |
| SCS plans developed by MPO under SB 375 |  |  |  |  |
| MPO competitive grant programs |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |

|  |
| --- |
|  |

Q12.3   
***3. Local programs and policies***

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Not influential/ important** | **Somewhat influential/   important** | **Very influential/ important** | **Don't know** |
| Permit streamlining |  |  |  |  |
| Incentives for development (e.g. density bonuses) |  |  |  |  |
| Conditions of development (e.g inclusionary zoning) |  |  |  |  |
| Infrastructure improvements near transit |  |  |  |  |
| Plan-making, e.g with cities, transit agencies, MPOs |  |  |  |  |
| Other (optional, please specify): |  |  |  |  |

End of Block: Q18

Start of Block: Q19

|  |
| --- |
|  |

Q13.1 **Which of these tools/mechanisms most need to be strengthened through state and/or regional policymaking, in order to support your city's TOD goals?**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Needs to be strengthened** | **Adequate    as is** | **Don't  know** |
| Locally available finance tools |  |  |  |
| State/regional funding for transit and active transport |  |  |  |
| State/regional funding for affordable housing |  |  |  |
| CEQA streamlining for infill |  |  |  |
| Plan-making with other cities, transit agencies, MPOs |  |  |  |
| Other(optional, please specify): |  |  |  |

Q13.2 **Please use the following space to provide further comments about your city's experience developing effective tools and methods to support TOD, and how they could be strengthened to address challenges and opportunities for achieving TOD goals in your city.**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

End of Block: Q19