

Planning, Policy,  
&  
Programming

DECEMBER 2020

Project Title:  
Case studies on Local Finance and  
Planning Mechanisms for Transit  
Oriented Development (TOD),  
Transit, and Active Transport

Task Number: 3330

Start Date: January 1, 2020

Completion Date: December 31,  
2020

Task Manager:  
Kayo Lao  
kayo.lao@dot.ca.gov

## Case studies on Local Finance and Planning Mechanisms for TOD, Transit, and Active Transport

Investigate finance and planning mechanisms that California cities use to support transit-oriented development, transit, and active transport.

### WHAT IS THE NEED?

The projects are relevant to several California state policies and programs that support transit-oriented development (TOD), transit, and active transport (AT), to help achieve sustainability and climate policy goals. These policies include Senate Bill 375 (SB 375), which calls for regional plans for transportation and land use to promote efficient development patterns, and SB 743, which modifies environmental review and mitigation guidelines for transport-related impacts of development projects.

To support efficient transport and land use, the state of California has launched programs funded through greenhouse gas (GHG) cap-and-trade revenue to provide support for transit/AT and TOD.

### WHAT ARE WE DOING?

Through an on-line survey of city planning directors in the state's four largest regions, the research study is identifying local goals, motivations, and perceived obstacles and opportunities for promoting TOD and transit/AT, as well as perceived utility and interplay of different finance and planning mechanisms in achieving local goals.

In addition to the survey, the research methods will include a limited number of interviews with planners, consultants, and TOD stakeholders, and limited case study analysis. Obstacles and opportunities the researchers are investigating include market interest in infill, infrastructure deficits in TOD zones, and community support or resistance.



DRISI provides solutions and  
knowledge that improves  
California's transportation system

Tools and mechanisms they are investigating include Specific Plans, environmental review and zoning standards, development impact fees, and other conditions for development approval that promote transit/AT and equitable TOD. The researchers are also investigating how and whether access to state and regional resources has influenced local strategies. Survey findings will be analyzed in connection to information on city characteristics including built-environment factors (e.g., density and transit access), housing growth, and demographic, fiscal, and political characteristics.

## WHAT IS OUR GOAL?

This research addresses various state policies and programs that affect Caltrans' interests, as they touch upon local actions to support environmentally efficient and equitable infill development and multimodal transport. For example, Caltrans' long-range plan, California Transportation Plan (2040), released in 2016, and Caltrans' Strategic Management Plan underscore the need to link compact, efficient development with multimodal transport access, to promote sustainable development.

## WHAT IS THE BENEFIT?

This research is pertinent to performance-based planning and use of big data because it will touch on local use of travel demand models and other tools and metrics for performance measurement, for example in connection to SB 743 compliance, transportation demand management (TDM) ordinances, and nexus studies for impact fees.

## WHAT IS THE PROGRESS TO DATE?

In October 2020, the research team completed case studies for the "strategic sample" cities and drafted the final report, which they will integrate with last year's report for the project.