

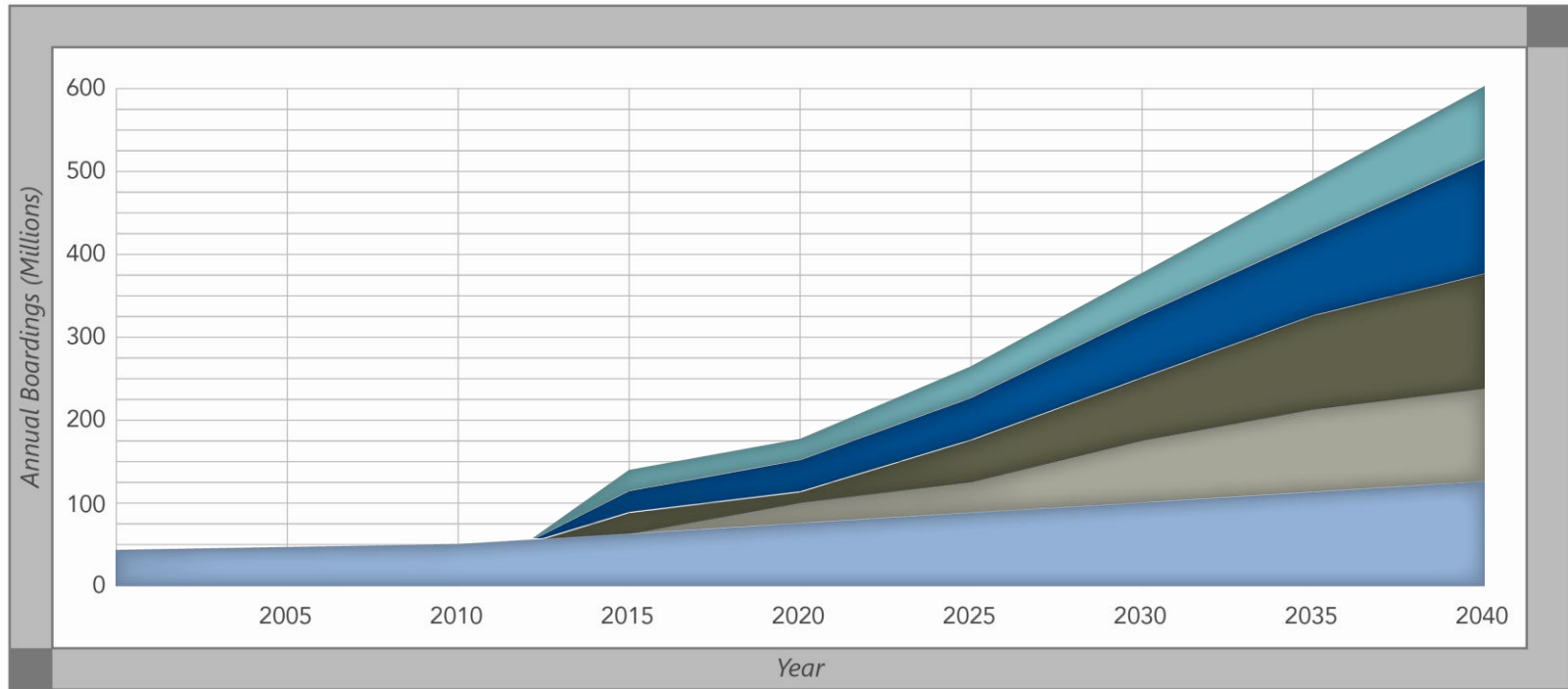


Financing TOD: Understanding Opportunities and Overcoming Risks

Matt Sibul
UTA, Chief Planning Officer

Christina Oliver
UTA, TOD Department Manager

Transit Ridership - Envisioning the Future



Current System with 2015 Program

Transit Oriented Development

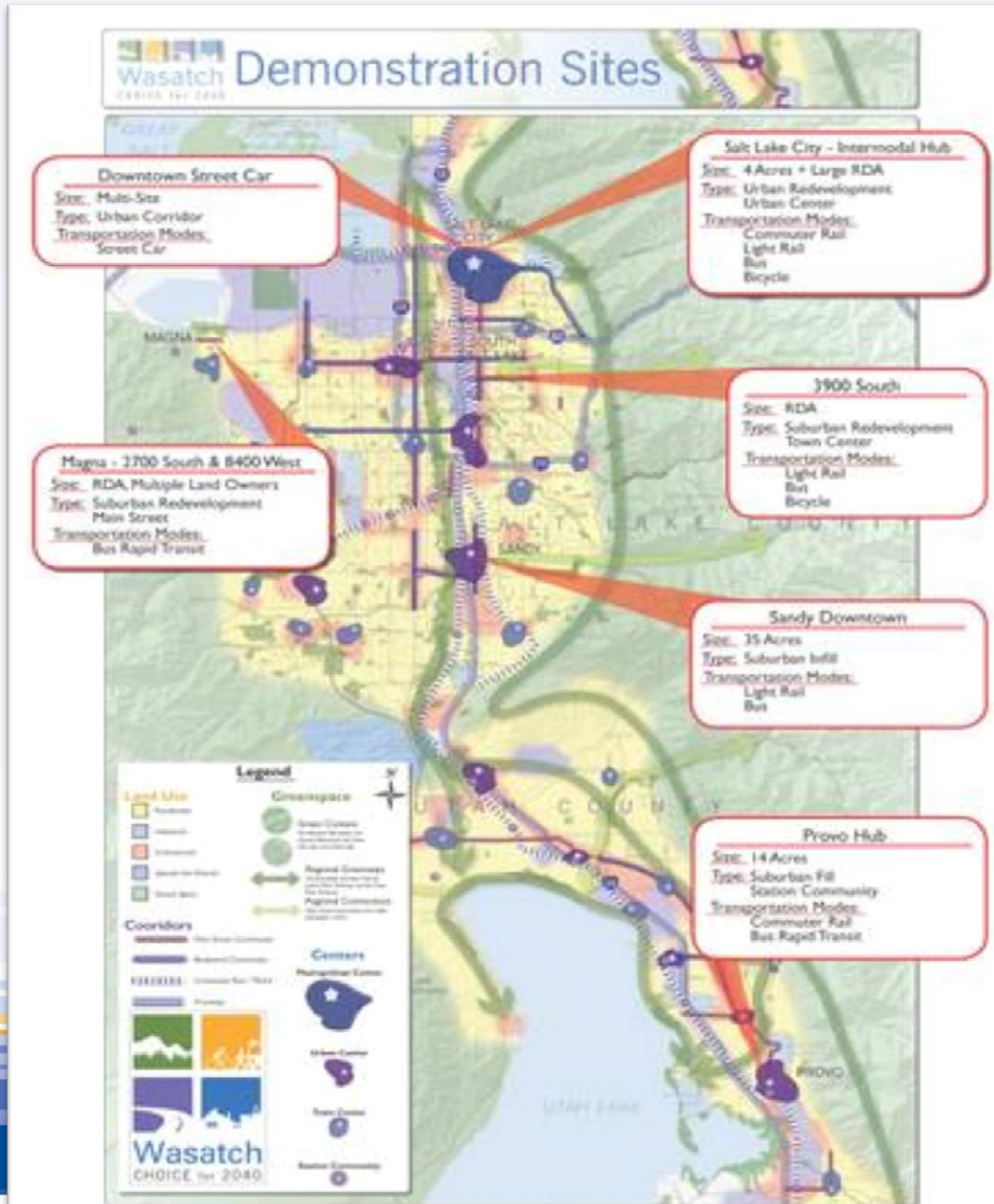
Additional Transit Investment of RTP

Congestion Pricing

Robust Pedestrian and Bike Program



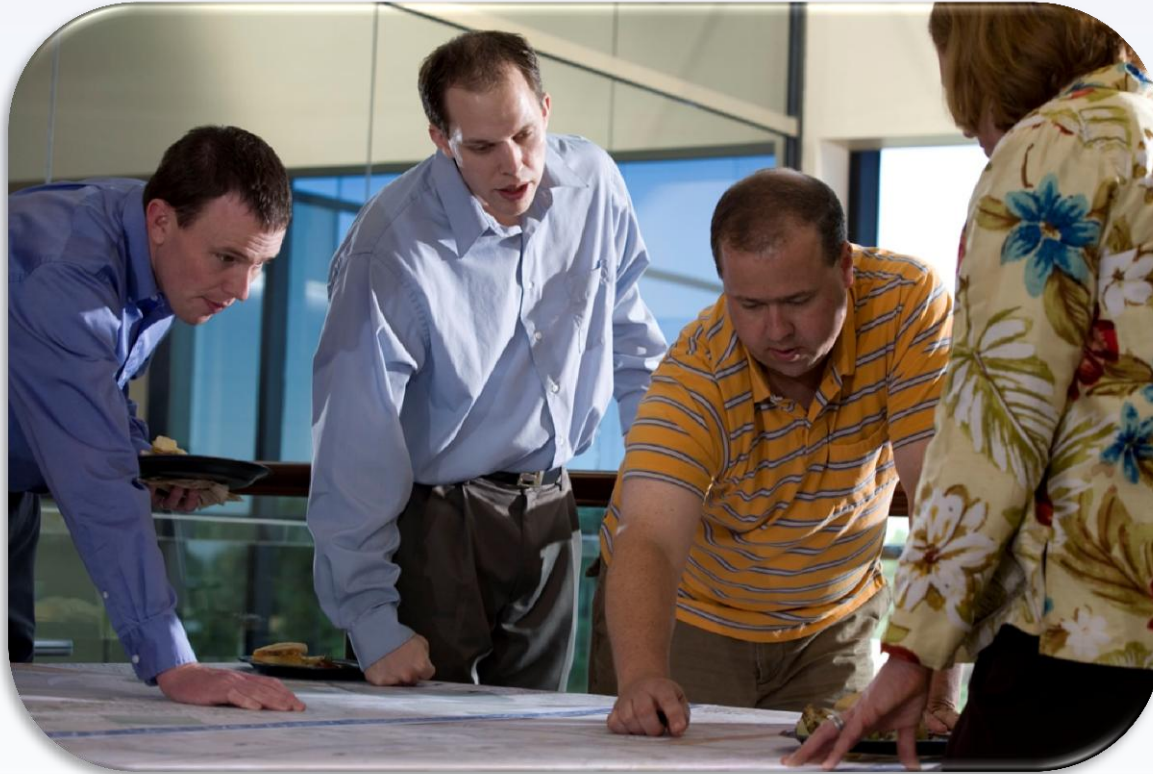
Goal: Identify and Overcome Financial Barriers to TOD



Process:

- Step One: Gather Stakeholder Feedback
- Step Two: Site Specific Research and Business Plan Creation
- Step Three: Implement Business Plan
- Step Four: Disseminate Lessons Learned and Apply Region-wide

Step One: Gather Stakeholder Feedback



Step One: Gather Stakeholder Feedback

- “Incentives for TOD need to be clearly defined”
- “Market demand for TOD in Utah has not been proven”
- “Lenders are skeptical about TOD”
- “There are too many TOD sites emerging for this market to support”
- “Title entanglements are cost prohibitive”
- “Gap financing is tough to come by...”

Step One: Gather Stakeholder Feedback

- “Money is out there, site risks along transit corridors are the biggest barriers”
- NIMBYism
- Unaddressed environmental concerns
- Parking replacement ratios
- Lack of funding sources for the NRG’s
- Planning and zoning issues...say no more

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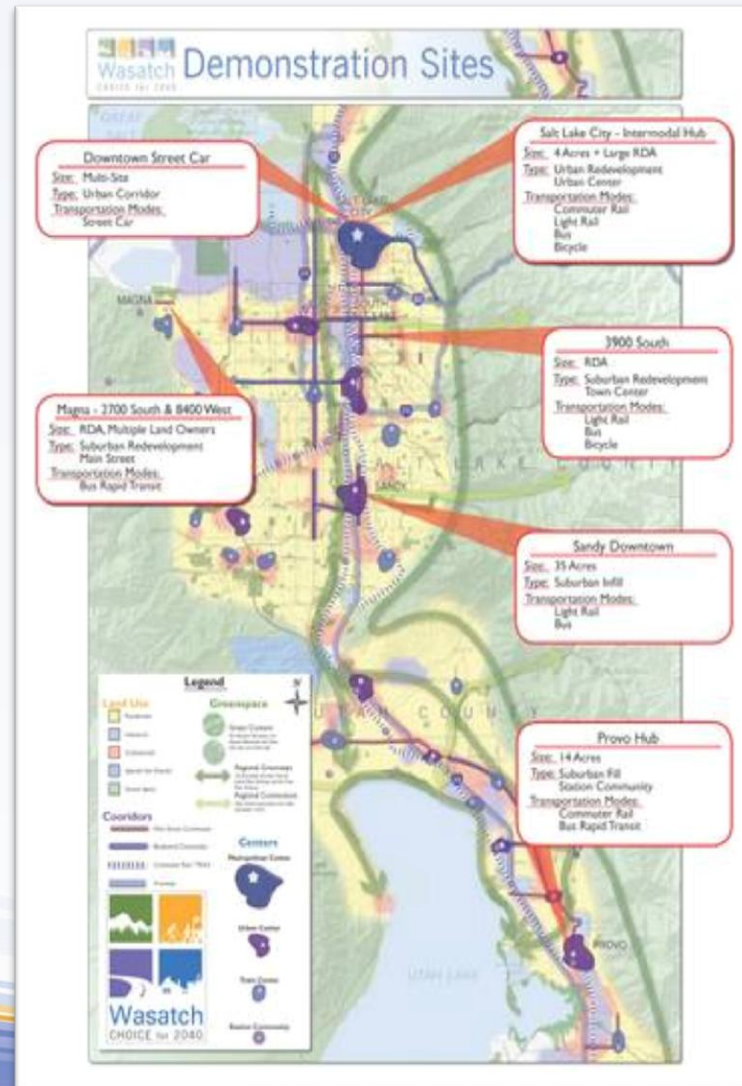
Step Two: Site Specific Research and Business Plan Creation

- Deep dive at each site to indentify top barriers
- Develop mitigation plan for each barrier
- Create a market based business plan



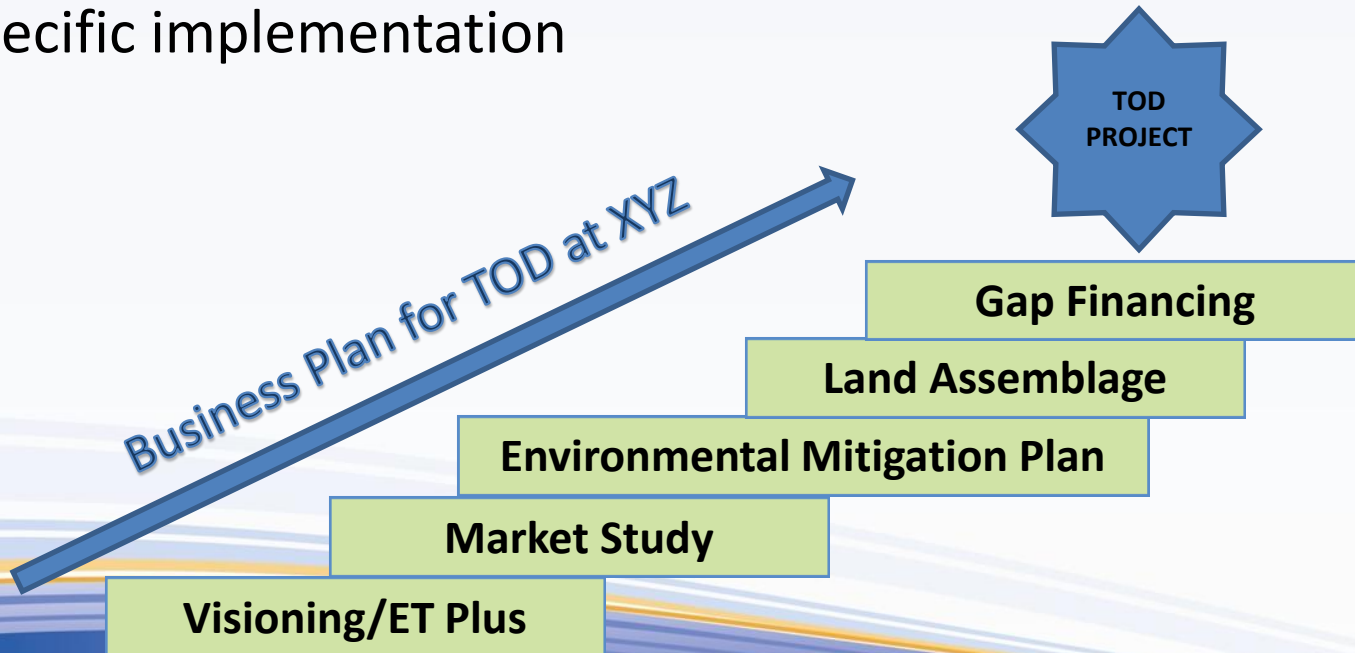
Step Three: Implement Business Plan

- Initial steps to implementation started as appropriate
- City remains in the driver seat



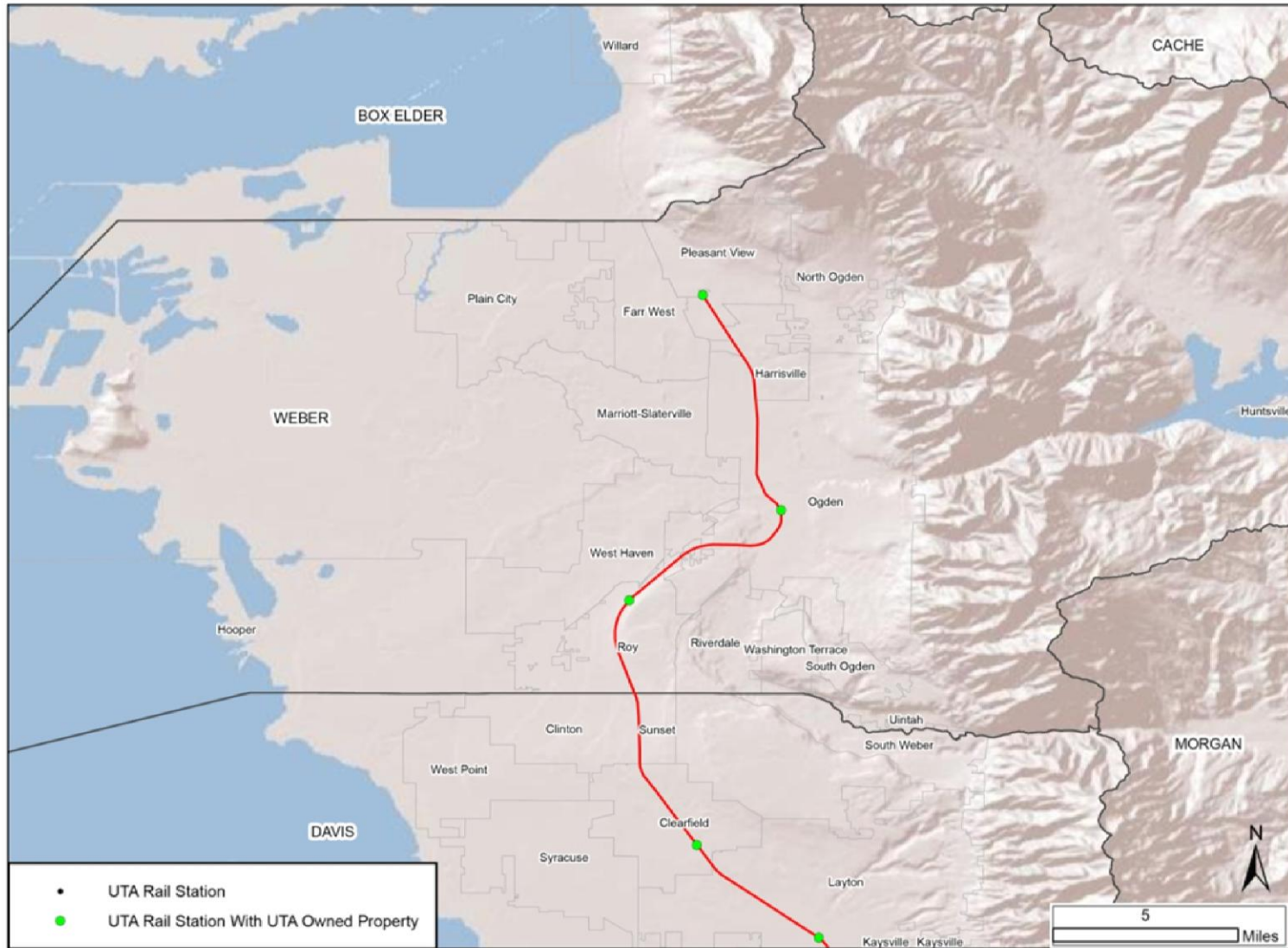
Step Four: Disseminate Lessons Learned and Apply Region-wide

- Host regional workshops that provide open forums for discussion about lessons learned
- Provide education on tools available and suggestions for site specific implementation

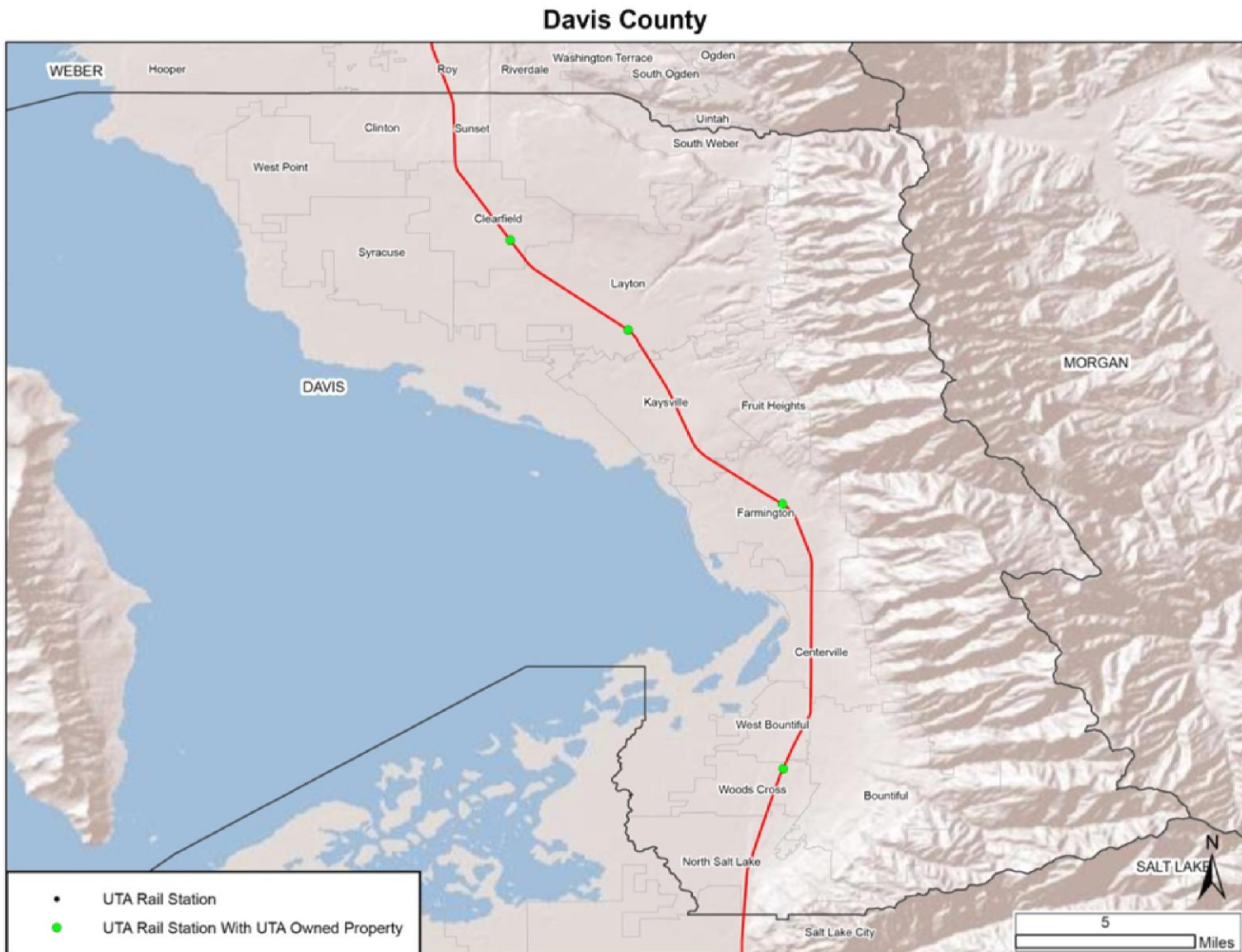


Step Four (cont.): Regional Thinking

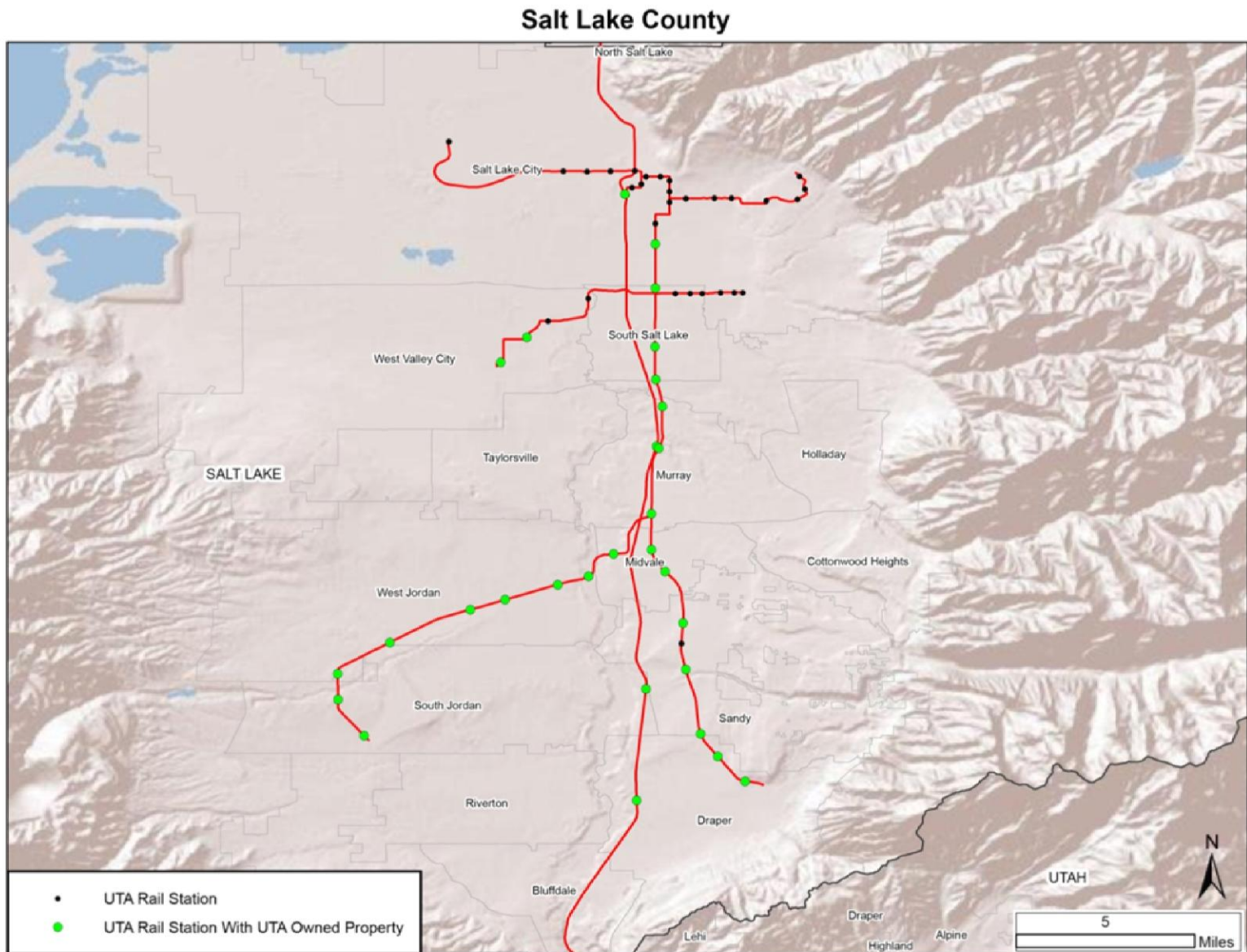
Weber County



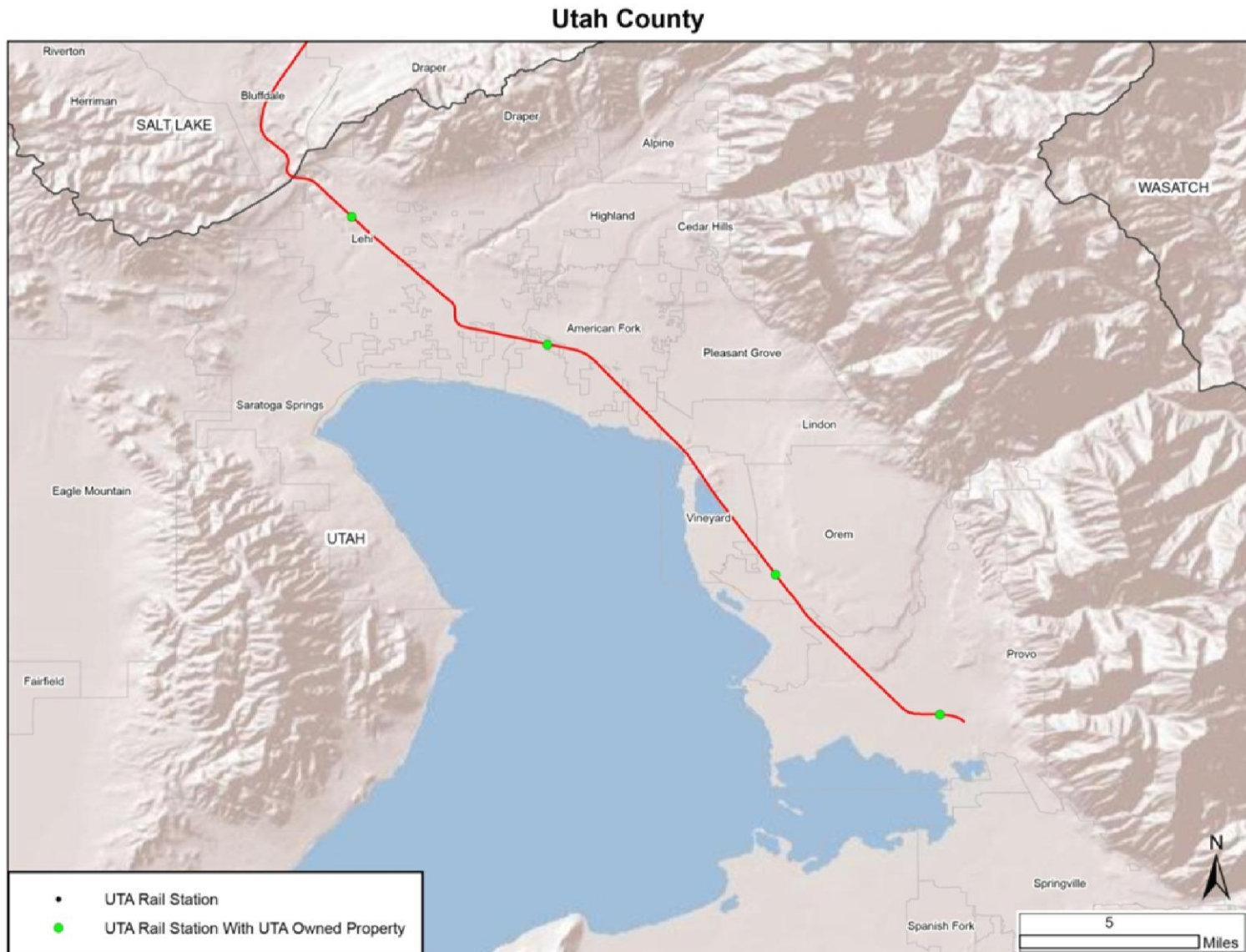
Step Four (cont.): Regional Thinking



Step Four (cont.): Regional Thinking



Step Four (cont.): Regional Thinking



What can you do to help?

- Provide guidance
- Be a resource
- Be an advocate



How can you get or stay involved?

- Drop your business card off at the door before you leave and we will email you opportunities for involvement.



Questions for the audience:

- Does this program as outlined make sense?
- What are we doing well?
- What are we missing?

Thank You

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Open Q & A