

# PD-H04

## HOW-TO PREPARE A SITE LEVEL TOD PLAN



A step-by-step process guided by a series of task-based actions that will assist cities to plan and implement TOD at the site level

*Type: Step-by-Step Guide*



**Disclaimer:** The Transit-Orientated Development Implementation Resources & Tools knowledge product is designed to provide a high-level framework for the implementation of TOD and offer direction to cities in addressing barriers at all stages. As the context in low and middle-income cities varies, the application of the knowledge product must be adapted to local needs and priorities, and customized on a case-by-case basis.

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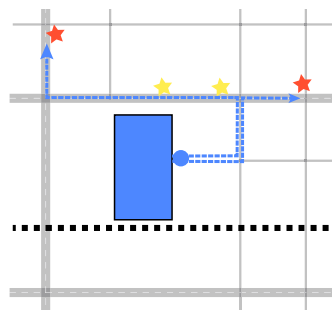
# 01

## IDENTIFY SITE CONTEXT

To understand the development opportunities and constraints.

### ASSESS THE SITE CONTEXT BASED ON

- Location
- Connectivity
- Surrounding Development



# 02

## REVIEW OF PLANNING DOCUMENTS

To apply development norms within the transit influence zone.



### DATA SOURCES

- Land Use as per Master Plan/Development Plan/ Comprehensive plan/Overlays if applicable
- Building Regulations
- Road safety policies and street design guidelines
- Other relevant Policies and Codes

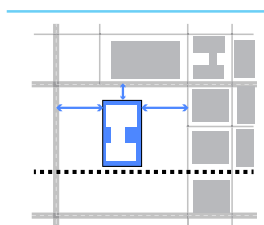
# 03

## CONDUCT EXISTING CONDITIONS BASELINE ASSESSMENT

To gain an understanding of the existing or desired level of activity to develop TOD projects. Elements include:

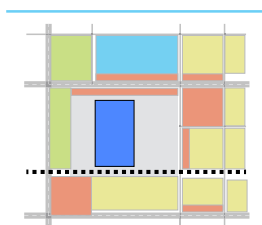
### STATION AREA CHARACTER

Site History | Population | City-wide Context



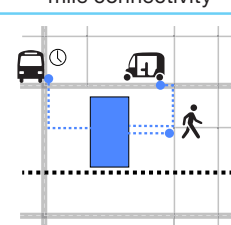
### DEVELOPMENT

Existing/Proposed Land Use | Surrounding Buildings | Land Ownership



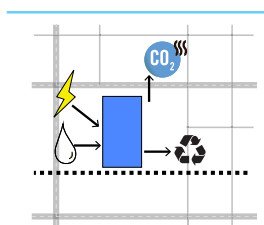
### ACCESSIBILITY

Pedestrian and Bicycle Network and safety | Safe access to mass transit | Feeder Transport network| First and last mile connectivity



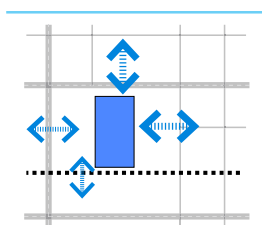
### EXISTING INFRASTRUCTURE

Roadways | Utilities | Safety assessment for all road users | Public Facilities



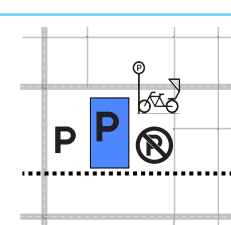
### URBAN DESIGN

Street Grid and inventory | Setbacks | Heights | Building Forms | Open Spaces



### PARKING

On-Street | Off-Street | Legal and Illegal Spaces | Park and Ride | Cycle parking | IPT parking



## 04

## CONDUCT AN OPPORTUNITIES AND CONSTRAINTS ANALYSIS

To gauge the level of interventions needed to make the site TOD compatible.

## COMPONENTS TO BE EVALUATED

- Real Estate Potential
- Mobility & Circulation
- Road Safety
- Mix of Land Uses
- Urban Design

## 05

## PREPARE SITE DEVELOPMENT PROGRAM ALTERNATIVES

To determine the highest and best use for the site and select a preferred alternative.

## EXAMPLE

Improving Connectivity

## EXAMPLE

Enabling Road Safety

## EXAMPLE

Optimizing mix of uses

## EXAMPLE

Creating Destination

## 06

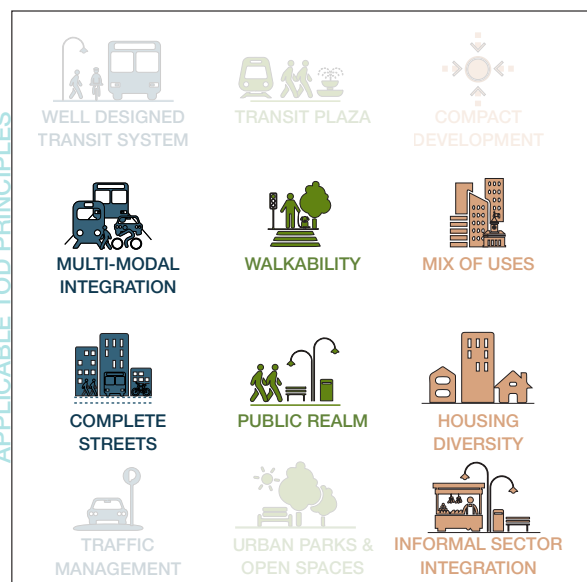
## DEVELOP CONCEPTUAL SITE MASTER PLAN AND URBAN DESIGN SCHEME

To translate the site development program into a physical layout plan with supporting street design and built form.

## COMPONENTS OF A SITE LEVEL PLAN

- Physical Site Plan
- Building Architecture
- Circulation Plan including road safety measures
- Parking Plan
- Landscape Plan
- Site Infrastructure Plan
- Phasing Strategy

APPLICABLE TOD PRINCIPLES



## 07

## FINANCIAL AND IMPLEMENTATION STRATEGY

## COMPONENTS:

- Project costs and revenues
- Phasing Plan
- Institutional Framework



