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
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
- 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 shall include:

- STATION AREA CHARACTER
  - Site History | Population | City-wide Context

- DEVELOPMENT
  - Existing/Proposed Land Use | Surrounding Buildings | Land Ownership

- ACCESSIBILITY
  - Pedestrian and Bicycle Network | Transit Access | Feeder Transport

- EXISTING INFRASTRUCTURE
  - Roadways | Utilities | Public Facilities

- URBAN DESIGN
  - Street Grid | Setbacks | Heights | Building Forms | Open Spaces

- PARKING
  - On-Street | Off-Street | Legal and Illegal Spaces | Park and Ride
### 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
- 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
- Optimizing mix of uses
- 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
- Parking Plan
- Landscape Plan
- Site Infrastructure Plan
- Phasing Strategy

### 07 FINANCIAL AND IMPLEMENTATION STRATEGY
**COMPONENTS:**
- Project costs and revenues
- Phasing Plan
- Institutional Framework