

# Examples of How Transit Supportive Policies Can Be Implemented Through Development Projects

FINAL  
DRAFT

Phases

Tasks &  
Decision-  
Making

	1 <b>Project Concept &amp; Feasibility</b>	2 <b>Planning, Design, &amp; Engineering</b>	3 <b>Construction</b>	4 <b>Occupancy, Operations, &amp; Maintenance</b>
<b>General Site Development Tasks</b>	<ul style="list-style-type: none"> <li>➤ Consider Site Location Options</li> <li>➤ Conduct Environmental Assessments</li> <li>➤ Complete Market Research &amp; Feasibility</li> <li>➤ Identify Incentives</li> <li>➤ Determine Financing</li> <li>➤ Prepare Initial Project Concepts</li> <li>➤ Purchase Property</li> </ul>	<ul style="list-style-type: none"> <li>➤ Engage with Community Stakeholders</li> <li>➤ Purchase Property</li> <li>➤ Obtain Entitlements</li> <li>➤ Undertake Design Development (<i>coordinated architectural, structural, building, and civil</i>)</li> <li>➤ Create Construction Drawings</li> </ul>	<ul style="list-style-type: none"> <li>➤ Obtain Permits</li> <li>➤ Construction of Site Elements:                             <ul style="list-style-type: none"> <li>▪ Structures</li> <li>▪ Landscape</li> <li>▪ Streetscape</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ Activate and Promote Site</li> <li>➤ Maintain Property</li> <li>➤ Remain Code Compliant</li> </ul>
<b>Development Tasks Involving Engagement with the City of Tucson</b>	<ul style="list-style-type: none"> <li>▪ Utilize Recruitment and Business Assistance Services Through: City Economic Initiatives Office, Az Commerce Authority, Sun Corridor, Rio Nuevo, Visit Tucson, and others</li> <li>▪ Obtain Site Location Assistance</li> <li>▪ Research Economic Initiatives &amp; Incentives</li> <li>▪ As Appropriate, Establish Development Agreements</li> <li>▪ Engage in pre-application discussions</li> </ul>	<ul style="list-style-type: none"> <li>▪ Conduct Plan Amendment, Rezoning, and/or Variances</li> <li>▪ Develop Traffic Impact Analyses</li> <li>▪ Go Through Development Review &amp; Permitting Process</li> <li>▪ Create Private Improvement Agreements</li> <li>▪ Obtain Water System Permits</li> </ul>	<ul style="list-style-type: none"> <li>▪ Utilize In Lieu Fees Options for Construction of Public Infrastructure</li> <li>▪ Go Through Development Review &amp; Permitting Process</li> <li>▪ Obtain Right of Way Permits</li> <li>▪ Submit Traffic Control Plans</li> <li>▪ Obtain Track Access Permits (<i>near Sun Link Streetcar route</i>)</li> <li>▪ Undergo Site Inspection</li> </ul>	<ul style="list-style-type: none"> <li>▪ Obtain Certificate of Occupancy</li> <li>▪ Apply for Business Licenses</li> <li>▪ Implement Travel Reduction Program</li> <li>▪ Operate Business and Manage Property Subject to Code Enforcement</li> </ul>
<b>Transit-Supportive Decision-Making: Parking Policies</b>	<ul style="list-style-type: none"> <li>» Encourage that onsite and offsite parking support sharing with surrounding properties and/or Park Tucson</li> </ul>	<ul style="list-style-type: none"> <li>» Incentivize Park-N-Ride spaces and enhanced transit stops</li> <li>» Separate parking from transit stops</li> <li>» Require parking be screened/not dominant</li> <li>» Require parking structures build 1-3 floors as convertible for future re-use</li> <li>» Support shared parking plans among uses promoted</li> </ul>		<ul style="list-style-type: none"> <li>» Encourage property managers and businesses to lead campaigns that support less driving</li> </ul>
<b>Transit-Supportive Decision-Making: Transit Policies</b>	<ul style="list-style-type: none"> <li>» Intentionally promote site locations that are near Frequent Transit Routes, or existing routes; if not possible, discuss cost-sharing options for adding a transit route or expanding FTN coverage</li> <li>» Encourage site development practices that incorporate transit facilities and connectivity</li> <li>» Highlight existing multimodal connectivity for promoted site locations, and potential for enhanced connections through site development</li> <li>» Market Deep Discount Pass Programs for future tenants, employees</li> </ul>	<ul style="list-style-type: none"> <li>» Encourage best practices for required Multi-modal Transportation Impact Analysis</li> <li>» Discuss participation in Travel Reduction Program for employees and residents</li> <li>» Require that on site circulation supports pedestrians, bicyclists, vehicles, ridehails, car share and bike share, and transit stops/access</li> <li>» Require pedestrian access from sidewalks onto/into site provided</li> <li>» Require that driveways do not impede transit stops or safe pedestrian/bicycle access</li> <li>» Enhance multimodal connections as part of development</li> </ul>	<ul style="list-style-type: none"> <li>» Traffic control plans support ADA access, and ensure safe pedestrian and cyclist through-access</li> <li>» Barricading allows safe pedestrian, cyclist, and transit rider access</li> <li>» Transit service is not interrupted, or if it must be, is well-planned and coordinated with Sun Tran/Sun Link</li> </ul>	<ul style="list-style-type: none"> <li>» City Leaders acknowledge and reward Partners and Champions that demonstrate leadership in encouraging transit and multi-modal transportation among employees, residents, customers, and neighbors through:                             <ul style="list-style-type: none"> <li>» Property and site design</li> <li>» Campaigns that support less driving and encourage transit and multi-modal use</li> <li>» High response rates on annual Travel Reduction Program surveys</li> <li>» Health campaigns that support active movement</li> </ul> </li> </ul>