



# Transit-Oriented Communities Policy

Climate Action Subcommittee

February 4, 2026

Planning & Economic Development

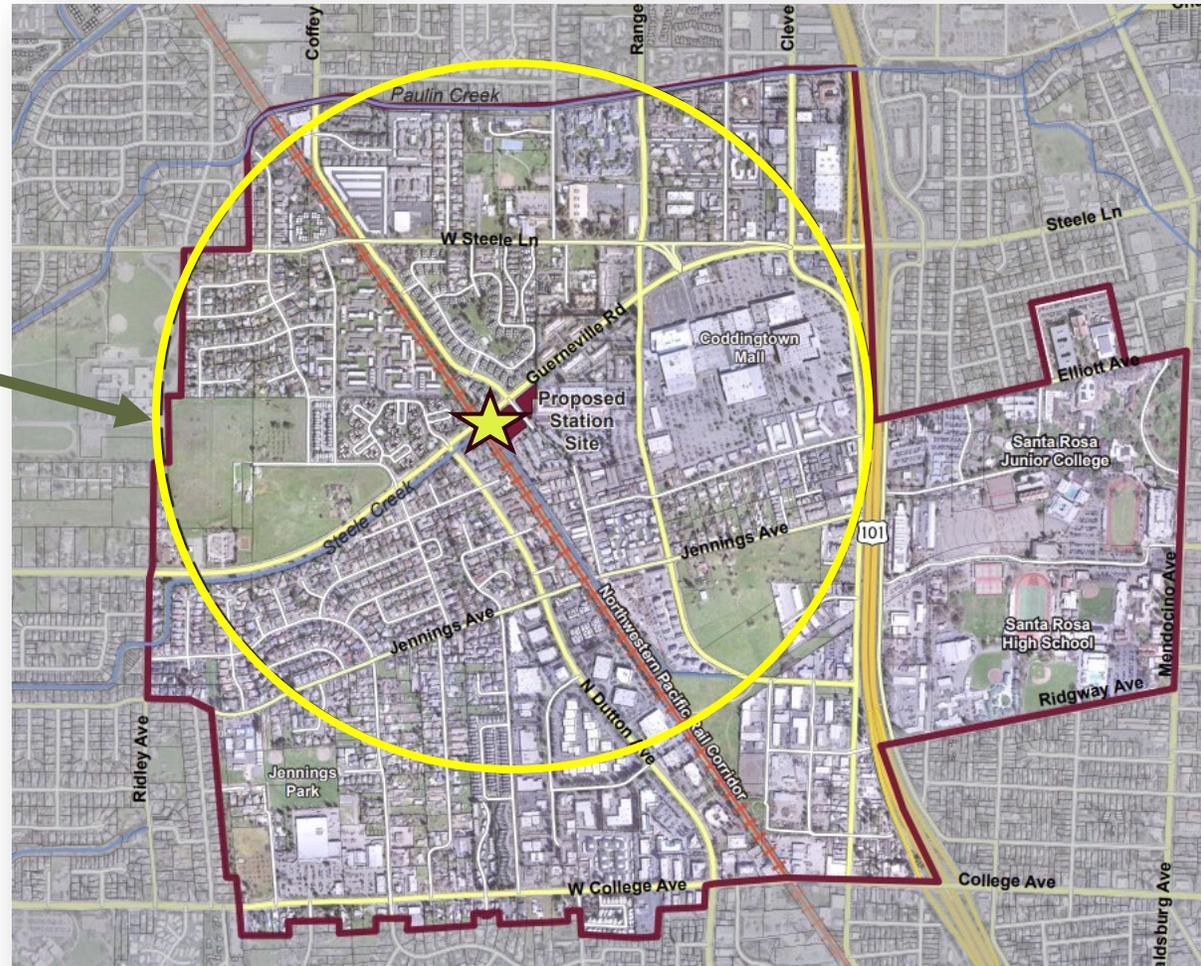
Amy Nicholson, Supervising Planner

# Transit Oriented Communities Policy

- Adopted by MTC in 2022 to support transit investment and create equitable, Transit-Oriented Communities (TOC)
- Future One Bay Area Grant (OBAG) funding cycles to prioritize jurisdictions compliant with TOC Policy
  - OBAG directs federal transportation funds to projects advancing safety, economic development, climate, and focused-growth goals
- City received \$13M in OBAG 3 - must show compliance before OBAG 4 (expected 2027)

# TOC: North Station Area

1/2 mile buffer  
around SMART  
Station



Graphic from 2012 North Station Area Specific Plan drafted prior to construction of the SMART Station



# Background

TOC Policy focuses on four core elements:



Minimum residential and commercial office densities for new development



Policies for affordable housing and commercial stabilization



Parking management



Transit station access and circulation

# Relationship to Climate Goals



Reduces Transportation Emissions:

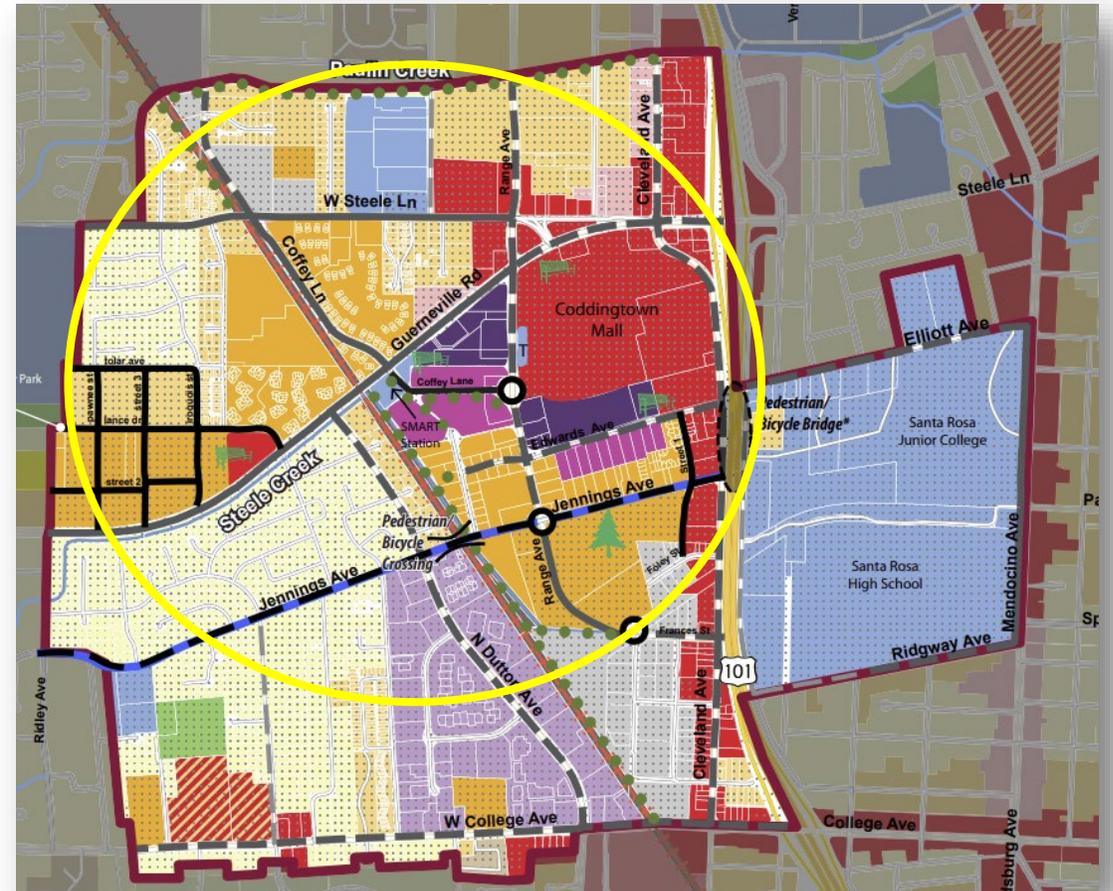
- Compact, Infill Development
- Land use & Transportation
- Low-Carbon Mobility



Helps achieve State & Regional Climate Targets

# Residential and Office Density

- North Santa Rosa Station Area Specific Plan requires amendments to meet TOC Policy
- \$300,000 TOC grant will fund consultant support to prepare required amendments
- Downtown Station Area Specific Plan complies with TOC Policy



# Affordable Housing and Commercial Stabilization



Several existing City affordable housing policies meet TOC requirements



Additional policies must be updated or newly adopted

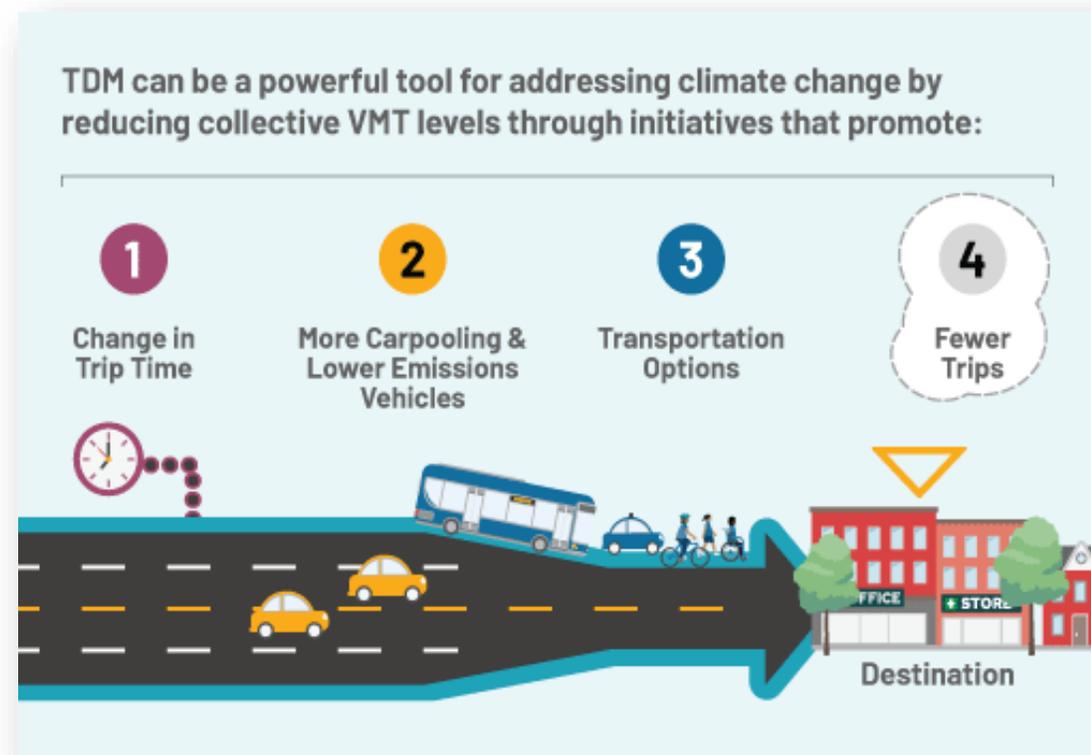


MTC providing technical assistance to support policy development



Commercial stabilization policy met through existing program

# Parking Management

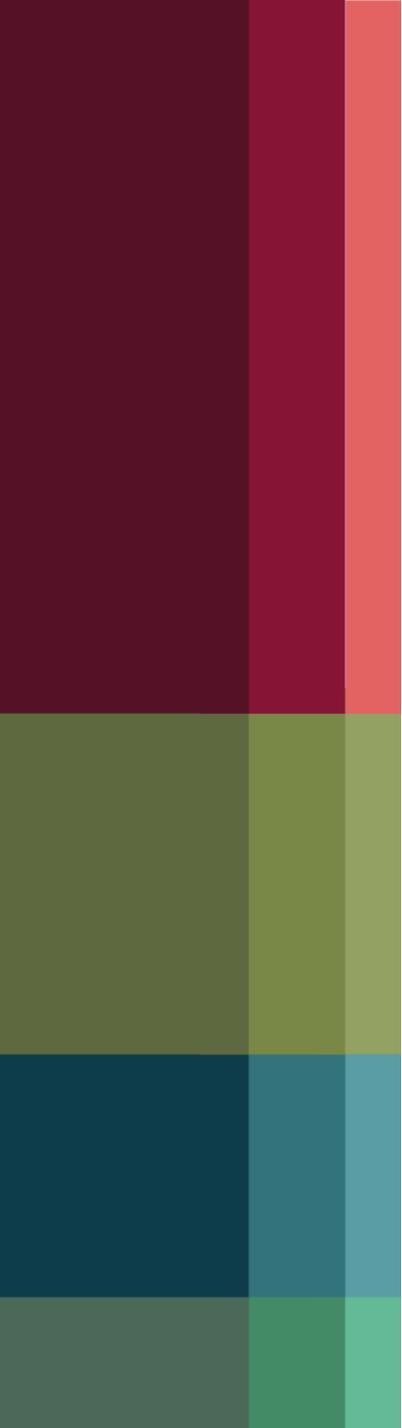


- Both TOC areas meet some parking management requirements
  - Parking Space Maximums & Bicycle Space Minimums required
- \$150,000 TOC grant:
  - Development of Transportation Demand Management (TDM) strategies
  - Zoning Code revisions to parking standards

# Transit Station Access & Circulation

- City meets many of the TOC requirements through the Active Transportation Plan
- Staff collaborating on Mobility Hub requirements for both TOC areas:
  - Wayfinding
  - Connection to Bus Service
  - Car & Bike Share





# Questions?

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