



Proposed Revisions to the Codified Rules and Regulations (“Code Book”)

Committee of the Whole

June 2, 2026

Background

- Codified in 1989 (Resolution 1989-176)
- Review and update to bring policies in line with current operations
- Subject to review and revision every 3 years

Chapter 1087

Transit-Oriented and Joint Development

- Repeal of the 2007 Transit Oriented Development policy is requested in order to align with current policy goals.
- New TOD policy reflects GCRTA's goals for development of its real estate portfolio: economic value, community value, and ridership.
- Differentiates TOD from Joint Development

Transit-Oriented Development

- Transit-Oriented Development is dense, mixed use, and walkable development designed to promote the use of transit.
- GCRTA is a stakeholder in the development but doesn't necessarily contribute assets.

Joint Development

- Joint Development is a form of Transit-Oriented Development
- In a Joint Development project, there is a partnership between GCRTA and real estate developer(s).
 - GCRTA is an active investment partner contributing real property or funds for the project.

Recommendation

Staff requests that the Committee of the Whole repeal Chapter 1087 Transit Oriented Development and recommend approval of the new Code Book Chapter 1087 Transit-Oriented Development and Joint Development to the Board of Trustees for approval.

Questions