

Fullerton Park-and-Ride Joint Development Study

Background

- “Joint development” – an OCTA asset or project co-located with land-use development
- Partnership opportunities for public, private, and/or non-profit development
- Promoted by FTA



OCTA's Joint Development Policies

- Last major update in 2016
 - Reaffirmed in 2019
- Support transit by encouraging:
 - Projects on OCTA-owned properties along OCTA transit routes
 - Office, commercial, residential, and other uses
 - Safety, convenience, accessibility, environmental/air quality, and economic benefits
- Conduct feasibility studies for potential development proposals



Fullerton Park and Ride Facility

- Located north of I-5/SR-91 interchange
- 11.1-acre site
 - 745 public parking spaces
 - 14 bus docks and eight bus routes
 - Various station amenities
 - OCTA and LA Metro operations
- Parking utilization
 - Peaks at 55 percent on weekdays
 - 20 percent on weekends



I-5 – Interstate 5

SR-91 – State Route 91

LA Metro – Los Angeles County Metropolitan Transportation Authority

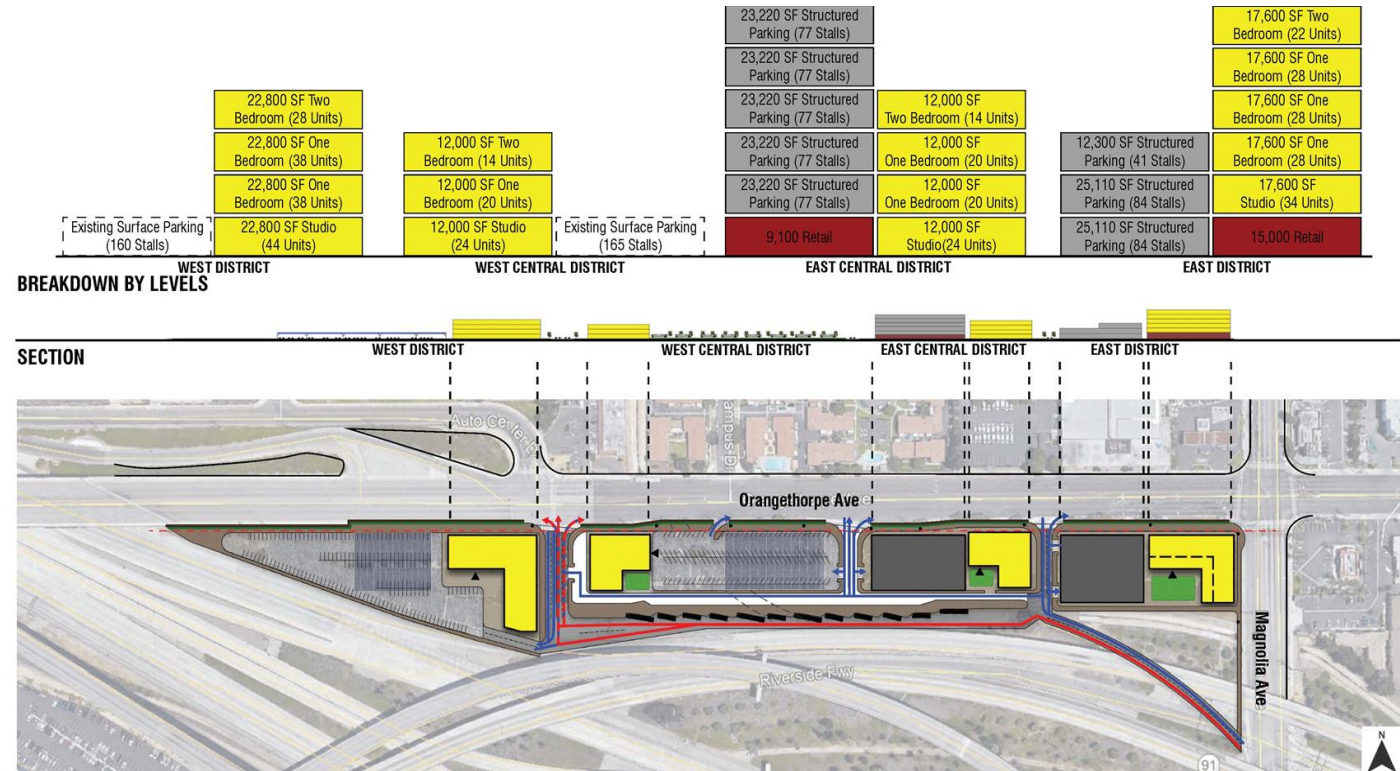
Site Opportunities and Constraints

- Opportunities
 - Over 300 spaces (45 percent) of excess capacity
 - Large site
 - Good access and visibility
 - Nearby land uses compliment commercial and residential opportunities
- Constraints
 - Confined site
 - Potential noise, sight, and air quality concerns



Development Concepts

- Analyzed various:
 - Land-use mixtures
 - Housing types
 - Site layouts
 - Densities
- Included pro forma reports
- Explored physical, financial, and operational possibilities



Findings

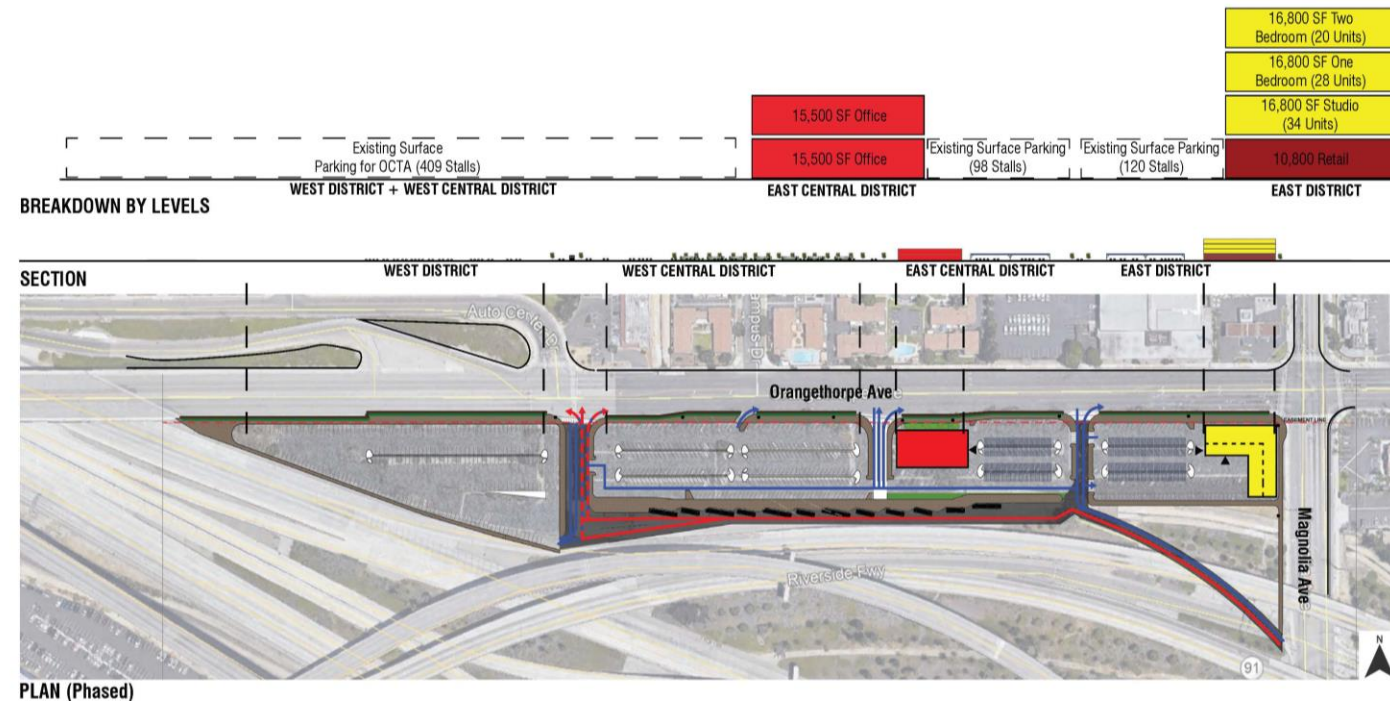
- Joint development is feasible and could provide significant value
- Projects with no or limited structured parking perform well



Phased Option

- Leverages existing surface parking supply
- Attractive ROI for developer
- Immediate ROI for OCTA at no cost
- Improves:
 - Transit propensity
 - Land value
 - Community appeal
 - User experience

ROI – Return on Investment



Next Steps

- Seek funding for Phase 2 study
 - Continue coordination with City of Fullerton
 - Develop site-specific goals
 - Create a stakeholder strategy and gauge potential partnerships
 - Potential RFI and/or RFP
- Current economic outlook and the novel coronavirus (COVID-19) may not impact potential benefits
 - New development programs, tax breaks, or other actions could improve development viability