

Fullerton Park-and-Ride Joint Development Study

OCTA's Joint Development Policy

- Purpose
 - Increase transit ridership
 - Generate transit-supportive revenue
 - Promote ridesharing
 - Support local community goals
 - Supplement OCTA transit services
- Policy Actions
 - Develop market feasibility studies and site assessments
 - Collaborate with local jurisdictions and public stakeholders
 - Pursue opportunities supported by the OCTA Board



FTA Guidance/Limitations

- Promote joint development to:
 - Maximize utility of FTA-funded projects
 - Encourage transit agencies to generate program income
- Asset must retain function as a transit and rideshare facility



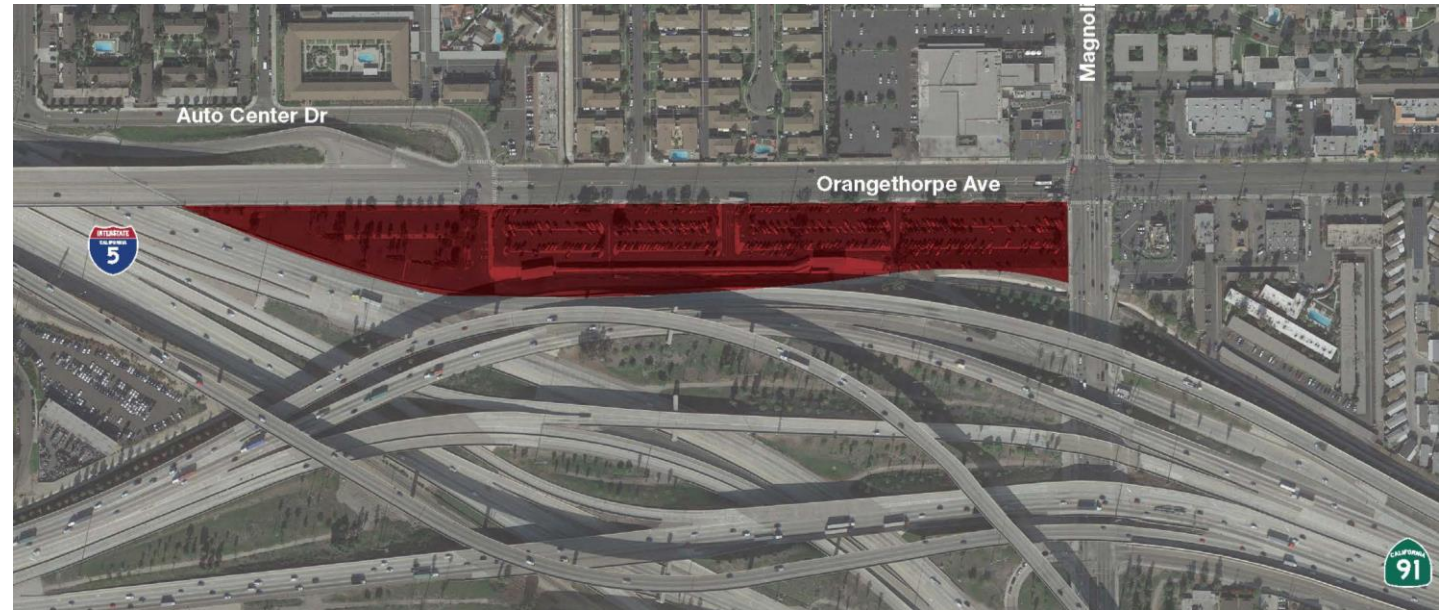
Joint Development Process Overview



*Dates are approximations

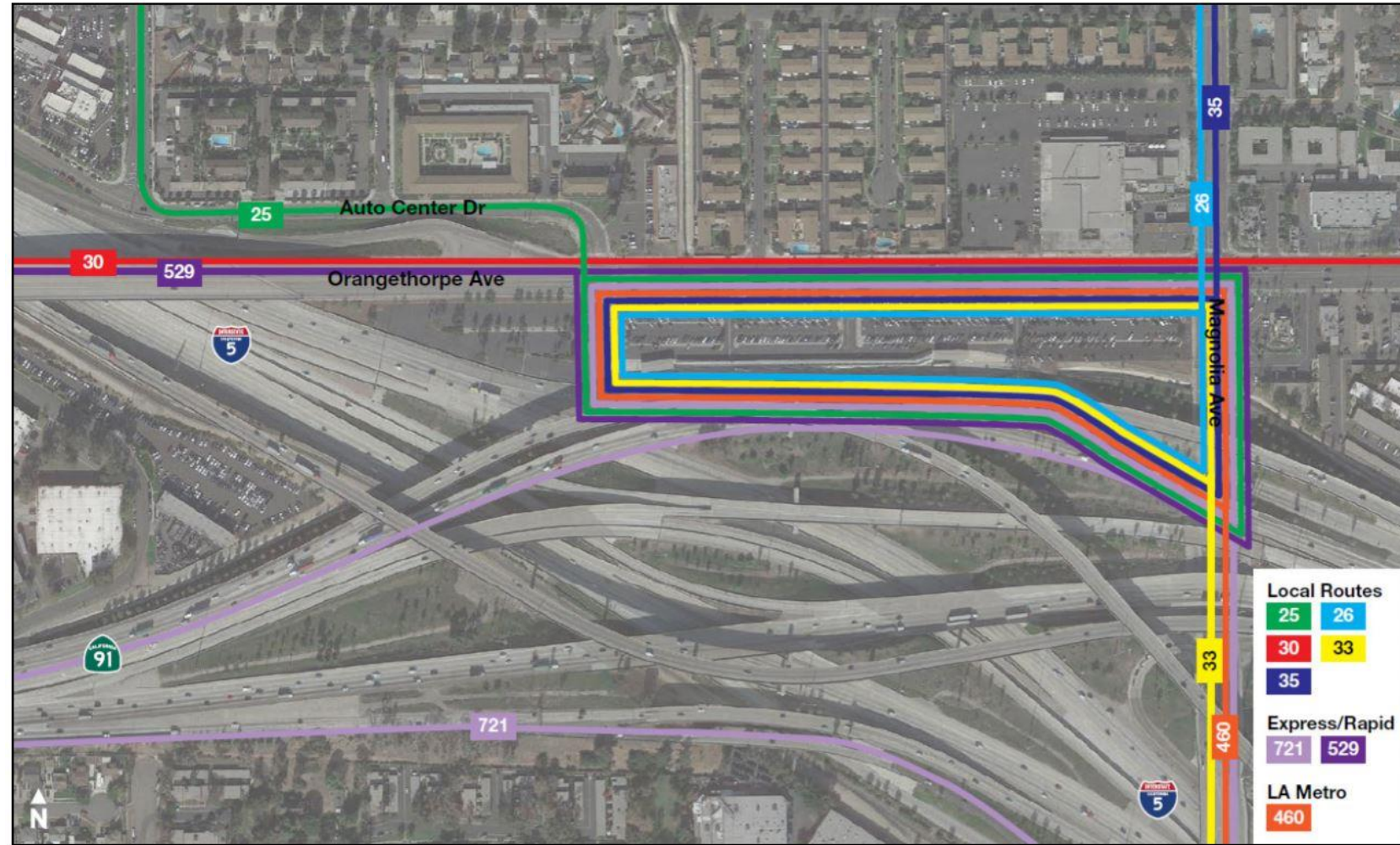
Site History: Fullerton Park-and-Ride

- 11.1-acre site
- Acquired with FTA grant
- Opened in 1974
- Primarily served commuters to LA
- Metrolink service reduced site demand
- Continues to serve carpoolers and express bus users



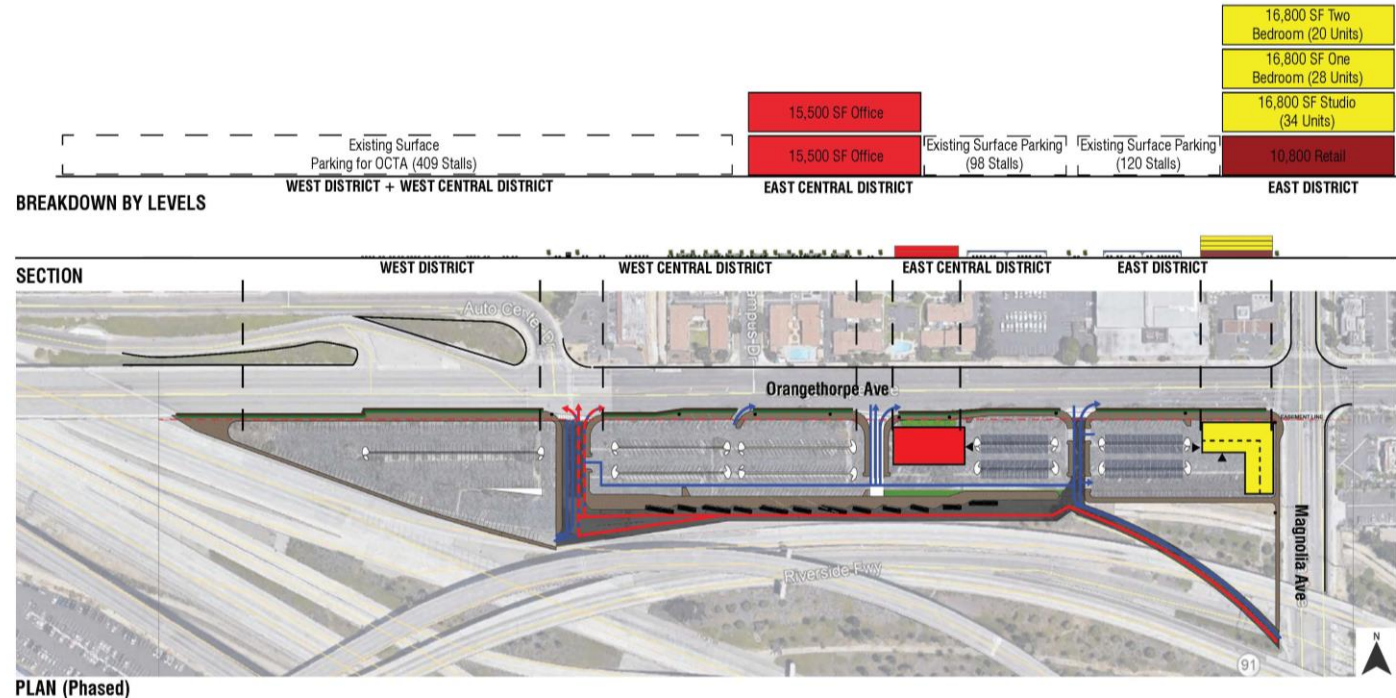
Current Conditions

- Transit
 - 14 bus docks
 - Eight bus routes (OCTA and LA Metro)
 - Key transfer location
- Parking
 - 745 public parking spaces
 - Up to 55 percent utilized on weekdays
 - 20 percent on weekends



Phase 1 Study

- Initiated in summer 2018
- Goals
 - Evaluate conceptual joint development scenarios
 - Determine if further analysis is merited
- Findings
 - Joint development is feasible and could provide significant value
 - Scenarios with limited or no structured parking perform best financially based on initial assumptions



Phase 1 Assumptions

- 400 of 750 spaces needed to maintain transit and rideshare functions
- Scenarios assume a range of conceptual land-use mixes and densities
- Net present value used to determine merit of site for further consideration
 - Subsequent phases will analyze additional criteria



City of Fullerton

- City staff input during Phase 1
 - Support exploring site development opportunities
 - Supportive of housing units in particular
 - Zoning adjustments would be required
 - Staff input to date and future city council direction required



Future Phase 2 Study

- Purpose
 - Define a vision that addresses needs of:
 - OCTA/Customers
 - City/Community
 - FTA
 - Gauge developer interest in delivering on vision
- Approach
 - Establish internal guidelines
 - Identify alternatives
 - Stakeholder engagement
 - Developer engagement



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