

SEPTA has established a Transit Oriented Communities (TOC) program to support the communities we serve as part of its efforts to deliver a seamless, lifestyle transit network.

Transit Oriented Communities (TOC) support complementary land use, zoning, development and multi-modal access to SEPTA's services.

SEPTA's TOC Program encourages equitable and sustainable community development around our services allowing more people to live and work near high-quality transit. This program supports SEPTA's vision of transit at the core of our region.

SEPTA's Transit Oriented Communities Guidelines lay out TOC Program goals and strategies, station and corridor typologies and the program's implementation framework.

Goal 1

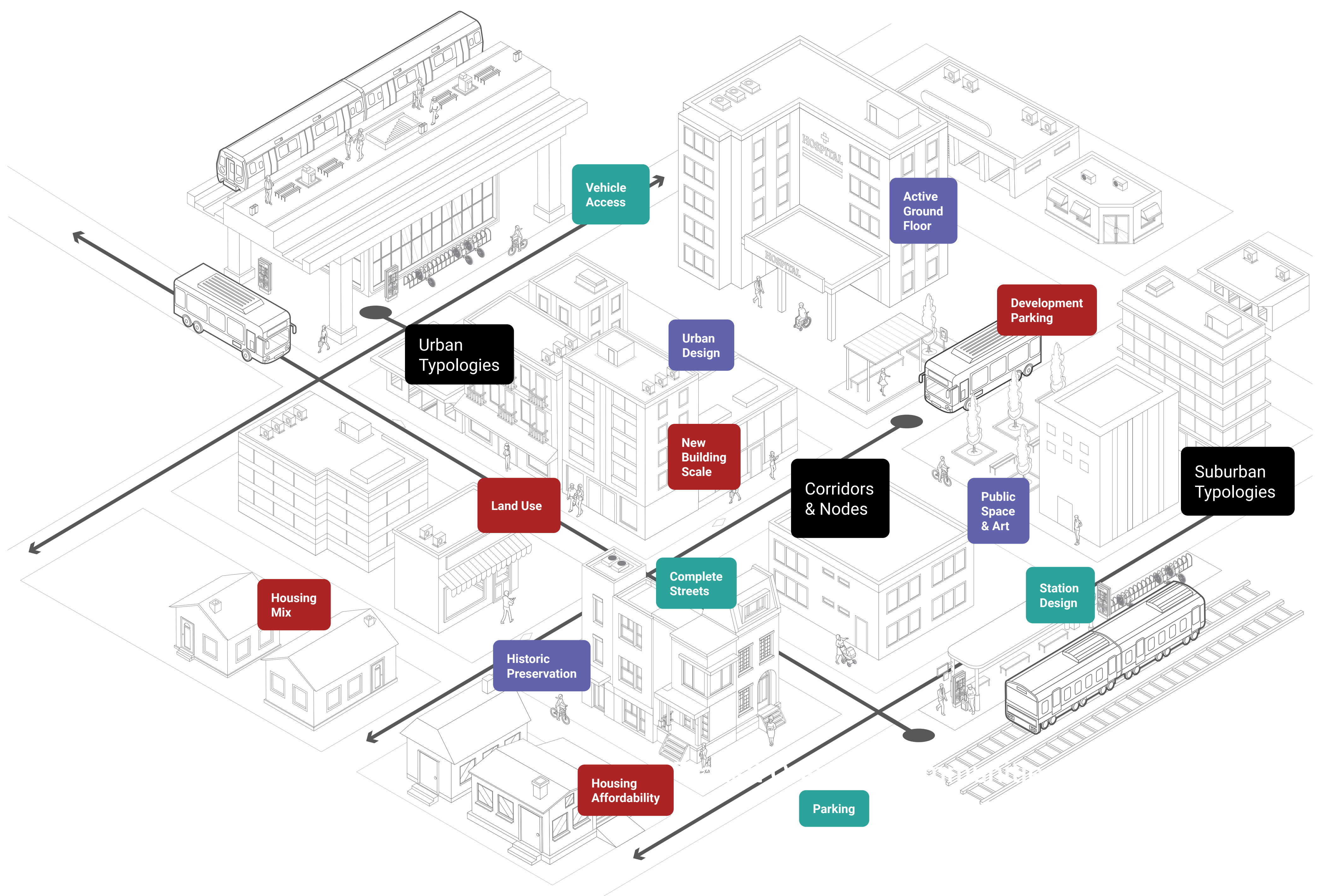
Foster *people-first* communities.

Goal 2

Increase *mobility* through seamless transit, walking, and micromobility trips.

Goal 3

Create *economic opportunity* by allowing more people to live and work near transit.



SEPTA Station Area Concept & Proposed Joint Development Process

STAGE	Station Concept Development	Developer Solicitation and Selection	Project Refinement	Permitting and Construction
ACTIONS	<ul style="list-style-type: none"> • SEPTA gathers community feedback to develop the Station Area Concept. • SEPTA works with the municipality on zoning code and plan updates that reflect the community's and SEPTA's vision for the station. • SEPTA enters into Memorandum of Understanding (MOU) with any project partners necessary to advance to the developer solicitation phase. 	<ul style="list-style-type: none"> • The SEPTA Board authorizes finding a development partner through a competitive process. • The Station Area Concept is used as the basis for development partner evaluation. • SEPTA updates the community on developer partner selection. 	<ul style="list-style-type: none"> • The selected development partner progresses architectural design. • Additional community meetings for project input are held. • The SEPTA Board approves developer agreements. 	<ul style="list-style-type: none"> • The City reviews zoning and building permits for approval. • Construction drawings are finalized. • Construction begins and the project is occupied and completed.