



Work Session Memorandum

Date: February 5, 2026

To: Mayor and City Councilmembers

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Subject: January 27, 2026 Work Session Summary: Transit Oriented Communities
 (HB24-1313) Implementation

Bottom Line

The purpose of this memo is to document the summary of discussions from the Transit Oriented Communities (HB24-1313) Implementation item during the January 27, 2026 Work Session. All Councilmembers were present.

Discussion Summary

Staff presented an overview of HB24-1313, which requires cities over a certain size with high frequency transit to have zoning in place with enough zoned housing capacity to support transit. Staff then presented a series of options for designating Transit Centers in compliance with HB24-1313. Council supported a phased approach for designating Transit Centers and directed staff to designate all the areas in staff's presentation as Transit Centers by the end of 2026. These areas are the existing Transit Oriented Development Overlay, North College, Harmony Corridor and Employment on Centre Ave., parcels zoned OT-C in the Transit Oriented Development Overlay, and the West Elizabeth corridor.

Next Steps

Staff will begin the process of making changes to the Land Use Code for the Transit Oriented Development Overlay. These changes will result in multi-unit and mixed-use developments

going through Basic Development Review in compliance with HB24-1313. Staff anticipate bringing these Land Use Code changes to City Council for approval in March or April.

Follow-up Items

Staff will send a follow-up memo in the next two weeks with an engagement plan and more specific next steps for designating Transit Centers outside the Transit Oriented Development Overlay. Staff will also integrate Transit Center designation into the final City Council priority work plan.