

2019 Development Trends Along Transit

Regional growth along high frequency transit

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High Frequency Transit:

- Local bus, Bus Rapid Transit and Light Rail Transit that
- Operates every 15 minutes or less on weekdays between 6 a.m. and 7 p.m. and on Saturdays between 9 a.m. and 6 p.m.

Development Types:

- Multifamily Residential – Two or more units, new construction
- Commercial – New construction, conversions, & renovations
- Public & Institutional – New construction, not airport or utility projects
- Industrial – New construction, conversions, and renovations

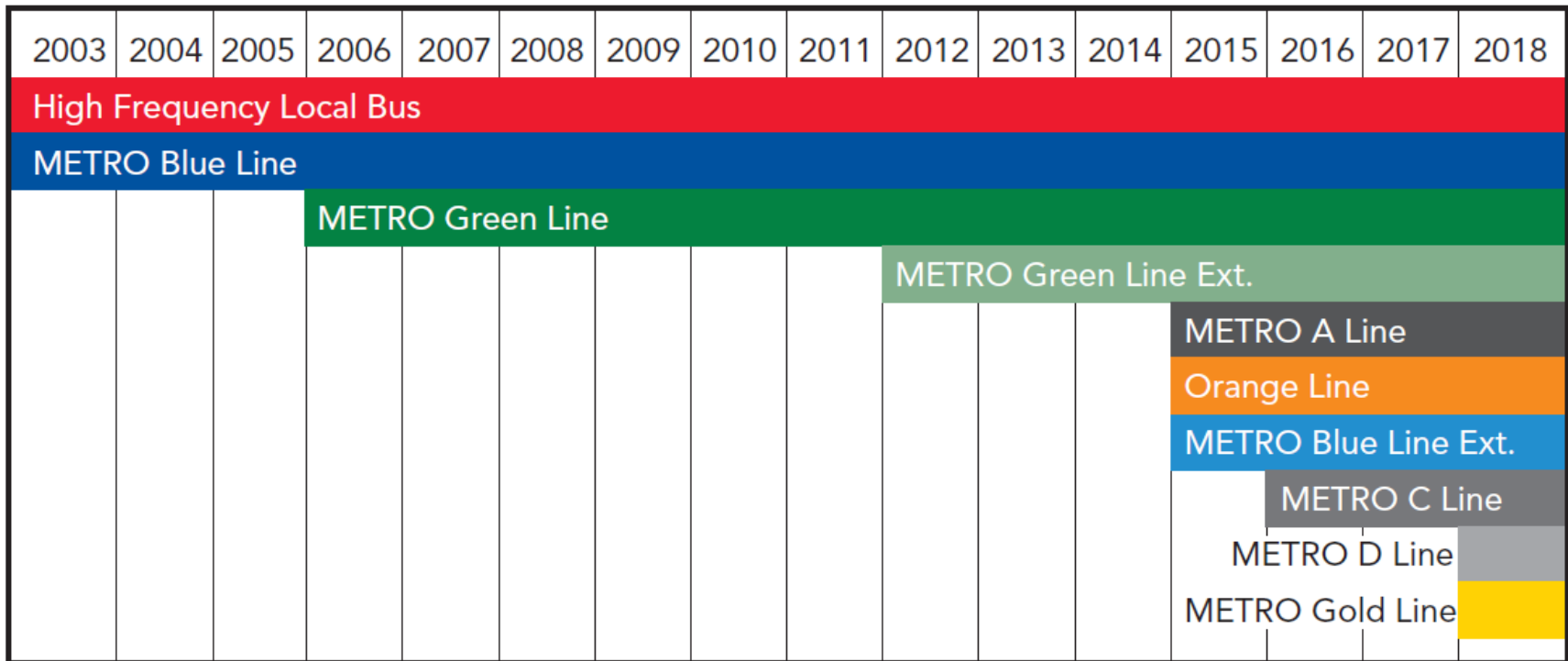


Time span for transit types

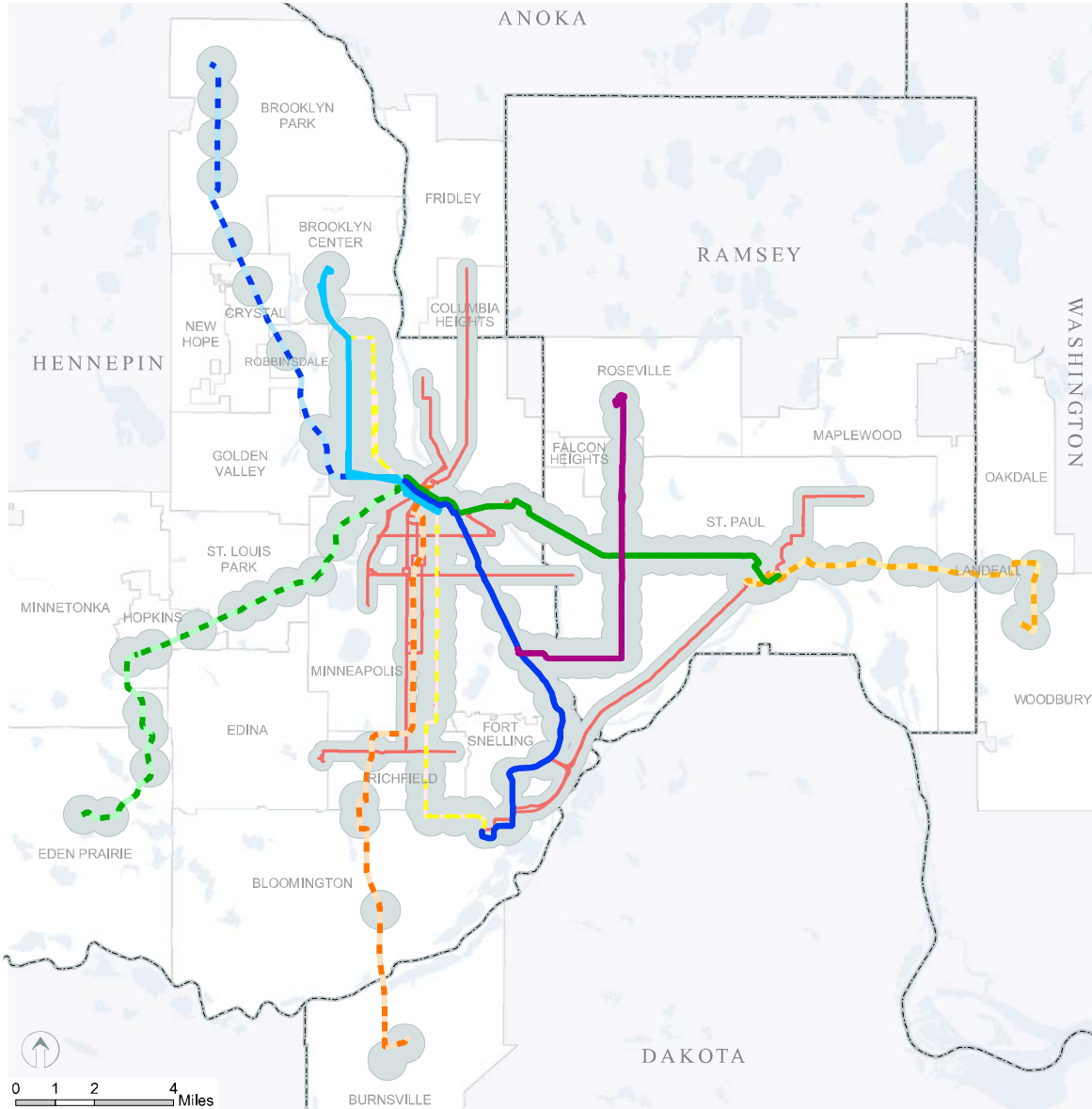


Includes permits issued after:

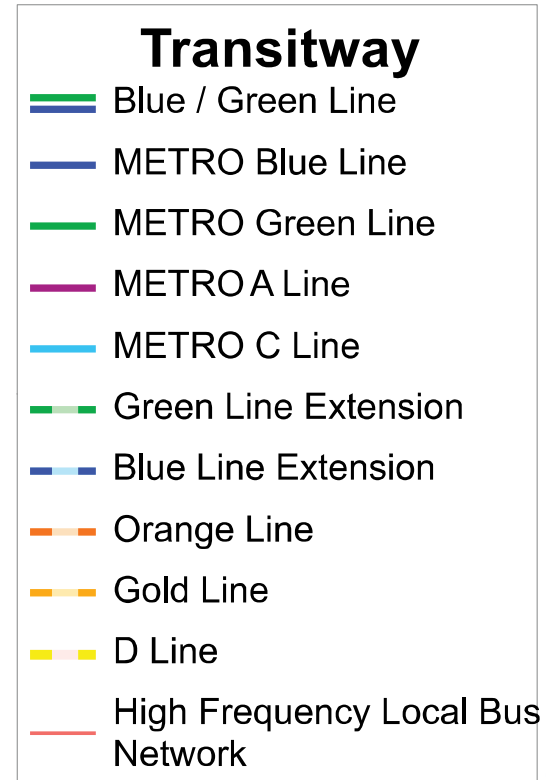
- A New Starts project enters project development
- A Small Starts project enters project development
- An arterial BRT project has a Council-approved station plan



High Frequency Transit Map



- ½ mile buffer for transitways
- ¼ mile buffer for high frequency local bus



\$12 billion total permitted along high frequency transit

- \$8.1 billion in LRT station areas*
- \$3.1 billion in BRT station areas*
- \$3.3 billion along high frequency local bus routes

27,950 multifamily units permitted along high frequency transit

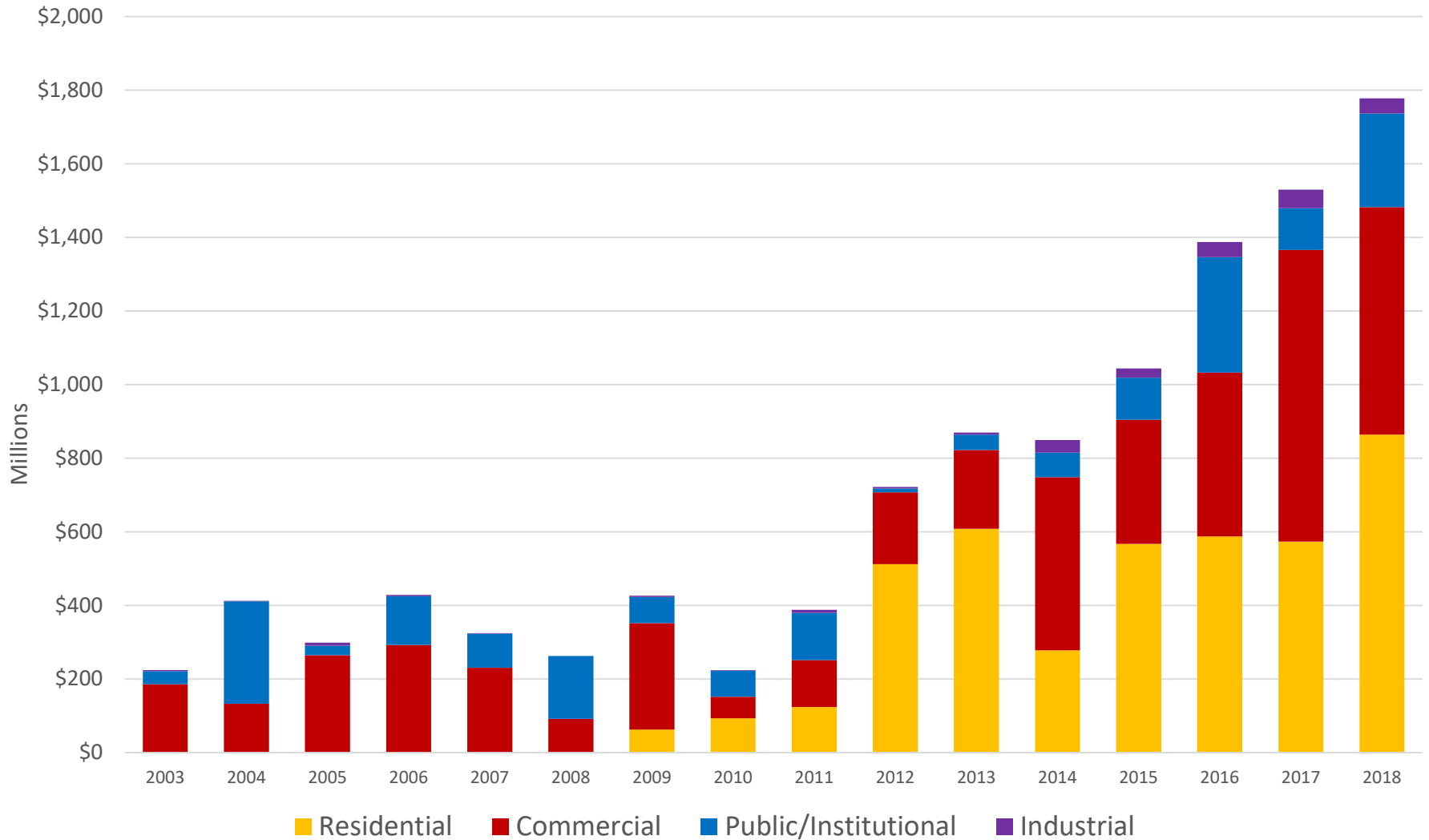
- 40% of multifamily units in the region
 - 17,868 units in LRT station areas*
 - 4,891 units in BRT station areas*
 - 8,663 units along high frequency local bus routes

35% of total regional development value occurred along high frequency transit

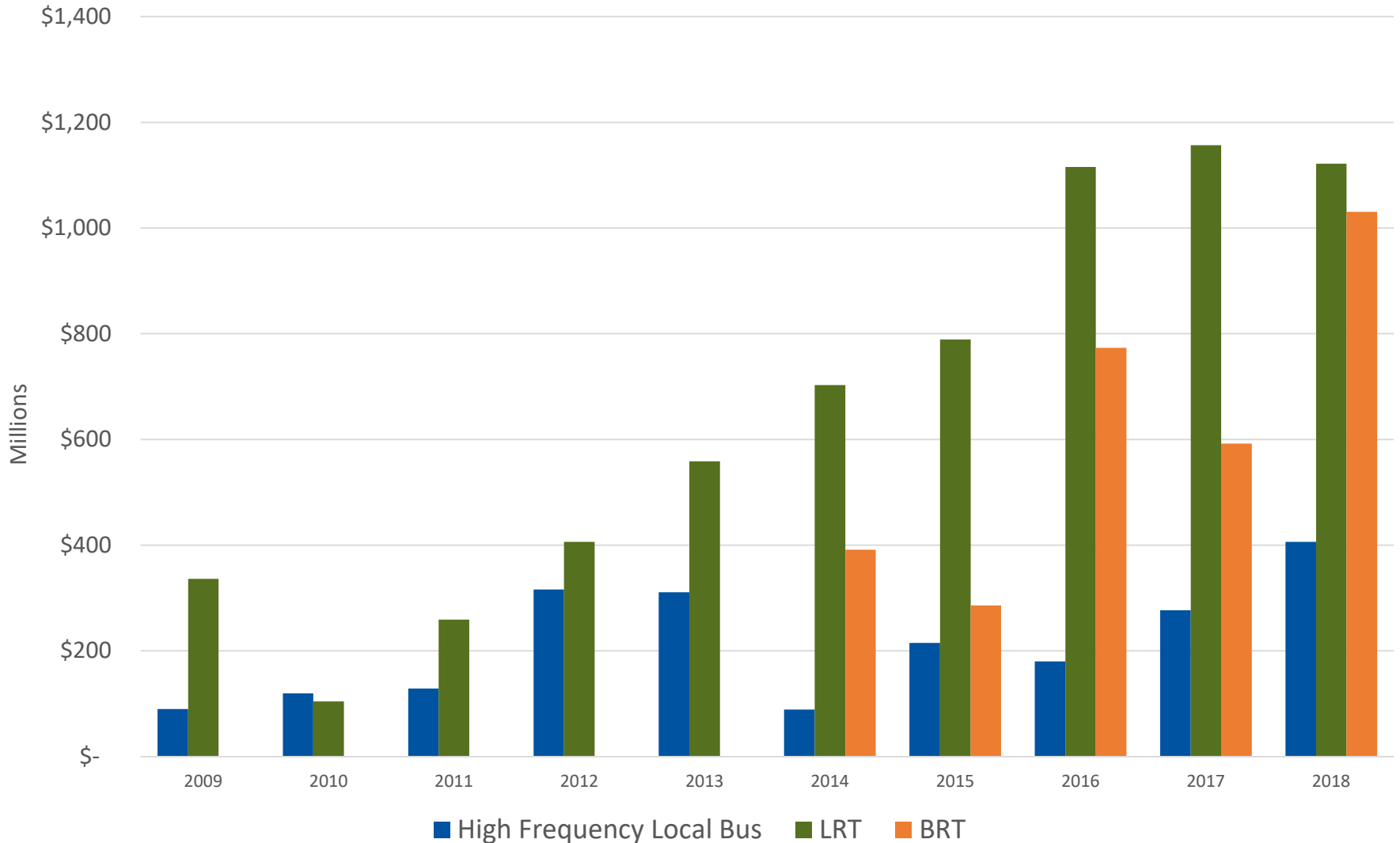
- 43% multifamily development value
- 39% commercial development value
- 29% public and institutional development value
- 7% industrial development value

* Permits are counted for both LRT and BRT when station areas overlap

Permitted Development Value 2003-2018

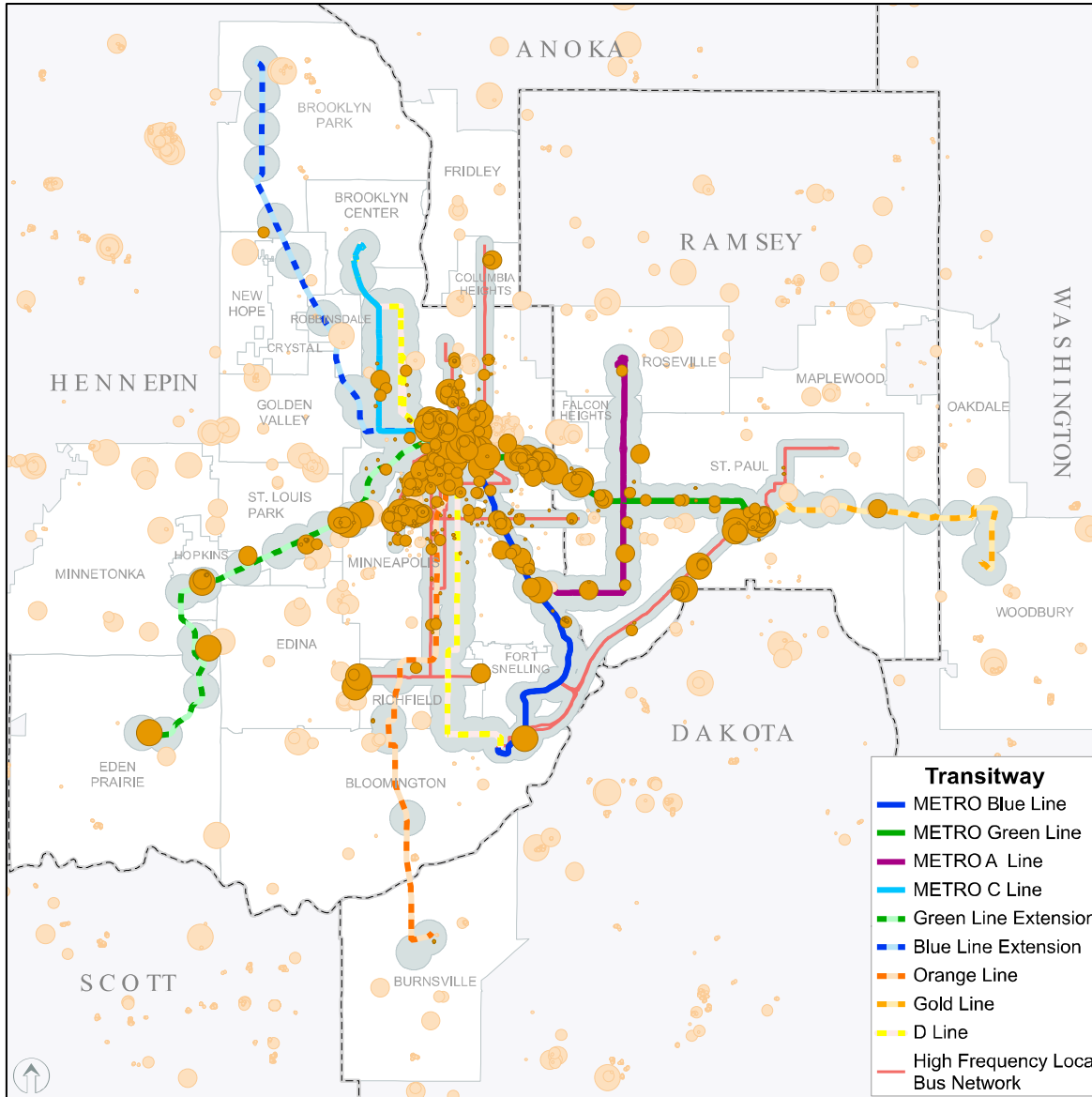


Development Value by Mode 2009-2018



2014 excludes ~\$800 million for U.S. Bank
* Permits can be counted within both LRT and BRT when analyzed by mode

Multifamily Residential Value 2009-2018



Transit residential value = 43% of total regional Multifamily Development

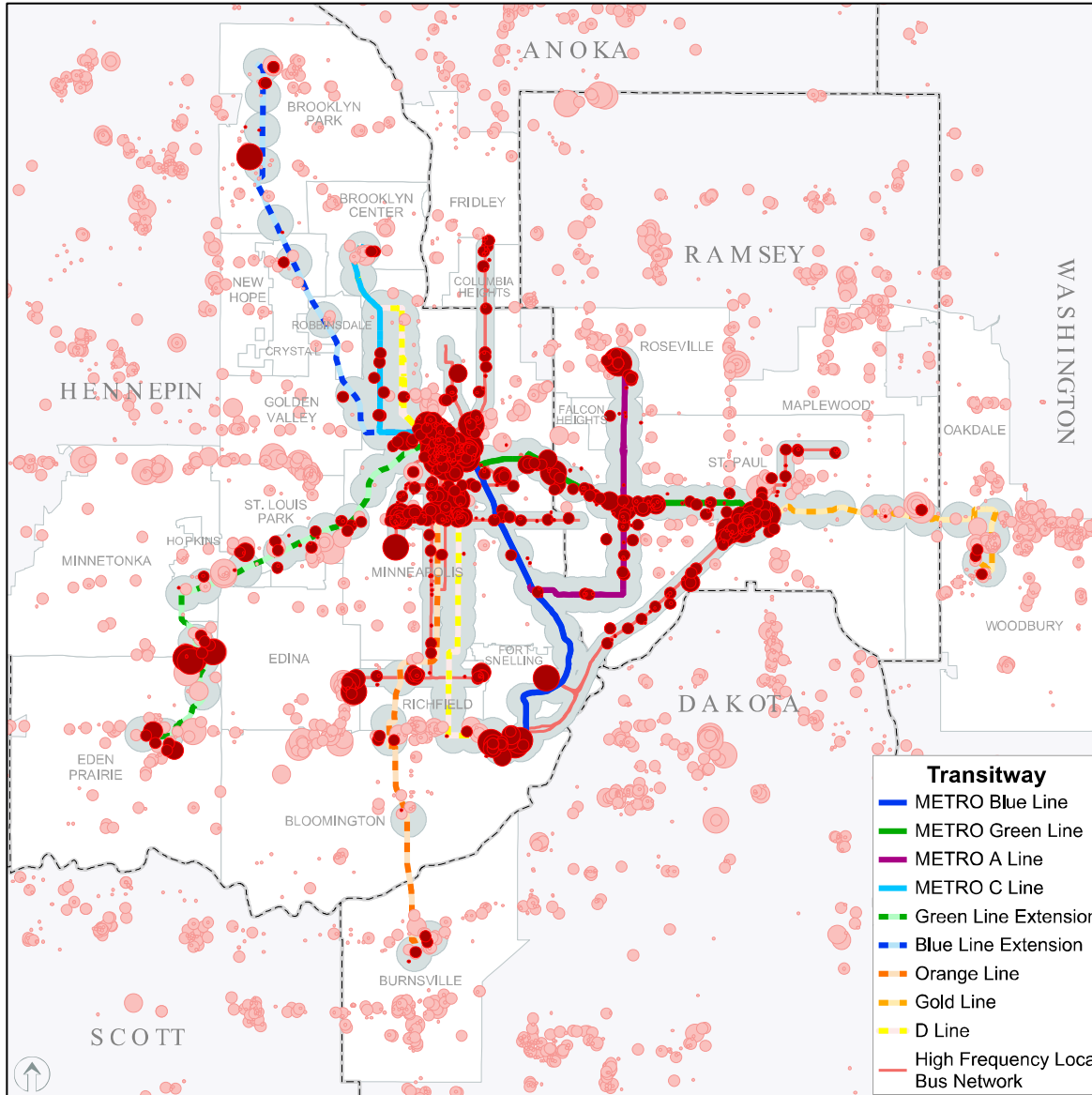
Permit Value (\$) In Millions

- < 1
- 1.0 - 9.9
- 10 - 19.9
- 20.0 - 123.5
- Located within a Station Area for select years

2009 - 2018 Data

TOD July 2019

Commercial Value 2003-2018



39% of regional Commercial Development

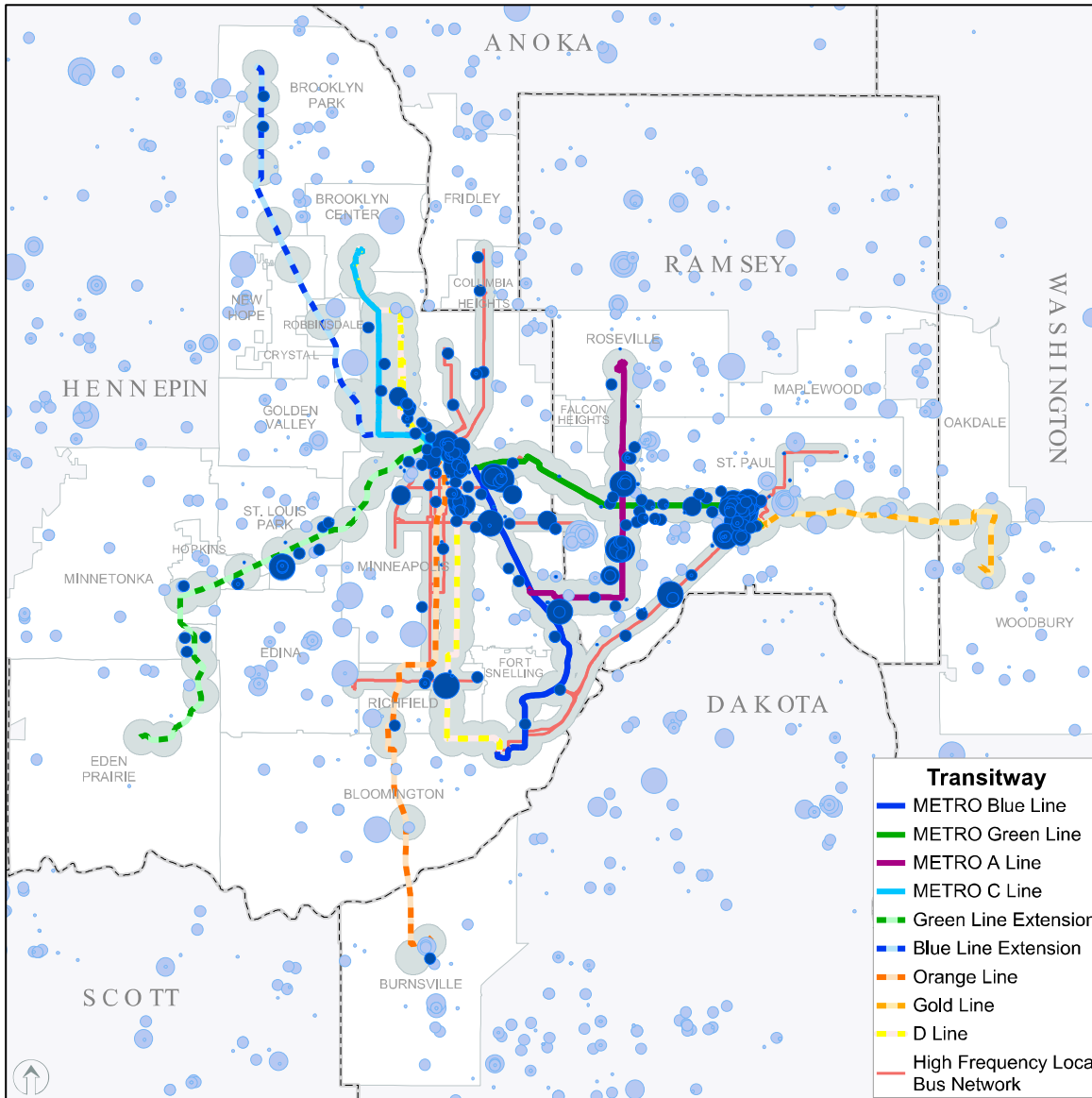
Permit Value (\$) In Millions

- < 1
- 1.0 - 9.9
- 10.0 - 19.9
- 20.0 - 552.4
- Located within a Station Area for select years

2003 - 2018 Data

TOD July 2019

Public & Institutional 2003-2018



29% of regional Public and Institutional Development

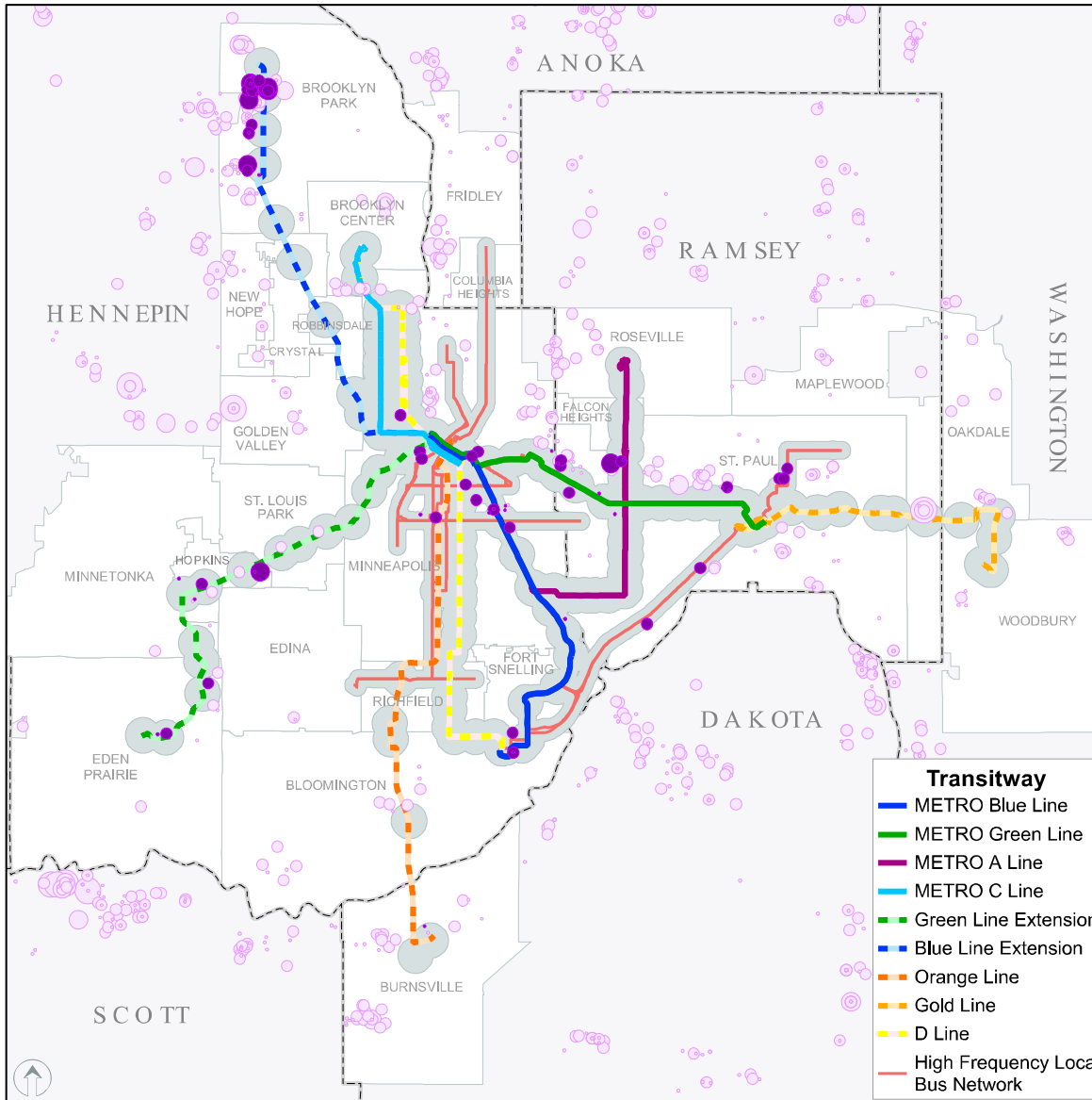
Permit Value (\$ In Millions)

- < 1
- 1.0 - 9.9
- 10.0 - 19.9
- 20.0 - 107.4
- Located within a Station Area for select years

2003 - 2018 Data

TOD July 2019

Industrial Development 2003-2018



7.3% of regional Industrial Development

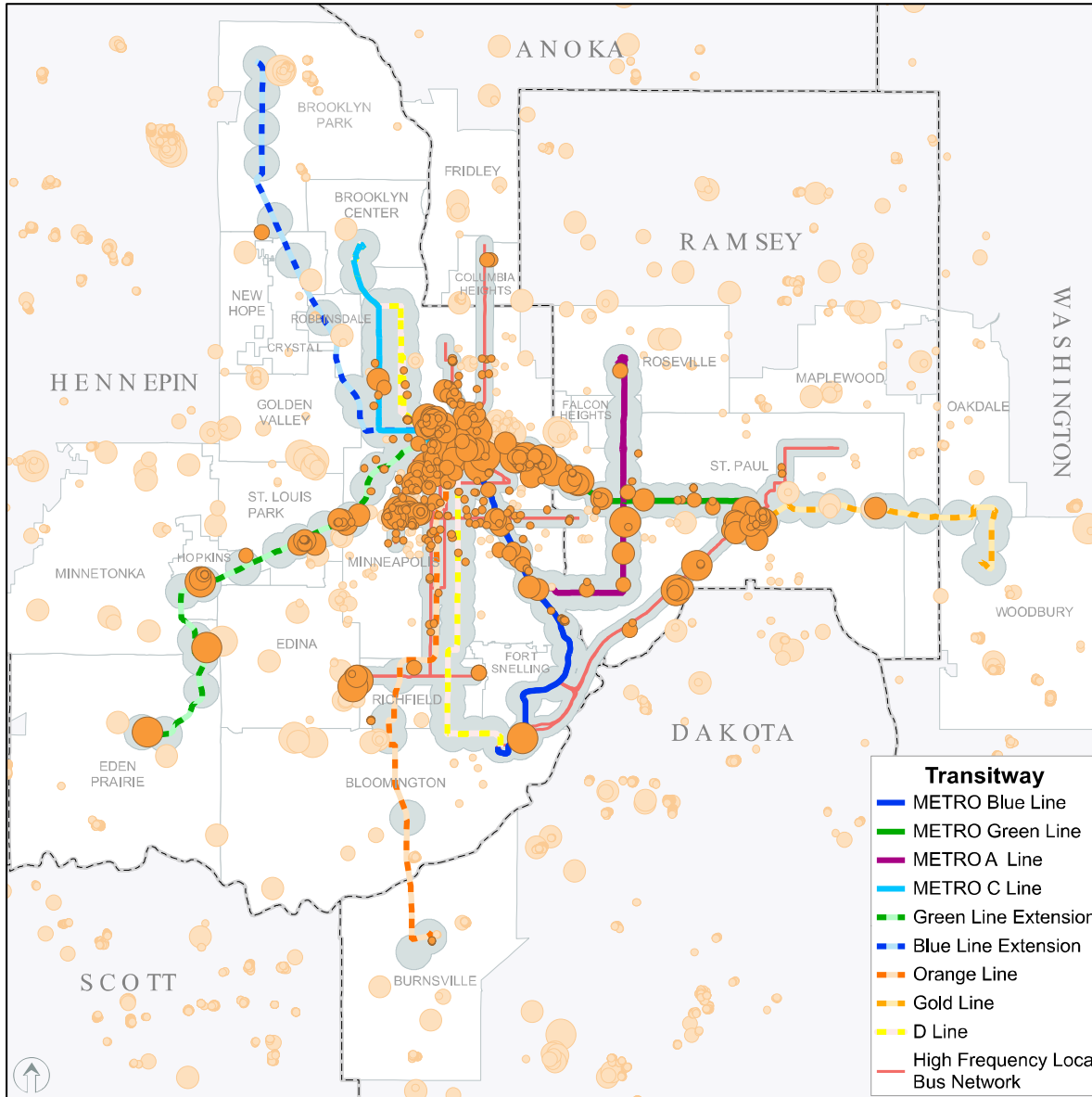
Permit Value (\$ In Millions)

- < 1
- 1.0 - 9.9
- 10.0 - 19.9
- 20.0 - 180.4
- Located within a Station Area for select years

2003 - 2018 Data

TOD July 2019

Multifamily Units permitted 2009-2018



40% of total units permitted in the region are in transit served neighborhoods

Number of Units

- < 50
- 50 - 99
- 100 - 199
- 200 - 354
- Located within a Station Area for select years

2009 - 2018 Data

TOD July 2019

\$8.2 billion in development is planned along high frequency transit

- 60% of the total development planned in the region
 - \$5.1 billion near LRT stations*
 - \$4.6 billion near BRT stations*

29,000 multifamily units along high frequency transit

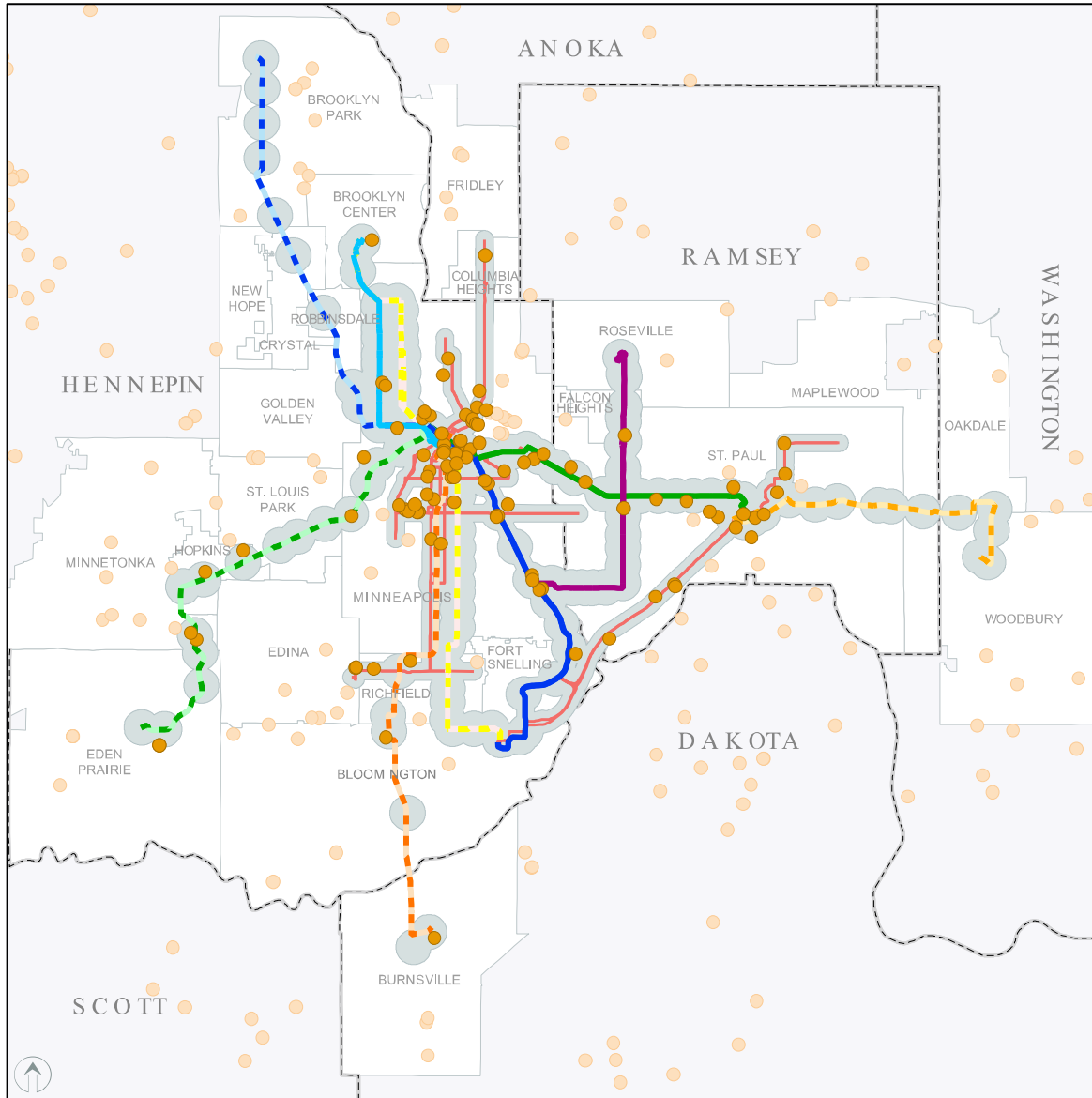
- 15,000 multifamily units near LRT stations*
- 14,000 multifamily units near BRT stations*

- 44% of units planned in the region.
- 10% of units along high frequency transit designated affordable

2009-2018 ~ 29,750 units, planned ~ 29,000 more!

* Permits are counted for both LRT and BRT when station areas overlap

Planned Multifamily Residential



Over 29,000 units!

Planned Development Type

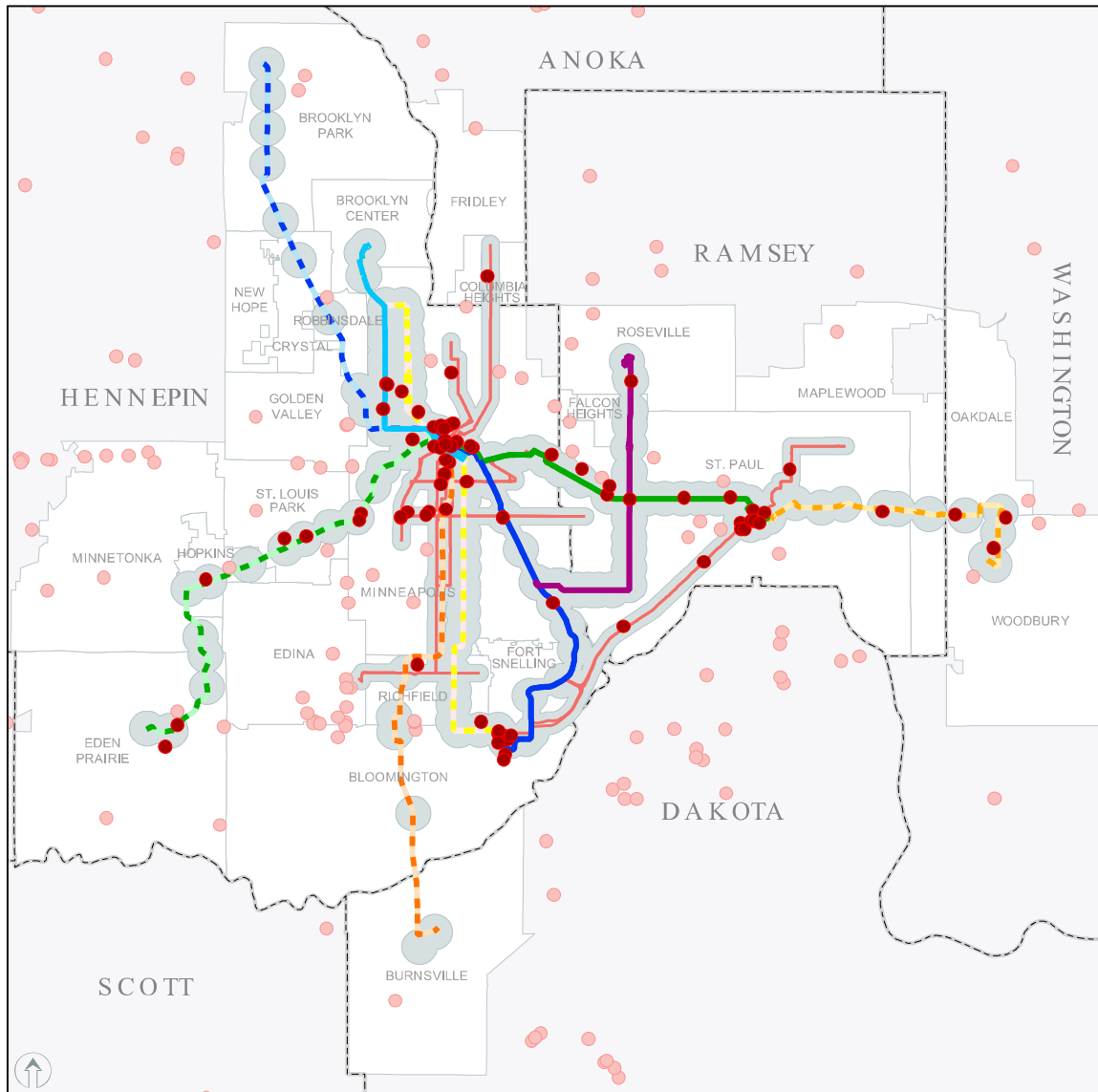
- Residential
- Located within a Station Area

TOD July 2019

Transitway

- METRO Blue Line
- METRO Green Line
- METRO A Line
- METRO C Line
- - - Green Line Extension
- - - Blue Line Extension
- - - Orange Line
- - - Gold Line
- - - D Line
- High Frequency Local Bus Network

Planned Commercial



Planned Development Type

- Commercial
- Located within Transit Buffer

TOD July 2019

Transitway

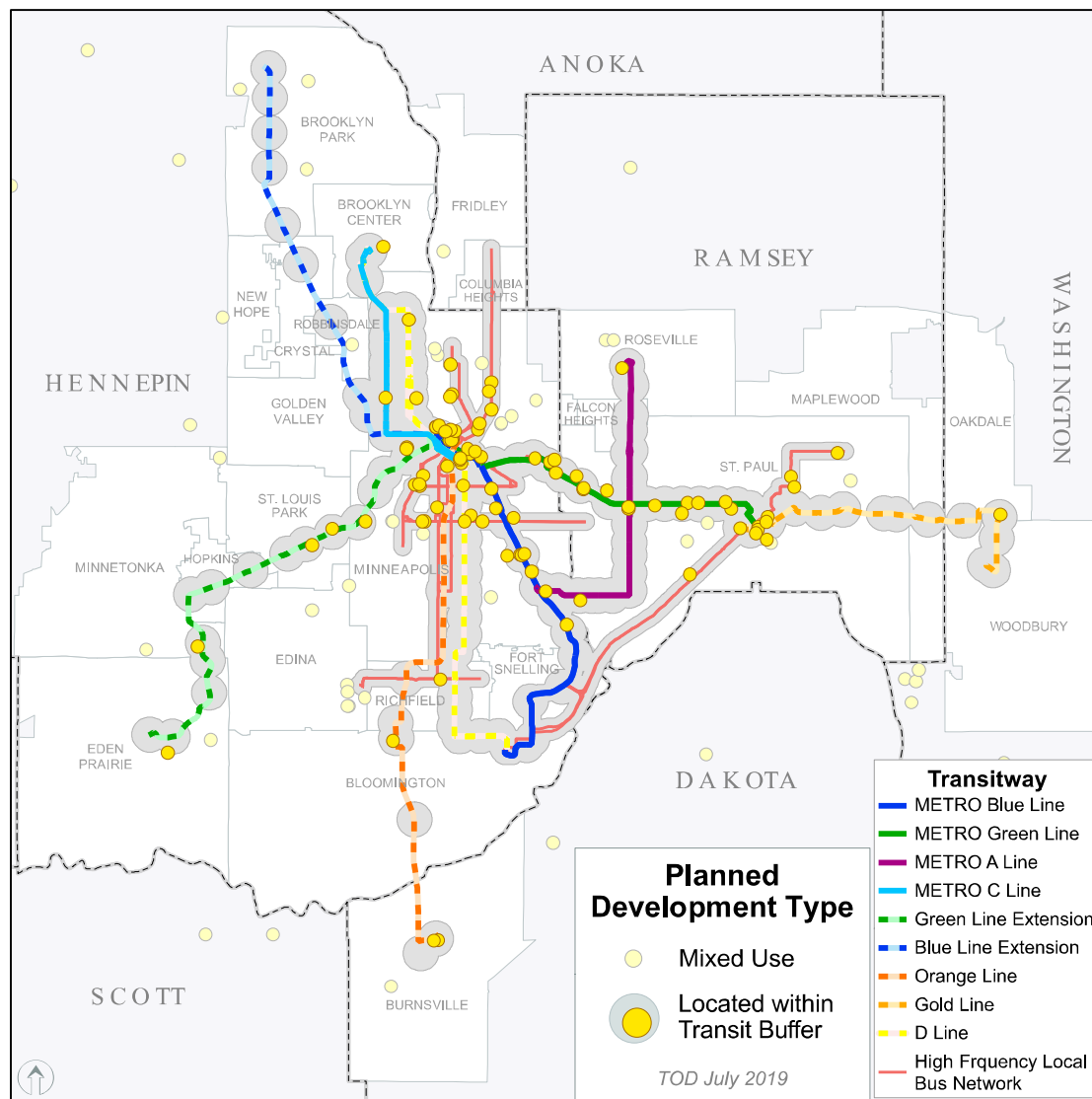
- METRO Blue Line
- METRO Green Line
- METRO A Line
- METRO C Line
- - - Green Line Extension
- - - Blue Line Extension
- - - Orange Line
- - - Gold Line
- - - D Line
- High Frequency Local Bus Network

Planned Mixed Use Development Value



Nearly 50% of planned development value in the region is mixed use

- 80% of all planned mixed use development is along high frequency transit



The region's growth has shifted and is shifting to locate more along high frequency transit.

40% of multifamily units in the region located along high frequency transit.

35% of total regional development value occurred along high frequency transit.

In 2018 alone, 40% of all permitted value in the region is served by high frequency transit.

Of all planned development in the region, 60% is located along high frequency transit.

Only 3% of the region's total land area is currently served by high frequency transit.



2019 Development Trends Along Transit

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