

2020 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:

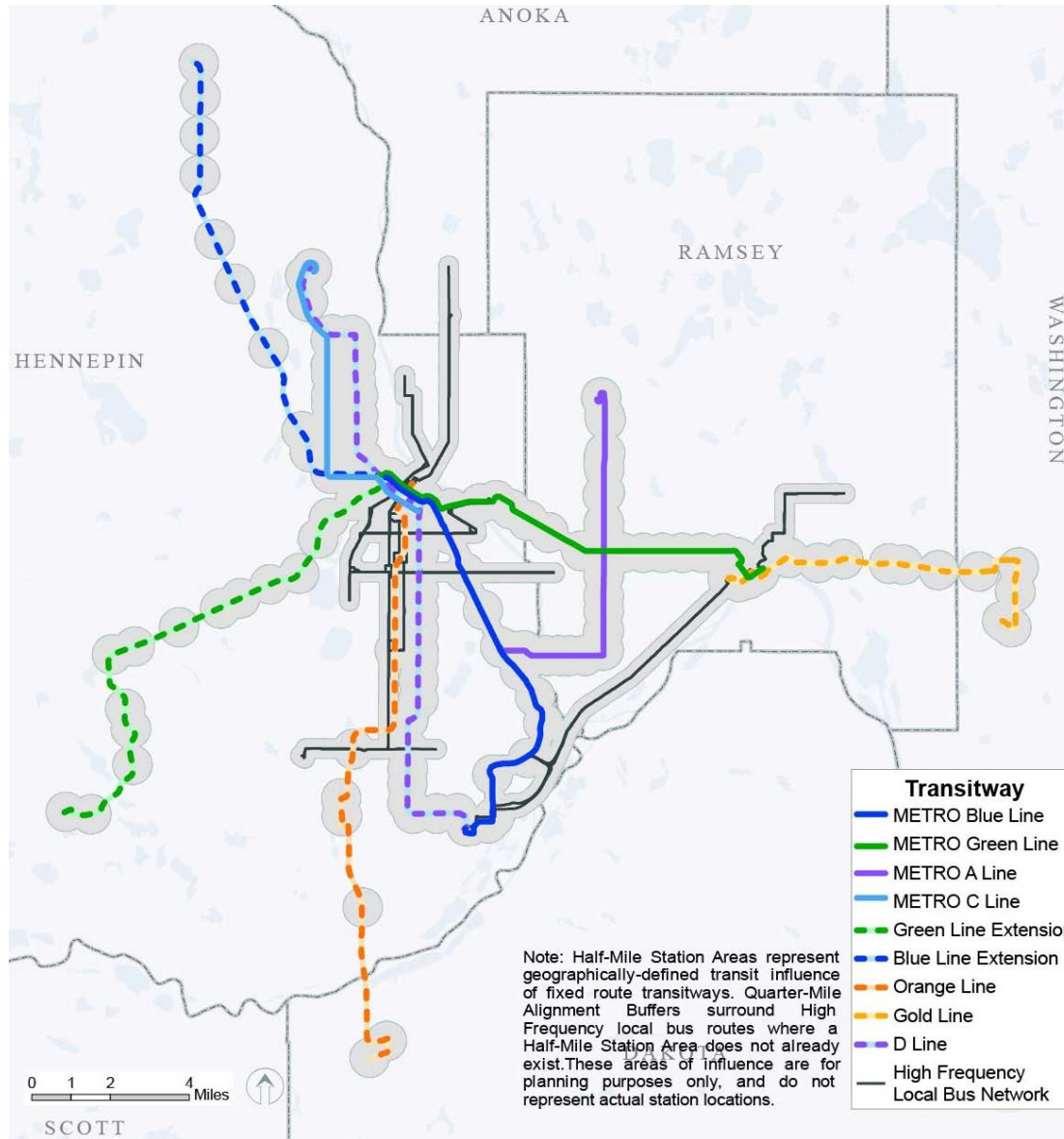
- Multifamily Residential – Two or more units, new construction
- Commercial – New construction, conversions, & renovations
- Public & Institutional – New construction, not airport or utility projects
- Industrial – New construction, conversions, and renovations



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
-
- Blue Line: 2003
 - Green Line: 2006
 - Green Line Ext.: 2011
 - Orange Line: 2014
 - Blue Line Ext.: 2014
 - A Line: 2014
 - C Line: 2016
 - D Line: 2018
 - Gold Line: 2018

High Frequency Transitways



High Frequency Transitway station areas and buffers make up **just 3%** of the 7 county metropolitan region.

And in **2019**, just under **37%** of regional development value was slated for areas along high frequency transitways.

Permitted Development Highlights



\$13.8 billion total permitted along high frequency transit since 2003!

34,200 multifamily units permitted along high frequency transit:

- **40% of multifamily units in the region**
 - 20,500 units in LRT station areas
 - 7,800 units in BRT station areas
 - 10,300 units along high frequency local bus routes

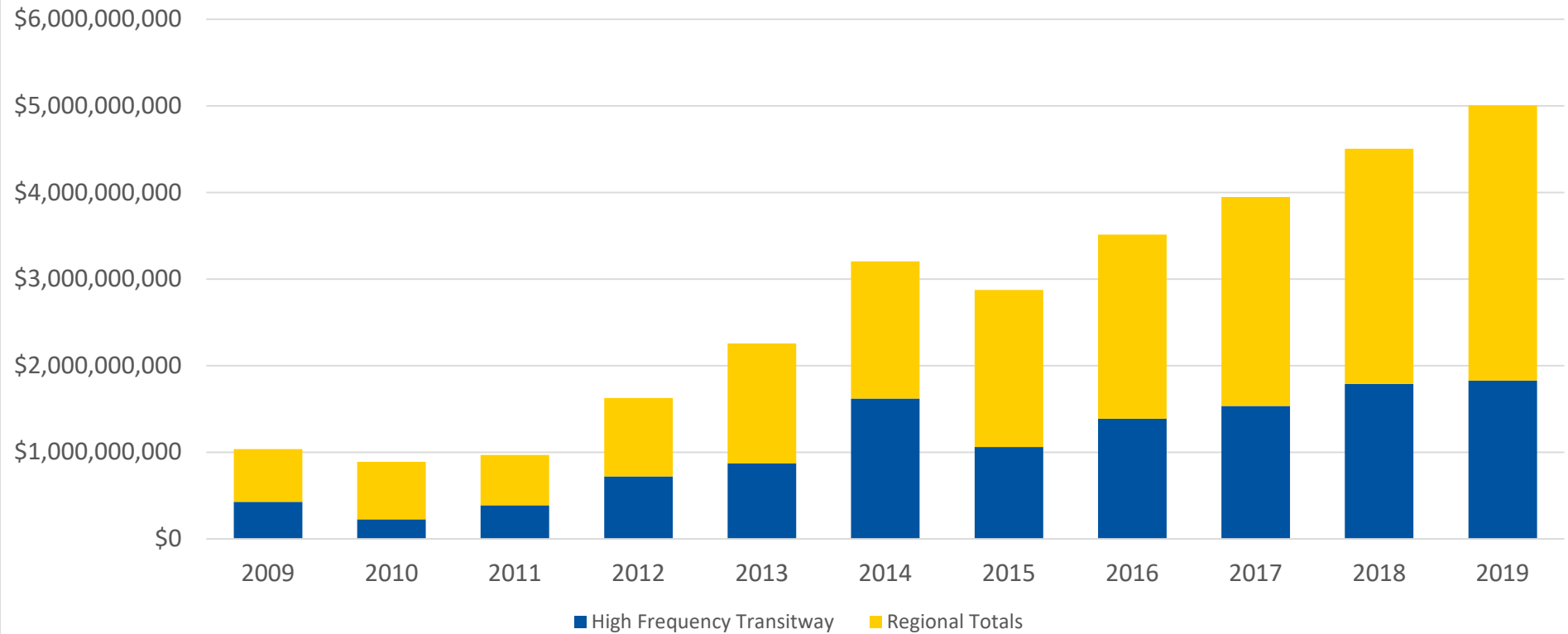
35.5% of total regional development value occurred along high frequency transit.

	Regional Total	High Frequency Transitway	
Residential	\$ 12,581,630,021	\$ 5,410,646,137	43%
Commercial	\$ 15,272,723,632	\$ 5,962,393,437	39%
Public Institutional	\$ 7,463,663,561	\$ 2,173,330,959	29%
Industrial	\$ 3,547,917,719	\$ 250,825,822	7%
Total	\$ 38,865,934,933	\$ 13,797,196,355	35.5%

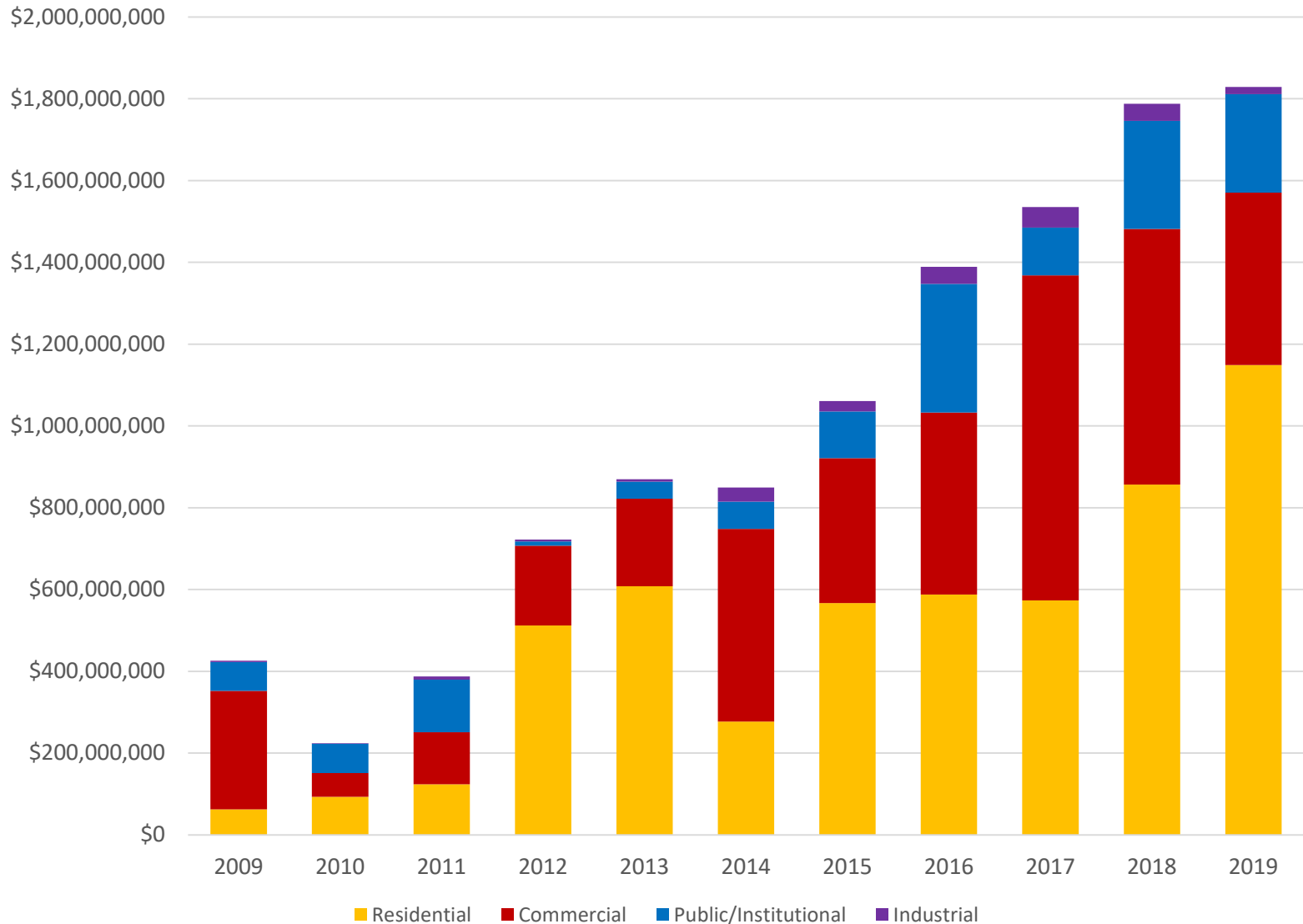
Permitted Development Highlights



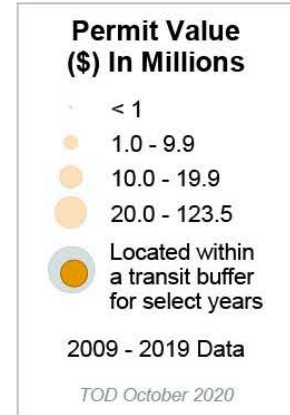
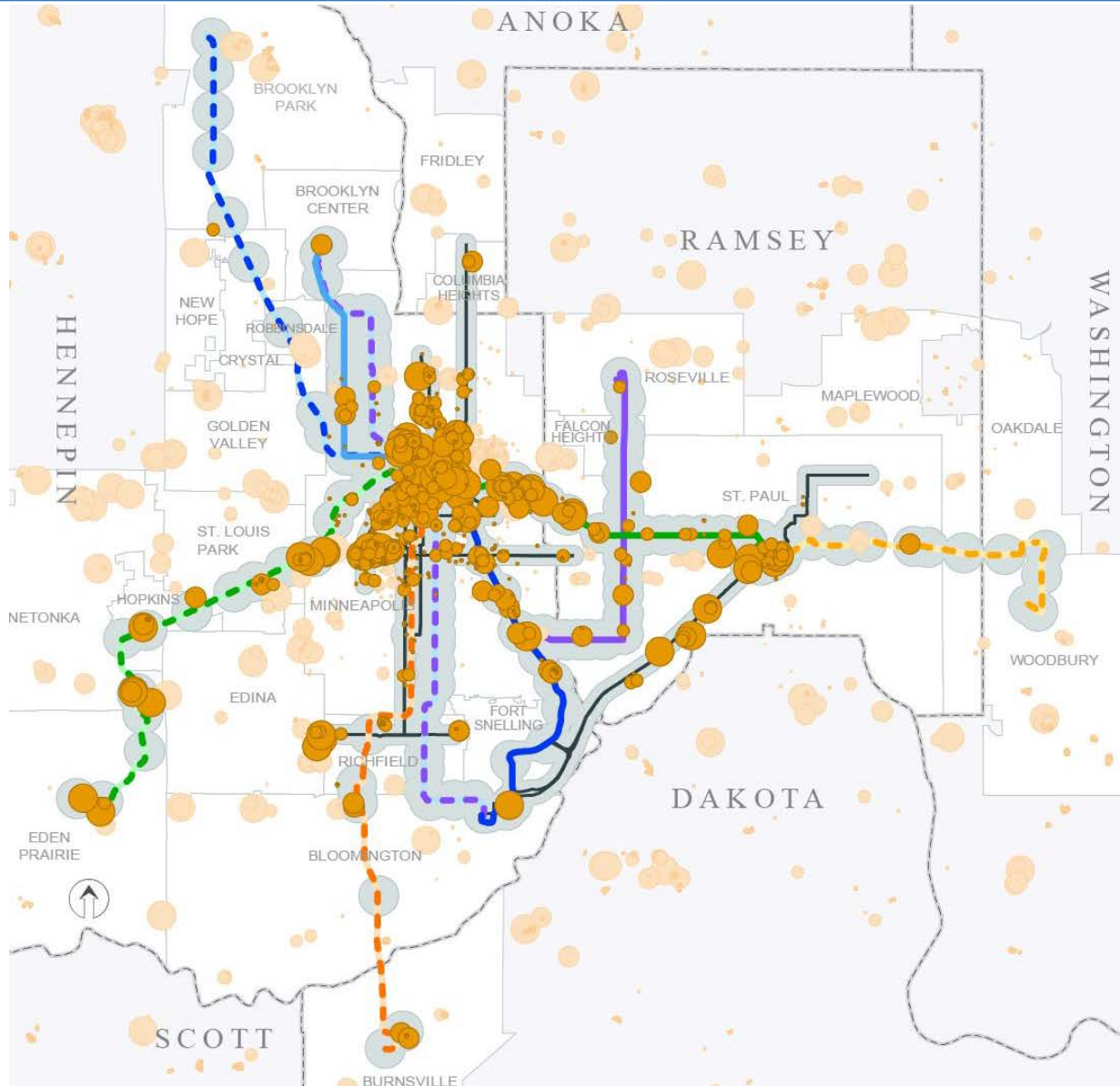
Development Value Along High Frequency Transit



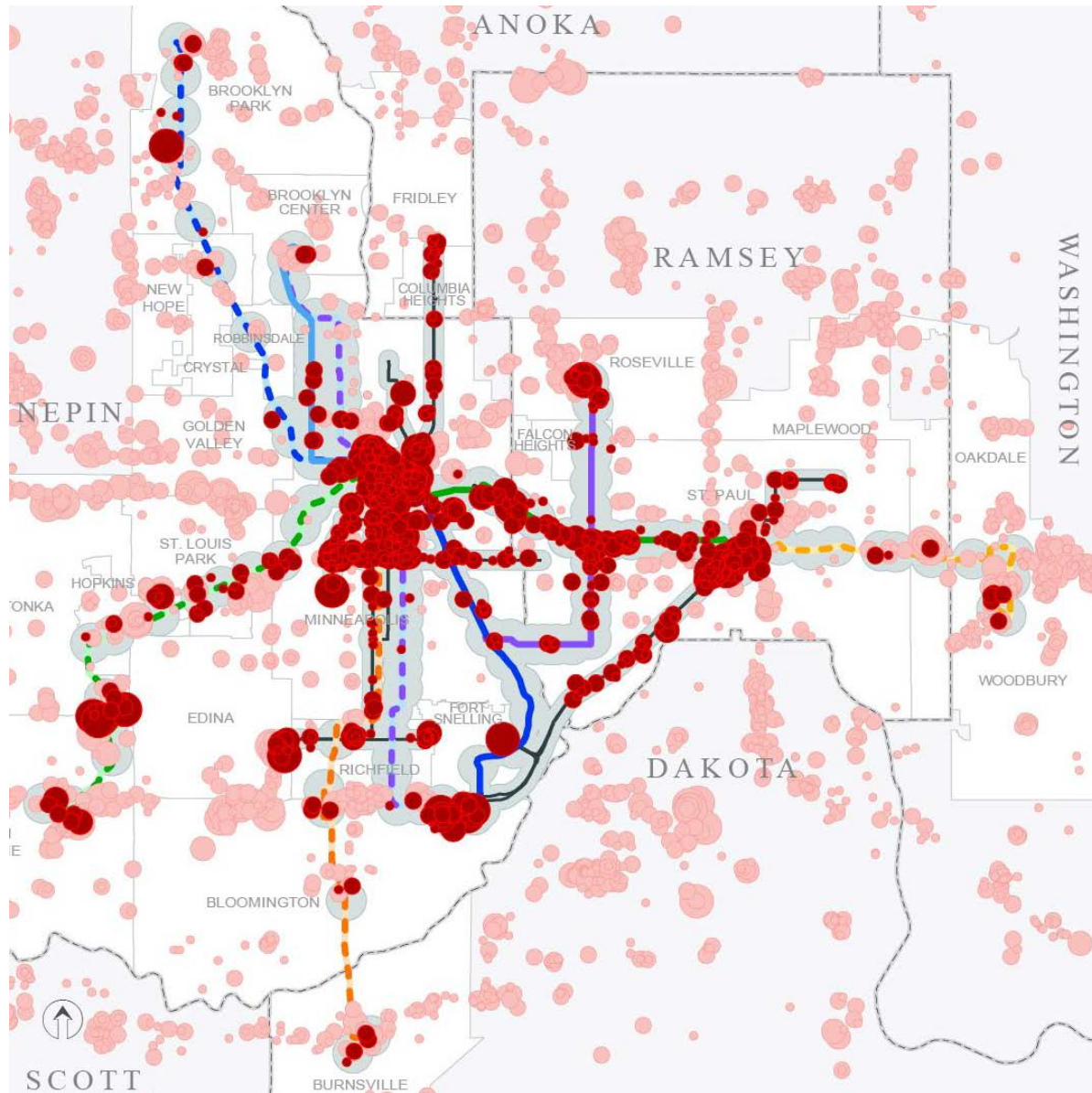
Permitted Development Value 2009-2019



Multifamily Residential Value 2009-2019



Commercial Value 2003-2019



Permit Value (\$) In Millions

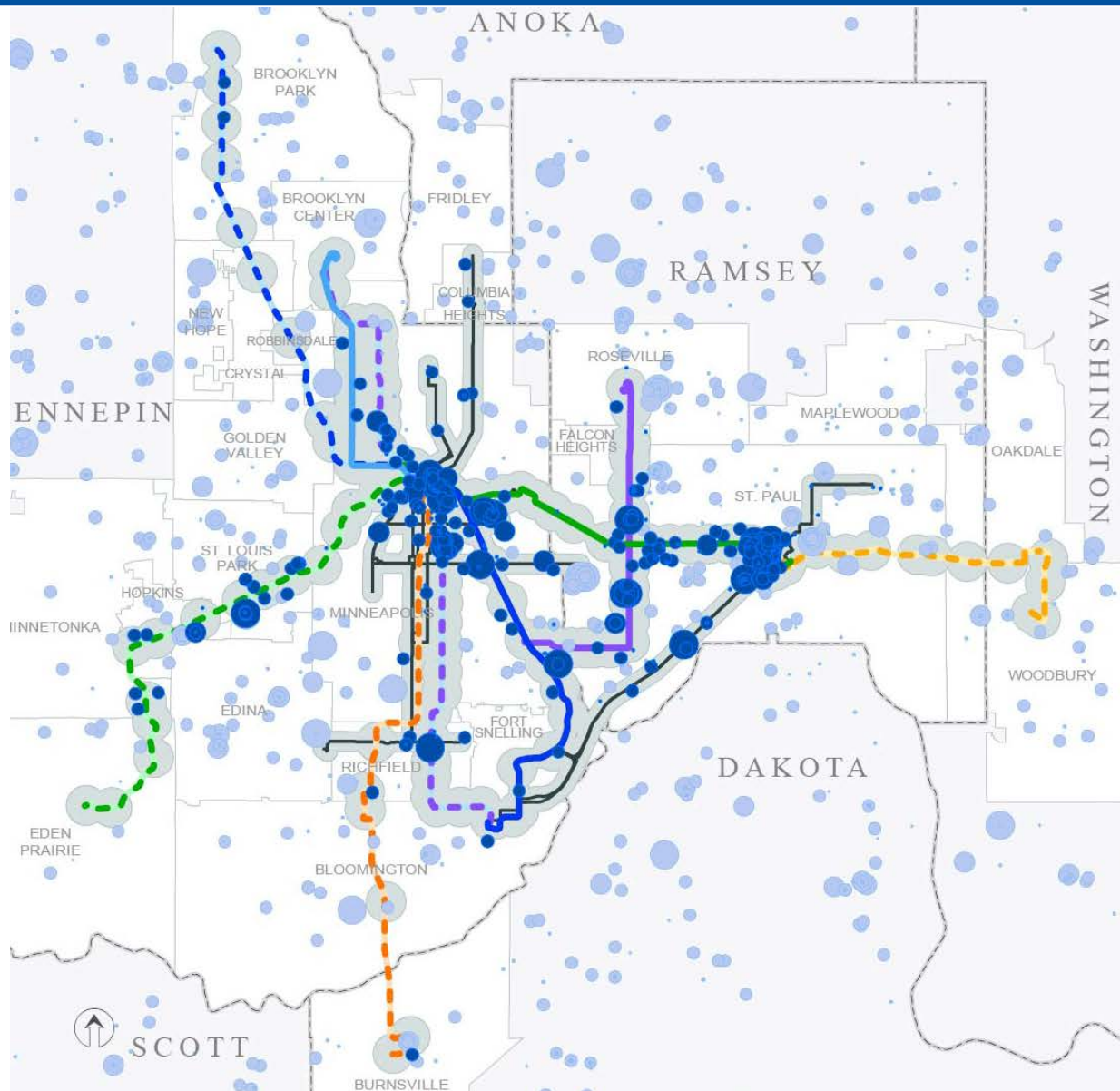
- < 1
- 1.0 - 9.9
- 10.0 - 19.9
- 20.0 - 552.4
- Located within a transit buffer for select years

2003 - 2019 Data
TOD October 2020

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

Public & Institutional Value 2003-2019



Permit Value (\$) In Millions

- < 1
- 1.0 - 9.9
- 10.0 - 19.9
- 20.0 - 120.5
- Located within a transit buffer for select years

2003 - 2019 Data

TOD October 2020

Transitway

- METRO Blue Line
- METRO Green Line
- METRO A Line
- METRO C Line
- - - Green Line Extension
- - - Blue Line Extension
- - - Orange Line
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- High Frequency
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\$8.9 billion in development is planned along high frequency transit

- 62% of which is mixed-use (primarily Commercial/Residential)

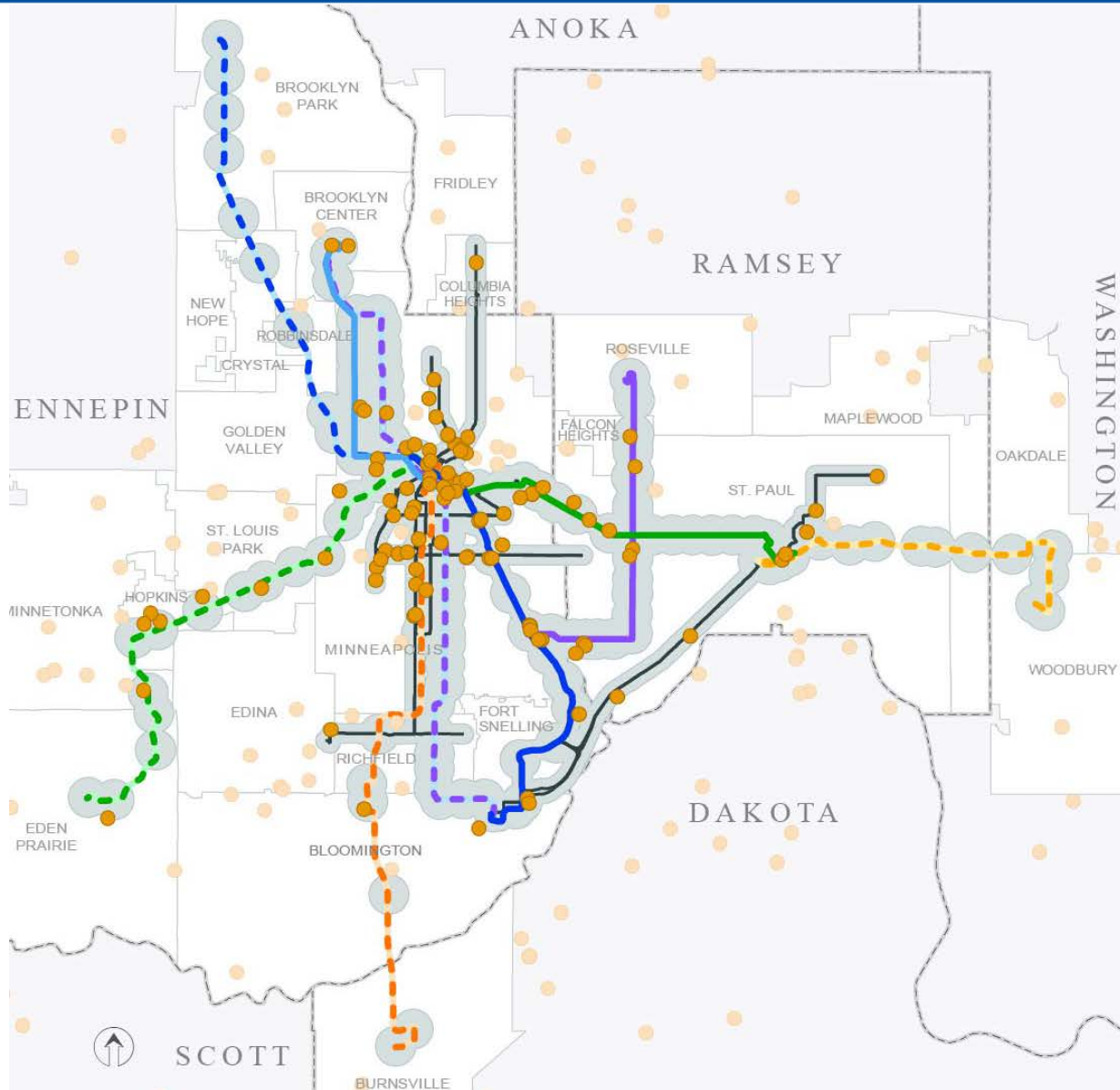
68% of the total development planned in the region

- \$5.6 billion near LRT stations
- \$4.9 billion near BRT stations

35,000 multifamily units along high frequency transit

- 19,000 multifamily units near LRT stations
- 17,000 multifamily units near BRT stations
- 43% of units planned in the region

Planned Multifamily Residential Sites



Planned Development Type

- Residential
- Located within a transit buffer

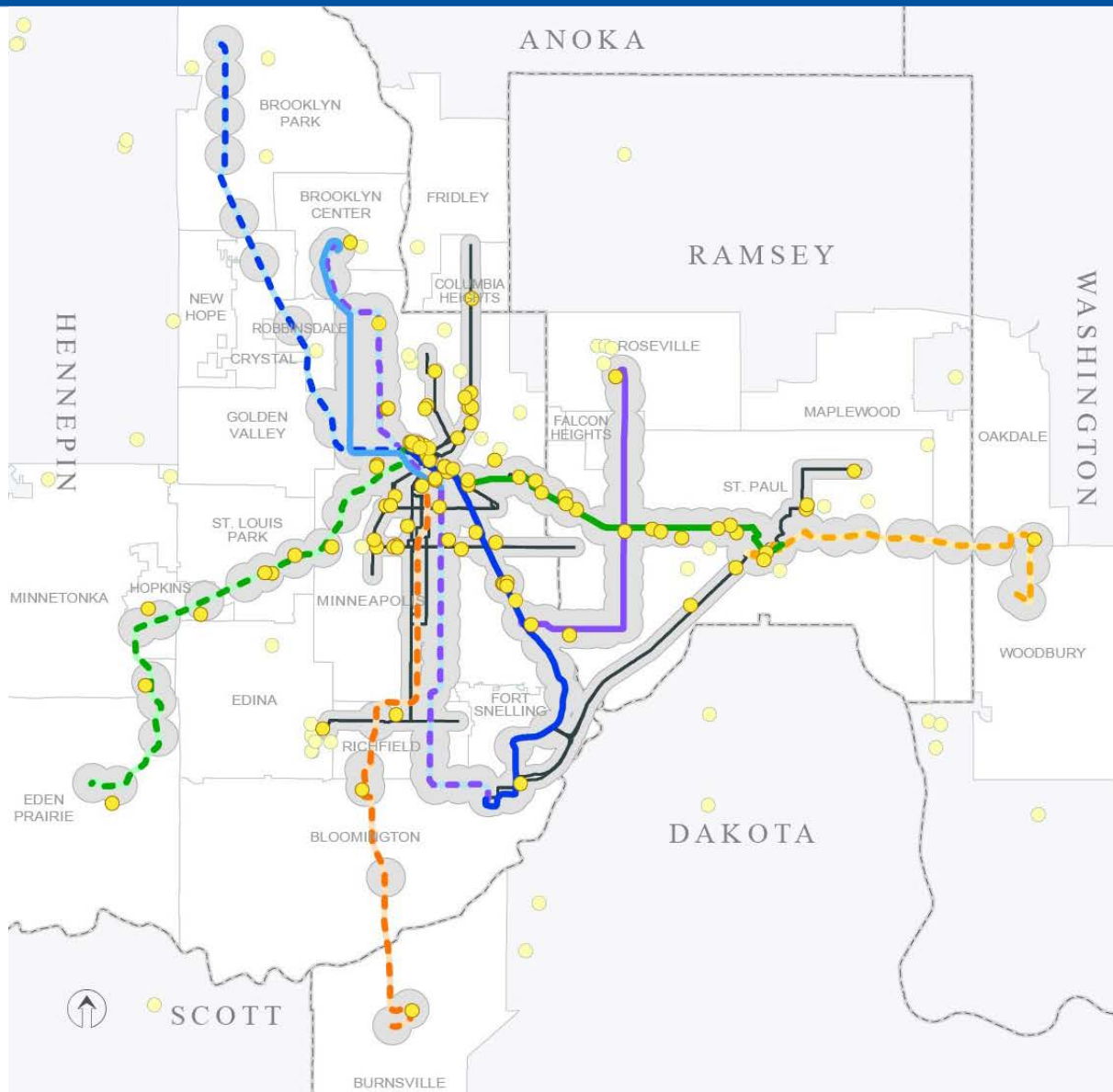
Proposed For
2016 - 2022

TOD October 2020

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 Sites



Planned Development Type

- Mixed Use
- Located within a transit buffer

Proposed For 2016 - 2022
TOD October 2020

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

The region's growth has concentrated along high frequency transit as the transit network has grown.

43% of multifamily units built in the region in the time periods of this study are located near high frequency transit.

35.5% of recent total regional development value occurred along high frequency transit.

In 2019 alone, **37%** of all permitted value in the region is served by high frequency transit.

An **additional 35,000 units** of multifamily housing are planned to be near high frequency transit, with **68% of all planned developments** located near high frequency transitways.

Questions?



2020 Development Trends Along Transit

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