

Community Development Committee

Meeting date: April 6, 2015

Subject: Transit Oriented Development (TOD) Guide

District(s), Member(s): ALL

Policy/Legal Reference: Minnesota Statutes Section 473.191

Staff Prepared/Presented: Michael Larson, AICP, Senior Planner (651) 602-1407
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Division/Department: Community Development, Local Planning Assistance

Proposed Action

Information item only. No action required.

Background

The Transit Oriented Development (TOD) Guide update is one of many TOD-related initiatives throughout the Council, including the Transportation Division and Metro Transit. Included on the Community Development Committee's work plan for 2015, this is the first time that staff has presented to the Committee on the update to the Council's TOD Guide, which was last updated in 2006. Because its primary audience is local planners and officials, Local Planning Assistance staff are leading this effort.

Staff briefed the Land Use Advisory Committee (LUAC) on January 15, 2015 and will continue to do so through the summer and fall. This effort is related to the update to the Local Planning Handbook, which has been discussed at the Committee in July 2014 and January 2015.

In addition to engaging internal stakeholders in several work units across the Council's divisions, including the TOD Office, Local Planning Assistance staff conducted a survey of 112 local staff and followed up with survey participants through meetings and conversations. Many responses and conversations emphasized the cost and complexity of implementing TOD in markets with suburban land use patterns as key issues to address.

Content

The TOD Guide is intended to be a "go-to" resource for communities to support transit and transit-oriented development, especially in their comprehensive planning and implementation programs. The guide will specifically address new land use policy language in the *2040 Transportation Policy Plan (TPP)* and incorporate and integrate recent experience and initiatives.

Key topics that the TOD Guide will address include:

- Transit markets and the transitway development process
- Metropolitan Council / Metro Transit roles and resources
- Regional versus local roles and responsibilities
- Guidance on:
 - Addressing *Thrive MSP 2040* and *2040 Transportation Policy Plan* expectations in comprehensive plans
 - Implementation-oriented planning and retrofitting for TOD
 - Transit operating and facility needs
 - Implementation approaches to zoning changes

- Supportive case studies, contacts and resources related to the above

Format

As with Local Planning Handbook, the TOD Guide will be both an online as well as a print resource. Transit Oriented Development involves planning issues that can be applied more broadly, so there will be shared content or cross-references with the Local Planning Handbook. It will also apply case studies similar to the way the Local Planning Handbook will provide Community Highlights.

Schedule and Status

The TOD Guide is being developed alongside the Local Planning Handbook to coincide with the release of System Statements in the fall. It will be periodically updated to serve as an ongoing resource for comprehensive planning.

Staff have developed a comprehensive outlined of the TOD Guide based on the needs identified in the internal and external stakeholder outreach. Staff will engage local staff who have offered assistance to help identify resources and develop case study material. At the July LUAC meeting, staff will present on issues related to 2040 to station area density and activity levels, new policy provision in the 2040 Transportation Policy Plan.