

**DATE:** May 14, 2015

**TO:** Land Use Advisory Committee

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**SUBJECT:** TOD Guide Update

In January, the Land Use Advisory Committee discussed the update to the Transit Oriented Development Guide (TOD Guide), a project that is related to and in support of the Local Planning Handbook. Detrick and Larson discussed the projects goals related to supporting TOD policy, planning and implementation at the local level. They reviewed both internal and external outreach, including a survey of local planners and community development professionals.

The purpose of our presentation at the May LUAC meeting will be to update you on the development of content and continued outreach and engagement, including feedback from the Community Development Committee in April.

### *Working Outline*

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. We will discuss our working outline based on the needs we have identified. 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 elements of the TOD Guide working outline 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

### *Transportation Policy Plan Elements*

One important task of the TOD Guide is to address new Transportation Policy Plan (TPP) language related to density and activity levels in station areas (existing and future). The intent of this policy language is to ensure a return on investment - that local comprehensive plans provide the groundwork for concentrations of housing and jobs that are accessible by transit. Many communities have been or are undertaking work in this regard, but the evaluation against regional policy will be new. We will present information and examples of the potential impact these regional policies, how they may be applied, and how local plans may be evaluated. We will solicit your feedback about approaches, including your suggestions and concerns.