



TRANSIT ORIENTED DEVELOPMENT GUIDE

May 18, 2017

LUAC TOD Guide Update



Today

- TOD Guide overview
- Resource material
- Case study highlight





TRANSIT ORIENTED DEVELOPMENT GUIDE

ROLES & SUPPORT

Metropolitan Council

Counties

Cities

MARKETS-EQUITY-IMPLEMENTATION

Markets

Equity

Implementation

PLANNING FUNDAMENTALS

Density-Diversity-Design

Connections

Parking & Travel Demand Management

Land Use Regulations

RESOURCES

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TRANSIT ORIENTED DEVELOPMENT GUIDE

Investing in transit and supporting transit oriented development (TOD) are priorities for the region. These efforts support the five outcomes of Thrive MSP 2040: Stewardship, Prosperity, Equity, Livability, and Sustainability.

The Metropolitan Council's **TOD Policy** states that the Metropolitan Council will play a leadership role in planning and implementing TOD. We will continue to support local communities to ensure that growth supports a reliable and cost-effective transit system, help cities leverage private investment, and advance regional equity.

Purpose of TOD Guide

For local planners, elected officials, planning commissioners, and others interested in planning, this TOD Guide is intended to:

- Explain the **roles and responsibilities** of each level of government in planning and implementing TOD.
- Address the **importance of market demand** and the **needs of people** most dependent on transit.
- Emphasize **implementation**.
- Share **case studies and best practices** that demonstrate how cities overcame challenges and achieved successful outcomes.
- Help local planners **build and share knowledge** of TOD planning and implementation.
- Reflect **topics of interest to local planners** working on TOD planning and implementation.

Suggestions on Resources

We want this resource to be current and constantly improving. Can you suggest resources that you think would help others? Do you have ideas about how this guide could be more helpful? Contact us at TODGuide@metc.state.mn.us

Sign up for email updates when new information and resources become available in the TOD Guide.



Minneapolis, University of Minnesota, East Bank. The METRO Green Line spurred and supported investment along University Avenue and at the University of Minnesota.



St. Paul, Snelling Avenue. A new station for the A Line Rapid Bus resulted from coordination between the City of St. Paul, Metro Transit, and the developer of the Vintage on Selby, the Excelsior Group.



Resources

**TRANSIT ORIENTED
DEVELOPMENT GUIDE**

ROLES & SUPPORT



**MARKETS-EQUITY-
IMPLEMENTATION**



**PLANNING
FUNDAMENTALS**



RESOURCES



Contact Us

RESOURCES

The following is a library of resources to support TOD planning and implementation. We encourage you to explore these resources and to make suggestions about the content and its organization. You can contact us at TODGuide@metc.state.mn.us.

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Fact Sheets/ How-To

Case Studies

Best Practices

FAQ

Fact Sheets and How To's are summary documents that provide information on specific topics. These include resources that are shared with the [Local Planning Handbook](#).

❖ **COMPREHENSIVE & STATION AREA PLANNING**

❖ **TOD READINESS**

❖ **STREET DESIGN**



VANDALIA TOWER

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ORIENTED
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PROJECT SUMMARY

The 5.5-acre Vandalia Tower redevelopment includes the restoration of seven vacant factory buildings into retail, office, artist studio and small manufacturing space. An iconic 100-foot tall water tower known as Vandalia Tower serves as a visual anchor for the site. The Metropolitan Council Livable Communities program provided support for this project.

The developer, First and First, has secured tenants that include woodworkers, artists, yoga studios, brewers, mechanical engineers, film makers, and marketing firms. The tenant mix is consistent with the area's Creative Enterprise Zone brand and vision "to be a recognized center of creativity and enterprise, a place where people make a living by their creative capacities."



Saint Paul, Vandalia Tower. Public plaza at the center of the development

HOW DOES THIS PROJECT SUPPORT TOD (AND LIVABLE COMMUNITIES)?

Connect: The project improves connections to the METRO Green Line and Raymond Station area by providing sidewalks and bike paths in an industrial area where such infrastructure did not previously exist.

Intensify: The project fully restores the seven factory buildings and orients them into a campus arrangement around a 30,000-square foot outdoor plaza. The applicant anticipates that upon full occupancy the project will include approximately 290 full time jobs. This project is an opportunity to provide jobs that are close to public transportation and accessible to all skill levels.

Demonstrate: Vandalia Tower is a model for adapting outmoded buildings to serve an emerging market and community vision. In this case, industrial buildings were renovated to serve creative professionals, artisans, and small manufacturers.

FAST FACTS

PROJECT FACTS

Developer:
First and First
Total Development Cost: \$4.6M
Total Public Investment: \$650K
Commercial Square Feet:
185K sq. ft.

TOD METRICS

Stories: 3
FAR: 0.8
Commercial Parking Ratio:
1 space per 860 sq. ft.

STATION AREA

Transit:
METRO Green Line Extension
Station: Raymond Avenue
Station Area:
Mixed use corridor surrounded by industrial uses; strong employment focus with opportunity for adaptive reuse of industrial buildings.

**Metropolitan Council
Livable Communities Grants**

Applicant: City of St. Paul
Year: 2014
TOD grant amount: \$650,000
Funded elements:
Public plaza, stormwater management, sidewalks, landscaping, demolition, pedestrian lighting, excavation, utilities, and public bike storage

Next steps

- Add and update resources
- Review content and make periodic updates
- Reflect ongoing input and feedback



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