

EARLY COORDINATION

Considering transit during the development site plan review process can support a City's transit-oriented development goals. Doing so can make transit a more effective amenity for both transit riders and the development. Transit agency staff can assist cities with evaluating conditions for transit and transit riders. Early site plan review can also help prevent conflicts and complaints related to access and circulation.

WHAT'S INVOLVED?

Only Minneapolis and Saint Paul currently have formal site plan review processes with Metro Transit. Other communities can contact their sector representative in [Local Planning Assistance](#) to reach the right staff at Metro Transit or other regional transit providers.

Cities can share preliminary development plans as well as formal submittals. In general, transit staff will circulate plans among service planners and operational staff who are familiar with existing and potential future conditions. Transit staff can provide written comments as well as discuss proposals in person with City staff or the development team.

WHAT DO WE LOOK FOR?

Transit planners will evaluate sites plans and the right-of-way to identify issues and potential opportunities. They will evaluate current transit facilities, consider the level of existing and planned service, and investigate how transit operations currently interact with the site. They will also consider how pedestrian and bicycle access to the location.

EXAMPLES

Accounting for transit early in the development process helps developers get their site plans right the first time. Collaboration between cities, project proposers, and transit providers can benefit everyone involved. For example:

- Metro Transit staff replaced a shelter adjacent to the development site where the developer worked with the city to widen the sidewalk.



Streetscape improvements and project features can enhance the environment for transit riders but can also interfere with getting on and off the bus.



Effective bus stops have space for shelters, furnishings like benches, and room to get on and off the bus.

- A site plan review discovered that planned bike racks and planters would interfere with passengers exiting the back of the bus. Consequently, the City and developer modified the location of public improvements to avoid this problem.
- A property owner wanted to incorporate stops for its own shuttles along the right-of-way. Metro Transit agreed to relocate its bus stop and the property owner paid for improving the accessibility of the stop.

WHAT CAN CITIES DO?

New development and redevelopment presents an opportunity to improve the transit experience. Quality sidewalk and street design can make the experience of walking to a bus stop a positive one. Improving transit facilities can make transit more attractive to future residents, employees, and visitors. By ensuring that developers are accounting for transit in their site plans, cities can avoid unexpected conflicts between new development and transit. We recommend the following:

- Require that developers illustrate transit features on site plans. Features that should be shown include: *bus stop sign posts, ADA pads, bus stop length, back door zones, accessible paths to transit stops, bus stop shelters, and street furnishings.*
- Become familiar with transit design best practices to assist with development review. We recommend the [NACTO Transit Street Design Guide](#) to understand best practices.
- Communicate developer the value of transit to your community.
- Consult Metro Transit or other transit agency staff early in the process if your City is seeking a Livable Communities grant from the Council in support of development.

LEARN MORE

Learn more about how streets work best for transit. The National Association of City Transportation Officials (NACTO) publishes the NACTO Transit Street Design Guide.

NACTO Transit Street Design Guide

<https://nacto.org/publication/transit-street-design-guide/>

Bus Stop Design Guidance

<https://nacto.org/publication/transit-street-design-guide/stations-stops/stop-configurations/curbside-pull-stop/>

Accessible Paths & Slopes

<https://nacto.org/publication/transit-street-design-guide/stations-stops/stop-design-factors/accessible-paths-slopes/>

Metro Transit Bus Stops and Bus Stop Improvements

<https://www.metrotransit.org/bus-stop-improvements>

CONTACT US

For Metro Transit's service area, please contact your Sector Representative in Local Planning Assistance:

<https://metro council.org/Communities/Planning/Local-Planning-Assistance/Sector-Reps.aspx?source=child>

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