

## Land Use Advisory Committee

Meeting date: November 18, 2021

**Subject:** Transit Oriented Development (TOD) Guide Update Planning

**District(s), Member(s):** All

**Policy/Legal Reference:** Metropolitan Council Transit Oriented Development (TOD) Policy; Minnesota Statute 473.191

**Staff Prepared/Presented:** Michael Larson, Planning Analyst, Local Planning Assistance; Gabriela Olvera, Associate Planner, Local Planning Assistance

**Division/Department:** Community Development and Metropolitan Transportation Services

### Background

The Metropolitan Council's [Transit Oriented Development \(TOD\) Guide](#) helps support local planners and others who are involved in planning in support of transit and TOD. The Land Use Advisory Committee (LUAC) has provided feedback and input into this work in the past. We are again seeking your input and feedback for what needs and challenges your communities are facing to create better conditions for transit. In preparation for the discussion and input, please review and consider the following information.

### LUAC Input

Each of you represents communities within different land use context and transit market areas. Each of the planned transitways undergoes detailed planning, but case studies and information such as that presented in the TOD Guide can be useful to explain the role of transit and the potential and value of TOD in various contexts and at different times. Please consider the following framing questions for our meeting on November 18<sup>th</sup>:

- What aspects of the TOD Guide seem most useful and relevant to your community?
- Who in your community depends on transit, or whose quality of life or economic opportunity might be enhanced by transit or walkability?
- For communities with limited existing or planned transit service, do the principles of TOD (e.g., walkability, mix of uses) apply to your community in any way?
- For communities with more significant levels of transit investment (existing or planned), what is needed or missing from planning or the implementation of plans?
- What experience does your community have that might warrant a case study or other type of information sharing?

### Challenges for TOD

You are likely familiar with the very real and significant challenges faced by transit planning in the region, some of which are related to the COVID-19 pandemic, and some are not.

- METRO Green Line Extension costs and delays
- METRO Blue Line Extension alignment challenges
- COVID-19 related travel decline:
  - [GREATER MSP Recovery Dashboard](#)
  - [LUAC presentation on Travel Behavior Inventory](#) (3/18/21)

- [Detailed ridership presentation to Transportation Committee](#) (11/8/21)
- Return-to-office trends
  - [GREATER MSP Recovery Dashboard](#)
- [Metro Transit service cuts related to labor shortage](#)

### *Opportunities for TOD*

Transit remains important to the region’s economy over the long term. This is especially true for the region’s low-wage workers and others who depend on it for mobility; but it is also important for those who prefer the convenience and cost-savings that it can offer. With higher densities of residential and employment uses, TOD supports a greater efficiency of land use as well as reduced use of land for surface parking. In many ways, TOD supports regional and local policies objectives related to equity and climate.

The most cost-effective transit occurs in parts of the region with higher densities, better walking conditions, and where more of the population has limited or no access to cars. Significant multi-family development has been occurring within proximity to transit investments, and the region has focused time and attention on productive Arterial Bus Rapid Transit routes. These resources can help you familiarize yourselves with what transit is planned for your community and what the potential might be long-term.

- [Network Next staff report](#) (Transportation Committee 9/27/21)
  - [Network Next presentation](#)
- [Development Trends Along Transit](#) (Metro Transit TOD Office 2020 Report)
- [Transit Design Guidelines/ Transit Market Areas](#) (Transportation Policy Plan Appendix G)

### *Staff Support*

Support for TOD occurs throughout the Council and Metro Transit. The following staff will be present to listen to your ideas and concerns, support the discussion if needed, and answer specific questions you may have:

- Livable Communities
  - Stephen Klimek, Senior Planner, LCDA-TOD Program
  - [LCDA-TOD Program LUAC Presentation \(9/17/20\)](#)
- Metro Transit TOD Office
  - Michael Kranz, Development Associate / Acting Manager
  - Katherine Hansen, Senior Project Manager
  - [Metro Transit TOD web site](#)