

# Informational Update on the Transit Oriented Development (TOD) Initiative



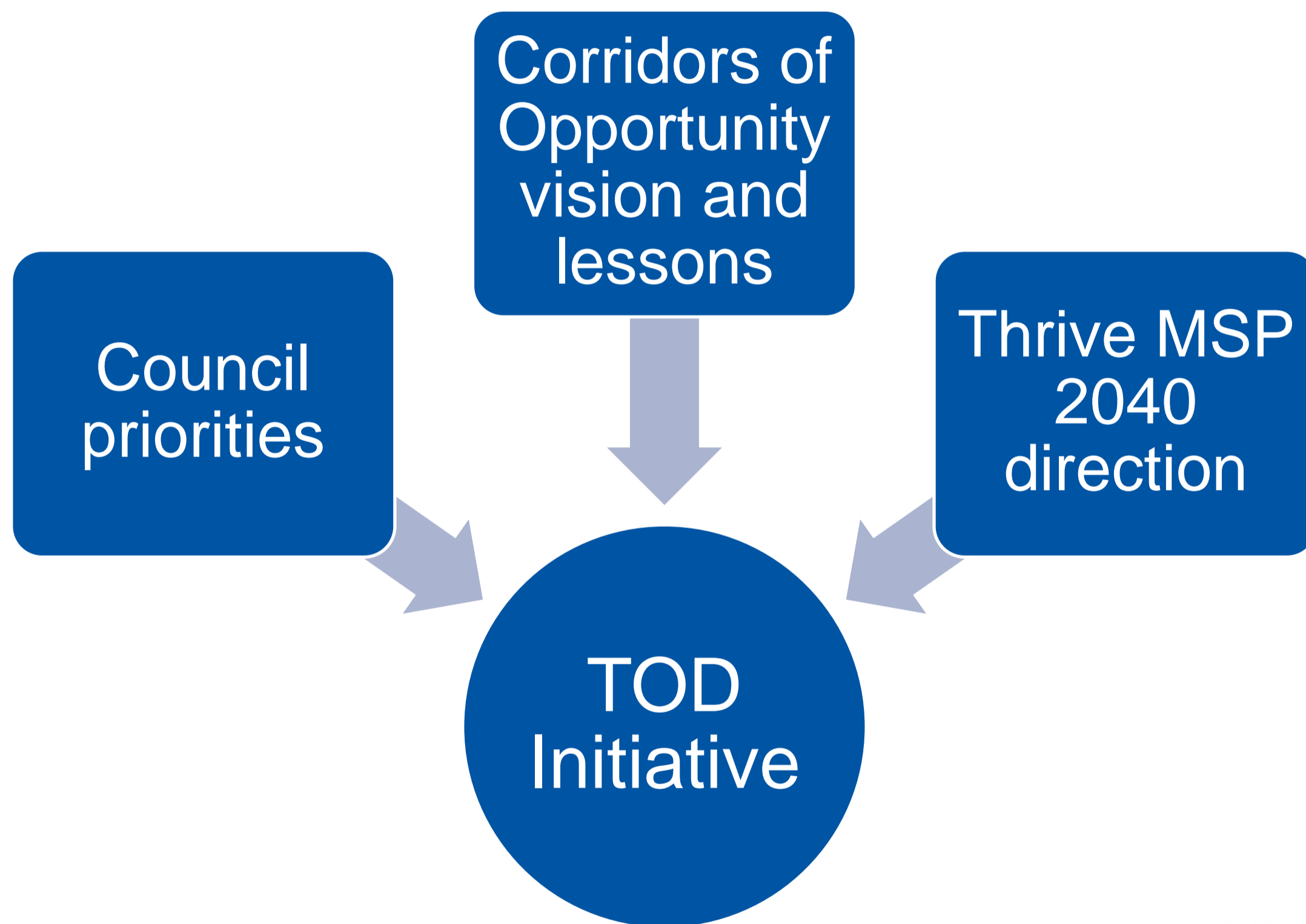
Joint meeting of Transportation and Community  
Development Committees - October 21, 2013

# Today's Agenda

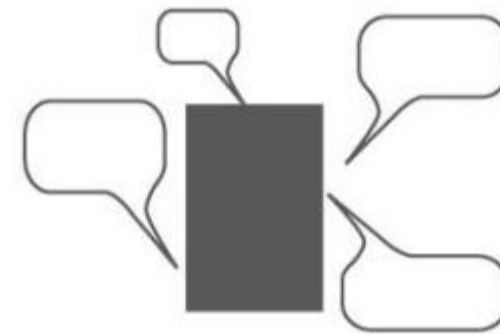
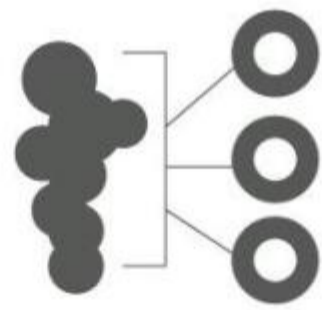
- Consultant and outreach conclusions
- TOD Policy
- TOD Office and 2014 work plan



# Origins of TOD Initiative



# TOD Strategic Action Plan – Process of TOD Initiative



1

2

3

4

5

Rigorous  
Preparation

Develop & Analyze  
Strategic Choices

Access Choices &  
Determine Direction

Vet the Preferred  
Strategy

Strategy and  
Action Agenda

May –  
August  
2012

September  
2012

February  
2013

May  
2013

July  
2013

Interviews  
and  
research

Think  
Tank 1

Think  
Tank 2

Think  
Tank 3

Council  
adoption

# TOD Strategic Action Plan – Feedback from partners

- Be brave in creating successful TOD in the region
- Develop a TOD Policy
- Align principles and priorities with TOD policy
- Play a more proactive role
- Focus on implementation, yet continue to plan for TOD
- Be a regional leader by providing TOD expertise
- Build strong partnerships
- Be nimble and flexible
- Strengthen internal Met Council coordination

# TOD Strategic Action Plan - Goals

Collaborate with partners

Prioritize resources for impact

Focus on implementation

Improve internal coordination

# TOD Strategic Action Plan – Immediate steps

Establish a TOD office

Adopt a TOD policy

Create an internal working group

Create external advisory group

# Developer Feedback

- Unanimous support for a more proactive Council role
- TOD has visibility, but transit alone does not make a project
- Support “replicable” and “catalytic” projects to move the market
- Develop strategy for commercial and mixed use TOD
- Be nimble, entrepreneurial, predictable, focused, timely

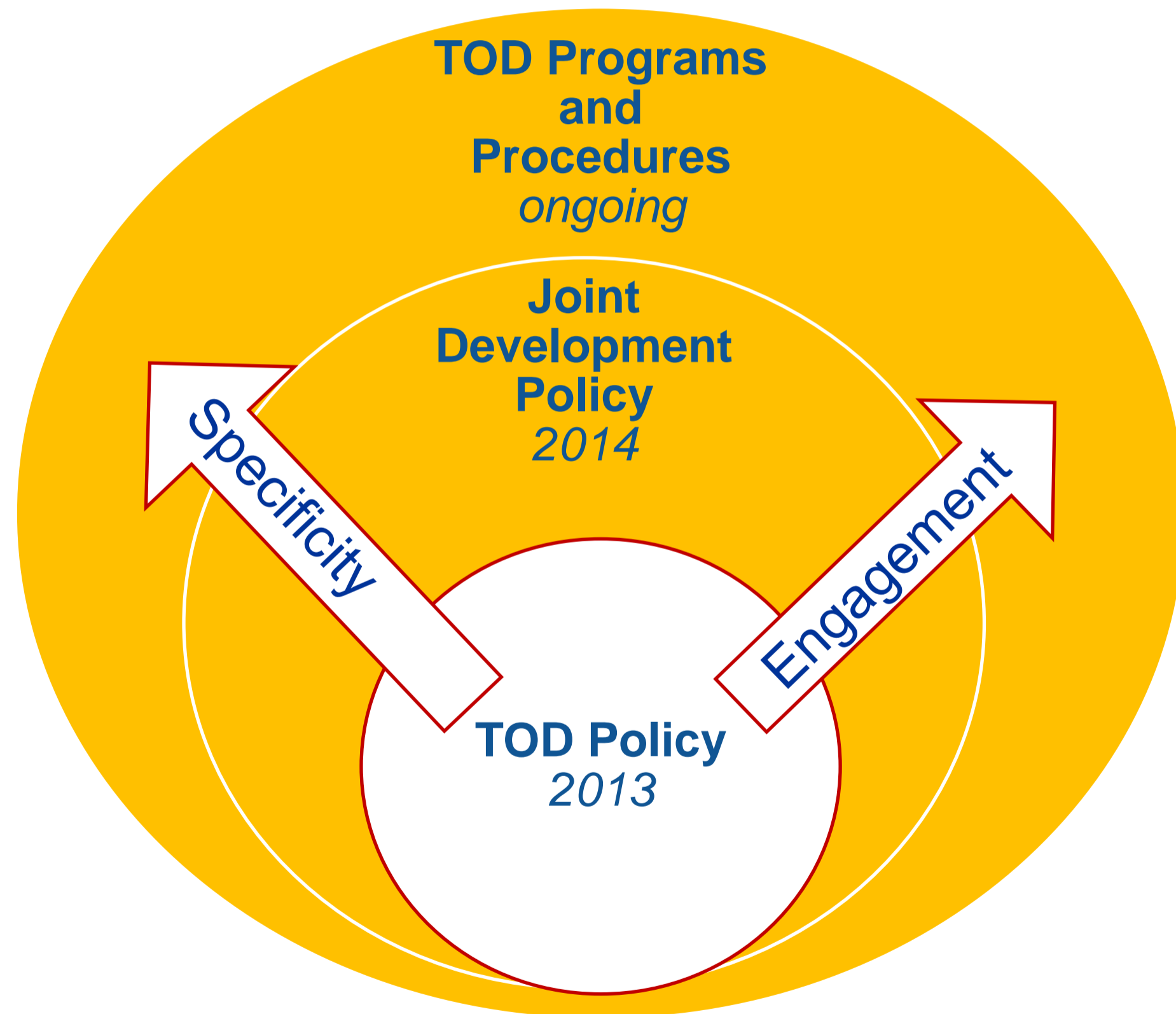




# Need for a TOD policy

- Coordinate and align all departments on TOD-related activities
- Communicate the vision and goals for TOD with the Council's partners
- Support funding applications for future transitways

# TOD policy - Influence



# TOD policy - Development process

- Best practices from other regions
- Strong direction from Thrive and TPP
- Foundation in TOD Strategic Action Plan
- Leadership discussions
- Stakeholder outreach



# TOD policy – The Council’s leadership stake in TOD

- Regional planning agency and transit provider
- Advances the Council’s mission
  - Foster efficient and economic growth for a prosperous metropolitan region
- Helps realize vision
  - A prosperous, livable and sustainable metropolitan region for people of all income levels, races, ethnicities and abilities.

# TOD policy – Definition of TOD

Walkable, moderate to high density development served by frequent transit with a mix of housing, retail, and employment choices designed to allow people to live and work without need of a personal automobile.



# TOD policy - Goals



**1. Maximize the development impact of transit investments by integrating transportation, jobs and housing.**



**2. Support regional economic competitiveness by leveraging private investment.**



**3. Advance social equity by improving multimodal access to opportunity for all.**



**4. Support a 21<sup>st</sup> century transportation system through increased ridership and revenues.**



# TOD policy – Strategies to achieve goals

- **Prioritize Resources**
- **Focus on Implementation**
- **Effective Communication**
- **Collaborate with Partners**
- **Coordinate Internally**



# TOD policy – Purpose

- Guide TOD-related activities across all departments
  - Transit system build-out and operation
  - Regional planning
  - Grant making
  - Technical assistance
  - Supporting affordable housing
- Communicate TOD priorities to partners



# TOD policy - Background

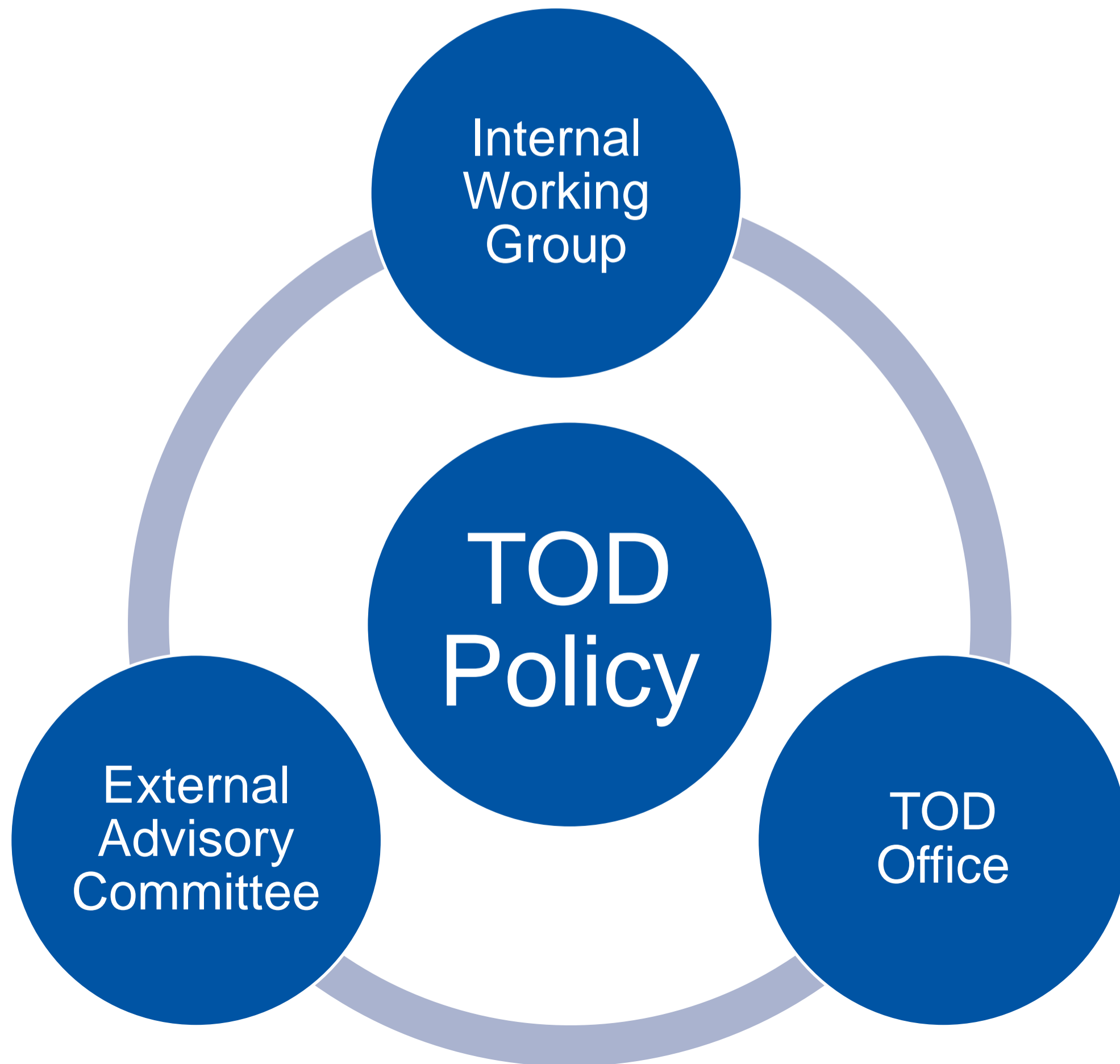
- History of TOD-supportive activities and policy
  - Livable Communities creation in 1995
  - 2030 Regional Development Framework and 2030 TPP
  - LCA TOD creation in 2011
  - Regional Transitway Guidelines
  - Guide for Transit Oriented Development
- New FTA emphasis on TOD

# TOD policy – Next steps

- October 28 Transportation Committee – Action Item
- November 13 Council Meeting – Final approval



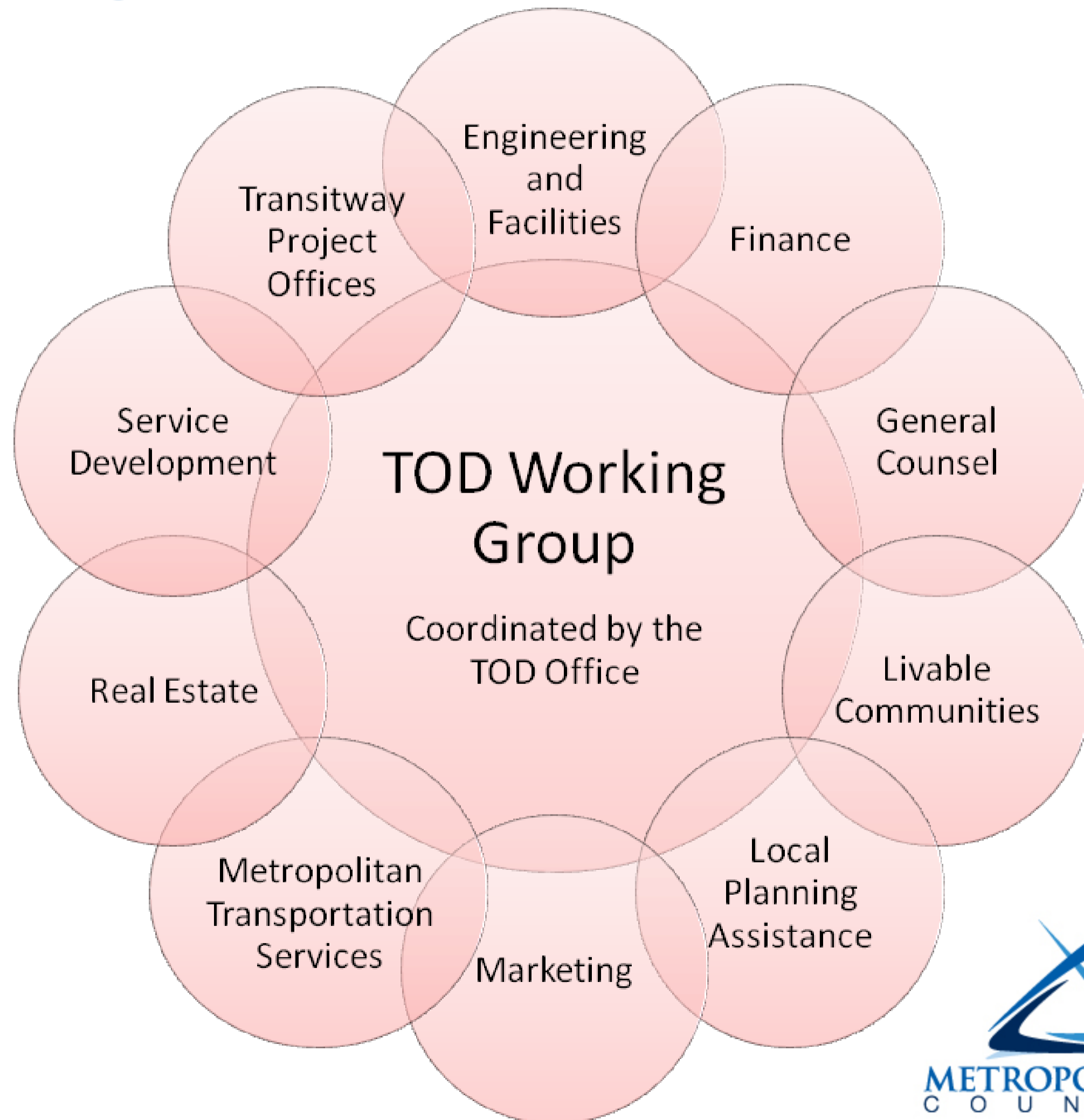
# Collaborative approach to implement TOD policy



# TOD working group - Roles

- Implement the TOD Policy
- Ensure consistency across TOD-related activities,
- Share information and resources about TOD-related activities across the organization,
- Align efforts to achieve Council TOD goals

# TOD working group - Composition



# TOD office - Roles

- Be first point of contact on TOD for partners
- Identify TOD opportunities and challenges
- Facilitate problem-solving across the organization
- Bring resources and real estate expertise to support projects
- Focus and prioritize efforts
- Coordinate and “hand-off” to other departments

# TOD office - Staffing

## Director

- Strategic leader
- Ombudsman
- Brokers solutions
- Convenes and coordinates team
- Proactive relationship-building
- Manager accountable for performance

## Development Manager

- Experienced deal-maker
- Speaks the language
- Understands real estate feasibility analysis
- Defines, offers and negotiates TOD / JD deals

## Development Analyst

- Skilled in development finance
- Does portfolio analysis of Met Council property and station areas for TOD / JD
- Sorts stations based on development potential, entitlements, required infrastructure, local leadership & community support

## Planning Lead

- Connects TOD office to internal and external projects
- Coordinates internal and external work groups
- Advisor on committees
- Researches and analyzes options
- Shares TOD resources with communities

## Performance and Communication

- Quantifies and communicates goals and performance
- Enables transparency and strong relationships
- Tracks TOD in region
- Maintains databases and produces GIS maps
- Drafts reports and other products

# TOD advisory committee

- Meet quarterly
- Provide input on TOD direction
- Assess progress toward TOD policy
- Review TOD work plan





# Preliminary 2014 TOD office work plan

- Analyze Council-owned real estate and create strategy
- Play lead role in TOD projects
  - Central Station in Saint Paul
  - Snelling Ave. ABRT
- Play advisory role on existing TOD projects
  - Southwest joint development
  - Snelling Bus Barn site
- Convene internal and external TOD committees
- Explore funding options via leadership task group

# Questions and Comments

