



Transit Oriented Development

**12/08/2014 Joint Meeting
Community Development & Transportation Committees**

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Director, TOD

Transit Oriented Development

- TOD = Walkable places served by transit where people can live, work, shop, play, etc.
- People want TOD!

In 2013, more than half of Minnesotans said they wanted to live in walkable, mixed-use neighborhoods, according to a survey by the National Association of Realtors.



*Green Line TOD @ Raymond Station
Served by Bus Routes
16, 30, 63, 67, 87*

TOD Why & Where

- Transit creates value. TOD belongs around all kinds of transit- LRT, Commuter Rail, BRT, & Fixed Route Bus

NorthStar TOD @ Ramsey Station



TOD Policy Goals

- **1. Maximize the development impact of transit investments**
Community building
- **2. Support regional economic competitiveness**
Businesses connected to more customers & employees
- **3. Advance equity**
Affordable housing & good jobs in TODs
- **4. Support a 21st century transportation system**
Increase ridership & revenues



*Blue Line TOD @ 46th Street
Served by Bus Routes
7, 9, 46, 74, 84, 436, 446*



Outline

- Internal Coordination
- External Coordination
- Joint Development
- TOD Fund
- 2015 Work Plan

Internal Coordination

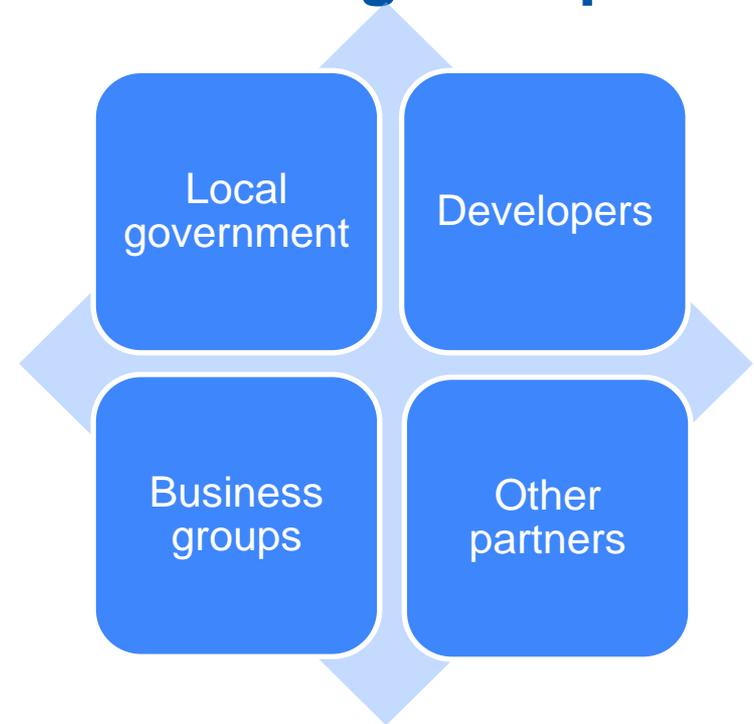
Metropolitan Council TOD Internal Working Group

Coordinated by
the TOD Office

Communications
Engineering and Facilities
Environmental Services
Finance
General Counsel
Livable Communities
Local Planning Assistance
Marketing
Metropolitan Transportation Services
Real Estate
Regional Policy and Research
Service Development
Street Operations
Transitway Project Offices

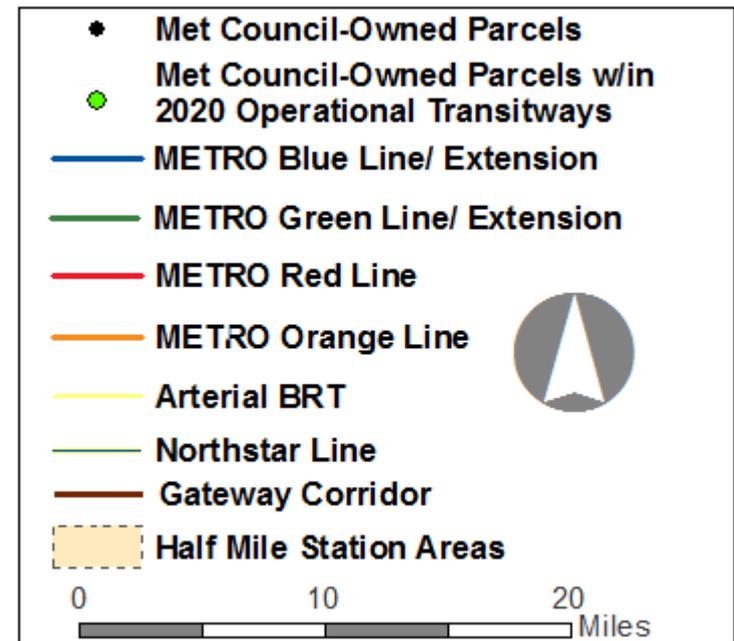
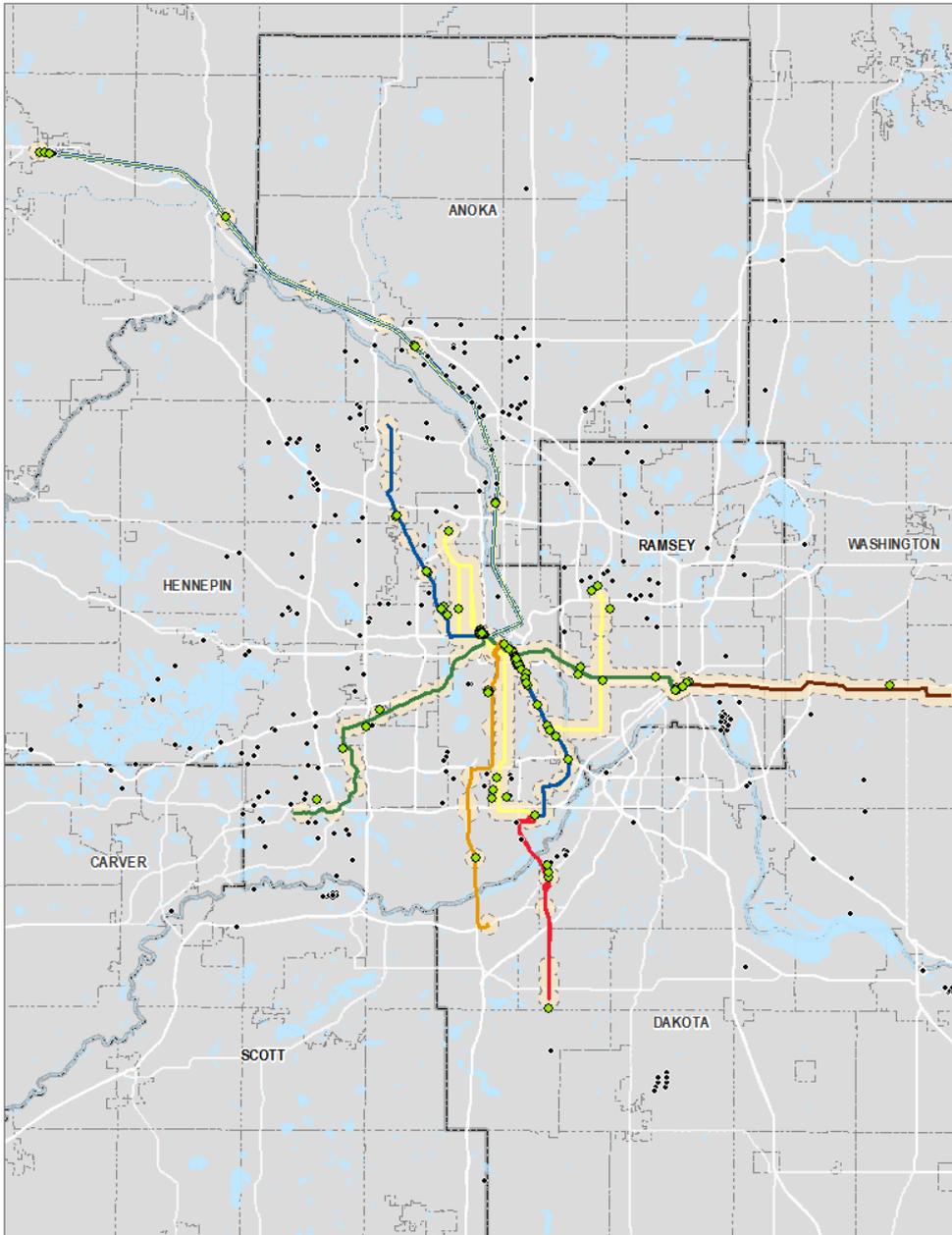
External Coordination: PRO TOD Working Group

- 2014 work plan completed
- 2015 TOD Office will arrange 4 TOD forums
- TOD tour(s)
- TOD across the region
- Equitable TOD
- Employment TOD
- TOD best practices



Joint Development: Site selection process Land Inventory

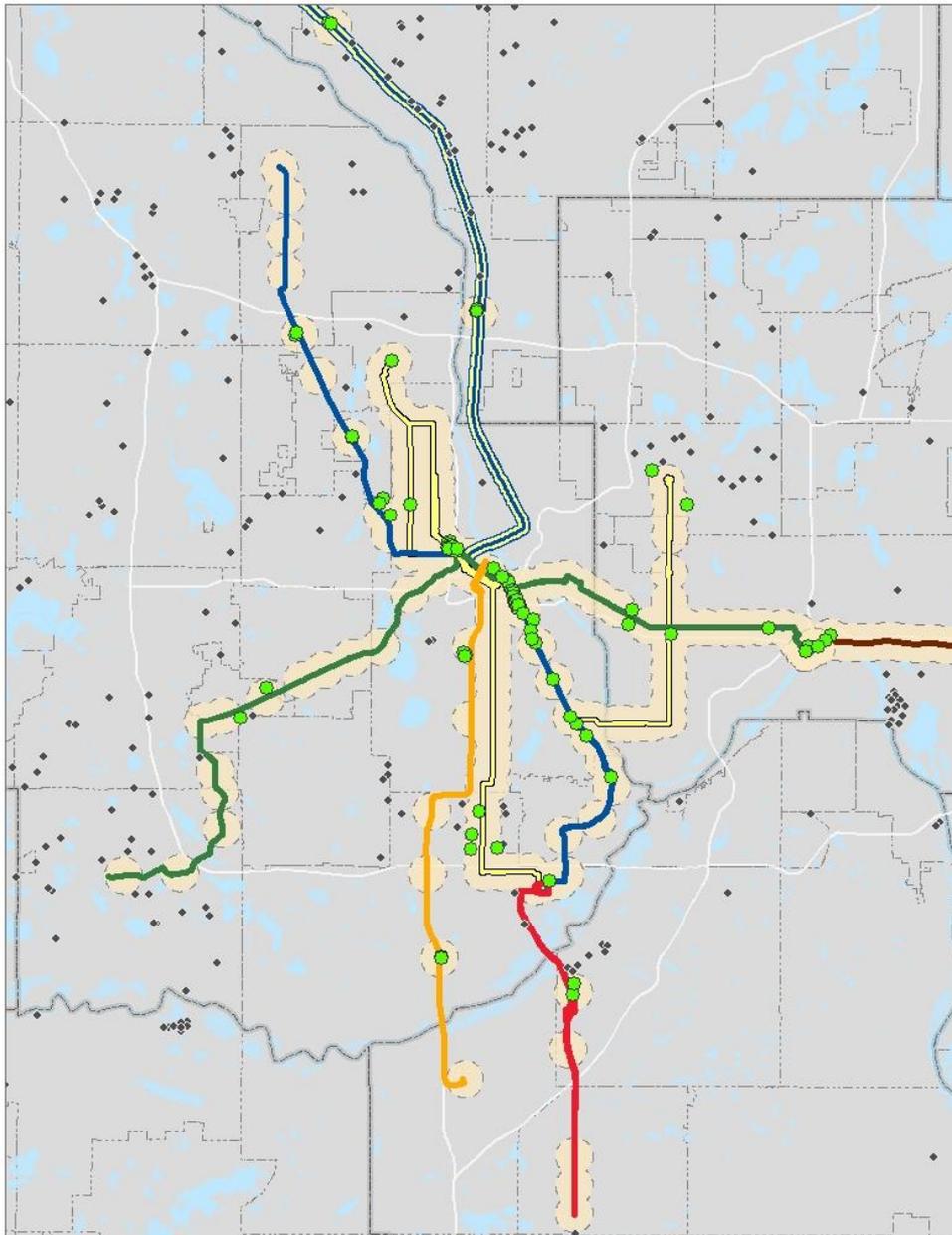
- 411 total parcels



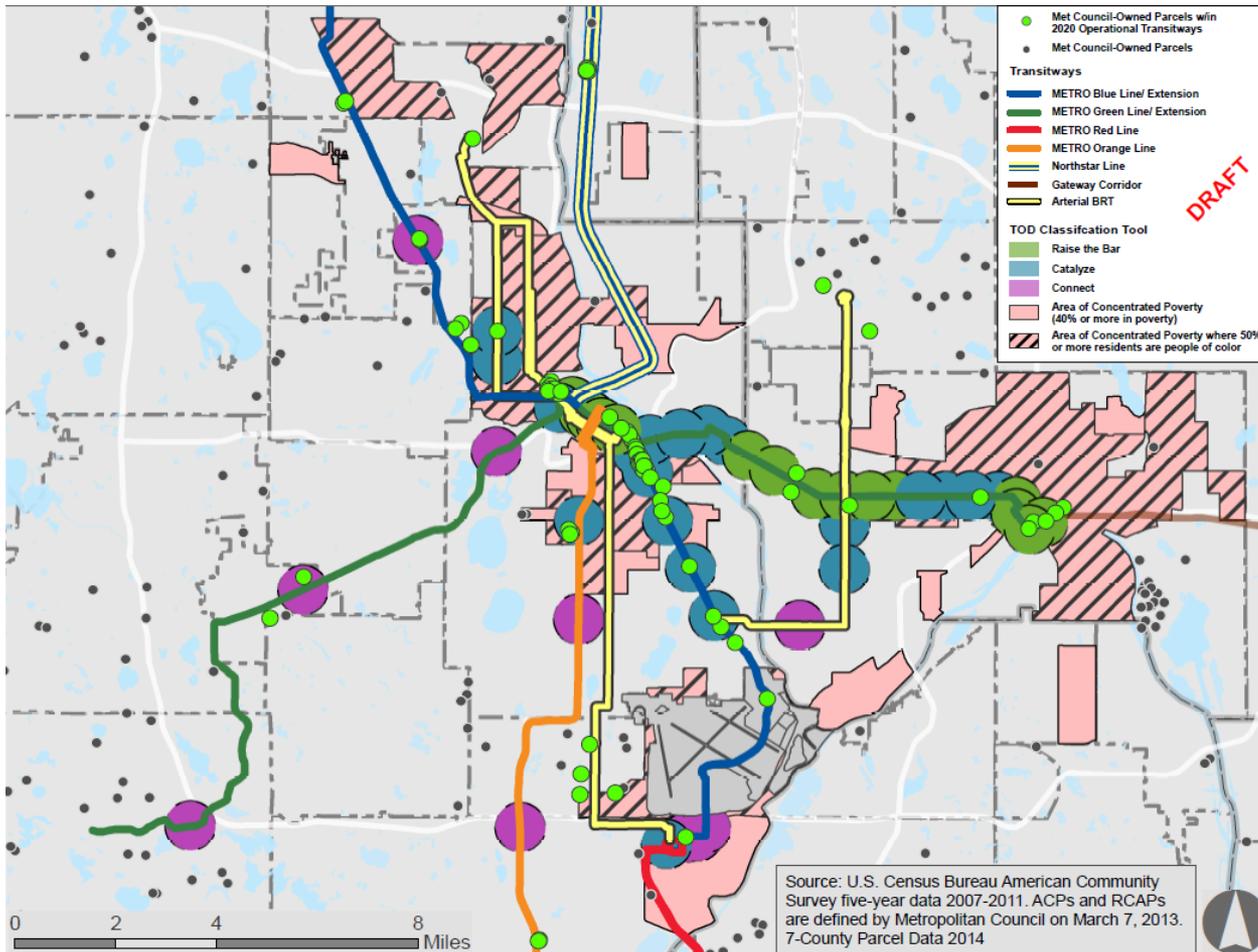
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Joint Development: Site selection process

- 110 within identified transitways
- 62 parcels identified for further analysis

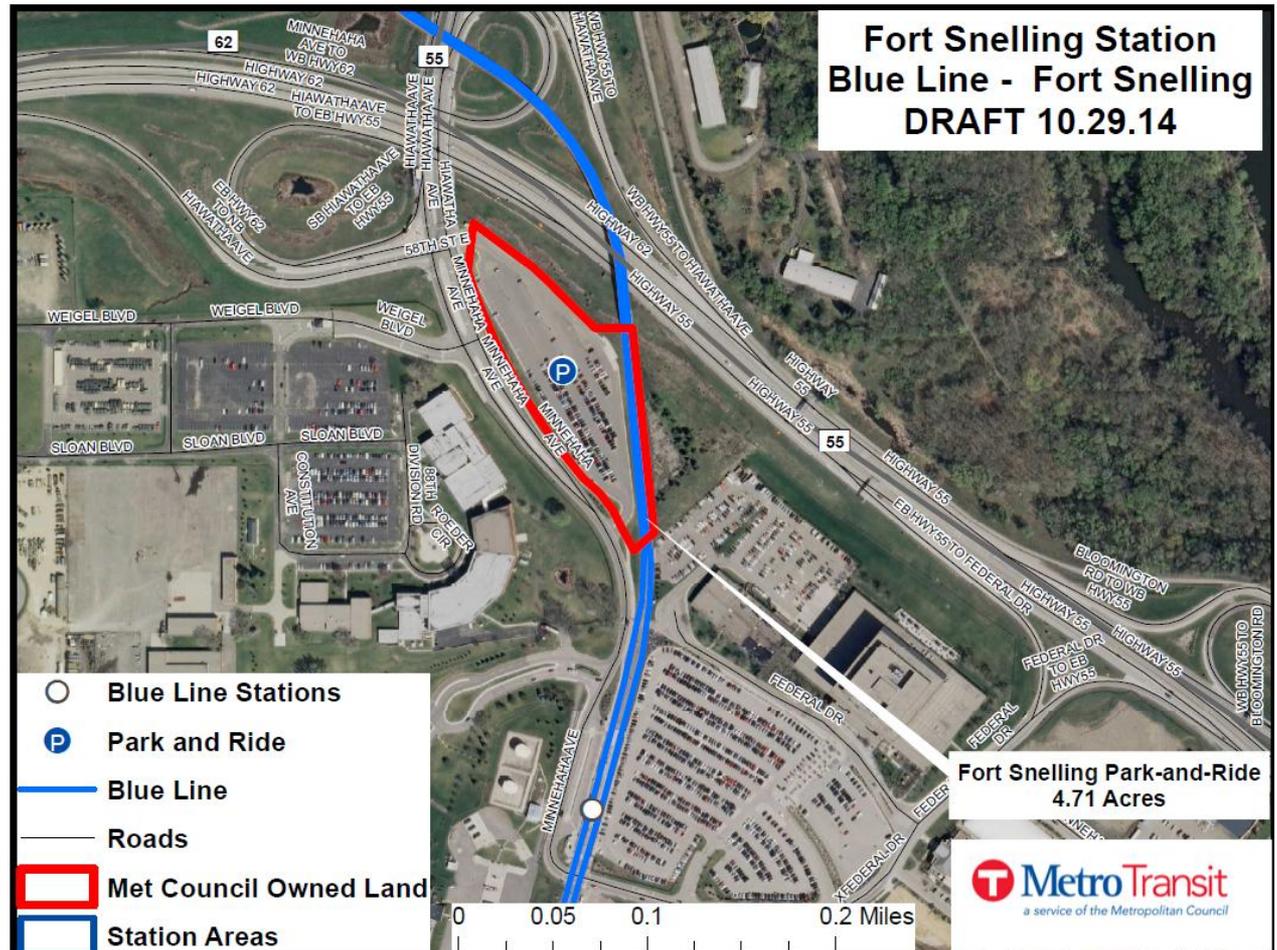


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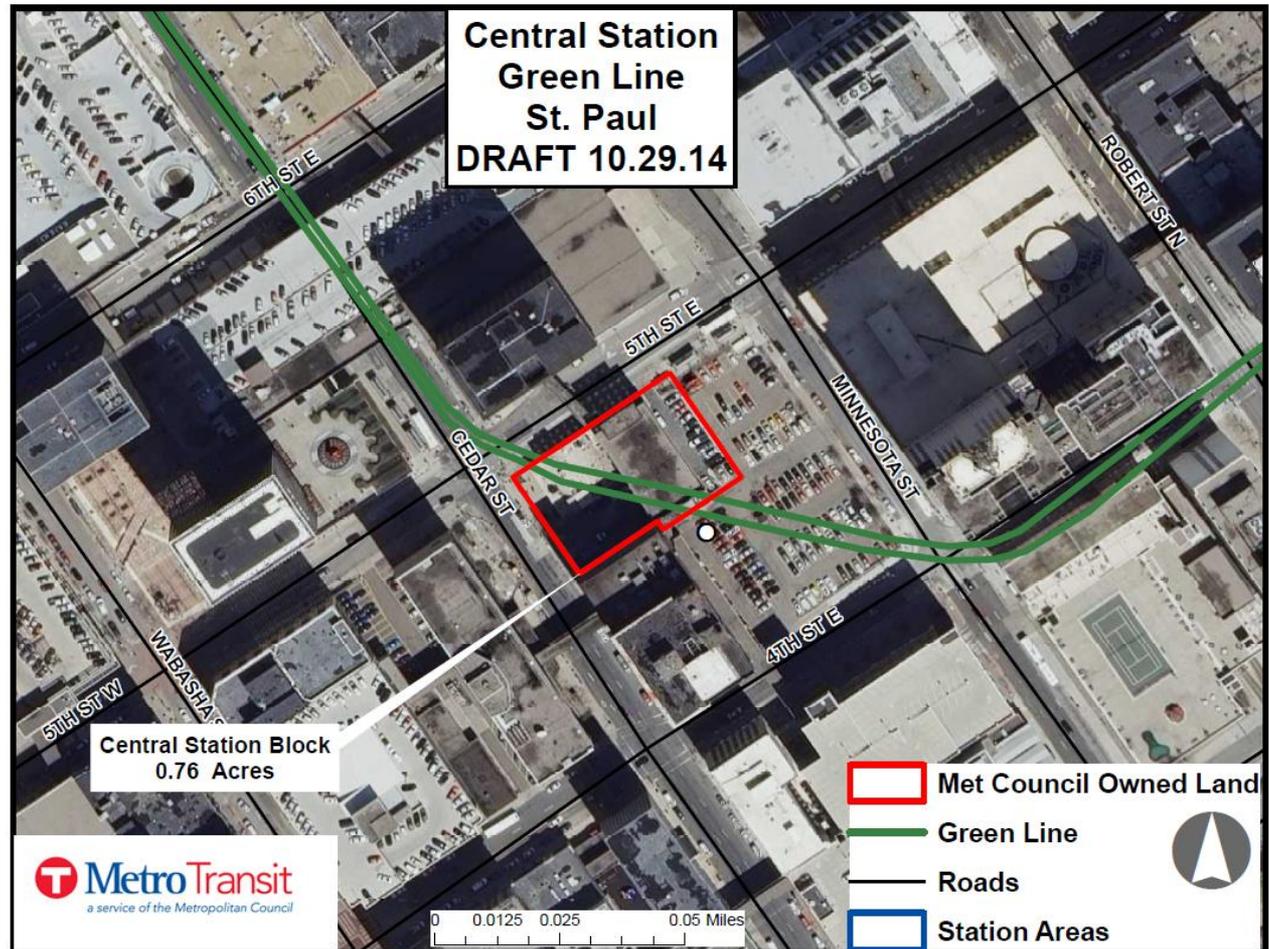


- TOD Classification Tool & Areas of Concentrated Poverty (ACP)

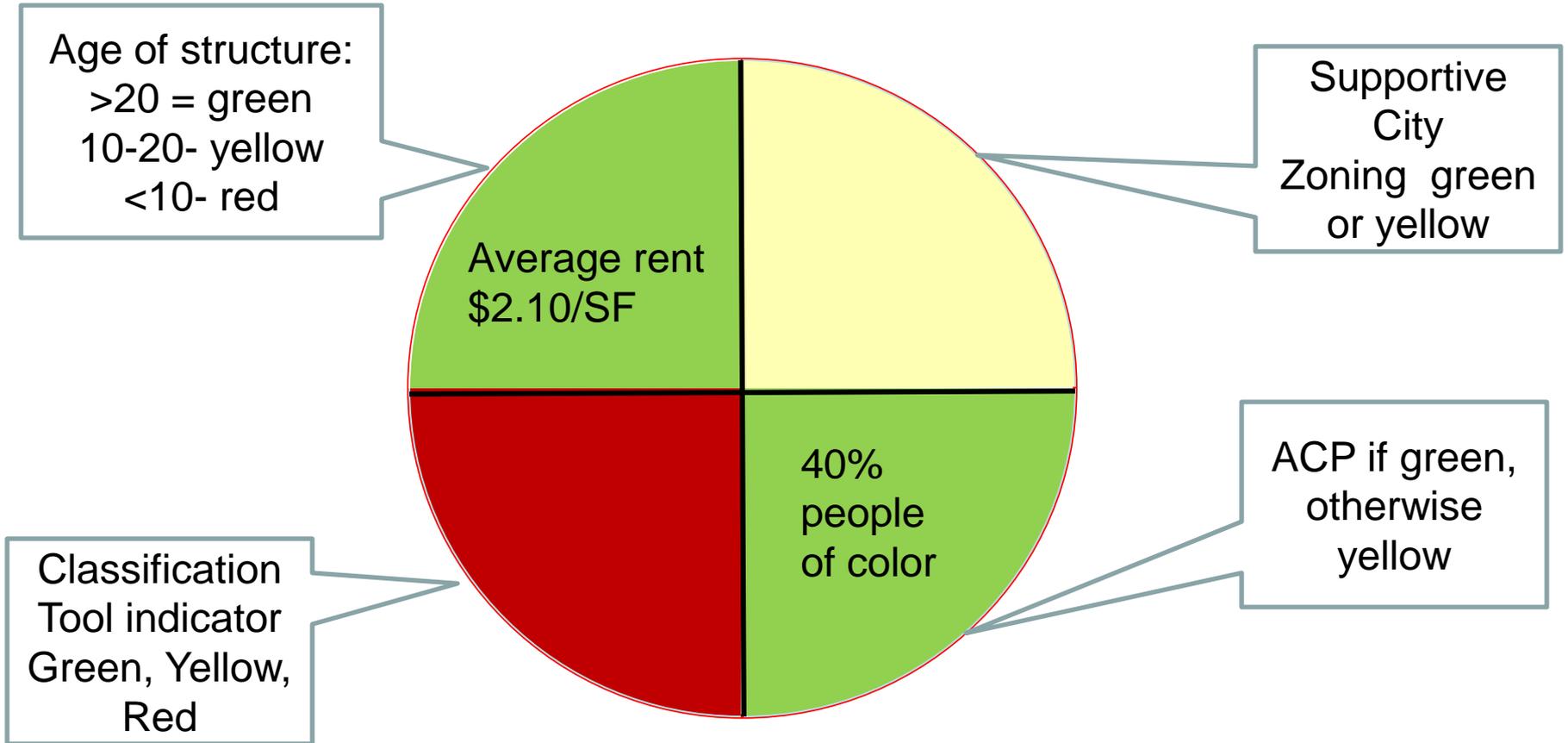
**Possible TOD:
Redevelop
some or all of
Fort Snelling
Park & Ride on
the Blue Line**



Possible TOD: Develop Central Station Block in Downtown St. Paul



Possible Indicators- Example graphic



TOD Fund- Allocation by Goal

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

Pre-development due diligence, solicitation process, deal negotiation and finalization.

Support Regional Economic Competitiveness by leveraging private investment

Opportunities to support pilot projects, innovative placemaking, and share lessons learned.

Advance Equity by improving multimodal access opportunity for all

Identify opportunities to advance equitable development throughout the region

Support 21st century transportation system through increase ridership & revenues

Building the portfolio of future capital projects.

2015 Work Plan

Strategy 1: Prioritize Resources

Strategy 2: Focus on Implementation

Strategy 3: Effective Communication

Strategy 4: Collaborate with Partners

Strategy 5: Coordinate Internally

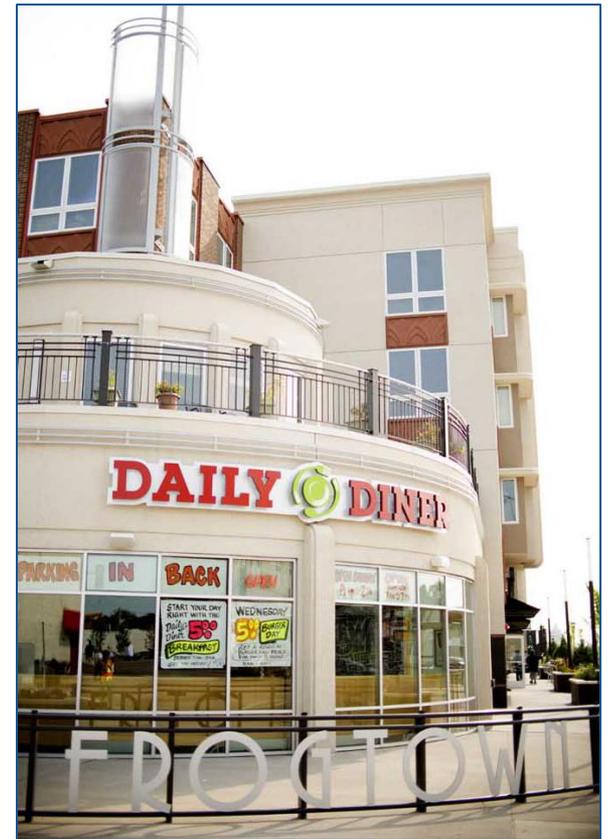
Possible policy items for consideration in 2015:

- Review existing TOD & Real Estate policies for consistency on
 - Standard disposition policy for properties no longer needed for the original purpose
 - Unsolicited development proposals
 - Preference for ground lease v. sale
- Review existing policies in light of new FTA guidance for Joint Development of properties that have a federal interest

TOD resources

- **Land**
Develop TOD projects on Metropolitan Council-owned property
- **Funding**
Multiple Metropolitan Council grants for TOD planning & implementation
- **Time & expertise**
Technical assistance to communities on TOD planning, design, & implementation
- **Partnerships**
Work with partners on TOD opportunities & challenges in the region

Be the Region's One-Stop TOD Shop



*Green Line TOD @ Dale St.
Served by Bus Routes
16, 65*



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