

# 2021 Development Trends Along Transit

*Regional growth along high frequency transit*

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## High Frequency Transit:

- Local bus, Bus Rapid Transit and Light Rail Transit that
- Operates every 15 minutes or less on weekdays between 6 a.m. and 7 p.m. and on Saturdays between 9 a.m. and 6 p.m.

## Development Types:

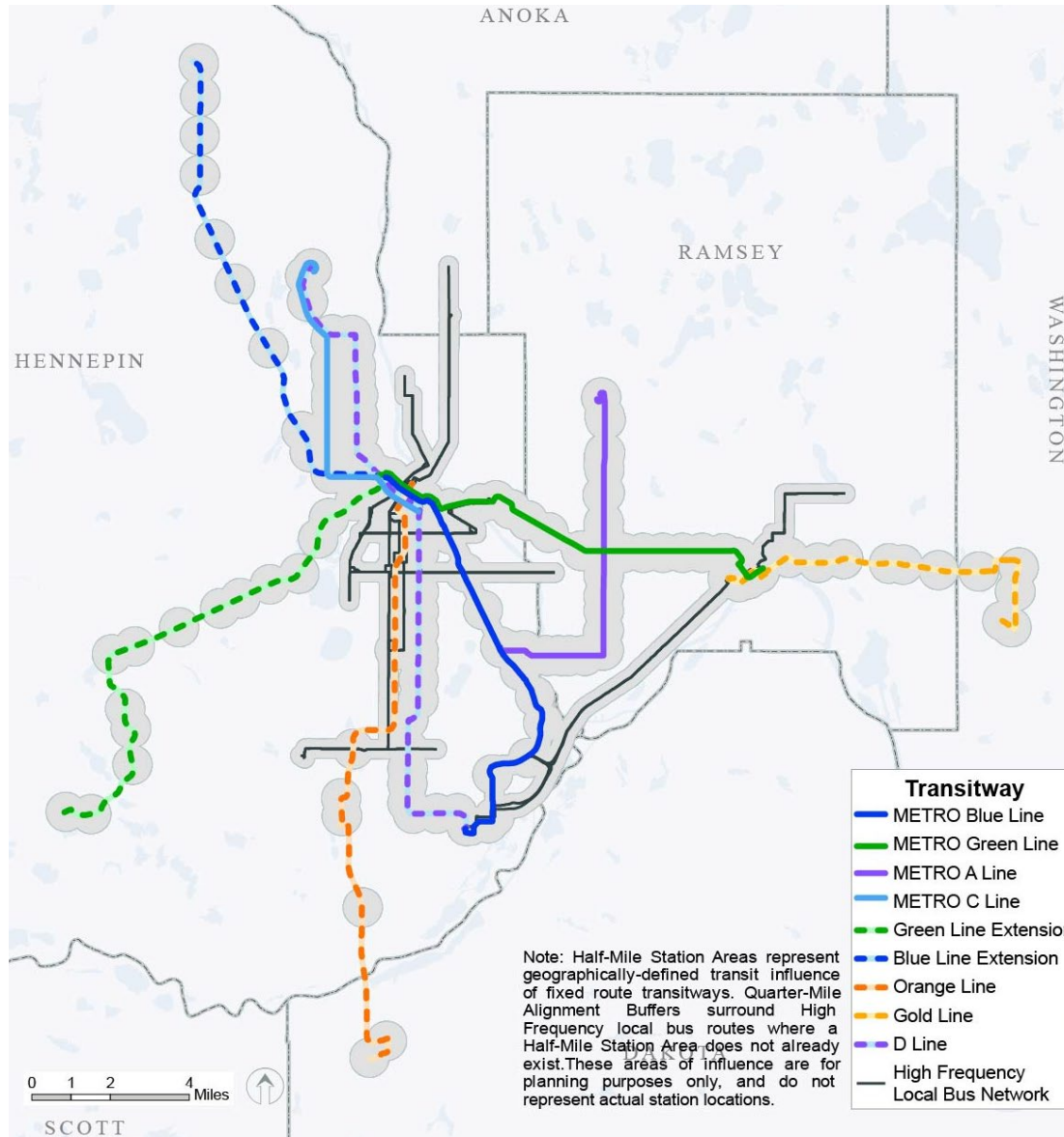
- Multifamily Residential – Two or more units, new construction
- Commercial – New construction, conversions, & renovations
- Public & Institutional – New construction, not airport or utility projects
- Industrial – New construction, conversions, and renovations



## Includes permits issued after:

- A New Starts project enters project development
  - A Small Starts project enters project development
  - An arterial BRT project has a Council-approved station plan
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- Blue Line: 2003
  - Green Line: 2006
  - Green Line Ext.: 2011
  - Orange Line: 2014
  - Blue Line Ext.: 2014
  - A Line: 2014
  - C Line: 2016
  - D Line: 2018
  - Gold Line: 2018

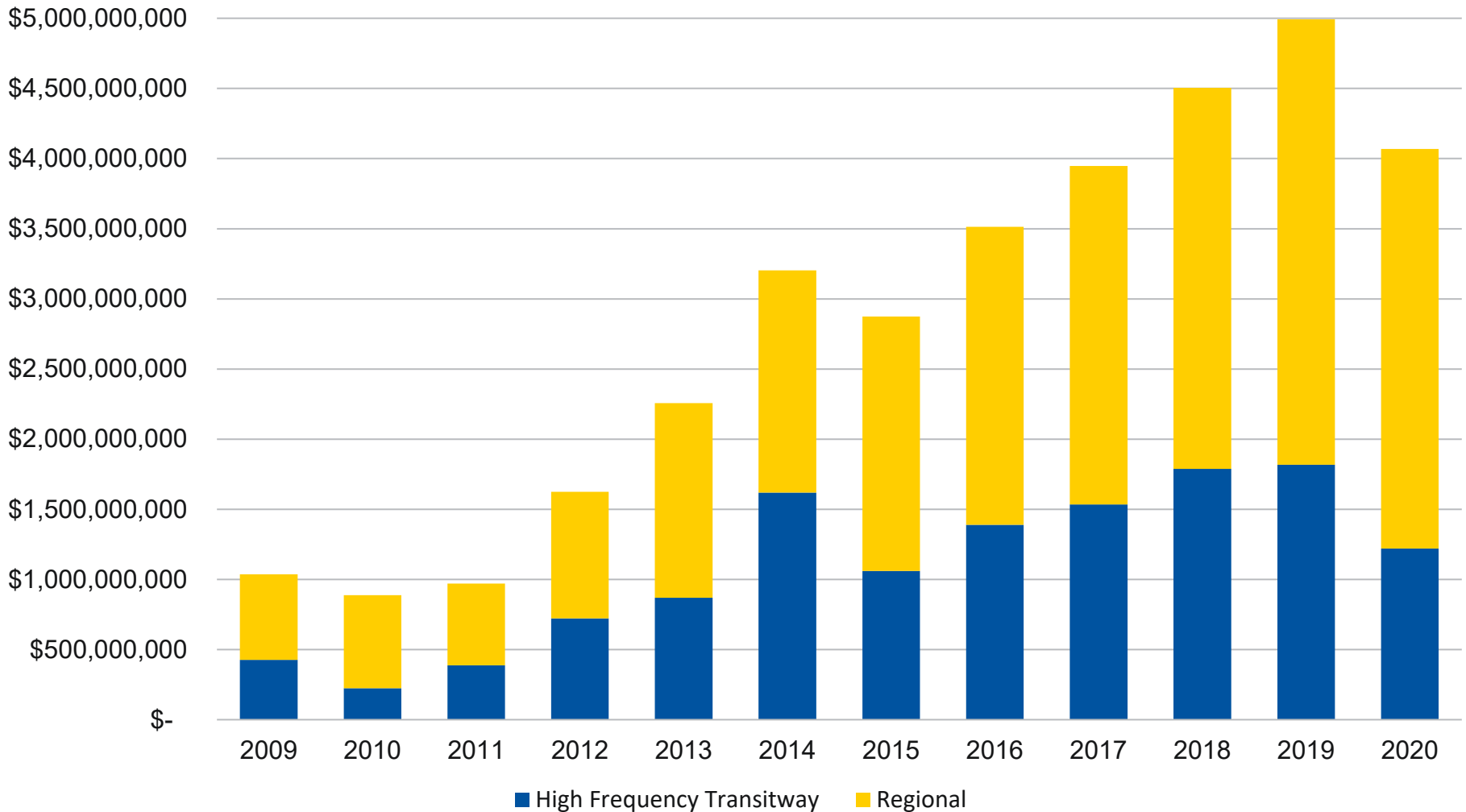
# High Frequency Transitways



High Frequency Transitway station areas and buffers make up **just 3%** of the 7 county metropolitan region by land area.

In **2020**, **30%** of regional development value was slated for areas along high frequency transitways.

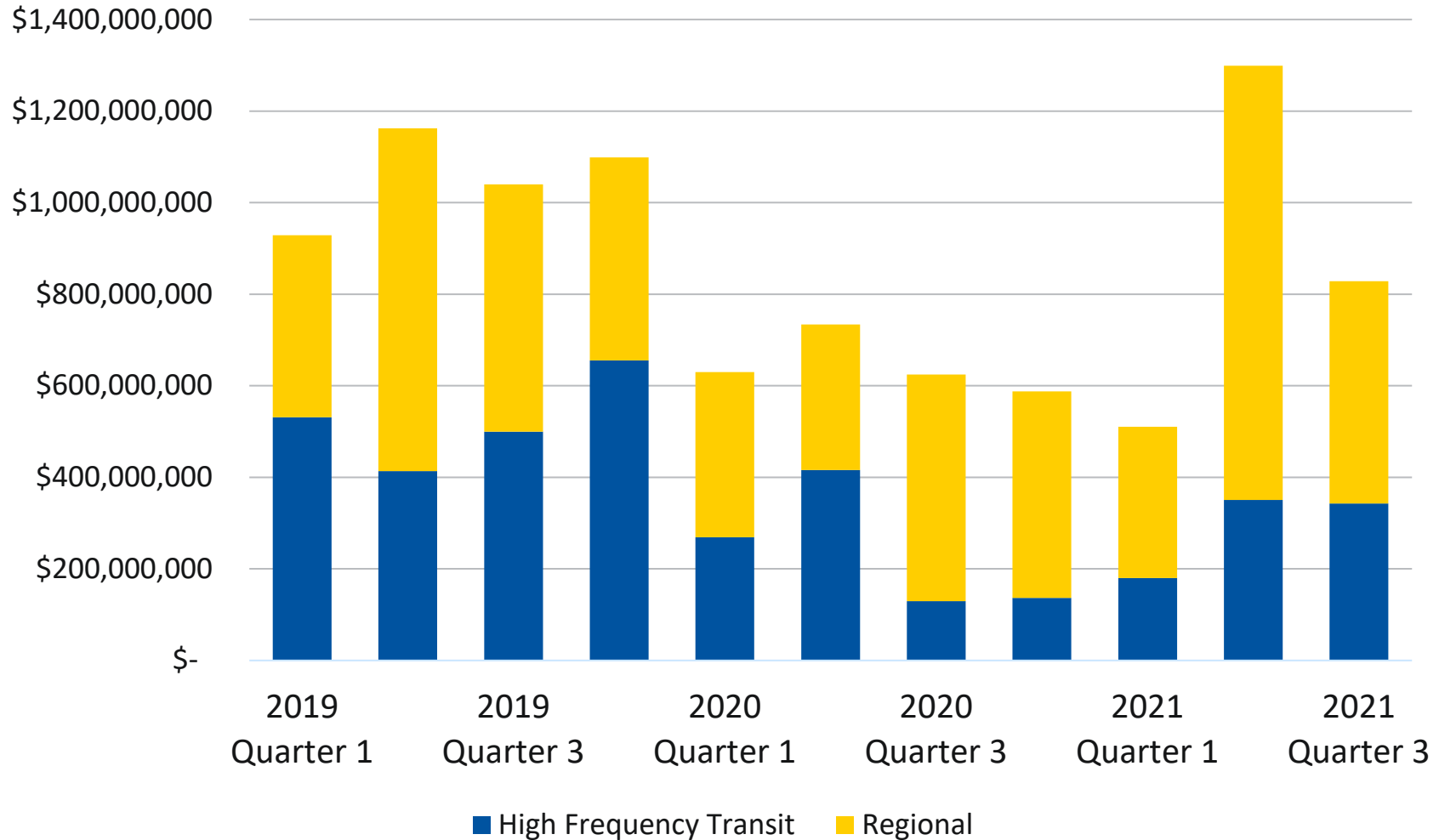
## Regional Permits – Development Value near High Frequency Transit



# Preliminary Covid-19 Impact Analysis

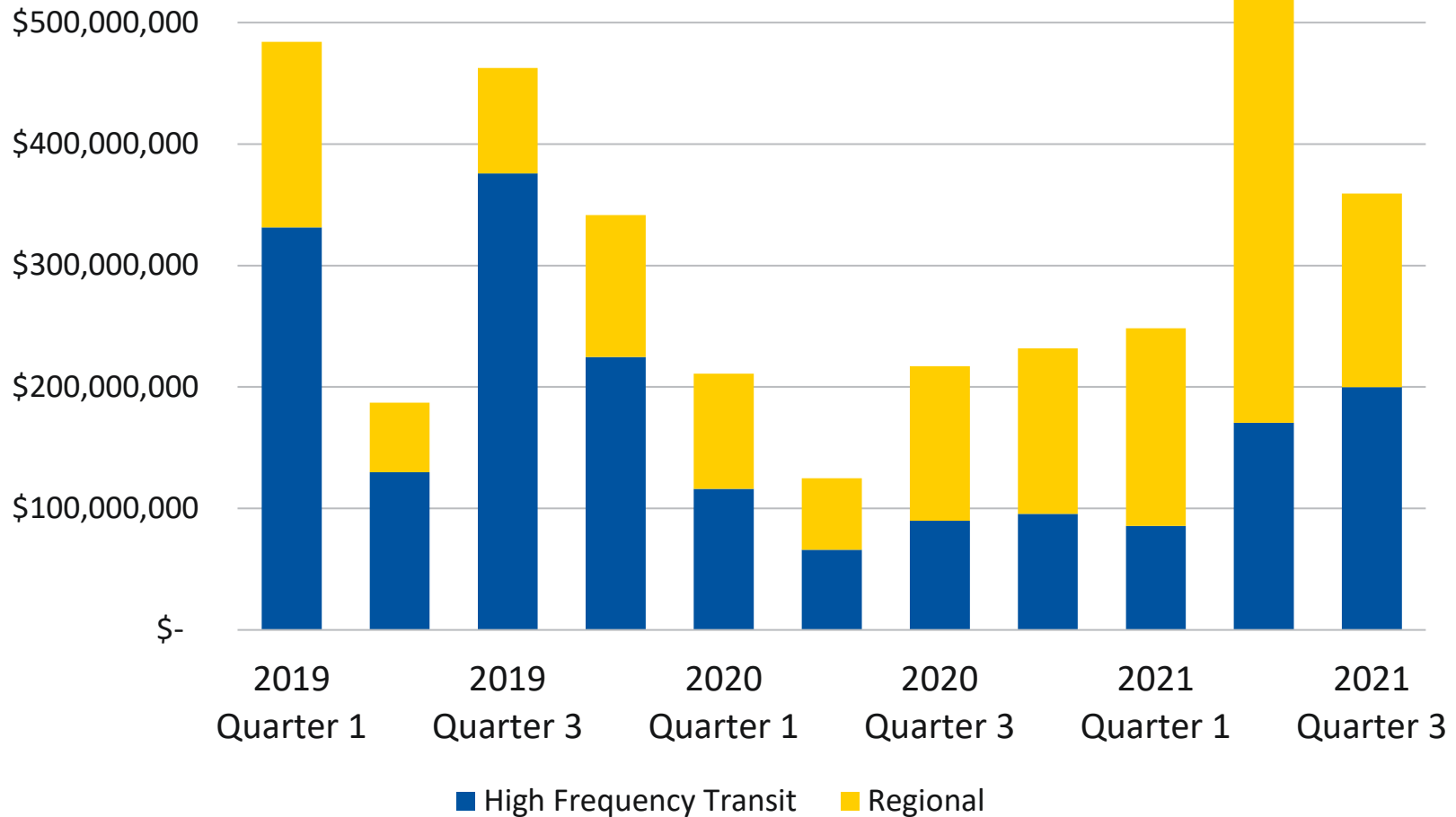


## Dodge Construction Report - Value near High Frequency Transit





## Dodge Construction Report - Apartment Value near High Frequency Transit



# Permitted Development Highlights



**\$15 billion total permitted along high frequency transit since 2003!**

**39,200 multifamily units permitted along high frequency transit:**

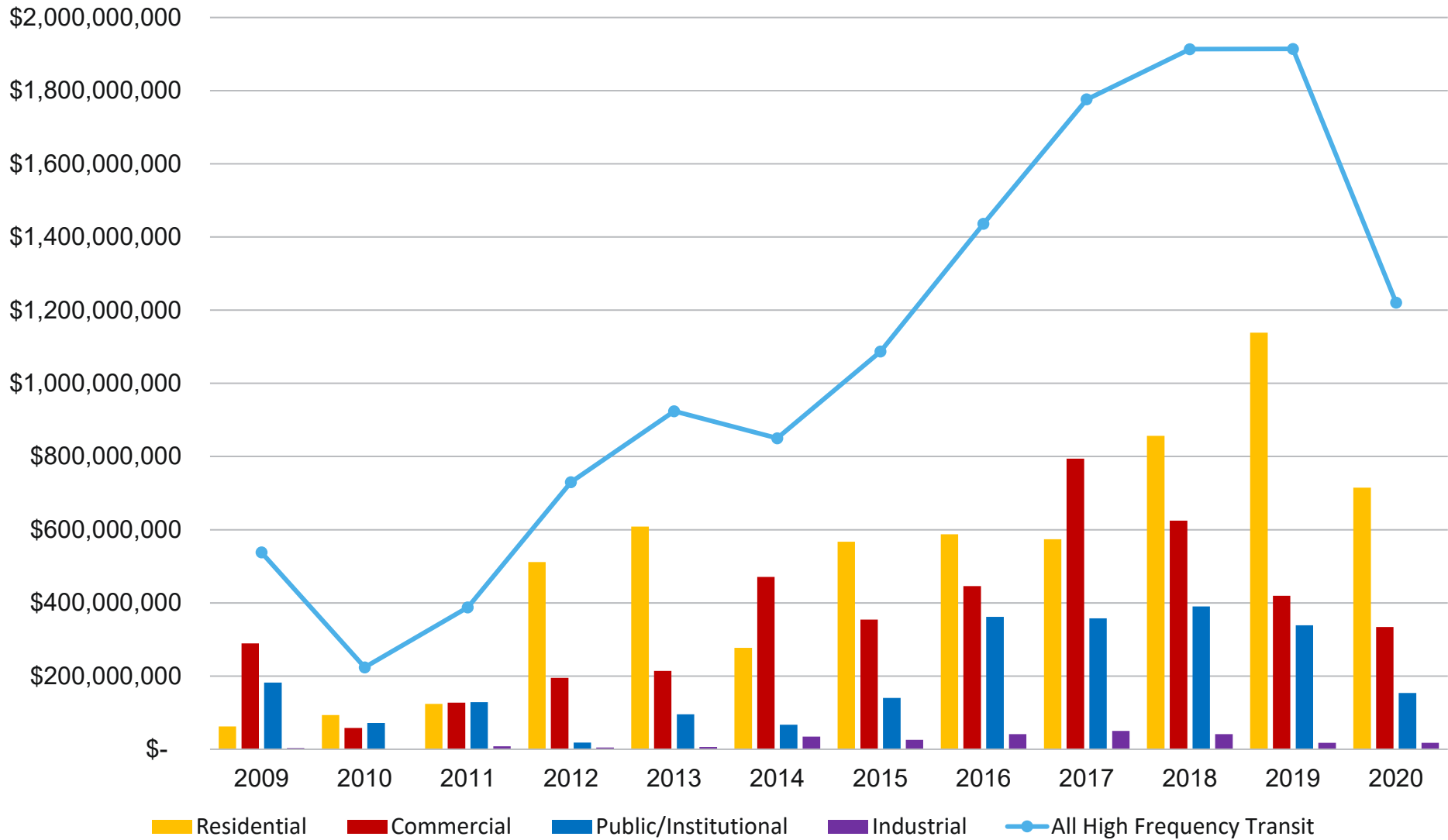
- **39% of multifamily units in the region**
  - 23,755 units in LRT station areas
  - 15,600 units in BRT station areas
  - 11,700 units along high frequency local bus routes

**35% of total regional development value** occurred along high frequency transit.

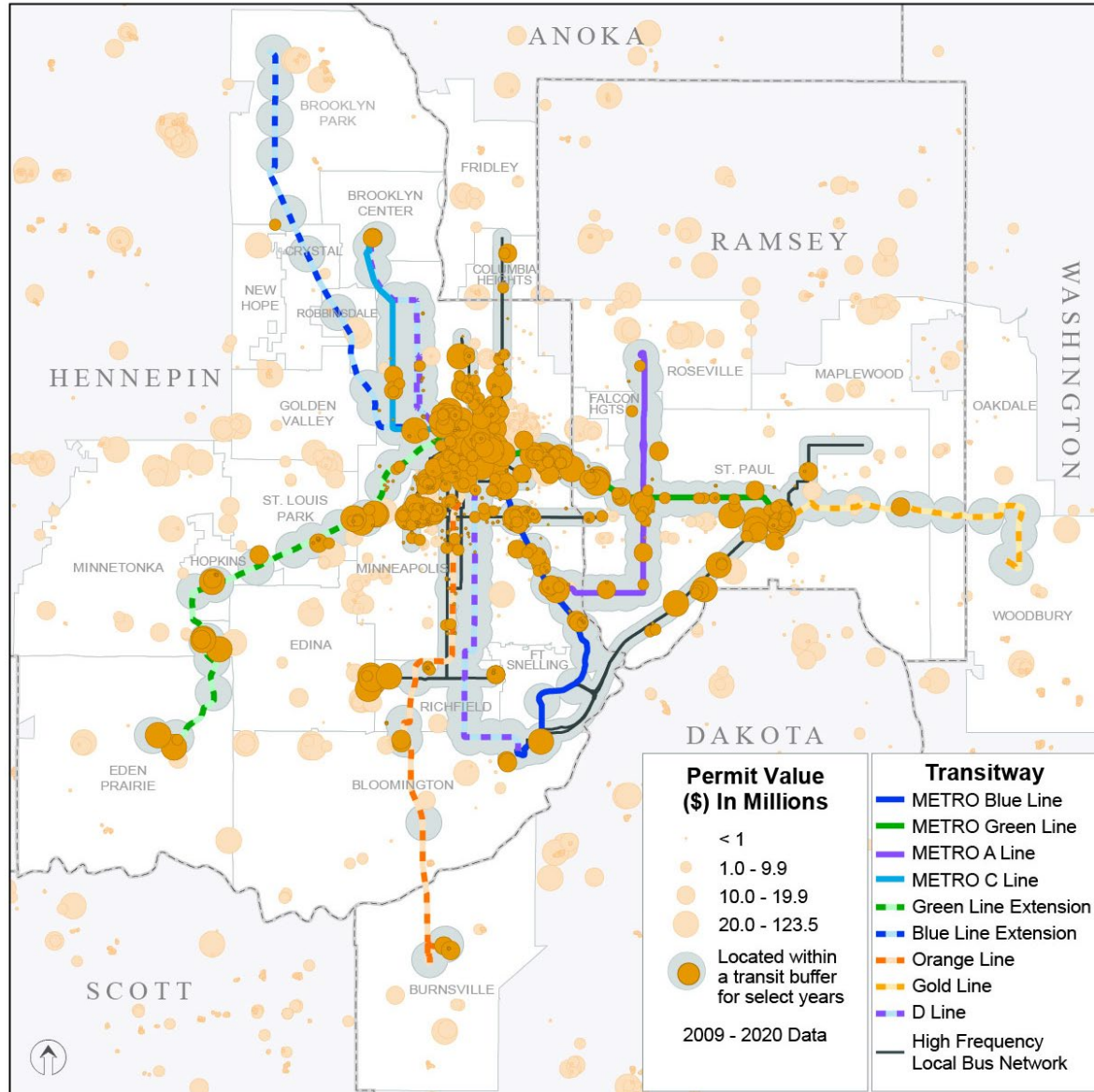
	Regional Total	High Frequency Transitway	
Residential	\$ 14,828,025,499	\$ 6,114,774,338	41%
Commercial	\$ 15,974,942,271	\$ 6,296,519,068	39%
Public Institutional	\$ 8,298,608,781	\$ 2,327,183,394	28%
Industrial	\$ 3,820,363,372	\$ 268,494,186	7%
<b>Total</b>	<b>\$ 42,921,939,925</b>	<b>\$ 15,006,970,986</b>	<b>35%</b>



# Permitted Development Value 2009-2020



# Multifamily Residential Value 2009-2020



**\$9.5 billion** in development is planned along high frequency transit

- 58% of which is mixed-use (primarily Commercial/Residential)

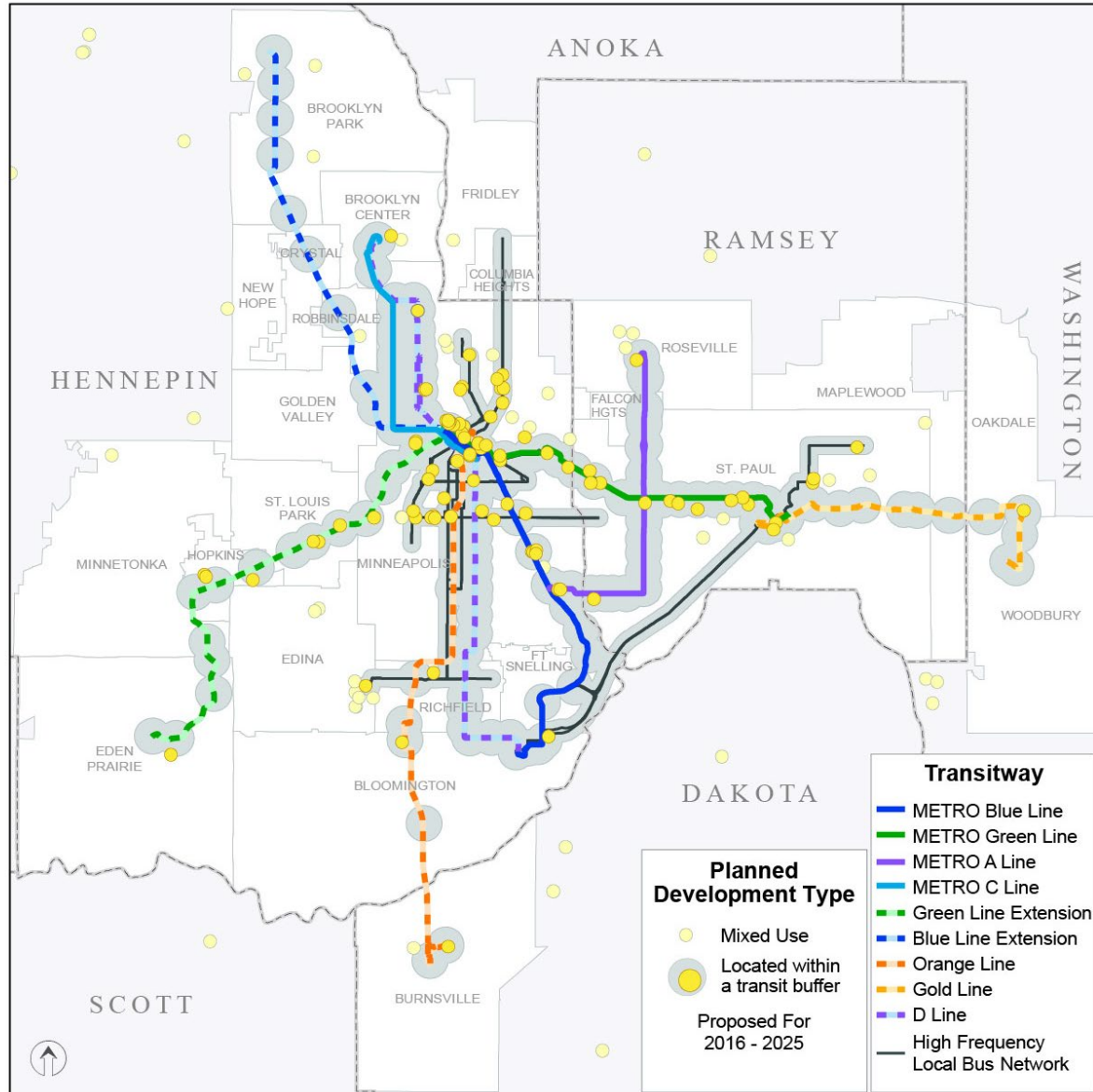
**67% of the total development planned in the region**

- \$6.1 billion near LRT stations
- \$5.4 billion near BRT stations

**35,200 multifamily units along high frequency transit**

- 20,000 multifamily units near LRT stations
- 17,000 multifamily units near BRT stations
- 45% of units planned in the region

# Planned Mixed Use Sites



# Spotlight – A Line BRT (2014-2020)



Development Types	Permitted Development	Planned Development
Residential (Units)	1,322	6,021
Residential (Value)	\$ 162,245,372	\$ 245,500,000
Commercial (Value)	\$ 304,538,937	\$ 27,000,000
Public/Institutional (Value)	\$ 103,056,882	\$ 61,500,000
Industrial	\$ 16,696,930	N/A
Mixed Use (Value)	N/A	\$ 1,510,000,000
<b>Total (Value)</b>	<b>\$ 586,538,121</b>	<b>\$ 1,844,000,000</b>

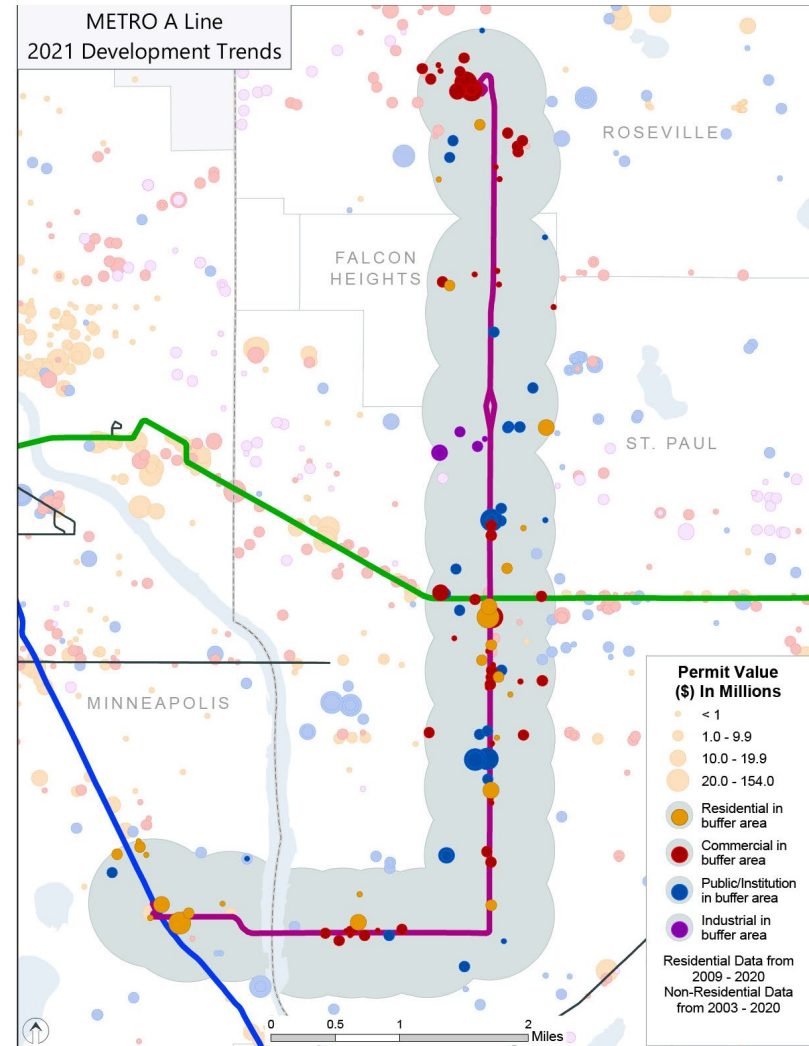
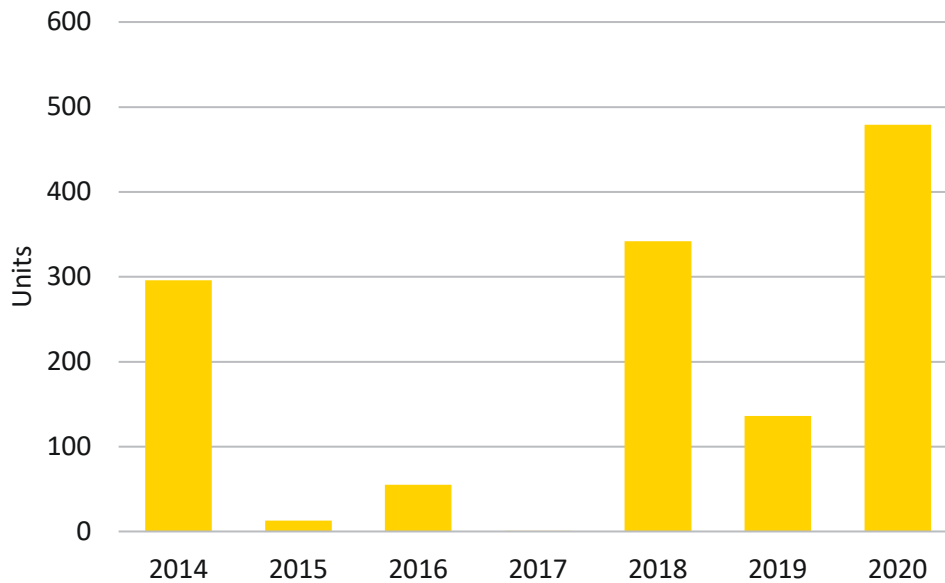


# Spotlight – A Line BRT (2014-2020)



- Opened June 2016
- 10 miles, 4 cities
- 94% On-time performance in 2018
- 25% faster than Route 84

A Line BRT - Units



**The region's growth has concentrated along high frequency transit as the transit network has grown.**

**39%** of multifamily units built in the region in the time periods of this study are located near high frequency transit.

**35%** of recent total regional development value occurred along high frequency transit.

An **additional 35,200 units** of multifamily housing are planned to be near high frequency transit, with **67% of all planned developments** located near high frequency transitways.



# Questions?



## *2021 Development Trends Along Transit*

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