



2022 Development Trends Along Transit

Amy Yoder – they/them/theirs | Planner, TOD

Michael Krantz – he/him/his | Acting Program Manager, TOD



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



Development Permits

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

Beginning year

Blue Line: 2003

Green Line: 2006

Green Line Ext.: 2011

Orange Line: 2014

A Line: 2014

B Line: 2021

C Line: 2016

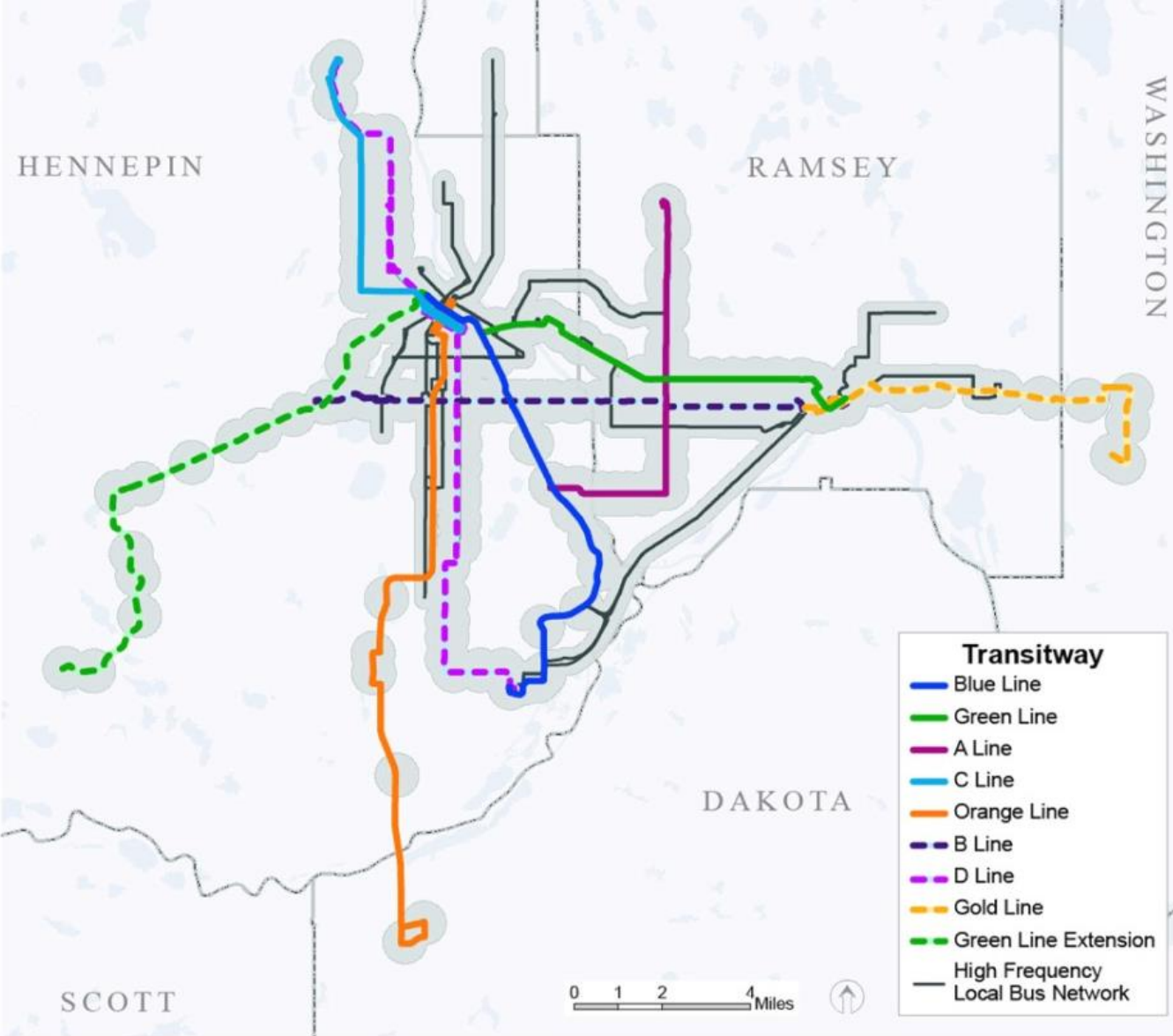
D Line: 2018

Gold Line: 2018

New for 2022 report

- All permit analysis done using data from **2009-2021**
- Removal of the original Blue Line Extension route
- **B Line BRT** added for 2021

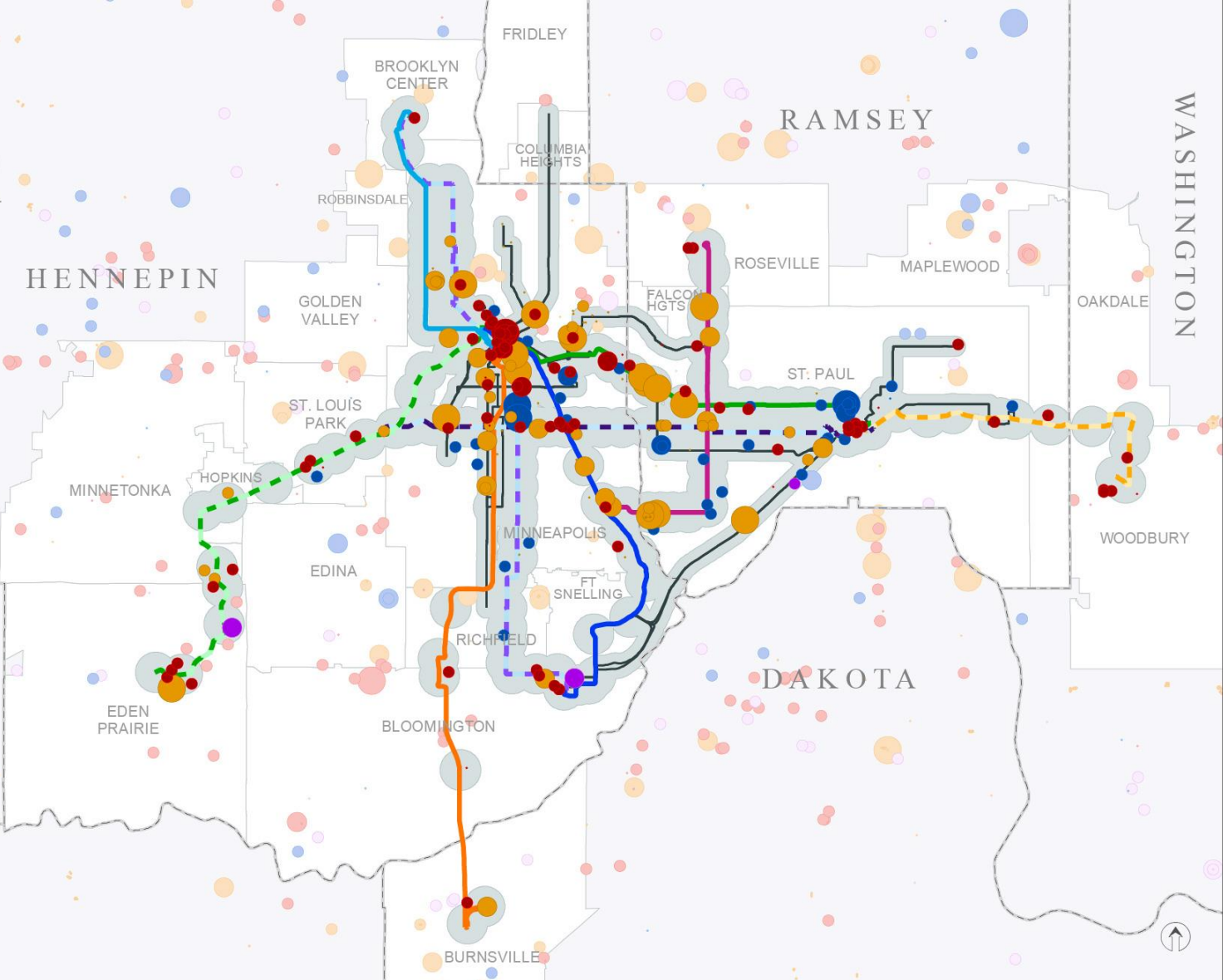




High Frequency Transitway station areas and buffers make up **just 3%** of the 7-county metropolitan region by land area.

In **2021**, **34%** of regional development value was slated for areas along high frequency transitways.

High Frequency Transitways



\$1.6 billion permitted near high frequency transit

A **29.4%** increase over permits issued in 2020

Permit Value (\$) In Millions	Transitway
< 1	Blue Line LRT
1.0 - 9.9	Green Line LRT
10.0 - 19.9	A Line BRT
20.0 - 153.9	B Line BRT
Residential in buffer area	C Line BRT
Commercial in buffer area	D Line BRT
Public/Institution in buffer area	Orange Line BRT
Industrial in buffer area	Gold Line BRT
All 2021 Data	Green Line Extension
	High Frequency Local Bus Network
	TOD November 2022

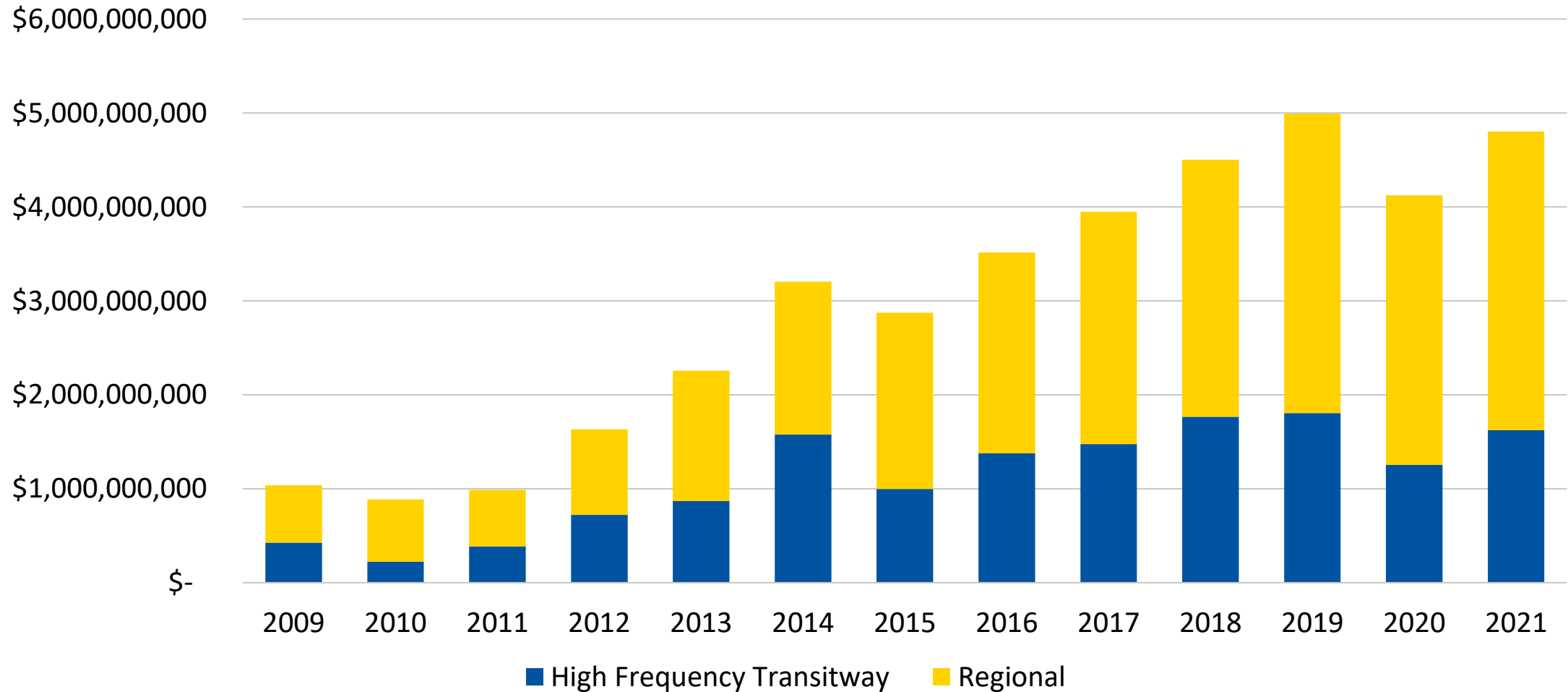
Permits in 2021

Regional Development Highlights

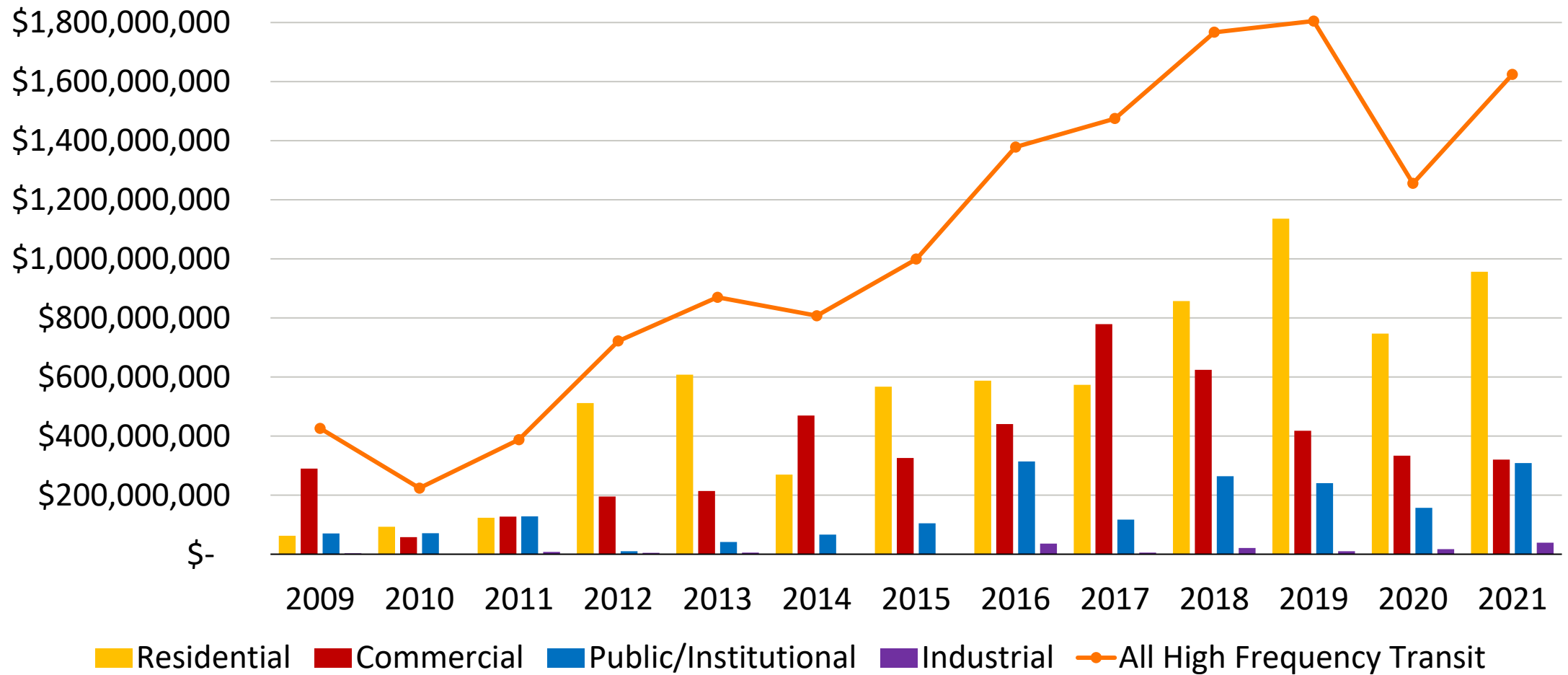
- 44,600 multifamily units permitted along high frequency transit:
 - 40% of multifamily units in the region
 - 25,760 units in LRT station areas
 - 13,400 units in BRT station areas
 - 12,400 units along high frequency local bus routes

Type	Regional Total	High Frequency Transit	Share of Total
Residential	\$17.58 B	\$7.1 B	40%
Commercial	\$10.8 B	\$4.6 B	42%
Public Institutional	\$6.16 B	\$1.9 B	31%
Industrial	\$3.4 B	\$155 M	5%
Total	\$37.9 billion	\$13.741 billion	36%

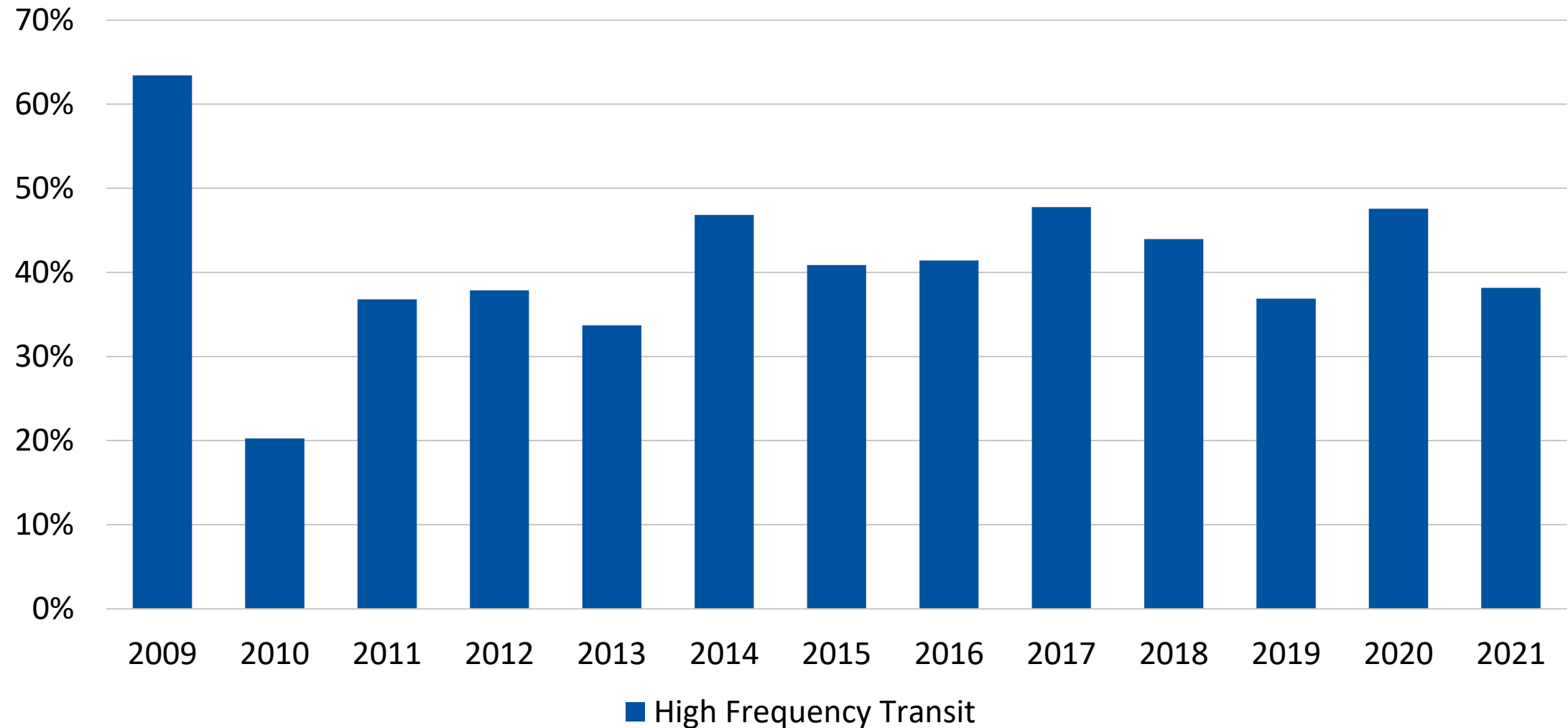
Share of Total Permit Value near High Frequency Transit

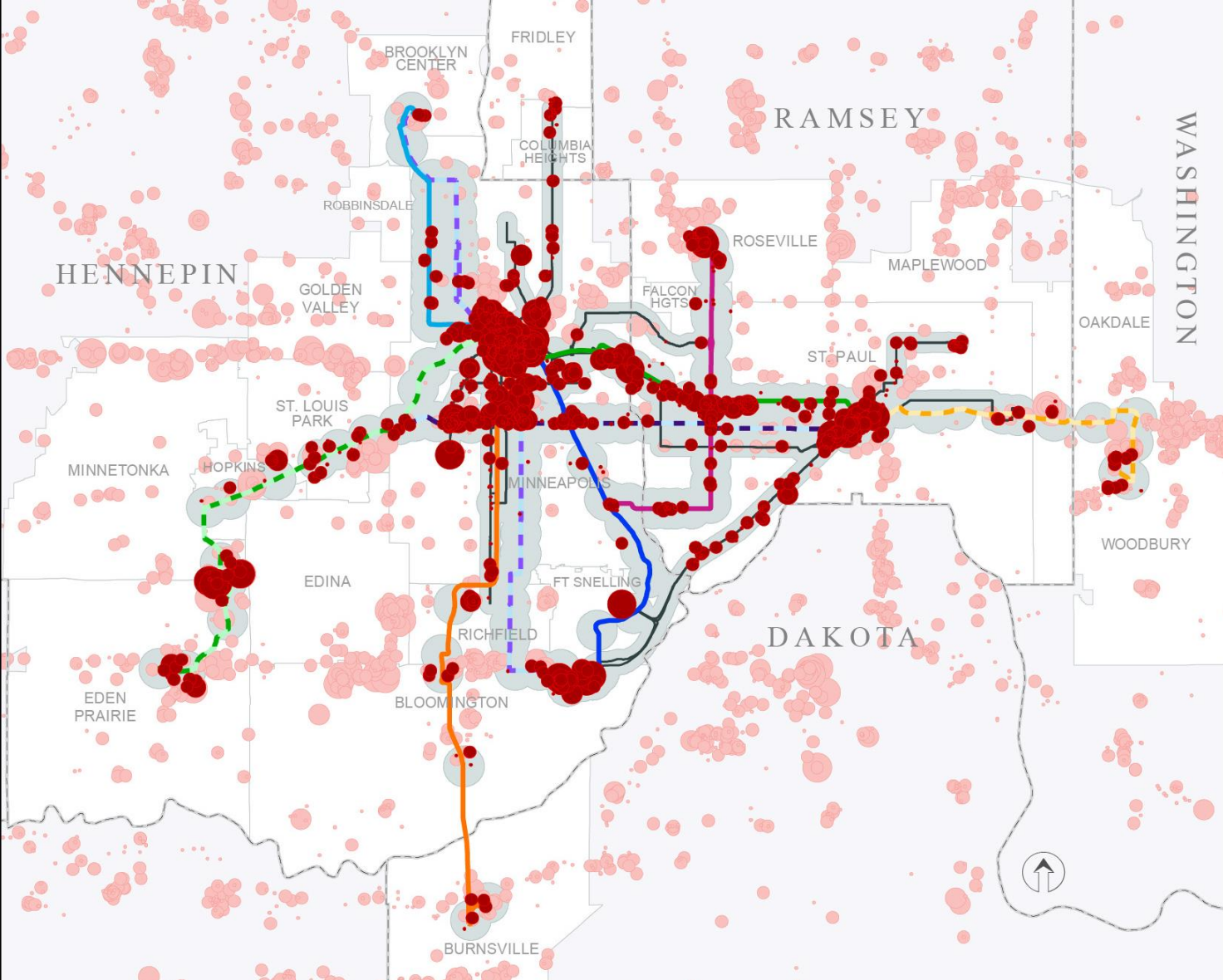


High Frequency Transit Permit Value by Development Type



Percent Share of Commercial Permit Value





42% of regional commercial permit value since 2009

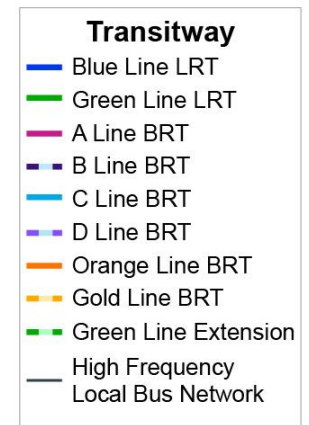
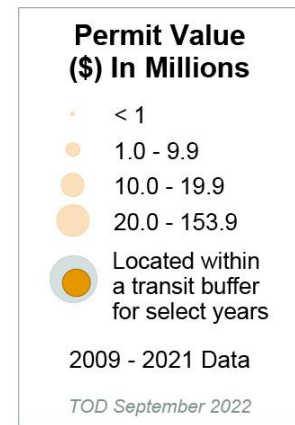
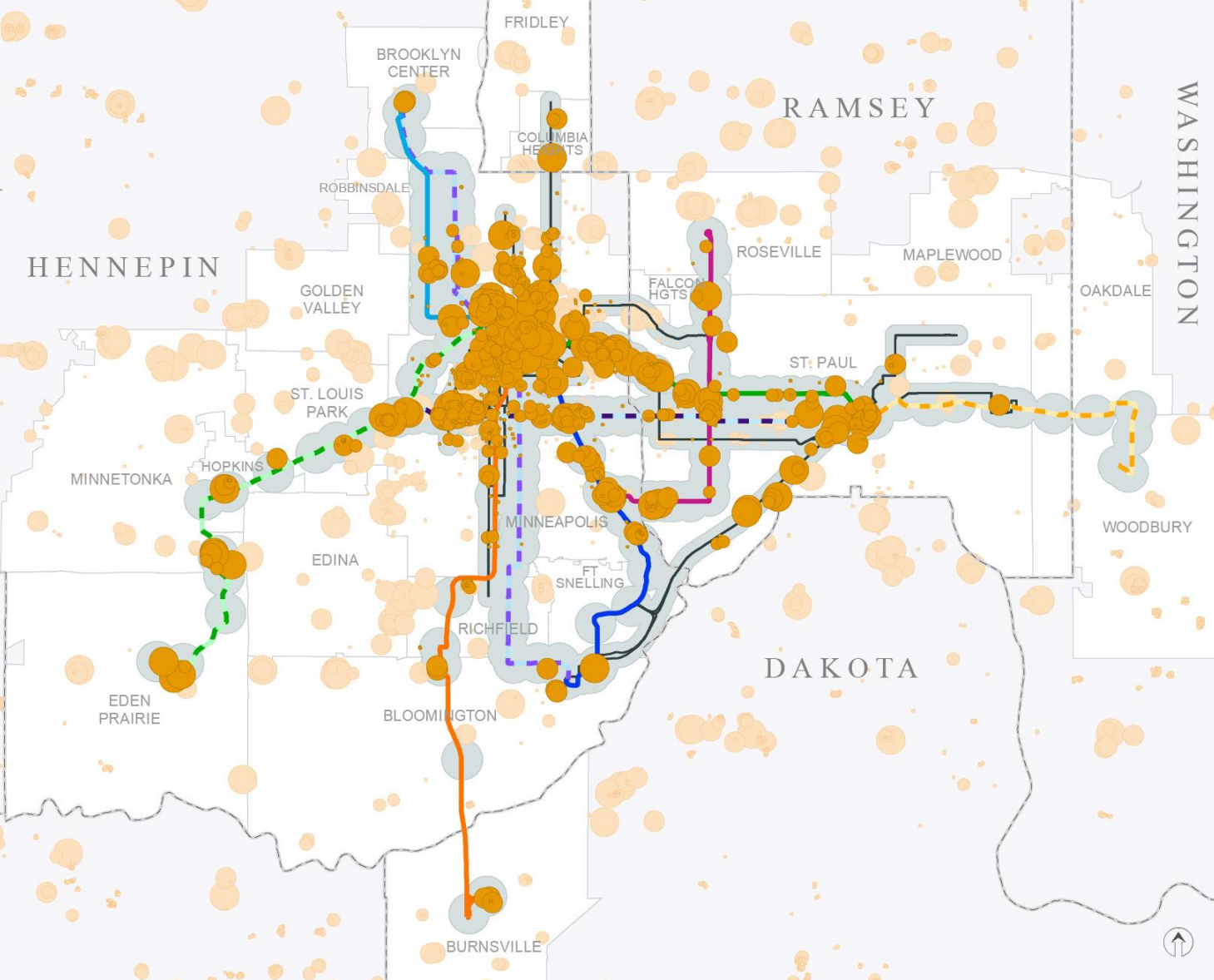
2020 tied for second highest share (with 2017) at 48%

2021 - 38% share

Permit Value (\$) In Millions	Transitway
● < 1	— Blue Line LRT
● 1.0 - 9.9	— Green Line LRT
● 10.0 - 19.9	— A Line BRT
● 20.0 - 552.4	- - - B Line BRT
● Located within a transit buffer for select years	— C Line BRT
2003 - 2021 Data	- - - D Line BRT
<i>TOD September 2022</i>	— Orange Line BRT
	- - - Gold Line BRT
	— Green Line Extension
	— High Frequency
	— Local Bus Network

Commercial 2003-2021

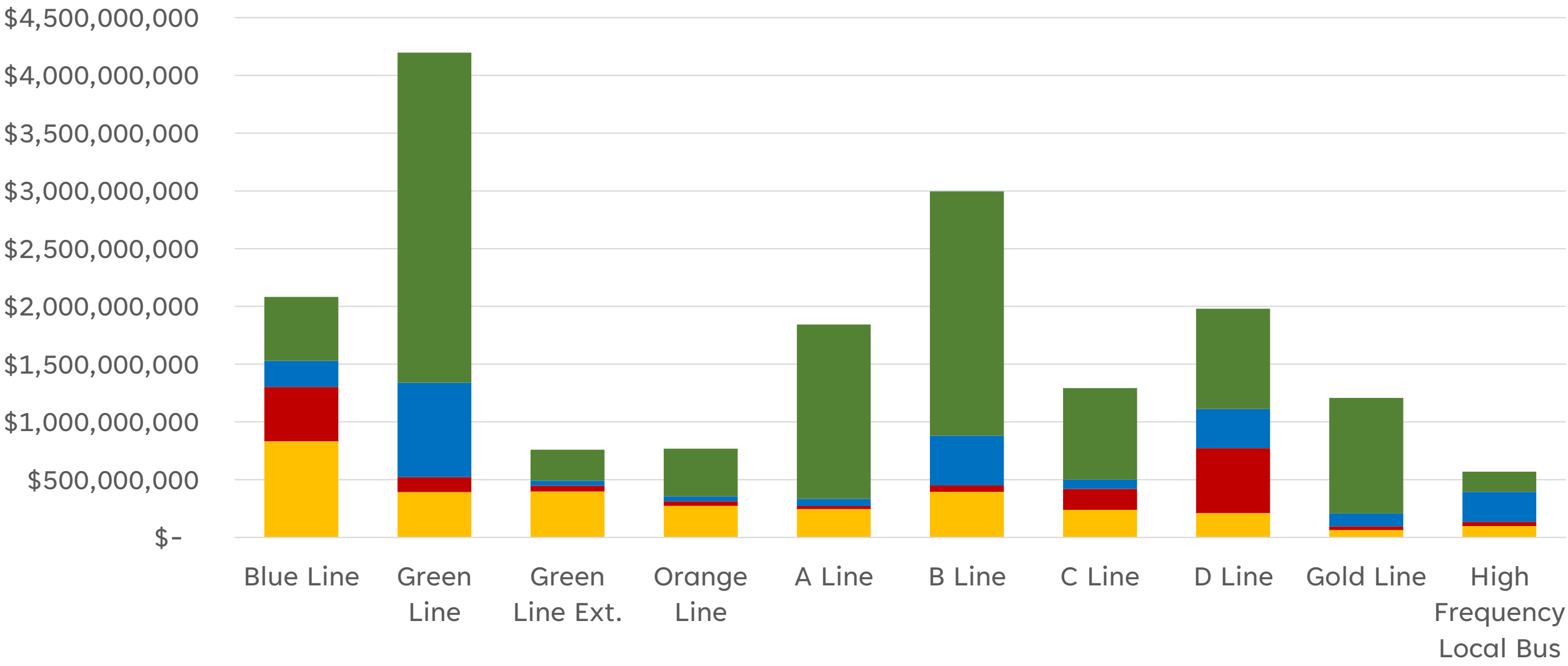
Permits for 5,500 new units were issued in 2021



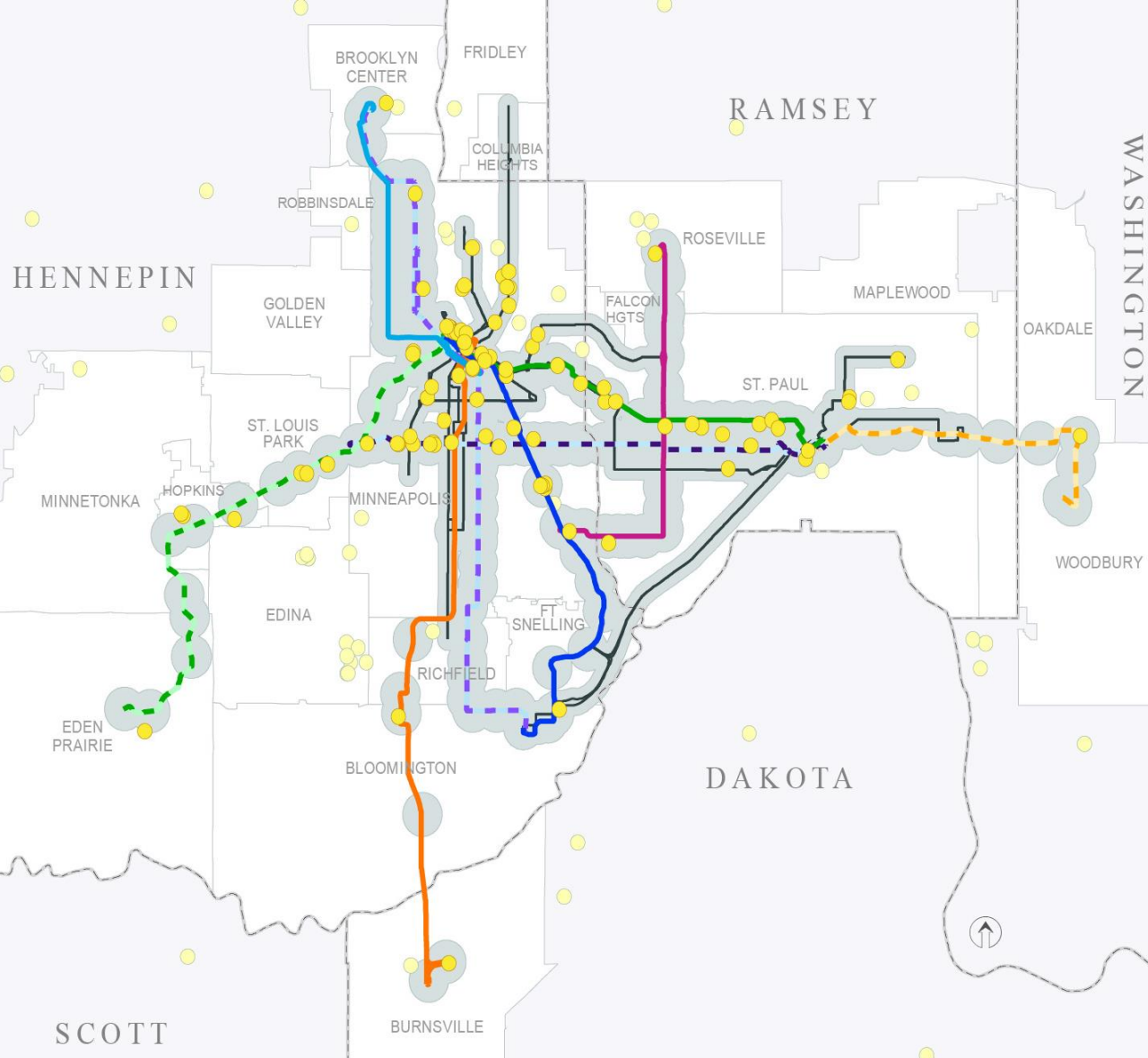
Multifamily Residential 2009-2021

Regional Planned Development Highlights

- **\$9.7 billion** in development is planned along high frequency transit
- **67% of the total development planned in the region**
 - \$6 billion near LRT stations
 - \$6.8 billion near BRT stations
- **35,700 multifamily units along high frequency transit**
 - 19,500 multifamily units near LRT stations
 - 19,900 multifamily units near BRT stations
 - 45% of units planned in the region
 - 54% of multifamily units near high frequency transit are planned as part of a mixed-use development.



Planned Development Value



72% of Mixed-use development is planned near high frequency transit

Planned Development Type

- Mixed Use
- Located within a transit buffer

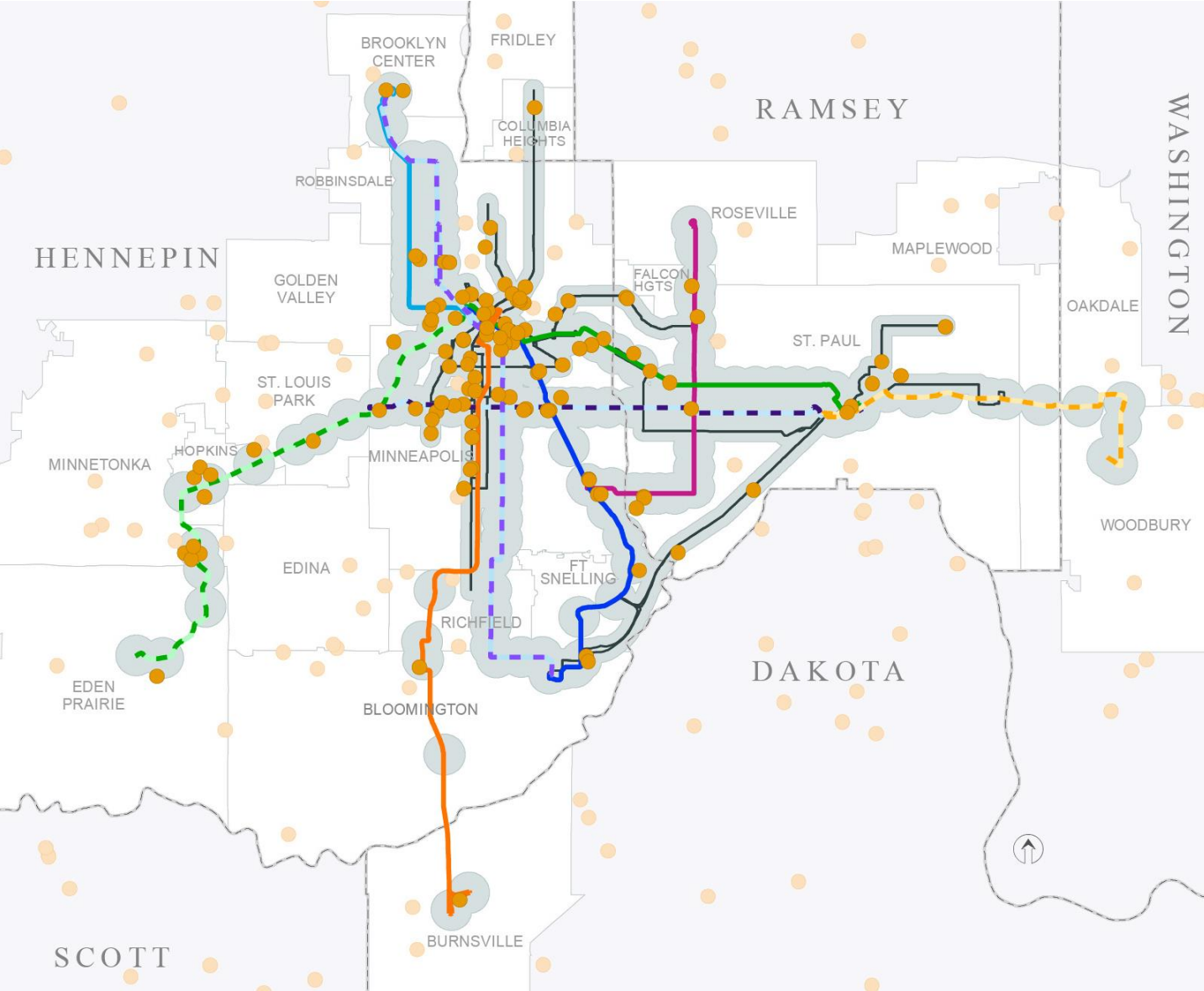
Proposed For 2016 - 2025

TOD September 2022

Transitway

- Blue Line LRT
- Green Line LRT
- A Line BRT
- B Line BRT
- C Line BRT
- D Line BRT
- Orange Line BRT
- Gold Line DBRT
- Green Line Extension
- High Frequency
- Local Bus Network

Planned Mixed-use Development Sites



35,700 multifamily units planned – 45% of units planned in region

54% of units planned near HFT are mixed-use

Planned Development Type

- Residential
- Located within a transit buffer

Proposed For
2016 - 2023

TOD September 2022

Transitway

- Blue Line LRT
- Green Line LRT
- A Line BRT
- B Line BRT
- C Line BRT
- D Line BRT
- Orange Line BRT
- Gold Line BRT
- Green Line Extension
- High Frequency Local Bus Network

Planned Multifamily Residential Sites

Summary

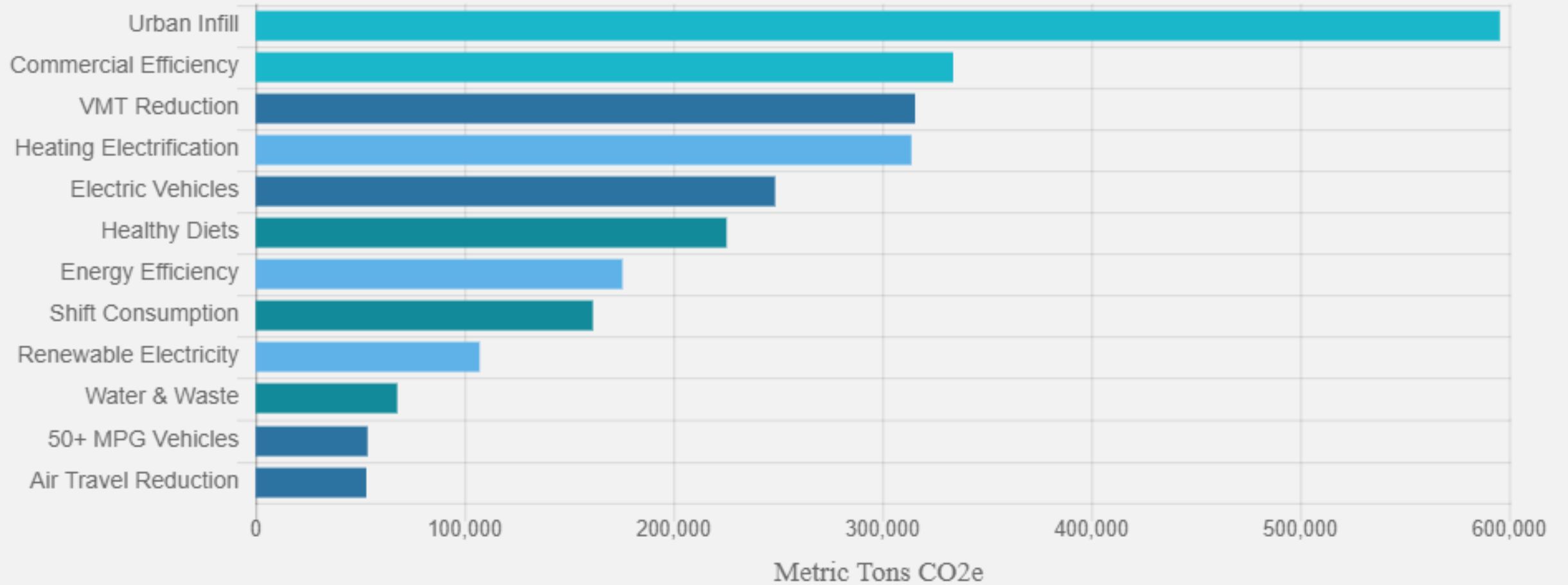
The region's growth has concentrated along high frequency transit as the transit network has grown.

40% of multifamily units built in the region in the time periods of this study are located near high frequency transit.

36% of recent total regional development value occurred along high frequency transit.

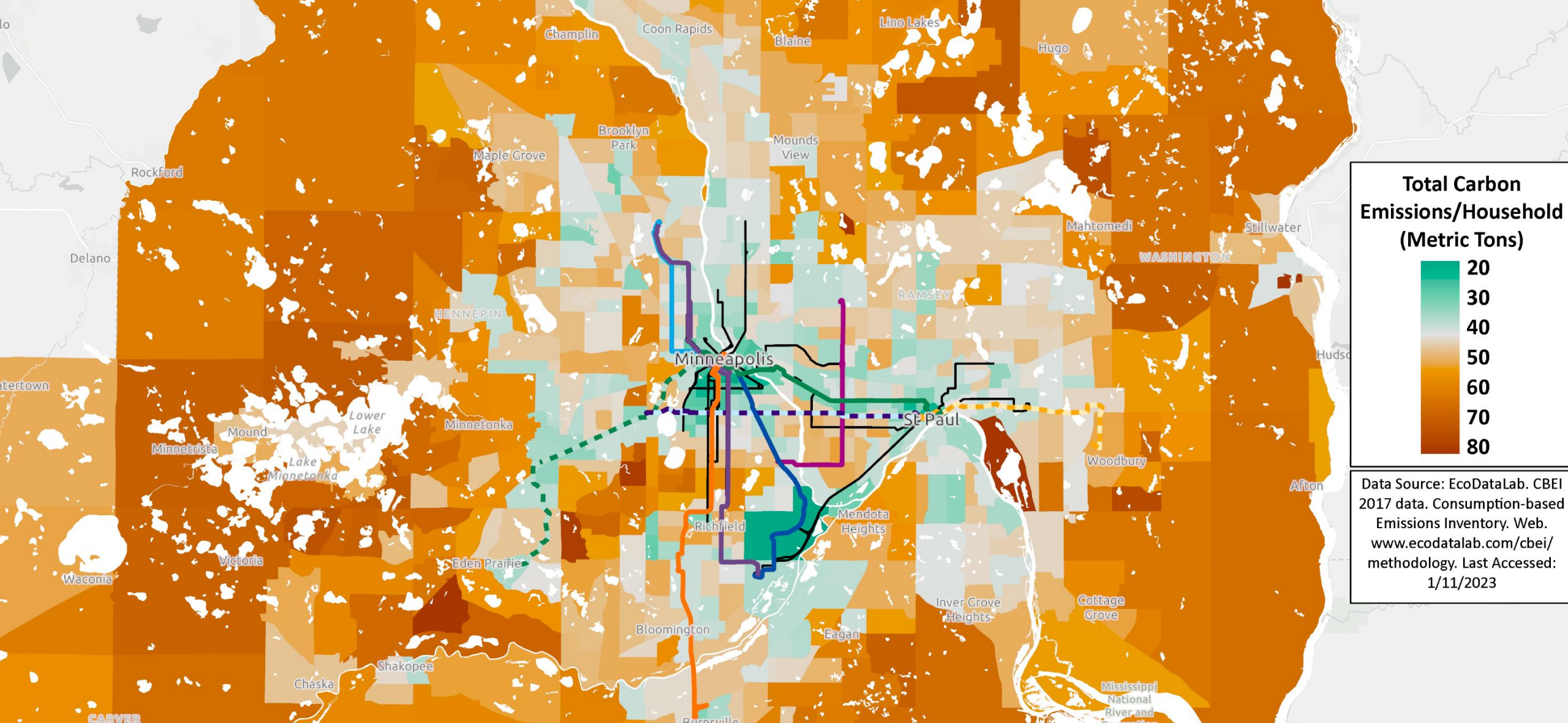
An **additional 35,700 units** of multifamily housing are planned to be near high frequency transit, with **45% of all planned developments** located near high frequency transitways.

GHG Reduction Potential in 2030 from Local Policies

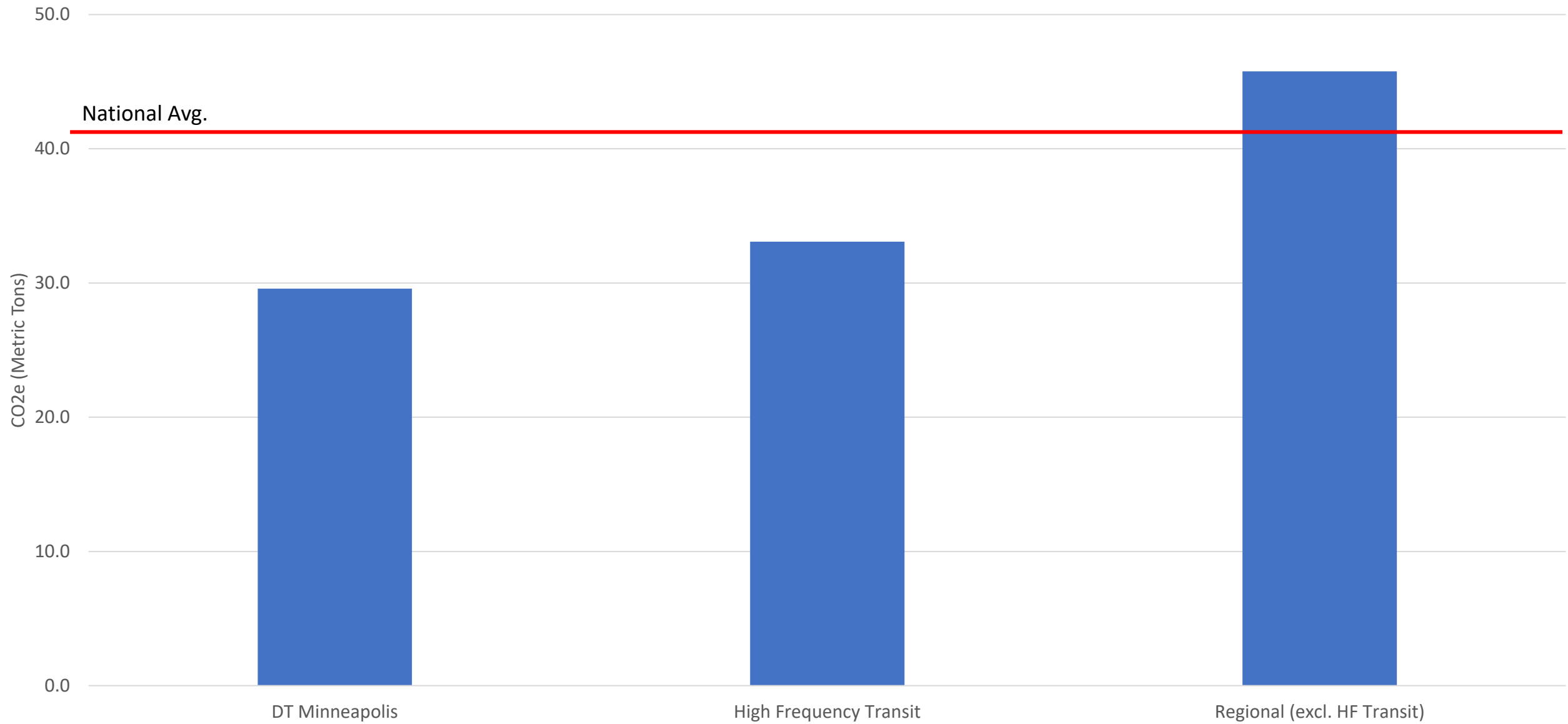


Source: coolclimate.berkeley.edu/scenarios (Sacramento)

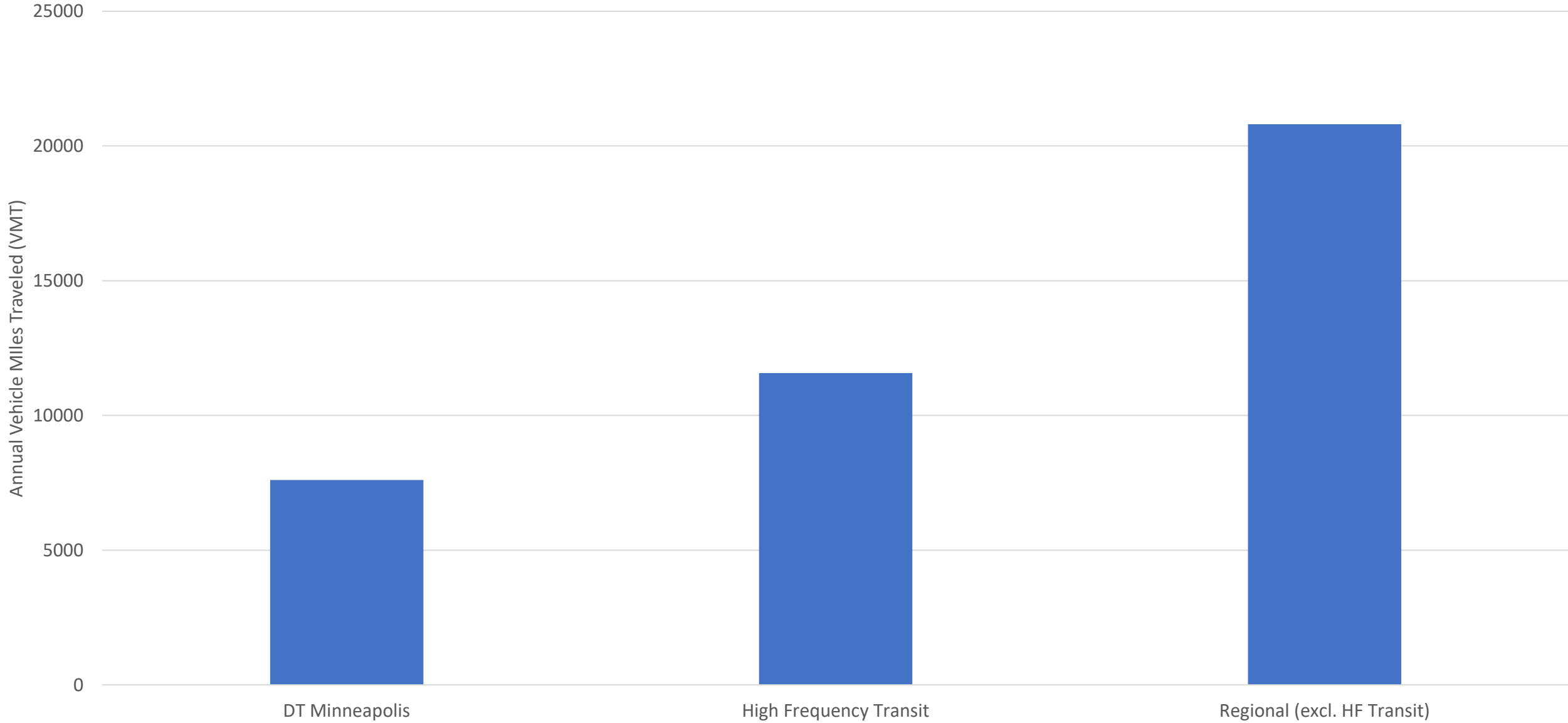
GHG Reduction Potential



GHG Emissions per Household



CO2e per Household



VMT per Household

Thank you!

2022 Development Trends Along Transit

metrotransit.org/tod

TOD @metrotransit.org