



# Transit Oriented Development

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

Lucy Ferguson Galbraith  
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  
#6, #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 @ 46<sup>th</sup> Street  
Served by Bus Routes  
#7, #46, #74, #84*



# 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

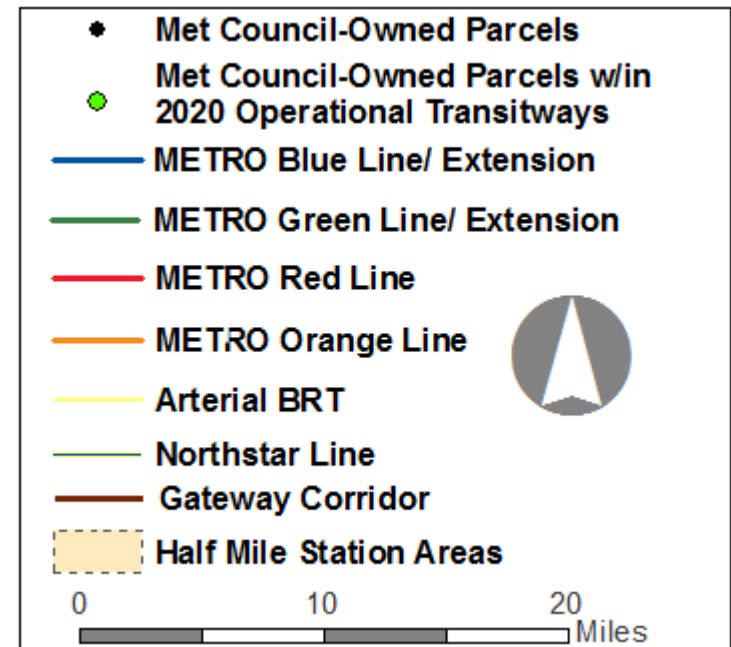
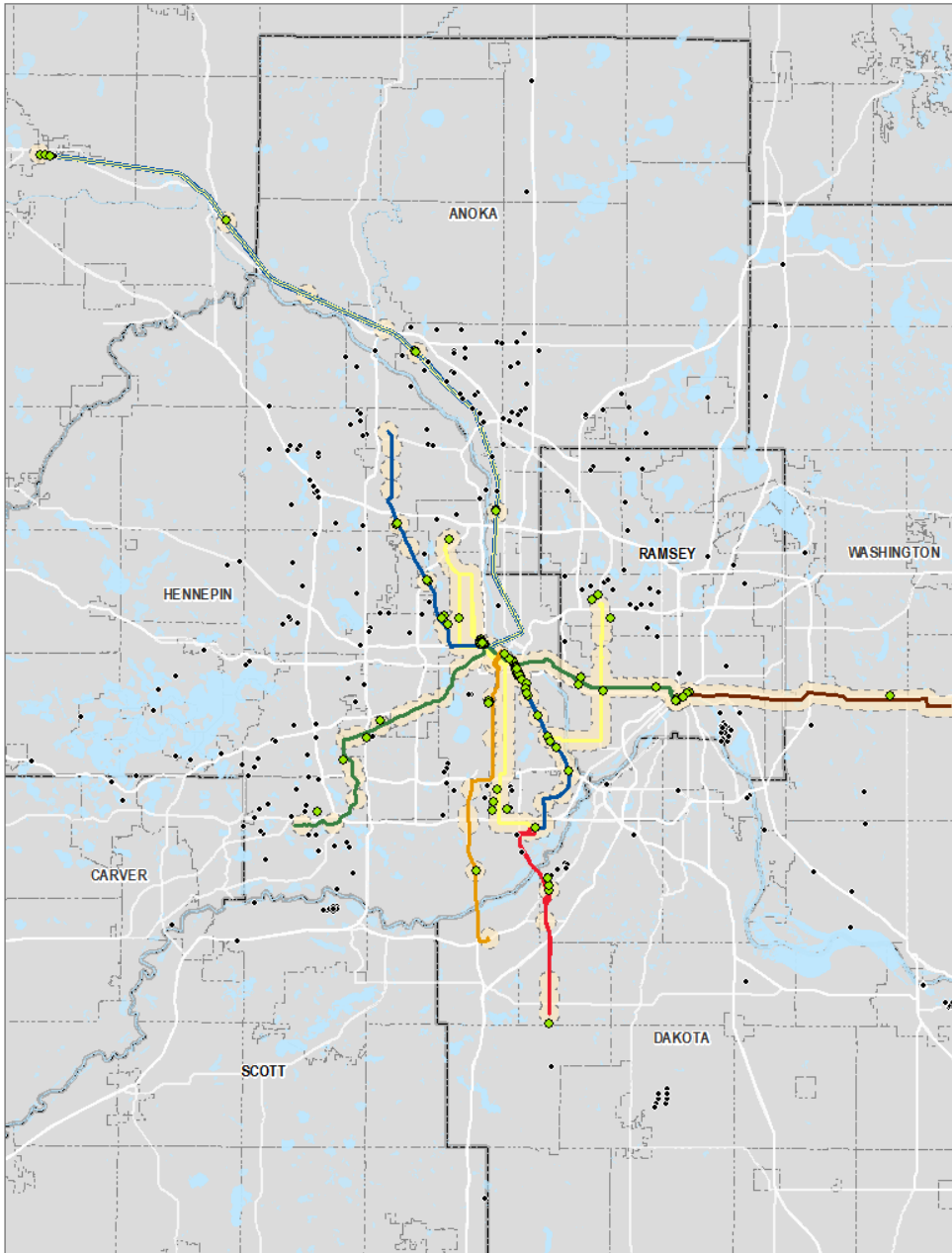
## External Coordination: PRO TOD Working Group

- 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

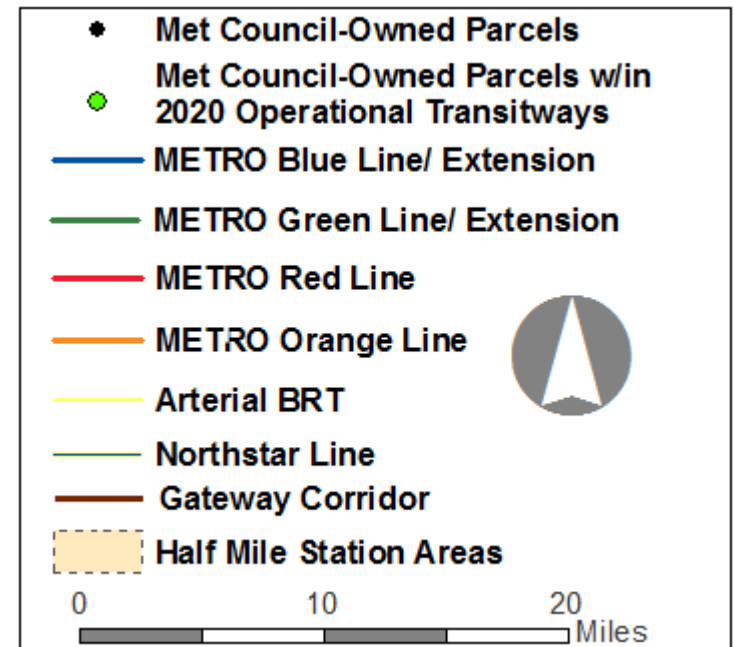
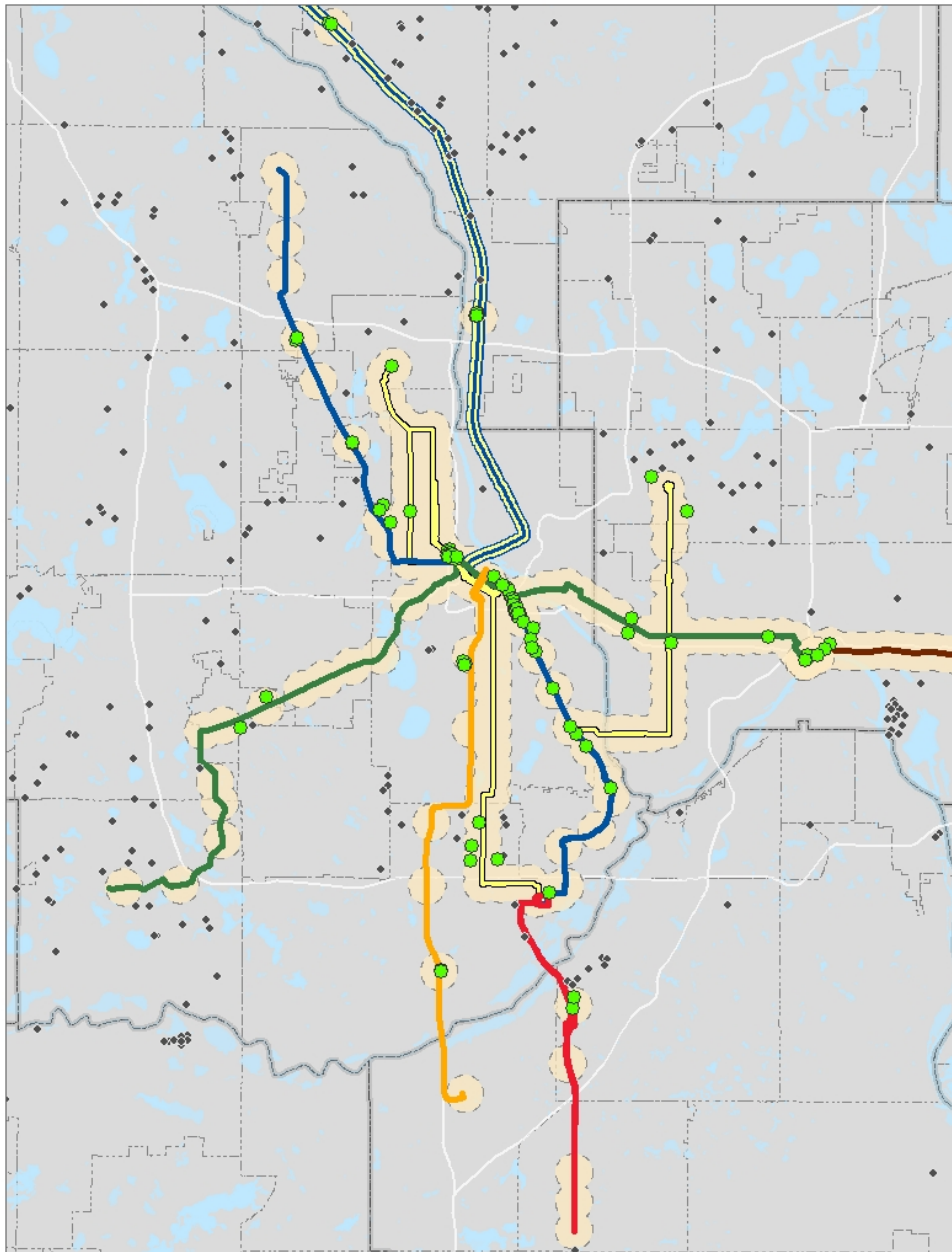


**DRAFT**

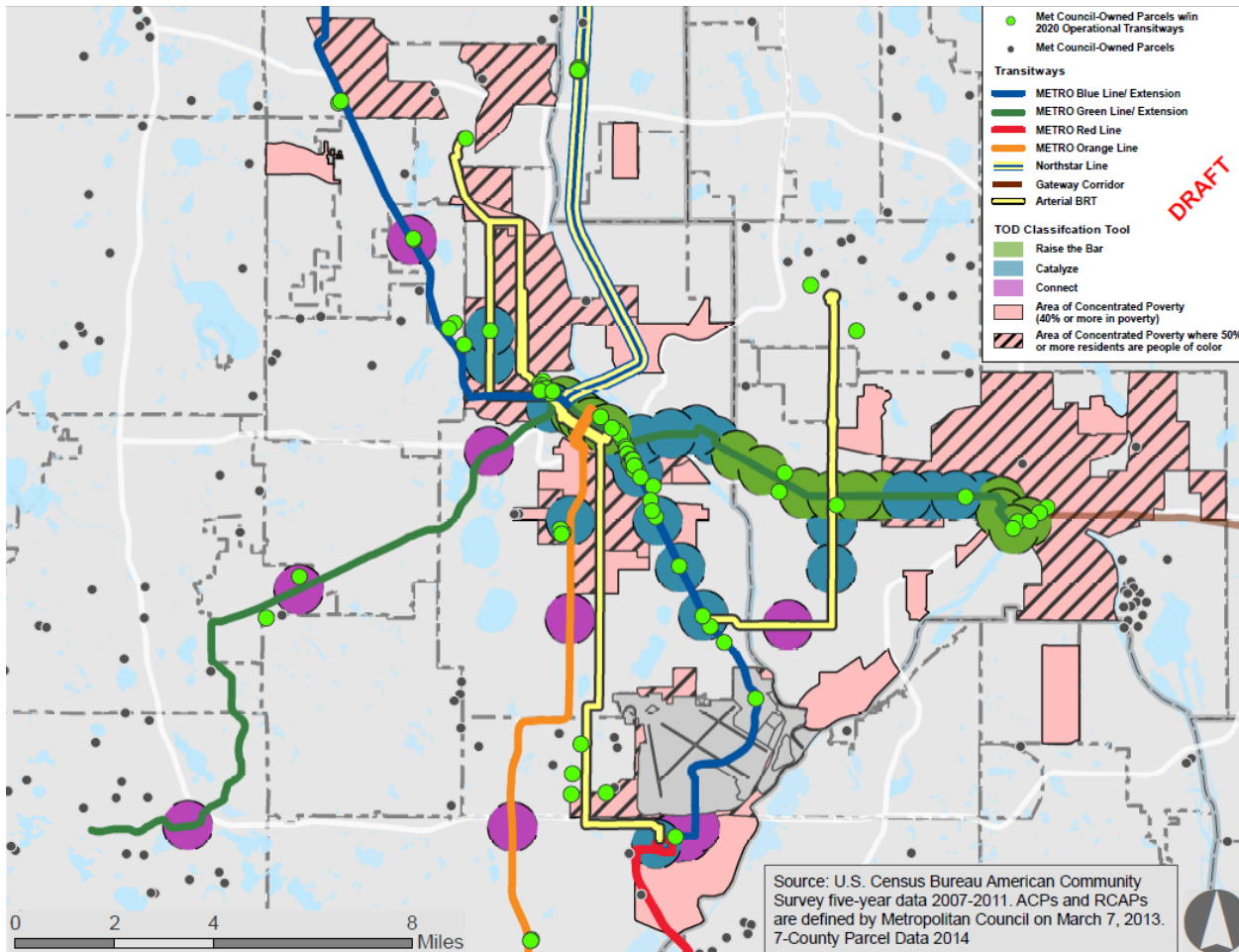


## Joint Development: Site selection process

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

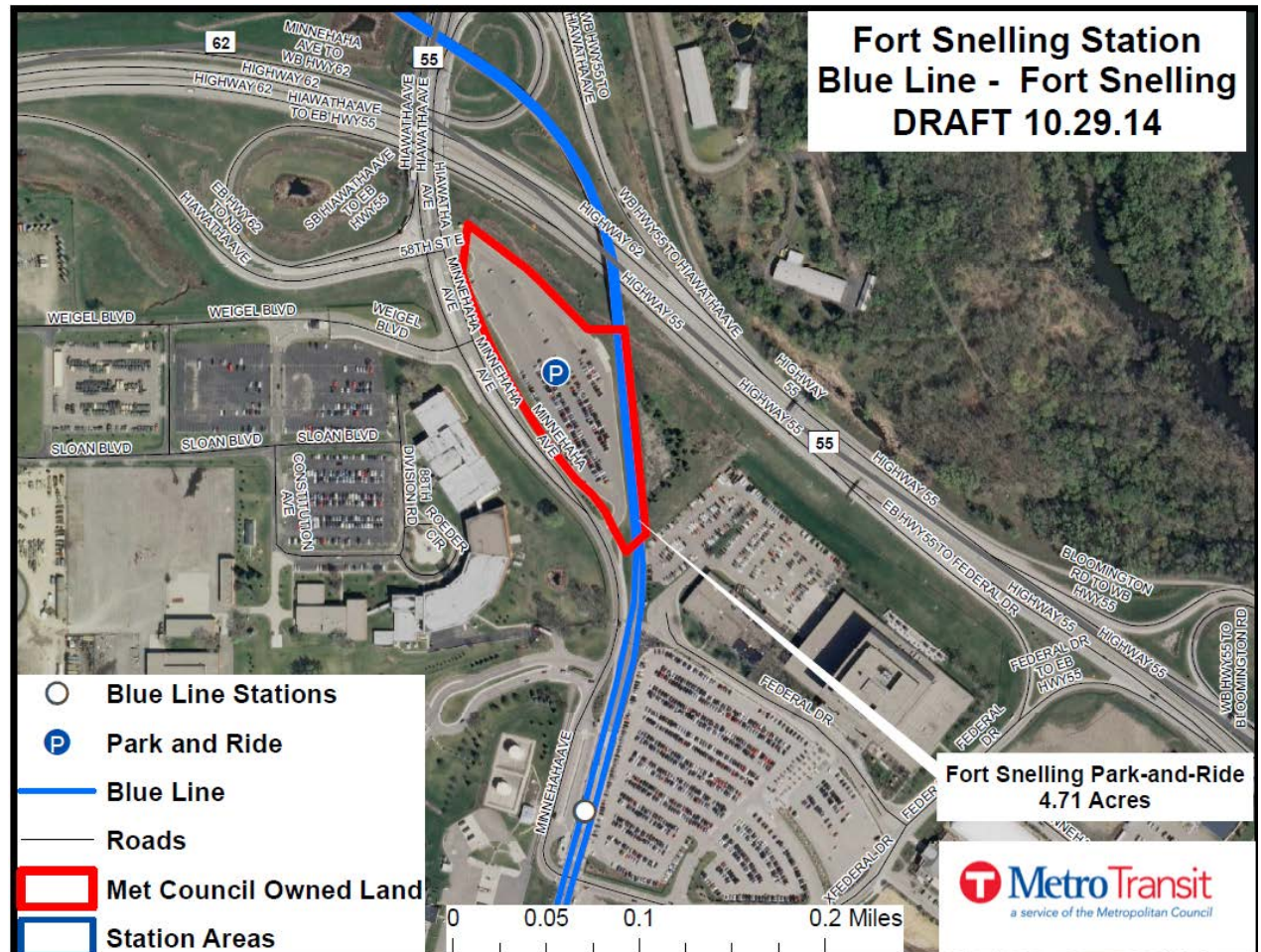


**DRAFT**



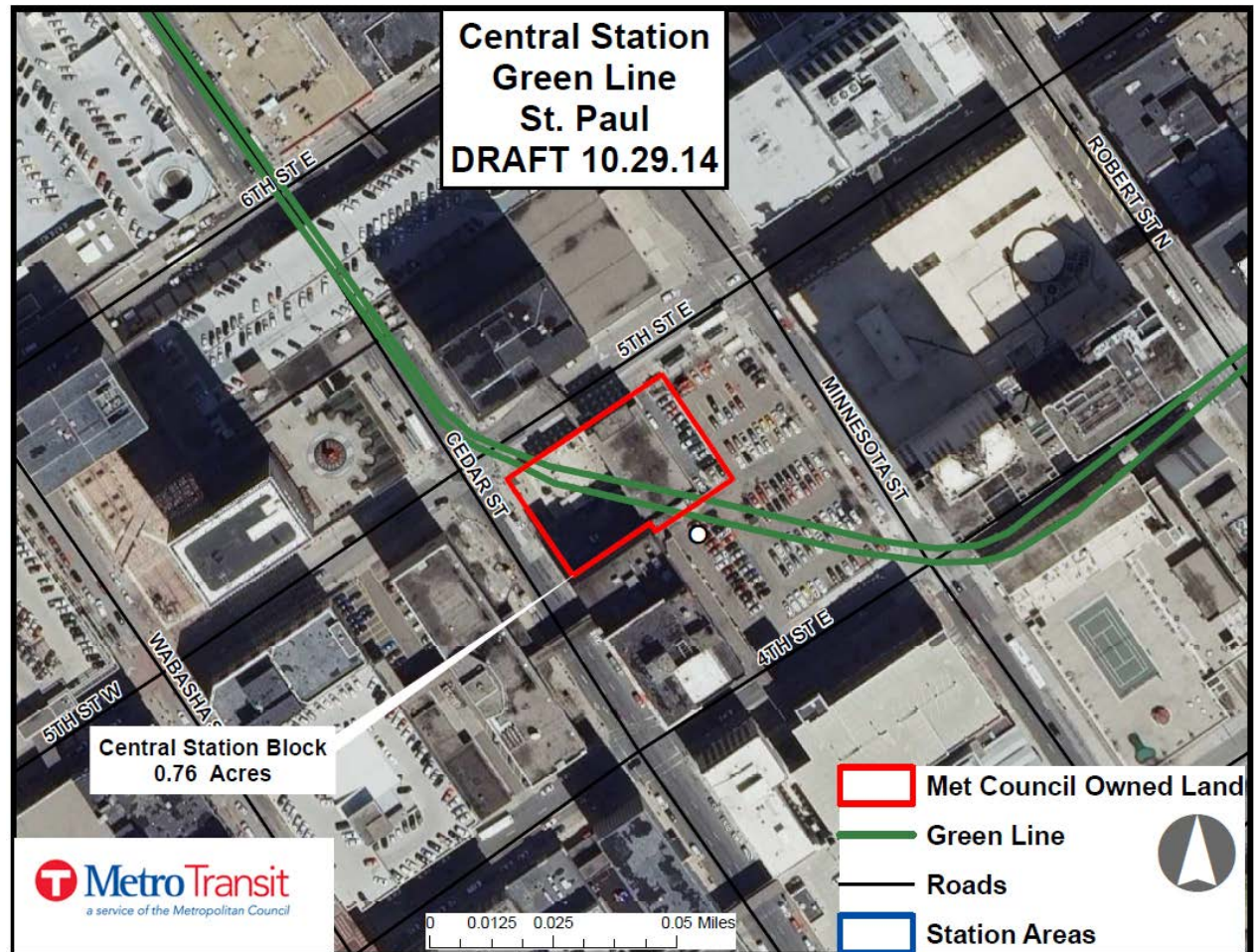
- TOD Classification Tool & Areas of Concentrated Poverty (ACP)

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

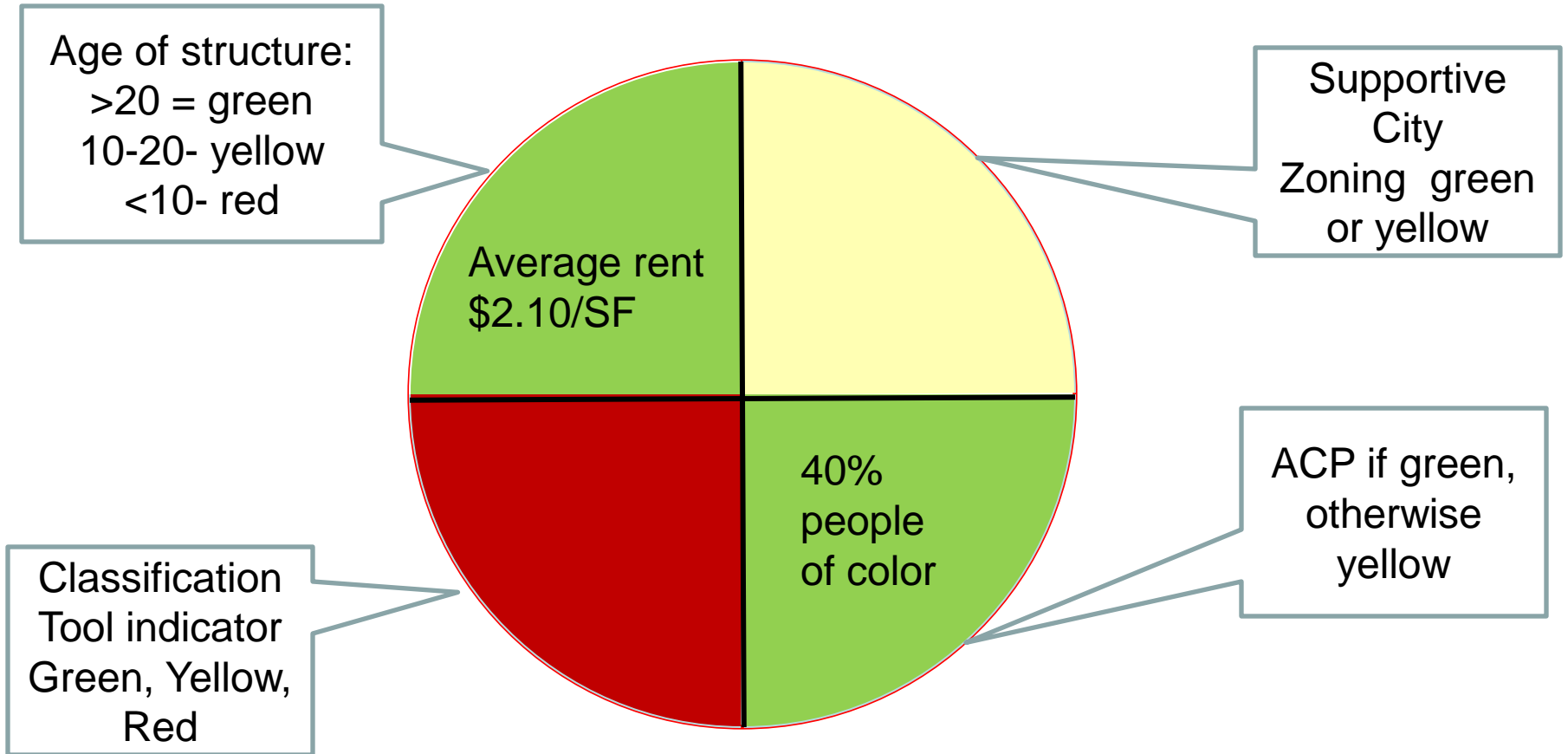




# Possible TOD: Develop Central Station Block in Downtown St. Paul



# 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 21<sup>st</sup> 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*



*tod@metrotransit.org*