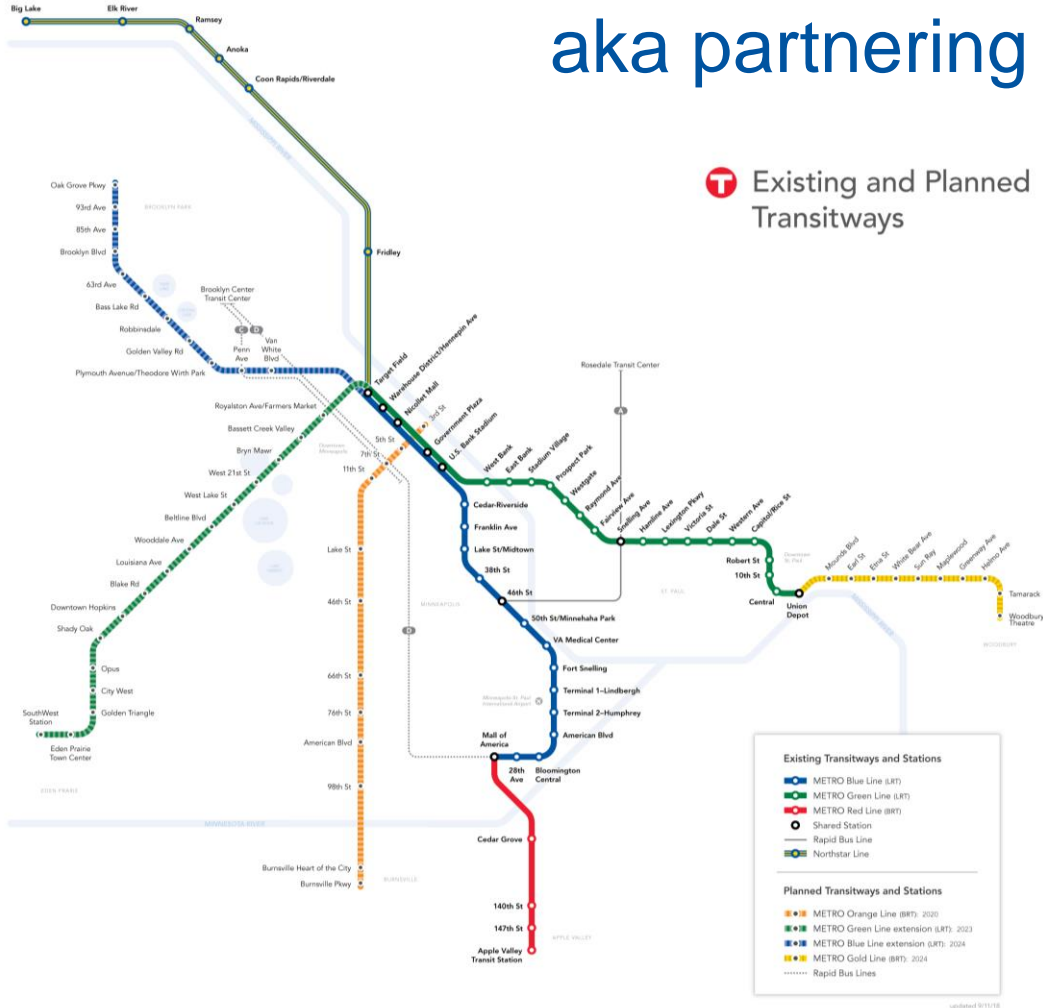




Transit Oriented Communities aka partnering with cities for better neighborhoods



Lucy Galbraith, AICP
Director, TOD
Metro Transit
Minneapolis, MN

Differences:

Scale—Site v District

Context—Neighborhood v City

Main focus—Building v Infrastructure

Transit focus—Station connection v System node



Similarities:

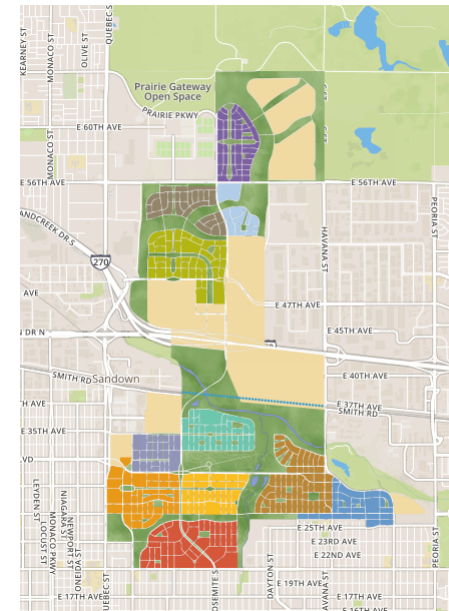
Mix of uses

Walkability/Bikeability

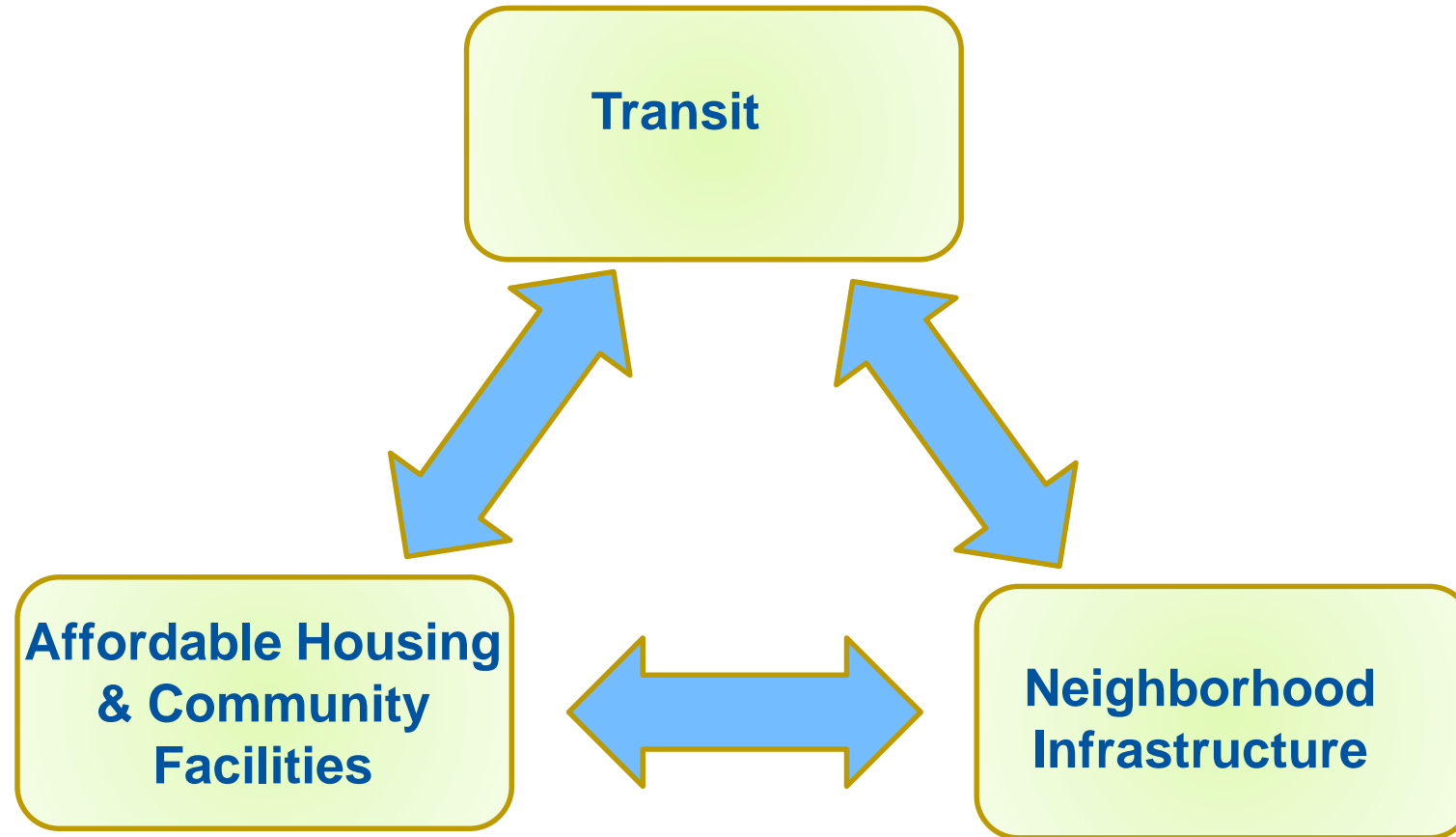
Car-light or even car-free living is an option

Design matters

Transit design & urban design fit together



Major Investment Needs

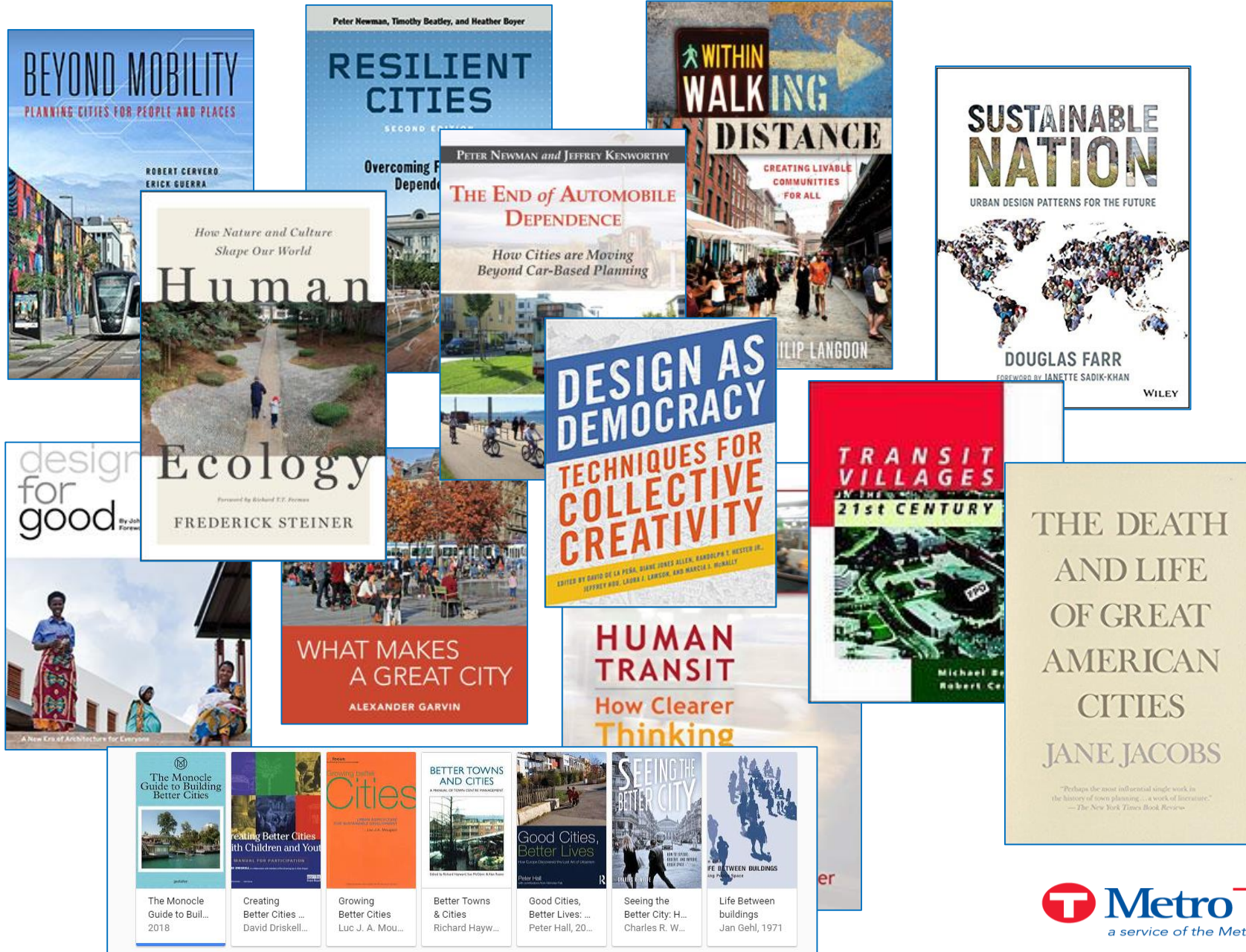


Many pieces for TOC



- Buildings- residential, commercial or mixed
- Transit connection
- Good walkable streets
- Bike access
- Stormwater management
- Family facilities
- Green landscaping
- Affordable housing
- And even, alas, parking

Hot Topic- How do we build TOC?



What Cities can do to welcome TOD



- Build streets, parks, and other public destinations in places accessed by transit
- Zone for transit efficiency
- Plan for walkable mixed use communities
- Plan & build bike transportation
- Prioritize walk/bike modes in transit-served places



- Encourage high-ridership developments and discourage low-ridership developments in transit-rich areas.
 - Eds, Meds, and Events
 - Dense housing, especially affordable housing
- Work to make street changes that increase transit safety
 - Eliminate free rights near transit stops/stations
 - Daylight intersections near transit
- Prioritize walk/bike design in transit-rich areas

Metro Transit TOD goals



- Maximize the development impact of transit investments
- Support regional economic competitiveness
- Advance equity
- Support a 21st century transportation system



○ Projects

- Snelling-Midway TOD
- 38th St. Station TOD

○ Programs

- Forums, TOD tours, conferences, etc.

○ Resources

- Public Property Database, expanded
- TOD Funding guide, updated annually
- Developer's Guide to TOD
- District Parking Report
- Ground Lease Explainer

Partnerships

- Two corridor FTA TOD Pilot Planning Grants
- Reviewer for TOD grants & plans as requested

JOINT DEVELOPMENT

Partnering to Build Complete Communities Near Transit

September 2017

U.S. Department of Transportation
Federal Transit Administration



Allianz Field and TOD

Location:
Saint Paul, MN

Sponsor:
Metro Transit

Left: Allianz Field and Snelling-Midway TOD, proposed. Saint Paul, MN



Snelling-Midway Site, existing conditions. Saint Paul, MN



Snelling-Midway Site, historic use. Saint Paul, MN

Metro Transit acquired this 9.9-acre parcel near the intersection of University and Snelling avenues in St. Paul, MN in the 1970s with FTA assistance. The land was most recently used for construction staging for the Green Line light rail transit and the A Line bus rapid transit projects, which have stations nearby and opened in 2014 and 2016, respectively. These transit projects helped create a unique opportunity for TOD on this and surrounding properties. In 2016, the City of St. Paul entered a master agreement with a joint venture, including a professional soccer team, to build a soccer stadium with easy access to both transit lines. The long-term goal is to create a complete community surrounding the stadium including residential, office, retail, and public open spaces.

Highlights:

- The 20,000-seat stadium will be the home of a professional soccer team built with roughly \$200 million in private funds and the anchor of a mixed-use TOD estimated at \$300 million.
- The City of St. Paul estimates that approximately 7,000 people will use transit to access the stadium on game days. The adjacent TOD will further increase transit ridership.
- The agency will lease the land to the City of St. Paul for 52 years and the city will own the stadium.
- Metro Transit expects to receive at least \$29 million over the life of the project.

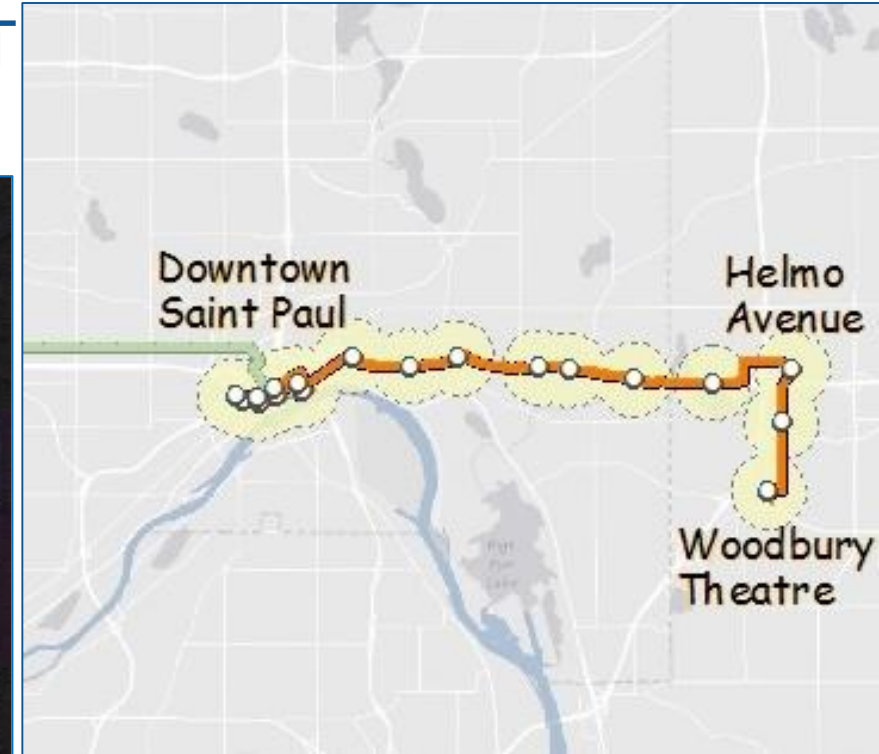
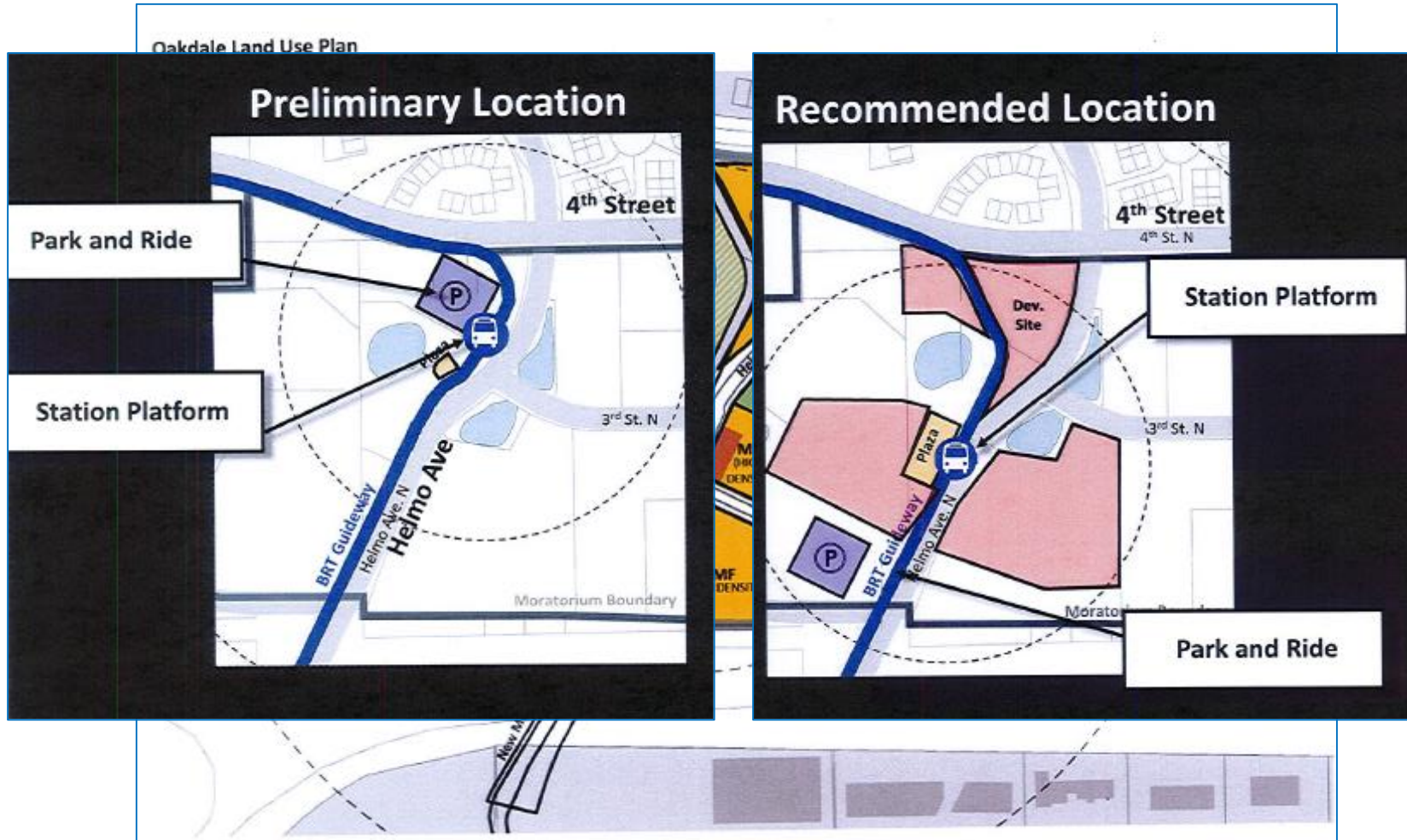
*One of 4 featured projects in 2017
FTA Joint Development Guide*



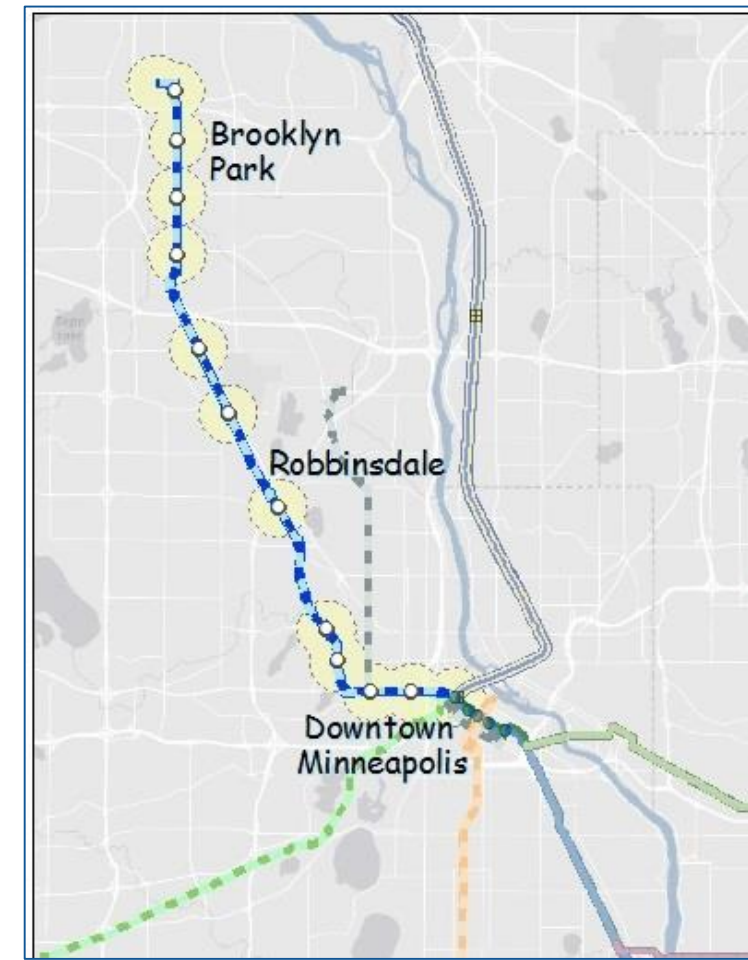
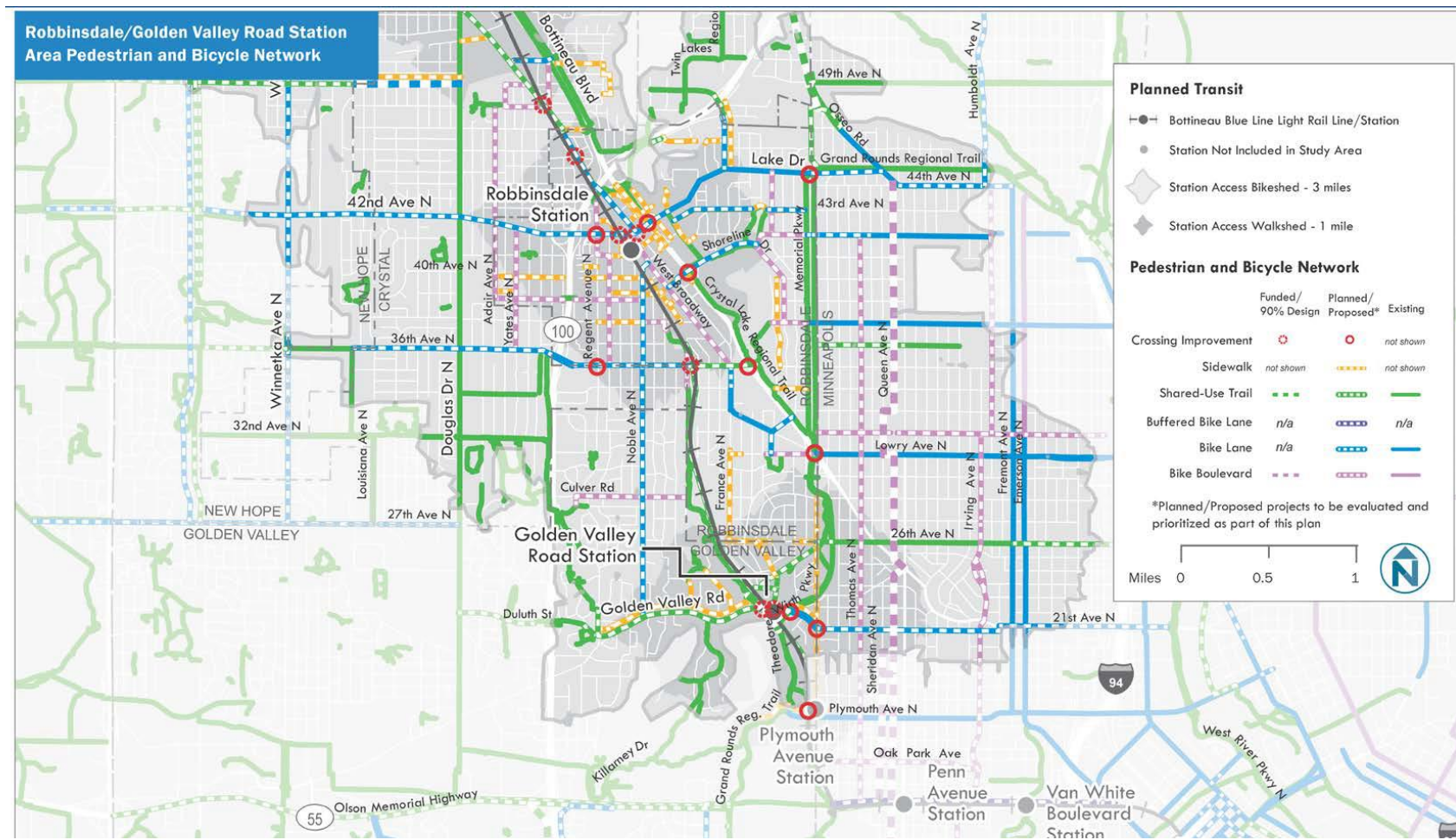
<https://www.mnufc.com/photos/2018/07/19/allianz-field-ptfe-lighting-test>

*Testing the lighting, July 19, 2018
Opening March/April 2019*

Gold Line: Washington County: First dedicated ROW BRT



Blue Line Extension: Hennepin County is Subrecipient/Project Manager





Ground Leases

A Guide for Developers, Public Officials, and Lenders

Preface

In recent years, transit improvements have increased private development value that is recognized by allows transit transit."

Another benefit means a transit transit oriented development leases on tran

The practice of is often a simple nationwide or surplus property a general und oriented deve

What i

Ground leases in which the tenant landowner's put the land to ground lease building owner landowner who are owned by

This arrangement of ground lease land it is on, a to become of ends. This is a provision which improvements at the end of that ground lease between 50 a viable for a ten soon forfeit.

Building 21st Century Suburbs:

The Future of Suburban Development in the Twin Cities



Intro

Over the last urban population suburbs has many metro of the city has must be view cultural and households, greater interest with tradition these change a suburban measures, in areas, suburban population, contrary to p of both the r populations. Image: Hopkins

The Mar

The Housing

Demographics in and the real estate of type about the uncertainty remain property market make up about 3 Twin Cities Metro source of new de

*Defined as the gen

However, despite their ongoing popularity, demographic and market trends indicate that suburbs may need reimagining in the years

Metro Transit TOD Site Evaluation

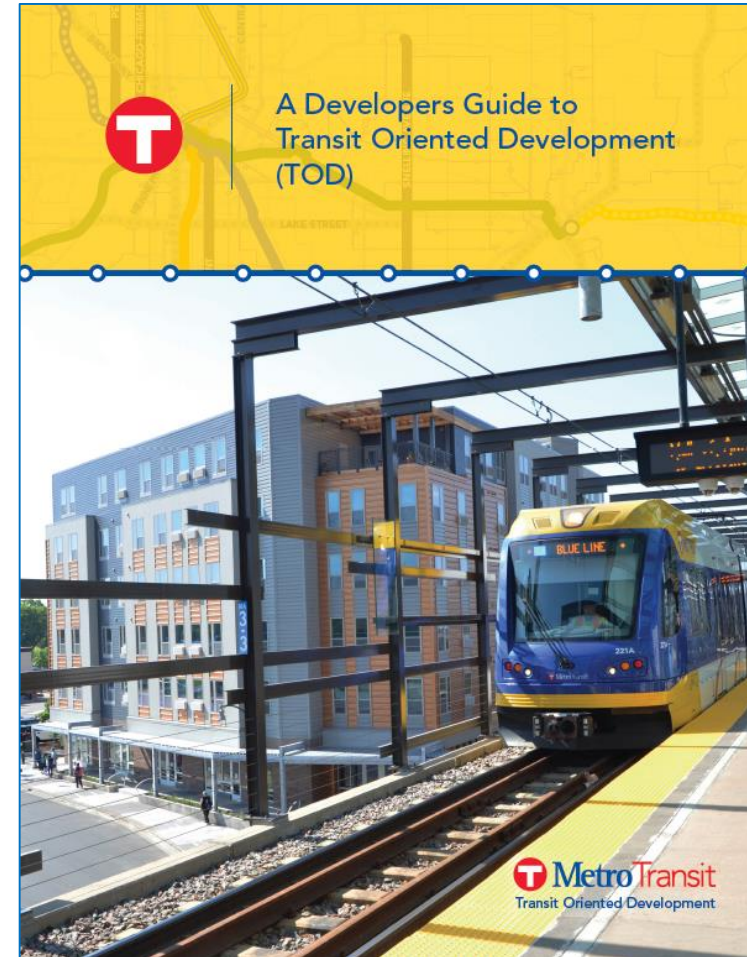
A ULI Minnesota Technical Assistance Panel for Metro Transit TOD Office

June 28, 2018



ULI Urban Land Institute
Minnesota

ADVISORY SERVICES



- Transit agencies need partners to create transit oriented communities
- Cities can leverage transit by coordinating planning and investments with transit
- Examples from TOD office in the Twin City region:
- www.metrotransit.org/TOD

Vision: Transitways are as seamlessly incorporated into City development planning and permitting as waterways

Questions?



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