



# TOD Office Annual Report 2014

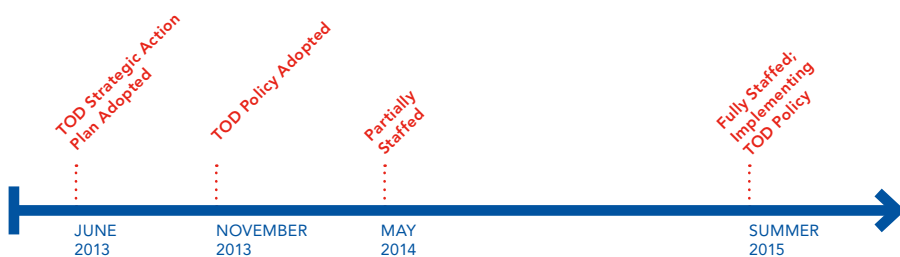


2014 marks the end of a productive startup year for Metro Transit's Transit Oriented Development (TOD) Office. The next twelve months will involve increased TOD implementation tasks and activities, hiring new staff, and continued TOD collaboration as the TOD Office matures from its startup phase to its role as a facilitator of TOD within the region.

Thrive MSP 2040 states that "effective stewardship of public transit dollars requires a more strategic coordination of regional transit investments with more-intensive surrounding land uses, connected development patterns and urban form." Creating these vibrant, high quality mixed-income places around transit requires leadership and resources to capitalize on opportunities. To that end, the Metropolitan Council adopted a Transit Oriented Development Policy in 2013 to achieve four goals:

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| <p><b>1. Maximize the development impact of transit investments</b> by integrating transportation, jobs and housing.</p> | <p><b>2. Support regional economic competitiveness</b> by leveraging private investment.</p> | <p><b>3. Advance equity</b> by improving multimodal access to opportunity for all.</p> | <p><b>4. Support a 21<sup>st</sup> century transportation system</b> through increased ridership and revenues.</p> |
|--|--|--|--|

While TOD goals impact the work of many areas within the Metropolitan Council, **the TOD Office is the implementer, strategist, and convener of the TOD Policy's goals.** The TOD Office coordinates TOD efforts across the organization, bridging many different departments and functions within the Metropolitan Council and Metro Transit to implement TOD.



## What is Transit Oriented Development?

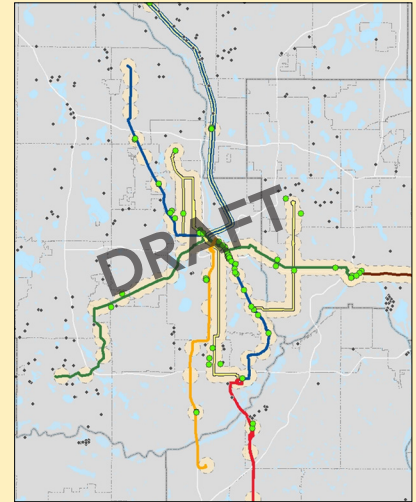
**TOD** is walkable urban development served by frequent transit with a mix of housing, retail, and employment designed to allow people to live and work with transportation choices.

**Thrive MSP 2040**, the vision for the region over the next 30 years, emphasizes the coordination of land use and transit as a strategy to "make the best use of public and private investments" and increase options for urban living in the region.

The **TOD Policy** provides a framework for the Metropolitan Council to play a leadership role across sectors in TOD implementation while building upon the TOD-supportive activities that the Council has completed for years. The Metropolitan Council has an important stake in maximizing TOD potential to help foster efficient and economic growth for all residents.

## Council-Owned Land Development

The Council's TOD Policy includes the goal of maximizing development impacts of transit investments, including developments on Council-owned land. In 2014, the TOD Office started an analysis of all Council-owned properties in the seven counties. The Office identified 116 parcels within a half-mile radius of transitways that are anticipated to be completed or under construction by 2020. While many properties are currently utilized for facilities, other parcels (including some Park & Ride facilities) may be underutilized or have redevelopment potential. The TOD Office consulted internal and external leaders about ways to categorize parcels in terms of their TOD-readiness. Suggestions included filtering by market strength and TOD potential and overlaying Council-owned land with other publicly-owned parcels for joint opportunities. The process of land prioritization and a strategy to use the parcels for development continues into 2015.

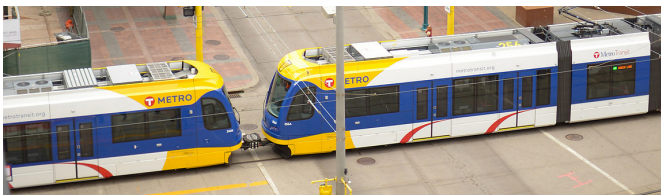


Council-owned land map

## Tools

The TOD Office provides a first point of contact for developers and cities looking to learn more about TOD. In addition to its regional network of contacts and staff expertise, the TOD Office has produced TOD resources and tools in the past year. The new TOD Office website contains a TOD funding guide, a TOD and transitway planning guide, and transitway corridor information sheets. Additionally, the TOD Office maintains the Council's TOD page which includes the regional TOD Classification Tool.

Visit [metrotransit.org/tod](http://metrotransit.org/tod) to access TOD resources.



## Teams, Committees, and Project Participation

TOD Staff participate in and contribute to a variety of projects, teams, and committees related to development, land use, and transit. In 2014, the TOD Office contributed to Livable Communities grants scoring, Local Planning Assistance's TOD Guide, Engineering and Facilities projects, and a variety of plans and TOD applications within the organization and with external partners.

Collaboration and communication are critical in order to achieve TOD goals. The TOD Office convenes a **TOD Internal Working Group** on a regular basis to share information and resources about TOD-related activities across the Council. Cross-departmental conversations foster collaborative efforts that allow staff to work with a unified purpose and language regarding TOD. The TOD Internal Working Group includes staff from over a dozen departments and offices of the Metropolitan Council and Metro Transit. The group will convene monthly in 2015 to share updates and information, collaborate, and review the progress of all TOD-related initiatives and projects.

Staff from the following departments make up the TOD Internal Working Group:

- 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 Operation
- Transitway Project Offices

## Partnership for Regional Opportunity

The TOD Office convened an external advisory group called the Partnership for Regional Opportunity (PRO) TOD group six times throughout 2014. PRO TOD is a subgroup of PRO, a regional initiative focused on equitable economic competitiveness. PRO TOD was composed of regional leaders from over 30 organizations and cities who gathered to share and discuss TOD best-practices. The meeting content focused on the coordination of TOD and transitway planning and implementation, TOD financing, equity, and joint development. During the course of the year, over 170 seats were filled by leaders from the public, private, and nonprofit sectors. Leaders will continue to convene at four TOD events organized by the TOD Office in 2015.

Visit [corridorsofopportunity.org/pro-work-areas/tod-work-group](http://corridorsofopportunity.org/pro-work-areas/tod-work-group) to access the content produced during 2014's External Working Group meetings.

### PRO TOD Partners

- Alliance for Metropolitan Stability
- Central Corridor Anchor Partnership
- Central Corridor Funders Collaborative
- City of Apple Valley
- City of Bloomington
- City of Hopkins
- City of Minneapolis
- City of Minnetonka
- City of Ramsey
- City of Saint Paul
- East Metro Strong
- Family Housing Fund
- Fresh Energy
- Hennepin County - Housing, Community Works, and Transit
- Metro Transit
- Minnesota Housing Finance Agency
- Minnesota State Colleges and Universities
- MnDOT
- Neighborhood Development Center
- Ramsey County
- Saint Paul Area Chamber of Commerce
- Seward Redesign
- Target
- The Cornerstone Group
- The Itasca Project
- Transit for Livable Communities
- Twin Cities Community Land Bank
- Twin Cities LISC
- ULI Minnesota
- Washington County Public Works

## Communication and Information

As the lead advocate for TOD at the Metropolitan Council, TOD Office staff continuously provide transit information, referrals and assistance to cities and developers, and communicate TOD best-practices to various audiences. In 2014, the TOD Office provided ridership and transitway updates to developers, co-wrote an article for *Finance and Commerce* magazine's TOD issue, and presented to the Rail-Volution conference and the ULI Committee on Land Use and Transportation Coordination.



**We know transit AND development**

You've seen more new developments around Twin Cities transit with the launch of the METRO Green Line more opportunities are coming to the next few years. Be a part of it! Ready to reveal when you integrate transit in your development. Save money, walk more when you live or work near transit. Grow your business when your customers and employees can ride transit.

Our new Transit-Oriented Development office is your resource for new developments near existing transit and new transit projects. We can help your organization be more successful by locating and/or building in high-demand areas where people live and work.

Visit [metrotransit.org/TOD](http://metrotransit.org/TOD)  
 Email [TOD@metrotransit.org](mailto:TOD@metrotransit.org)  
 Call Lucy Galbreath, TOD Director, 612-349-2669

**We can help you:**

- Redesign or build near transit stations & stops
- Provide referrals to key partners
- Identify potential funding sources
- Learn about planned transit projects and ridership projections

**Metro Transit**  
 A member of the Metropolitan Council

TOD Office ad from *Finance and Commerce*

## Equitable TOD


Equity is one of the four primary TOD goals specified in the TOD Policy. Jobs, activities, and diverse housing types along transitways can increase opportunity for residents. The TOD Office has created a 2015 Equitable TOD Work Plan which includes the following activities for the upcoming year:

- Work with partners to apply the principles and test the *Twin Cities Equitable Development Scorecard*, developed by the Community Engagement Steering Committee, on a pilot project.
- Meet with internal engagement staff and external partners to implement the Public Engagement Plan.
- Incorporate equity into the 2015 Quarterly TOD Events.

Visit [corridorsofopportunity.org/pro-work-areas/tod-work-group](http://corridorsofopportunity.org/pro-work-areas/tod-work-group) to read the full Equitable TOD Work plan.

## Twin Cities Equitable Development Scorecard

A tool for communities and planners  
 Released October 2014



Created for public use by:  
 Asian Media Access, Aurora St. Anthony Neighborhood Development Corporation, Blake Road Corridor Collaborative, Centro de Trabajadores Unidos en la Lucha, Harrison Neighborhood Association, Heritage Park Neighborhood Association, Jewish Community Action, La Asamblea de Derechos Civiles, Leo Assistance Center of MN, Metropolitan Interfaith Council on Affordable Housing, New American Academy, Northside Residents Redevelopment Council, Community Stabilization, Alliance for Metropolitan Stability, Nexus Community Partners, MN Center for Neighborhood Organizing

Funding provided by Headwaters Foundation and the National Convergence Fund.

We invite you to provide feedback on the process and to send us your questions at [hnampl.org/scorecard](mailto:hnampl.org/scorecard).

Equitable Development Scorecard cover

## 2015 Work Plan

2015 will be the TOD Office's first full year of activities and will involve hiring two new full-time staff. While 2014 was a startup year involving capacity-building, 2015 will involve full implementation of the TOD Policy. Implementation tasks include developing a program for using TOD funding sources, defining a TOD solicitation process and joint development procedures, and determining redevelopment or development sites.

The full TOD Office Work Plan specifies upcoming activities listed by the strategies defined by the Council's TOD Policy.



### Strategy 1: Prioritize Resources

1. Develop program for investing TOD funding sources.
2. Coordinate and align existing Met Council funding sources with TOD Policy.
3. Monitor federal grant opportunities.
4. Ongoing compilation of existing TOD funding resources.

### Strategy 2: Focus on Implementation

1. Define TOD solicitation process, issue at least one solicitation for development in 2015.
2. Establish joint development procedures.
3. Determine potential sites for re-development of Council-owned property.
4. Test the "Equitable Development Principles and Scorecard." Work with partner groups to revise, if needed, and incorporate into TOD project evaluations.

### Strategy 3: Effective Communication

1. Track projects on transitways region-wide.
2. Produce and share annual TOD report.
3. Develop relationships with major regional TOD stakeholders, including state agencies, universities, and foundations.

### Strategy 4: Collaborate with Partners

1. Convene quarterly events on TOD topics.
2. Convene TOD Office external advisory groups as needed on specific issues and programs.
3. Provide transitway projects with expertise on integrating transit with land use and best-practices for TOD.

### Strategy 5: Coordinate Internally

1. Monitor Council-wide TOD Policy implementation and report annually.
2. Convene the TOD working group monthly.
3. Participate in TOD related programs and projects across the organization.

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