



TOD BY THE #'S

Realistic Expectations

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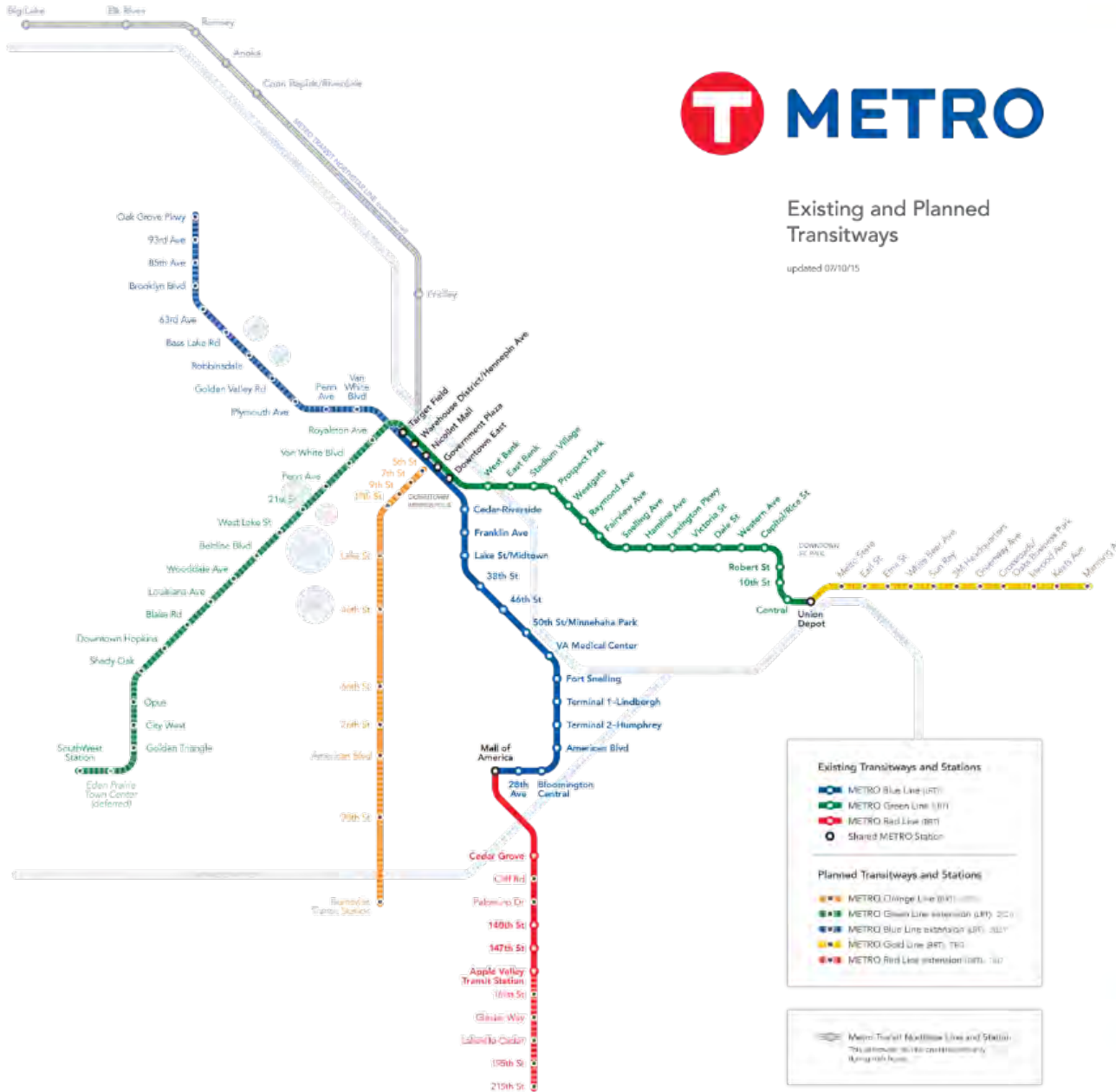
METRO Green and Blue Line Extension Projects

October 11, 2016

METRO

Existing and Planned Transitways

updated 09/10/15



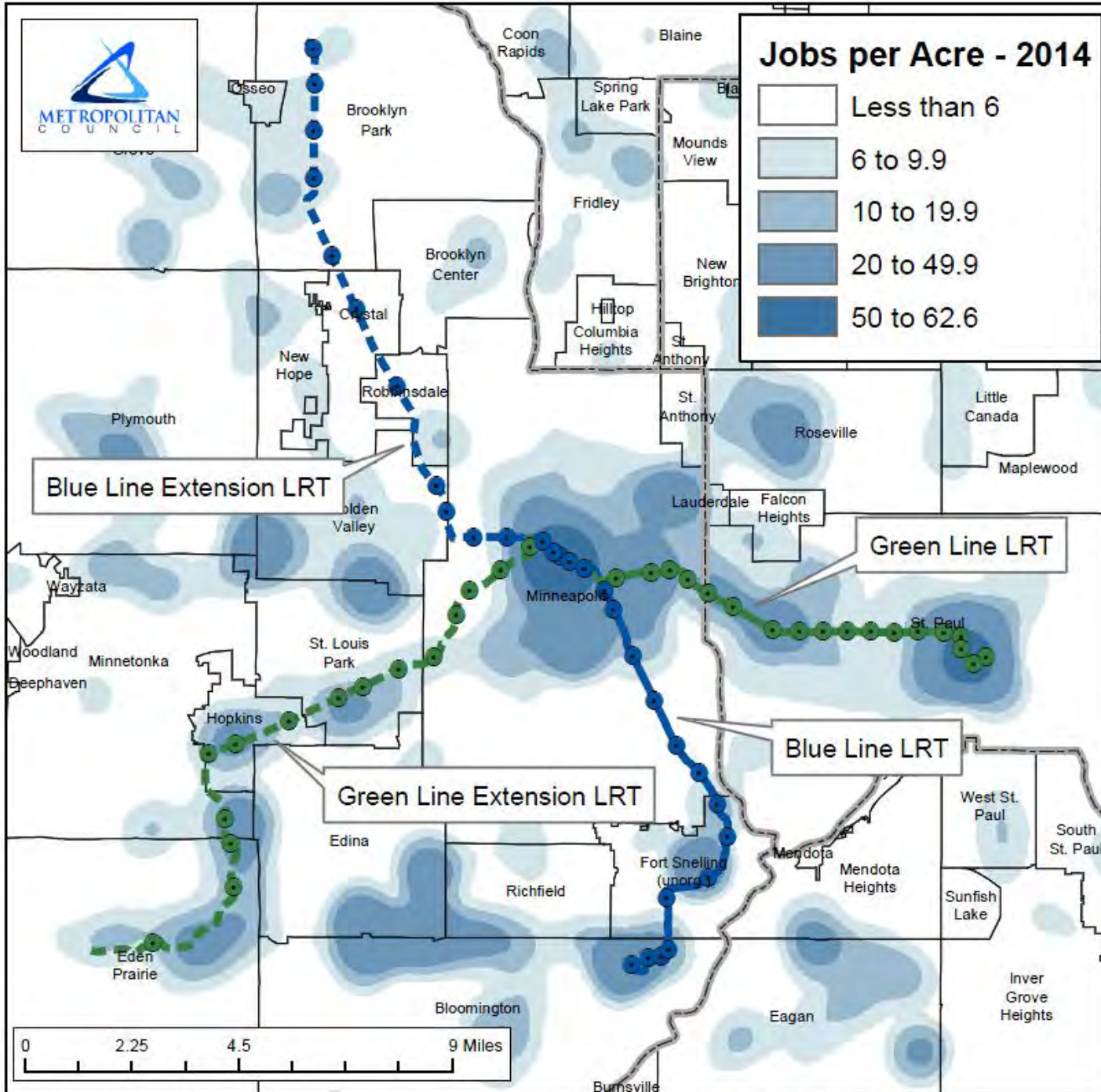
Integrating TOD & Local Development Expertise

- TransAct - TOD 3.0
- LISC Twin Cities - Corridor Development Initiative (CDI)
- ULI MN - Technical Assistance Panel (TAP)

TransAct TOD 3.0

Regional and Corridor TOD Expectations

- Regional Economy and Livability Factors
- Geographic Sub-Markets
- Market Trends - Supply and Demand
- Corridor Identity
- Infrastructure Improvements



Source: Minnesota Department of Employment and Economic Development's Quarterly Census of Employment and Wages, 2014.

LISC Twin Cities - Corridor Development Initiative (CDI) Station Area TOD Expectations

- Station Area Identity – Now and Future
- Use Expectations
- Land Availability and Costs
- Density/Blocking Exercise
- Short and Long Term Strategies

Hopkins/Blake Road Cold Storage Site



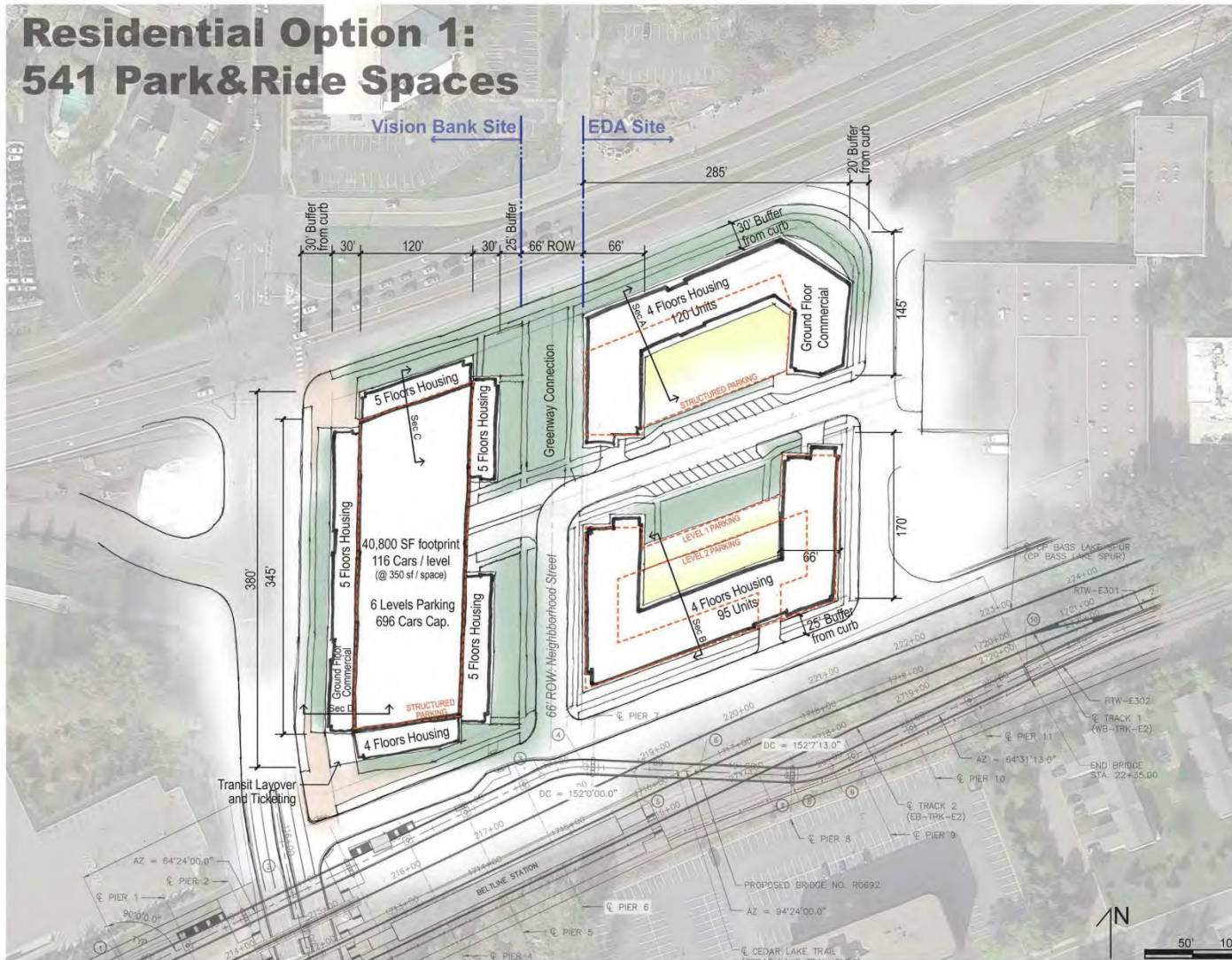
ULI-MN - Technical Assistance Panel (TAP)

Site/Project TOD Expectations

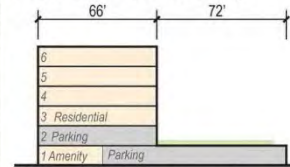
- Site Access and Build-Out Capacity
- Use Marketability/Range of Product Types
- Revenue, Expenses, Construction Costs
- Deal Structure and Debt Service
- Developer Required Return

St. Louis Park/Beltline Station Park/Ride and City Owned Site

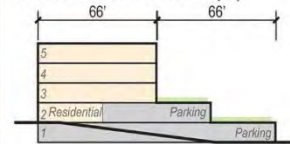
Residential Option 1: 541 Park&Ride Spaces



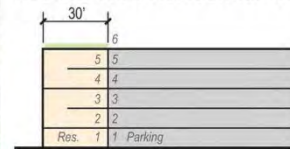
Residential Section (A)



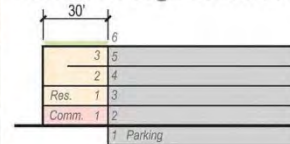
Residential Section (B)



Section Thru Residential Wrap (C)



Section Through Commercial (D)



Totals

Vision Bank Site	SF	Units	Req. Parking Spaces	Parking Calc.
Residential:	120,500	97	97	1 / dwelling
Commercial:	6,000	-	30	1 / 250 sf GFA
Park & Ride:	-	-	541	
Total	126,500	97	668	

EDA Site	SF	Units	Req. Parking Spaces	Parking Calc.
Residential A:	115,600	112	140	1 / dwelling
Residential B:	97,614	95	142	1 / dwelling
Commercial:	8,500	-	34	1 / 250 sf GFA
Total	221,714	207	316	