TOD & Parking: Never Easy
Fridley Station Case Study

Rail~Volution Conference
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King County Metro Transit
Metro Transit (MN) – By The Numbers

- **12,000** bus stops
- **81.9M** rides in 2017
  - 80M+ past four years, highest since 1981
  - Annual growth 11 of past 14 years
- **264,000** rides/weekday

### AVG. WEEKDAY BOARDINGS

<table>
<thead>
<tr>
<th>Line</th>
<th>Blue Line</th>
<th>Green Line</th>
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<tr>
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<td>31,510</td>
<td>40,554</td>
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907 SQ. MILES

AREA SERVED

7+ COUNTIES
90 CITIES

Metro Transit
a service of the Metropolitan Council
Station Profile
Community + Service
Station Profile

Transit Facility

668 parking spaces
85 vehicles (13% use rate) in 2017
Designed for future bus service
Station Profile
Property + TOD Planning

11 acres
Fridley HRA Property

Fridley Northstar TOD TIF District Master Plan (2014)
Development Proposal

- City partners with developer
- 230+ units, mixed-income multifamily housing
- Attempts to retain as many parking spaces as possible
1. Encourage population and activity density.
2. Design for a pedestrian-friendly environment.
3. Encourage a mixed-use land pattern.
4. Develop an interconnected street network.
5. Support travel options that encourage or complement transit.
6. Plan for linear growth in nodes along corridors.
and bicycle access and allows for simple route design. An interconnected street network minimizes barriers and maximizes the area that is accessible within a short walk or bike to a transit stop, allowing each stop to serve more people. In addition, it supports the design of simple, direct routes that are efficient and easy to understand.
Right-Sizing Parking

- Revised approach to estimating parking at transit facilities
- Analyze transit market
  - Flat growth in parking use regionally
  - Not a strong commuter rail market
Right-Sizing Parking

- Very low vacancy rates NOW
- Most space at station reserved for unrealized transit use.
- Prioritize current needs over aspirational growth.

From a development perspective, we’re feeling pressure to get things closed as quickly as possible…Any delay in closing opens you to potential construction cost increases.

-Shane LaFave, Sherman Associates
Right-Sizing Parking

**Entire Station**: 668 spaces

**East Lot**: 330 spaces

**160 spaces**
Lessons Learned

- Access vs. growth potential
- Multiple, opposing views
- Past practices may not align with current goals
- Revisit past commitments
- Change takes time
Thank You!

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