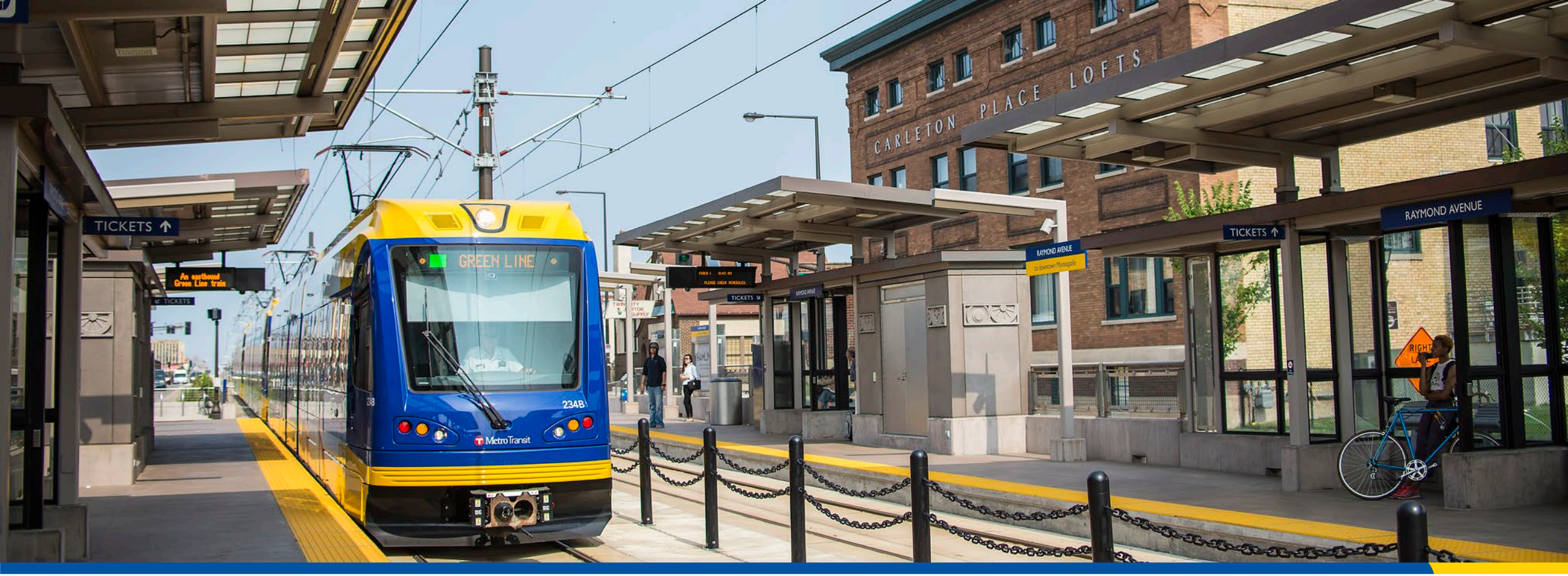


Transit-Oriented Communities Policy

Michael Krantz | Senior Manager, TOD

Metro Transit

Proposed Action

That the Council adopt the attached version of the Transit-Oriented Communities (TOC) Policy to guide activities across the organization that advance TOC:

- RF 1-6 Transit-Oriented Communities Policy



Why Update the TOD Policy Now?

- Align with Imagine 2050 and Metro Transit Forward
- State of the practice has evolved
- Leverage implementation experience
- Generational investment in transit



Integration of Efforts

Phase	Source Elements
Phase 1: Policy Review December (2025) to February	• Imagine 2050 • Metro Transit Forward • TOD Policy • Transportation Policy Plan • Additional research
Phase 2: Stakeholder & Peer Engagement March to May	• Internal stakeholders • External stakeholders • Peer agencies
Phase 3: Synthesis & Recommendation June to August	• Policy review • Stakeholder feedback • Peer best practice • Implementation experience
Phase 4: Policy & Procedures Development July to November	• All prior phases • Council Member feedback • Steering Committee guidance

Committee of the Whole Information Item
March 18th, 2026

Committee of the Whole Information Item
July 15th, 2026

Committee of the Whole Information Item
November 4th, 2026

Cross-divisional Steering Committee

Metro Transit	Metropolitan Council
Deputy GM, Planning & Capital Programs	Executive Director, Community Development
Assistant GM, Planning & Project Delivery	HRA
Arterial BRT	Livable Communities
Facilities Planning & Administration	Local Planning Assistance
Service Development	Transportation Planning
Office of Performance	Community Relations
Transit-Oriented Development	Office of General Counsel
	Real Estate Office

External Stakeholders

- City of Bloomington
- City of Richfield
- City of St. Paul
- City of Woodbury
- Hennepin County
- Ramsey County
- Washington County
- Regional Market Observer – Newberg
- Regional Developer – Wellington
- Twin Cities Land Bank
- U.S. Department of Transportation – FTA & TIFIA/RRIF Office



Peer Agencies

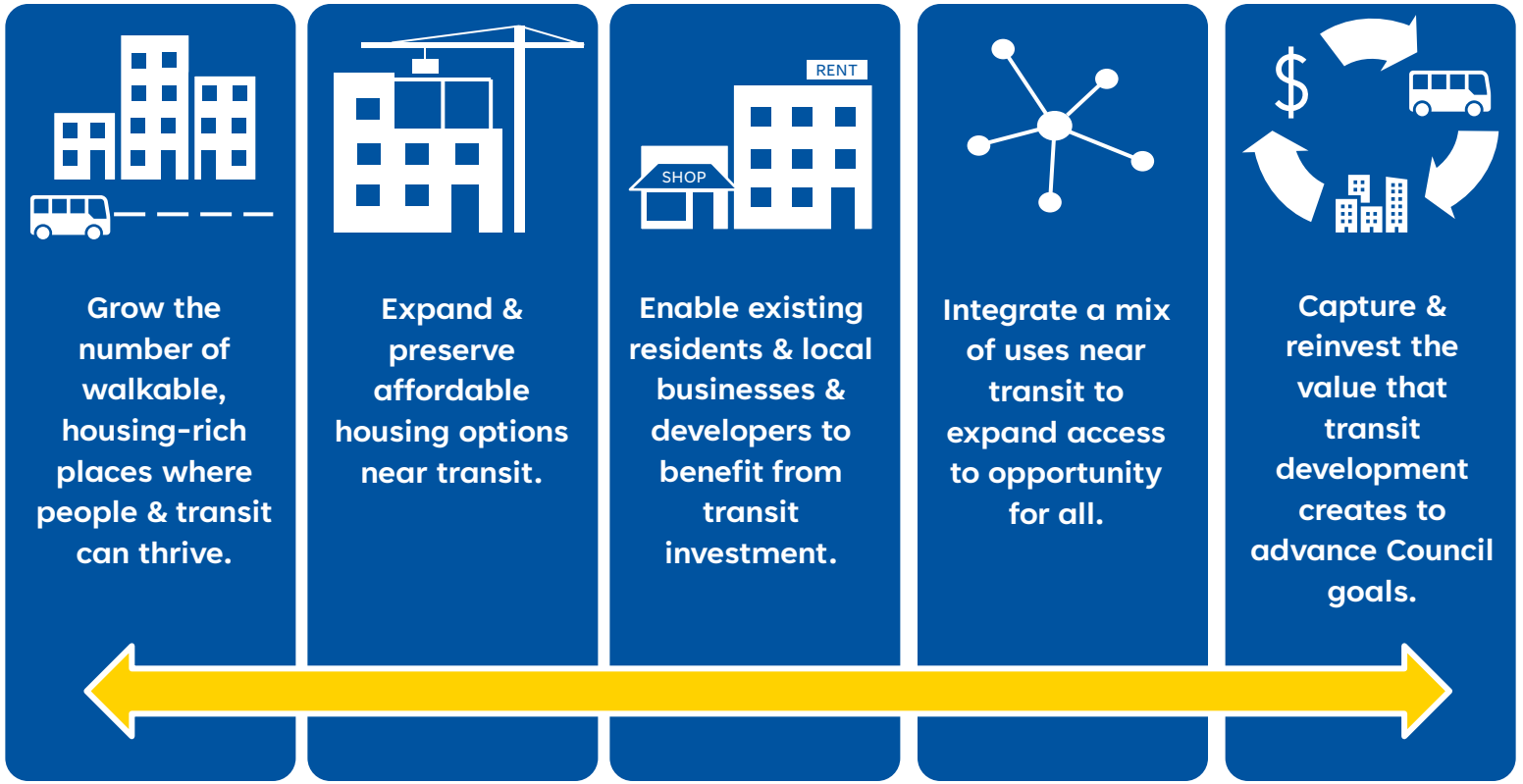
- Metropolitan Atlanta Rapid Transit Authority (MARTA) – Atlanta, GA
- Chicago Metropolitan Agency for Planning (CMAP) – Chicago, IL
- Regional Transportation Authority (RTA) – Chicago, IL
- Dallas Area Rapid Transit (DART) – Dallas, TX
- Kansas City Area Transportation Authority (KCATA) – Kansas City, MO/KS
- LA Metro – Los Angeles, CA
- Oregon Metro – Portland, OR
- TriMet – Portland, OR
- Bay Area Rapid Transit (BART) – San Francisco, CA
- Caltrain – San Francisco, CA
- San Francisco Municipal Transportation Agency (SFMTA) – San Francisco, CA
- Santa Clara Valley Transportation Authority (VTA) – San Jose, CA

What We Heard

- Plan for TOD from the start of transit projects
- Move faster on Council land, with clear roles and tools
- Calibrate support to local capacity
- Work as one Council
- Set goals and report results



TOC Policy Objectives



TOC Policy Strategies

EXISTING/ CLARIFIED



Integrate TOD. Integrate TOD in transit planning, delivery, & operations.

EXISTING/ CLARIFIED



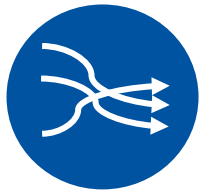
Advance Projects. Advance JD projects on Council-owned land.

EXISTING/ EXPANDED



Support Plans & Policy. Support efforts to implement transit-supportive station area plans & policies.

EXISTING



Align Council Work. Integrate TOC objectives and strategies with Council plans, policies, & funding programs.

NEW



Measure Success. Measure progress toward the TOC objectives.

What's Changing from the 2013 Policy?

- Expand scope from projects to communities
- Clarify TOC, TOD, and joint development
- Better integrate TOD throughout transit planning and project delivery
- Define Council roles and limits
- Calibrate Council role based on local capacity
- Prioritize leases and reinvest development revenues
- Strengthen coordination, accountability, and measurement
- Support station area plans and policy more broadly

What Happens Next?

- Develop implementing procedures
  - Joint development and reinvestment
  - TOC integration in transit design, delivery, and operations
  - Station area planning and policy
- Explore proposals to remove barriers to TOD near transit
- Establish regional and portfolio performance metrics

Proposed Action

That the Council adopt the attached version of the Transit-Oriented Communities (TOC) Policy to guide activities across the organization that advance TOC:

- RF 1-6 Transit-Oriented Communities Policy

