

Meeting Minutes

Subject	Transit-Oriented Development (TOD) Task Force	Date	Wednesday, March 4, 2020
Facilitator	NCTCOG	Time	1:30 – 3:00 pm
Location	NCTCOG – Regional Forum Room	Recorded by	Travis Liska
Attendees	Nathaniel Barnett (Garland), Eric Fladager (Fort Worth), Richard Luedke (Lewisville), Andrew Pagano (Dallas), Jack Wierzenski (DART), Onyinye Akujio (Trinity Metro), Lisa Sudbury (Mansfield), Keith Krum (Richardson), Drew Brawner (Plano), Joe Clemens (DART), Troy Wynne (Irving), Sandip Sen (Trinity Metro), Mandy Clark (Burleson), Olga Chernomorets (Addison). NCTCOG Staff: Travis Liska, Karla Weaver, Sydnee Steelman, David Garcia		

Meeting Purpose	TOD Task Force – Coordinate with cities, transit agencies, and interested parties on TOD planning and implementation. This meeting was focused on sharing best practices and developing strategies for promoting TOD in North Texas.
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Discussion Items

Welcome and introductions by NCTCOG staff and all participants.

1. FTA TOD Planning Pilot Update

NCTCOG was awarded a TOD Planning grant in 2017 from the Federal Transit Administration (FTA) to advance ridership through TOD around 28 DART stations on the Red and Blue Lines.

Task 1, the bicycle and pedestrian first/last mile infrastructure study is focused on improving the sidewalks and bike facilities network connecting stations to their neighborhoods. The analysis work of missing infrastructure and locations of priority improvements has been completed. Remaining is engineering design and cost estimating work, anticipated to be complete by summer 2020.

Task 2, the TOD parking utilization and management study is formally complete. Key findings of the study were briefly highlighted. The study can be downloaded at a new website, www.parkingtoolboxntx.org which is a product of the study and includes a toolbox of 15 public and private policies and practices that can be used to better manage parking at TODs. Each strategy also includes a case study demonstrating implementation of the concept.

Task 3, a survey of residents, businesses, and employees in station areas has just concluded data collection after an extension to collect more responses. The survey is meant to capture behavior and preferences of those near stations who may or may not use transit. The full report of the survey is anticipated to be available late summer 2020 at this webpage: www.nctcog.org/trans/plan/land-use/tod/planning-studies/fta-pilot

2. Dallas Area Rapid Transit (DART) Recent TOD Projects

DART's TOD policy was first adopted by its board in the late 1980's and has subsequently been modified to reflect new best practices in TOD. The most recent update is specifically considering parking requirements and workforce/affordable housing. DART's new TOD Guidelines are to be finalized in June 2020.

There is significant need to provide transit access to low- and moderate-income households across the region. Locating housing for those populations near DART transit stops and stations will benefit DART ridership and regional housing needs. DART will encourage the permitting and inclusion of appropriate housing but relies on its partner cities to set supportive policies via their control of land use and development codes.

Similarly, parking at new developments requires coordination with cities who set relevant regulations. There is increasing data and evidence that the number of parking spaces can be reduced for TOD allowing greater density. While DART relies on city partners to change TOD parking policies, it is also focused on better utilizing its station park and rides for new development. DART found only 39% of its park and ride spaces were used on an average day in 2019.

Supporting TOD planning, DART has also developed TOD typologies for each of its stations. The City of Dallas is also preparing TOD typologies for station areas in its jurisdiction and will be coordinating with DART. Additionally, DART previously hired Cushman & Wakefield to analyze the development potential of each of its properties for TOD. That report is available upon request.

Knowing the value of its park and rides to support TOD and how many of them are underutilized, DART has finalized development agreements at two DART properties for new TOD. At Mockingbird station, DART has an agreement with Trammell Crow to convert approximately 10 acres of park and ride into a dense mixed-use development where the park and ride spaces will be reduced from 700 to 500 spaces and placed in underground garages. Initial pre-construction activity is expected to start this year.

At Trinity Mills station DART and the City of Carrollton worked together to create two coordinated agreements with a developer on adjacent property owned by the city and DART. Integral Urban LLC will build a dense neighborhood of mixed-use office, retail, and residential on the former bus park and ride and old big box site. The city was specifically interested in ensuring a true mixed-use center and required the developer to build office in addition to housing as part of its public-private development deal.

Each of these park and ride deals took over three years of negotiation and coordination with multiple agencies. In both agreements DART will retain land ownership and use long term leases along with requiring start of construction on certain phases through agreed upon deadlines. To advance affordable housing at Mockingbird, DART is relying on the City of Dallas to use economic development agreements with the developer via tax increment finance funds. It was also noted that not every park and ride lot in the DART system used federal funds and thus some, such as Mockingbird and Trinity Mills, were not subject to FTA restrictions on use.

3. Old Town Lewisville TOD

The City of Lewisville's historic downtown or "Old Town" has experienced a development renaissance thanks to multiple city efforts spanning over 20 years to make it a walkable transit-oriented district. Key to success was building a new city hall, performing arts center, and plaza along with 50% city funded façade renovation grants.

In 2009 when Lewisville knew the Old Town Denton County Transportation Authority (DCTA) A-Train station was going to be built, they created an Old Town redevelopment plan to focus on connectivity, diversity, employment growth, and sustainability. Since then the city has tied its budgetary decisions to implementing that plan. In response the community has renovated the historic buildings and added new restaurants and retail on Main Street.

Other key initiatives include a NCTCOG Sustainable Development Call for Projects 2010 Grant for complete streets improvements to Main and Mill streets, economic development agreements with mixed-use development on city owned land, location of a federal tax incentive Opportunity Zone covering Old Town, re-zoning of Old Town for dense mixed-use, and partnering with DCTA on a new intermodal transit center and North Central Texas College on a campus on the east end of Old Town.

Upcoming developments include dense multi-family development with the first parking garage in Old Town adding over 400 new residential units in walking distance of the station.

Announcements

NCTCOG staff reminded the task force to apply for funding through the 2020 Transportation Alternatives (bicycle and pedestrian infrastructure) Call for Projects www.nctcog.org/TAP

NCTCOG staff also announced a new Coordinated Land Use and Transportation Task Force to serve as a forum for all cities in the region to share best practices and general knowledge on coordinating land development that encourages walking, biking, transit, and all multimodal trips. First meeting to be held April 8, 2020, 1:30 PM at NCTCOG. More info at: www.nctcog.org/LUTTF.

All presentations and material from this meeting will be available here: www.nctcog.org/trans/plan/land-use/tod/tod-task-force

Action Item(s)			
	Item	Responsibility	Target Completion Date
1	NCTCOG to post meeting materials on website	NCTCOG	April
2	NCTCOG to distribute meeting notes and other materials to Working Group participants	NCTCOG	April

Next Meeting

Date: April 8, 2020

Time: 1:30 – 3:30 PM

Location: NCTCOG