

Linking Regional Funding to Infill Development

Doug Johnson

Metropolitan Transportation Commission



METROPOLITAN
TRANSPORTATION
COMMISSION

Bay Area

7 Million Residents

4 Million Jobs

101 Cities

9 Counties

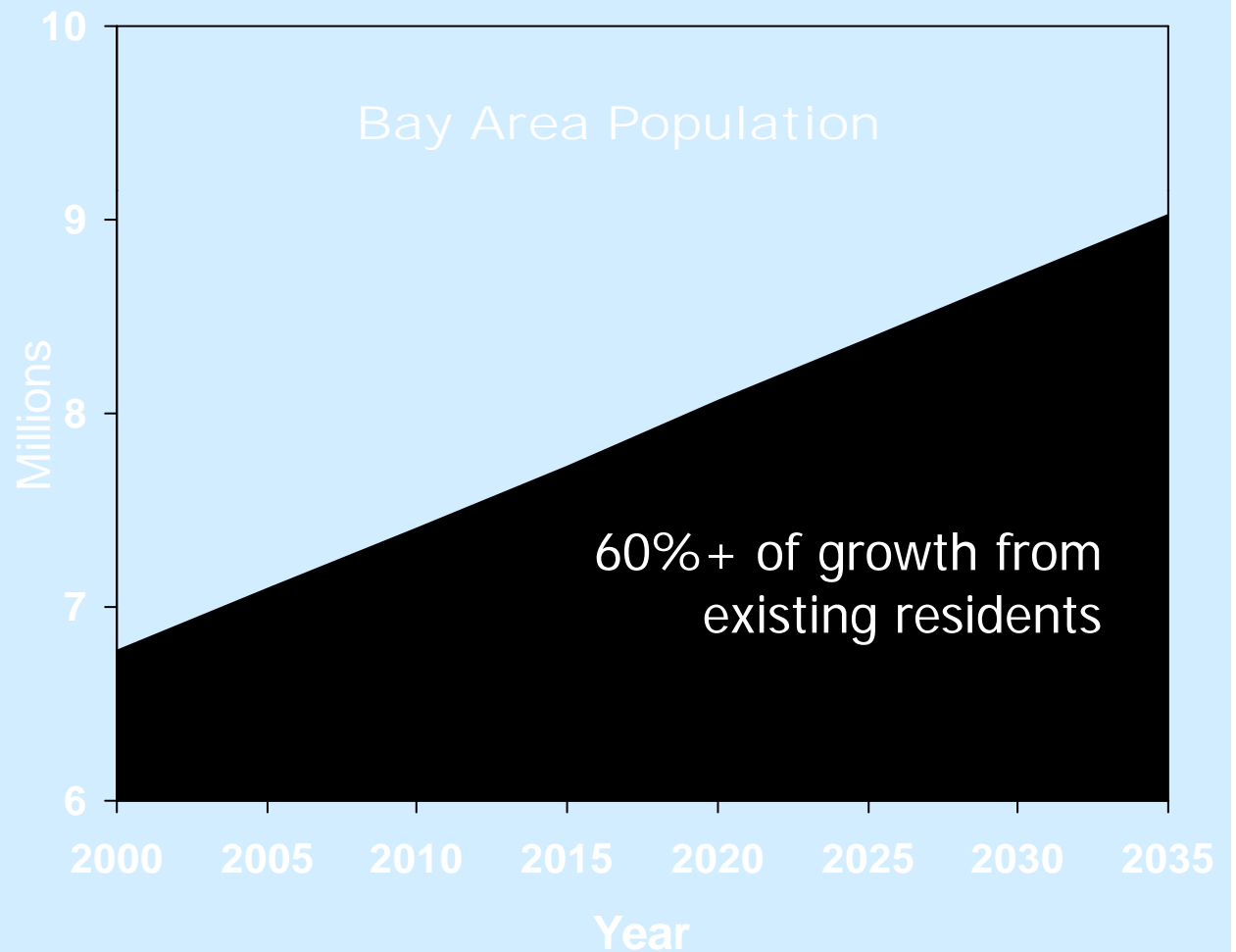
26 Public Transit Operators

5 Regional Agencies

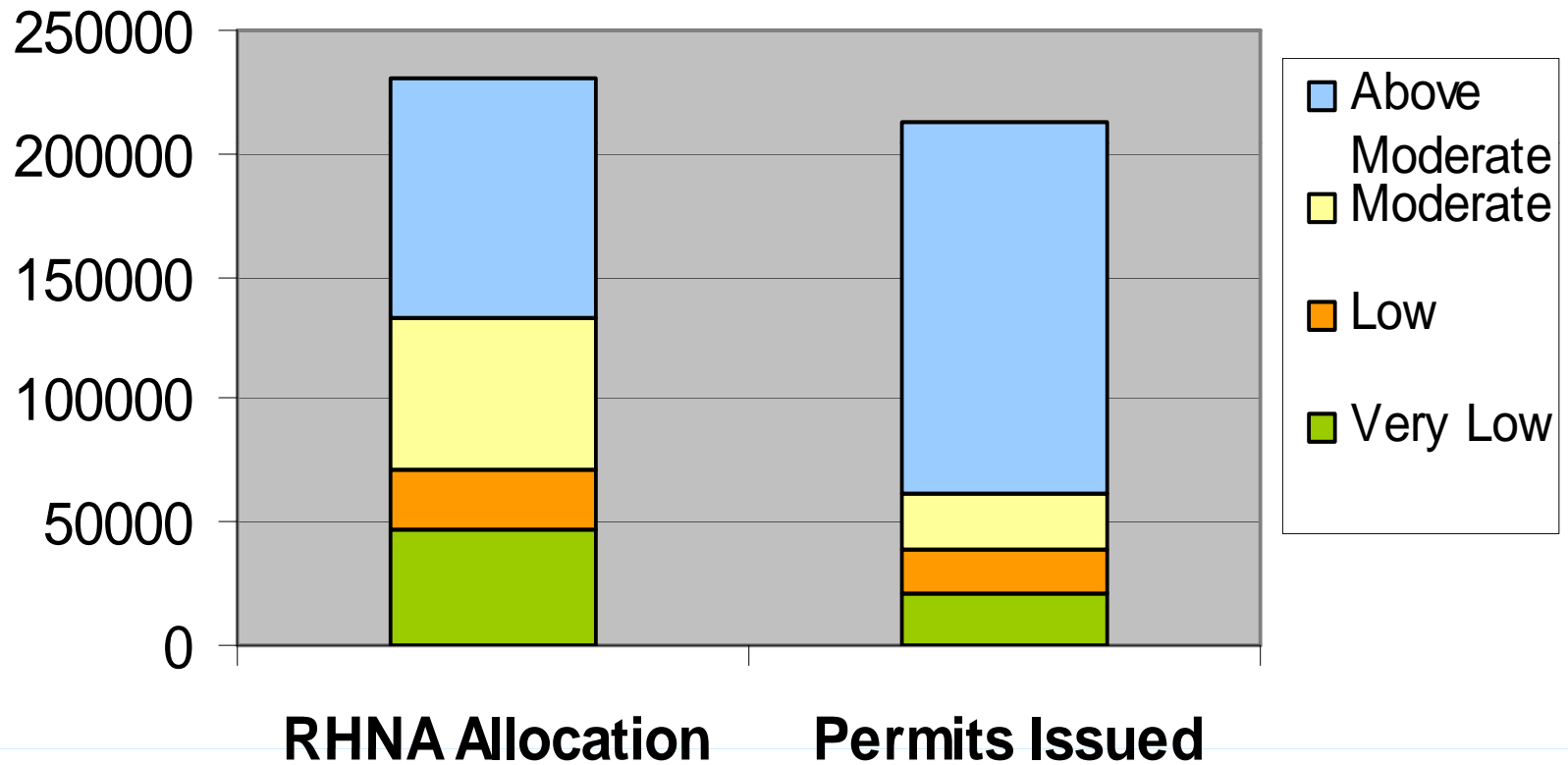


Expected Growth to 2035

- 900,000 new jobs
- 2 million more people
- Over 900,000 new homes needed



Regional Housing Need & Construction: 1999-2006

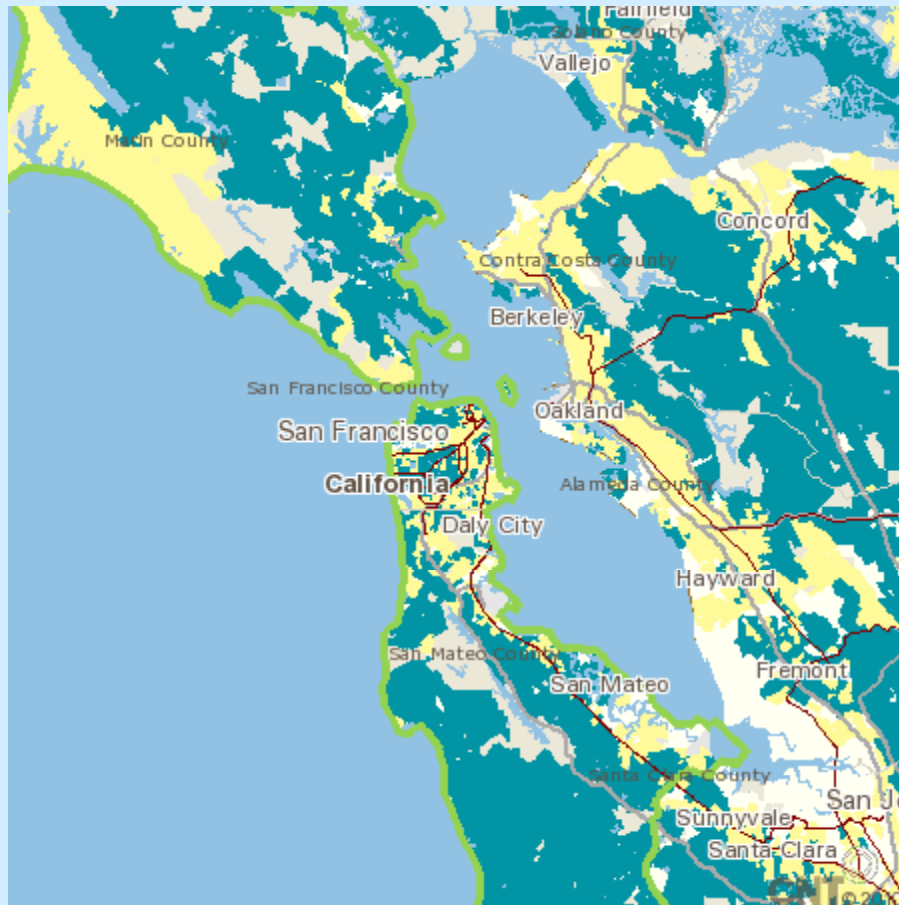


Bay Area & Fresno: Housing Costs

Regional Median Income: **\$63,297**

Size: **2.5 People**

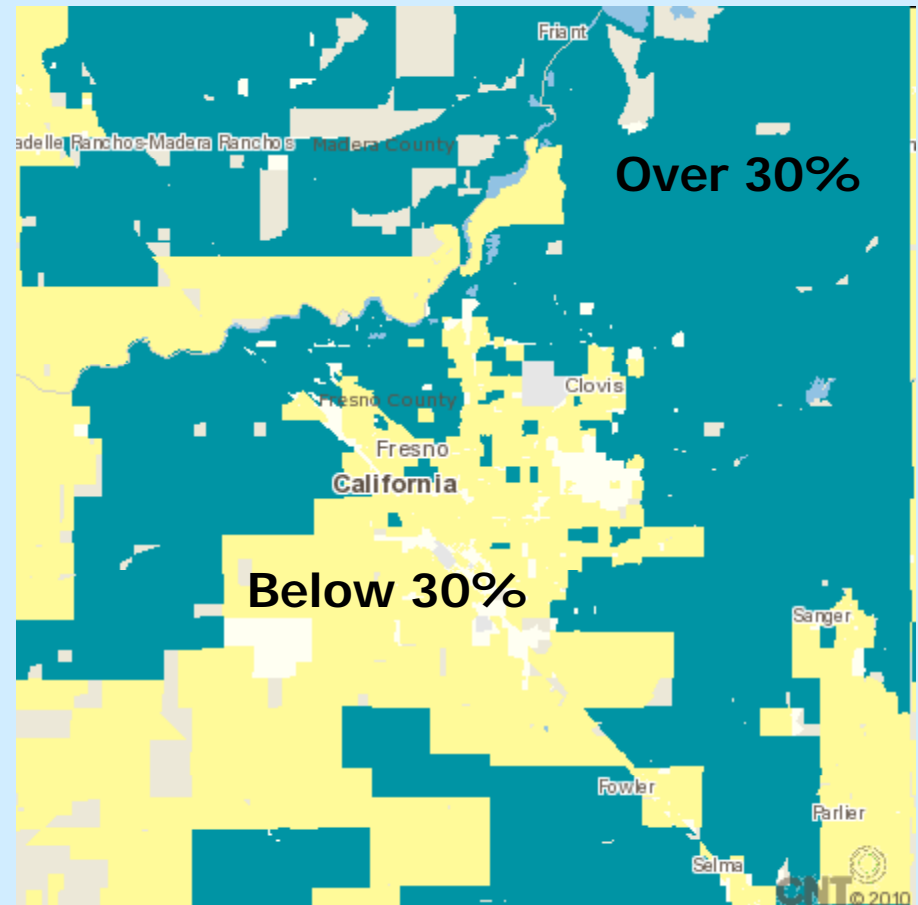
Commuters: **1.2 Workers**



Regional Median Income: **\$51,948**

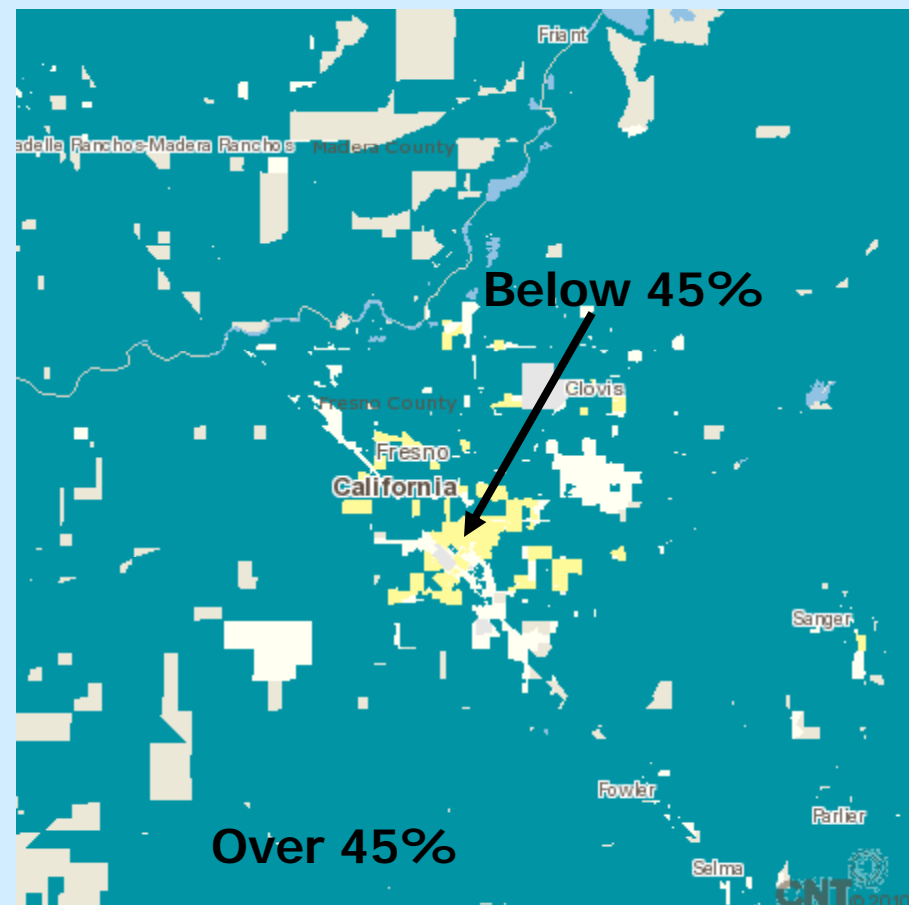
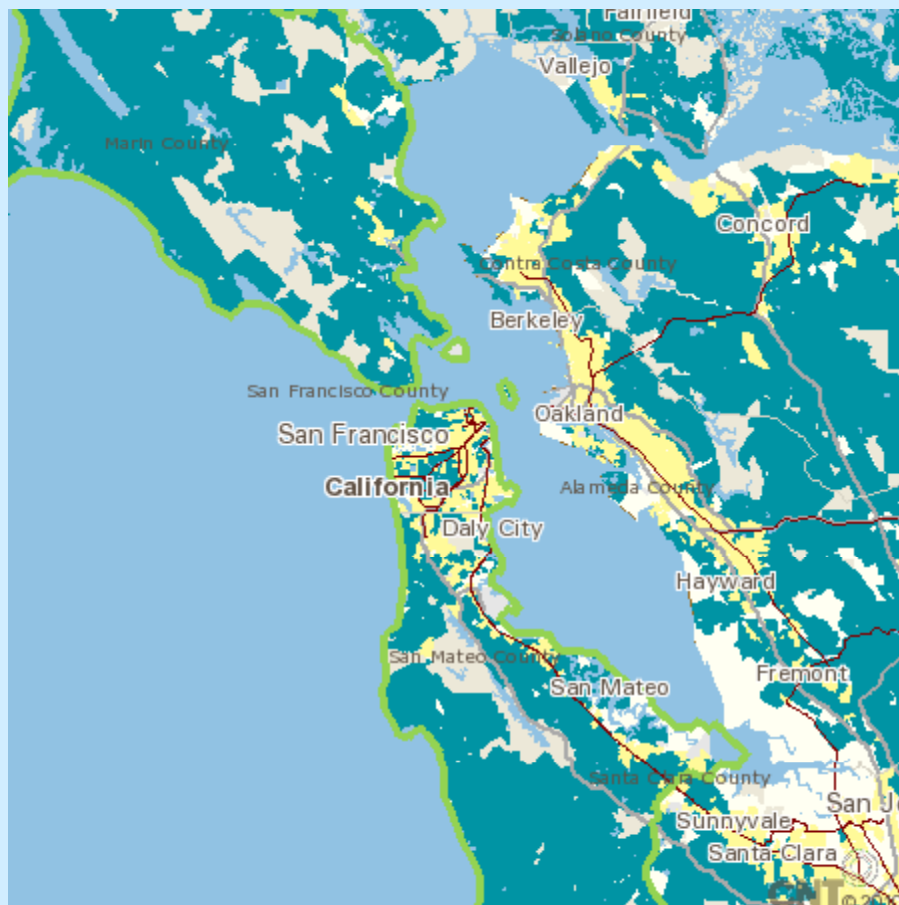
Size: **2.6 People**

Commuters: **1.2 Workers**

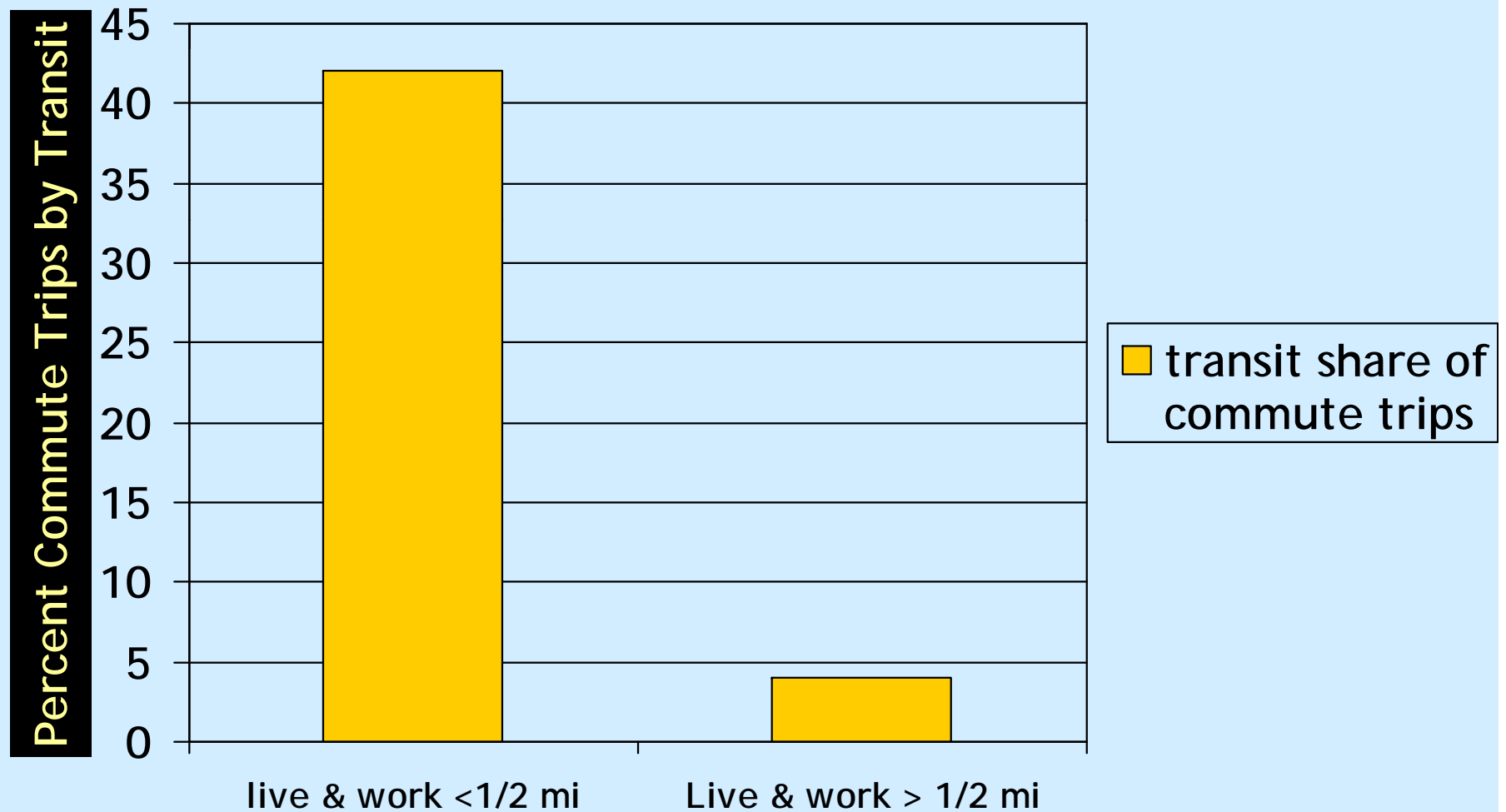


Bay Area & Fresno

Housing + Transportation Costs

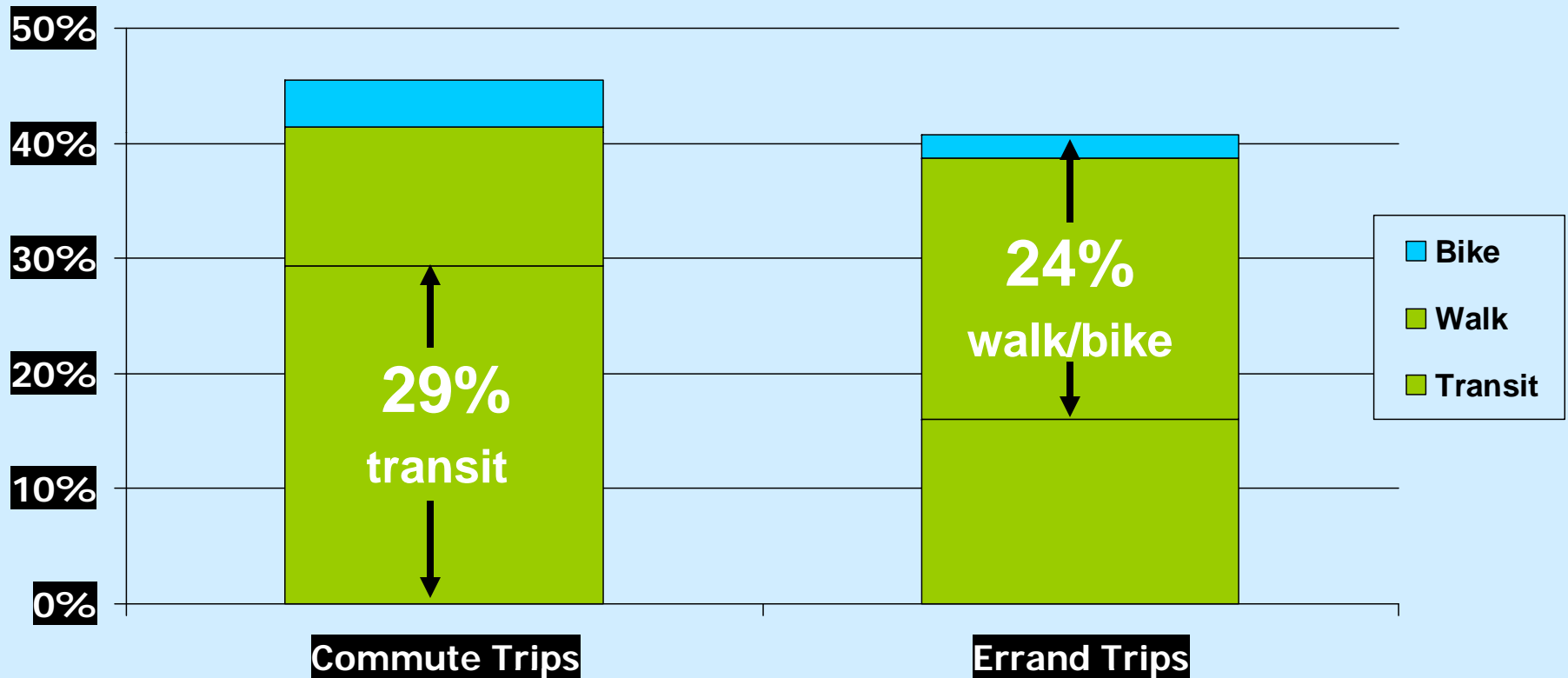


Transit Share by Work & Home Location



TOD - More Than Transit

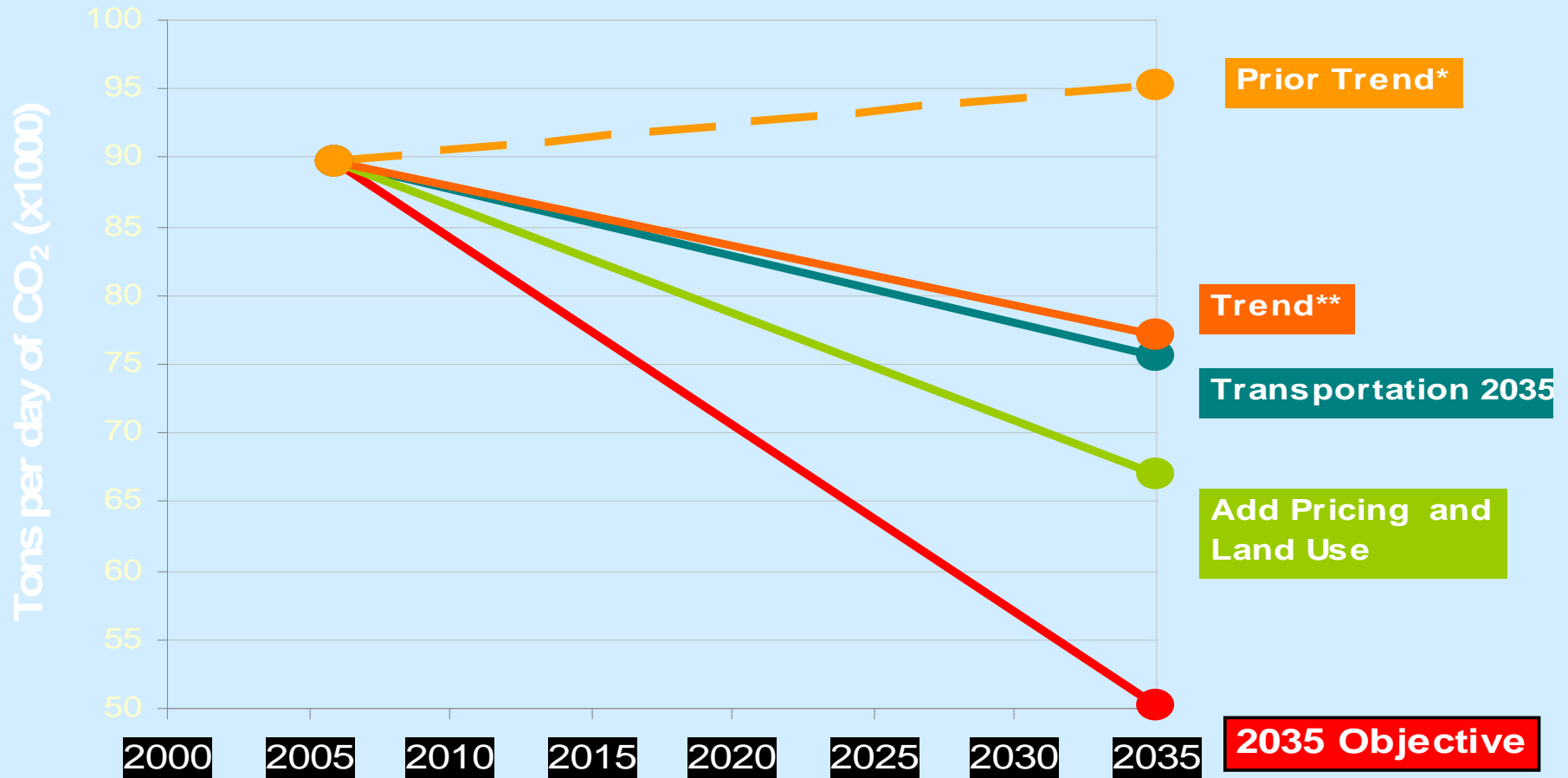
*Mixed Use Critical to Capture Non-Commute Trips
by Walking/Biking*



Mode Share of TOD Residents: 2000 Bay Area Travel Survey

Transportation 2035 Goal

Reduce CO₂ 40% below 1990 levels



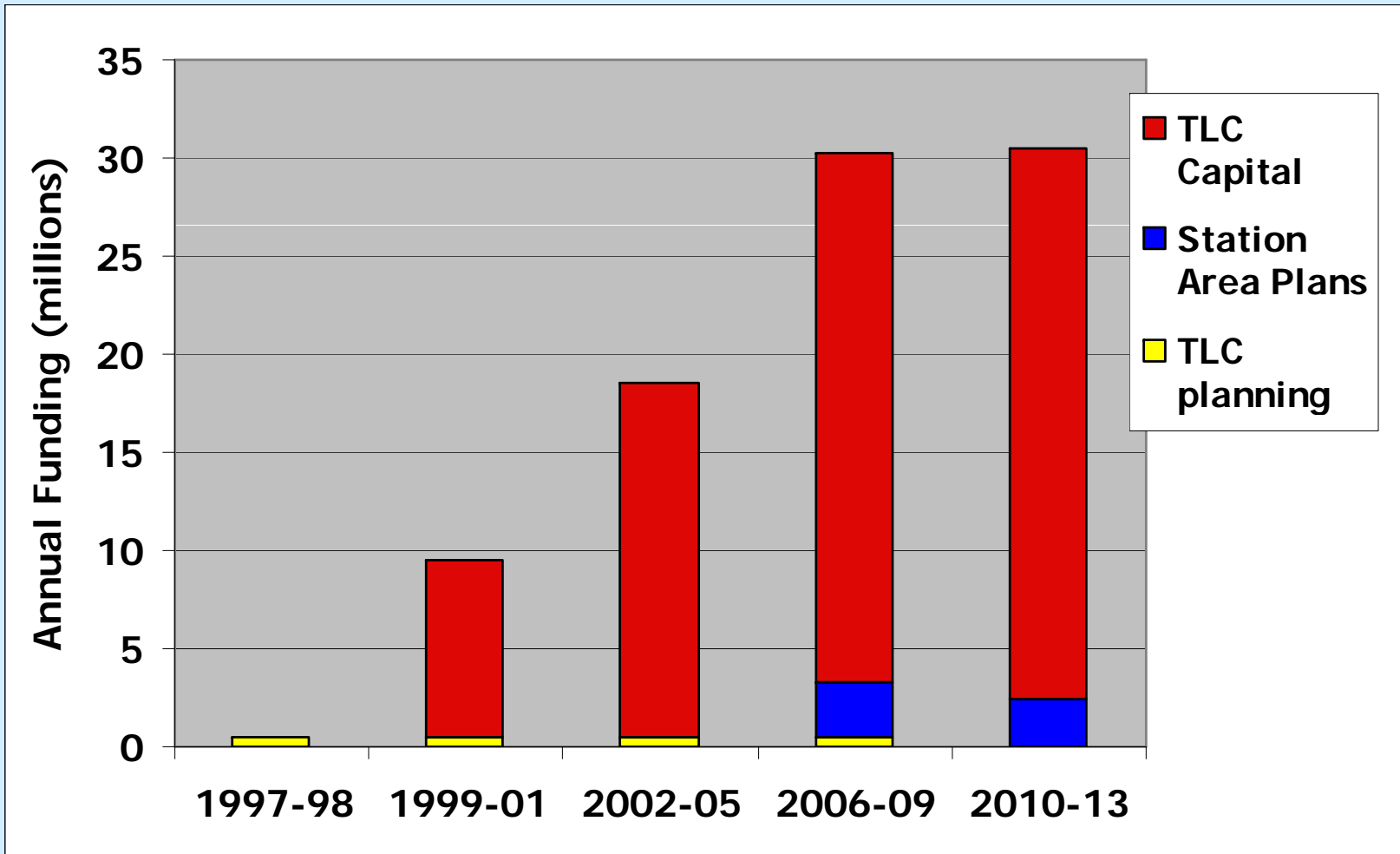
* Assumes lower fuel economy

** Assumes higher fuel economy

MTC's Approach

- Condition regional transit funds
- Grant programs for:
 - Land Use planning
 - Capital Grants
 - Technical Assistance
- Current Research and Information Sharing

Evolution of Regional Smart Growth Funding



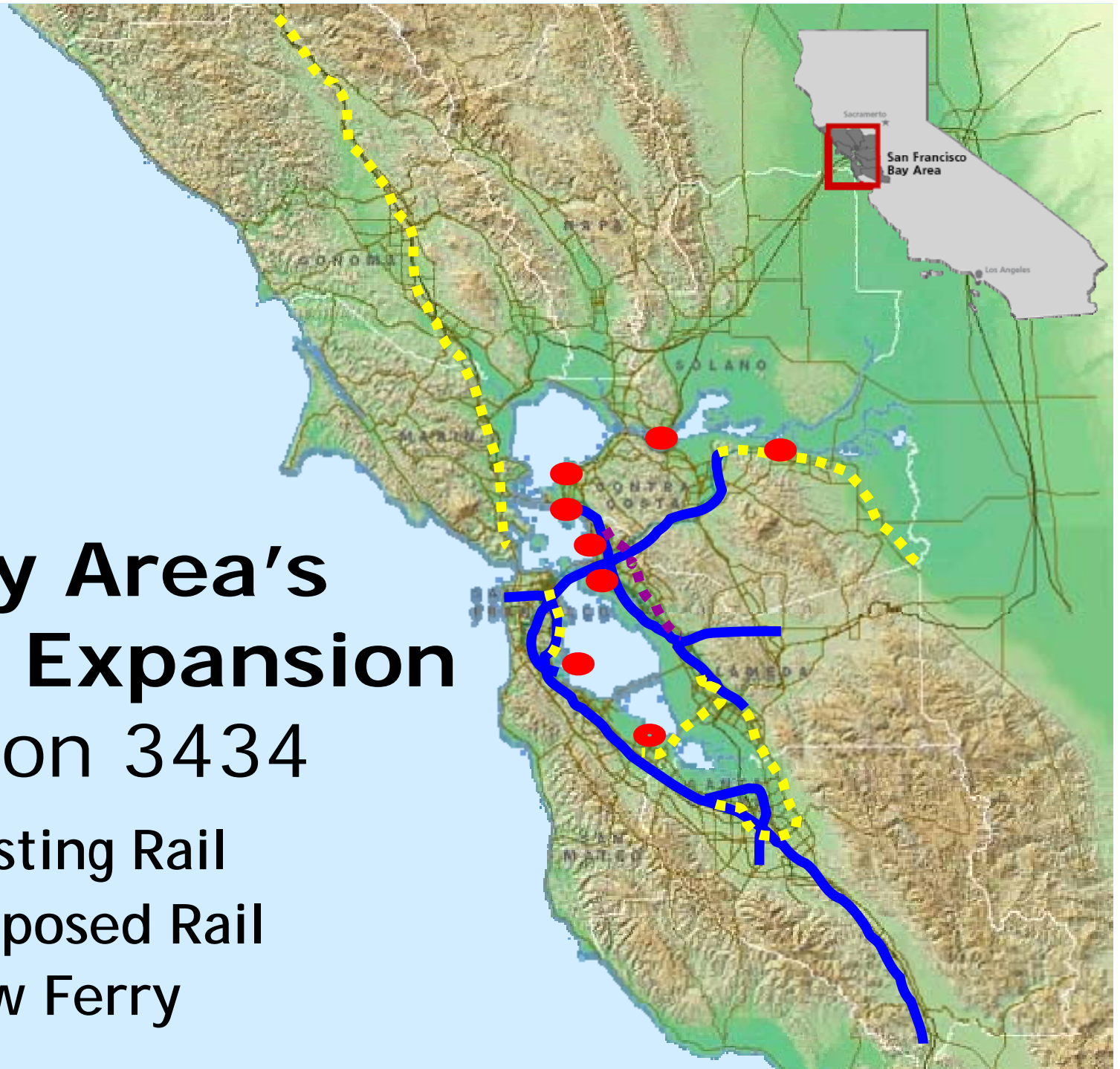
Utilize Federal Funding Flexibility

MTC Smart Growth Funding, 1996-2009

Surface Transportation	\$16 M
Transportation Enhancements	\$50 M
Congestion Mitigation / Air Quality	\$105M
TOTAL	\$171M

The Bay Area's Transit Expansion Resolution 3434

- Existing Rail
- - - Proposed Rail
- New Ferry



MTC's TOD Policy

Land Use Must Support New Transit Investments

	BART	Light Rail	BRT	Commuter Rail	Ferry
Housing Units within <i>half-mile</i> of station 500 acres	3,850	3,300	2,750	2,200	2,500


Affordable Housing Units = 50% Bonus

MTC's TOD Policy


Three Steps to Implement the Policy

Transit Agency	City - County	Regional Agencies
<ul style="list-style-type: none">•Environmental•Engineering•Right of Way	<ul style="list-style-type: none">•Conduct land use planning	<ul style="list-style-type: none">•Coordinate corridor working group
<ul style="list-style-type: none">•Final Design	<ul style="list-style-type: none">•Adopt plans•Update zoning, GPs	<ul style="list-style-type: none">•Approve project funding
<ul style="list-style-type: none">•Construction	<ul style="list-style-type: none">•Solicit development	<ul style="list-style-type: none">•Assist with local implementation funding

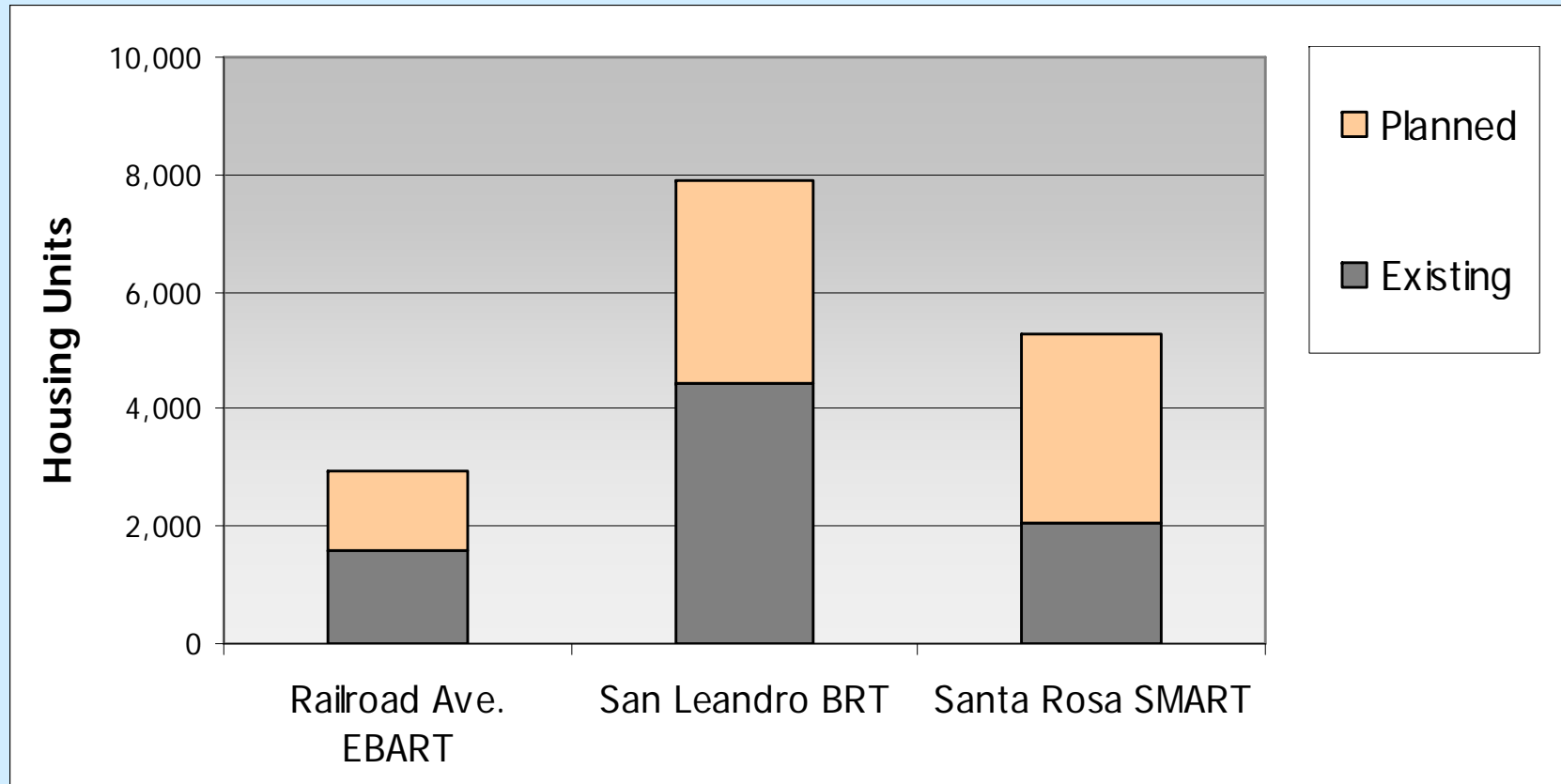
Planning Manual

 STATION AREA PLANNING MANUAL DEVELOPMENT GUIDELINES		Centers			
		Regional Center	City Center	Suburban Center	Transit Town Center
Development Guidelines	Housing Mix (New Development) [2]	High rise & mid rise apartments/condos	Mid-rise, low-rise, some high-rise and townhomes	Mid-rise, low-rise, some high-rise and townhomes	Mid-rise, low-rise, townhomes, small lot single family
	Station Area Total Units Target [3]	8,000 - 30,000	5,000 - 15,000	2,500 - 10,000	3,000 - 7,500
	Net Project Density (New Housing) [4]	75-300 du/acre	50 -150 du/acre	35 - 100 du/acre	20 - 75 du/acre
	Station Area Total Jobs Target	40,000 - 150,000	5,000 - 30,000	7,500 - 50,000	2,000 - 7,500
	Minimum FAR (New Employment Development)	5.0 FAR	2.5 FAR	4.0 FAR	2.0 FAR
Notes	<p>[1] Station Area typically refers to half mile radius around station or roughly 500 acres</p> <p>[2] See attached building types for more detail on each type.</p> <p>[3] The MTC TOD Policy corridor housing thresholds—which represent an average for the entire corridor—still apply to Resolution 3434 Transit Expansion projects.</p> <p>[4] Allowable densities within the 1/2-mile station area should fall within this range and should be planned in response to local conditions, with higher intensities in close proximity to transit and neighborhood-serving retail areas.</p>				

Planning Manual

Districts			Corridor	
Urban Neighborhood	Transit Neighborhood	Mixed Use Neighborhood		
Mid-rise, low-rise, townhomes	Low-rise, townhomes, some mid-rise and small lot single family	Mid-rise, low-rise, townhomes, small lot sf off immediate corridor	Housing Mix (New Development) [2]	Development Guidelines
2,500 - 10,000	1,500 - 4,000	2,000 - 5,000	Station Area Total Units Target [3]	
40 - 100 du/acre	20 - 50 du/acre	25 - 60 du/acre	Net Project Density (New Housing) [4]	
N.A.	N.A.	750 - 1,500	Station Area Total Jobs Target	
1.0 FAR	1.0 FAR	2.0 FAR	Minimum FAR (New Employment Development)	

Station Area Planning Program



Assisting local gov'ts to upzone around new transit corridors

TLC Project

Downtown Petaluma Riverwalk Apartments

A 81-unit affordable housing complex next to the Petaluma River, bus lines and future commuter rail in downtown Petaluma

TLC Grant:
\$624,000



TLC Project

Downtown Livermore



TLC Capital Project

Santa Rosa Downtown Pedestrian Linkages

- Newly established pedestrian connections between east and west sides of downtown Santa Rosa, historic Railroad Square, social service centers and future Food/Wine Marketplace

**Capital Grants:
\$900,000**



TLC Project

Oakland Fruitvale Transit Village

Library, health clinic, senior center, retail, 47 rental units
300+ housing units in phase 2

TLC planning:

\$47,000

TLC Capital Grant:

\$2 million



Smart Growth Parking Research

Presentation for

June 14, 2007

Reforming Parking Policies to Support Smart Growth

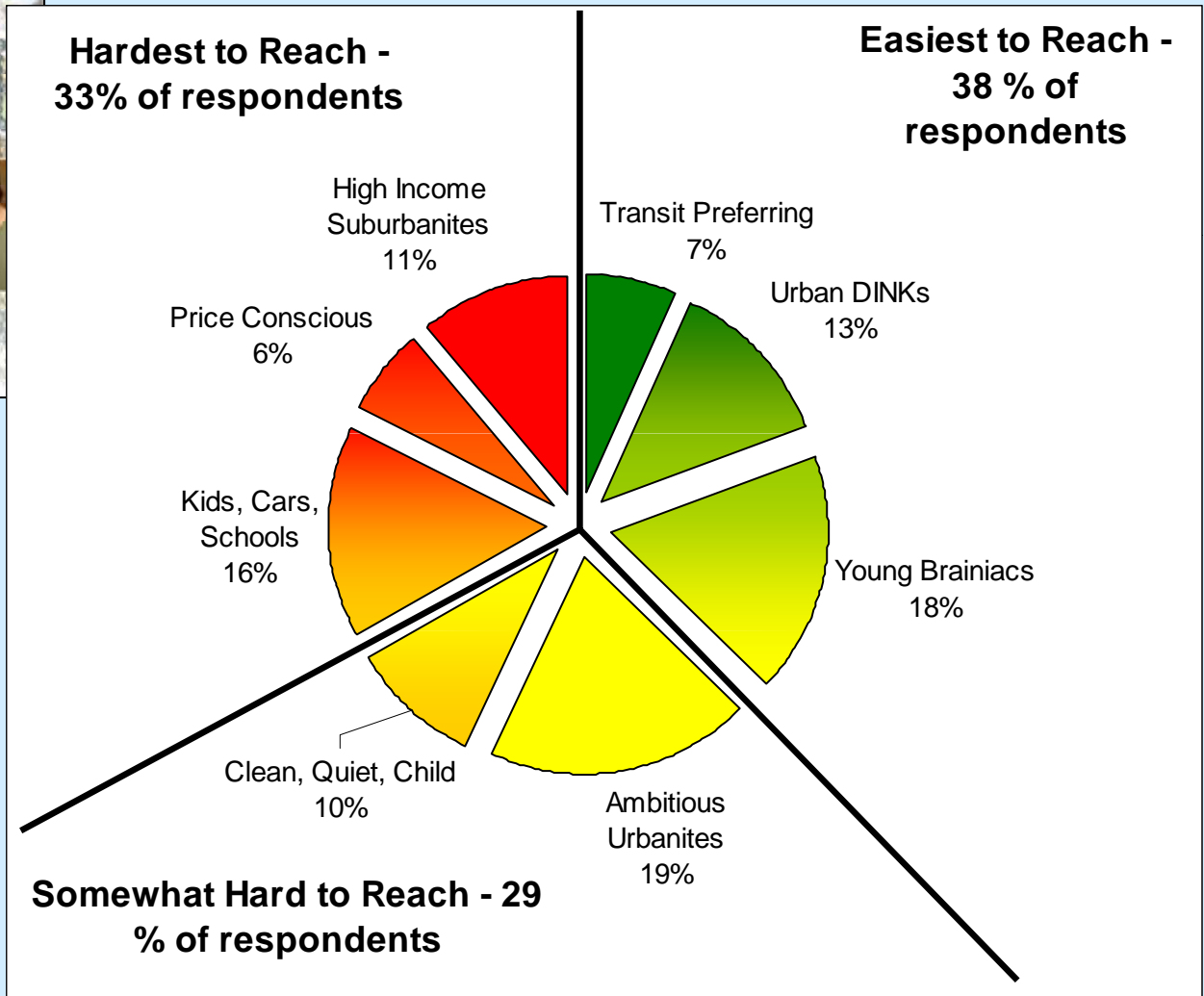
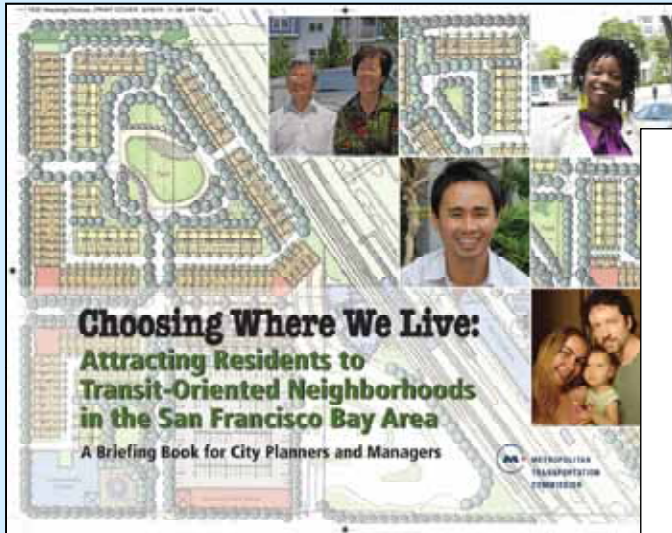
Seminar & Toolbox Training



Project Team:

MTC PM - Valerie Knepper
CHS Consulting Group
Michael R. Kodama Planning Consultants
K.T. Analytics Inc.
Richard Willson, PHD.
Rick Williams Consulting

TOD Research: Caltrans Planning Grant



FOCUS

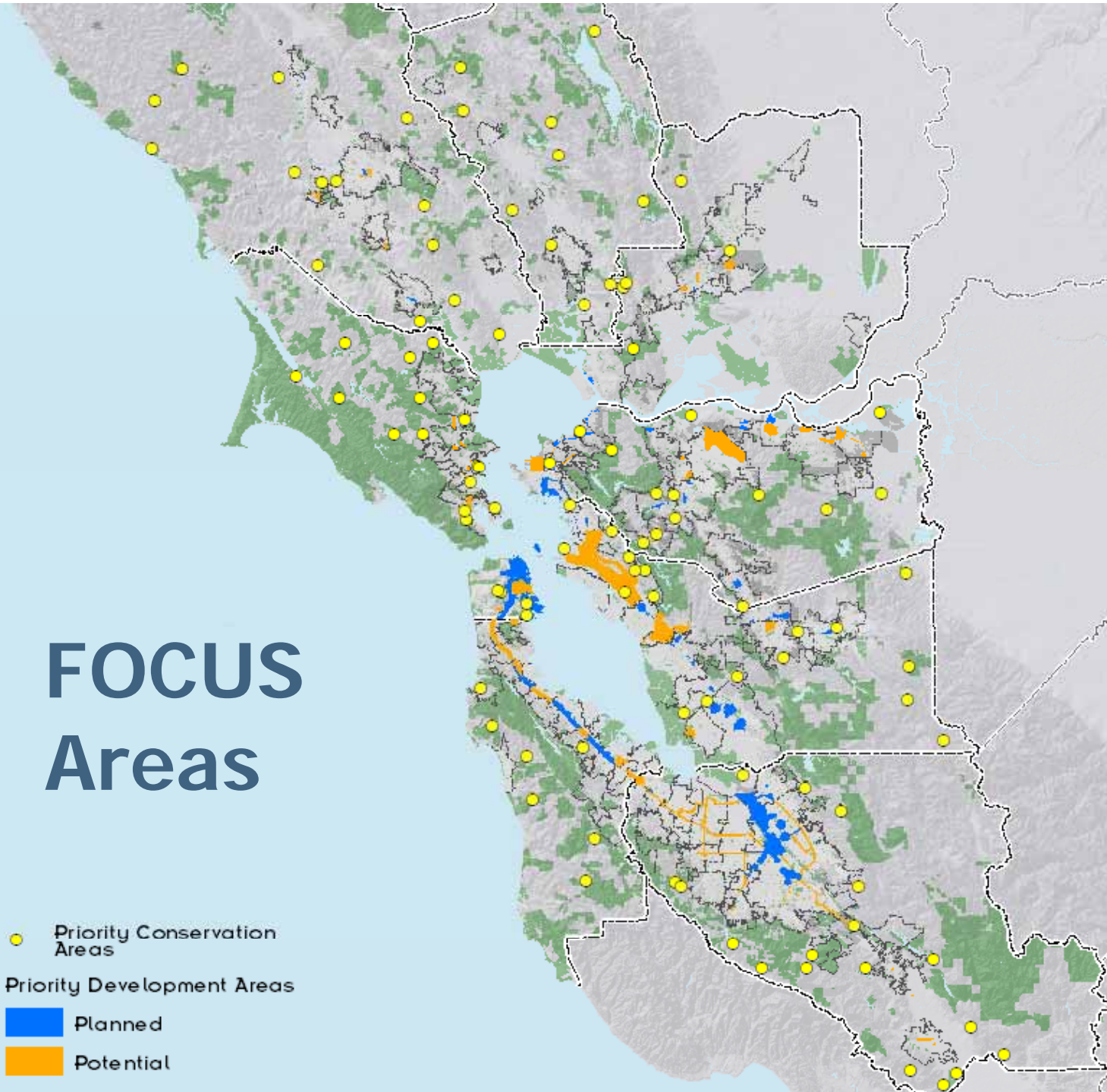
Priority Development Areas

- Over 60 jurisdictions
- Over 120 areas
- About 425,000 new housing units by 2035
- About 3% of region's land area
- About 55% of projected regional growth



FOCUS Areas

- Priority Conservation Areas
- Priority Development Areas
 - Planned
 - Potential



FOCUS PDA Incentives

Planning Grants

- \$22 Million over six years

Capital Funds

- TLC Grants
- 2035 Regional Transportation Plan (RTP)
- State Bonds
 - TOD
 - Infill

Technical Assistance

- \$400K annually
- Consultant & Staff Services

Doug Johnson
MTC

http://www.mtc.ca.gov/planning/smart_growth

(510) 817-5846

djohnson@mtc.ca.gov



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