

Southeast Florida TOD Working Group

Meeting Summary

May 13, 2014 (1:30PM – 3:00PM); SFRTA – Board Room

People Invited - Participants with a ✓ were in attendance:
(Group is open to all interested)

✓	James Cromar	Broward MPO
	Peter Gies	Broward MPO
	Pete Schwarz	Broward County Planning Council
✓	Deanne Von Stetina	Broward County Planning Council
✓	John Ramos	Broward County Transit
✓	Jim Carras	Carras Community Investment
✓	Jason King	Dover, Kohl & Partners
✓	Kenneth Garcia	Dover, Kohl & Partners
	Eric Dumbaugh	Florida Atlantic University
✓	Larry Hymowitz	Florida Department of Transportation, D4
✓	Lois Bush	Florida Department of Transportation, D4
✓	Scott Seeburger	Florida Department of Transportation, D4
	Jayne Pietrowski	Florida Department of Transportation, D4
	Curlene Thomas	Florida Department of Transportation, D4
	Lisa Colmenares	Florida Department of Transportation, D6
	Jessica Josselyn	Kittleson Associates
✓	Garett Rowe	Miami-Dade County Planning (RER) – by phone for part
	Wilson Fernandez	Miami Dade MPO
	Nilia Cartaya	Miami-Dade Transit
	Judy Emerson	Miami-Dade Transit
	Froilan Baez	Miami-Dade Transit
✓	David Orshefsky	OHZ
✓	Bret Baronak	Palm Beach MPO
	Nick Uhren	Palm Beach MPO
✓	Fred Stubbs	Palm Tran
	Chuck Cohen	Palm Tran
	Marcela Cambor	Seven 50 – Sustainable Communities Initiative
✓	Marianne Winfield	Smart Growth Partnership
✓	Karen Kiselewski	Renaissance Planning Group
✓	Rob Piatkowski	Renaissance Planning Group
✓	Karen Hamilton	South Florida Regional Planning Council
	James Murley	South Florida Regional Planning Council
✓	Lynda Westin	South Florida Regional Transit Agency
	Kim Delaney	Treasure Coast Regional Planning Council
	Carla Coleman	Urban Land Institute (ULI)

AGENDA

- Introductions
- Models from Other Regions
 - Models of Collaboration*
- Collaboration at Cypress Creek*
 - Draft TOD Designs
 - Implementation Discussion
- South Florida TOD
 - Roles & Responsibilities Questionnaire* (deferred to future meeting)
- Interactive Map
 - Comments, suggestions?
- Roundtable - Attendee's Reports
- Next Meeting – Lessons Learned (June 16, 2014)

** Information attached to this summary.*

NEXT STEPS

- Present results from the Roles and Responsibilities Questionnaire
- Continue updating the stations and plans inventories and map and respond to TOD Working Group questions/requests
- Identify a website location(s) for Interactive Map
- Coordinate/collaborate on Cypress Creek station area planning
- Continue to provide information sharing opportunities

KEY DISCUSSIONS

1. Models of Collaboration

The Models of Collaboration report studied seven regions from around the country to learn from their collaborative efforts at TOD implementation and the roles and responsibilities of the partners involved. The seven regions are Atlanta, Boston, Denver, Minneapolis/St Paul, Portland, Salt Lake City and Seattle. A typical outline summarizing the TOD implementation process for the study regions was laid out along with which partners tended to be responsible for each step along the way. Supporting examples from the seven regions were provided to demonstrate how particular challenges facing southeast Florida in implementing TOD were addressed in other regions.

Several topics from the models of collaboration spurred questions and further discussion:

- The seven regions selected for the study have been relatively successful in implementing TOD and each region shares at least one defining characteristic with Southeast Florida. The list of seven regions is not conclusive as other regions in the

United States have also had success with TOD. One such region mentioned by the Working Group was Phoenix. This region was suggested as it also struggles with sprawl, but empowered with regional champions and political will, the region took a leap of faith to invest in a new transit system that is spurring mixed-use TOD.

- Several of the regions included in the study, notably Portland, OR, placed emphasis on developing a local pool of developers with the ability to overcome the design, technical and financing challenges of TOD. One of the Seven 50 Prosperity Plan recommendations is to build a pool of developers for equitable TOD in Southeast Florida as well.
- The roles of housing authorities and housing financial institutions in creating TOD were raised, specifically in their ability to directly buy land or build housing. Participants noted the benefits to including these groups in TOD coordination/implementation but also mentioned the need to inform them about the advantages of locating developments near future transit even before the service exists. Examples were presented on how other regions, such as Denver, provide affordable housing by using a TOD trust fund to purchase and hold land long-term for later development as affordable housing.
- The discussion continued into private development financing and whether or not TOD could occur prior to the availability of transit service. This item is frequently brought up by the Working Group.

2. Cypress Creek Tri-Rail Station

During the previous TOD Working Group meeting on April 1, 2014, the status of the multiple efforts underway to implement TOD at the Cypress Creek Tri-Rail station were discussed. The Seven50 project team is planning, coordinating and seeking funding toward the implementation of TOD for the area by designing a sample TOD based on the site's development potential. A long-term conceptual design for the western side of the station was presented. Its focus is on showing how the existing block structure could be adjusted to create a walkable urban environment supportive of TOD.

Concerns were expressed with the feasibility of the conceptual design due to the current land ownership. It was generally agreed that such development could only occur with the support of the land owner and that the right opportunity may take years to arise. This concept of patience and long term planning was a common theme throughout the Working Group meeting.

Some attendees raised question about why the eastern FDOT-owned park-and-ride lot is not part of the concept design. They suggested better opportunities might exist for the nearby parcels already under public ownership.

The Broward MPO and SFRTA will be undertaking planning for the station area and will be coordinating with the Envision Uptown effort. Also, the ULI Technical Assistance Panel including

the Cypress Creek area is planned for August. On-going coordination and collaboration is warranted.

3. Plans and Stations Inventories / Map

An updated version of the Google Map TOD related plans and stations inventories was presented to the Working Group for ongoing feedback and comments.

4. Roundtable

Several participants provided information about ongoing projects or upcoming meetings.

- Broward County will be adopting its Complete Streets Plan at the June 10, 2014 Board of County Commission meeting.
- The Southeast Florida Partnership, led by the South Florida RPC, will be hosting a Regional Opportunities Network meeting on June 11.
- BCT continues to look for park-and-ride and TOD opportunities and is coordinating with developers in western Sunrise.