

Southeast Florida TOD

Roles & Responsibilities Survey Results

September 2014

Roles & Responsibilities Questionnaire

Reponses from:

- Broward County Planning Council
- BCT
- Broward MPO
- Dover, Kohl & Partners
- FDOT
- Miami-Dade MPO*
- MDT
- Palm Tran
- SEFTC*
- SFRPC
- SFRTA
- Smart Growth Partnership
- TCRPC*
- ULI

Southeast Florida Transit Oriented Development (TOD) Roles & Responsibilities Questionnaire

The purpose of this effort is to catalog the roles and responsibilities of the various parties involved in implementing TOD in southeast Florida. This will help to evaluate areas of strength and determine gaps in functions.

1. What is your organization's role(s) or responsibility in:

a. Planning for TOD?

b. Implementing TOD?

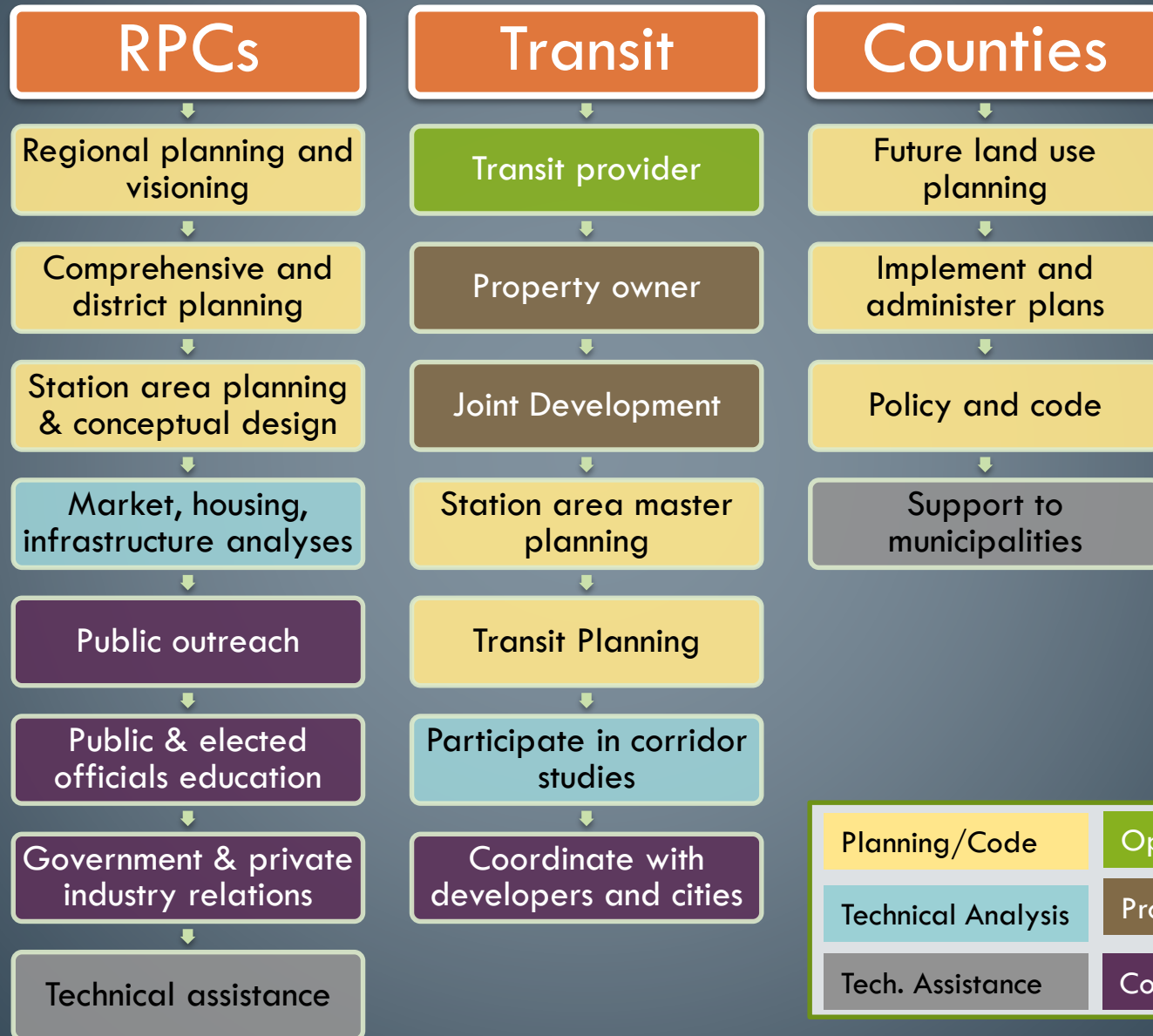
2. How do these role(s) and/or responsibilities relate to your organization's overall mission?

* Information taken from other sources. Questionnaire responses not available.

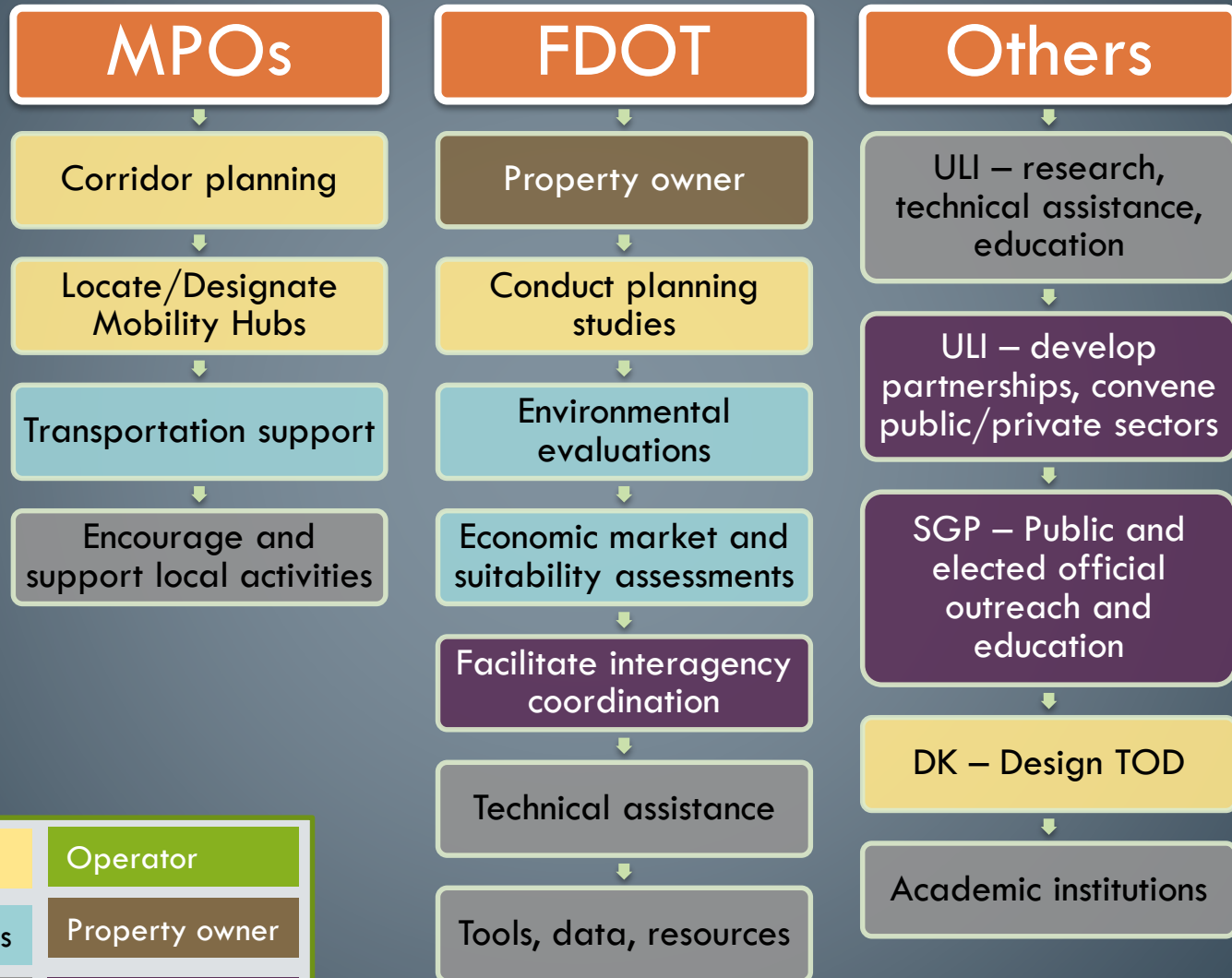
Roles & Responsibilities Questionnaire

- What is your organization's role(s) or responsibility in:
 - Planning for TOD? Implementing TOD?
- How do these role(s) and/or responsibilities relate to your organization's overall mission?
- How can each of the following organizations support your organization in planning for and implementing TODs? Are there activities you find beneficial? Should they change how they operate in the future?
- Is there a role or responsibility that currently is not being fulfilled and is needed to make TODs a reality? If so, please explain.
- What does your organization view as the key barrier(s) to implementing TOD in the Southeast Florida region?
- What is the major challenge(s) within your own organization related to implementing TOD?
- What does your organization view as the biggest opportunity for implementing TOD?
- What is the major opportunity or strength within your own organization for implementing TODs?

Roles in Planning for TOD – Survey Responses

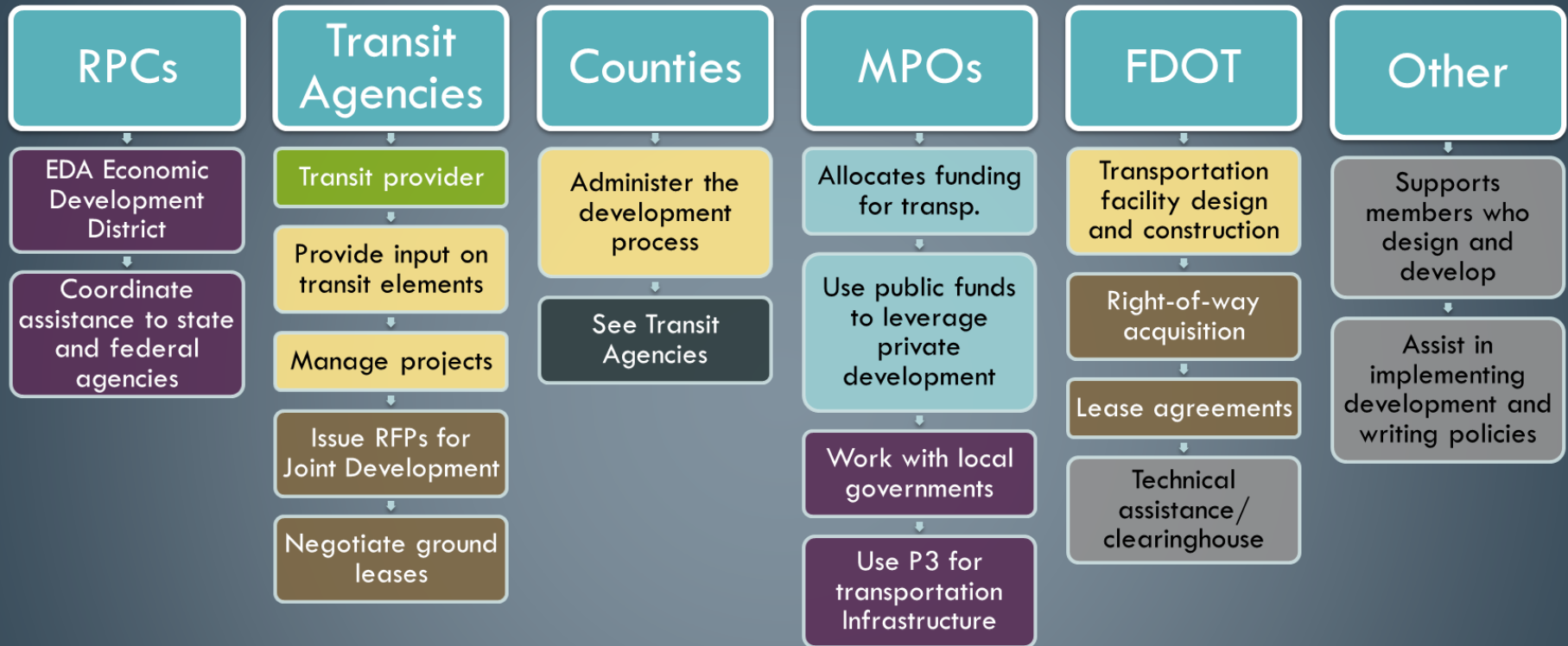


Roles in Planning for TOD – Survey Responses



Planning/Code	Operator
Technical Analysis	Property owner
Tech. Assistance	Coordination

Roles in Implementing TOD – Survey Responses



Design/Construct	Operator
Funding	Property owner
Tech. Assistance	Coordination

How does TOD role relate to agency mission?

Survey Results

Agency	TOD as part of mission
RPCs	<ul style="list-style-type: none">• Provide coordination with state and federal agencies (US EDA Designated Economic Development District)
Transit Agencies	<ul style="list-style-type: none">• Primary mission is to provide transit• Part of overall mission• Provides benefits to primary mission: ridership, revenue, ad valorem taxes & cost avoidance
Counties	<ul style="list-style-type: none">• Administration of land use planning is a primary function
MPOs	<ul style="list-style-type: none">• Aligns with goals and objectives: mobility, accessibility and connectivity• Part of mission of supporting a multimodal transportation system
FDOT	<ul style="list-style-type: none">• Consistent with mission to: foster economic prosperity, improve mobility, preserve quality of environment and communities
Others	<ul style="list-style-type: none">• Provide leadership in responsible use of land• Keep working toward creating TOD

Responsibilities as identified by others

- The next slides identify roles and responsibilities of the identified entity as specified by others.
- The items listed are not exhaustive - only those mentioned in the survey responses.
- Items not specifically mentioned by the identified entity are noted in green.
- A green role does not necessarily mean the agency does not consider it a responsibility; the agency simply did not include the role in its survey response.

Local Governments

- Understand factors that attract developers and build partnerships
- Implement regional planning efforts
- Continue to collaborate and coordinate
- Develop clear city/county zoning & permitting processes and procedures
- Adopt transit supportive zoning and design guidelines
- Coordinate with region on 5-year planning/implementation program
- Create vision for community
- Facilitate entitlements
- Provide incentives

Local Transit Agencies

- Support implementation of regional planning efforts
- Expand expertise with TOD and joint development
- Collaborate with local governments on design, access, and integration of transit elements
- Integrate future service and station locations
- Provide data and information
- Align plans and programs with visions and goals

SFRTA

- Develop clear visions and plans
- Continue collaboration and coordination efforts
- Integrate feeder bus service

Regional Planning Councils

- Develop land use related information about sites
- Lead regional TOD discussions (possibly with funding from FDOT)
- Work with others on plans that are clear and concise
- Support TOD efforts and sign MOUs
- Ensure regional dialog among policy makers and implementers
- Commit to TOD through Regional Prosperity Plan and CEDS Plans
- Educate local governments and assist in creation of vision plans
- Outreach and relationship building
- Develop clear mission and focus (dual role)

FDOT

- Participate in planning and funding partnerships
- Assist in taking planning efforts to implementation
- Build facilities that support and encourage TOD
- Assist in critical transit project, to push from concept to reality
- Support transit supportive development along state roads and state-owned facilities
- Provide funding to support 5-year work program for TOD sites in region
- Support environmental, design and construction, and right-of-way acquisition
- Fund and potentially implement bike/pedestrian connections to stations
- Fund transit operations

MPOs

- Prioritize transit projects
- Coordinate with regional efforts for consistency and support
- Support planning on critical corridors
- Adopt TOD programs in LRTP
- Coordinate work program and planning initiatives to provide multimodal access to TOD sites
- Provide funding to support 5-year work program from TOD sites in region
- Facilitate collaboration
- Contribute funding
- Fund economic assessments
- Provide leadership and vision

Others

- Help in outreach and education
- Engage multi-faceted development community
- Outreach to private sector
- Conducts seminars and workshops/summits
- Offer technical assistance
- Facilitate sharing of experiences from elsewhere
- Serve as a liaison between agencies, elected offices and public
- Provide funding support to development community
- Advance TOD in the region through academic research and resources

Gaps in TOD Roles & Responsibilities – Survey Results

- Active courting of developers who are familiar with, understand, and have developed projects with walkable design.
- Requirements for regional coordination of transportation and land use planning. With no legislation or enforcement mechanism, efforts are likely to remain sporadic.
- Greater collaboration and coordination with the development and real estate communities to ensure that viable TODs are built and to gain buy-in from the development community.
- Development of a five-year work program for each TOD designated by a local government which is consistent with regional plans. Funding options can be pursued to implement the work program.
- Economic market assessments to prioritize where transportation investments can catalyze TOD.
- Linking economic opportunity with transportation needs.
- Provision of financial incentives to assist in TOD implementation.
- Premium transit service to support TOD.

Key Barriers to Implementing TOD

Survey Results

- Lack of mass transit in region at desired service levels
- Inadequate funding and support for such transit
- Lack of existing transit-supportive densities and appropriate mix of uses
- Future land use and zoning designations around transit that are not supportive of TOD
- Financial market that is not conducive for TOD
- Surplus of available parking and higher than necessary parking requirements
- Streetscapes and built forms that are not designed for walkability
- Stringent or antiquated development standards and lack of predictable and efficient development processes
- Lack of financing for private or public development and financial incentives or programs to support private TOD investment
- Difficulty in gaining acceptance and support from local governments and public
- Lack of clear visions and alignment among partners

Key Opportunities for Implementing TOD

Survey Results

- Communities with strong visions that can draw interest in development activity
- Potential for development near existing rail stations and retail hubs
- All Aboard Florida and parallel regional rail as potential catalysts
- Ability to learn from others around the country to capitalize on recent trends
- Economic development and jobs creation benefits of transit to support system expansion
- Complete Streets initiatives renewing interest in compact, urban development
- Implementing transit service and being patient
- Creation of a TOD Clearinghouse, and the continuation and expansion of coordination amongst partners
- Available resources from MPO to further the vision and improve the context for redevelopment
- Creation of a regional funding consortium
- Expansion of interest in rapid bus and express bus service
- The Wave as a potential opportunity to demonstrate the benefits of transit

More Information is available in the Survey Results Tech Memo

- The planning partners also responded to questions about:
 - Their agencies' internal challenges to TOD planning and implementation
 - Their agencies' internal strengths and opportunities related to TOD

TOD Roles & Responsibilities Survey Results Technical Memorandum

*Roles and Responsibilities for the Planning and Implementation of TOD
as Identified by the TOD Working Group Planning Partners*

Prepared For the Southeast Florida TOD Working Group
on behalf of FDOT D4
by Renaissance Planning Group

DRAFT

9/19/2014

Initial Synthesis - Transit

Barriers

Internal Challenges

Gaps

Opportunities

Transit

Lack of mass transit in region at desired service levels

Inadequate funding and support for such transit

Lack of operations and maintenance funding for premium transit

Lack of capital funding for system expansion

Premium transit service to support TOD

Economic market assessments to prioritize where transportation investments can catalyze TOD

Creation of a regional funding consortium

The Wave as a potential opportunity to demonstrate the benefits of transit

Expansion of interest in rapid bus and express bus services

Economic development and jobs creation benefits of transit to support system expansion

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Mar

Lack of financing for private or public development and financial incentives or programs to support private TOD investment

incentivizing private sector TOD

Insufficient funding for TOD joint use development

incentives to assist in TOD implementation

Available resources from MPO to further vision and improve the context for redevelopment

on

Lack of existing transit-supportive densities and appropriate mix of uses

Communities with strong visions that can draw interest in development activity

SUMMARY

- TOD is a means to achieving agencies' missions
- Generally, partners are doing what each expects of the other
- Some duplication – planning, coordination and technical support
- Local governments are key players
- As are property owners and development community
- Funding/financing role or support is not shared among majority of partners, yet a key barrier

How do we move forward with this information?

Discussion Questions:

- Do you have any initial 'gut' reactions to the roles and responsibilities noted from the survey results?
- Are there other roles or responsibilities that partners currently fulfill that were not reflected in the survey results?
- What roles and responsibilities are needed to complete an ideal framework for TOD in South Florida? (Flipchart exercise)
 - Who is responsible for regional transit and land use planning?
 - How do the roles and responsibilities relate to station area planning?
 - Is the station area planning process inclusive and collaborative?
 - How do regional planning and station area planning support each other?
- Where do we go with this information? What are our next steps?