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# SFRTA TRANSIT ORIENTED DEVELOPMENT INITIATIVES

Presented by:

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# What is Transit Oriented Development (TOD)?



## Transit-Oriented Development: **T.O.D.**



*Proposed  
West Palm Beach  
"Transit Village"*

**Land Use & Transportation  
Working Together**



### Why is TOD Good for South Florida?

"TOD is not just development near transit. It's development that also:

Increases "location efficiency" so that people can walk, bike and take transit

Boosts transit ridership and minimizes impacts on traffic

Provides a rich mix of housing, jobs, shopping and recreational choices

Provides value for the public and private sectors, and for both new and existing residents; and

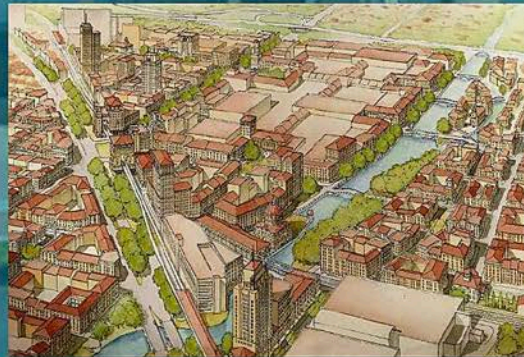
**Creates a sense of community"**

*Source: Reconnecting America and the Center for Transit-Oriented Development*

### What is T.O.D.?

"Transit Oriented Development (TOD) is moderate to higher-density development, located within an easy walk of a major transit stop, generally with a mix of residential, employment, and shopping opportunities designed for pedestrians without excluding the auto. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use."

*Source: California Department of Transportation*



*Proposed Kendall TOD*



**SFRTA Governing Board:  
September 28, 2007**





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# TOD is the Region's Preferred Growth Strategy



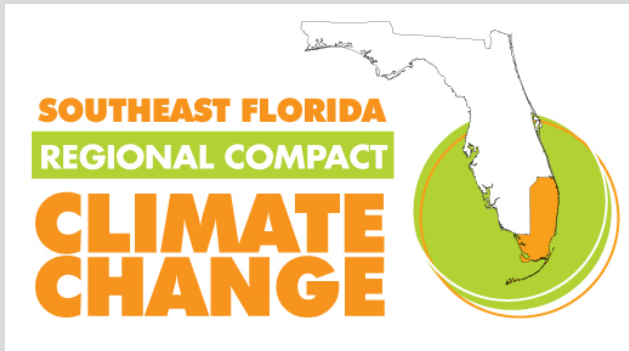
	Trend	1: Suburban Expansion	2: Strategic Upgrades	3: Region in Motion
<b>Farmland Consumed</b>	250+ Sq. Miles	480+ Sq. Miles	150 Sq. Miles	60 Sq. Miles
<b>Infrastructure Cost (Transportation, Water, Sewer, Utilities)</b>	\$31.3 Billion	\$38.1 Billion	\$26.4 Billion	\$24 Billion
<b>Single Family Homes vs. Condos, Apartments &amp; Townhomes</b>	85% 15%	90% 10%	75% 25%	65% 35%
<b>Transportation Choices</b>				
<b>Walkable Communities (Walk to Work, Stores, School, Transit, Parks)</b>				
<b>Average Housing + Transportation % Income Per Household</b>	60%	50%	45%	43%
<b>Climate Resilience Investment</b>	\$	\$	\$ \$	\$ \$ \$



# TOD is the Region's Preferred Growth Strategy



The Regional Climate Action  
Plan Recommendations  
Support TOD →



“SP-21: Support effective planning and implementation of transit oriented developments (TODs), from both a local and regional scale, in coordination with effective planning and delivery of transit services, particularly transit stations, to maximize ridership.

- a. Recognize that planning for TOD requires consideration of transit and land use issues at the system, corridor and station levels, as well as evaluation of adequate infrastructure such as water and sewer mains.
- b. Develop policies to streamline approval processes involving TODs.
- c. Ensure equitable distribution of the benefits of TOD and premium type transit services.”

# The Region Encourages TOD



Downtown Dadeland at  
Dadeland South Metrorail  
Station

- Several Miami-Dade County programs support TOD.
- Sustainable Communities Initiative TOD Peer to Peer Exchange - February 2013.
- TOD Training Through NTI.
- FDOT's regional TOD Working Group initiated May 2013.
- Municipal and County land use and zoning updates.

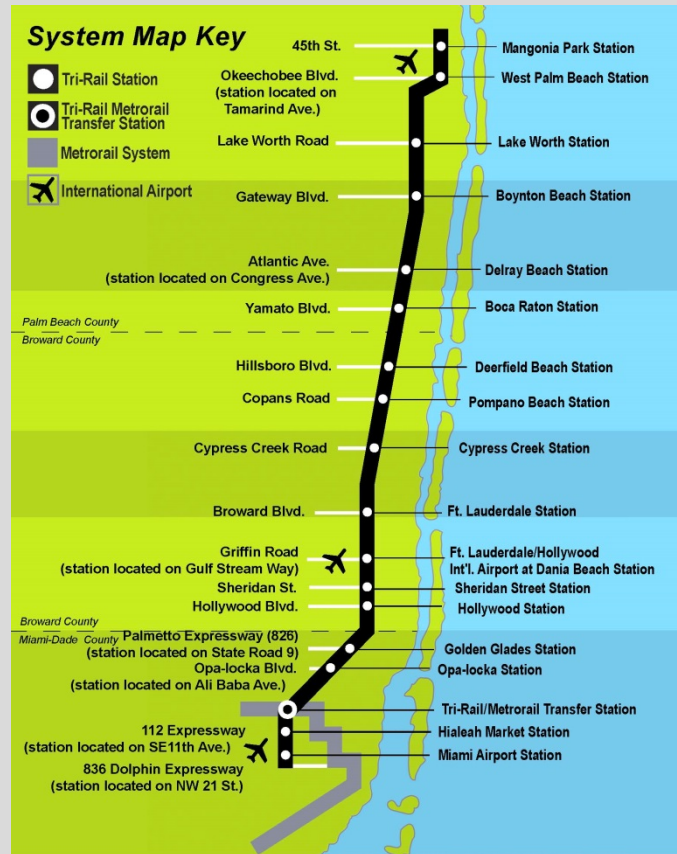


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# SFRTA Could Benefit from TOD



- Existing Tri-Rail Station Areas Could Benefit:
  - Existing Population: 170,416
  - Existing Residentail Units: 73,372
  - Existing Commercial Sq. Ft: 39,764,351
- Significant Development Capacity Exists:
  - Remaining Acres of Vacant Land: 2,486





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# SFRTA Could Benefit from TOD



- Tri-Rail Coastal Link Economic Benefits:
  - \$1.4 b in new development
  - 28,000 permanent jobs
  - 2,300 less tons of CO2/yr.





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# SFRTA Encourages TOD



Under contract since 2005 to support SFRTA's TOD activity.

## Highlights:

- TRCL Station Area Plans created: Jupiter, Palm Beach Gardens West Palm Beach (2), and Lake Worth.
- TRCL Municipal Outreach
- TRCL MOU Support
- Tri-Rail Station Area Pedestrian Plan Outreach





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# SFRTA Encourages TOD



## Highlights:

### November 2012

- ULI and SFRTA hosted a developer roundtable.

### April 2013

- SFRTA released its Tri-Rail Coastal Link Market and Economic Analysis and Station Area Opportunities handbook
- ULI and SFRTA hosted an event focusing on Transit Oriented Development. Over 200 attended.

### August 2014

- Cypress Creek Technical Assistance Panel.



Event Partner



Building Livable Communities with Transit

“Serve as a catalyst for the movement to build livable communities with transit by inspiring people in communities and regions to make better transit and land use decisions. “

## Highlights:

- SFRTA staff has served on the National Steering Committee since 2005.
- Co-hosted Rail~Volution 2007 with MDT in Miami.
- Annual Conference with numerous South Florida agencies, consultants, and elected officials attending.



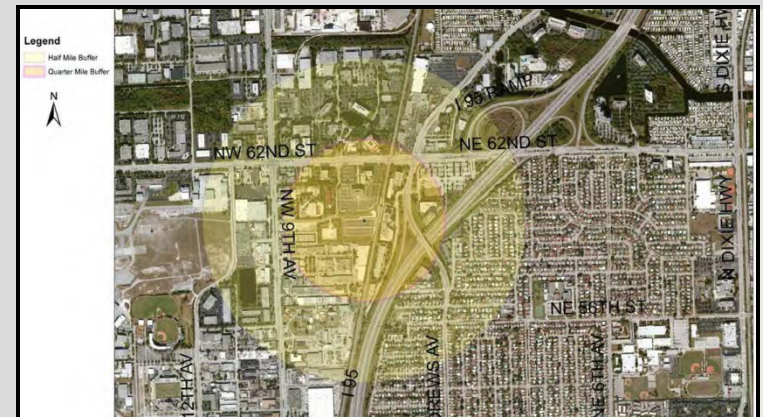
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# What are SFRTA's Next Steps?



## Cypress Creek Mobility Hub Master Plan

- Funded by the Broward MPO
- SFRTA lead agency/consultant team
- Notice to proceed issued October 31, 2014.
- Multi-Agency Partnership:
  - Broward County Metropolitan Planning Organization
  - Broward County Transit
  - Broward County Public Works
  - City of Fort Lauderdale
  - City of Oakland Park
  - Envision Uptown
  - FDOT
  - South Florida Regional Planning Council
  - SFRTA
- Leads to  RFP for RTA's Cypress Creek Parking Lot



Cypress Creek Mobility Hub



# What are SFRTA's Next Steps?



## Grant Application to FTA's Transit Oriented Development Pilot Program

- New FTA Pilot Program
- Grant Submitted on November 3, 2014.
- Multi-Agency Partnership:
  - SFRTA
  - South Florida Regional Planning Council
  - Treasure Coast Regional Planning Council



U.S. Department of Transportation  
**Federal Transit Administration**

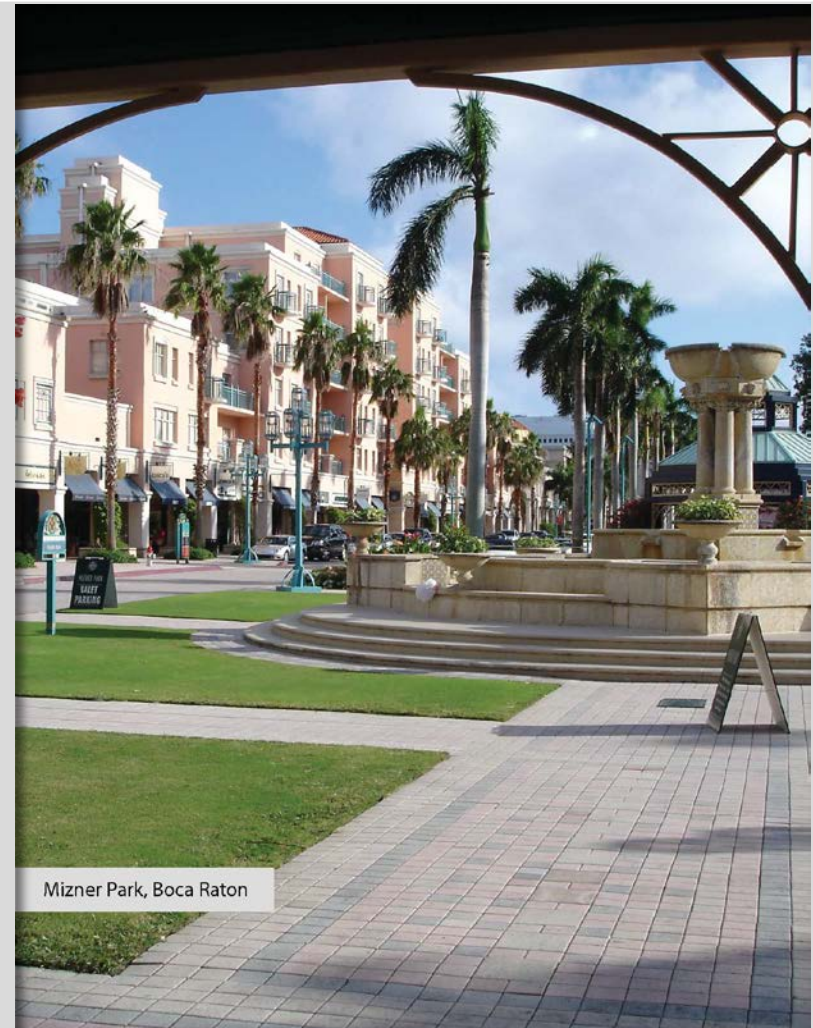


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# Lessons Learned



- Challenges
  - Economic Downturn
  - Limited SFRTA Owned Land
  - Need for parking decks limit project economics
- Opportunities
  - Regional policy is TOD supportive
  - Regional partners are interested in promoting TOD
  - Local interest in transit supportive land use and zoning.
  - A regional TOD strategy may help to guide limited resources.



Mizner Park, Boca Raton



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Thank You!