

Meeting Minutes

Subject	Transit-Oriented Development Task Force	Date	Wednesday, June 26, 2019
Facilitator	NCTCOG	Time	1:30 – 3:00 pm
Location	NCTCOG – Pitstick Executive Board Room	Recorded by	Catherine Osborn
Attendees	Nathaniel Barnett (Garland), Korrie Becht (Fort Worth), Clayton Comstock (North Richland Hills), Brian Dennison (Fort Worth Housing Solutions), Richard Luedke (Lewisville), Lisa McMillian (Tarrant County), Andrew Pagano (Dallas), Don Raines Jr. (Dallas), Robert Sturns (North Richland Hills), Luis Tamayo (Dallas), Jack Wierzenski (DART), Scott Williams (Grapevine). NCTCOG Staff: Travis Liska, Catherine Osborn, Karla Weaver, Jing Xu.		

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. Advancing TOD in Fort Worth

Korrie Becht, senior planner with the City of Fort Worth Planning and Development Department, presented on the City of Fort Worth's 2019 Comprehensive Plan and how it helps advance transit-oriented developments (TODs) in Fort Worth.

The 2019 Comprehensive Plan will advance TODs primarily through zoning for public transit. Each rail station along the TRE and TEX Rail lines currently without form-based code would have suggested urban mixed-use zoning by the quarter-mile radius, half-mile radius, and 1-mile radius around a station. The quarter-mile radius zoning would be named "high-intensity mixed use" or MU-2, due to higher density near the station in the urban center and urban core transect zones. Farther out, the half-mile radius would be zoned "low-intensity mixed use" or MU-1, due to the medium level of density farther from the station in the general urban and urban center transect zones. The farthest zoning for public transit, within the 1-mile radius, would be zoned "urban residential" or UR, due to the lower level of density farthest from the station in the sub-urban and general urban transect zones.

The 2019 Comprehensive Plan will also advance TODs is through its policies, strategies, and goals such as developing a multiple growth center development pattern. This will be achieved by encouraging more residential and commercial uses within mixed-use centers, such as TODs which reflect the plan's strategies for compact urban development as an effect of pursuing TODs at existing and future transit stations. The plan recommends achieving through implementation policies that:

- Identify and designate mixed-use growth centers near rail stations on future land use maps
- Accommodate higher density residential and mixed uses in these growth centers
- Include projects that support TODs in Capital Improvement Programs
- Locate more multi-family residential within walking distance of transit, employment, recreation, and shopping
- Coordinate future land use types and development plans with Transit-Oriented Development Plans

Some existing Fort Worth stations that will be impacted by the new zoning strategy and implementation policies from the comprehensive plan include:

- Texas and Pacific Station (TRE & TEX Rail) with 28% of current land use either vacant or parking and a proposed Vickery & Main TOD
- Fort Worth ITC Station (TRE & TEX Rail) with 22.5% of current land use either vacant or parking and adjacent to the proposed location of the High-Speed Rail station.
- Northside Station (TEX Rail) with 22.6% of land use classified as vacant and 30% classified as industrial or commercial
- Mercantile Center Station (TEX Rail) with 51.4% of land use classified as vacant, farmland, or ranch land that includes a Mercantile Partners 2019 TOD station area plan.

Future stations that will be shaped by the 2019 Comprehensive Plan include the Trinity Lakes station and Medical District station.

During question and answer discussion of redeveloping parking lots downtown included comments that the city has economic incentives in place through its Tax Increment Reinvestment Zones and other potential agreements. It was also clarified that Mercantile Partners would be looking to issue a private request for a developer to build TOD at Mercantile Center Stations. In further discussion of concerns of gentrification at North Side Station, NCTCOG staff briefly reviewed its guide on mitigating gentrification available at www.nctcog.org/housing.

More information regarding Fort Worth's 2019 Comprehensive Plan can be found at <http://fortworthtexas.gov/comprehensiveplan/2019/>

2. Regional Transit Studies

Jing Xu, Senior Transportation Planner with NCTCOG Transit Planning and Operations updated the task force on recent implementation of transit initiatives for the region.

Tarrant, Dallas, and Collin County elected officials have requested assistance in developing a transit planning and implementation plan for the region. In support, the Regional Transportation Council (RTC) approved \$2 million in August 2018 for NCTCOG to perform a transit needs assessment and strategic implementation plan for

- Collin County: McKinney, Allen, Frisco, Plano, Wylie, and Richardson
- Dallas County: Duncanville, DeSoto, Lancaster, and Cedar Hill
- Tarrant County: Forest Hill, Everman, and Crowley

Cities included in this assessment are outside of the DART or TM service areas, excluding the cities of Plano and Richardson.

Some elements planned to be examined in this assessment are internal and regional connections, private sector involvement, and increasing transportation options and innovation. The first step of the assessment includes a series of stakeholder meetings in each county that began on May 31, 2019 and will continue throughout the summer. A consultant will be chosen to assist with the project over the winter and the development of a strategic implementation plan is to begin officially Spring of 2020.

Follow up questions clarified that these plans would be comprehensive in looking at all transit possibilities including extended rail service with a key focus on funding.

More information can be found online at www.nctcog.org/transitstudies

3. NCTCOG Regional TOD Products and Technical Assistance

Presentation by Travis Liska, Senior Transportation Planner from NCTCOG, and Catherine Osborn, Transportation Intern from NCTCOG, regarding current and future NCTCOG TOD products and technical assistance.

Currently, NCTCOG provides a number of TOD products such as TOD data through an interactive map, fact sheets for existing half-mile station areas, and a regional TOD brochure. In the future, NCTCOG would like to provide some

additional products including, but not limited to, a regional TOD strategy, parking studies, parking management guidance, bicycle and pedestrian first/last mile access reviews, summaries of economic benefits of transit-served and walkable places, studies on opportunities for job/housing balance, technical assistance to mitigate gentrification, and case studies of TOD land banking and public private partnerships. NCTCOG staff hopes to gain insight from TOD Task Force members as to what tools and products will best help their efforts to implement TODs in their organizations.

NCTCOG has been working on a TOD Typology that would contribute to the development of a TOD strategic plan and guide TOD implementation for the region. NCTCOG’s typology utilizes quantitative measures for transit-orientation and market strength to evaluate station area performance in addition to functional overlays which provide context to outlier station areas. Different metrics and data sources for transit-orientation and market strength were used to rank 28 pilot stations from the FTA grant. Where a station fell in the ranking aligned with sample TOD implementation recommendations to either improve transit-orientation or market strength in the station area.

Discussion of this work with attendees revealed high interest in reviewing typologies for their jurisdiction and clarification of specific classification for functional overlay designations such as “entertainment”. Overall attendees are interested in a regional typology as well as supportive data such as land use.

DART discussed their work to create TOD Guidelines for DART stations. NCTCOG staff acknowledged coordinating and streamlining these TOD products with the DART guide would be beneficial.

After the presentation, surveys were handed out to all TOD task force members to rank future TOD products and technical assistance in order of priority level for their organization. Information from this survey will be used by NCTCOG to determine which future products to prioritize for the region.

Announcements

NCTCOG announced it has a recent resource update of a study of gentrification strategies, Transportation and Gentrification: A Toolbox for Positive Neighborhood Change, located at www.nctcog.org/housing.

Additionally, upcoming events of interest to attendees were announced including the 2019 North Texas Parking Management Symposium on August 15 in Hurst, TX. More information on the parking symposium can be found at www.nctcog.org/parking.

NCTCOG staff also updated TOD task force members on meeting space changes due to upcoming renovation work at NCTCOG. All presentations and material from this meeting will be available here: <https://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	July
2	NCTCOG to distribute meeting notes and other materials to Working Group participants	NCTCOG	July

Next Meeting

Date: TBD

Time: TBD

Location: NCTCOG