

# To Infill or Not to Infill?

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# Key Presentation Take Aways

- Local planning compatibility
- Balancing cost effectiveness index with other benefits of transit investment

# Examples from Other Systems

- Embarcadero Station, San Francisco (BART, 1976)
- Potomac Yard, Alexandria, VA (WMATA)
- Boston Landing (MBTA)

# Embarcadero Station

1973

- BART system enters service

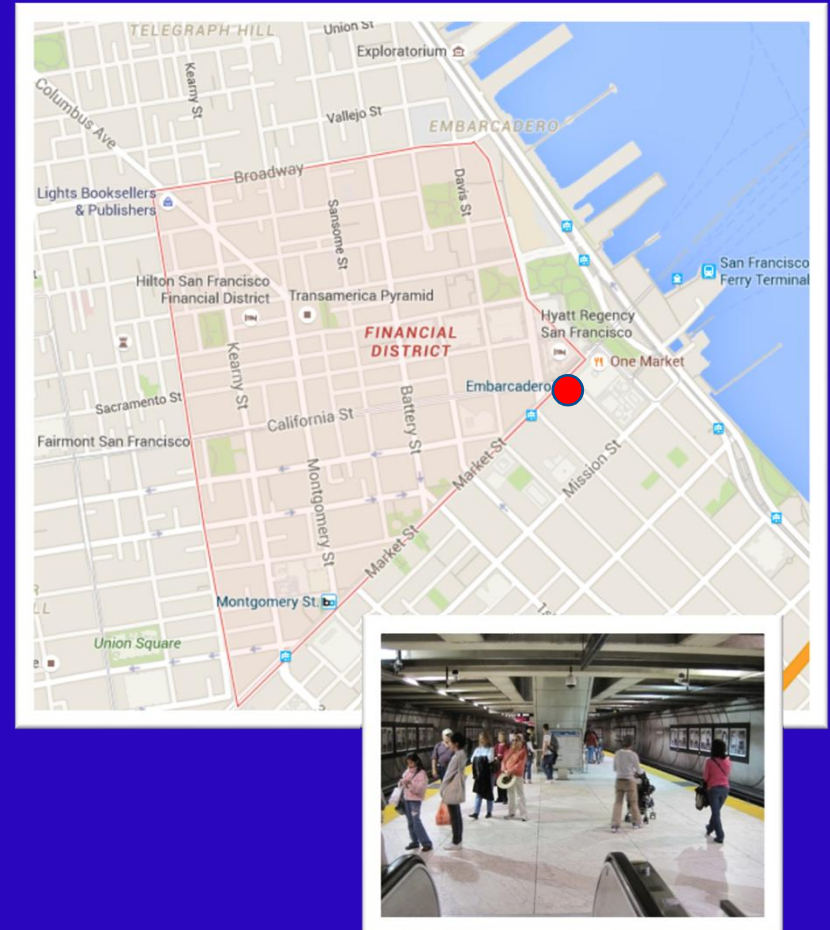
1976

- Embarcadero Station opens

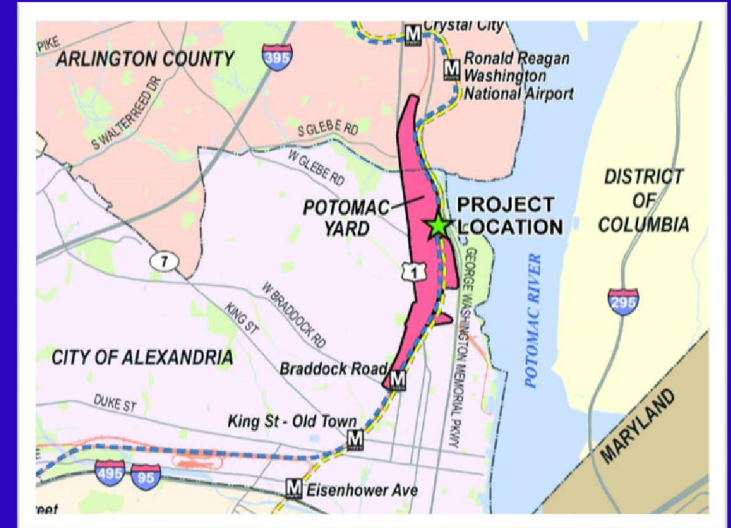
Today

- 41,000 exits per weekday
- One of two busiest stations

# Embarcadero Station



# Potomac Yard



# Potomac Yard

1970s

- Metrorail planners identify Potomac Yard as potential future station site

1987

- Alexandria 2020 master plan

1990s-2000s

- Master plan amendments
- Zoning changes
- Development proposals

2015

- Draft EIS published
- City Council approval

# Potomac Yard Development Planning

## North Potomac Yard Small Area Plan

- Redevelopment of Potomac Yard Shopping Center
- 7.5 million sf office, retail and residential
- The Station at Potomac Yard mixed-use residential

## Potomac Yard/Potomac Green Small Area Plan

- Connection to Alexandria Waterfront





# Boston Landing Station



- Adjacent to New Balance corporate HQ
- \$14-16 million construction cost entirely funded by New Balance
- Part of \$500 million, 15-acre real estate development project by New Balance subsidiary

# Boston Landing



LRT station



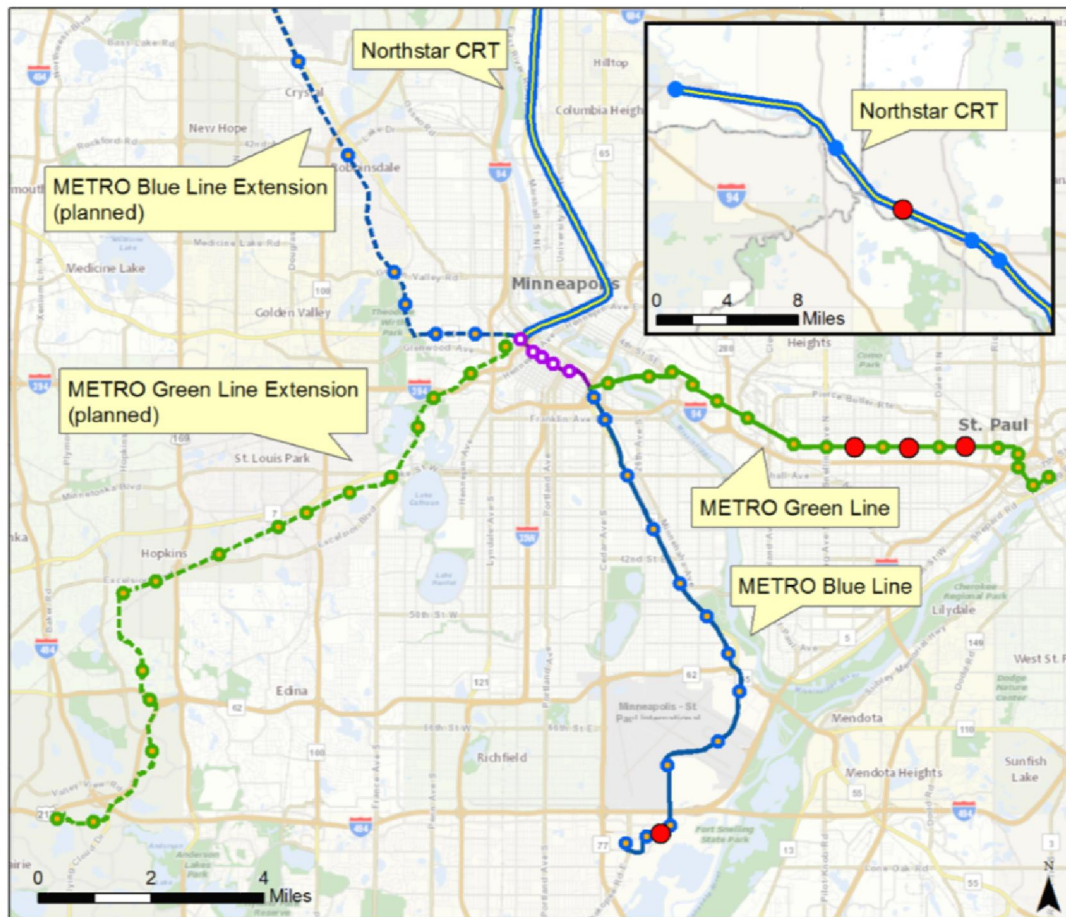
New Balance HQ

# Boston Landing Development



- 15-acre real estate development project by NB Development Group
- \$500 million in projects
- 650,000 sf office space
- 250,000 sf corporate HQ, 700 employees
- 80,000 sf ground floor retail and restaurant space
- 275 apartments
- Boston Bruins practice facility
- 175-key boutique hotel

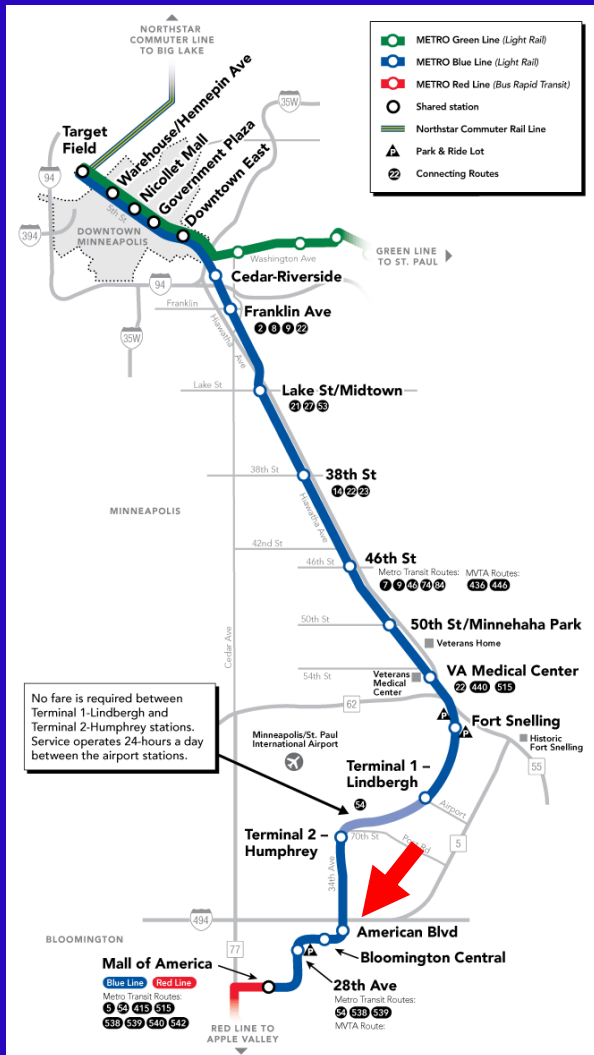
# Infill Stations in the Twin Cities



- American Blvd. (METRO Blue Line)
- City of Ramsey (Northstar CRT)
- METRO Green Line

● = Infill Stations

# METRO Blue Line (Hiawatha LRT)



- 12-mile light rail line with 19 stations
- Passenger service began 2004
- Connection to METRO Green Line and Northstar Commuter Rail at Target Field (Minneapolis)

# American Boulevard Station: History

1998

- Locally Preferred Alternative (LPA) approved
- No station at American Boulevard

2002

- Municipal consent process
- Deferred station added at American Boulevard

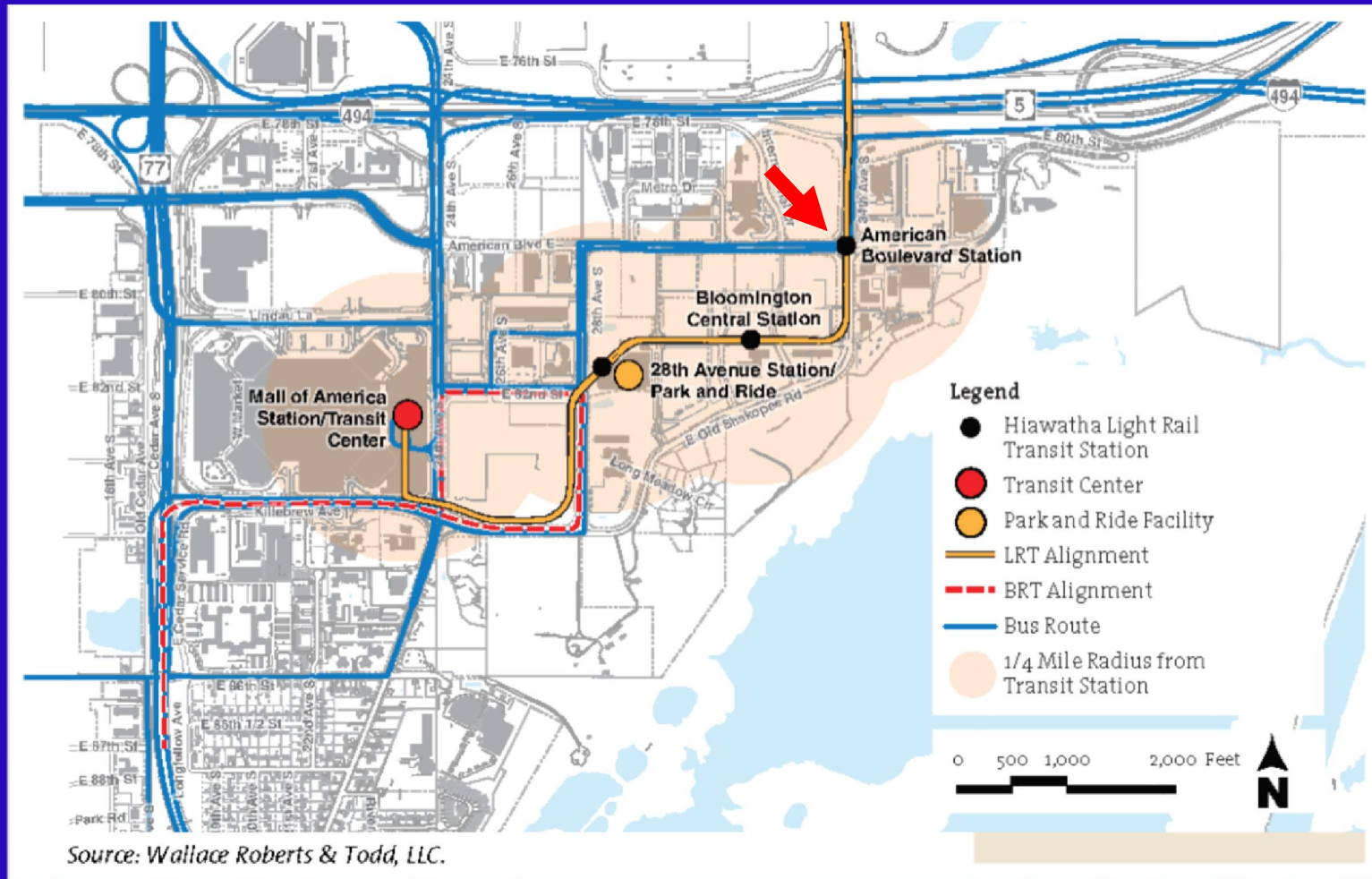
2008/09

- Funding by local agencies and under FHWA Congestion Mitigation and Air Quality Improvement (CMAQ) program
- Bloomington Port Authority funding

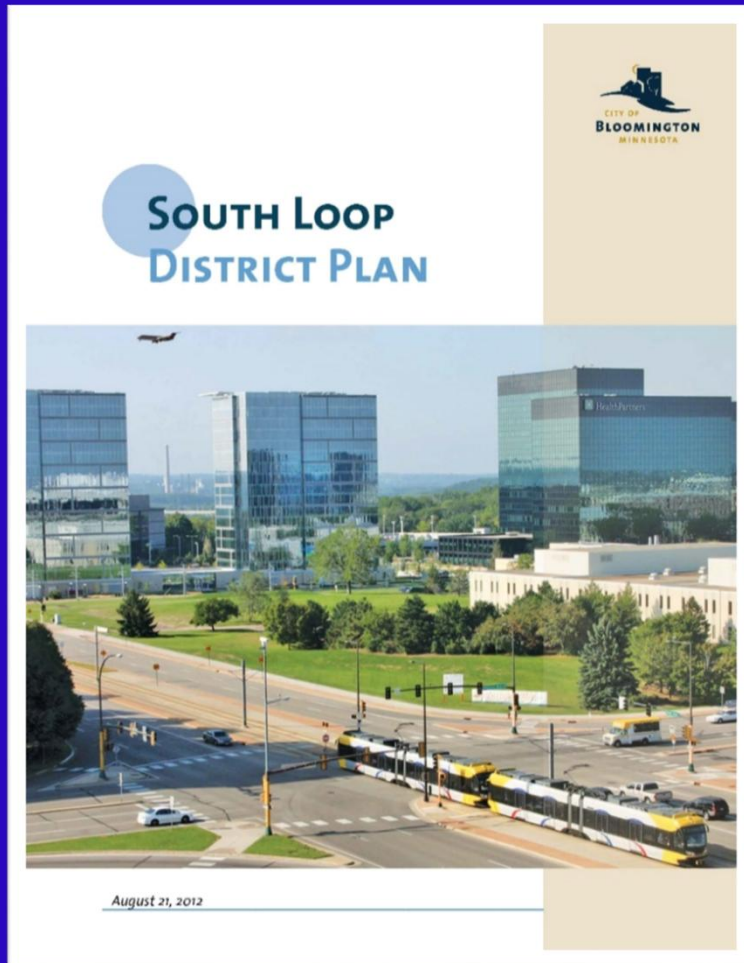
2009

- American Boulevard Station opens

# American Blvd. Local Planning



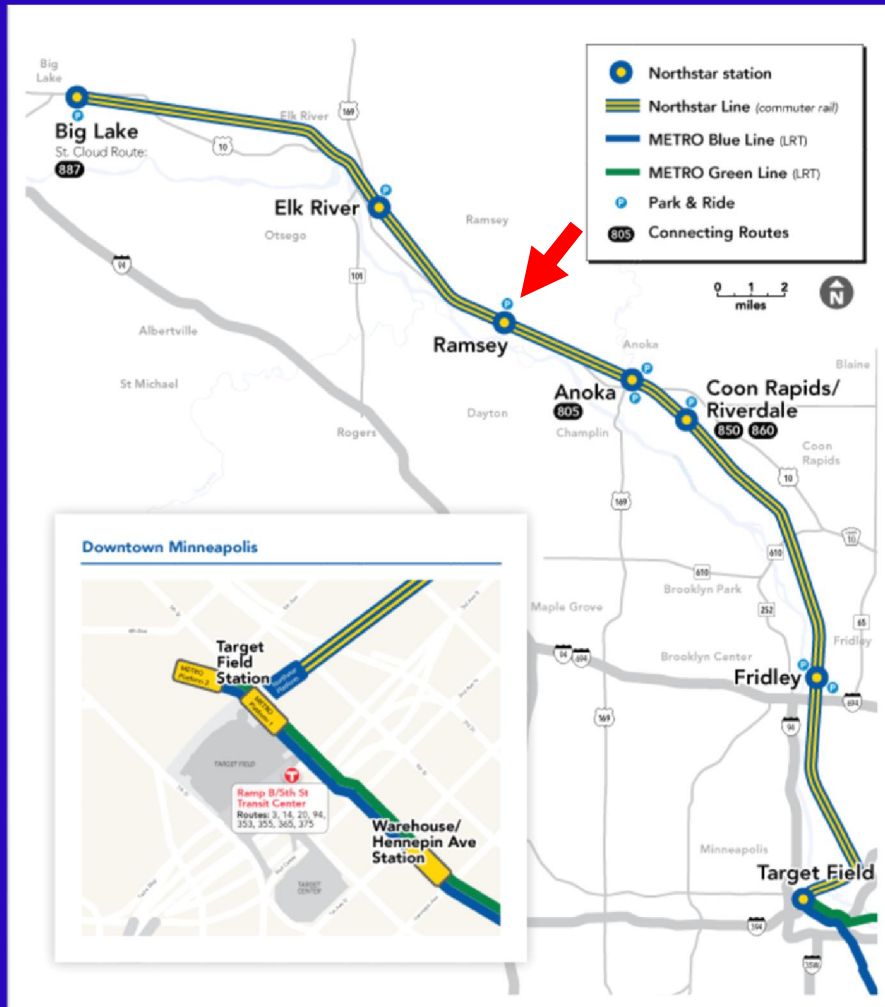
# American Blvd. Local Planning



- City of Bloomington sees station as key component of South Loop District
- Station area to accommodate 2/3 of city's forecasted growth in population, housing and employment through 2050
- Attracting national developers, Hyatt, Marriott, Lennar



# Northstar Commuter Rail



- 40-mile commuter rail line with 7 stations
- Passenger service began November 2009
- Connection to METRO Green and Blue Lines at Target Field (Minneapolis)

# City of Ramsey Northstar CRT Station



# City of Ramsey Northstar CRT Station

2000

- Ramsey Station not included in original Northstar CRT project scope

2009

- Northstar CRT begins passenger service

2011

- Funding for Ramsey Station secured from local sources

2012

- Ramsey Station opens

# Development at Ramsey Station



## The COR:

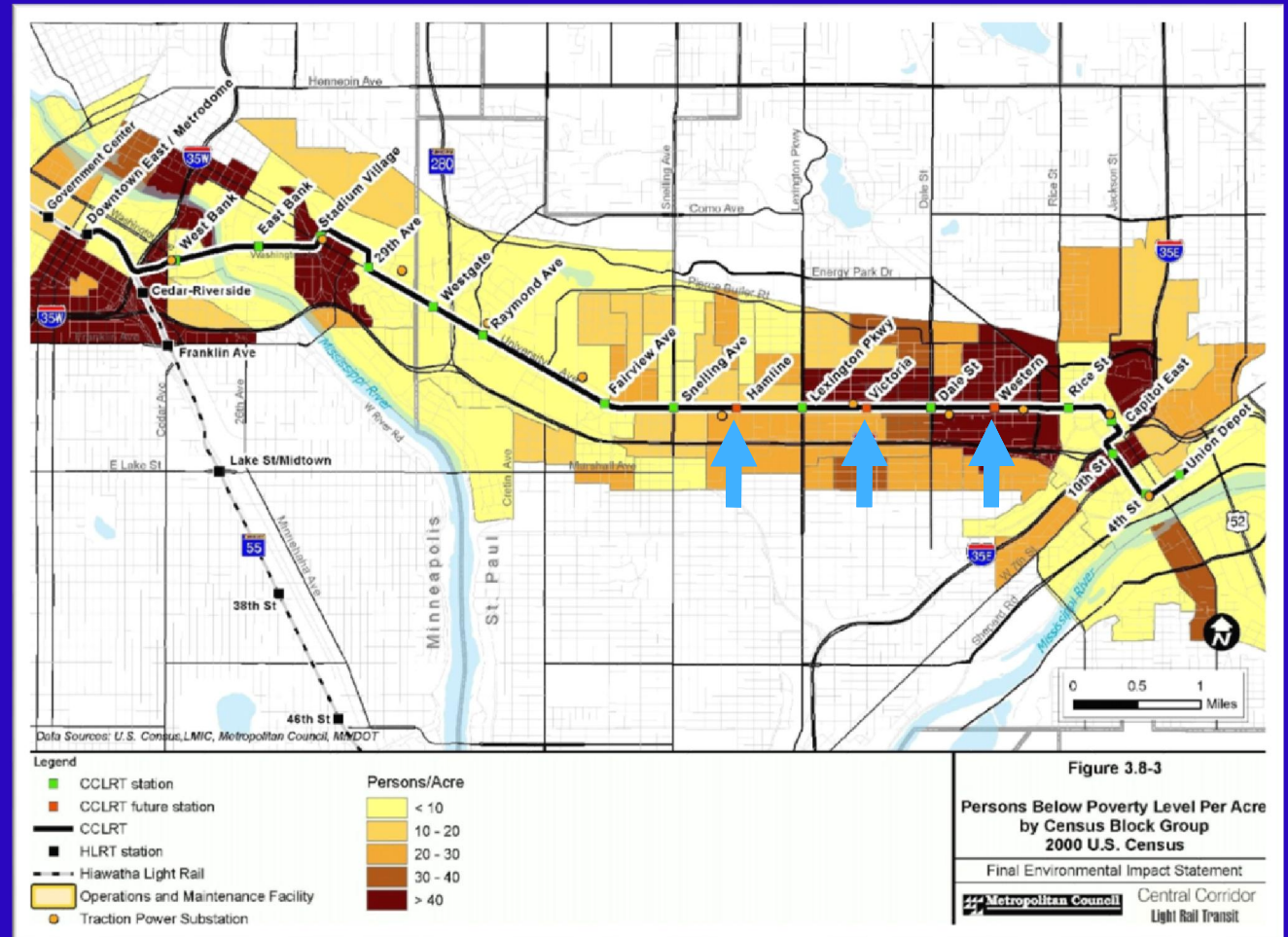
- 400 acres commercial, residential & recreation
- Over \$80 million in new projects in construction or contracted (2012)
- 60,000 sf medical
- 300 units residential
- \$65 million TIF funding

# METRO Green Line Infill Stations



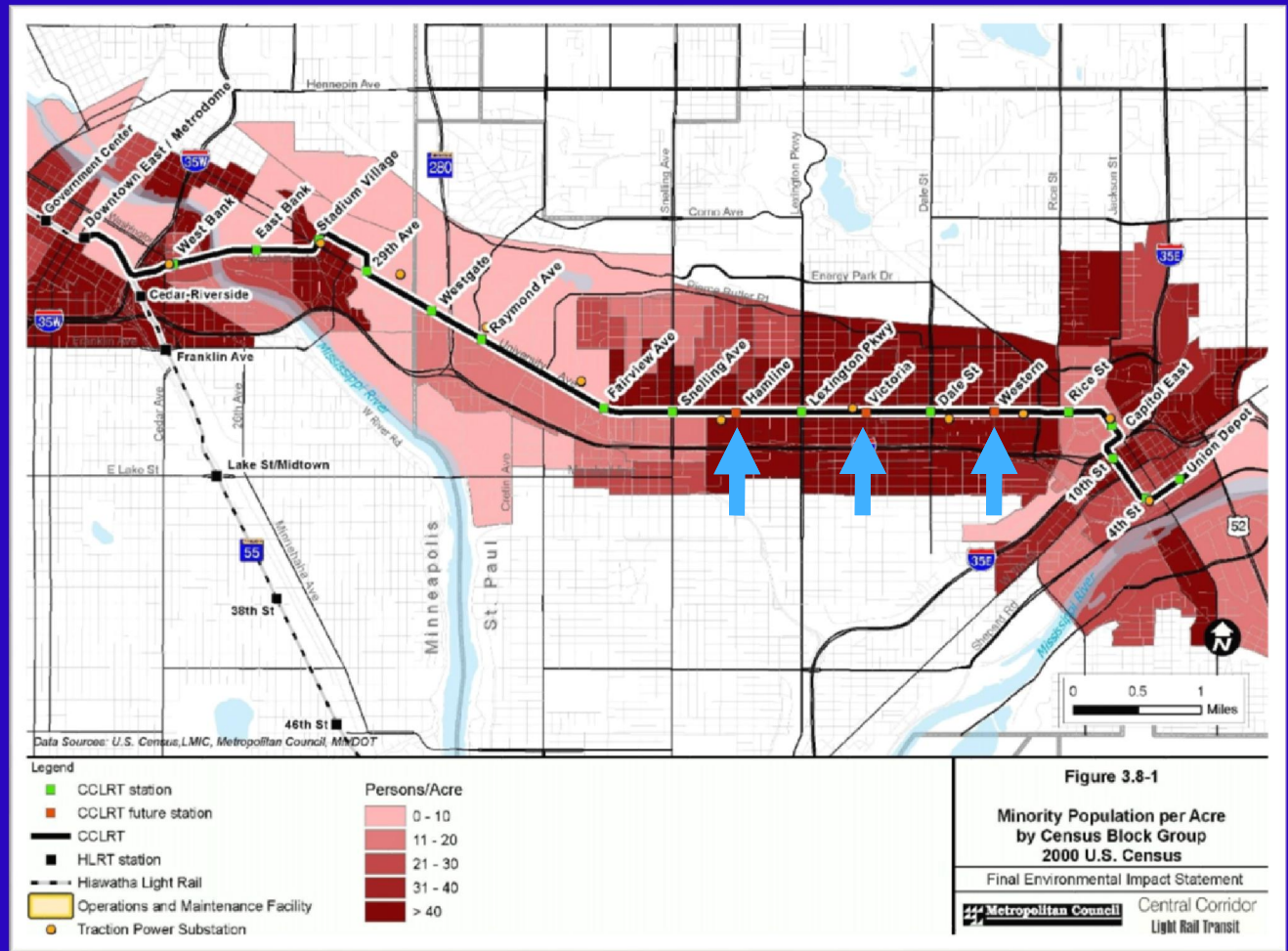
# METRO Green Line Infill Stations

Persons below poverty level per acre by Census block group (2000)



# METRO Green Line Infill Stations

Minority population per acre by Census block group (2000)



# METRO Green Line Infill Stations

2006

- DEIS published with 15 stations with 1 mile spacing
- No stations included at Hamline, Victoria and Western
- Public comments on DEIS support adding stations

2007/09

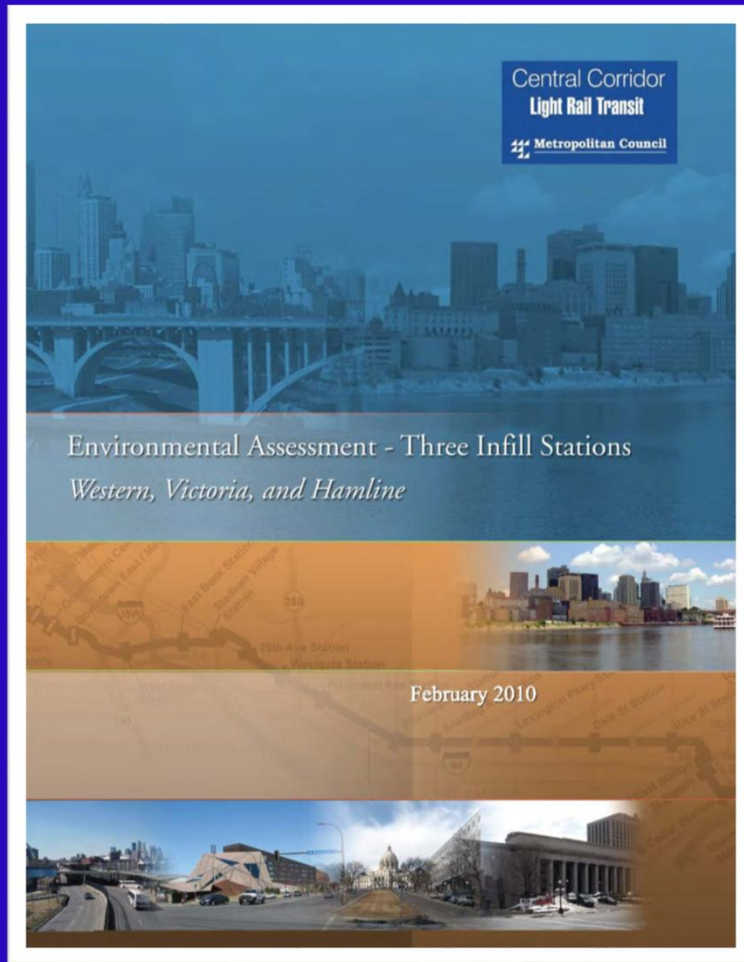
- Strong community advocacy to add stations at Hamline, Victoria and Western
- Preliminary Engineering and environmental work proceeds with 15 stations, adds infrastructure for future build out of 3 stations

2010

- Federal government changes CEI rules
- Local funding secured to add the 3 stations
- Supplemental EA published



# METRO Green Line Infill Stations



## Environmental Assessment

- 2009 Final EIS limited to installation of below-grade infrastructure for infill stations
- 2010 EA evaluated social, economic and environmental impacts for complete stations
- Finding of No Significant Impact (FONSI)

# Cost Effectiveness Index

## SAFETEA-LU

- Incremental cost per hour of transportation user benefits
- Focus on travel time savings
- Comparison of BASELINE vs. BUILD conditions
- Prior to 2010, CEI required Medium rating to pass

Annualized Capital +  
Operating Cost

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Transit User Benefits

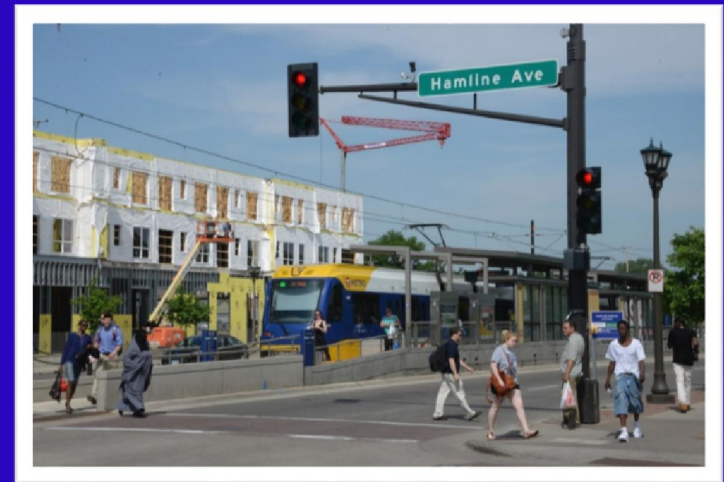
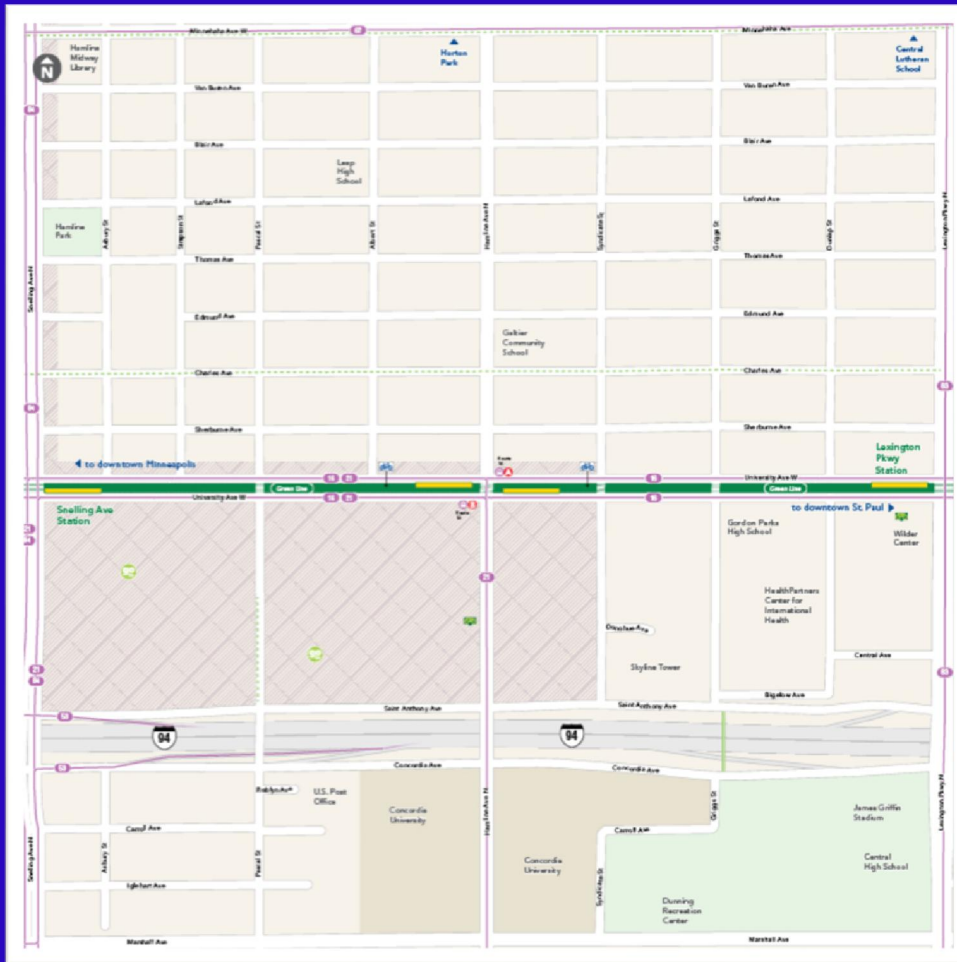
# Cost Effectiveness Index



January 2010: USDOT Secretary LaHood announced changes to the federal CEI guidelines at a community center near the future Victoria Station.

CEI now evaluated as one of six equal project justification criteria for New Starts funding.

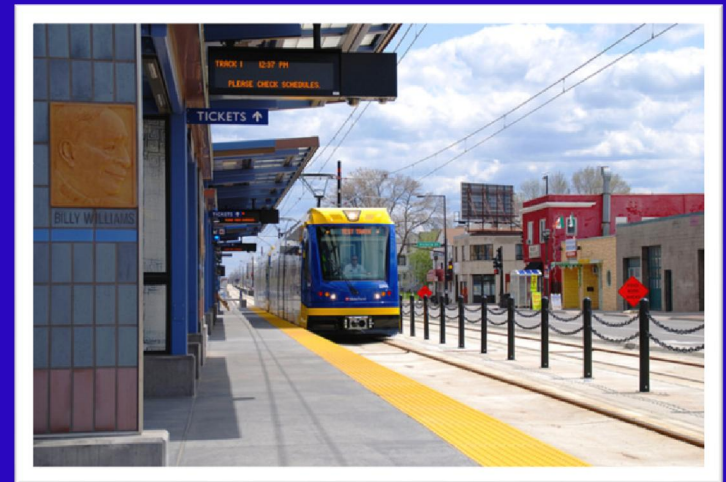
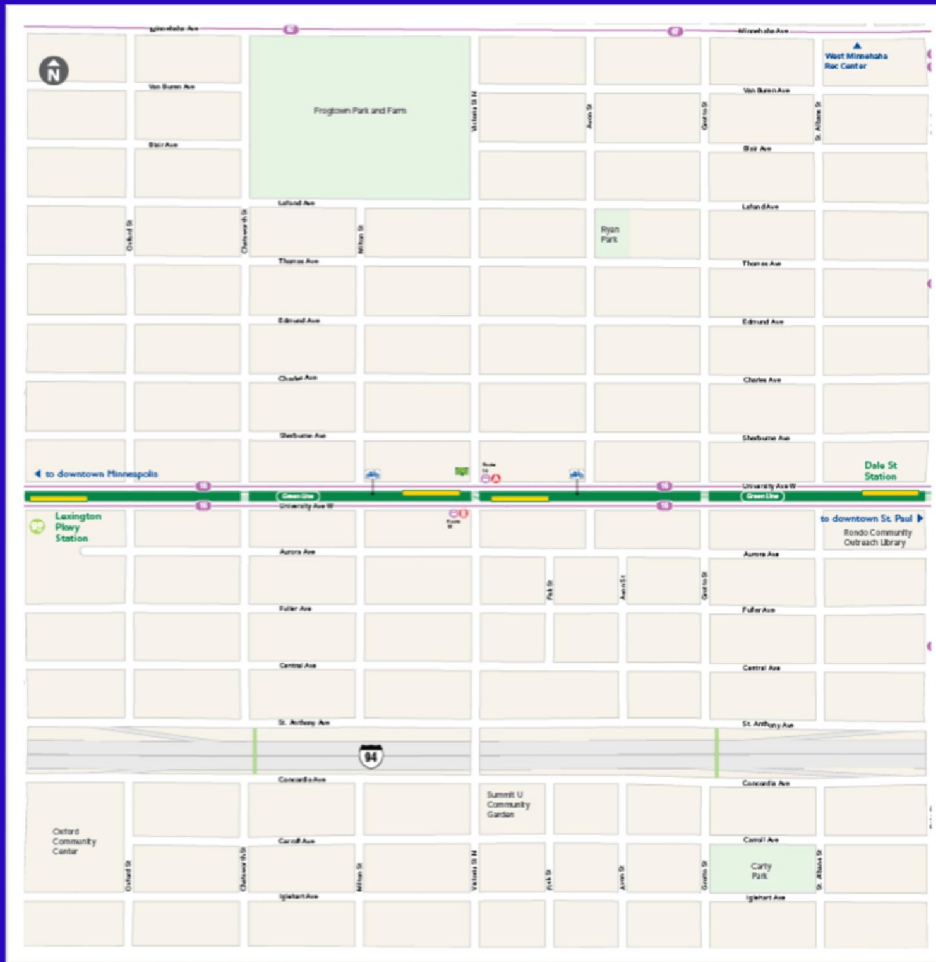
# METRO Green Line: Hamline Station



## Weekday Daily Boardings:

2030 projection (2010 EA)	600
<b>2015 (Jan-Sept):</b>	<b>1611</b>

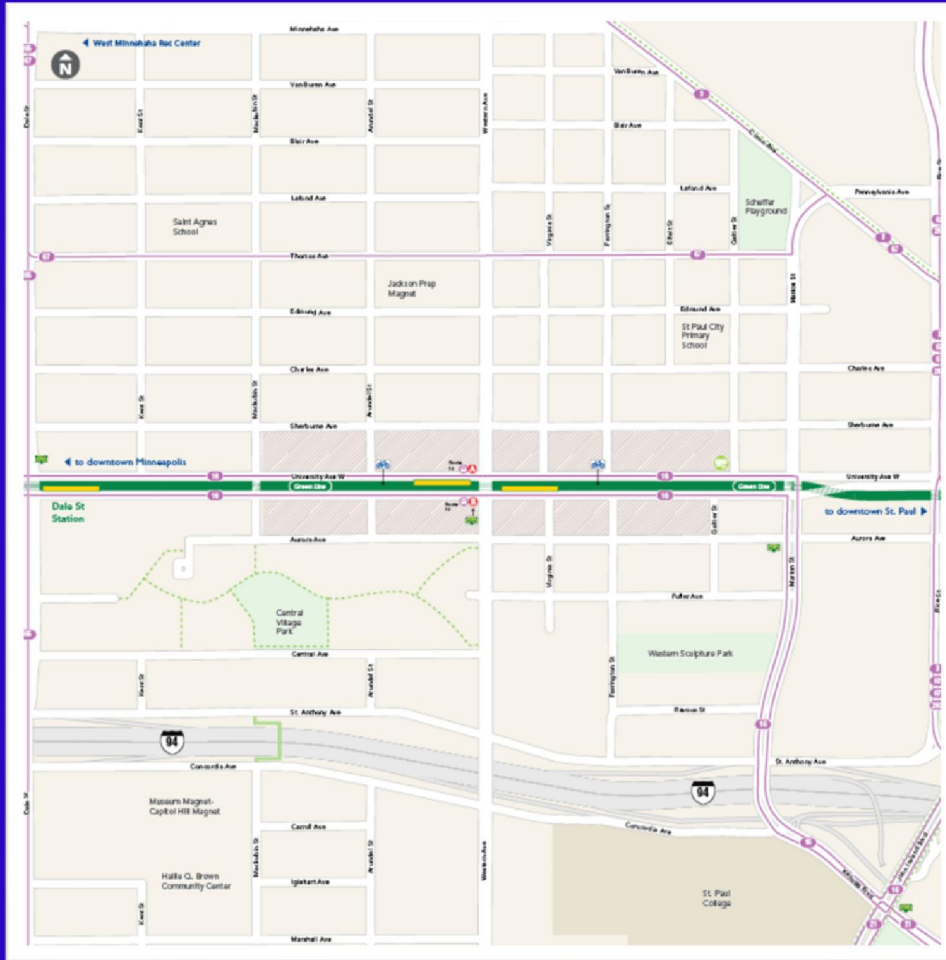
# METRO Green Line: Victoria Station



## Weekday Daily Boardings:

2030 projection (2010 EA)	400
<b>2015 (Jan-Sept):</b>	<b>768</b>

# METRO Green Line: Western Ave. Station



## Weekday Daily Boardings:

2030 projection (2010 EA)	270
<b>2015 (Jan-Sept):</b>	<b>811</b>

# Development at Green Line Infill Stations



## Hamline Station mixed-use residential:

- \$28 million total investment
- 108 affordable units in 2 buildings
- 13,700 sf commercial space
- Replaced vacant used-car lot
- Construction began fall 2015



## Model Cities redevelopment:

- \$25 million total investment
- Affordable housing and retail
- Phase 1: New four-story building with 35 units near Victoria Station
- Planned Phase 2: residential development east of Victoria

# More Information

Northstar Commuter Rail:  
[www.metrotransit.org/northstar](http://www.metrotransit.org/northstar)

Twin Cities LRT system:  
[www.metrotransit.org/metro-system](http://www.metrotransit.org/metro-system)

METRO Green Line project  
development:  
[www.centralcorridor.org](http://www.centralcorridor.org)

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