

Preparing for Transit Oriented Development

February 3, 2011

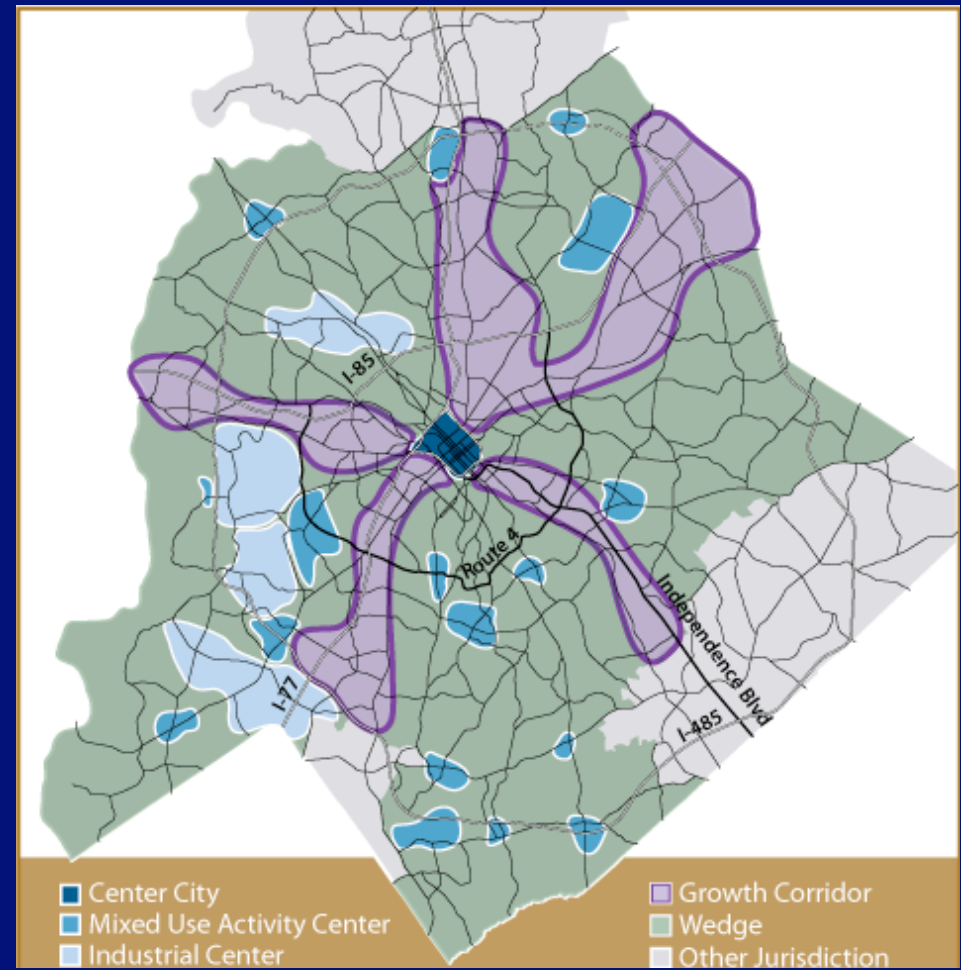
Laura Harmon,
Charlotte-Mecklenburg
Planning Department

TOD Framework

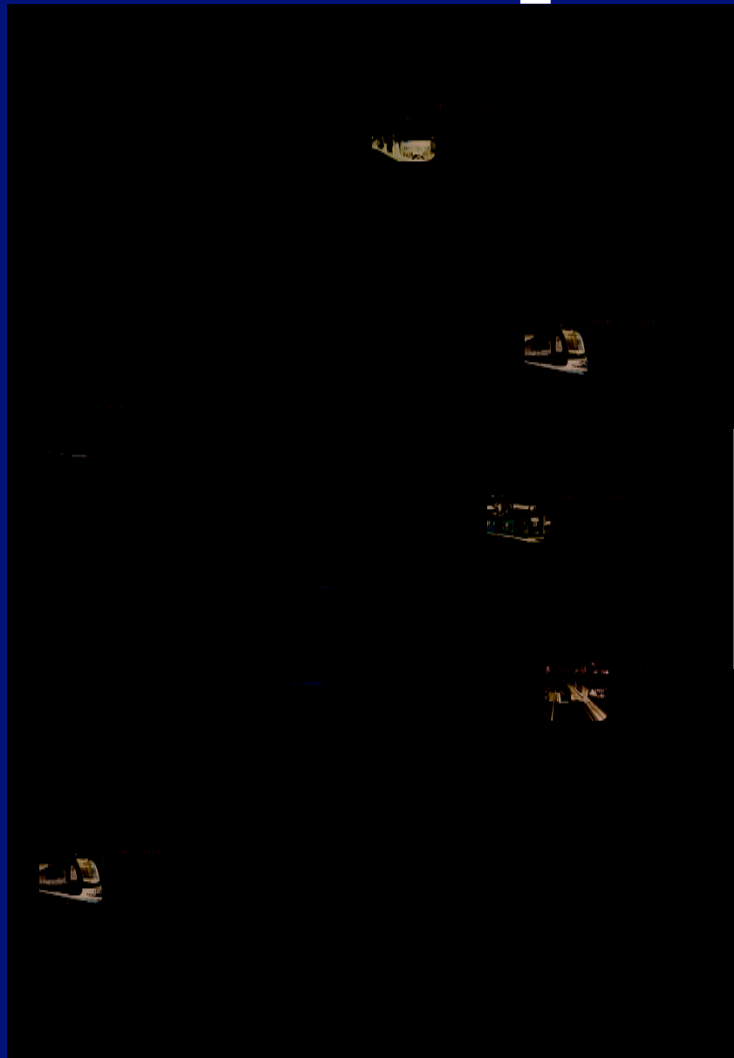


Centers, Corridors and Wedges

- Endorsed by Council in 1994; updated in 2010
- Long-term growth framework
- Classifies community into three area types: Growth Corridors, Activity Centers and Wedges
- Encourages higher density development in Centers and Corridors and lower density in Wedges
- Outlines desired characteristics of future development in each area



2030 Transit System Plan



Charlotte's Definition of TOD

A compact neighborhood with housing, jobs, and neighborhood services within easy walking distance of a transit station.



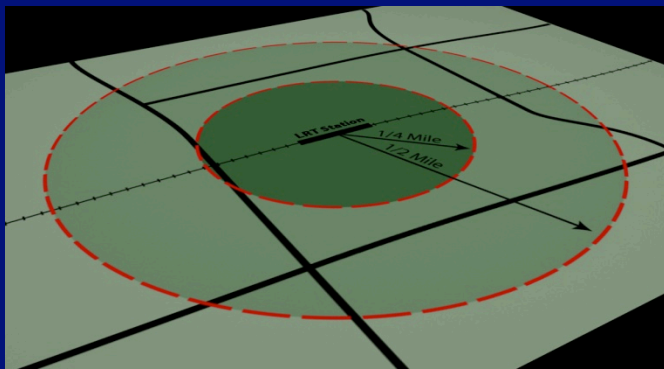
Charlotte's Approach to TOD

- Integrates transit/land use planning
- Is comprehensive
- Requires multi-disciplinary collaboration
- Is a long-term effort



Transit Station Area Principles

Guidelines that address:



Land Use



Mobility



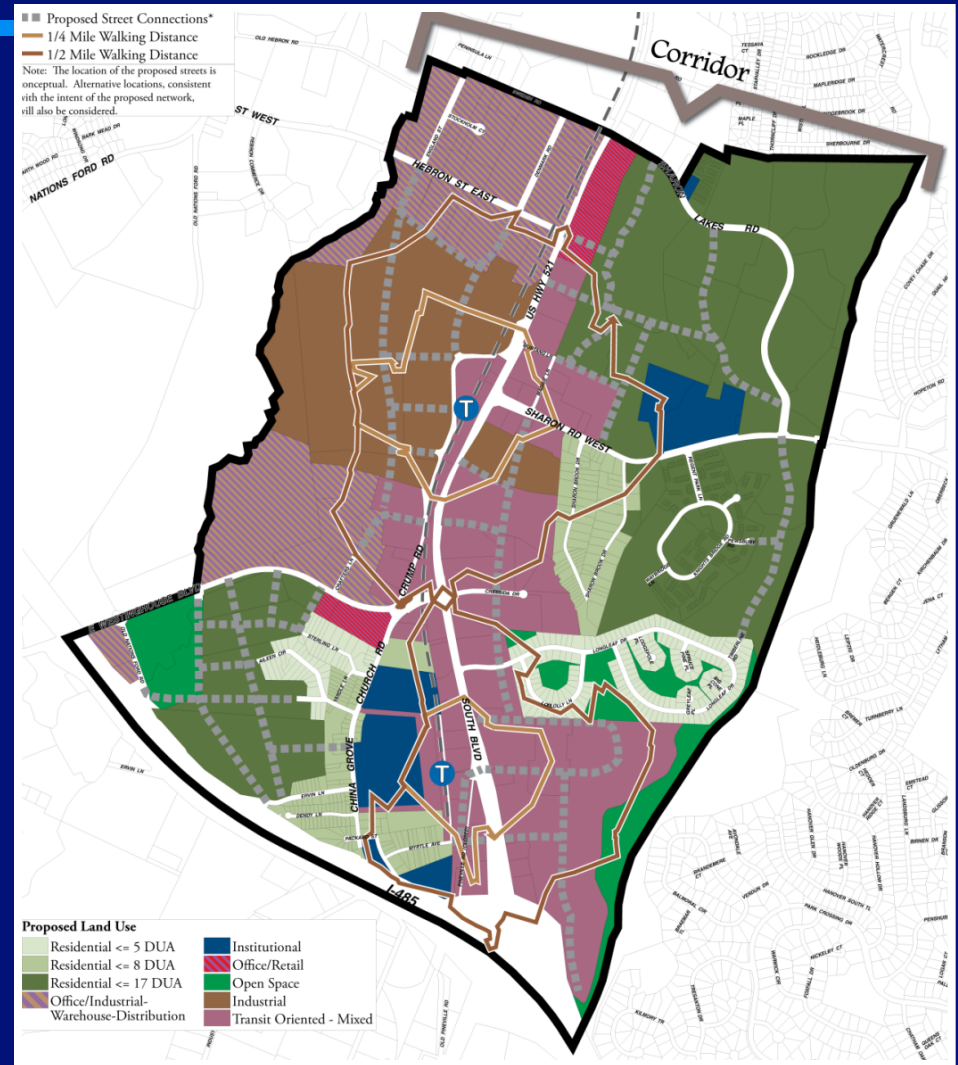
Character

Station Area Plans

- Apply Station Area Principles to specific station areas
- Provide development vision for TOD in station areas
- Recommend implementation actions, including any zoning changes and capital improvements



Station Area Plan Components



Implementing TOD



Joint Development Principles and Policies

- **Adopted by Charlotte City Council, April 2003**
- **The City's tool box for implementing transit station area plans**
- **Address Public Infrastructure, Public Facilities, Development Incentives, Public/Private Development, Housing, and Marketplace Venues**

Key Implementation Activities

- **Staffing to Support TOD Efforts**
 - Committed staff resources in multiple City departments – CATS, Neighborhood & Business Services (ED), Planning
- **Transit Station Area Zoning**
- **Station Area Capital Improvements/
Economic Development**
- **Affordable Housing**

Transit Station Area Zoning

- For Charlotte, three Base Zoning Districts (TOD) adopted by City Council in Fall 2003; updated in 2009
- Transit Supportive (TS) Overlay adopted in early 2005; also updated in 2009
- Other “urban” zoning district available for transit station areas
- Zoning districts consistent with Station Area Principles
- Planning Commission sponsors individual property owner rezoning requests for TOD
- To date, 79 rezonings have been approved totaling 355 acres



Infrastructure Improvements

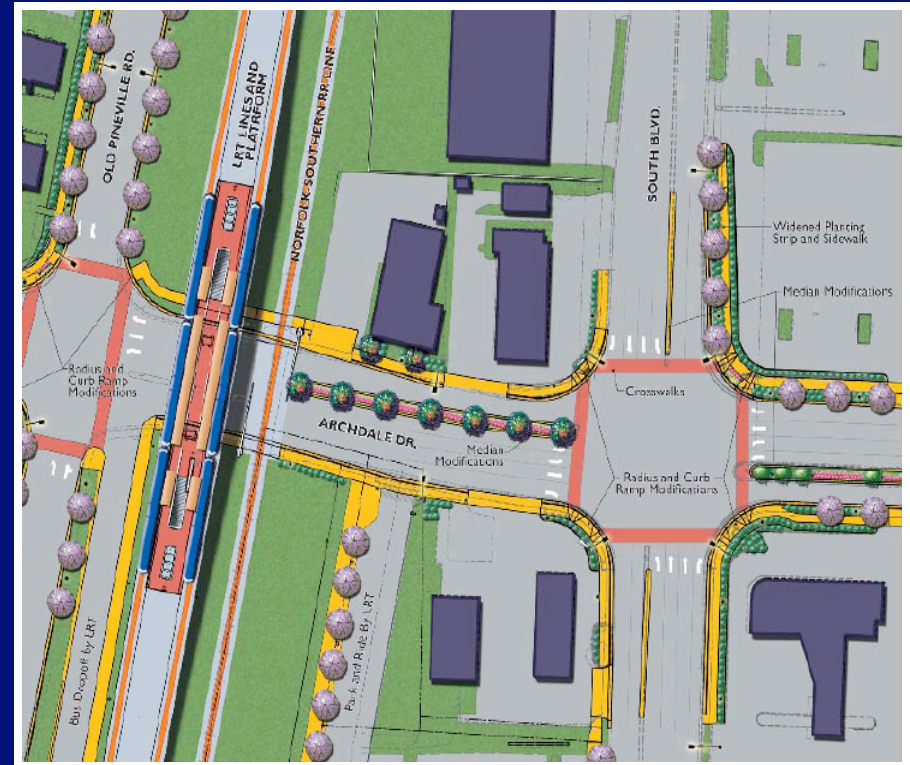


- **Over \$50 million was committed to:**
 - **Improve accessibility by providing pedestrian, bicycle and vehicular connections to Light Rail Stations and Station Area development**
 - **Promote economic development by providing additional infrastructure**

South Corridor Infrastructure Program

Street Widening 8 miles
Streetscape Imp. 7 locations
Intersection Imp. 27 locations
Street connections .5 mile

Sidewalks 14 miles
Multi-use Trail 1.5 miles
Bicycle Lanes 10 miles



Affordable Housing

- **When City involved with multi-family projects, encourages 5-25% of the housing units to be assisted, when located within ¼ mile of a light rail transit station**
- **Pursue opportunities to develop affordable housing in station areas**
- **Reserve City bond funds - \$4 million**



Lessons Learned

- ❖ Start Early
- ❖ Comprehensive Approach
- ❖ Proactive Implementation
- ❖ Be Flexible
- ❖ Outreach and Education

Thank You

