Preparing for Transit Oriented Development

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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
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
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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