

The Evolution of Transit-Oriented Development

CITY COUNCIL

FEBRUARY 24, 2025

Outline

- ◀ TOD: Where We've Been and Where We Are Going
- ◀ What is Transit Oriented Development (TOD)?
- ◀ Early TOD in Charlotte
- ◀ Applying Lessons Learned
- ◀ Changing How We Plan
- ◀ Plans in progress: Equitable TOD (eTOD)
- ◀ Next Steps

Transit Oriented Development

Before



After



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3

Transit-Oriented Development (TOD)

The success of transit is more than just designing for the train....

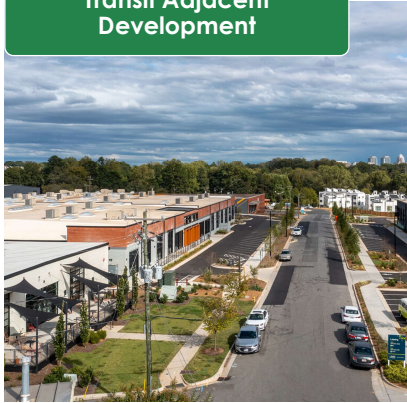
A transit vision and a land use vision must go hand-in-hand.



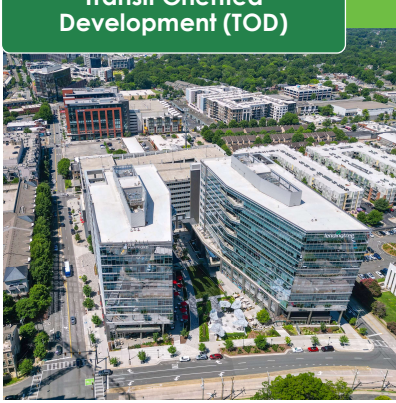
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Photos of Transition

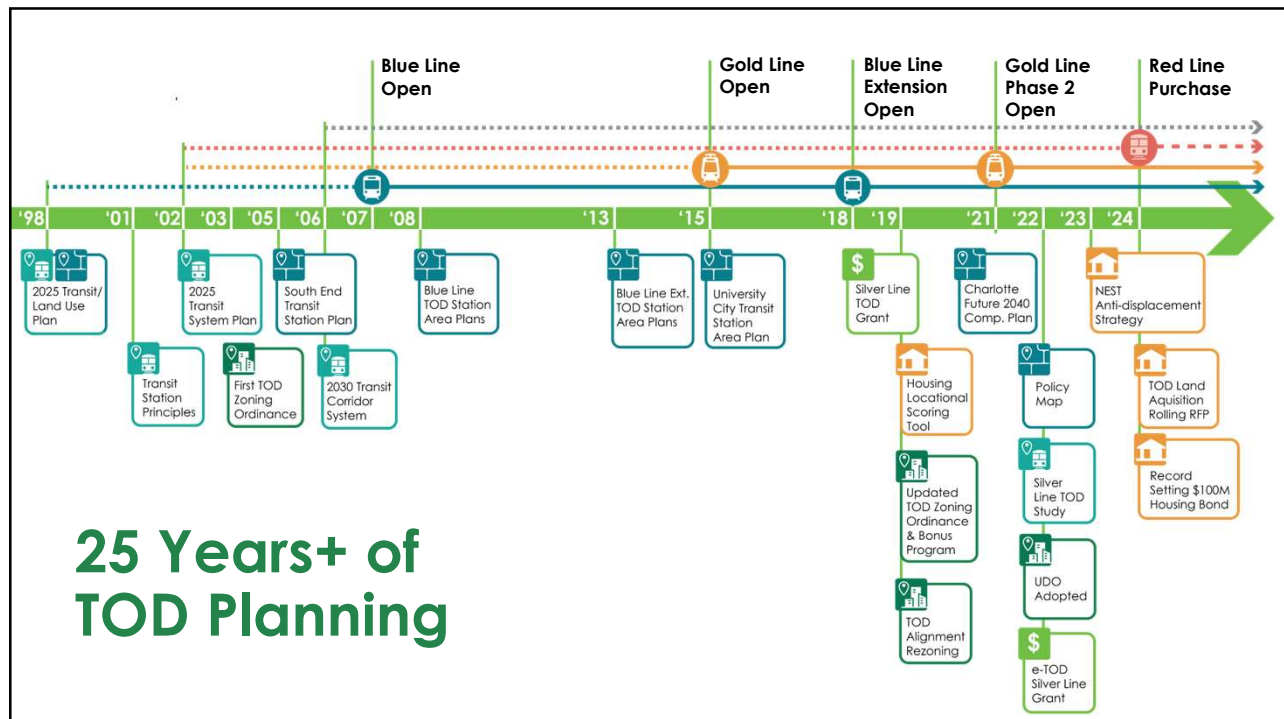
Transit Adjacent Development



Transit Oriented Development (TOD)

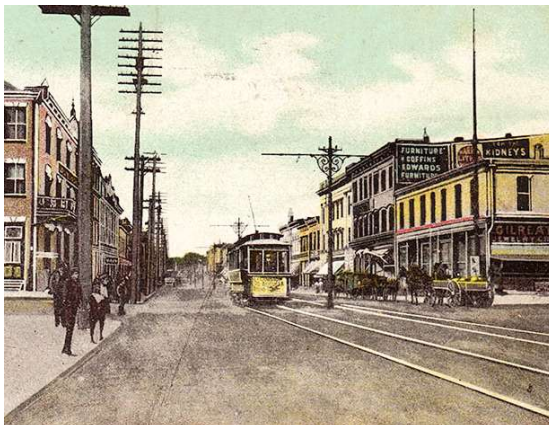


Transit Oriented Communities + Equitable TOD



Transit Oriented Development Principles

Look Familiar?



Streetcar Suburbs (1890s) → Transit Station Area Principles (2001) → 2040 Comprehensive Plan (2022)

What is Transit Oriented Development?

1. Mixture of Uses



3. Accessible to All Users



2. Engaging Community Spaces



4. Development Centered on Equity



Development Centered on Equity

Ensure premium transit contributes to the equity of access to:

- Entrepreneurship + Jobs
- Services
- Housing

Integrate affordable housing, small business and existing jobs into transit station areas

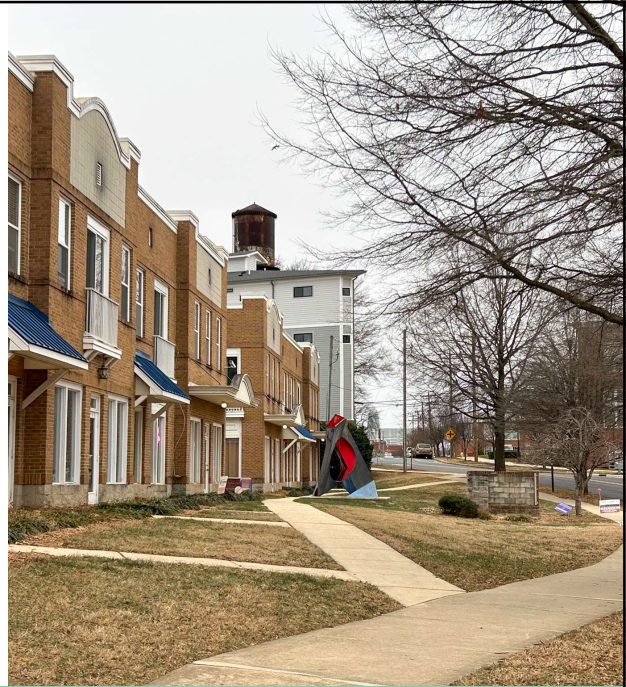
2019-TODAY



Mixture of Uses

Cluster residential, retail, office, entertainment and civic uses around transit creating convenient access to goods and services encouraging, by design, short trips by foot or bike

Mixed-use developments improve the community vitality and create vibrant and exciting destinations for residents and visitors.



Engaging Community Spaces

Include pedestrian-friendly elements that create vibrant and active spaces which lead to health, environmental and economic benefits

Design includes:

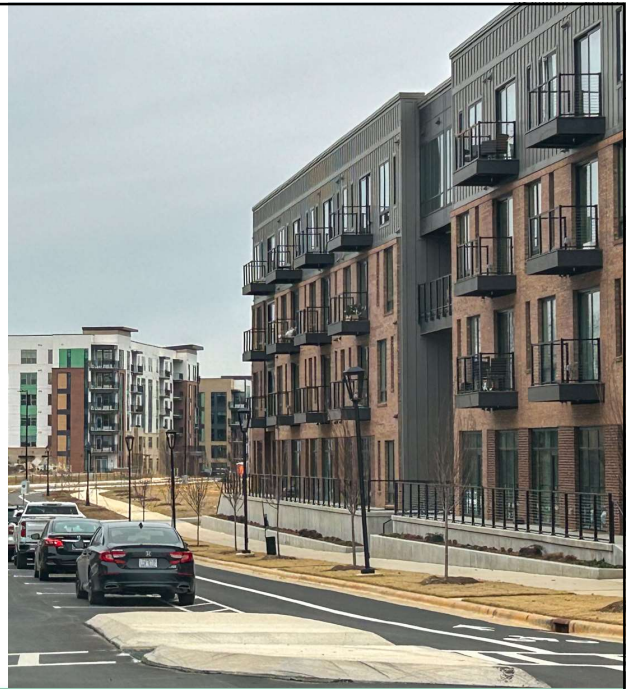
- Wide sidewalks
- Street trees for shade
- Parking in the rear or out of sight
- Spaces/places for play and community gathering



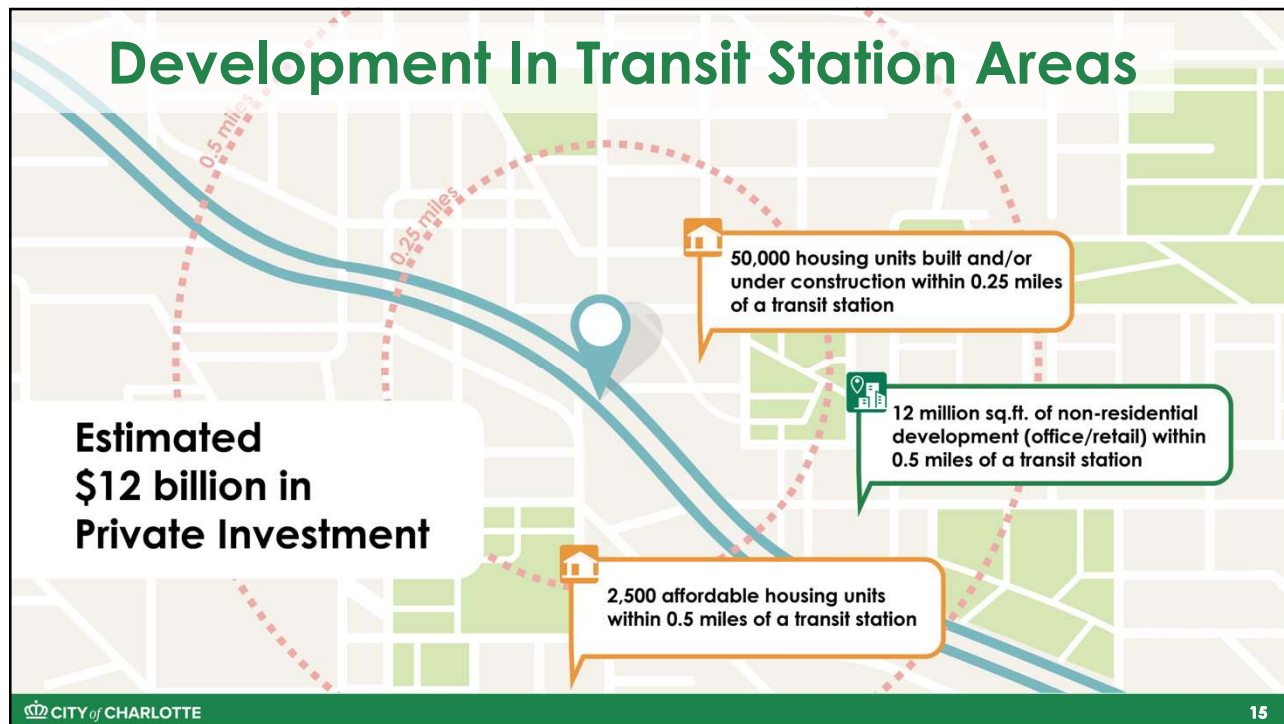
Accessible to All Users

Encourage safe and comfortable walking and bicycling trips

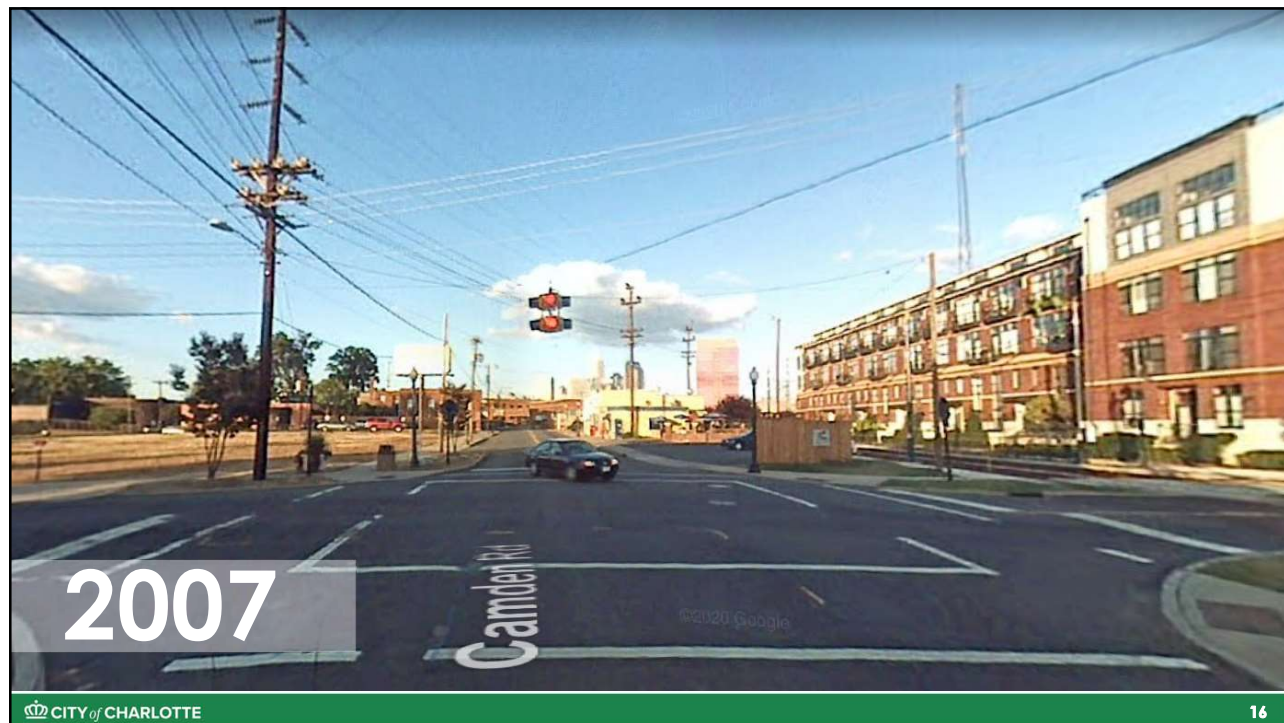
Build a denser and tightly connected street network around a station to create a larger ridership capture area



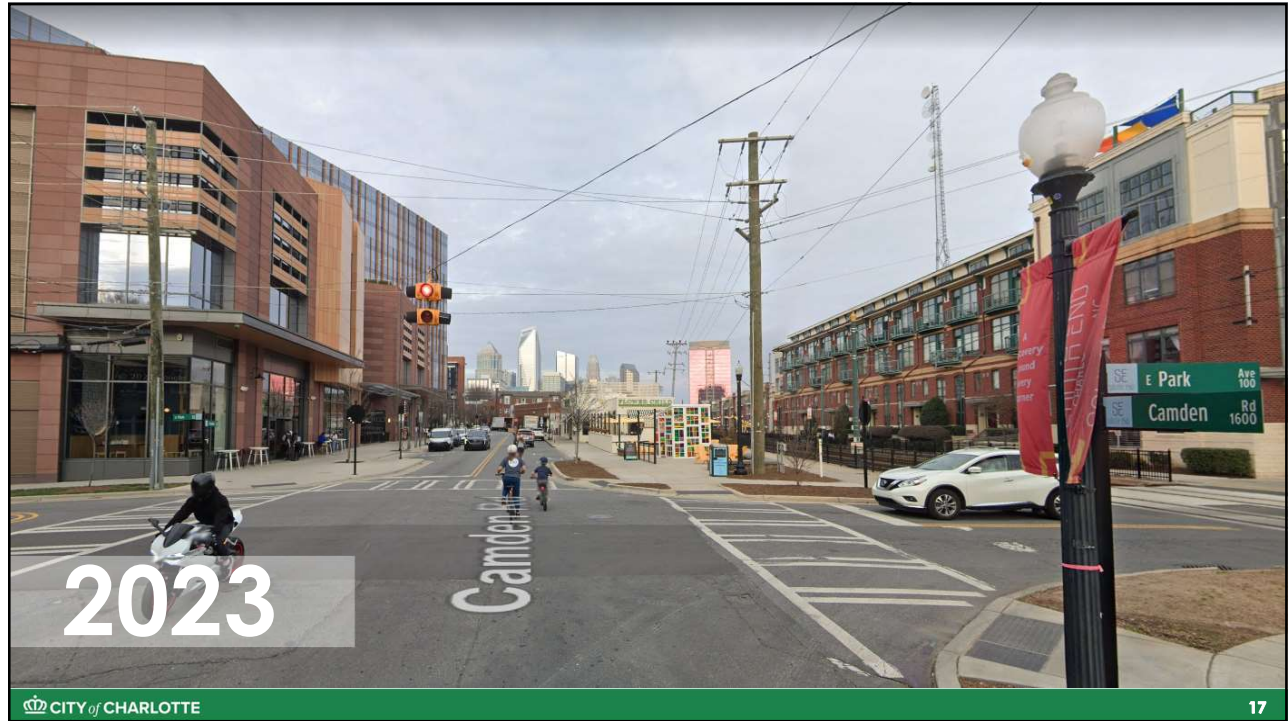
Early Transit Oriented Development in Charlotte

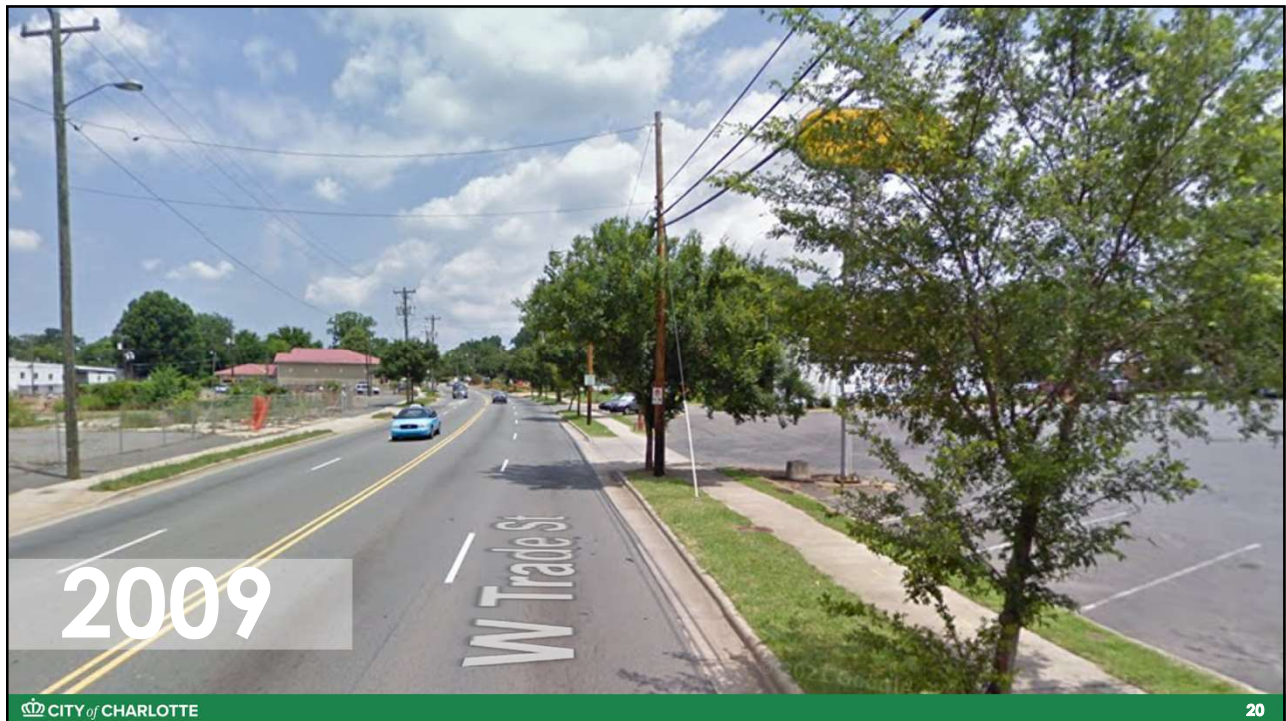
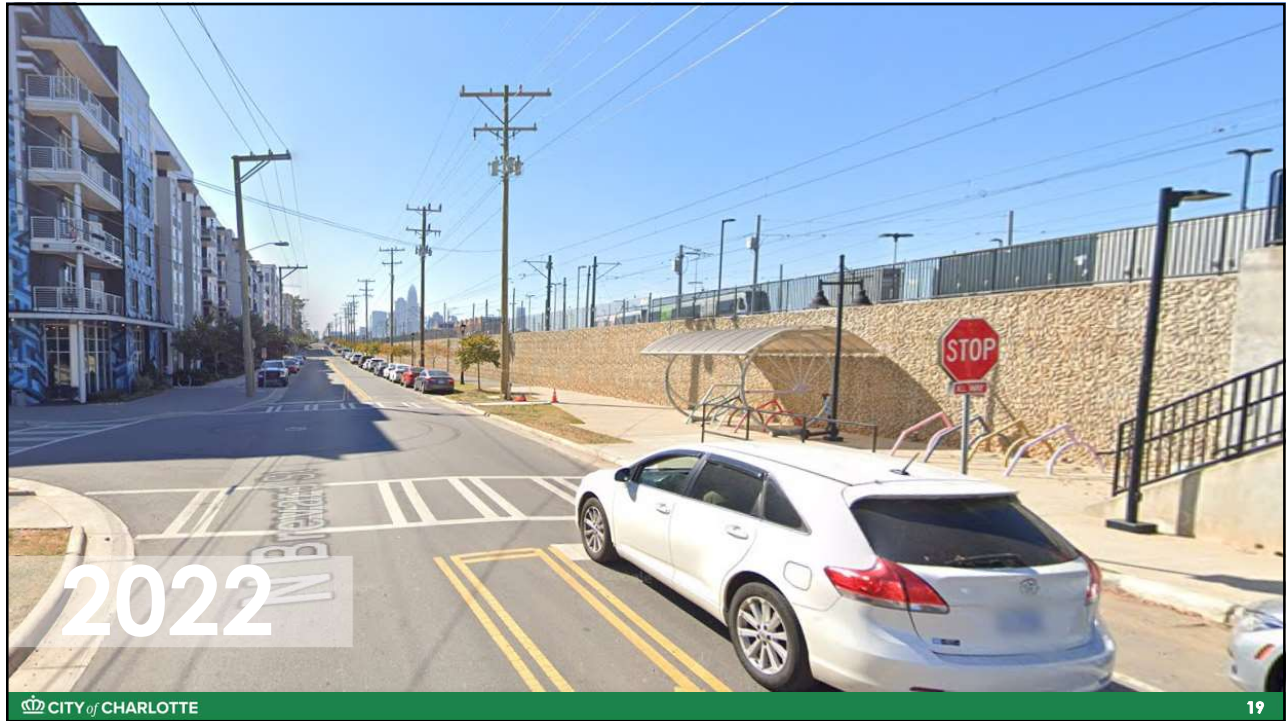


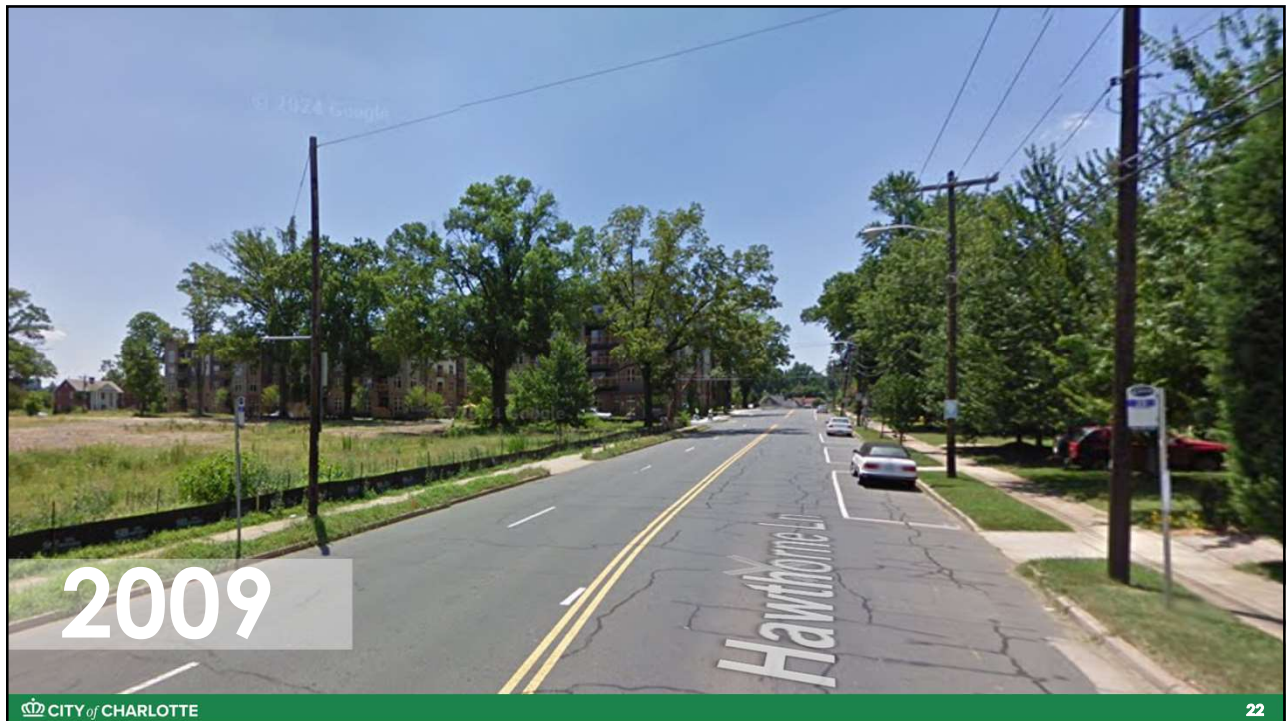
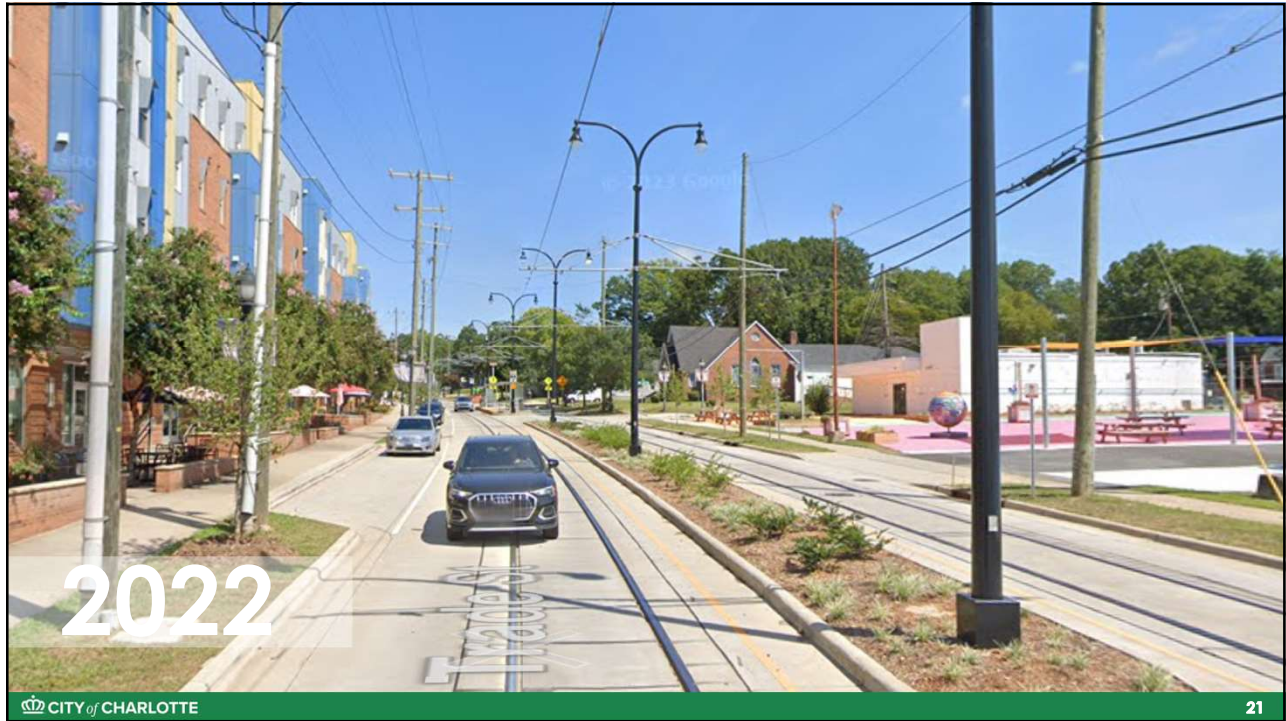
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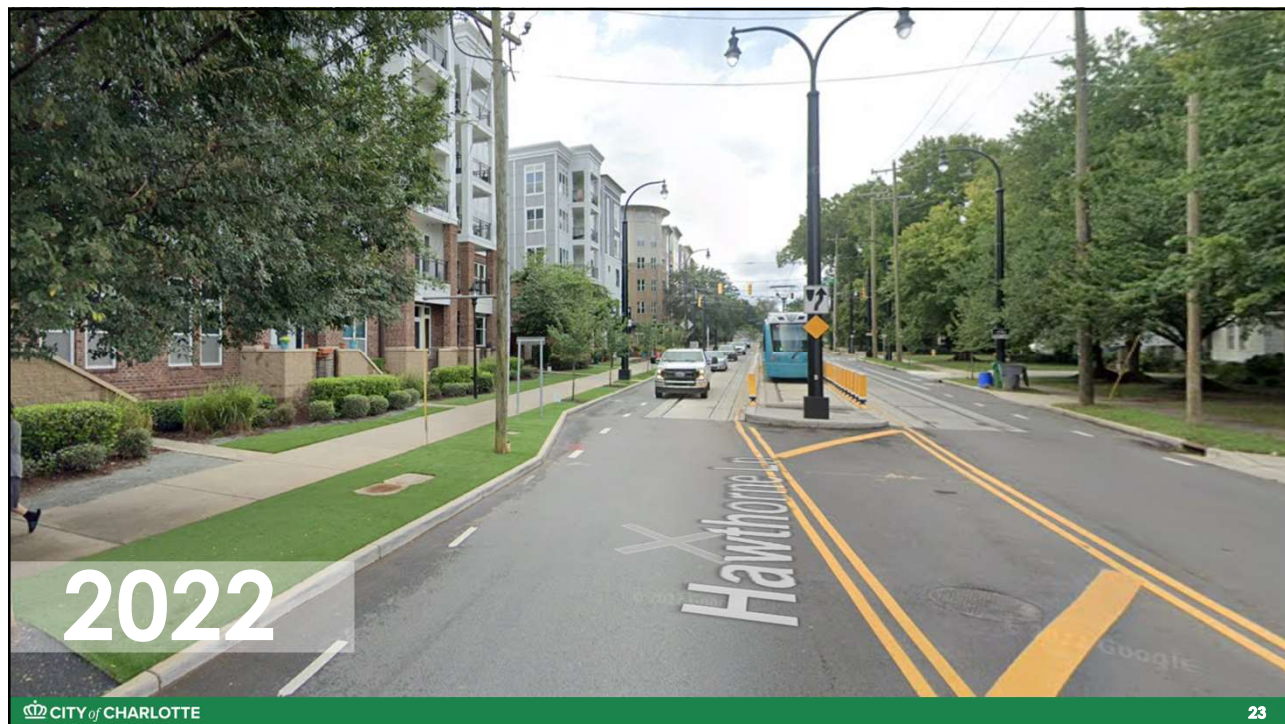


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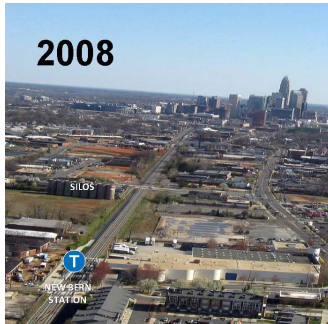




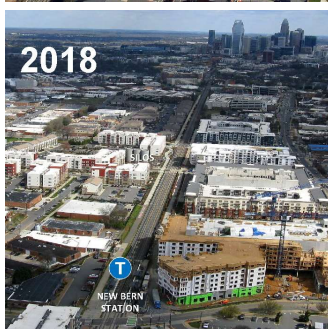




2008



2018



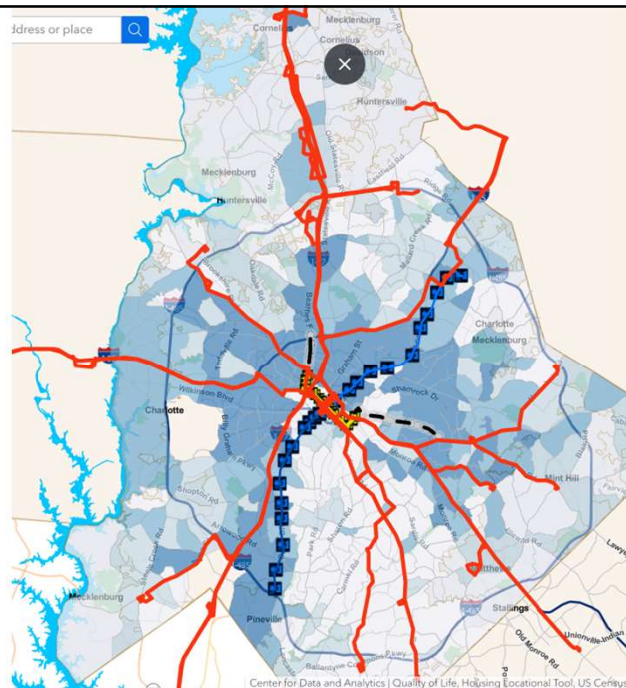
Early TOD Lessons Learned

- ◀ Build in affordability – housing, small business, and commercial - from the beginning
- ◀ Create intentional anti-displacement (residents and business owners) policies
- ◀ Use an “all-of-the-above” approach to provide multiple opportunities for affordability and access

Applying Lessons Learned on Rapid Transit Lines

BEING STRATEGIC:

Utilizing Vulnerability to Displacement Data to Inform Decision-making



CHARLOTTE FUTURE

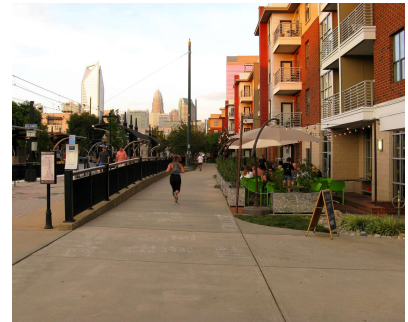
2040 COMPREHENSIVE PLAN

Goal 4: Transit and Trail Oriented Development (2TOD)

Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high performance transit lines and near separated shared-use paths or trails.

Big Policy Ideas

Prioritize equitable TOD (E-TOD) along high-performance transit and trail corridors.



What is Equitable TOD (eTOD)?

Equitable Transit-Oriented Development (eTOD)

- ◀ Equitable TOD provides all people, regardless of socioeconomic status, the opportunity to live near transit stations and experience the benefits of development and access.
- ◀ eTODs are community-focused, inclusive, and incorporate multiple strategies to avoid displacement.

Goals

- ◀ Anti-displacement
- ◀ Capacity-building
- ◀ Affordable housing (creation and preservation)
- ◀ Small business resiliency and access
- ◀ Community resource access
- ◀ Public-facing TOD score card
- ◀ Community-driven policy
- ◀ Pilot projects and programs in station areas

Housing Solutions Toolbox

- ◀ Land Acquisition and Development
- ◀ Housing Trust Fund
- ◀ NOAH Investment Strategy
- ◀ Acquisition, Rehabilitation and Renovation
- ◀ Single Family Rehabilitation



Transit-Oriented Development Land Acquisition

- ◀ January 2024, the City released a rolling RFP seeking innovative transit-oriented development (TOD) affordable housing options
- ◀ The RFP allows for 90% financing of land acquisition with TOD zoning
- ◀ The developer will conduct predevelopment activities and then present a full development proposal
- ◀ TOD fee-in-lieu payments will be used for this activity. To date, **\$4.8** million paid (an additional **\$16** million in commitments have been approved)

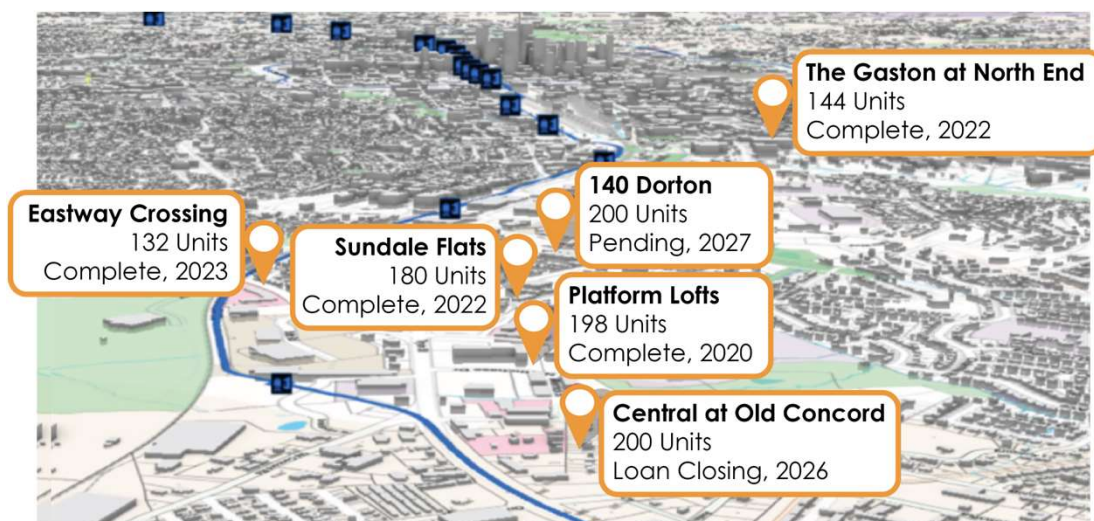


Transit Oriented Development Land Acquisition Example

Developer:	Give Impact, LLC
Funding :	\$3,060,000
Address:	140 Dorton Street
Council District:	1
Commission District:	3
Description:	<ul style="list-style-type: none"> • Acquisition of a 1.85-acre site • Proposed Affordable Housing development • Estimated yield of 200-225 Units • Exact yield and AMI TBD
Zoning:	TOD - TR



Blue Line Extension Investments



Naturally Occurring Affordable Housing Preservation Program

- ◀ Prevents displacement and preserves affordability through long-term deed restriction/affordability requirements
- ◀ Ongoing city-county partnership preserving 12 developments and over 1900 units
- ◀ Rolling RFP allows developers/owners to be responsive to quickly changing market conditions



Acquisition, Rehab, Resell (ARR) Revolving Loan Fund

- ◀ Investors provide capital for a revolving loan fund that invests in the acquisition of single-family homes.
- ◀ The homes are purchased, renovated, and resold to a qualified low-income household. Funds are returned to the revolving fund for another purchase.
- ◀ Partner organizations acquire and rehab homes. Upon repair, homes are sold at affordable prices for qualified households.
- ◀ Home sales include deed restrictions to keep homes affordable and protect against future use as investment properties, helping to stabilize neighborhoods with high rental rates.



LISTED AT
\$279,900



Neighborhood Stabilization and Community Health Workers

- ◀ Resident centered services approach
- ◀ In partnership with Atrium Health, community health workers and housing stability staff work share staying in place solutions
- ◀ Food insecurity, financial literacy, health services, career upskilling



Looking Forward: Plans in Progress

ETOD STRATEGIES (2022)

01

Build the capacity of transit adjacent communities to support ETOD

02

Embed ETOD principles into the municipal planning process

03

Make ETOD required, easier, and more predictable

eTOD Planning in Charlotte

- ◀ Federal Transit Administration Grant Award: \$400,000 (2022)
- ◀ Equitable Transit-Oriented Development planning and implementation will develop **anti-displacement policies, programs, and pilot projects** with marginalized community members to create economic mobility opportunities.
- ◀ Partnership between CATS, City Team and Community Groups to set the vision

Community Stakeholders

- ◀ Latin American Coalition
- ◀ Action NC
- ◀ West Boulevard Coalition
- ◀ Carolina Migrant Network
- ◀ Vietnamese Association of Charlotte
- ◀ Charlotte Mecklenburg Library
- ◀ Charlotte EAST
- ◀ Educated Hoodlums
- ◀ Sustain Charlotte

eTOD Goals Today + Going Forward



Credit: Charlotte Housing Services

- ◀ Anti-displacement
- ◀ Capacity-building
- ◀ Affordable housing (creation and preservation)
- ◀ Small business resiliency and access
- ◀ Community resource access
- ◀ Public-facing TOD score card
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Next Steps: Building Transit Oriented Communities with ETOD Tools



Start early in the process, embedded in the project development



Set a large table with room for the community and partners



Engage in shared learning with other communities building transit



Assess and Plan with equity as the cornerstone



Deploy tools to achieve the common goals in housing, small business, and services

Questions?