LYNX SILVER LINE TRANSIT ORIENTED DEVELOPMENT (TOD) STUDY
AGENDA

1. Welcome
2. What are all the LYNX Silver Line Study Initiatives?
3. What is TOD?
4. What are the goals of the Study?
5. What does the Study include?
6. How can you get involved?
JOIN OUR INTERACTIVE POLL!

- Text SILVERLINETOD220 to 22333
- PollEV.com/silverlinetod220
We want to learn who's in the room! What neighborhood do you live in?
LYNX SILVER LINE PROJECTS

Design & Engineering
Light rail design & engineering

Transit-Oriented Development Study

Rail Trail Study
**LOCALLY PREFERRED ALTERNATIVE**

- 29 Stations/29 Miles
- Connects Belmont, Charlotte, Matthews, Stallings and Indian Trail
- Adopted by MTC on April 28th, 2021

- Continuing evaluation of certain key locations
  - Suttle Avenue Station (station location refinement)
  - Summit Avenue (evaluate new station)
  - First Ward Station (evaluate new station)
  - Monroe Road Corridor (Evaluate new alignment configuration)
  - CPCC (station location refinement)
What excites you about the LYNX Silver Line Station Area?
WHAT IS TRANSIT ORIENTED DEVELOPMENT?

Success of transit is more than just designing for the train....
TOD IS ABOUT

Leveraging transit to support our communities

Mobility & Access  Land Use  Community Design  Equity
DIFFERENT LAND USE PATTERNS...

- Single-family Residential
- Retail/Commercial/Offices
- Multi-family Residential
- Schools/Institutional
- Parks/Open Space
...HAVE DIFFERENT TRANSPORTATION IMPLICATIONS
The success of transit is dependent on the walking and bicycling shed.

½ Mile Walkshed
MOBILITY/ACCESS & TOD

I-485

South End
LAND USE DENSITY & DIVERSITY

Concentrate a mix of complementary, well-integrated land uses within walking distance of the transit station

Source: Planthekeystone.com
WHICH PLACE HAS A HIGHER DENSITY?
WHICH PLACE HAS A HIGHER DENSITY?
Despite the taller buildings, the **First Ward has the higher density**

...as well as more diverse land uses, a mixture of building types, and higher land/tax value
RESIDENTIAL BASED MIXED USE
MIXED-USE RETAIL

Atherton Mill
Residential over retail

The RailYard South End
Office + Residential over retail

CVS in Davidson, NC
Office over retail
COMMUNITY DESIGN- STREET DESIGN

Street Trees
Parking buffer
Coordinated street furniture
Bike parking
Sidewalk 20+ Feet
Building Design
Active Ground Floor Use
Build-to Line

Source: Dan Burden
COMMUNITY DESIGN- STATION DESIGN

WHAT ARE THE POSSIBILITIES?
TRANSIT’S ROLE IN COMMUNITY DESIGN

Charlottesville, VA

Milwaukie/Main Street TriMet MAX, Milwaukie, OR
COMMUNITY DESIGN - PARKS & OPEN SPACES
EQUITABLE TOD IS MORE THAN ABOUT HOUSING

Affordable Housing

Access for All

Business Retention
CONNECTING COMMUNITIES & EXPANDING OPPORTUNITIES
HOW CAN TOD PLANNING ACHIEVE THIS?

Enhance Connectivity

Enhance the existing transportation network to promote good walking, bicycling, and driving connections to transit.

Encourage Transit Supportive Development

Focus a mix of complementary, well-integrated land uses within walking distance of the transit station.

Enhance Community Identity

Use design to enhance community identity around station areas and to make it an attractive, safe, and walkable place.

Expand Opportunities

Optimizing access to transit to enhance economic mobility and access to jobs; increase affordable housing and neighborhood amenities.
What's the most important to include in the station area?

- Office, hotel, retail: 17%
- Residential housing (single family, condos, apartments): 8%
- Vehicle parking at the station: 8%
- Pedestrian and bicycle amenities and connections: 25%
- Parks and public spaces: 42%
INCLUSIVE TOD TEAM

- City of Charlotte
  - *CATS
  - *Planning, Design and Development
  - CDOT
  - Charlotte Douglas International Airport
  - Economic Development
  - Housing & Neighborhood Services
- Cities of Belmont & Gastonia
- Towns of Matthews, Stallings & Indian Trail
- Mecklenburg County

*co-managing agencies
STUDY GOALS

What place do we want to be?
- Diverse corridor = Diverse TOD forms
- Station access and character
- Station area plans for focus areas

How ready is the Corridor for TOD?
- Market and affordable housing assessment
- Employment and other land uses

What infrastructure do we need to access transit and enable TOD?
- New sidewalks, bike facilities, roadways, etc.
HOW IS THIS TOD PLAN DIFFERENT?

- Consider lessons learned from Blue Line
- Acknowledge displacement/gentrification pressures
  - Have upfront discussions and actions on equity
  - Proactively engage affordable housing partners
- Outline infrastructure investment and policies to guide station area vision
- Educate & inform community about TOD
WORK COMPLETED SO FAR

• Evaluated Existing Conditions
  • Development potential
  • Urban/building form
  • Residential & Employment patterns
  • Multimodal Connectivity

• Reviewed relevant past planning efforts
• Evaluated Affordable Housing Conditions
• Assessed Market readiness for TOD
STATION AREA PLANS

- Station Area Concepts for All Stations - what to enhance, preserve/protect, or change
- Testing different types of land uses
- Station Area TOD Plans for 7 Demonstration Station Areas
- Land use policies
INFRASTRUCTURE PLAN

- Multimodal infrastructure
- Parks and open spaces
- Preservation of affordable housing opportunities
- Potential joint-use developments
HOW YOU CAN GET INVOLVED!
ENGAGEMENT ACTIVITIES

Station Area Planning Workshops

- **July 13**
  - Remount
  - Hygee West
- **July 15**
  - Belmont
  - The Point Church
- **July 20**
  - Bojangles
  - 11th Street R Bearden Park
- **July 21**
  - Village Lake
  - Regional Library
- **July 22**
  - Downtown Matthews
- **July 23**
  - Stallings/Indian Trail

Station Area Planning Education & Engagement

- **June 21 to 23**
  - TOD Team Work Session
- **June 22**
  - Virtual Public Meeting
- **June 22**
  - TOD Website & Survey
- **August to October**
  - Community Pop-up Events
STATION AREA PLANNING WORKSHOPS

July 12
Belmont
The Point Church

July 13
Remount
Hygge West

July 15
11th Street
R Bearden Park

July 20
Bojangles

July 21
Village Lake
Independence Regional Library

July 22
Downtown
Matthews

July 23
Stallings/
Indian Trail
STATION AREA PLANNING WORKSHOP
OUTDOOR IN-PERSON MEETINGS
ENGAGEMENT ELEMENTS
TAKE OUR SURVEY!

https://publicinput.com/SilverLineTOD
Who isn't here today who you are going to tell about the July Station Area planning workshops?

- My family and I will be there! 11%
- Will tell my co-workers at the (virtual) water cooler tomorrow! 22%
- I'm bringing my friends and neighbors! 44%
- I'm sharing on social media as we speak! 11%
- My dog and I will be there! 11%
Thank you!

CONTACT US!

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