



ACTION STEPS

“TOD is the ultimate mobility glue linking all the other modes of transportation together through the spine of rail. And it is a place where one can live a life of choice”

SCOTT POLIKOV

GATEWAY PLANNING

Action Steps

The following action steps should be undertaken to implement the strategies to develop successful transit-oriented development along the Light Rail Corridor.

PRIORITIZATION

- ☐ **Rank** TOD priorities against other municipal and county capital needs (*All, June 2019*)
- ☐ **Program** TOD investments and funding sources in Capital Improvement Plans (*All, June 2020*)

AFFORDABLE HOUSING

- ☐ **Set** targets for dedicated affordable homes at each station based on projected need (*All, 2019*)
- ☐ **Identify** traditional and non-traditional funding sources with the greatest potential (*All, 2019*)
- ☐ **Prioritize** strategies and projects to meet the targets (*All, 2020*)
- ☐ **Identify** properties along line to conserve existing affordable homes (*All and TJCOG, 2020*)
- ☐ **Calibrate** density bonuses to maximize creation of new affordable homes (*CH, DU, DC, 2020*)
- ☐ **Streamline** standards & processes to reduce regulatory costs of new homes (*CH, DU, DC, 2021*)
- ☐ **Enact** methods that leverage increased property values to fund affordable homes (*All, 2021*)
- ☐ **Evaluate** and Buy properties along line to land bank for future affordable homes (*All, 2023*)
- ☐ **Partner** with institutions, developers, and lenders to fund and build affordable homes (*All*)

INFRASTRUCTURE

- ☐ **Petition** NCDOT for a left turn on NC 54 to enable office TOD at Woodmont (*CH, DC, 2019*)
- ☐ **Analyze and Fund** sewer needs and complete street network at Gateway (*CH, DC, OC, 2020*)
- ☐ **Jointly Fund** complete street bridge over I-40 from Gateway to Patterson Place (*All, 2020*)
- ☐ **Fund** bike/ped crossings on NC 54 and bridge over US 15-501 at Gateway (*CH, DC, OC, 2021*)
- ☐ **Fund** sewer lift stations and outfalls at Patterson Place and Leigh Village (*DU, DC 2019*)
- ☐ **Prioritize** additional sewer projects based on south Durham capacity analysis (*DU, DC, 2021*)
- ☐ **Enhance** bike/ped experience under NC 147 at Buchanan, Blackwell, & Grant (*DU, DC, 2023*)

PARKING

- ☐ **Host** educational summit to set the stage for parking districts (*GoTriangle, 2019*)
- ☐ **Prioritize** parking districts based on conditions at each station (*CH, DU, and GoTriangle, 2020*)
- ☐ **Strengthen** Travel Demand Management program and link to auto trip caps (*CH, DU, DC, 2021*)
- ☐ **Establish** first parking district with shared, unbundled and priced parking (*DU, 2022*)

PARTNERSHIPS

- ☐ **Support** creation of community and business improvement groups in station areas (*All*)
- ☐ **Track** TOD Transformation across the line and at individual stations (*GoTriangle and TJCOG*)

STREETS AND PUBLIC SPACE

- ☐ **Adopt** policy that prioritizes bike/ped/bus experience over vehicular Level of Service (*All, 2019*)
- ☐ **Adopt** TOD street policy that supports the creation of bike/ped-friendly streets (*CH, DU, 2020*)
- ☐ **Enact** public space standards that complement zoning and street design rules (*CH, DU, DC, 2020*)

- **Evaluate and Adopt** alternatives to vehicular Level of Service for TOD projects (*CH, DU, DC 2021*)

ZONING

- **Adopt** transit-supportive future land use map designations and policies (*CH, 2019*)
- **Enact** Patterson Place Design District UDO amendment and rezoning (*DU, DC, 2019*)
- **Remove** barriers to building Missing Middle Housing near light rail stations (*CH, DU, DC, 2020*)
- **Rezone** other areas in the Compact Neighborhood Tier to Design Districts (*DU, DC, 2022*)
- **Establish** TOD standards and review processes and Apply them to station areas (*CH, 2022*)
- **Continue** Partnering with Universities as they update master plans and seek approvals (*CH, DU*)

Key: CH – Chapel Hill, DU – City of Durham, DC – Durham County, OC – Orange County, All – All Four Jurisdictions

