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, 2020](#))
- **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