

Transit-Oriented Development Overlay Zoning



Public Meeting
May 11, 2022

Virtual Meeting Basics



- This meeting may be recorded. By continuing in this meeting, you agree to being recorded.
- Please stay muted through the presentation; Q&A/discussion follows the presentation.
- Use “Raise Hand” function during Q&A so only one person speaks at a time. In “Reactions” menu or *9 on phone.
- Mute/unmute on phone *6.

Agenda: TOD Overlay Area Public Meeting



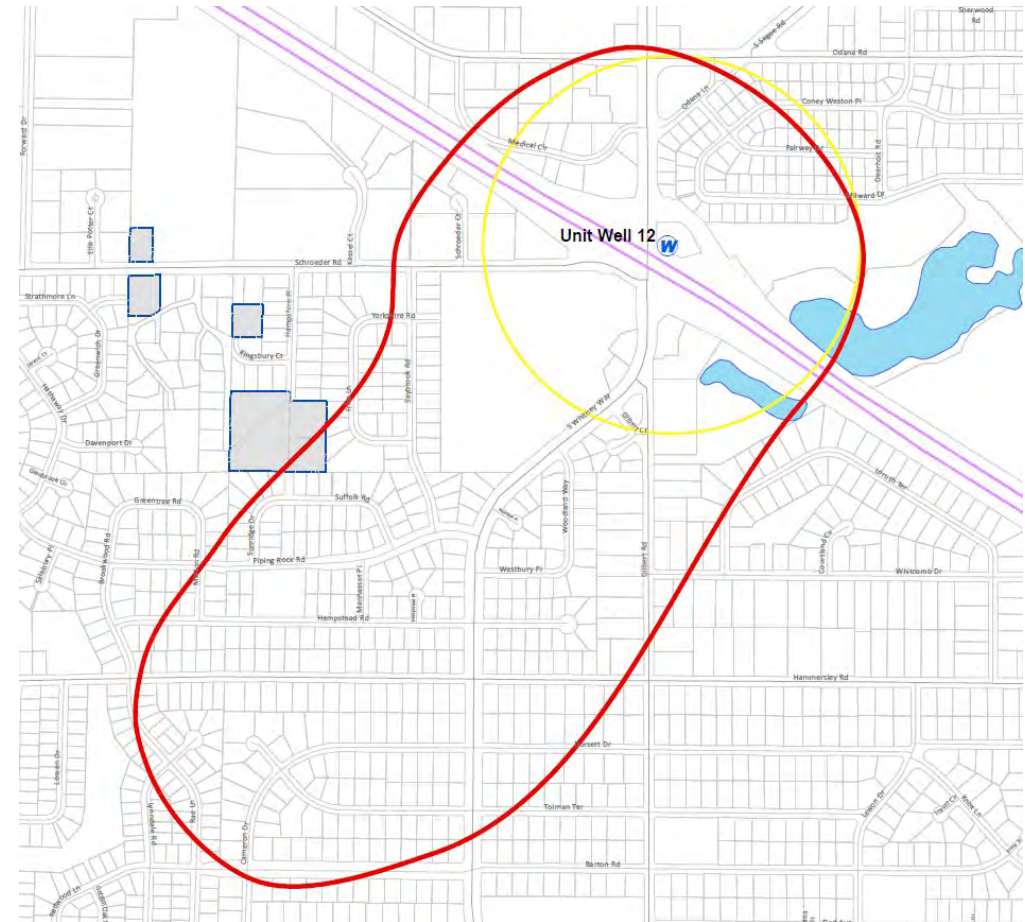
1. What is *Transit-Oriented Development* (TOD)?
2. TOD in Comprehensive Plan
3. Draft TOD overlay boundary
4. TOD overlay zoning adjustments
5. TOD overlay project examples
6. Q&A



What is ?



- TOD = pedestrian-oriented, compact, mixed-use development that is centered on quality public transit.
- Zoning = city ordinance that regulates allowed land uses, building heights, building setbacks from property lines, and density.
- Overlay zoning = added to base zoning district to modify underlying zoning regulations. Example: wellhead protection overlay limits uses that could contaminate city wells.



TOD in the Comprehensive Plan



City projected to add over 100,000 residents between 2020-2050

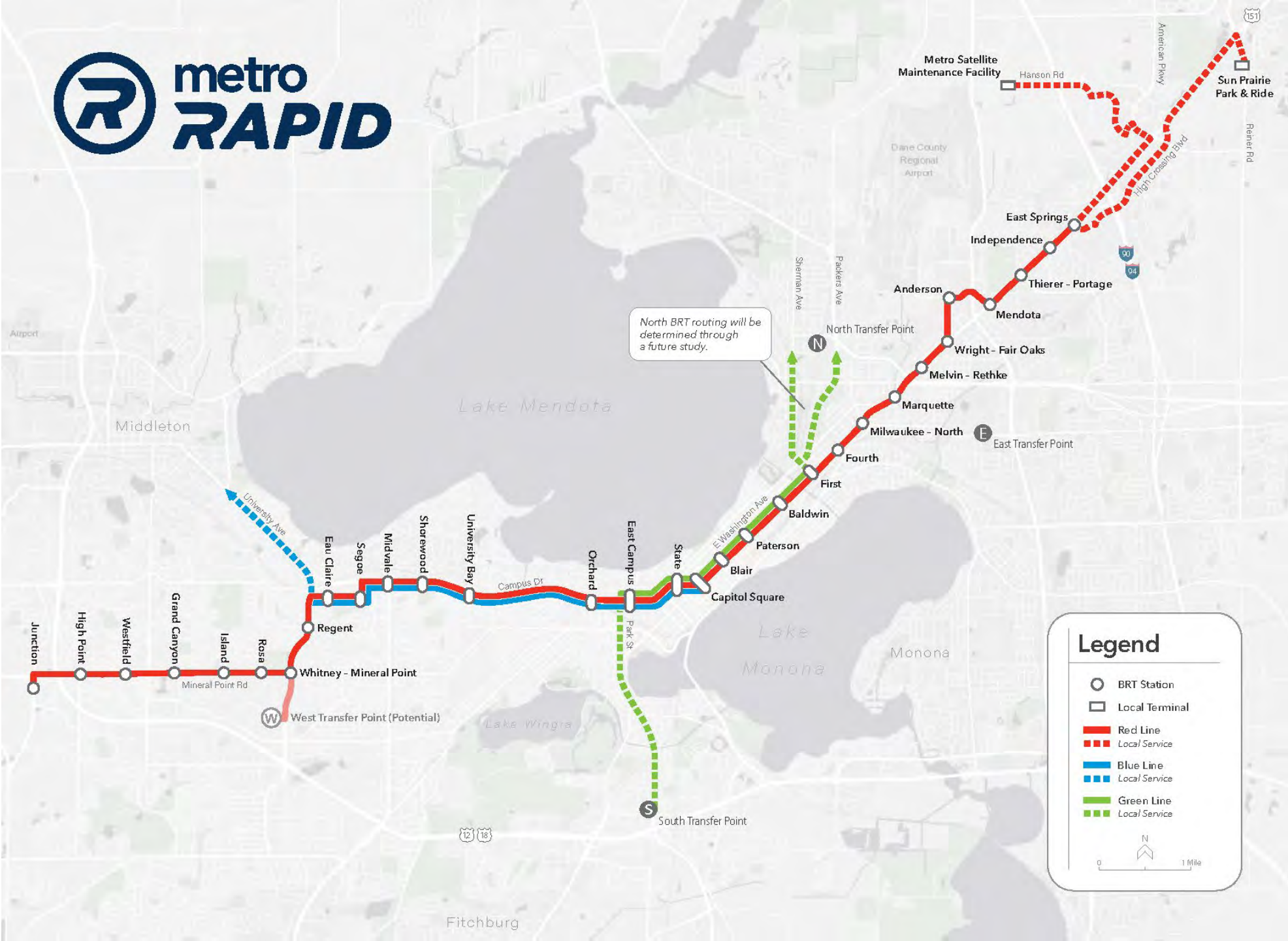
2018 Comprehensive Plan, Land Use & Transportation Strategy #5:

“Concentrate the highest intensity development along transit corridors, downtown, and at Activity Centers.”

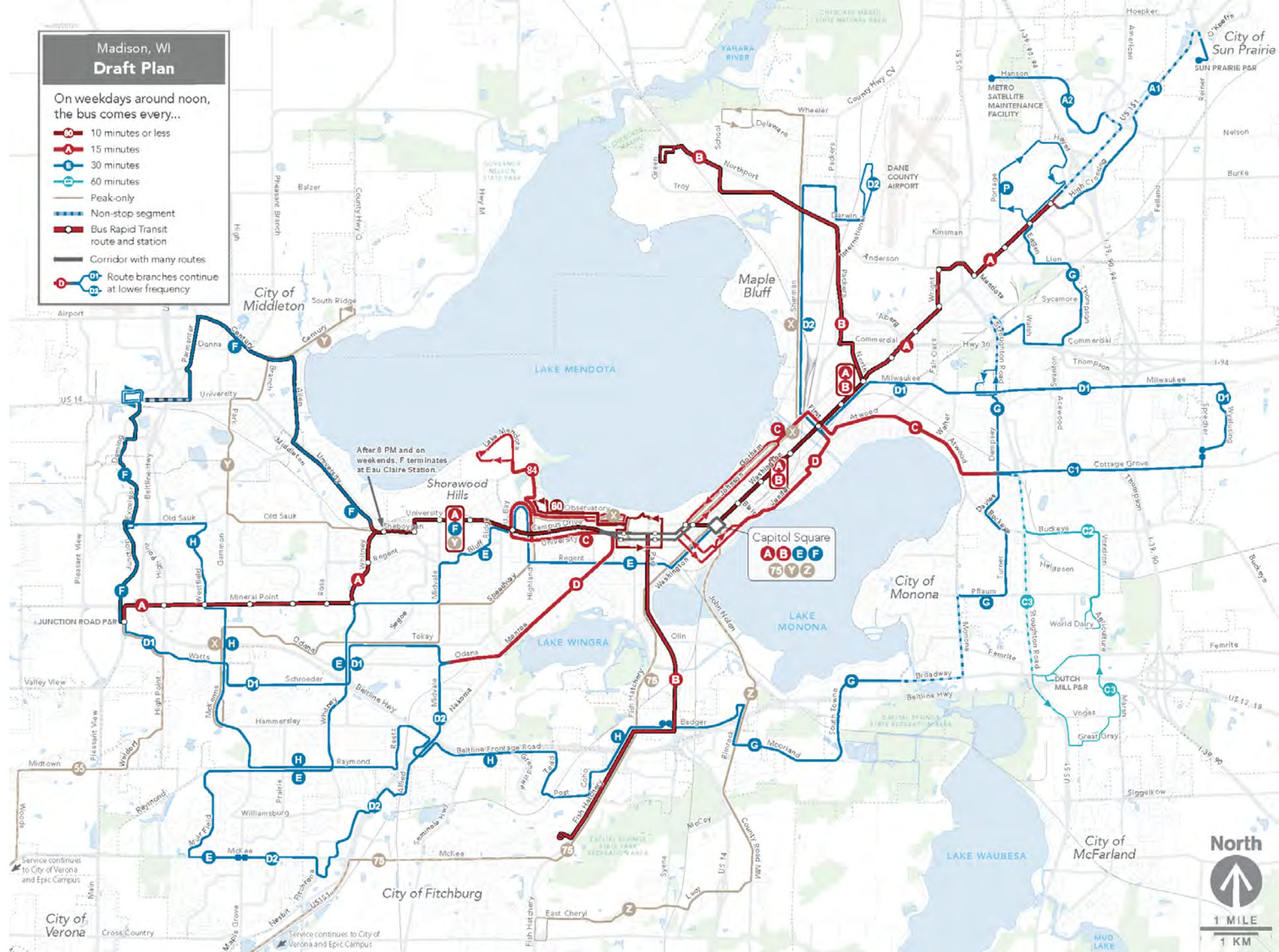
Action A: “Implement Transit Oriented Development (TOD) overlay zoning along BRT and other existing and planned high-frequency transit service corridors to create development intensity minimums, reduce parking requirements, and support transit use.”



Bus Rapid Transit (BRT)



Draft Metro Transit Network Redesign



Why TOD?



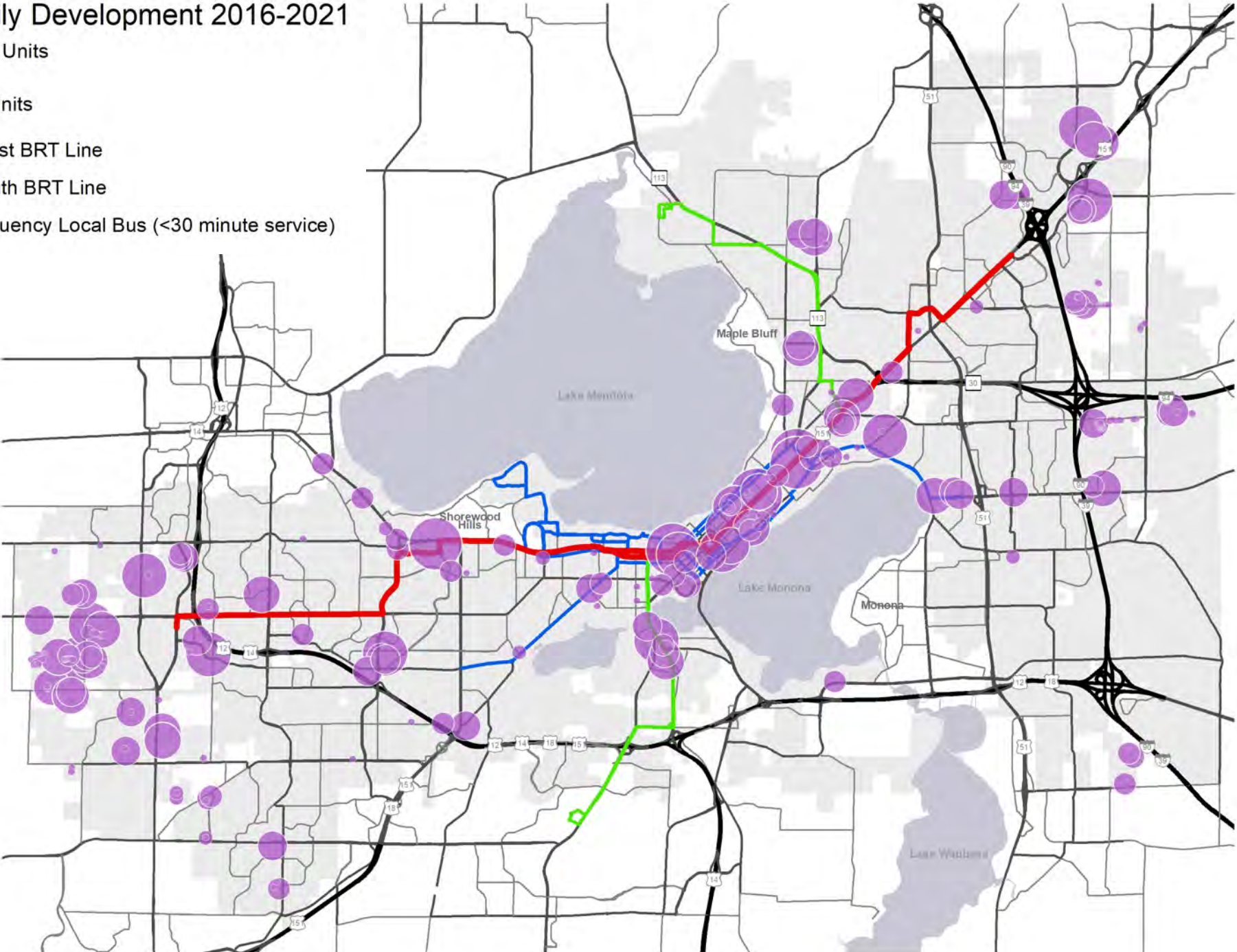
- Reduce dependence on automobiles by enabling households to go “car light” or car free.
- Reduce emissions and driving’s negative impact on the environment.
- Provide an alternative to getting stuck in traffic.
- Enhance mobility without costly or unfeasible roadbuilding projects.
- Create neighborhoods and corridors with easy access to services and goods without a car.
- Enhance access to employment.



Madison Multifamily Development 2016-2021

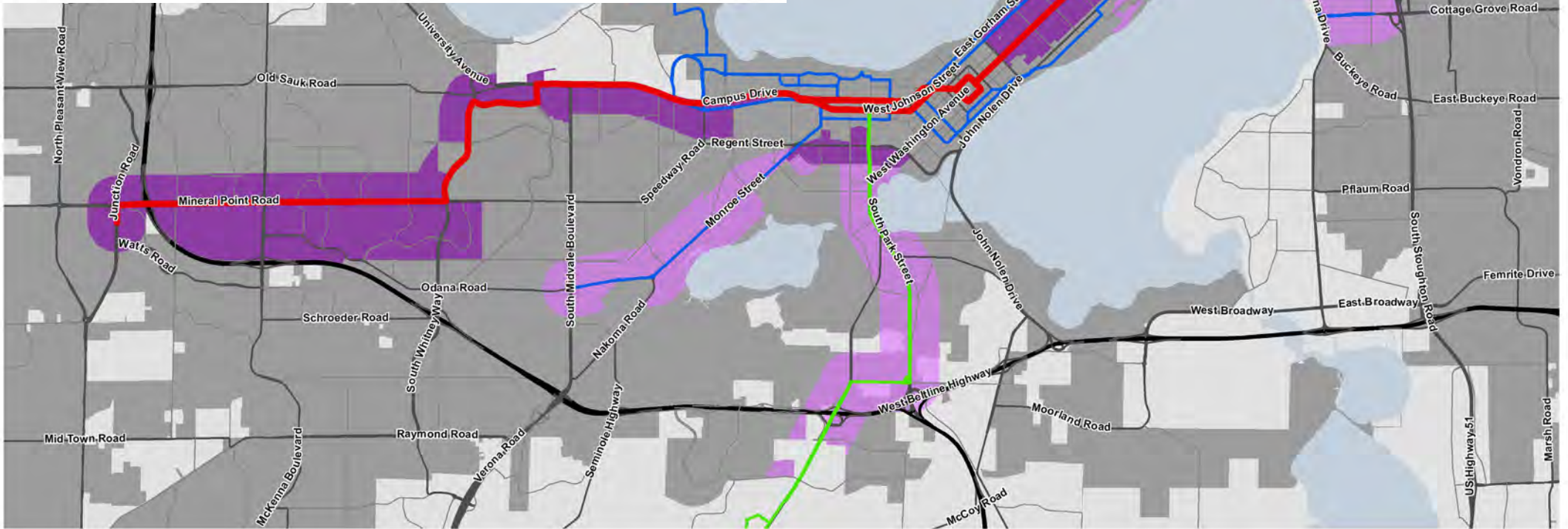
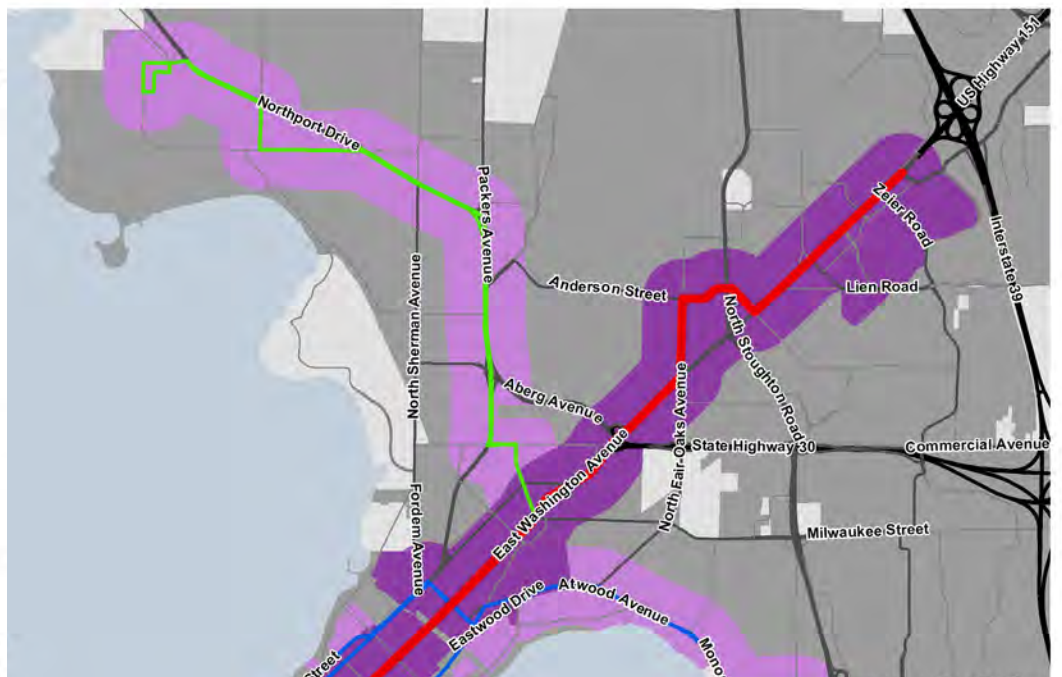
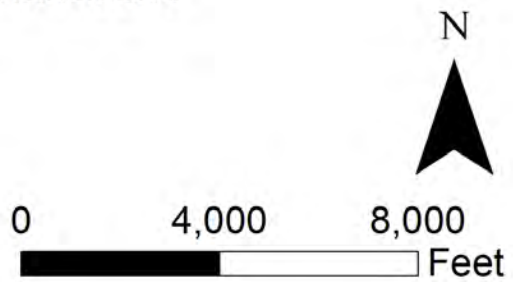
— 200+ Dwelling Units
○ ≤15 Dwelling Units

— Approved East-West BRT Line
— Planned North-South BRT Line
— Planned High-Frequency Local Bus (<30 minute service)

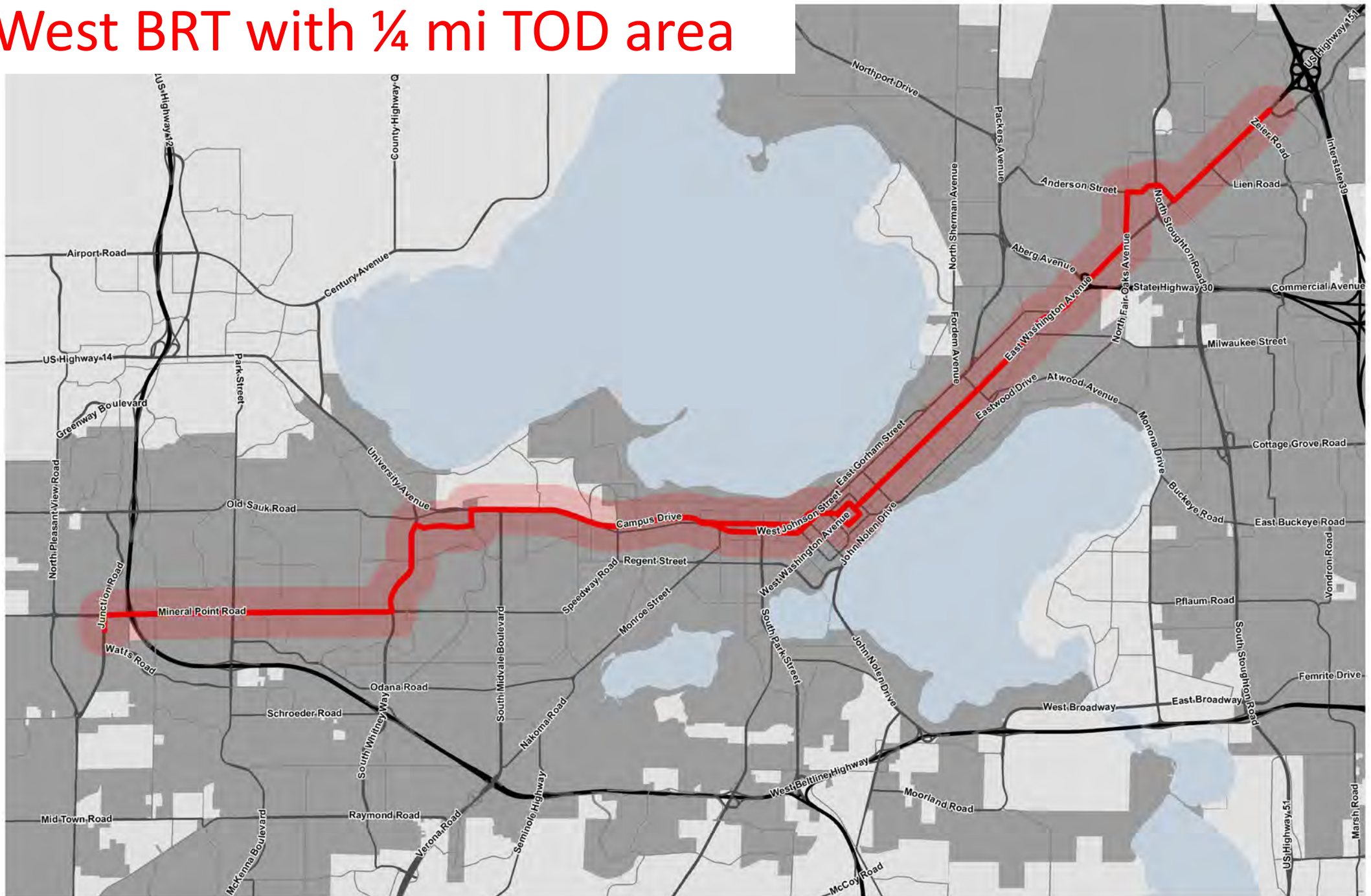


DRAFT Transit-Oriented Development Overlay Area

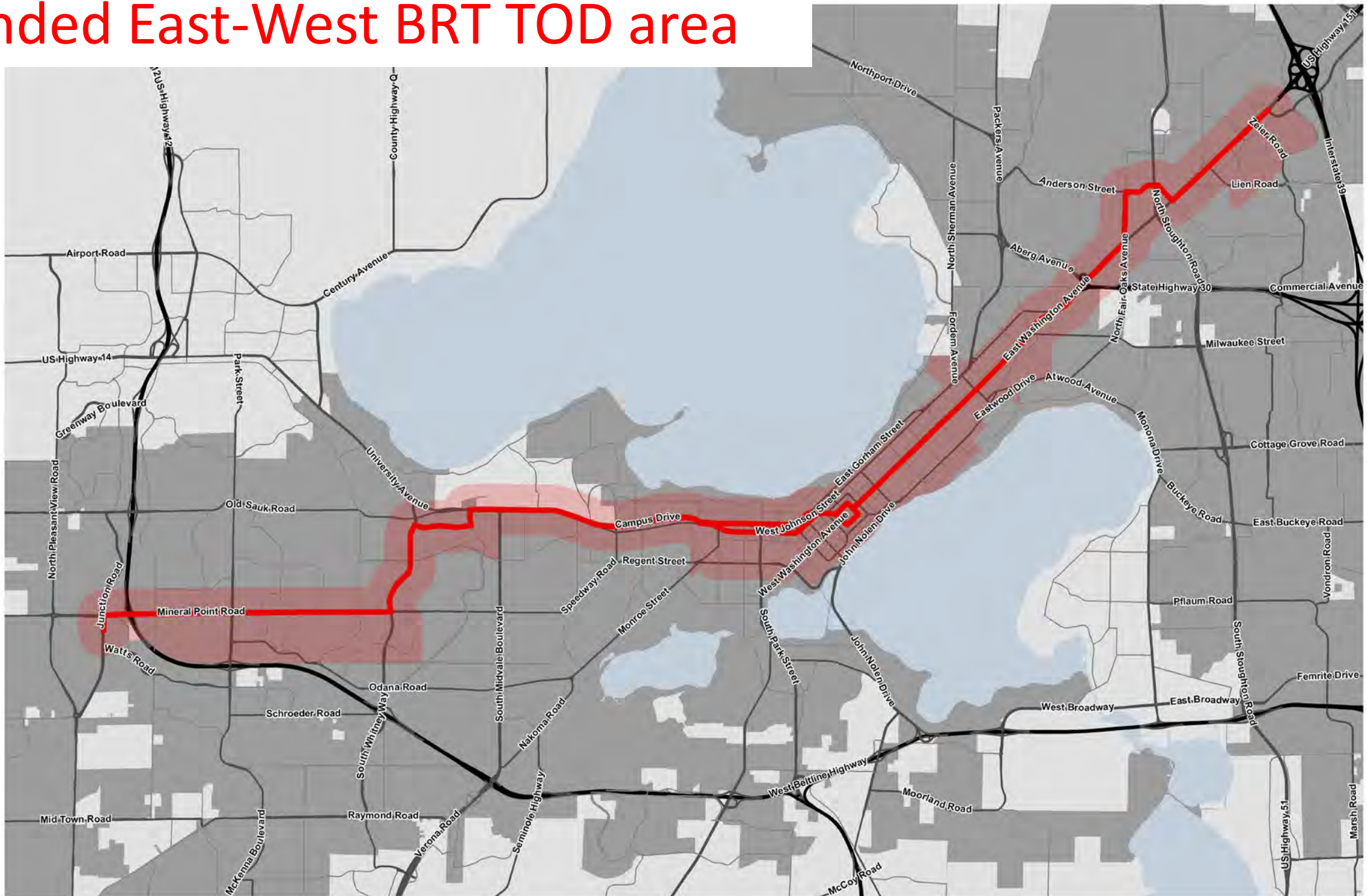
- Approved East-West BRT Line
- Planned North-South BRT Line
- Planned High-Frequency Local Bus (<30 min. headway)
- Phase 1: East-West BRT Route Overlay Area
- Future Phases: High-Frequency Local Transit and North-South BRT Overlay Areas
- Collector Street
- Arterial Road
- Highway
- Other Cities, Villages, and Towns



East-West BRT with ¼ mi TOD area



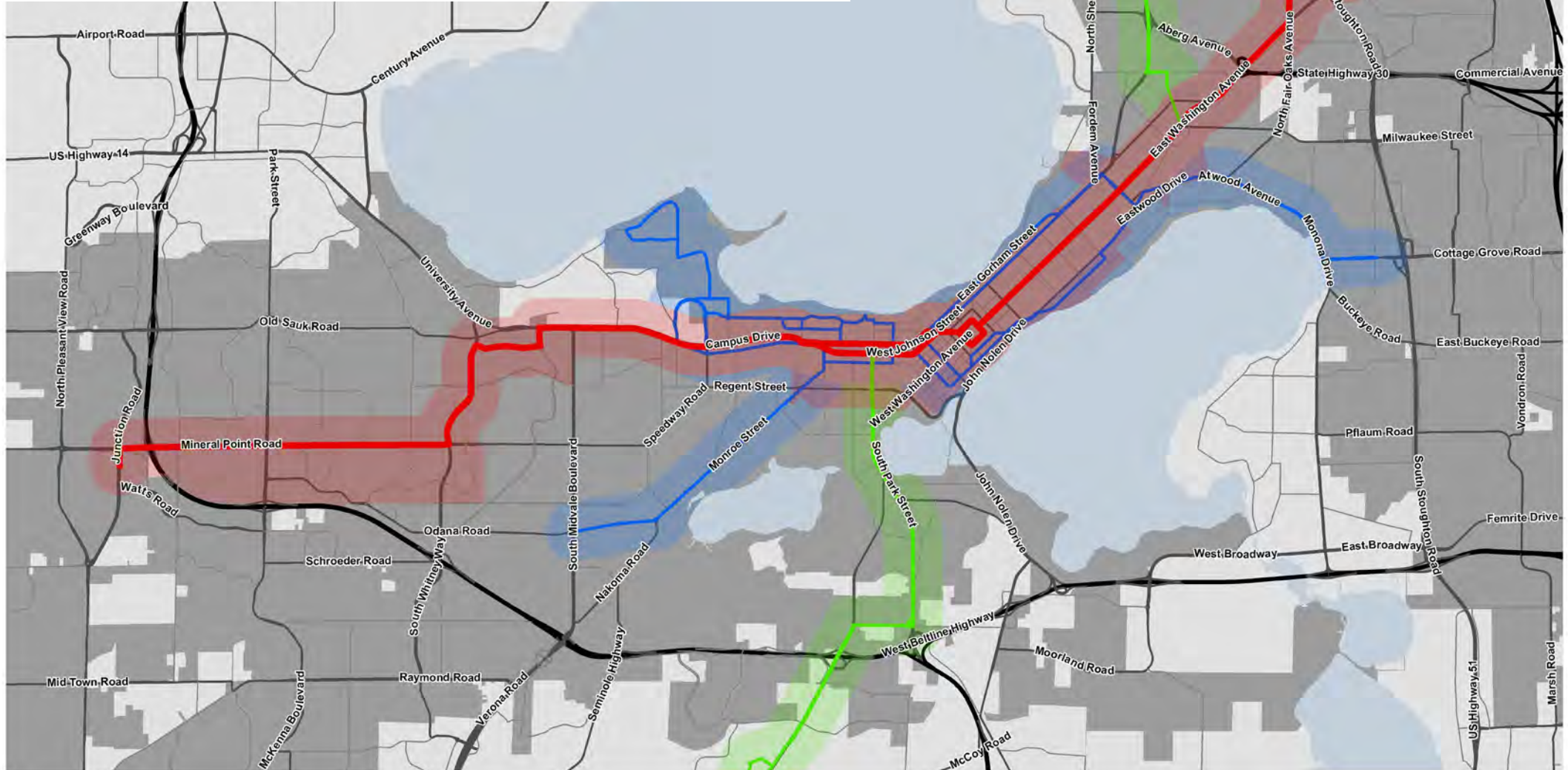
Expanded East-West BRT TOD area



Expanded East-West BRT TOD

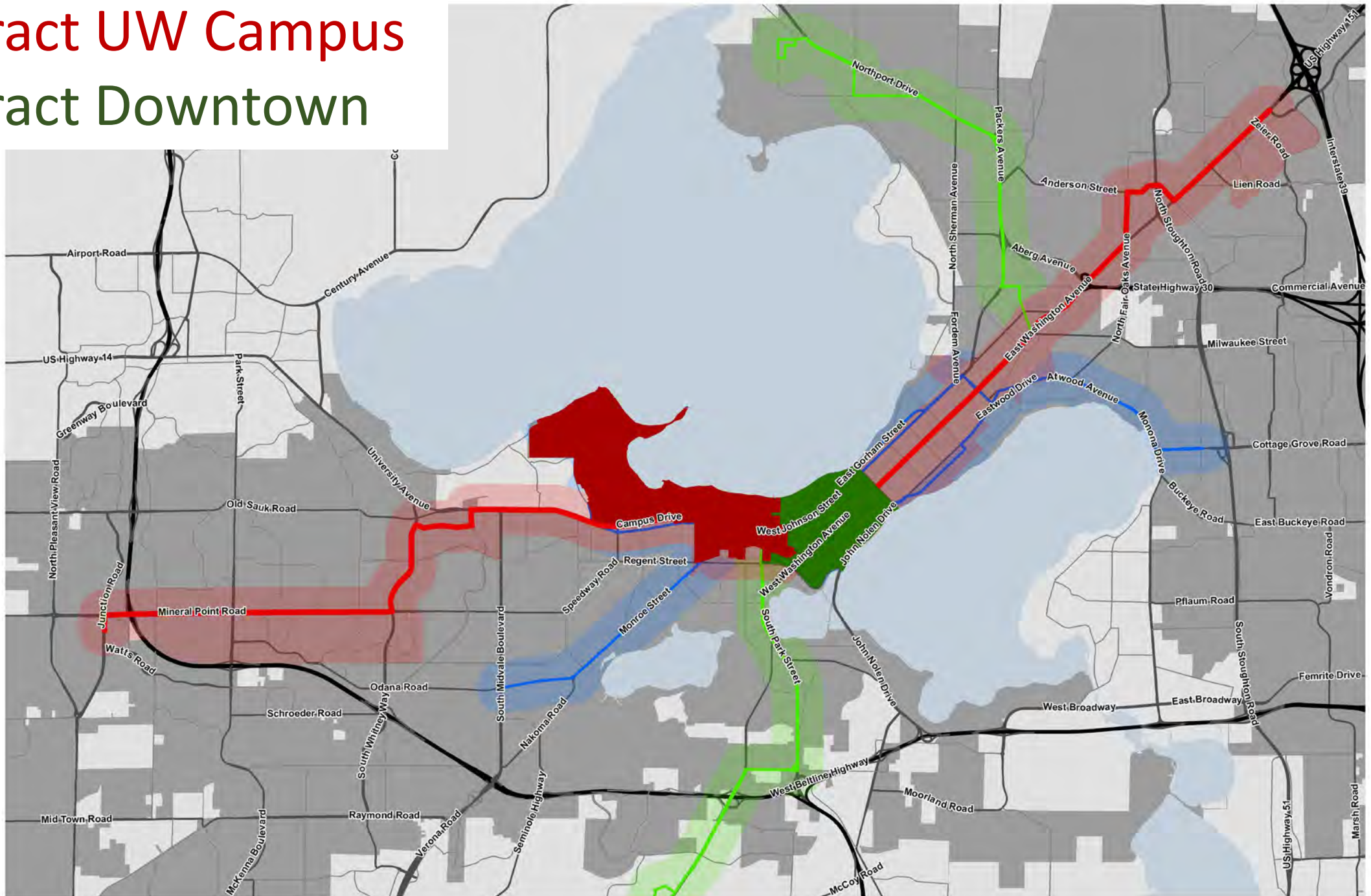
North-South BRT TOD

High-Frequency Local Transit



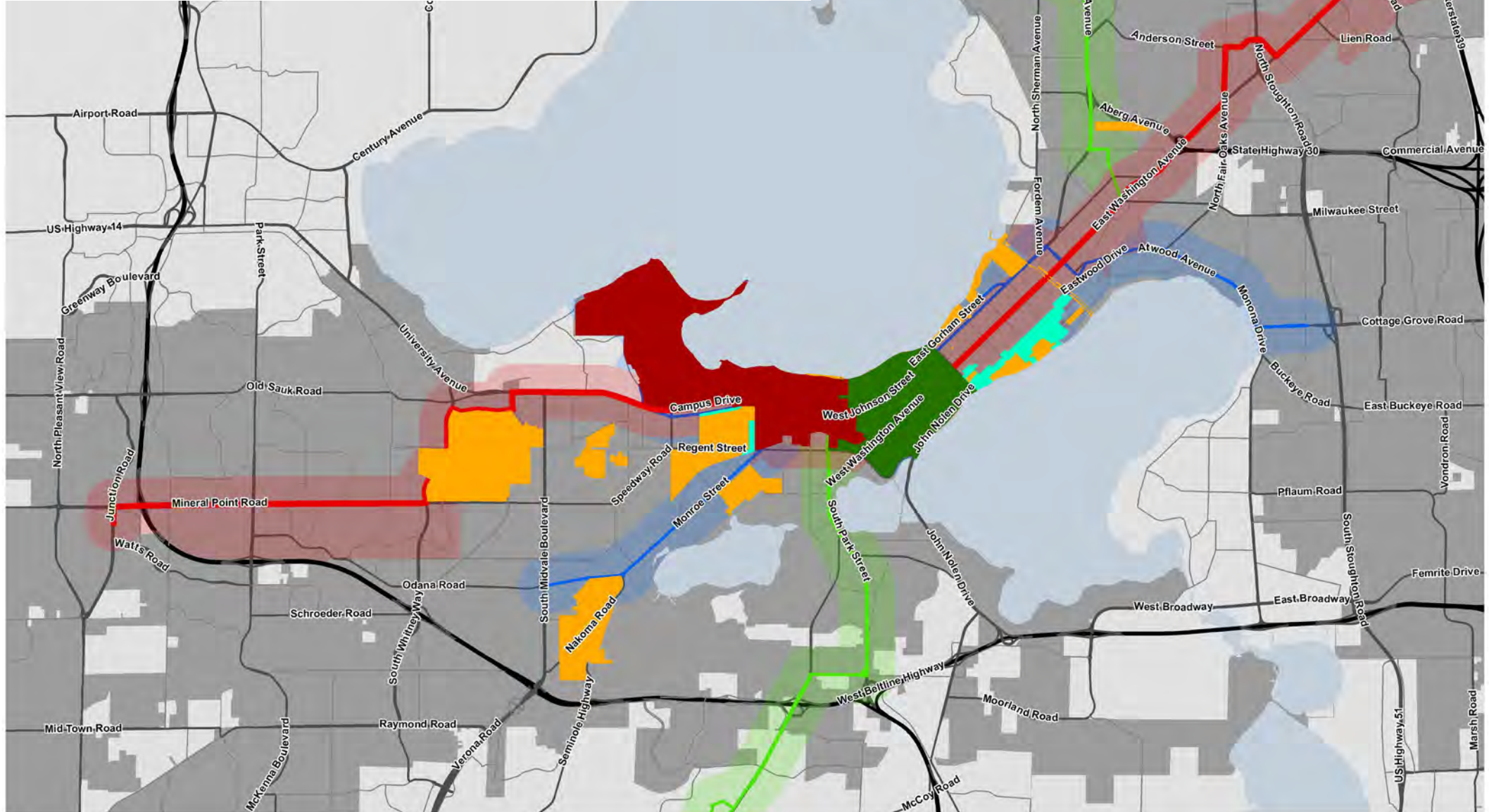
Subtract UW Campus

Subtract Downtown












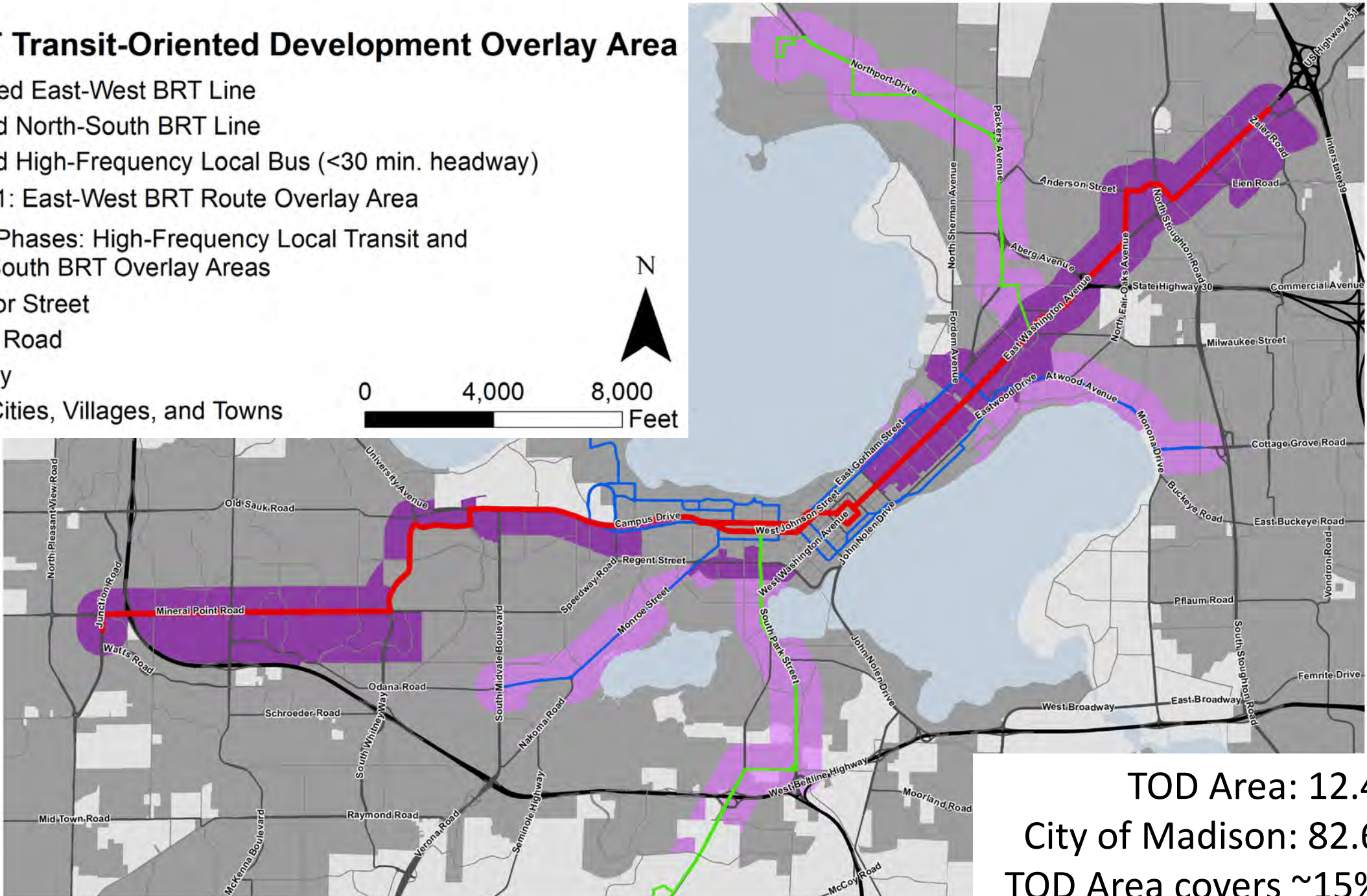
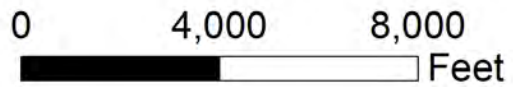
Subtract National Historic Districts

Subtract Local Historic Districts



DRAFT Transit-Oriented Development Overlay Area

-  Approved East-West BRT Line
-  Planned North-South BRT Line
-  Planned High-Frequency Local Bus (<30 min. headway)
-  Phase 1: East-West BRT Route Overlay Area
-  Future Phases: High-Frequency Local Transit and North-South BRT Overlay Areas
-  Collector Street
-  Arterial Road
-  Highway
-  Other Cities, Villages, and Towns



TOD Area: 12.4 sq. mi.
 City of Madison: 82.6 sq. mi.
 TOD Area covers ~15% of City

Draft Changes to Underlying Zoning



Allow for more intensive (re)development within the overlay

- Allow more dwelling units as a permitted use. Examples:
 - Property zoned for a single-family home may be allowed to have a two-unit building and an accessory dwelling unit
 - Property zoned for up to a 24-unit building as a permitted use may allow up to a 36-unit building as a permitted use.
- Additional building height allowed in select underlying zoning districts.
- Require a minimum of two stories for new buildings in employment, mixed-use, and multifamily residential zoning districts.

Draft Changes to Underlying Zoning

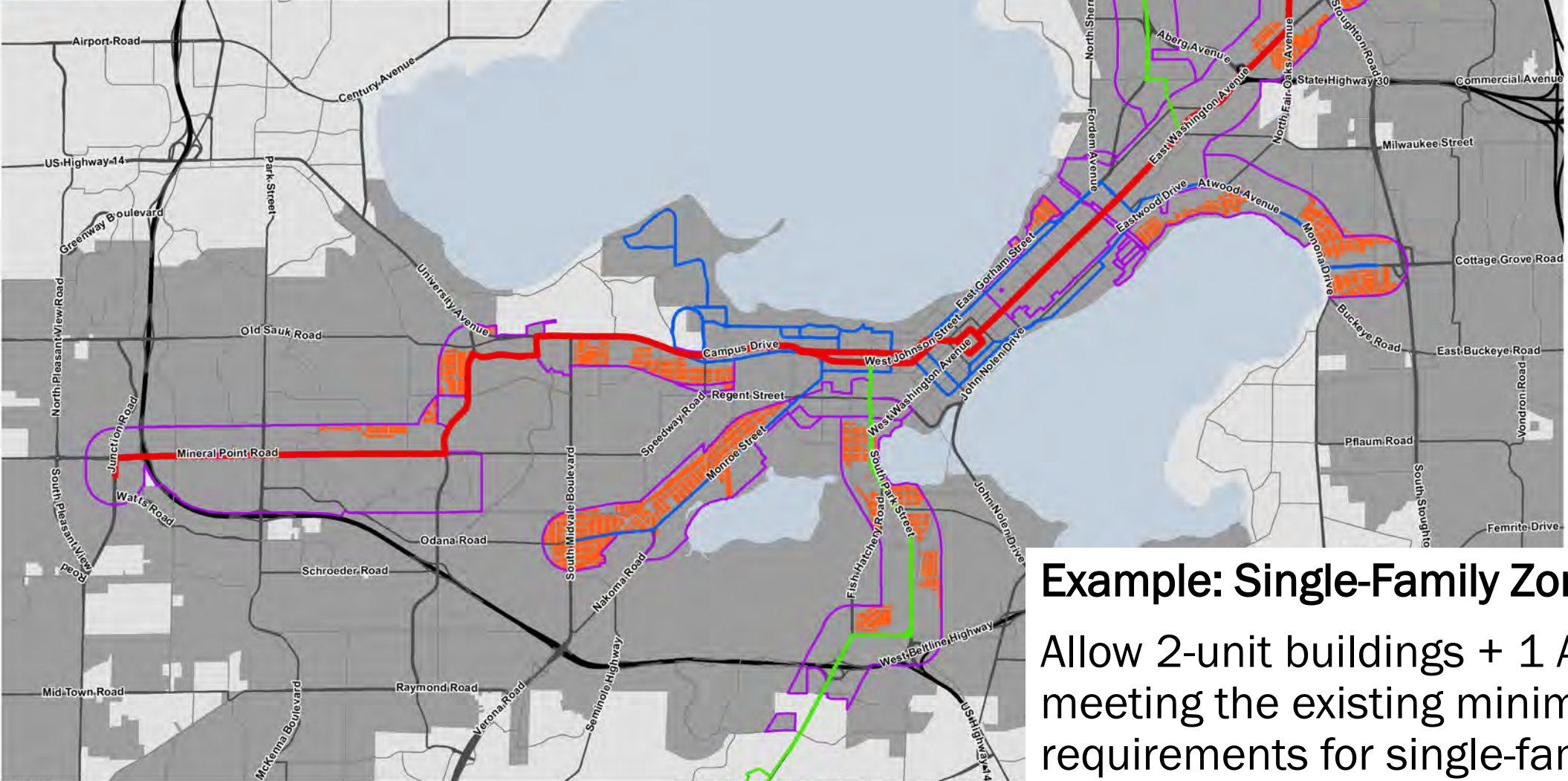
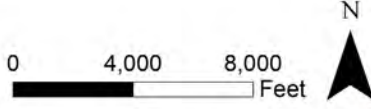


Promote transit over automobiles within the overlay

- Eliminate (car) parking minimums and reduce parking maximums.
- More stringent building form/site layout regulations for auto-oriented uses like drive-throughs, gas stations, and auto repair businesses.

Zoning Within Draft TOD Overlay Area

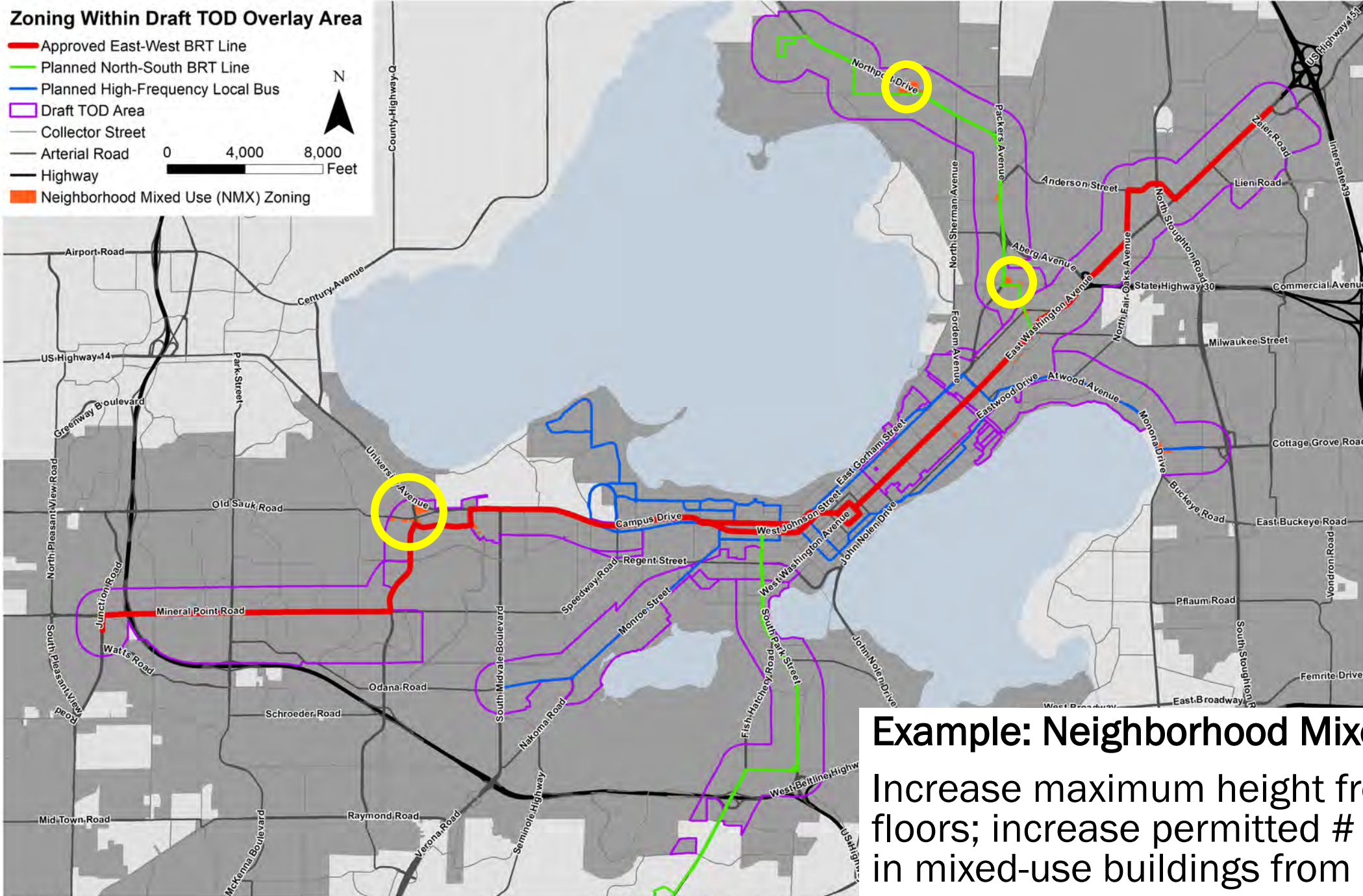
- Approved East-West BRT Line
- Planned North-South BRT Line
- Planned High-Frequency Local Bus
- Draft TOD Area
- Collector Street
- Arterial Road
- Highway
- Single-Family Residential Zoning (SR-C1, SR-C2, TR-C1, TR-C2, TR-C3)



Example: Single-Family Zoning Districts:
Allow 2-unit buildings + 1 ADU for any lot meeting the existing minimum lot area requirements for single-family homes.

Zoning Within Draft TOD Overlay Area

- Approved East-West BRT Line
- Planned North-South BRT Line
- Planned High-Frequency Local Bus
- Draft TOD Area
- Collector Street
- Arterial Road
- Highway
- Neighborhood Mixed Use (NMX) Zoning



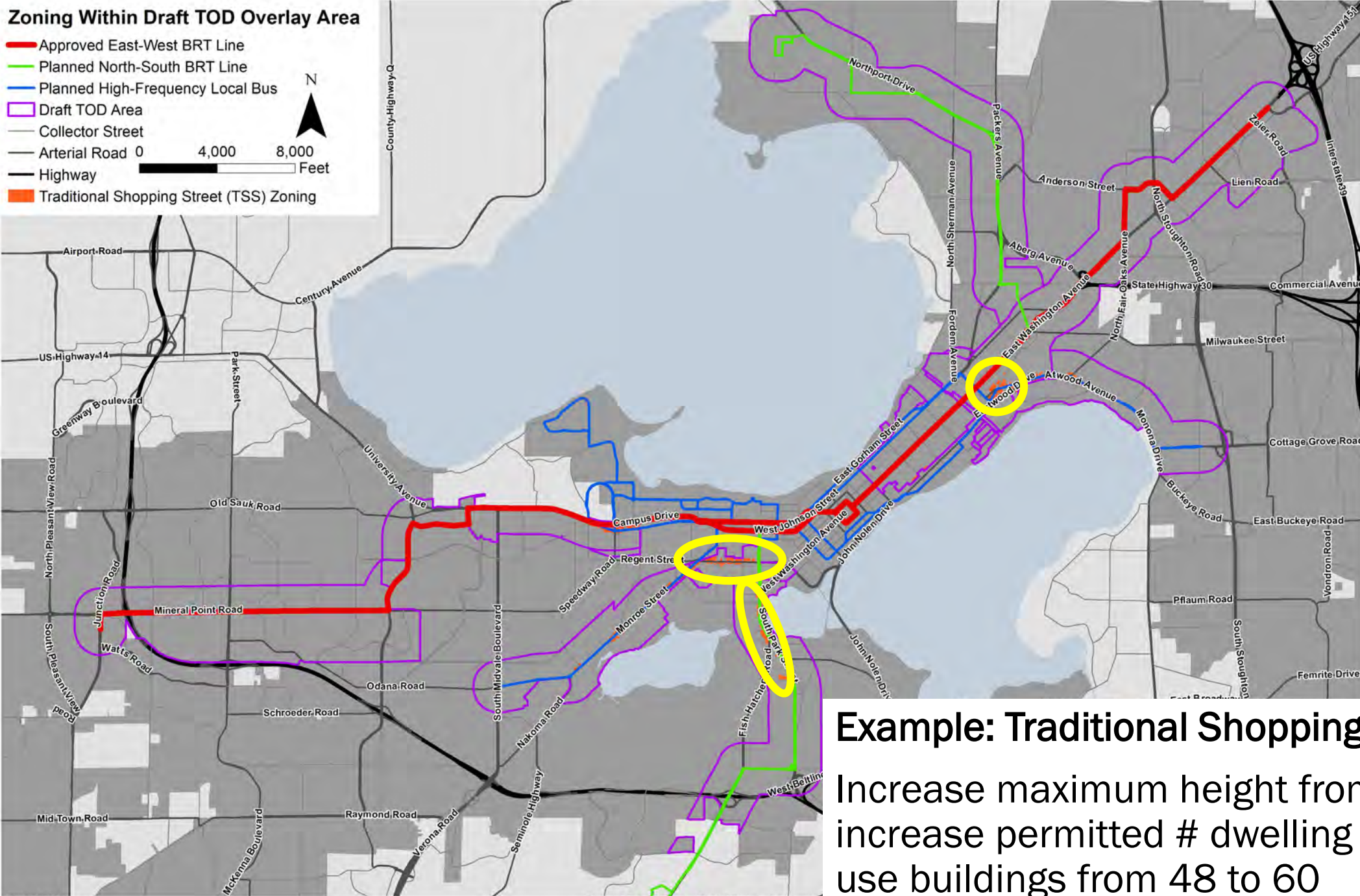
Example: Neighborhood Mixed Use District:
Increase maximum height from 3 to 4 floors; increase permitted # dwelling units in mixed-use buildings from 24 to 36

Zoning Within Draft TOD Overlay Area

- Approved East-West BRT Line
- Planned North-South BRT Line
- Planned High-Frequency Local Bus
- Draft TOD Area
- Collector Street
- Arterial Road
- Highway
- Traditional Shopping Street (TSS) Zoning



0 4,000 8,000 Feet



Example: Traditional Shopping Street District:

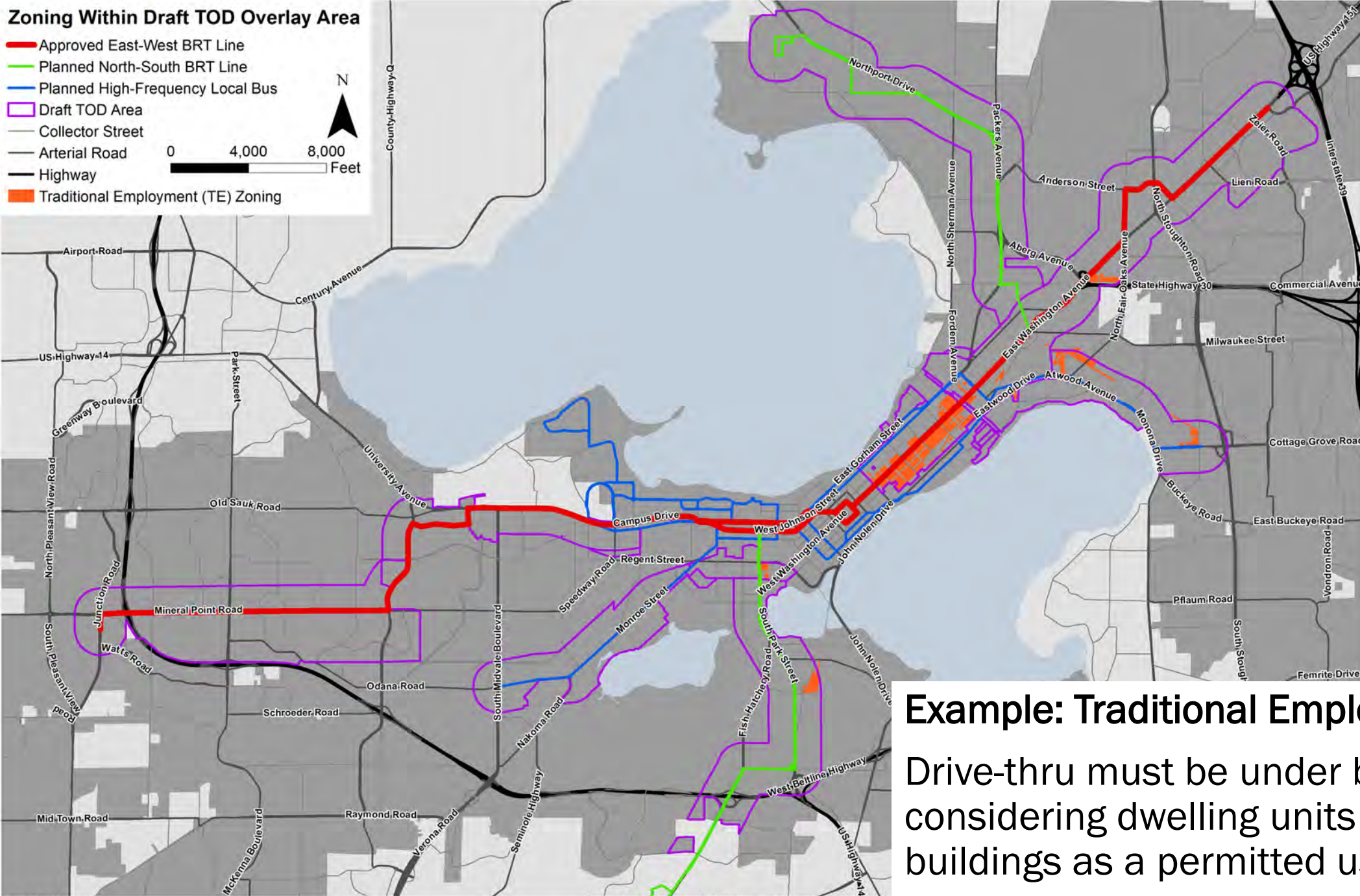
Increase maximum height from 3 to 4 floors;
increase permitted # dwelling units in mixed-use buildings from 48 to 60

Zoning Within Draft TOD Overlay Area

- Approved East-West BRT Line
- Planned North-South BRT Line
- Planned High-Frequency Local Bus
- Draft TOD Area
- Collector Street
- Arterial Road
- Highway
- Traditional Employment (TE) Zoning



0 4,000 8,000 Feet



Example: Traditional Employment District:
Drive-thru must be under building;
considering dwelling units in mixed-use
buildings as a permitted use

Site Plan Examples

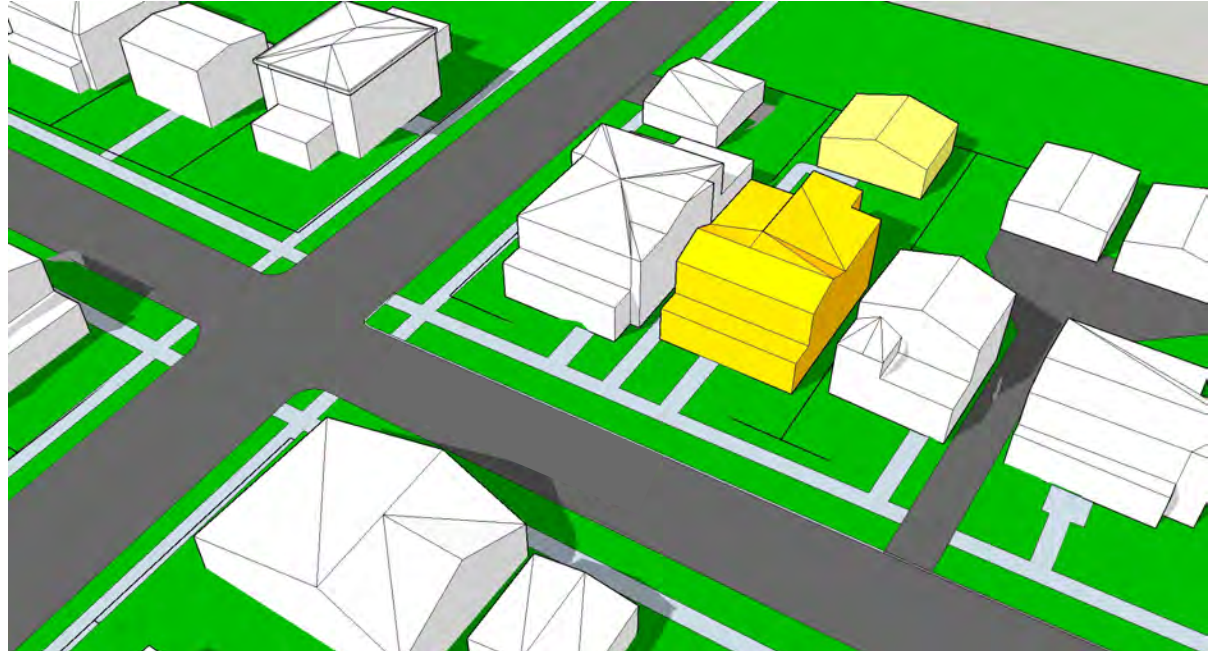
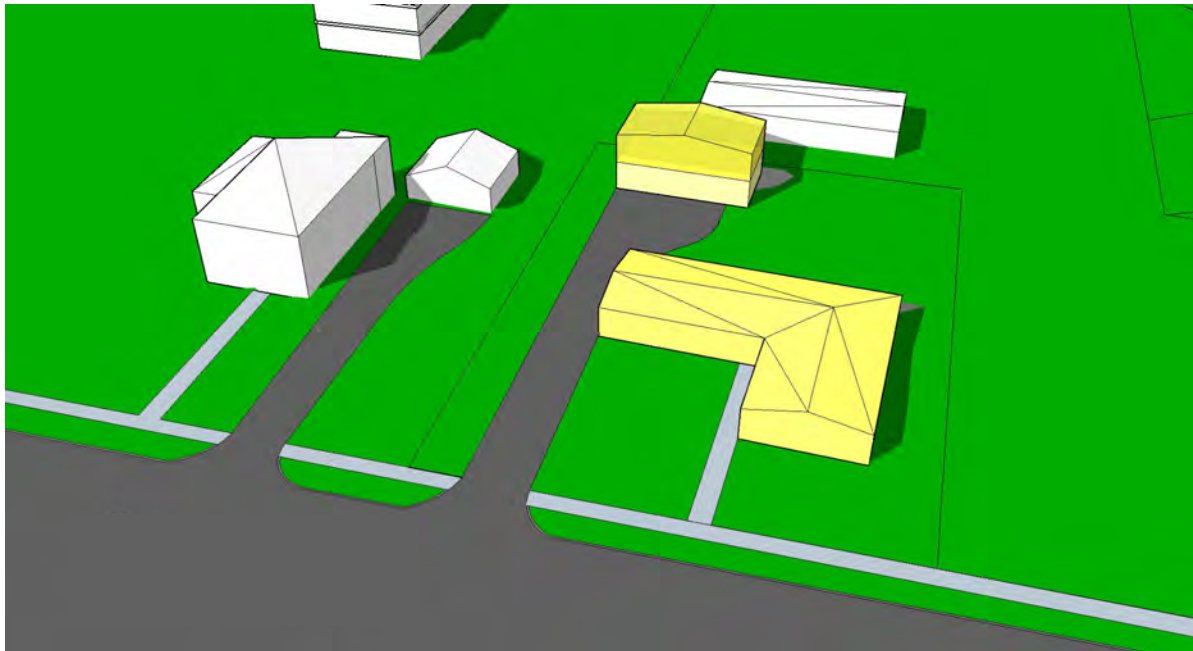


- The following slides are examples of projects that could be possible under draft TOD regulations if property owners opt to do a redevelopment project.
- Examples are not proposals or recommendations.

Site Examples: Single-Family Zoning



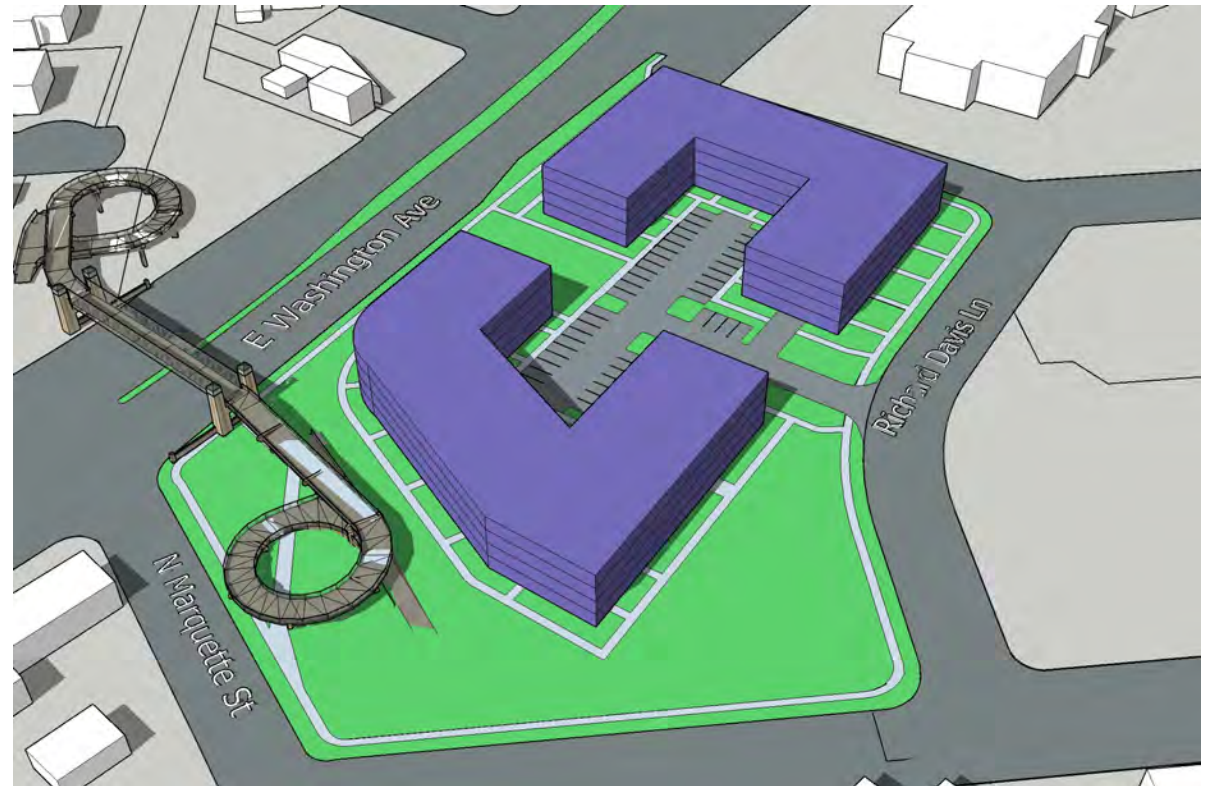
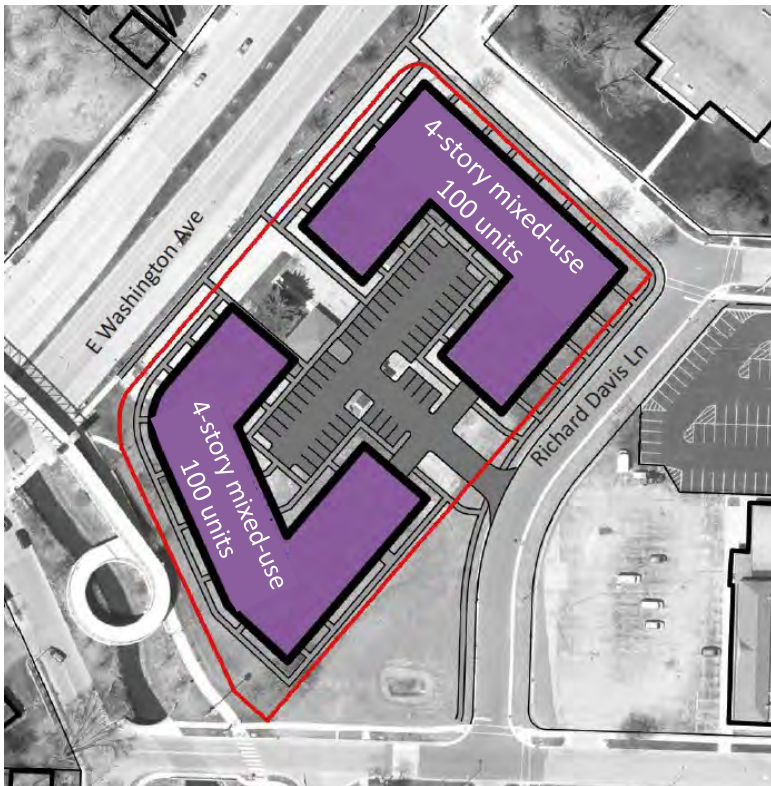
- Allow 2-unit buildings + 1 ADU for any lot meeting the existing minimum lot area requirements for single-family homes.





Site Example: East Washington Avenue

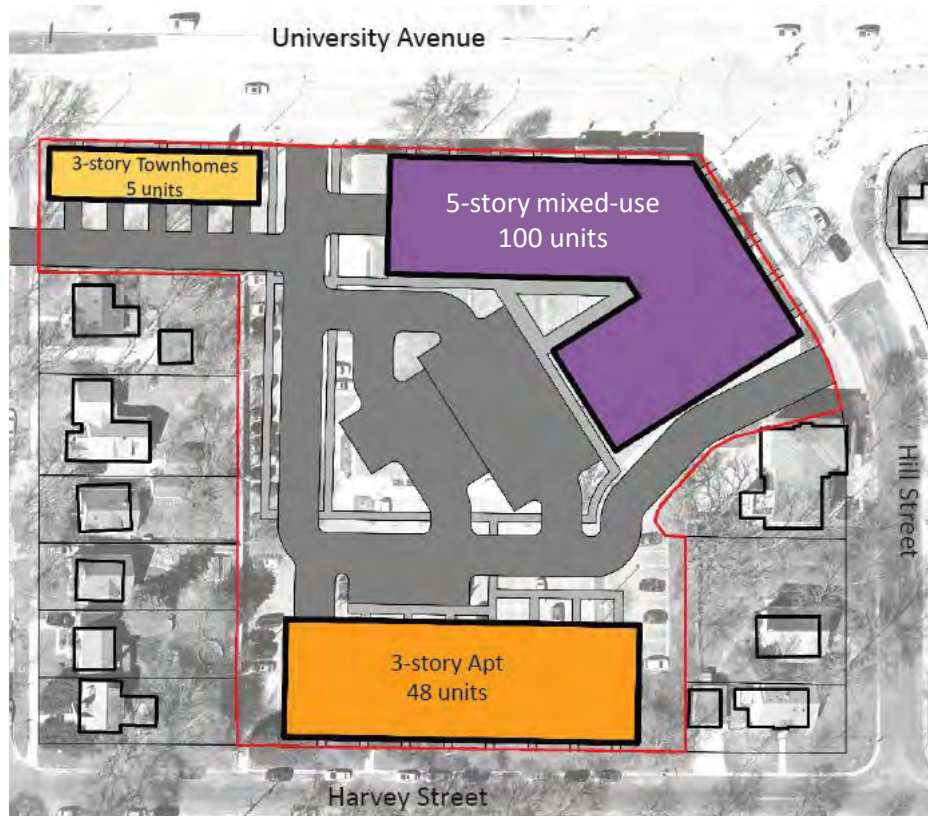
- Commercial Corridor – Transitional (CC-T) Zoning: would now allow up to 100 units in a mixed-use building





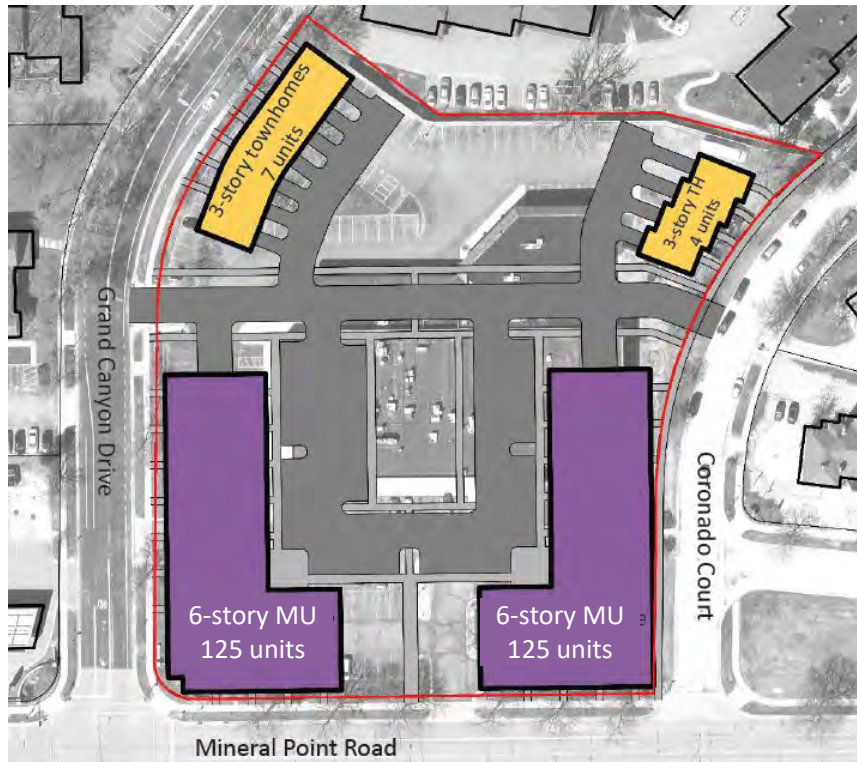
Site Example: University Avenue

- Commercial Corridor – Transitional (CC-T) Zoning: would now allow up to 100 units in a mixed-use building



Site Example: Mineral Point Road

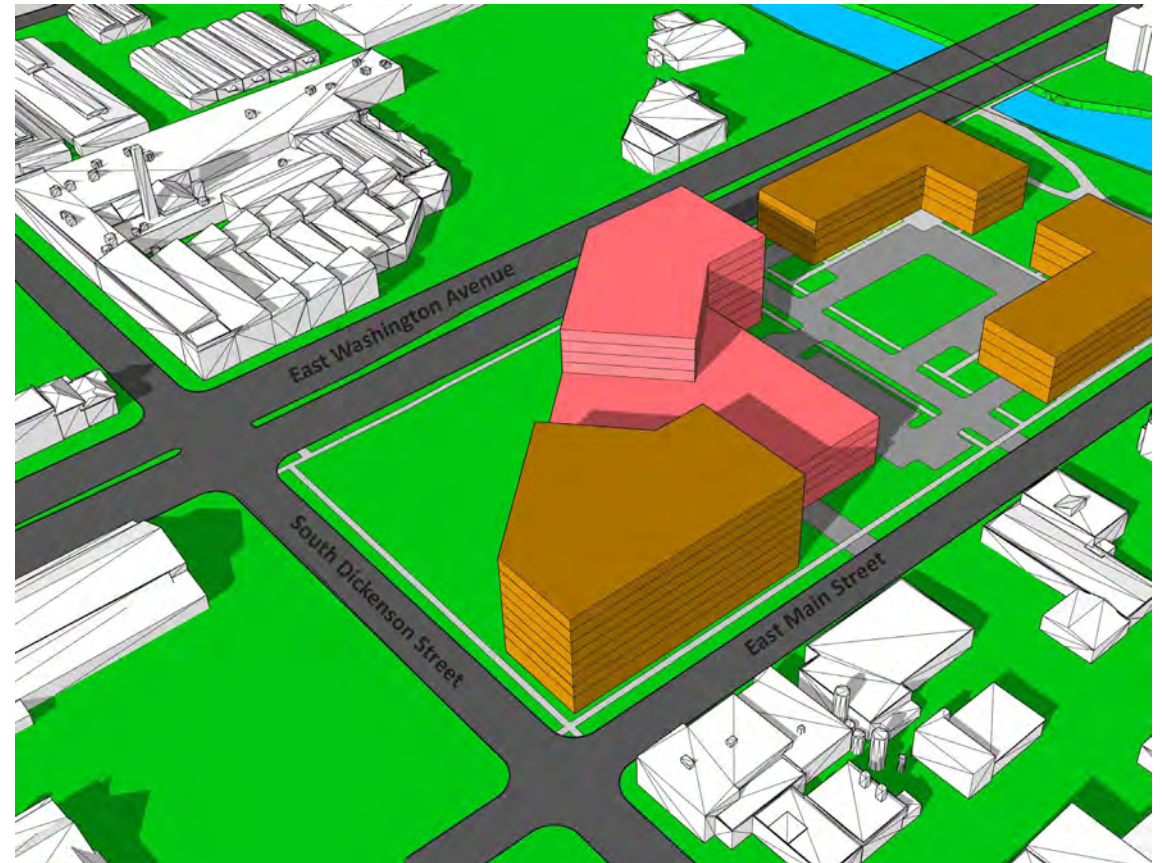
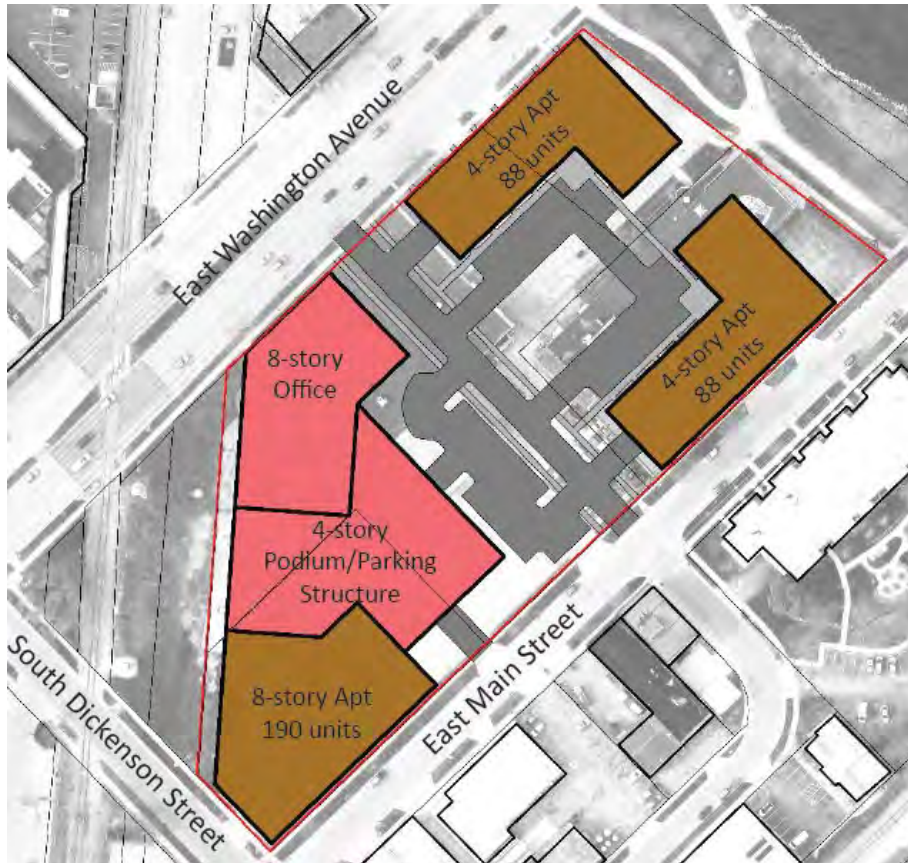
- Commercial Corridor (CC) Zoning: increase maximum building height from five to six stories.





Site Example: East Washington Avenue

- Traditional Employment (TE) Zoning. In Urban Design District #8.



TOD & Affordability



- Housing + Transportation costs
- Affordable housing fund
- Land banking
- Tax increment financing (TIF)

Questions?

Use Reactions → Raise Hand

(Phone: *9 to raise hand; *6 to unmute/mute)

For additional project background, meeting recordings, and a project update email list, please visit the project web page:

www.cityofmadison.com/tod

Project staff:

Ben Zellers

Heather Stouder

Colin Punt

tod@cityofmadison.com