transit-oriented development
Agenda

1) Welcome
2) ORBT Update
3) What is TOD? What is this project? What are we doing here?
4) Breakout Group Question – What is the character of the area?
5) Intro to Tiers
6) Breakout Group Task – Look at draft tier boundaries and comment / redraw / confirm
7) Voting – Residential building design
8) Next steps & lingering questions
9) Opportunity to post comments on other station locations
Omaha is following the lead of countless cities that have implemented bus rapid transit
to move thousands of people every day.

Ours is called ORBT.

WELCOME ABOARD

SMART TECH
+
STREAMLINED TRAVEL
=
STELLAR TRANSIT
GET ON BOARD

/MetrotTransitOMA  @MetrotTransitOMA  Metro Transit Omaha

RIDE ORBT.com
What is TOD?
What is this project?
What are we doing here?
Terms

BRT = Bus Rapid Transit

ORB = Omaha Rapid Bus Transit

TOD = Transit Oriented Development
What is TOD?

Transit-oriented development, or TOD, is development centered around or located within walking distance of a transit station, and includes:

- Quality Connections
- Mix of Uses
- Greater Density
- Pedestrian scale design

TOD focuses on the pedestrian environment with uses and density that will support transit ridership.

Source: Kansas City, Mo Transit-Oriented Development Policy
This is TOD...
This is TOD...
This is TOD... Public Library
This is TOD...
This is TOD...
This is TOD...
This is TOD...
This is TOD…

Windows
This is TOD...

Entrances
This is TOD…

Landscaping
This is TOD...

Wide Sidewalks
This is TOD...
This is not TOD...
This is not TOD...

Blank walls
This is not TOD…

Parking garage access
This is not TOD...
This is not TOD...

Use
This is not TOD...
This is not TOD...
Why TOD?

- Makes the most of transit investment.
- Provides equitable access to jobs, education, housing, and entertainment.
- Provides lifestyle options.
- Supports the fiscal health of the City of Omaha.
What is this project?

1. Propose amendments to the City’s Master Plan to support and encourage Transit Oriented Development.

2. Develop and propose Transit Oriented Development (TOD) regulations for the Zoning Ordinance.
Goals of Omaha’s TOD Program

• Maximize use of the major infrastructure investment.

• **Respect neighborhood context.**

• Efficiently build Omaha’s tax base.

• Support equitable access to housing, jobs, education, and entertainment.

• Provide urban living, working, and entertainment options that people increasingly desire.

• Create, reinforce, and enhance the pedestrian environment and community at BRT stops.

• Streamline the development review process for projects that meet or exceed the TOD goals, guidelines, and regulations.
What are you doing here?

1. Learning about the City’s effort.
2. Telling us about the area.
   a) What is most important to you?
   b) What is most fitting for your station location?
Metro Transit

• Buses

• Bus Stations
  • Location
  • Design
  • Name
  • Maintenance
  • Amenities (trash cans, lighting, structure, etc.)

• Route
  • Frequency (arrival times)

• Funding of system

City of Omaha

• Zoning (use and development regulations)

• Development Review Process

• General Infrastructure
Breakout Group Question:
What is the character of this area?
Intro to Tiers
What are tiers?
## Tiers

<table>
<thead>
<tr>
<th>Tier</th>
<th>Tier 1</th>
<th>Tier 2</th>
<th>Tier 3</th>
<th>Tier 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scale</td>
<td>4 – unlimited stories</td>
<td>2-6 stories, moderate footprint</td>
<td>2-3 stories, moderate to small footprint</td>
<td>1-3 stories, small footprint</td>
</tr>
<tr>
<td>Uses</td>
<td>Office, commercial, mixed use</td>
<td>Mixed use</td>
<td>Smaller scale multi-family, townhouse, duplex</td>
<td>Single family detached, ADUs? Well designed and located duplex?</td>
</tr>
<tr>
<td>Examples</td>
<td>Downtown, Midtown Crossing</td>
<td>Blackstone</td>
<td>Benson, Dundee</td>
<td>Fairacres, Swanson</td>
</tr>
</tbody>
</table>
Tier 3
Maps

1. Current Zoning (blue) & Existing Land Use (colors)
2. Height Allowed by Zoning (blue) & Proposed Tiers (colors)
Notes about Height

1. Null = No height limit (CBD, DS) or Depends (MU)

2. Some zoning districts (GO, CC, GC, GI, etc.) have a lower height max if building is within 100 feet of any lot zoned R5 or R6 or below, the maps show the tallest possible without looking at distance to R5 or below

3. Maps show no Tier 4
Zoning Districts

1. R1 to R8 are Residential zoning districts
   1 = lowest intensity, 8 = greatest intensity
2. LO, GO are Office zoning districts
3. LC, CC, NBD, GC are Commercial zoning districts
4. CBD and DS are Downtown zoning districts
5. CH, LI, GI, HI are Industrial zoning districts
Breakout Group Task:

Look at the draft Tier boundaries and comment / redraw / confirm what you think is appropriate for future development
Next Steps
Next Meeting

Recommendations based on what we heard
April 11, 2019
6:30-8:15 PM
Yates
Stay Up To Date

Online:
  • Presentation
  • Surveys

E-mail List:
• Sign-In
• E-mail kljohnstondorsey@cityofomaha.org
transit-oriented development

Kellie Johnston Dorsey, AICP
City Planner
City of Omaha
kljohnston@cityofomaha.org