

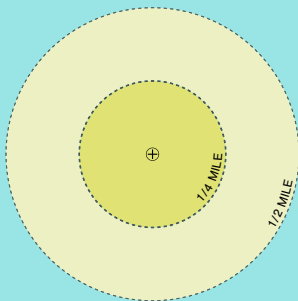
# WORKSHOP ACTIVITY

**GOALS:** Locate 14-22 premium transit stations and corresponding TOD place types along the corridor. As you think about locations and different patterns of development, give some thought to the corridor-wide goals for ridership, livability, and equity. Imagine the long term vision for how each station could evolve over time.

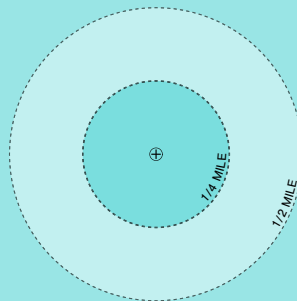
## INSTRUCTIONS:

- 1 Identify a volunteer to scribe notes and report out at the end of the exercise.
- 2 Orient yourselves to the corridor map and familiarize yourselves with the TOD place types. Share insights about different neighborhoods, activity centers, commercial areas and future development. Label information you want to share with the group.
- 3 Locate your preferred TOD place types and station areas on the map. Follow the rules, you have limited place types. Use the double sided tape to secure them to the base map.
- 4 Be ready to report out on your discussions.

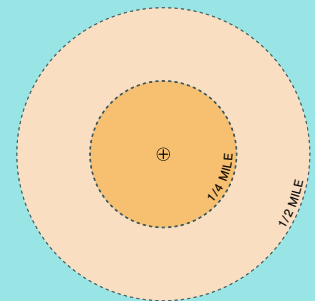
## YOU MUST PLACE...



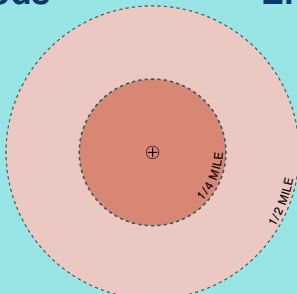
**3-5**  
Neighborhoods



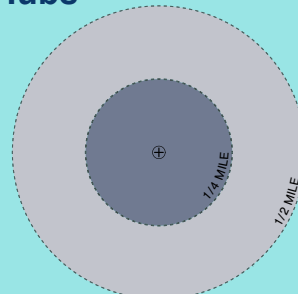
**3-5**  
Employment Hubs



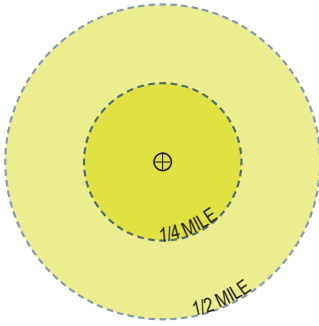
**3-5**  
Town Centers



**3-4**  
Downtown  
Neighborhoods



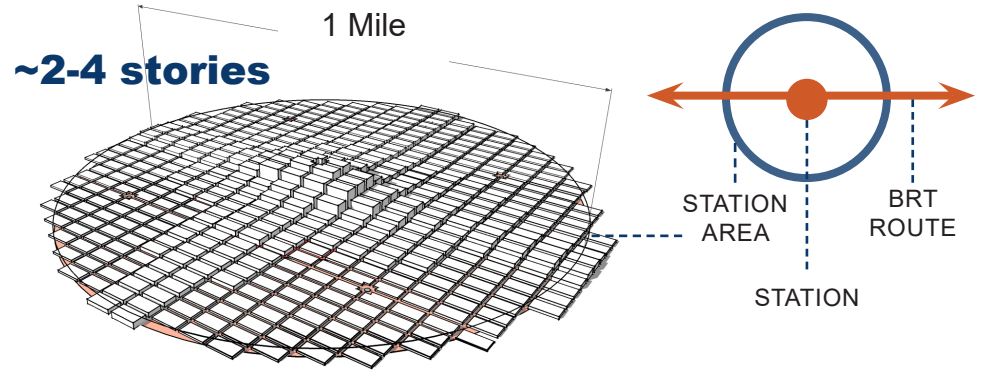
**2-3**  
Downtown  
Employment Hubs



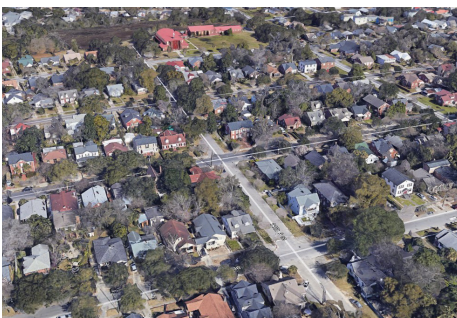
TOD Place Type:

# NEIGHBORHOOD

Neighborhood station areas will encourage infill and support redevelopment to include mostly residential uses as well as schools, religious gathering places, civic spaces and neighborhood-scale businesses. Block sizes will be small and buildings around the BRT station will generally be 2-4 stories in height. These station areas will be the lowest density station areas along the corridor and include key characteristics of TOD, such as compact development, walkable streets and a mixture of uses.



## SAMPLE PLACE TYPE



Residential neighborhood in the peninsula

## HOUSING TO JOB MIX



High Residential Density

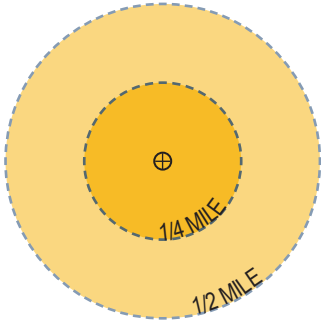


Low Employment Density



Jobs/Housing Ratio

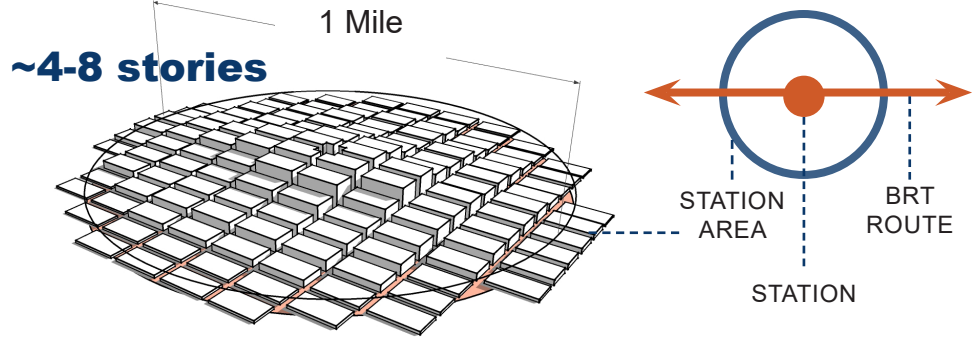
2:5



TOD Place Type:

# TOWN CENTER

Town Center station areas will encourage infill and redevelopment to support a balance of jobs and housing with characteristics like traditional “Main Street” areas. These are centers of commercial and civic activity with shops, restaurants, local businesses, civic and public institutions. These areas are denser than neighborhoods and block sizes are slightly larger. Buildings near the station areas will be between 4-8 stories in height.



## SAMPLE PLACE TYPE



Central Island Square, Daniel Island

## HOUSING TO JOB MIX



High Residential Density

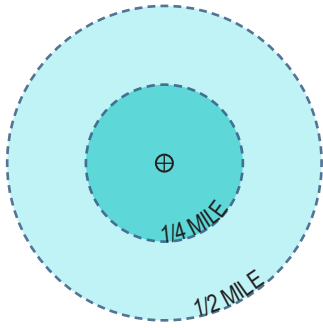


High Employment Density



Jobs/Housing Ratio

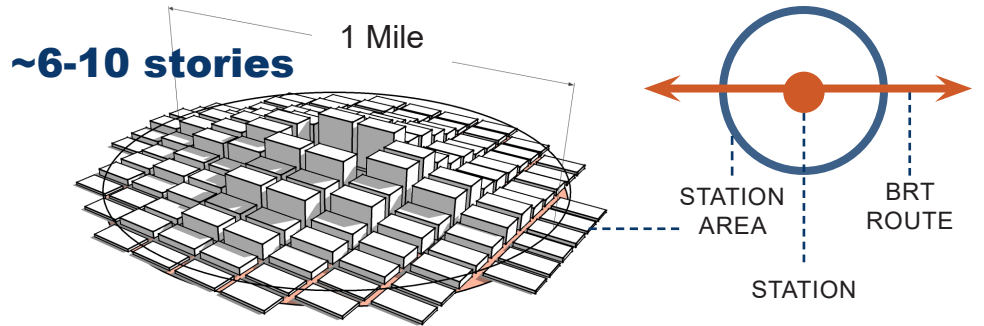
1:1



TOD Place Type:

# EMPLOYMENT HUB

Employment Hub station areas are those locations where there will be an emphasis on clustering of jobs, this means traditional office buildings, warehouse and light industrial uses. The block sizes are like the Town Center, but the densities are higher with building heights at 6-10 stories. There are some residential units in these areas, but a small percentage compared with other place types.



## SAMPLE PLACE TYPE



Trident Medical Center/Charleston Southern University

## HOUSING TO JOB MIX



Low Residential Density

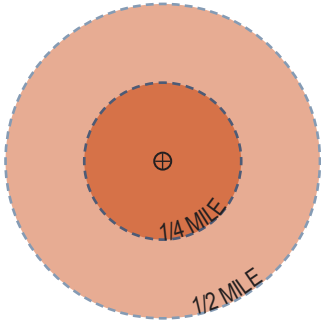


High Employment Density



Jobs/Housing Ratio

4:1

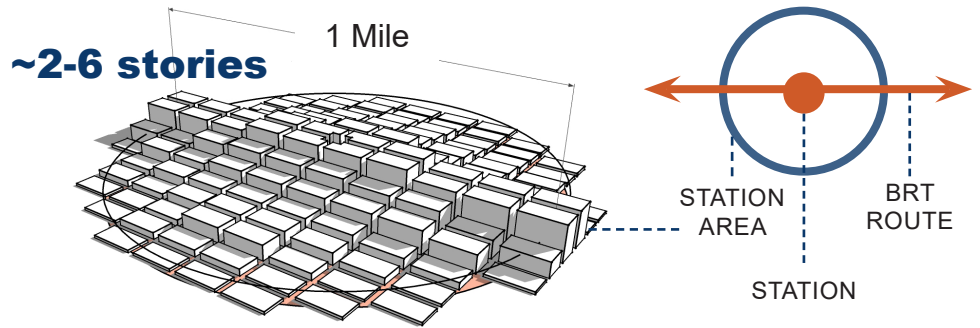


TOD Place Type:

# DOWNTOWN NEIGHBORHOOD

LC  
RT

Downtown Neighborhood station areas will be predominantly residential in character with a mix of housing including high density single family, townhouses, multi-family apartments and condos. TOD characteristics include nearby non-residential neighborhood amenities such as shopping, restaurants, civic spaces, parks, local businesses and other employment-based uses. Buildings will be 2-6 stories in height.



## SAMPLE PLACE TYPE



King Street and Hasell Street, Downtown Charleston

## HOUSING TO JOB MIX



High Residential Density

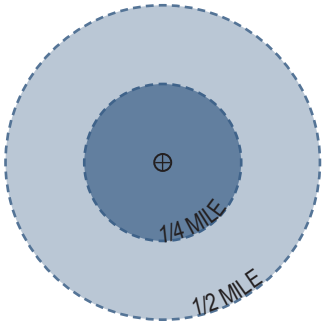


High Employment Density



Jobs/Housing Ratio

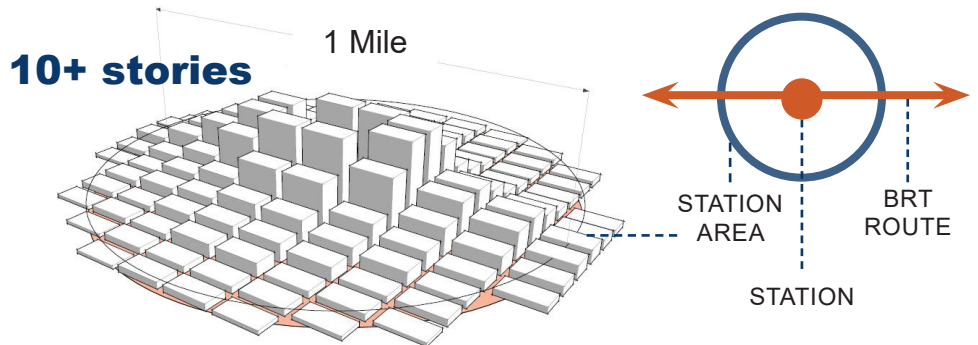
1:2



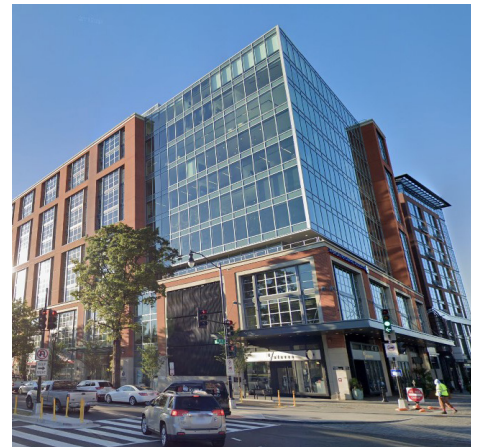
TOD Place Type:

# DOWNTOWN EMPLOYMENT HUB

Employment Hub station areas will be the highest density station areas. TOD characteristics include a high concentration of jobs in office, institutional, healthcare, retail, and hospitality. Some high density residential areas will be located nearby. These areas have smaller block sizes with building heights at 10 stories or higher.



## SAMPLE PLACE TYPE



MUSC Campus in Downtown Charleston

## HOUSING TO JOB MIX



High Residential  
Density



High Employment  
Density



Jobs/Housing  
Ratio

**2:1**