

Community-Based Transportation Planning Grants

Railroad Corridor Transit-Oriented Development Plan

- **Grant Amount:** \$75,000
- **Grant Recipient:** City of Lodi
- **County:** San Joaquin

Project Area – The historic section of downtown Lodi

Project Focus – While the City and the Downtown community of merchant and restaurant owners have been quite successful in developing a retail market downtown, the area still needs a housing supply, to making the downtown a 24-hour destination. While the first floors of most buildings are utilized to operate boutique stores and restaurants, the second and third floors largely remain vacant. This usable space offers a unique chance for the City to design a plan to offer provide mixed-use and high-density housing within the Central City/ Downtown while enticing residents to transition from the traditional developments of the Central Valley at the urban edges with their cars and to embrace the option of transit and pedestrian oriented development within the City's core.

Project Goals – The Railroad Corridor Transit Oriented Development Plan will allow the City, working with the community, to develop a plan for implementation to fully maximize the transit oriented potential for the downtown core and at the same time encourage high density development. This plan will not only lay out the foundation for the City to offer expanded housing options but also encourage alternative transportation usage and smart land use planning.

Community Outreach– The project team held a public workshop on November 12, 2007at which community members convened to focus on an existing conditions analysis of and provide feedback and direction for their vision of Downtown Lodi in the future. Community members' perceptions aligned with the initial analysis, and participants contributed additional thoughts on the project area's assets, issues and opportunities. Large and small group discussions were conducted to hear ideas on community preferences for future transit-oriented improvements. The results of the community dialogue and comments created the foundation for a robust, multi-faceted vision and community design principles.

Project Outcome– The Lodi TOD Design Guidelines builds on other planning efforts in Lodi to improve mobility, offer alternatives to driving and improve the pedestrian realm for residents. This project also responds to community desires for making Downtown Lodi a more livable place through increased housing options and improved connections to adjacent neighborhoods. Taking these factors into consideration, the Lodi TOD Design Guidelines reflect Lodi's forethought and commitment to meet the social, environmental and economic challenges of the future with creative, thoughtful action.

Planning Goals Realized –

- Foster neighborhoods and project designs that enable more walking and biking
- Reduce traffic congestion and improve air quality