

Urban Planning and
Redevelopment Department
Planning Services Division
115 South Andrews Avenue
Room 329-K
Fort Lauderdale, FL 33301

Broward County Initiates THOR Planning Process

THOR: Transit/Housing Oriented Redevelopment

Broward County projects a population growth of more than a half-million people over the next 30 years. Since the County is nearing buildout of its vacant land, developers are looking at underutilized land or blighted areas for future developments. The County is now taking steps to accommodate the projected growth in a manner that maintains the quality of life for Broward County residents.

What is THOR?

THOR is:
*Transit /
Housing
Oriented
Redevelopment*

The Transit/Housing Oriented Redevelopment (THOR) program is an initiative to address quality of life concerns. A primary

goal of the THOR program is to protect existing residential neighborhoods by directing future growth to transit corridors, such as Broward Boulevard and U.S. 441/State Road 7.

Transit Corridors

Currently, transit in Broward County consists of bus routes, community shuttles and the Tri-Rail commuter trains. Broward County's 2030 Long Range Transportation Plan proposes improvements like light rail and bus rapid transit to several transit corridors throughout the County. The transit corridors provide a focus for transit- and housing-oriented redevelopment that can accommodate the County's growth demands.

Broward County is responsible for taking the regional perspective to plan and finance regional infrastructure, and prudently manage its fiscal resources. The County is seeking ways



Broward County, through the THOR program, can reduce development pressures on existing neighborhoods by directing future growth to transit corridors.

to leverage the significant public investment in proposed transit improvements to attract private investment and enhance the tax base. To achieve these objectives, the THOR program will enhance the use of mass transit and promote well-designed housing and redevelopment projects that improve the appearance of Broward County corridors and reflect a sense of place.

Housing Options

Redevelopment projects along the transit corridors should include affordable, workforce and market-rate housing options. New housing should be in locations that increase the convenience of transit, and encourage transit ridership. These projects also should provide a pleasant transition from the active transit corridors to the single-family neighborhoods. As a bonus, the affordability of housing near transit increases when residents drive less often and reduce the costs of car ownership.

Collaborative Effort

The success of the THOR initiative depends on collaboration among community stakeholders, the local municipalities, and a Core Team consisting of Broward County staff and representatives from governments and public agencies at various levels. THOR's Core Team will work to encourage redevelopment along the transit corridors that complements the transit service improvements from Broward County Transit (BCT), Florida Department of Transportation (FDOT), and South Florida Regional Transportation Authority (SFRTA).



Pedestrians and automobiles can interact safely in a well-designed environment.



The corner shop with apartments above is a pedestrian-friendly development pattern.

What does THOR mean to my community?

THOR is a multi-disciplinary strategy to create vibrant, livable transit corridors throughout Broward County. THOR will reduce development pressures on the adjacent residential neighborhoods while developing a planning strategy to improve transit, increase housing options and encourage redevelopment of the corridors.

Economic Development

The Core Team will work within the corridor boundaries to identify opportunities for business attraction and retention, as well as implementing studies to address the needs of business in the corridor areas. The staff will work with the municipalities to provide the tools necessary to address the corridor issues.

Redevelopment

Working with the municipalities, the Core Team will identify the resources necessary to implement the corridor plans. Careful management of County fiscal resources requires it to seek public and private funding sources, and other mechanisms to stimulate redevelopment and private sector re-investment. The Core Team and the municipalities can coordinate with the local business community and interested property owners to identify prime redevelopment sites and work toward the THOR objectives.



Transit corridors provide options to driving and access to many destinations — work, shopping, entertainment, home.

Assistance to the Municipalities

The Core Team can provide support to the municipalities in the form of Land Use Plan amendments, new zoning guidelines, feasibility studies for new housing, and other technical assistance towards the implementation of the corridor redevelopment plans.

THOR will protect existing residential neighborhoods by directing future growth along transit corridors.

How do I participate?

Through the THOR process, the County will form partnerships with local stakeholders to achieve success that the entire community shares. Stakeholders include residents, property owners and business owners, elected officials, and staff from the municipalities and public agencies.

THOR invites all community stakeholders to upcoming public meetings and charrettes. Drawing upon principles from the *Broward County County-wide Community Design Guidebook*, stakeholders will help the Core Team to identify a vision and define a “Sense of Place” for each corridor, and create redevelopment frameworks that integrate transit and housing.

Contact Planning Services Division for information:

- James Cromar, Principal Planner (954) 357-6677
jcromar@broward.org
- Greg Stuart, Assistant Director (954) 357-6683
gstuart@broward.org

See Broward County website for updates:

www.broward.org/planningservices



A transit station can be the centerpiece of a community.



Board of County Commissioners

Josephus Eggelletion, Jr.
Sue Gunzburger
Kristin D. Jacobs
Ken Keechl
Ilene Lieberman
Stacy Ritter
John E. Rodstrom, Jr.
Diana Wasserman-Rubin
Lois Wexler

An equal opportunity employer and provider of services.