

# CSX Potential Light Rail Transit Supportive Development

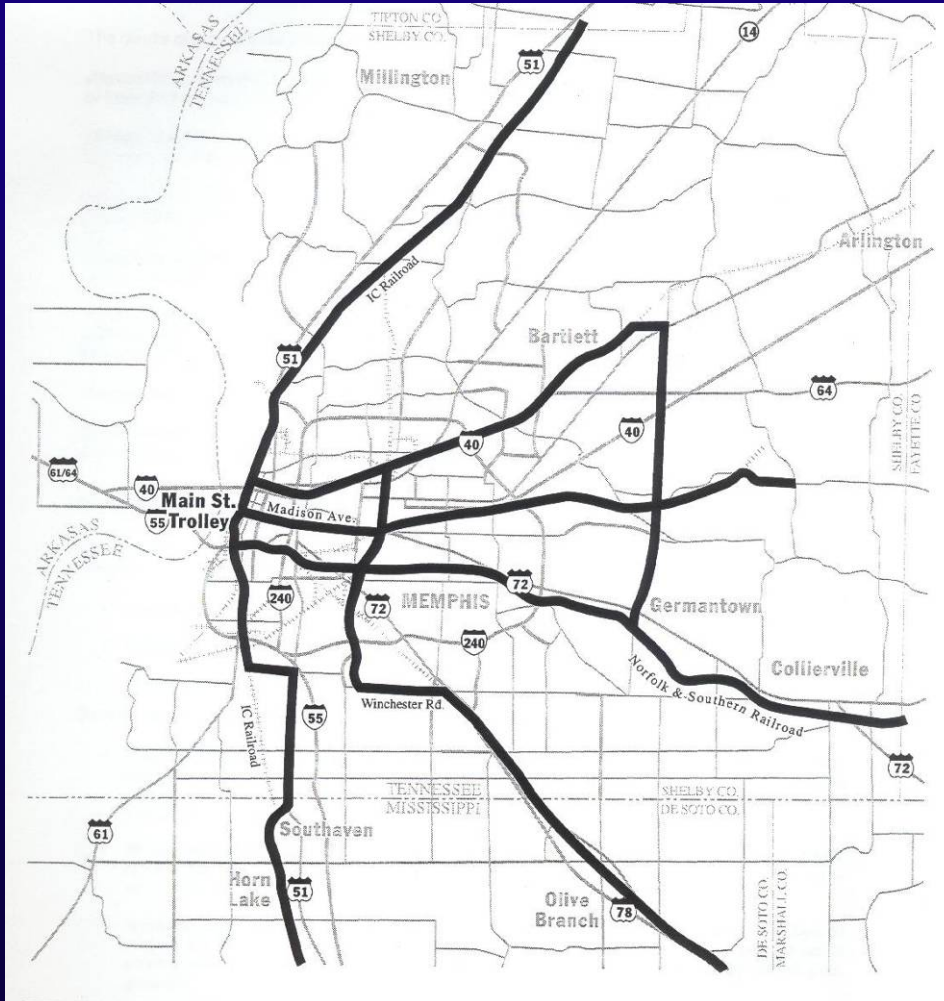


**University of Memphis**  
**Graduate Program in City and Regional Planning**  
Site Planning, PLAN 7008, Fall 2004  
Prof. Reza Banai

# Vision for Cordova

**Light Rail transit offers the potential to re-connect Cordova with the metropolitan Memphis area, foster traditional neighborhood/ transit oriented development, and ultimately enhance the quality of life of community members.**

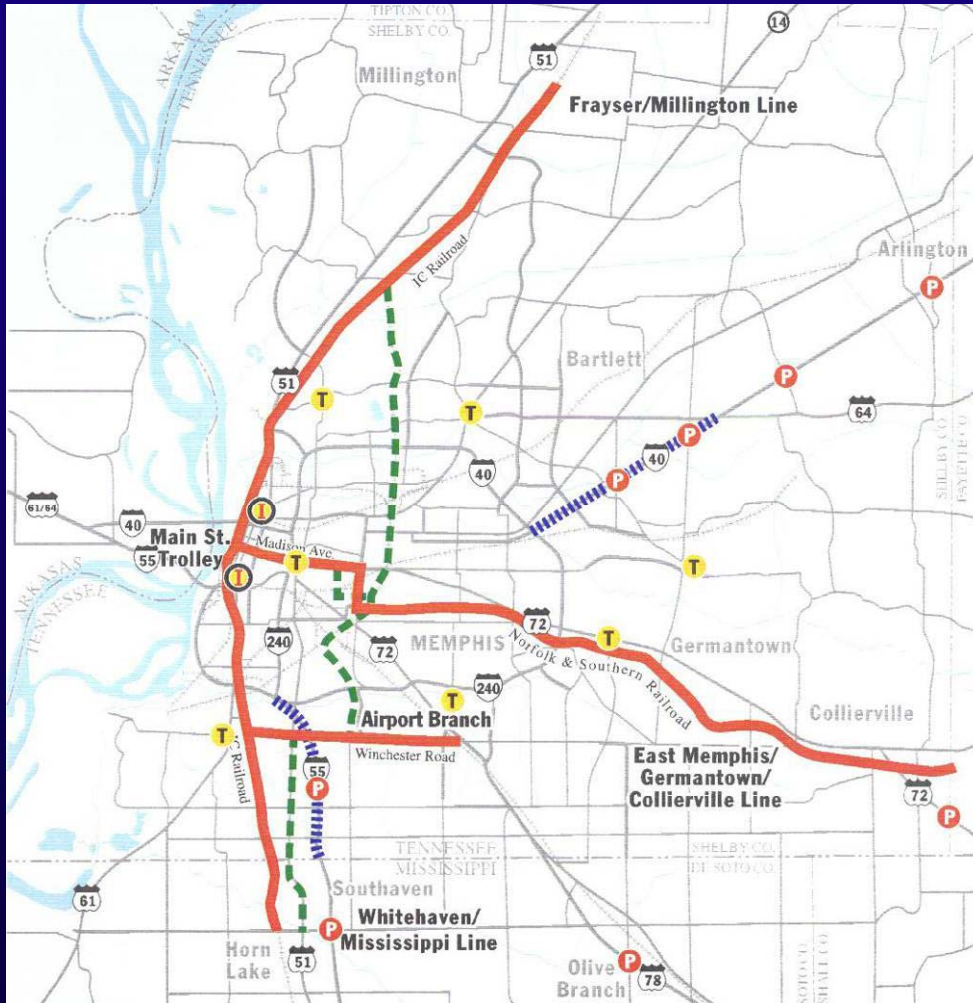
# Memphis Light Rail Transit Study



Source: MATA (1997)

- **LRT Study**
  - Six corridor focus
  - Connect major employment centers
  - Cordova area included as a LRT corridor

# Memphis Light Rail Transit Study



Source: MATA (1997)

- **Corridor Selection Process**

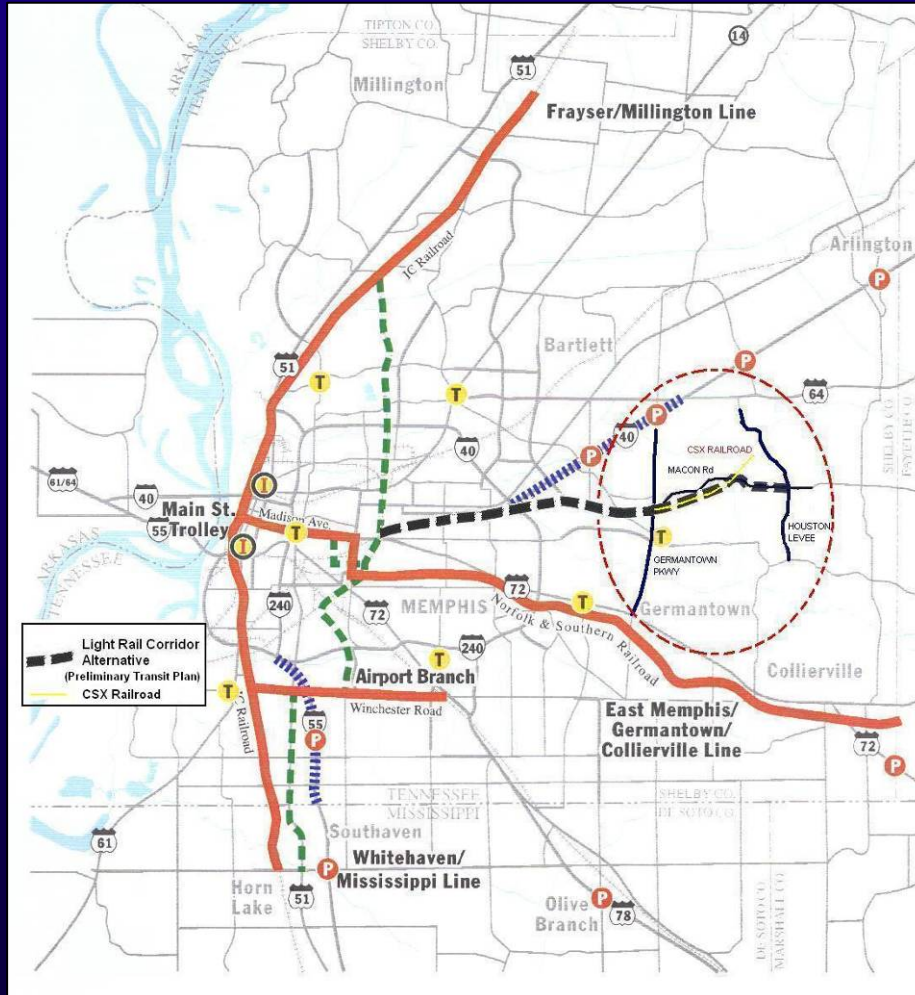
- Frayser/Millington

- East Memphis

- Whitehaven/Airport

- **Cordova not currently a focus of regional transit plan**

# Memphis Light Rail Transit Study

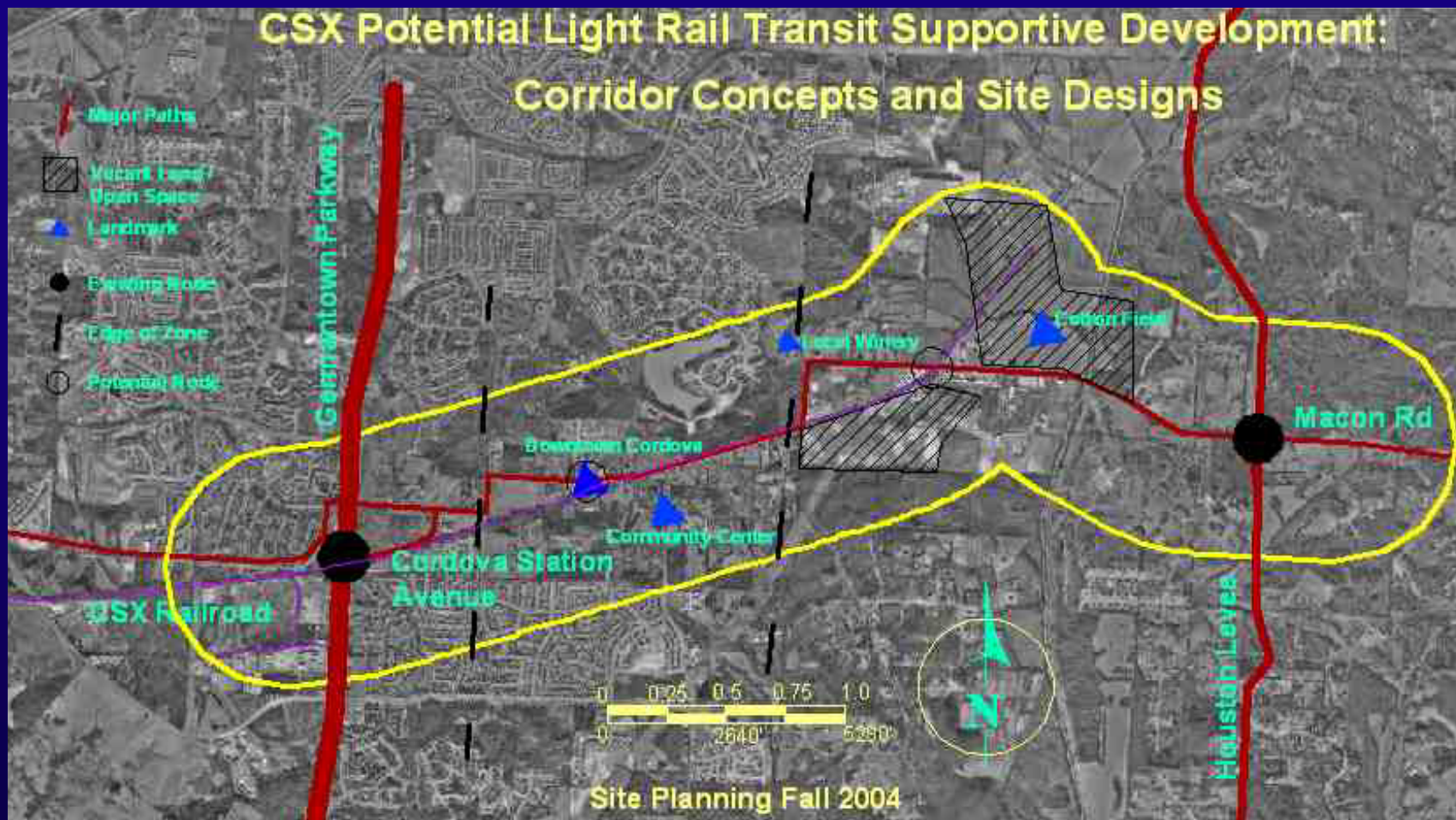


Source: Adapted from MATA (1997)

## • **Macon/Cordova Corridor Revisited**

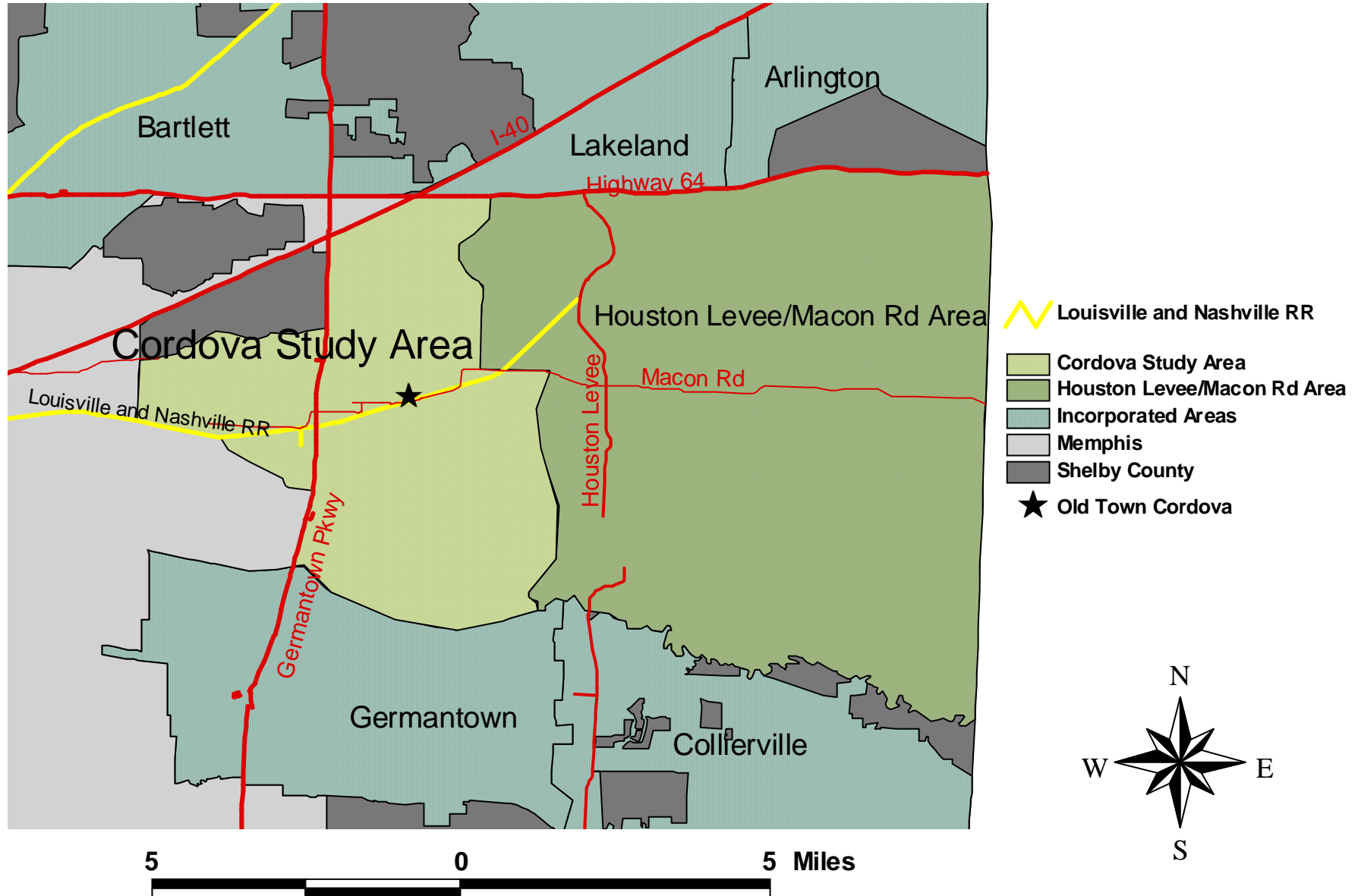
- Cordova area population and density change
- Compact residential land use (Cordova the Town)
- Emerging multiple growth and employment/retail centers and sub-centers
- Supports smart growth priorities with a accessible central location in county





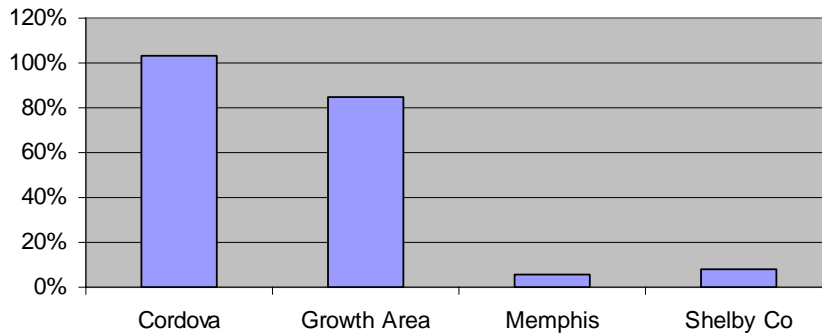
The CSX rail corridor in the Cordova area is shown  
with a ½ mile buffer distance.

# Trend Study: Cordova Area



# Trend Study: Cordova Area

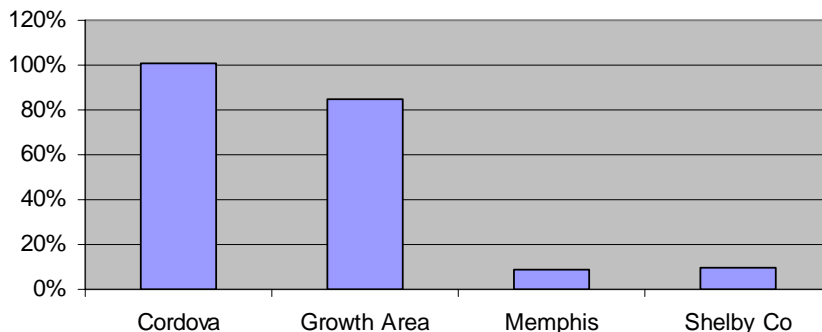
**Increase in Population: 1990- 2000**



## 1990-2000:

- **103% Increase in total population**
- **101% Increase in total number of housing units**
- **Similar trends were found in Houston Levee/Macon Road growth area**

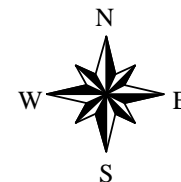
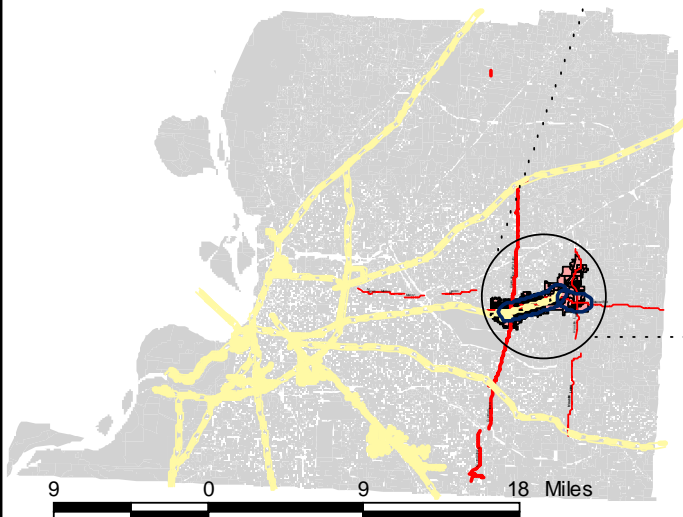
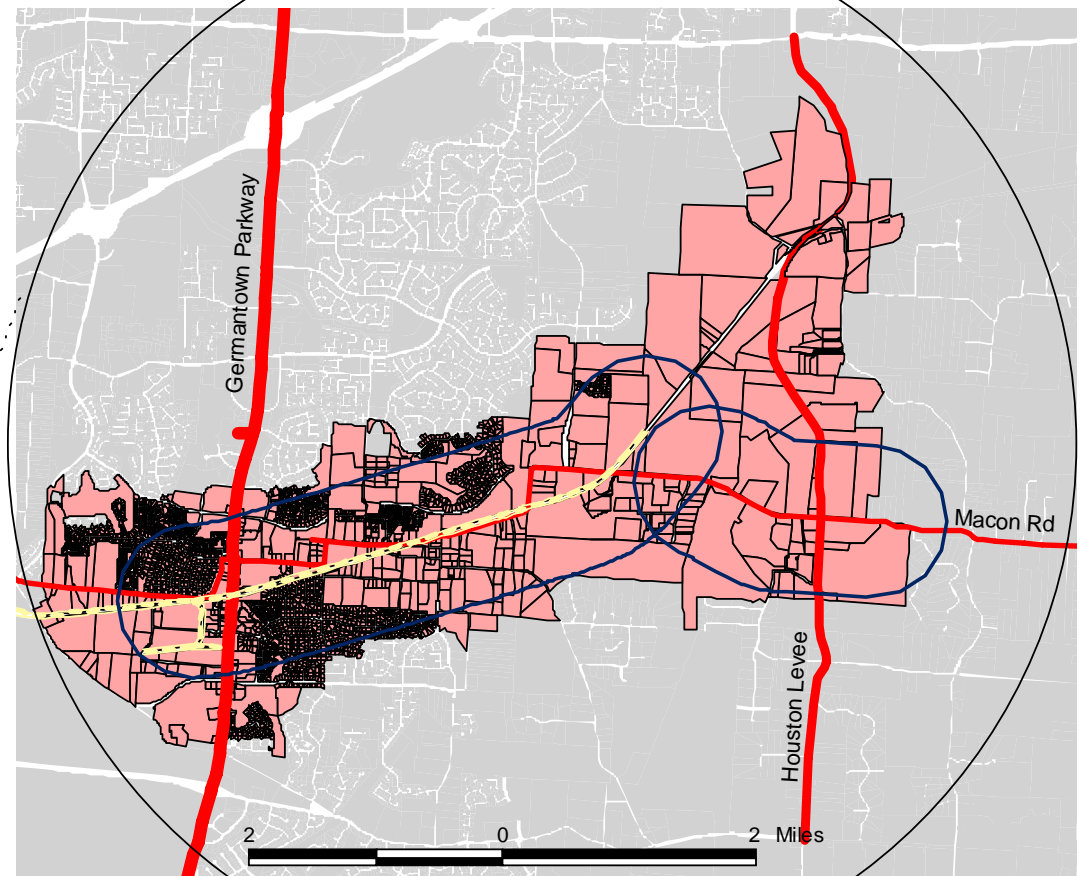
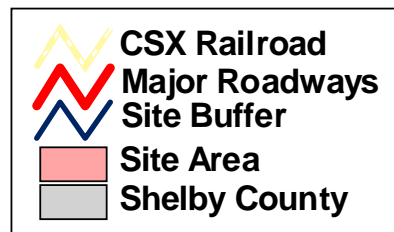
**New Housing Units: 1990-2000**



Source: US Census



# SITE LOCATION

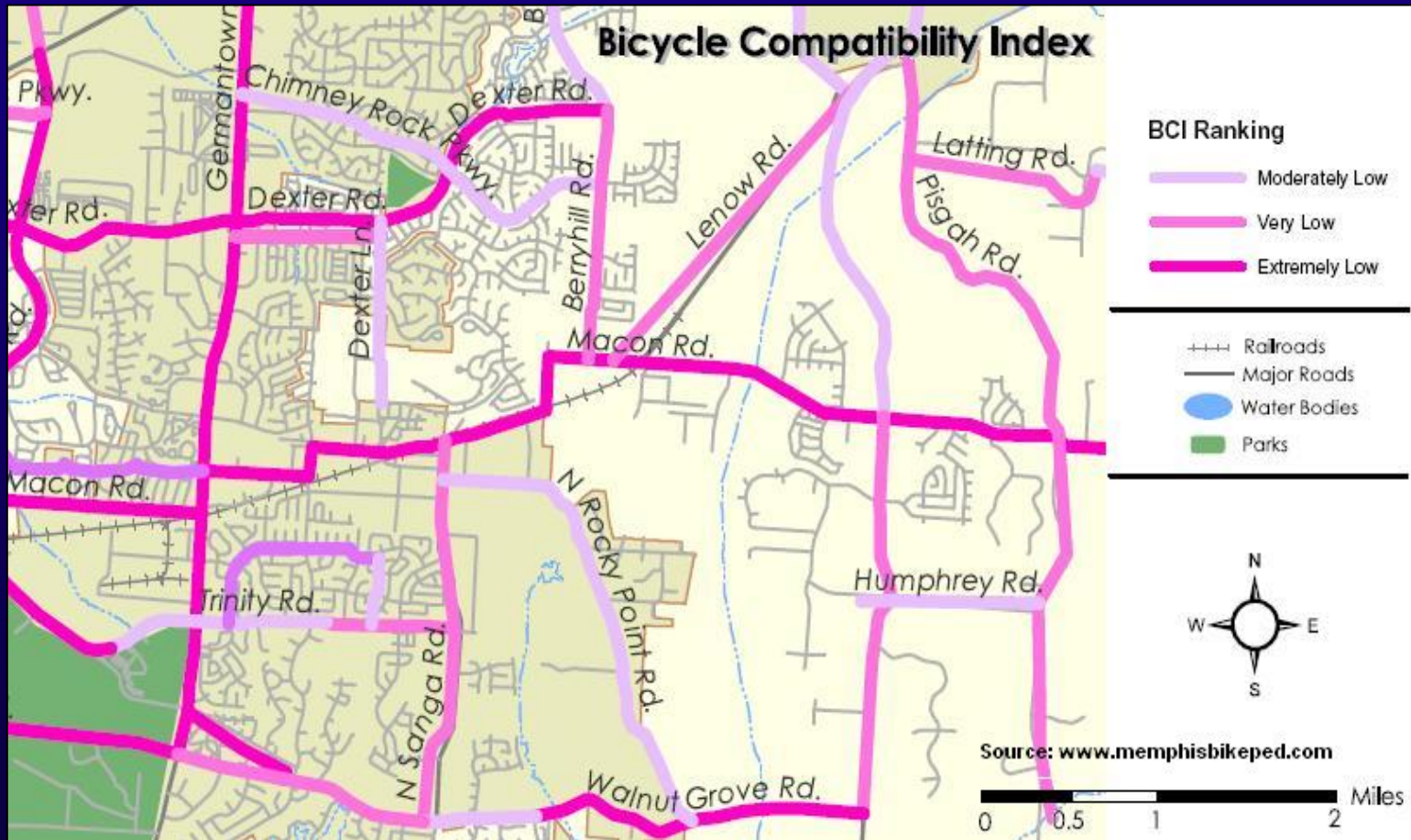


# Cordova Bike/Pedestrian Study

- All roads in the CSX light rail corridor are rated as “Extremely Low,” “Very Low,” and “Moderately Low” for bicycle/pedestrian use.
- Potential benefits of LRT for bikers and pedestrians:
  - Reduction in vehicular traffic
  - Road design incorporates landscaped medians, crosswalks, and other speed reducers



# Cordova Bike/Pedestrian Study



# CSX RAIL LINE: Current Condition



- **Rail property is in a state of disuse**
- **Shelby County and the City of Memphis are in the process of acquiring the line for future public transit use**



# A Brief History of Cordova



- Originally founded as Marysville in 1835
- Supplied fresh cut flowers to Memphis:  
Giving rise to the town motto *Flowers and Fellowship*

# Cordova Time Line

- **L&N ceased passenger service in late 1950s**
- **Annexed into Memphis in 1990**
- **More Annexations: Countrywood (1995), Berryhill (1997), and South Cordova (2001)**



# Cordova Time Line



- **Cordova the Town, a Neo-Traditional Development, began in the mid 1990s near the old Cordova town center**

# Cordova Time Line



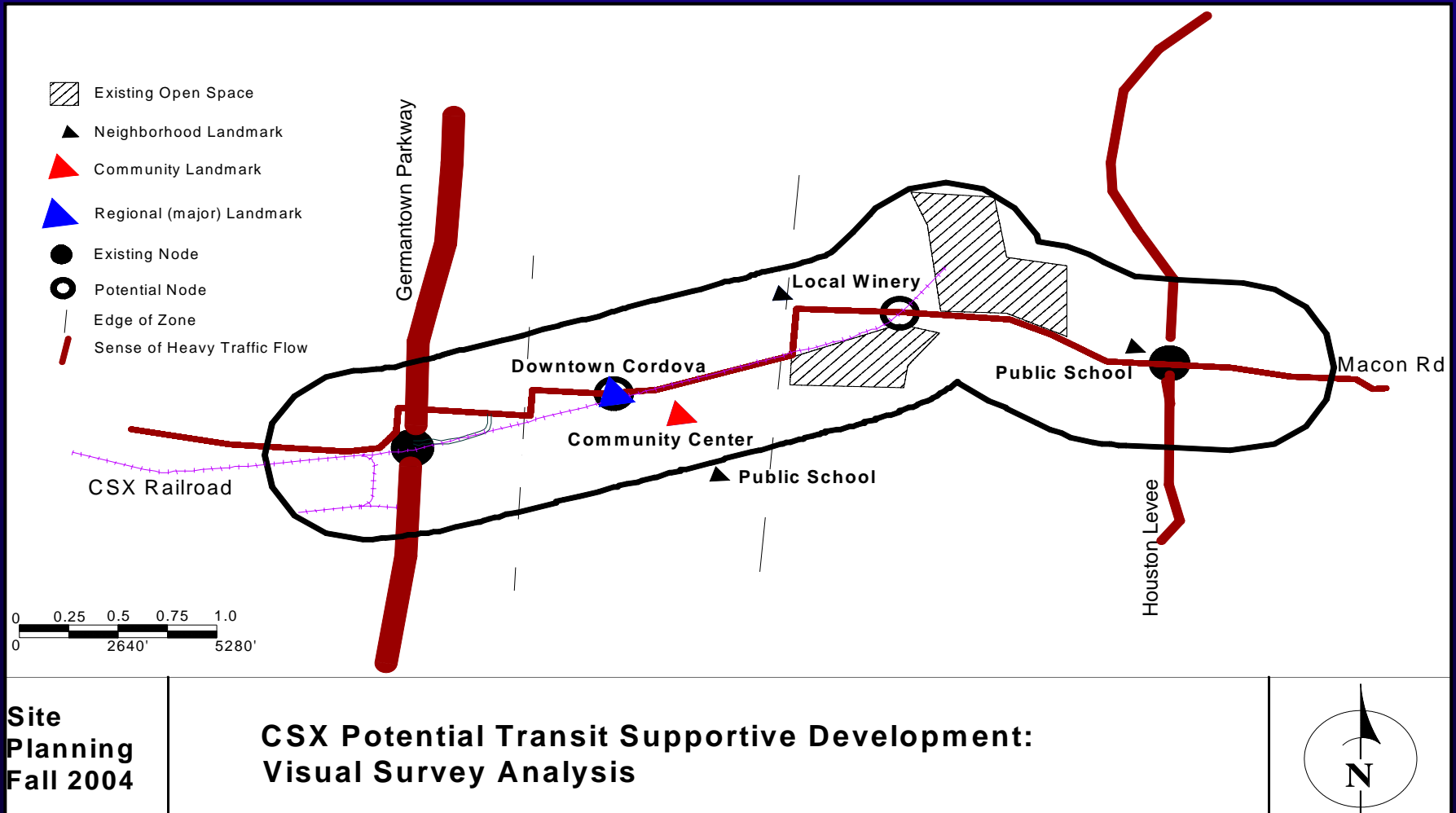
- Major retail and commercial centers located along Germantown Parkway
- Rapid growth has taken place near the intersection of Houston Levee and Macon Roads



# Visual Survey Analysis

**A Look at Present Day Cordova**

# Existing Conditions



# Retrofitting Cordova

## Assets

- **Neighborhood schools and community center**
- *Cordova The Town*
- **Identifiable history and heritage**
- **Germantown Pkwy- major commercial destination**

## Liabilities

- **Few sidewalks**
- **CSX line crosses Macon Rd 3 times within the corridor**
- **Visually unpleasant surface parking lots**
- **Poor interconnectivity of residential streets**

# Assets



- *Cordova The Town:*
  - a good local model of TND principals



- Identifiable history and heritage
- Historic Downtown



# Assets



- **Public schools located near residential areas**



- **Germantown Pkwy- major commercial destination**

# Assets

- **Large tracts of cleared, unimproved land available**
- **Most tracts are located near or adjacent to current development**
- **Some large tracts front Macon Road and existing infrastructure**



# Liabilities



- Few sidewalks currently exist in the study area



- CSX line crosses Macon Rd 3 times within the corridor

# Liabilities



- **Overhead power lines**



- **Visually unpleasant surface parking lots**



# Development Suitability



# BALANCE: JOBS and HOUSING SITES

