



## **Tool: Implementing transit-oriented development 101**

**Provider: Smart Growth America and Strategic Economics**

### **Summary:**

The transit-oriented development (TOD) 101 Tool provides technical assistance to communities interested in transit-oriented development and how it can help a region shape growth. The TOD Tool is based on an all-day workshop that will define successful TOD and provide an overview of TOD at the regional, corridor and station area scale.

### **Goals/Objectives of TOD 101 Tool:**

- To provide workshop attendees with an understanding of successful TOD and how it can help a region shape growth.
- To provide workshop attendees with the understanding that TOD is a comprehensive system and for TOD to be successful, transit must be part of a well connected system.

### **Outline of TOD 101 Workshop:**

- Define TOD: A transit-oriented development (TOD) is a mixed-use area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. TOD is:
  - Moderate to higher density development;
  - A mixture of residential, employment, shopping, and civic uses and types;
  - Walkable to a major transit station; and
  - Oriented principally to transit, pedestrian and bicycle travel from the surrounding area, without excluding automobiles.
- Benefits of Successful TOD
  - Enhanced access to the transit network by households of all incomes.
  - Reduced automobile trips and greenhouse gas emissions.
  - Reduced transportation costs.
  - Improved public health due to increased walking and cycling.
  - Improved access to local and regional amenities.
  - Improved workforce access to job opportunities.
  - Increased transit ridership.
  - Creation of a sense of community and place.
  - Transit becomes the organizing principle for development.
- TOD at the Regional Scale
  - Integrate regional goals with regional context:
    - System size
    - Employment connectivity
    - Transit corridors
    - Equitable TOD
- TOD at the Corridor Scale



- Integrates regional scale with station area scale
  - Market strategies
- TOD at the Station Area Scale
  - Station Area Planning
  - Implementation Strategies
    - Financing TOD (address timing mismatch – the need for infrastructure to be in place in order for development to occur and the need for the infrastructure to be financed for that to happen)
- TOD Performance Measures



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