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:
  o Moderate to higher density development;
  o A mixture of residential, employment, shopping, and civic uses and types;
  o Walkable to a major transit station; and
  o Oriented principally to transit, pedestrian and bicycle travel from the surrounding area, without excluding automobiles.
• Benefits of Successful TOD
  o Enhanced access to the transit network by households of all incomes.
  o Reduced automobile trips and greenhouse gas emissions.
  o Reduced transportation costs.
  o Improved public health due to increased walking and cycling.
  o Improved access to local and regional amenities.
  o Improved workforce access to job opportunities.
  o Increased transit ridership.
  o Creation of a sense of community and place.
  o Transit becomes the organizing principle for development.
• TOD at the Regional Scale
  o 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