

# Quick Reference Guide to TRANSIT-ORIENTED DEVELOPMENT

Transit-Oriented Development (TOD) is a growing trend in creating vibrant, livable and sustainable communities.



Known as Transit-Oriented Design, or TOD for short, it is the creation of compact, walkable communities centered around high quality transit systems. As our region begins a discussion on the future of our transportation system, the term transit-oriented development will be heard more and more, especially related to light rail and commuter rail systems. TOD makes it possible to live a higher quality of life without complete dependence on a car for mobility and survival, thus leading to greater sustainability in our community.

## FACTORS DRIVING THE TREND

- Rapidly growing, traffic congestion nation-wide, especially in the Tampa Bay area
- Growing distaste for suburbia
- Growing desire for quality urban lifestyle as exemplified in the boom of Downtown Tampa and its surrounding neighborhoods
- Growing desire for more walkable and bikable lifestyles away from cars
- Changes in family structures: more singles, empty-nesters, rapidly growing senior citizen population, etc
- Support for Smart Growth and Growth Management
- New focus of Federal policy related to transit and urban development



## COMPONENTS OF TRANSIT-ORIENTED DESIGN



- Walkable design with the pedestrian as the highest priority
  - Public spaces and gathering places that create opportunities for interaction
  - Design reflects local community character and blends into nearby neighborhoods
  - Direct regional and local transit connections in town centers
  - Transit station as prominent feature of town center
  - A regional node containing a mixture of uses in close proximity including office, residential, retail, and civic uses
  - High density, high-quality development within 10-minute walk circle surrounding train station
  - Collector support transit systems including trolleys, streetcars, light rail, and buses, etc
- Designed to include the easy use of bicycles, scooters, and rollerblades as daily support transportation systems
  - Reduced and managed parking inside 10-minute walk circle around town center / transit station

## BENEFITS

- Choice in how to get around town
- Higher quality of life
- Better places to live, work, and play
- Greater mobility with ease of moving around
- Increased transit ridership
- Reduced traffic congestion and driving
- Reduced car accidents and injuries
- Reduced household spending on transportation, resulting in more affordable housing
- Healthier lifestyle with more walking, and less stress
- Higher, more stable property values
- Increased foot traffic and customers for area businesses
- Greatly reduced dependence on foreign oil
- Greatly reduced pollution and environmental destruction
- Reduced incentive to sprawl, increased incentive for compact development
- Less expensive than building roads and sprawl as infrastructure is already in place
- Enhanced ability to maintain economic competitiveness in a national and global market



**For more information:**  
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