

Development That's Best For Transit



5.21.13

John Maximuk, AICP
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The Main Points

How and what we build matters for Atlanta BeltLine station areas.

Transit Oriented Development or **TOD is the right kind of development.**

To see the benefits of TOD,
the next step for us is proactive zoning.

What is TOD Exactly?

1/2 Mile



Transit Station

How Far is $\frac{1}{2}$ Mile?

2,640 feet



What is TOD Exactly?

TRANSIT-ORIENTED DEVELOPMENT

or TOD is defined as compact development within easy walking distance of transit stations - typically a 1/2 mile - that contains a mix of uses such as housing, jobs, shops, restaurants and entertainment.

What is TOD Exactly?

TRANSIT-ORIENTED DEVELOPMENT

could also be described as :

**Anything that supports transit
inside the ½ mile circle –
from small to large**

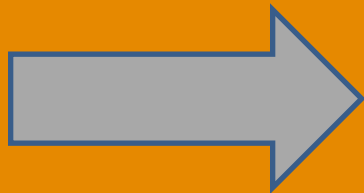
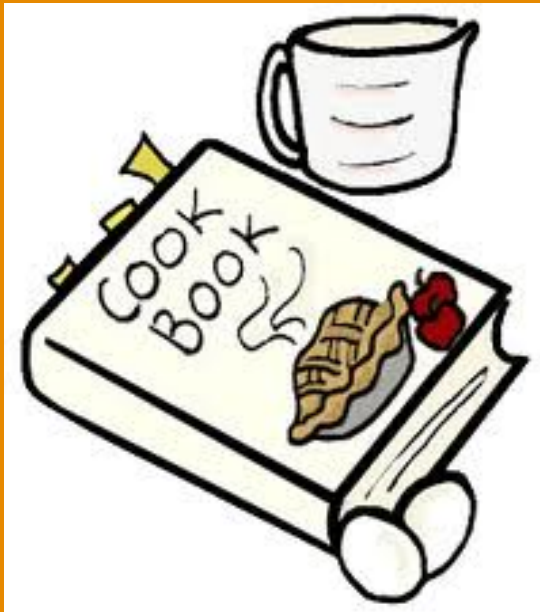
What Does Zoning Have To Do With the Atlanta BeltLine?

The Master Plan leads to Zoning

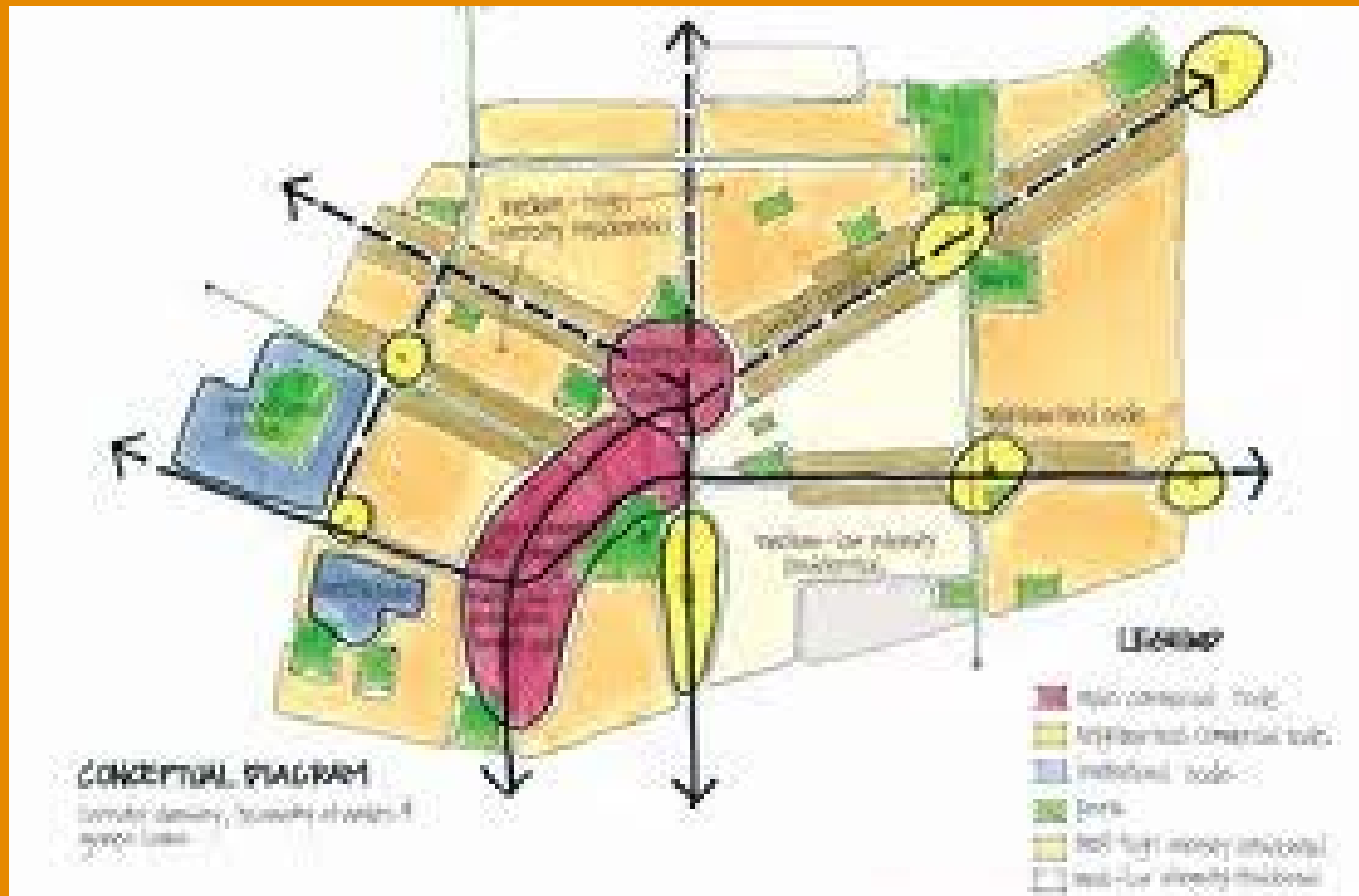
Master Plan leads to Zoning Just Like Ingredients Lead to a Cookbook



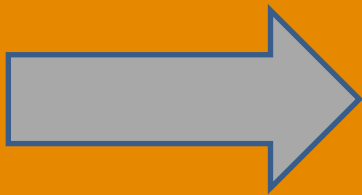
The Cookbook Leads to Dinner



Sub Area Master Plans Lead to Zoning



The Zoning Leads to a Transit Supportive Neighborhood



If We Get It Right

There Are Many Benefits

What are those Benefits?

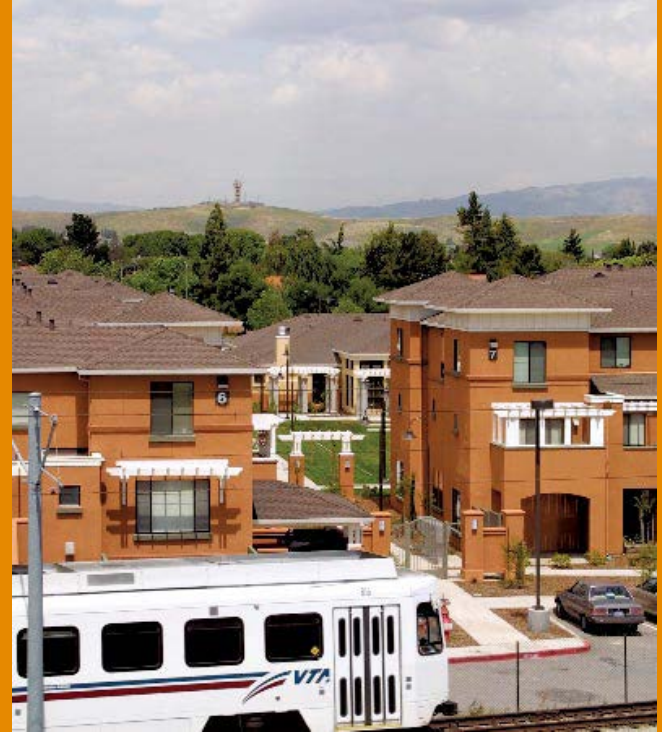
- Walkable
- Interesting
- Healthier
- Valuable
- Economical
- Additional benefits

Getting Those Benefits is Easier than We Think

Sub Area Master Plans are built on TOD ideas

- What we build
 - Mix of uses
- How we build
 - Greater intensity near stations
 - Preservation of single family areas
 - Affordable
 - Walkable

So What Does TOD Look Like?









Getting TOD Right

Build it for....

- Build for transit
- Build in Affordability

Plan and zone it...

- For transit funding

Getting TOD Right

- Planned and Designed with principles and public input to make places “work”
 - How we use these places
 - Circulation
 - Connectivity
 - Scale
 - What they look like
 - Consistency
 - Transition
 - Massing
 - Materials
 - What these places embody
- Unified Public Resources – zoning, economic development, housing
- Programmed and Managed

Back to the Main Points

Closing Comment and Summary:

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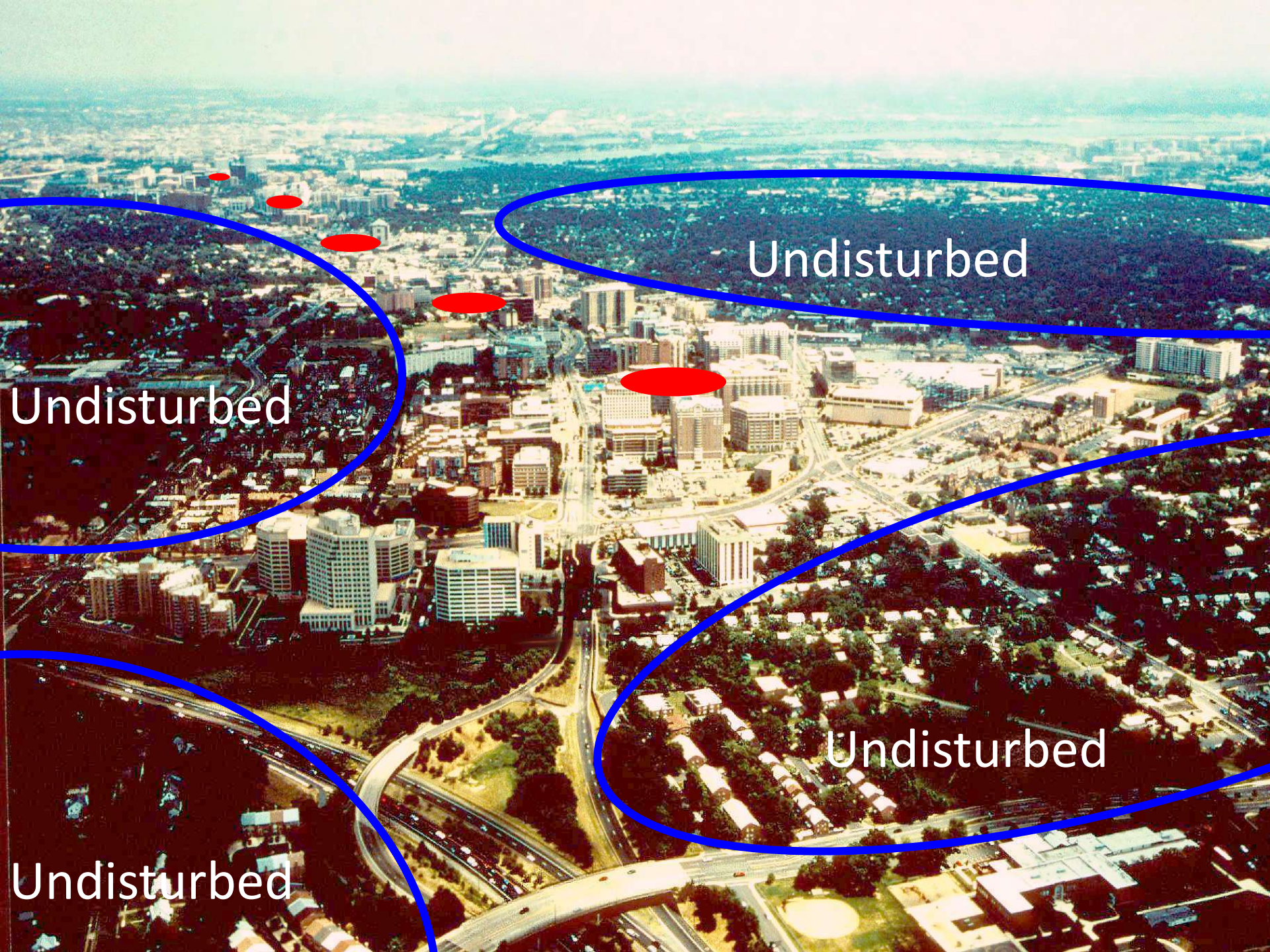


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Five Heavy Rail Station Areas in Arlington, Virginia (Washington, DC)





Undisturbed

Undisturbed

Undisturbed

Undisturbed