Development
That’s Best
For Transit

5.21.13
John Maximuk, AICP
Livable Communities Coalition
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?
½ 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 ½ 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
• Programed and Managed
Closing Comment and Summary:

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 is zoning.
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Livable Communities Coalition
Five Heavy Rail Station Areas in Arlington, Virginia
(Washington, DC)
Undisturbed