

# Transit-Oriented Development (TOD)



## WHAT IS TOD?

- TOD is a specific approach to developing the built environment – not a style of urban design or a description of physical location
- TOD means development with a functional relationship to transit, allowing it to achieve synergies that enhance the value of both
- TOD is characterized by a pedestrian-oriented environment that allows people to live, work, shop, and play in a concentration of residential, office, and/or retail uses with integrated and convenient transit service
- TODs are generally within ¼ to ½-mile radius of a transit stop (5-10 minute walk)



## BENEFITS OF TOD

- Reduces sprawl and protects existing stable neighborhoods
- Reduces commuting times and related costs
- Improves environmental quality through alternative transportation modes
- Encourages pedestrian activity and discourages automobile dependency
- Real estate near transit stations enjoy land-value premiums and generally out-perform in competitive markets

## RTD'S TOD GOALS

- Promote multi-sector, cross-jurisdictional partnerships
- Encourage sustainable development that supports the transit system
- Ensure a hierarchy of multimodal access
- Protect and enhance RTD's transit assets



## RTD's ROLE IN TOD

- Ensure safe operations of and access to transit facilities while encouraging sensible and beneficial development in station areas
- RTD may entertain offers to become a development partner, enter lease, agreements, or sell property as long as it does not limit RTD's access and operations.
- Provide support to local governments to develop station area plans that support TOD in appropriate areas by sharing facility information, facilitating collaboration, sharing best practices and expertise, and providing matching funds in certain instances



## CURRENT DEVELOPMENT NEAR PLANNED AND EXISTING STATIONS

- As of April 2010, nearly 17,400 housing units, 4,900 hotel rooms, 5.3 million ft<sup>2</sup> of retail space, 5.27 million ft<sup>2</sup> of office space, 2.3 million ft<sup>2</sup> of civic space, 160,000 ft<sup>2</sup> of cultural space, 1.6 million ft<sup>2</sup> of educational space, 5.96 million ft<sup>2</sup> of medical-related space, and 2.6 million ft<sup>2</sup> of convention space are complete or under construction along the various FasTracks corridors

Development Totals as of July 2010							
Housing Units	Hotel Rooms	Retail Space (SF)	Office Space (SF)	Civic Space (SF)	Education Space (SF)	Medical Space (SF)	Convention Space (SF)
17,399	4,907	5.3 million	5.27 million	2.3 million	1.58 million	5.96 million	2.62 million