



A CSX freight train operating on the S-Line north of Franklinton, NC



Sanford, NC

What is Transit Oriented Development?

"TRANSIT ORIENTED DEVELOPMENT (TOD) CREATES COMPACT, MIXED-USE COMMUNITIES NEAR TRANSIT WHERE PEOPLE ENJOY EASY ACCESS TO JOBS AND SERVICES." (USDOT/FTA)

TOD is centered around mobility hubs, like transit stations, that offer connections to multiple modes of transportation. TOD typically includes a mix of housing, office space, retail, civic spaces, and neighborhood amenities within walking distance of a mobility hub. TOD offers a broad range of health, environmental and economic benefits. It allows for more transportation choices, reduces the need for driving and preserves rural/natural areas by supporting more compact, walkable communities.

Successful TOD also improves quality of life for all people, regardless of age, ability, race, gender, income, and background. When implemented with thoughtful supporting strategies, mobility hubs and associated TOD can provide affordable and equitable access to opportunity for all kinds of communities. Supporting strategies for equitable TOD typically include:

- Tailoring TOD to meet varying community needs, from metropolitan centers to historic small-towns (see inset, at right).
- Investing in multimodal connections to mobility hubs/transit stations.
- Preserving housing affordability.
- Acknowledging and preserving community history and culture.
- Ensuring that marginalized groups have input and ownership in decision-making processes.

The elements of TOD create a sense of place and community through the elements described on the following pages. They add value to the mobility hub and S-line investments because they create a vibrant environment where passengers, visitors and residents alike can walk or bike to parks, restaurants, social amenities - adding to the quality of life of a community.

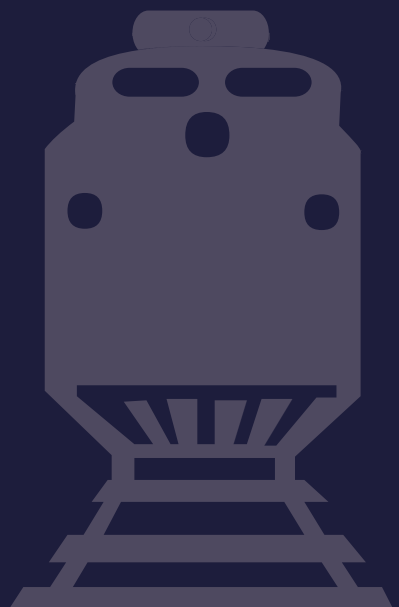
TAILORING TOD TO MEET COMMUNITY NEEDS

Transit oriented development looks different in different places.

The character, urban context, land use, and TOD potential along the S-Line corridor vary significantly between the 13 study areas. Some study areas are located in dense, urban, metropolitan settings; others are set within historic small-town centers; still others occupy industrial/warehouse and highway commercial areas.

TOD along the 95-mile S-Line corridor requires a deep understanding of the different contexts and values of each community. These factors shape each partner community's goals. High-density development may be an appropriate tool to achieve TOD goals in some areas, but not appropriate or desired in other areas. For many areas, preserving the small-town feel and character is vital. Other areas may have priorities like protecting rural areas, celebrating history, supporting dense urban cores, or transforming underutilized or industrial sites.

By tailoring goals and recommendations to individual communities, this plan provides a community-driven vision for TOD.



What Does Transit Oriented Development Do?



CREATES ENGAGING PUBLIC SPACES

Using development to frame public spaces improves quality of life and creates vibrant, active places that offer health, environmental and economic benefits.



PROVIDES SAFE & COMFORTABLE TRANSPORTATION CHOICES

Incorporating multimodal infrastructure in new development encourages safe and comfortable walking and bicycling trips.



PROMOTES EQUITY

Providing premium transit supports equitable access to jobs, services, and housing and expands economic opportunities for all. Supporting affordable housing prevents displacement of existing residents and businesses.



SUPPORTS A HEALTHY MIX OF ACTIVITIES AND LAND USES

Clustering residential, retail, office, entertainment, and civic uses around transit creates convenient, walkable access to goods and services.

