



**Housing & Transportation:
AN INTRODUCTION TO
TRANSIT ORIENTED DEVELOPMENT**

**Maricopa Association of Governments
April 8, 2008**

Transit Oriented Development

- What is TOD?
- What are the benefits?
- Has it succeeded elsewhere?
- Is there a market?
- What we are doing in the Valley?

What is TOD?

- A style of development characterized by a mix of uses where buildings and uses cater to the pedestrian.



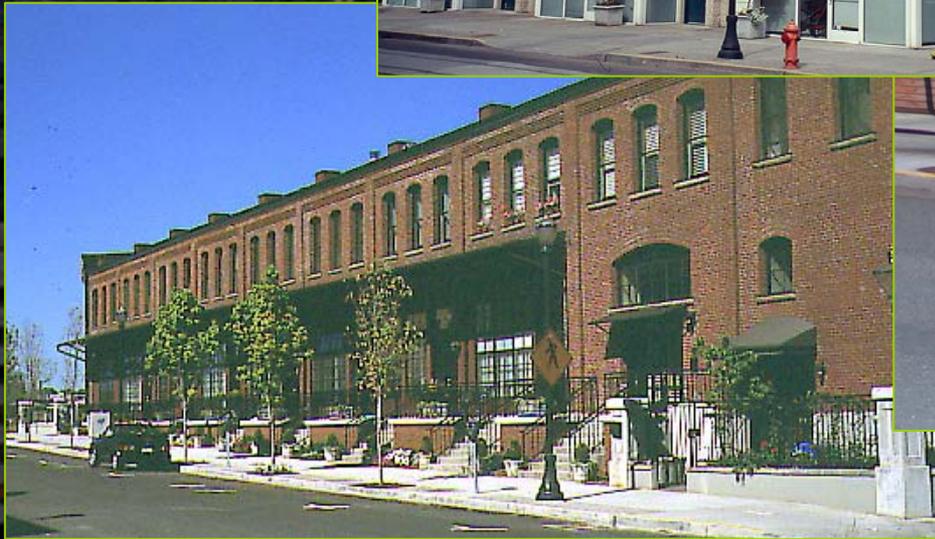
TOD Characteristics

- Walkable, tree-lined streets (shade).
- Buildings built up to the street.
- Buildings with frequent windows and doors.
- Diverse uses that encourage people to stroll, shop, meet, greet and eat.
- Strategic parking strategies.
 - Reduced parking
 - Shared parking
 - More land for development



Has it succeeded?

- Portland



Has is succeeded?

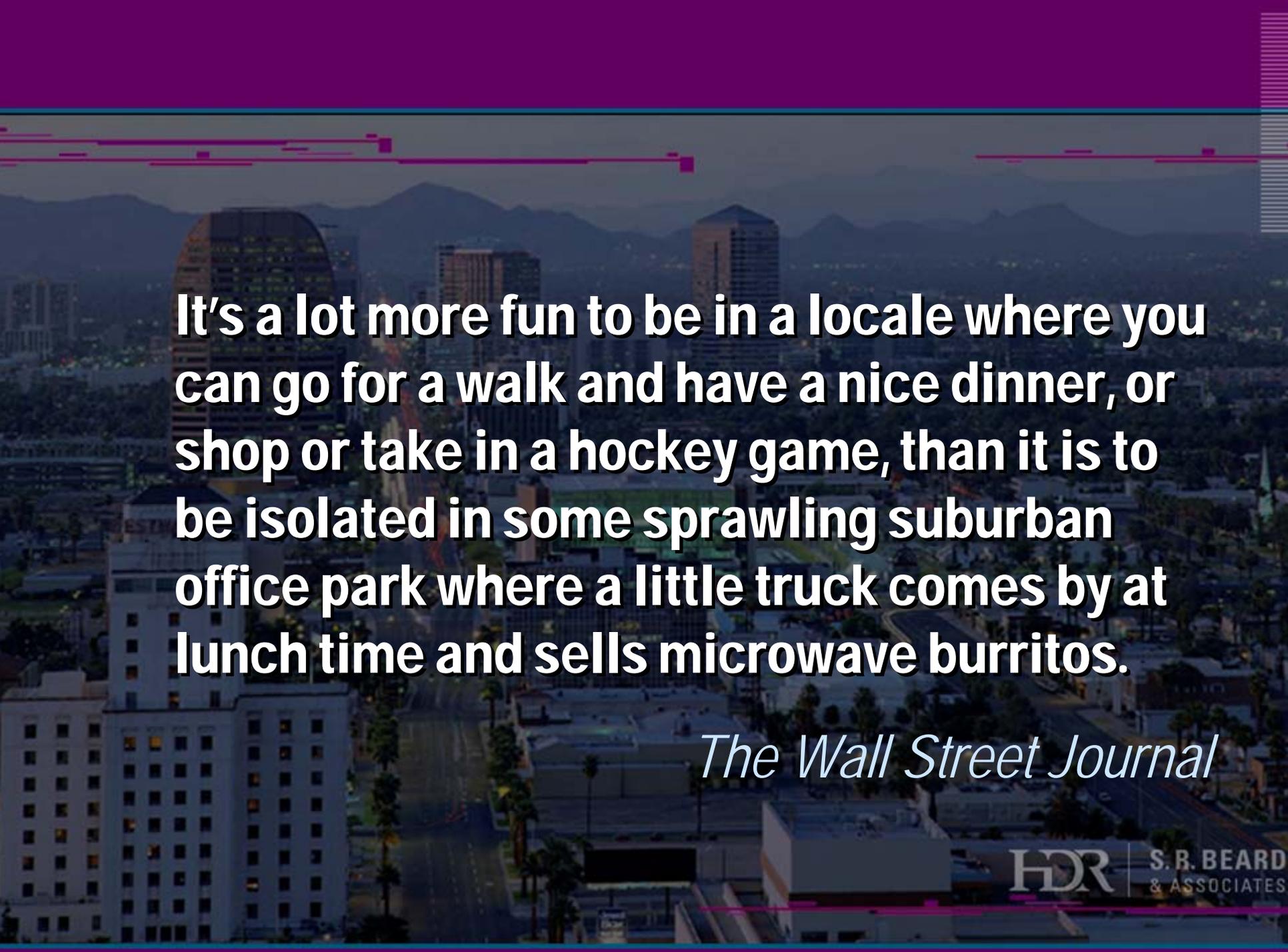
- Dallas



What about the Valley of the Sun?

- Light rail opening December 2008
- Overlay districts to encourage TOD
- Actively promoting opportunity sites
- Transit zone households could account for 14% of regional household growth between 2000 and 2025
- Nearly 120,000 additional units*

**Reconnecting America, 2004*

An aerial photograph of a city skyline, likely Los Angeles, with mountains in the background. The image is overlaid with a dark purple gradient at the top and bottom. The text is centered in the middle of the image.

It's a lot more fun to be in a locale where you can go for a walk and have a nice dinner, or shop or take in a hockey game, than it is to be isolated in some sprawling suburban office park where a little truck comes by at lunch time and sells microwave burritos.

The Wall Street Journal

HDR

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