

Transit-Oriented Communities

In 30 Slides

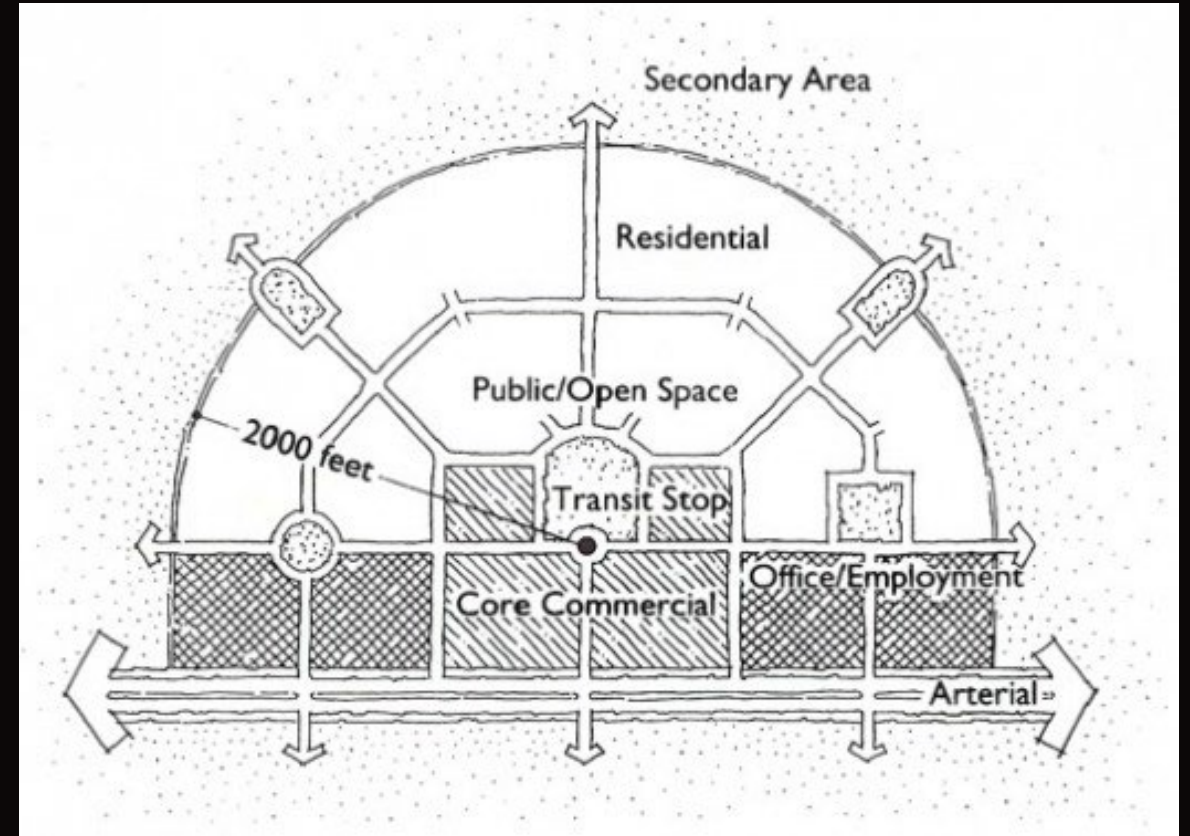


“[TOC] is the planning, design, and development of communities where residents can live, work, play, shop and learn in a walkable and mixed-use community supported by rapid transit and where car ownership is an option, not a necessity.”

G. Andrishak

The original Transit-Oriented concept

An illustration done in 1993 by Peter Calthorpe, one of the pioneers of what would become known as Transit-Oriented Communities



What makes a TOC?



Mixed Land Use

Urban Density

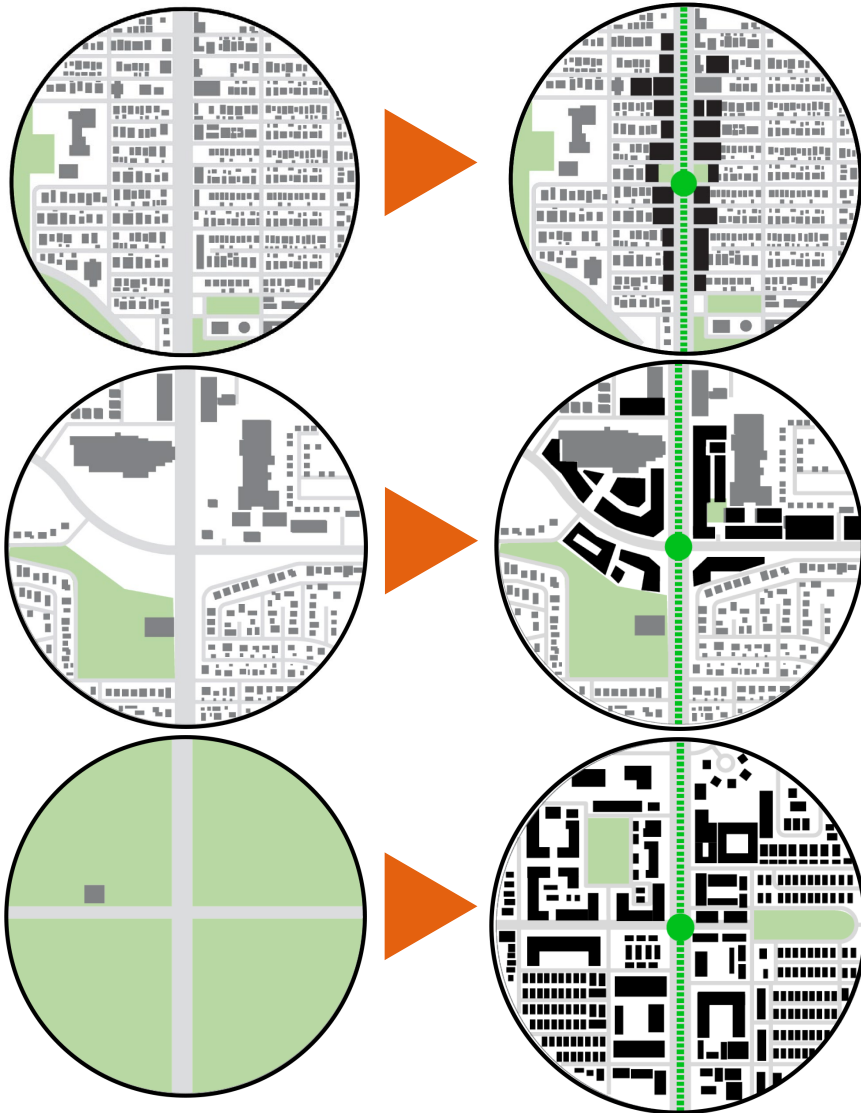
Sustainability

Sense of Place

Health Benefits

Mobility Choices

Types of TOC



TOC Staging

1- POP UP



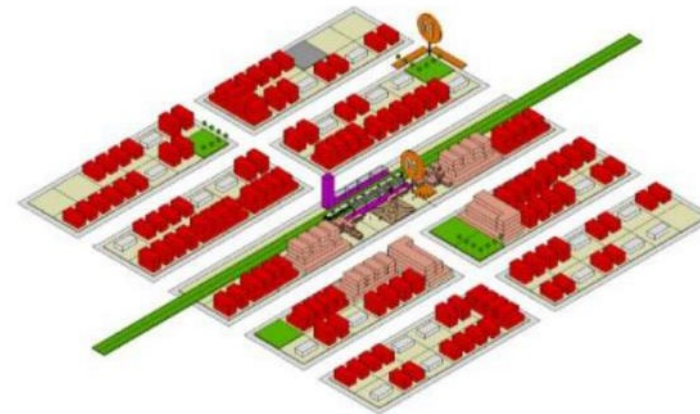
3- TRANSIT SUPPORTIVE DEVELOPMENT



2- CATALYST SITE



4- TRANSIT ORIENTED DEVELOPMENT (TOD)



Benefits of Transit-Oriented Communities

Section Two

The Appeal of Urban Life

TOC creates enhanced livable communities





Building Community

TOC focuses on providing key community building blocks such as cafes, co-working spaces, libraries, bookstores, and public spaces



Resident & Community Benefits

- Provides more amenities
- Produces better health outcomes
- Helps lower combined housing & transportation costs

Municipal Benefits

- Spurs development of amenities in underserved communities
- Reduces cost of services
- Increases property values
- Increases sales tax revenues
- Catalyzes economic development

Business and Property Owner Benefits

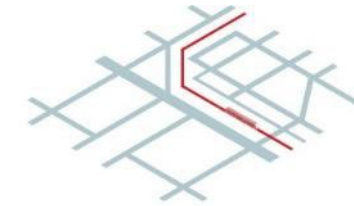
- Increases potential for retail & office space
- Outperforms lower density development
- Increases property values

TOC in Detail

Section Three

TOC is More Than Just Transit:

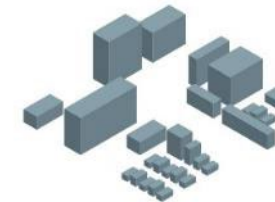
Transit (Transportation)



Oriented (Open Space)



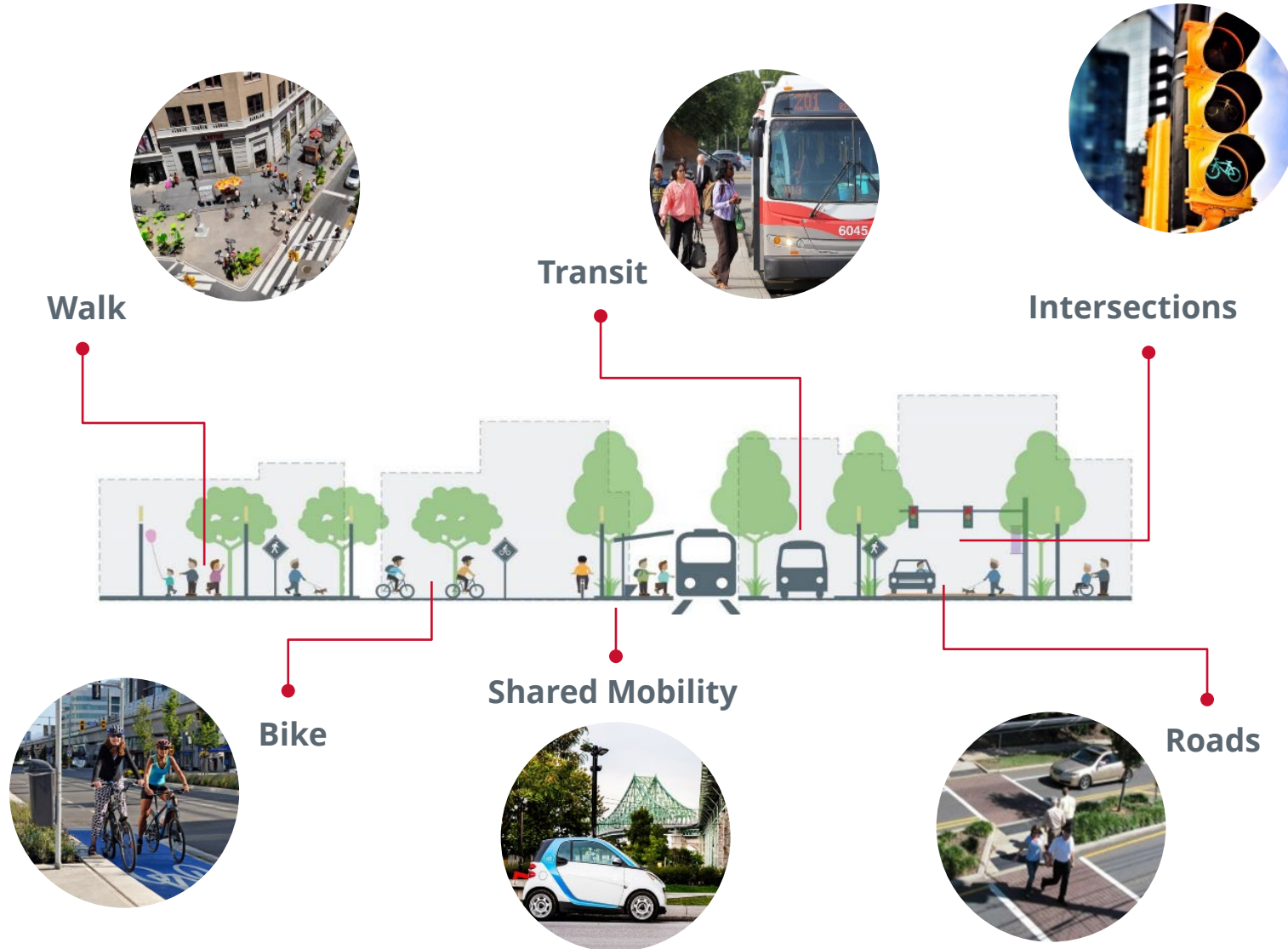
Development (Communities)



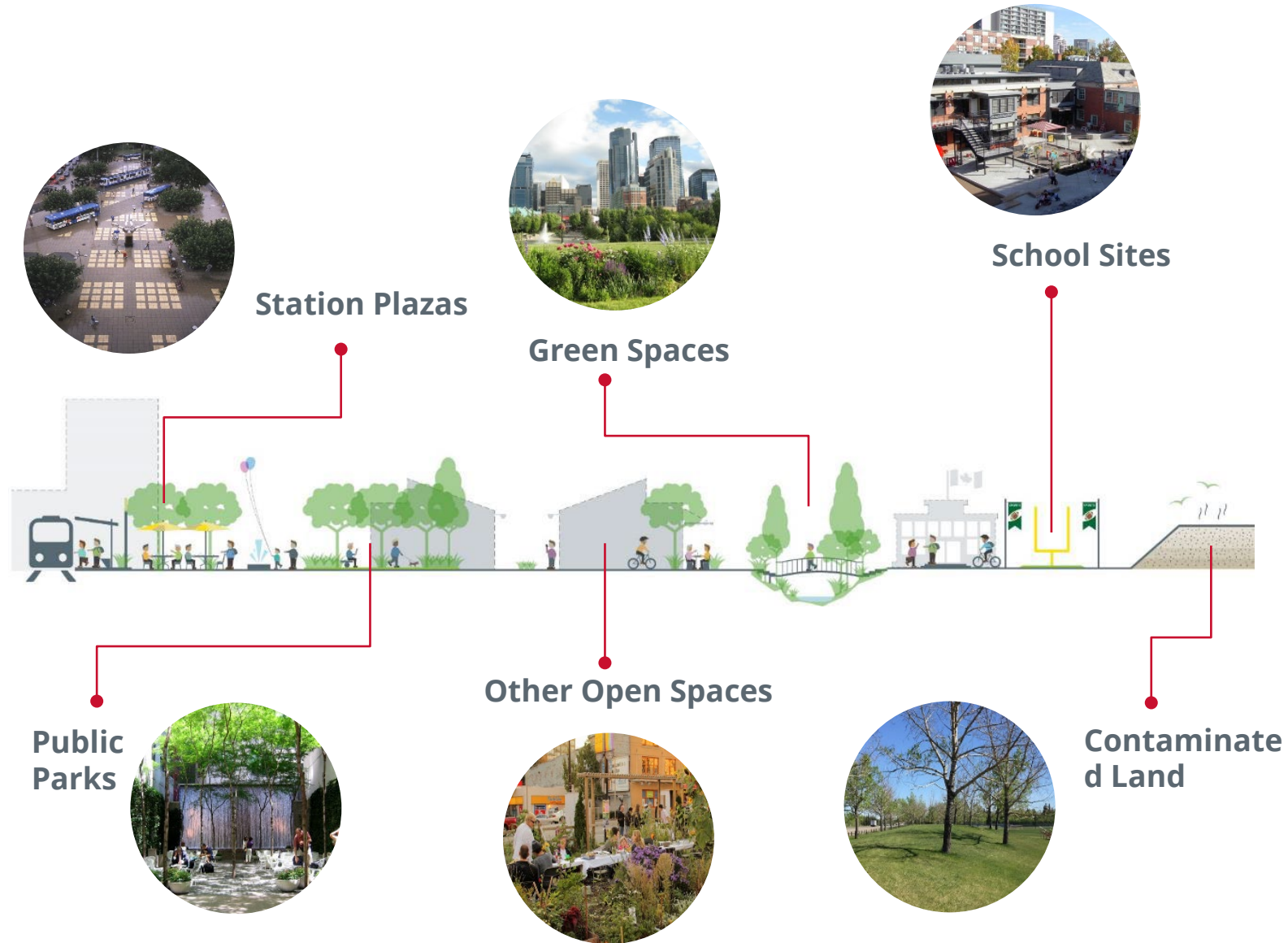
TOC =



The “T” in TOC:



The “O” in TOC:



The “C” in TOC:



Urban Design Guidelines



Active ground floor use (residential).

Transparency that allows partial view to the interior.

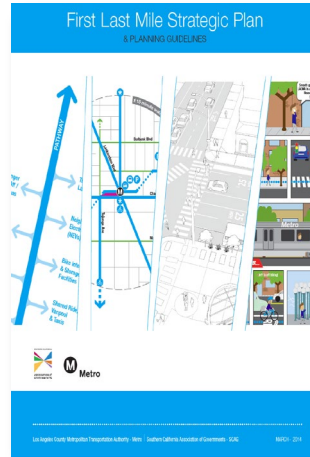
Landscaping allows for some degree of privacy.

Transitional space between the public and the private realm — in this case a patio.

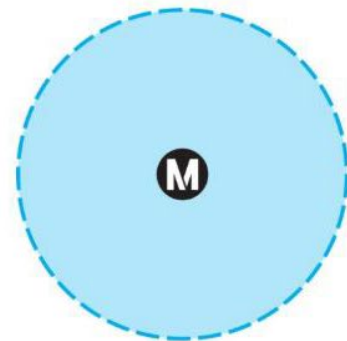
Multiple entrances opening up onto the street activate the public realm.

First floor level of ground floor units slightly elevated for privacy, still allowing for inside-out connections.

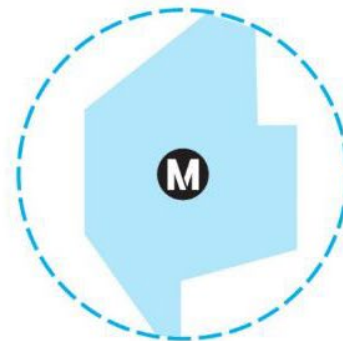
Importance of First/Last Mile Accessibility



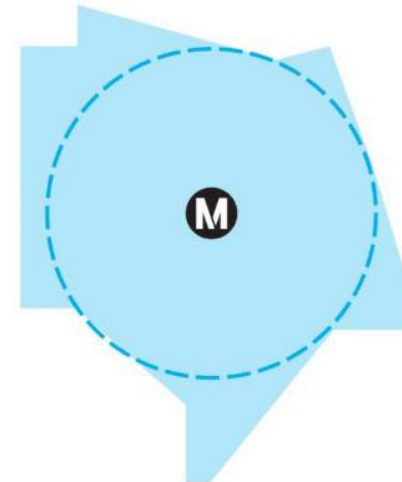
Policy:



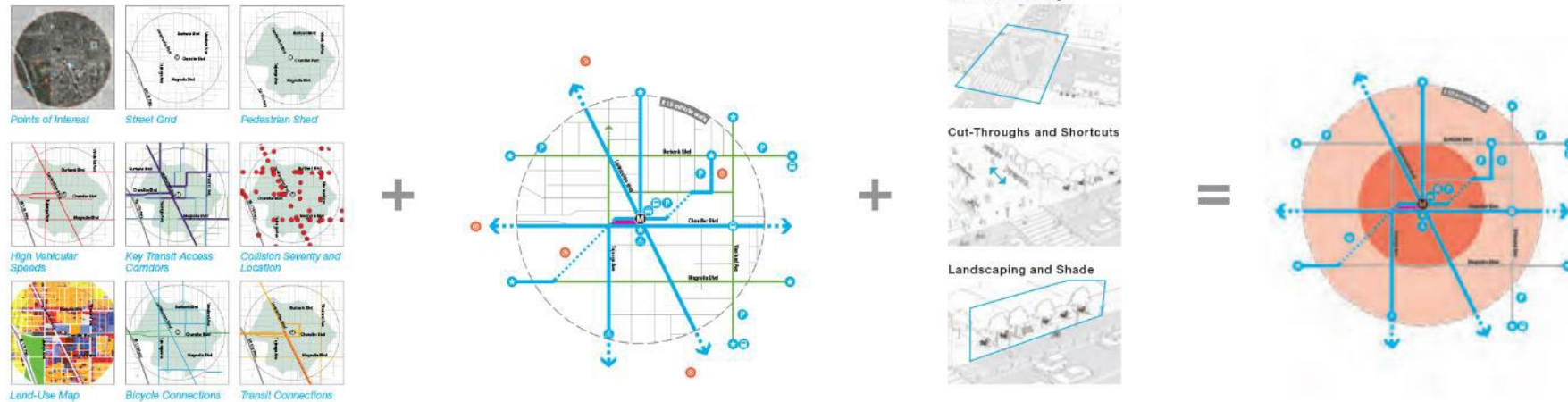
Reality:



Goal:



First/Last Mile Methodology



1 AREA ANALYSIS

2 PED/BIKE PATH NETWORK

3 PATHWAY TOOLBOX

4 KEY PATH ENHANCEMENTS

The Process

Section Four

Inputs to TOC Planning

**Community
Input**



**Station
Area
Analysis**



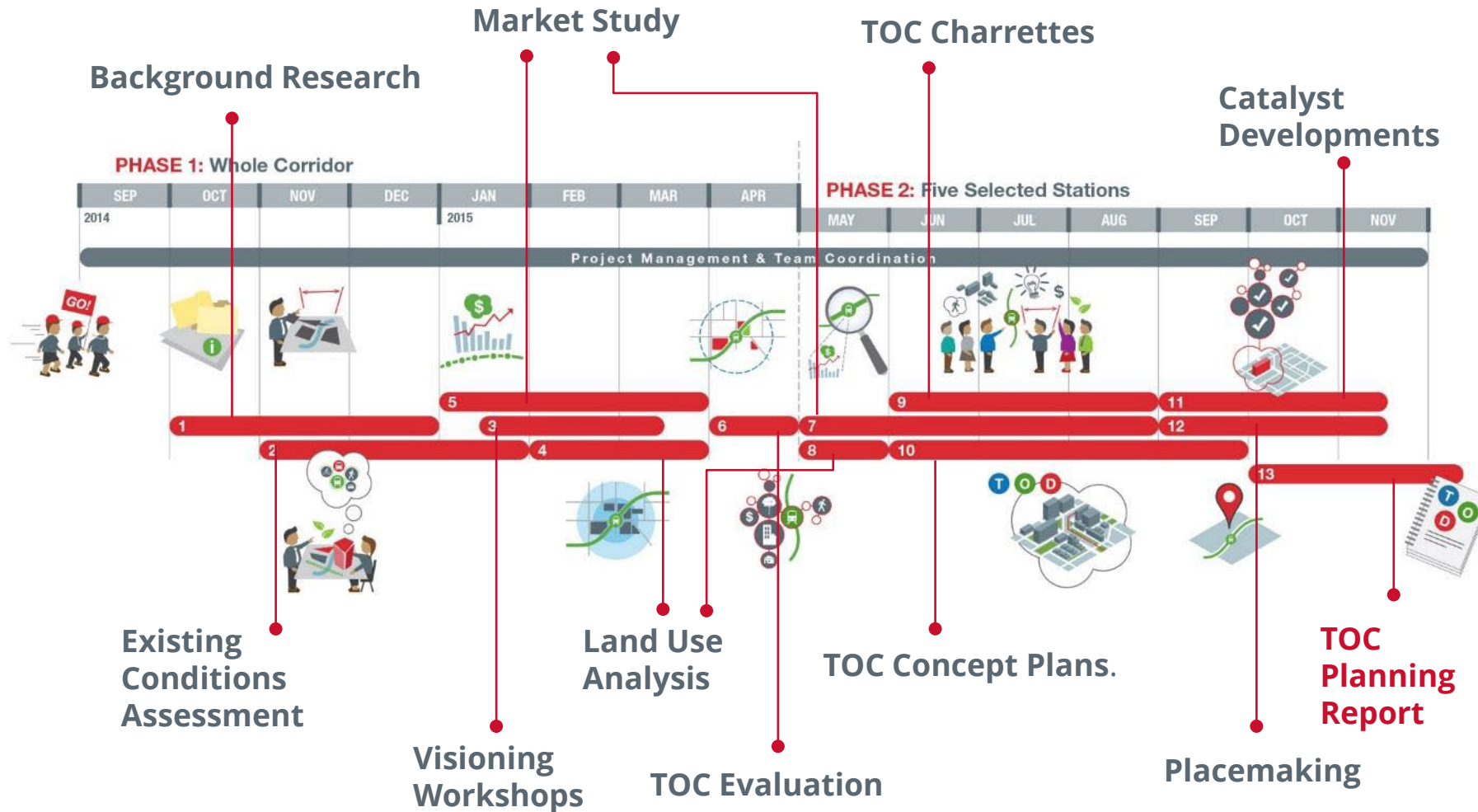
**Market
Assessment**



Team Expertise



A Typical TOC Planning Process

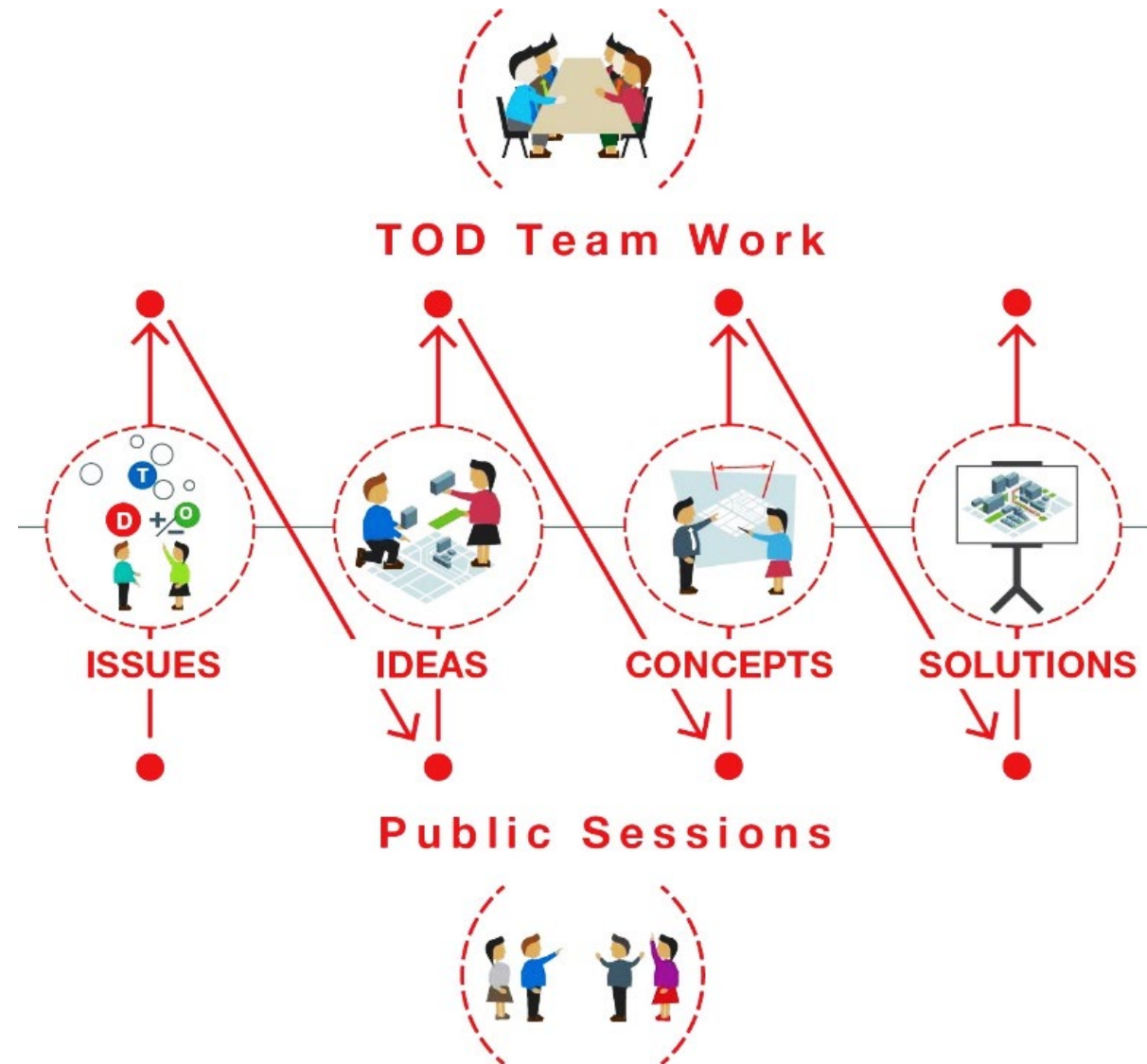


What is a TOC Charrette?

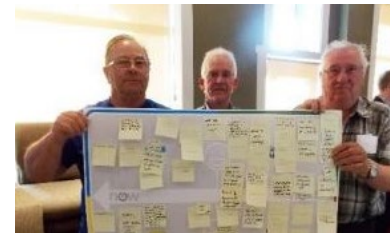
A TOC design charrette is a multi-day, collaborative workshop that brings together citizens, developers, planners, designers and policymakers to create a feasible and supported plan for an area based on four feedback loops.



The Four Feedback Loops



Activities Within a Charrette



1 Gains & Pains Exercise

2 Visual Storytelling

3 TOC Board Game

4 Core Team Meetings

5 Sketching Stations

6 TOC Concepts Options Boards

7 Solutions Open Houses

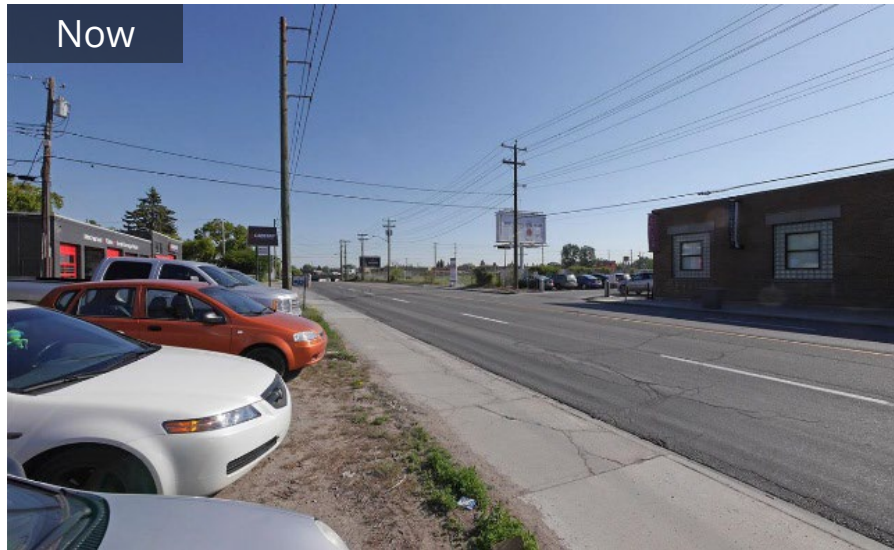
Pains and Gains Exercise



Pains and Gains Exercise



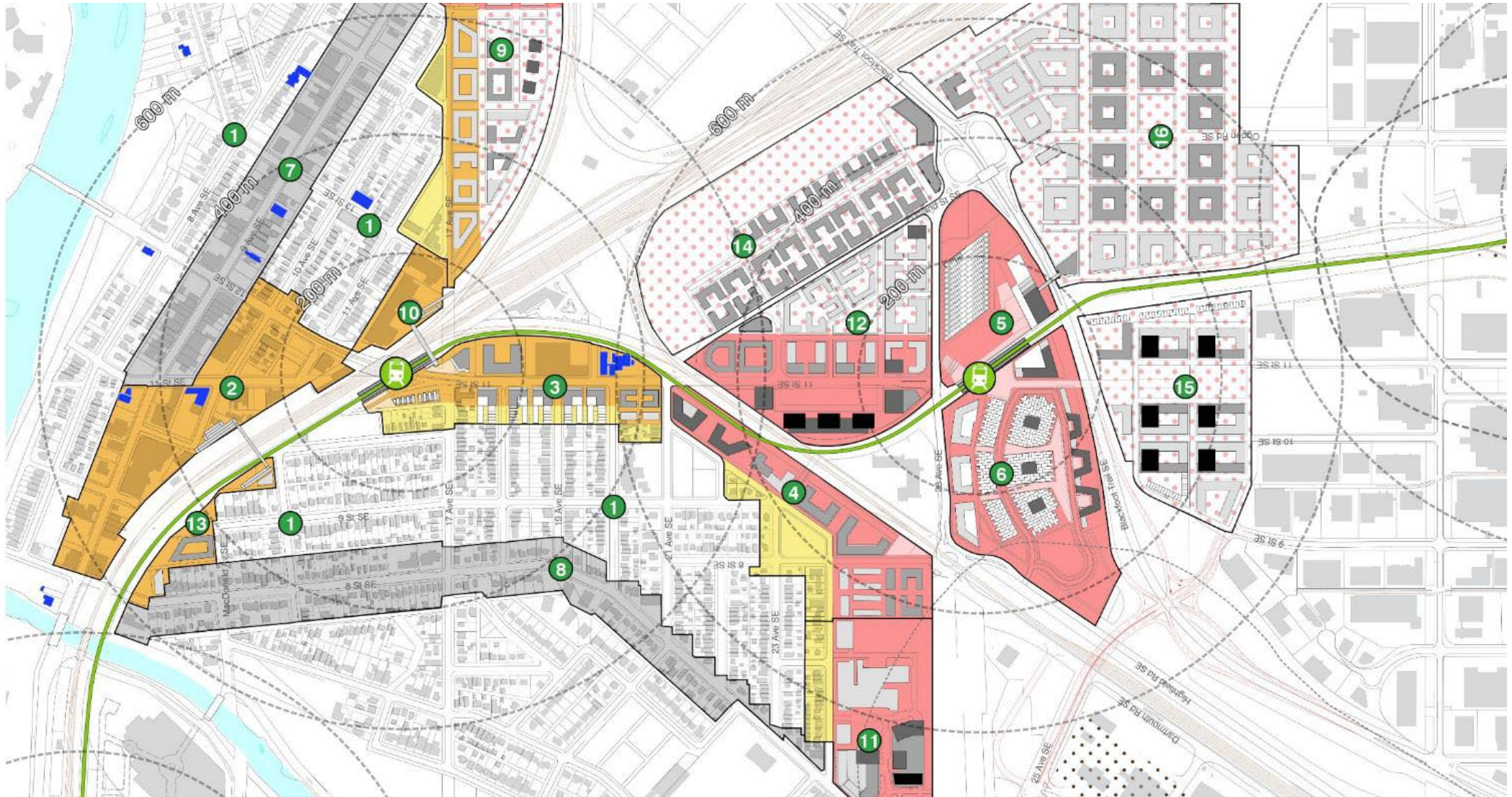
Before-and-After Photo Simulations



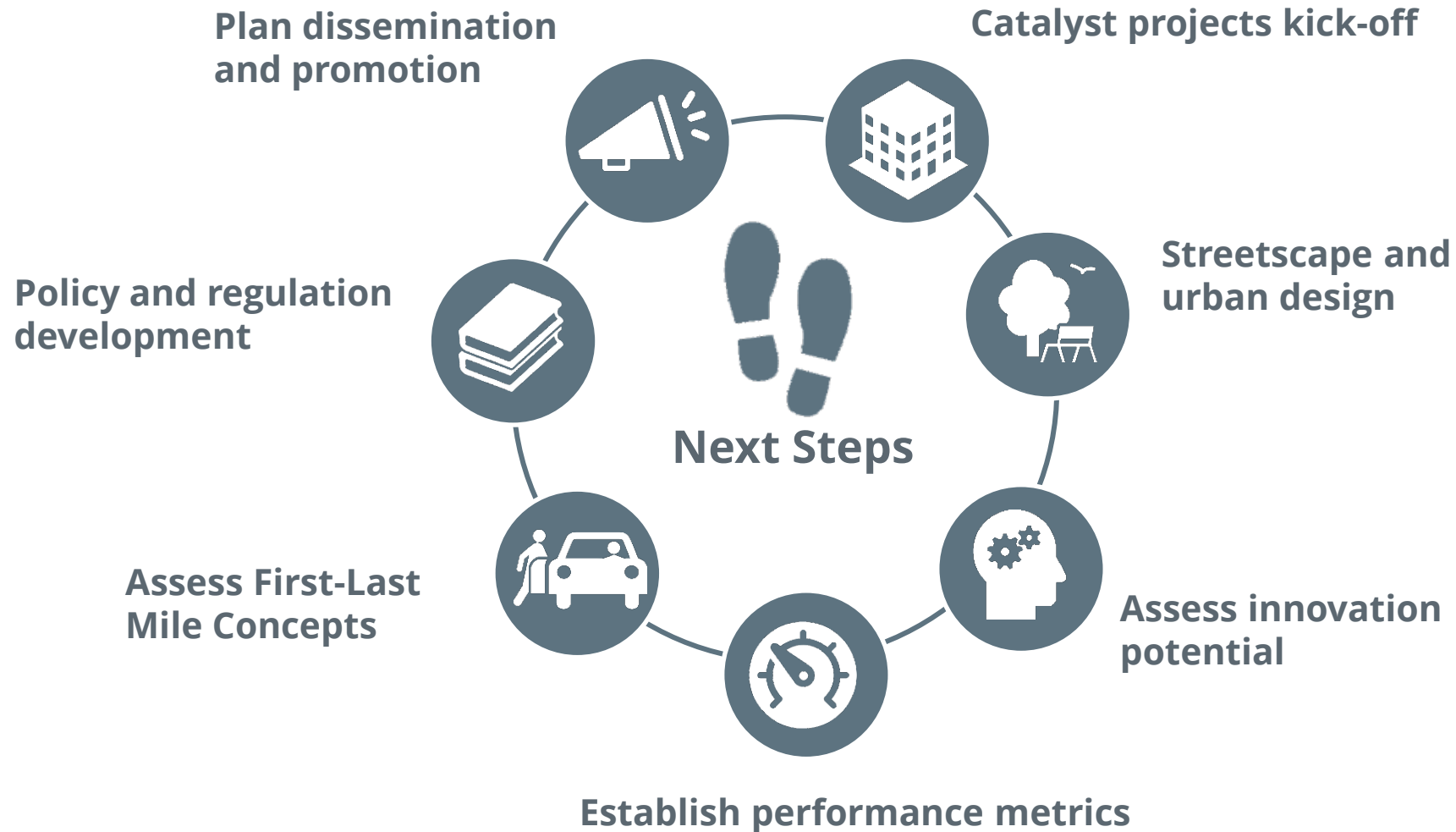
Pains and Gains Exercise



The Result: a Tailored TOC Plan



After TOC Planning Finishes



Mixed Land Use

Urban Density

Sustainability

Sense of Place

Health Benefits

Mobility Choices

Measuring TOC Performance





Thank you!

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