



Transit Oriented Development



What is TOD?

Transit oriented development is a compact neighborhood with a mix of uses, including residential, employment, and neighborhood services. It is within easy walking distance of a transit station and offers several transportation options.



TOD offers:

- Compact neighborhood
- Mix of uses
- Variety of housing choices
- Jobs
- Neighborhood services
- Easy walk to a transit station
- Balance with nature
- Less focus on the automobile
- Activities 18 hours a day
- Pedestrian and bicycle friendly environment
- Safe streets
- Strong center
- Parks and open space
- 50% less traffic than conventional housing
- Reduction in greenhouse gas emissions
- Lower parking standards
- Healthier lifestyles
- Conserved open and rural areas
- Increased housing values

Surveys show...Residents near transit want:

- Well designed communities
- Easy access to a center
- High quality residence
- Quality transit service
- Pedestrian friendly
- Good price value



TOD residents are:

- Twice as likely to not own a car as US households
- 5 times more likely to commute by transit than others in region

TOD in Hillsborough County

HART and Hillsborough County are actively updating plans to ensure transit supportive policies are in place to complement the transit system.

Key Principles of Hillsborough County Comprehensive Plan:

- Efficiently use land in the Urban Service Area
- Maximize infrastructure investments
- Offer a choice of lifestyles – rural, suburban and urban
- Create a development pattern that supports more mobility choices
- Create walkable pedestrian environments
- Reinvest in existing communities through redevelopment
- Provide employment, housing and lifestyle options for everyone

Transit Supportive Policies:

- Use transit corridors as focused areas for higher densities and intensities as well as for economic development
- Create incentives along transit corridors, such as density bonuses and transfer development rights receiving areas
- Encourage commercial and neighborhood redevelopment in ways that support transit
- Transit stations are planned with different scales
 - o 5 station types
 - o May be considered activity centers and eligible for incentives