

## Citizens' Academy 2008-01

### TOD Features and Benefits

#### **SOCIAL Features and Benefits**

**Feature: Designed Open Spaces**

**Benefit:** Great for pet people, Safe for kids, slows down pace, creative space, easily organized community spaces, community ownership and responsibility, neighbors better informed about community.

**Feature: Intramarketing**

**Benefit:** Supports local community, intrabusiness support network, work/live decreases stress, increase time with friends and family.

**Feature: Shops with Patios**

**Benefit:** Extension of homes as "shared dining rooms"

**Feature: Pedestrian Oriented District**

**Benefit:** Not isolated in individual vehicles, know your neighbors, sensed safety increases quality of life, physical activity.

**Feature: Transit as Network of Connections**

**Benefit:** Easy network to connect to entertainment, etc... a non-linear neighborhood, "wherever the train goes that's your neighborhood"

**Feature: Accessibility**

**Benefit:** Independence for all, great leveler, health benefits, fairness, tactile

**Feature: Interaction**

**Benefit:** Sense of community, decreased crime

**Feature: Destination**

**Benefit:** Sense of place, walkability, health benefits, sense of community, activity

**Feature: Mixed Use**

**Benefit:** Brings diverse groups together, affordable housing

**Feature: Community Pride**

**Benefit:** Feels good, safe, clean, well kept, investing in future

**Feature: Eating Establishment at TOD**

**Benefit:** Getting off the rail, grab a quick bite while commuting, don't worry about drinking and driving, easier to meet with friends, family, "NORM!"

**Feature: Affordable Housing**

**Benefit:** Provides options for commuting for lesser income groups, divers social and economic groups

**Feature: Clean Air**

**Benefit:** Health, which promotes activities, which promotes weigh loss, improve the mental state, scenery

**Feature: Retail Shops**

**Benefit:** Places to gather, mingle, shop, micro business creates more opportunities for entrepreneurs.

**Feature: The Train**

**Benefit:** “Does not discriminate”, read that paper, relax while commuting, the sense of excitement when celebrating the local team’s win.

**ECONOMIC Features and Benefits**

**Feature: Small Local Economies**

**Benefit:** Consumer options, “hometown advantage” entices, diversity

**Feature: Diverse Business**

**Benefit:** People have options, re-enforce community identity

**Feature: Economic Justice**

**Benefit:** Eliminates barriers to entry for local socioeconomic groups, encourage local hiring.

**Feature: Obstacle-free investment Opportunities**

**Benefit:** Open doors to developers, creates quicker economic returns for everyone

**Feature: Local Autonomy Over Local Economy**

**Benefit:** Sustains empowered community involvement in development, establishes neighbors as foundation of local economy

**Feature: Fewer VMT**

**Benefit:** Less pollution, reduced reliance on foreign oil, increased disposable income (no car pmt.)

**Feature: Alternative/Mass Transit**

**Benefit:** Eliminate cost of maintenance (parking, gas, etc), transfer to housing, encouraged development, tax base of bedroom communities, local spending, more money back, not spend in municipalities.

**Feature: Diversity of Retail (non-chain)**

**Benefit:** Money reinvested in community, promotes local/small business development

**Feature: High Density/Compact Development**

**Benefit:** Less infrastructure costs/improvements (streets, drainage, utilities, police, fire, etc), air quality costs.

**Feature: Sense of Place/Community**

**Benefit:** Desirable location = higher land value = more tax revenue = more investment in community (municipality/residential pride) = more desirable location

**Feature: “Self Sustaining” Development**

**Benefit:** Future costs of living -> quality of life (sustain or improve), TOD would allow for savings in transportation, less dependence on foreign energy – regional dependence, lifestyle – more relaxed more likely to spend.

**Feature: Rail Line**

**Benefit:** Spurs new development; draws consumers to commercial areas in station area, more citizen buy-in.

**Feature: High-Density Housing**

**Benefit:** Reduces amount of environmental damage; less infrastructure required; has potential for moderate-income housing; energy conservation

**Feature: Restaurants**

**Benefit:** Becomes a destination stop, place of gathering promotes pedestrian traffic for safety

**Feature: Mix Use Developments**

**Benefit:** Promotes more walking, reduces oil consumption, reduce need for automobiles, predictable customer base for commercial

**Feature: Pedestrian-Oriented Spaces**

**Benefit:** Promotes healthy waking, draw for customers, have festivals, create community uniqueness

**ENVIRONMENTAL Features and Benefits**

**Feature: Landscaping**

**Benefit:** Human scale, sensory-experiential, interactive

**Feature: Walkability**

**Benefit:** Minimize auto-dependence, convenience

**Feature: Multi-Modal Integration**

**Benefit:** Balanced, systemic, integrated approach

**Feature: Streetscape**

**Benefit:** Safety, aesthetically pleasing, walkability, quality experience

**Feature: Connection (Vertical and Horizontal)**

**Benefit:** Appealing, efficient, complementary land use.

**Feature: Density**

**Benefit:** Better biz environment for upstart small business, more efficient use of city services

**Feature: Public Art**

**Benefit:** Adds community character, sense of place/personality, reinforces respect for the environment

**Feature: Small Enterprise Community**

**Benefit:** Traditional main street conveyance, more vibrancy “bars and bakeries”, less travel, less traffic

**Feature: Green Space Pocket Parks**

**Benefit:** A place for the dogs, health and wellness, fresh air, community gathering neighborhoods

**Feature: Public Amenities (Libraries, Neighborhood Schools, Rec Centers, Art Centers, Parks)**

**Benefit:** Vibrancy, activity, convenience, multi use spaces, proximity.

**Feature: Good Landscape/Art**

**Benefit:** Pretty, aesthetics, run-off control, conversion of carbon dioxide to water, permeable surface, xeriscape, cleaner air, more sustainable.

**Feature: Multi-Modal Access and Parking**

**Benefit:** Provides a viable alternative to cars, less fossil fuel, business use, 1 trip, clean transportation, encourage healthy practice, cleaner air, more sustainable.

**Feature: Mixed Use**

**Benefit:** Less Trans needs, more walking, encourage ridership, less car trips, less footprint, more sustainable.

**Feature: Greater Density**

**Benefit:** Reduces sprawl, reduces footprint, energy reduction, preserves more open space and wildlife habitat in surrounding areas, more sustainable.

**Feature: Redevelopment of Brownfields**

**Benefit:** Urban renewal, restoring environmental quality, keep spread down, groundwater protection and cleanup, preserve greenfields, preservation of habitat, more sustainable.