

Overview of TOD Concepts

What is TOD?

- »» TODs are mixed-use, moderate to high-density areas centered around and benefiting from a transit station.

What are the goals of TOD?

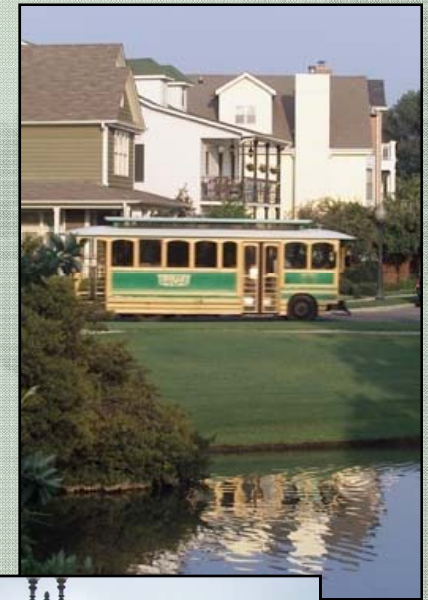
- »» Raise awareness, visibility, and use of public transit
- »» Create access; car not essential to accomplish daily tasks
- »» Link land use to transportation



Overview of TOD Concepts

What are the key elements of TOD?

- »» Rail transit station
- »» Cluster of land uses: commercial, office, residential, civic, recreation
- »» Multi-family urban housing (e.g. townhomes, condos, duplexes, lofts, flats, etc)
- »» Well-connected streets and paths
- »» Enhanced pedestrian experience
- »» Shared parking and elimination of need for large surface parking lots and auto-dominated land uses



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What are the benefits of TOD?

- » Municipality: Increase tax base; decrease road congestion
- » Transit Agencies: Raise awareness; increase visibility and ridership
- » Businesses: Increase foot traffic; leverage synergies between tenants; reach target revenues with optimal profits
- » Developers: Create marketable products
- » Citizens: Increase choices, convenience in shopping, housing, transportation, etc
- » Community: Enhance sense of place, arrival, and identity



Overview of TOD Concepts

How do we make TOD work in Prairie Grove?

- »» Build critical mass with great synergies and overall cohesiveness

- »» Provide higher residential densities than typically found in the suburbs (modern, urban formats, mixed use)
 - Townhomes, condos, stacked flats, lofts, SF on smaller lots, compact
 - Higher densities make transit and commercial activities viable

- »» Concentrate residential units within one-half mile of transit station; convenience is key
 - Maximum distance people are typically willing to walk
 - Interconnected street pattern creates a safer and more inviting pedestrian environment; sense of place and neighborhood