

TOD GOES SUBURBAN: **MAKING TRANSIT-ORIENTED** **DEVELOPMENT WORK IN YOUR** **COMMUNITY**



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C L A R I O N

Rocky Mountain Land Use Institute

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WHAT IS TOD?



- **Rule of Thumb: Development within walking distance—1/4 to 1/2 mile—of transit station**
- **Compact, mixed-use**
- **Pedestrian and bike friendly**
- **Benefits:**
 - Support transit
 - Lively, active neighborhood
 - Reduced reliance on auto, reduce VMTs and greenhouse gas emissions
 - Preserve open space and natural areas with compact growth



TOD: THE IDEAL..... IS IT A PIPEDREAM???



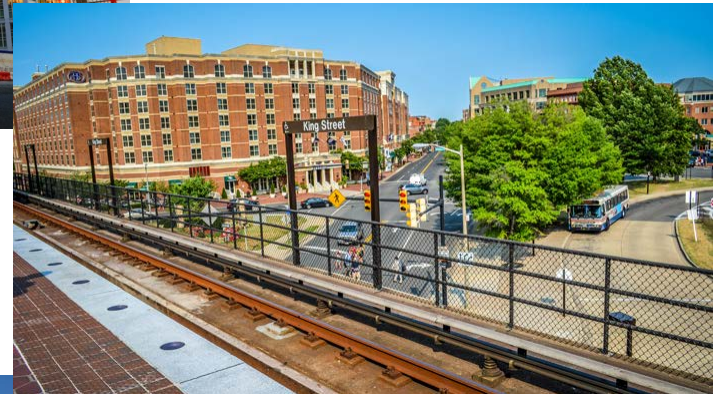
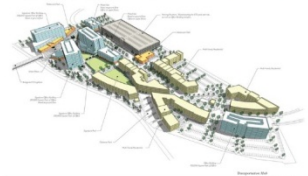
Suburban Transit Stations: Successes



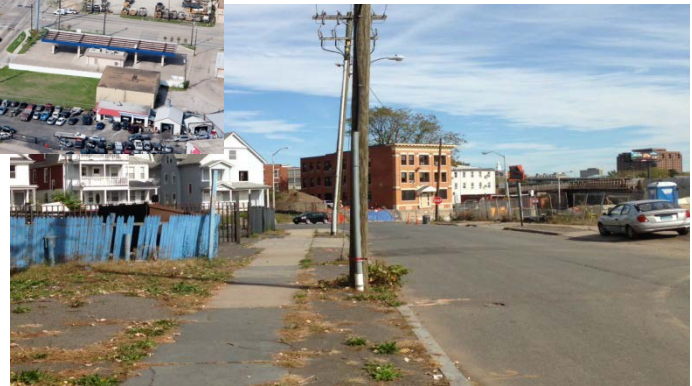
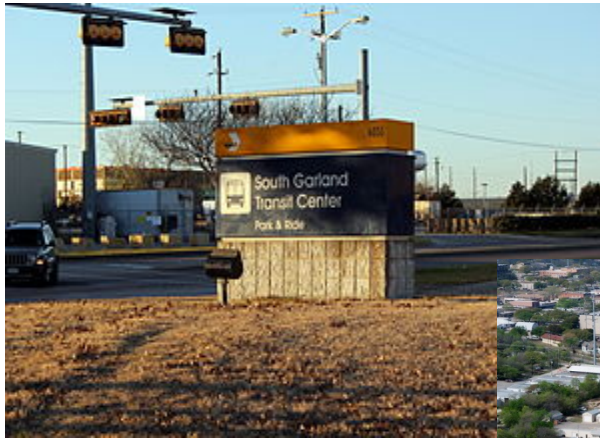
Park Meadows Station
BUSINESS DISTRICT
RAVENSWOOD COUNTY COLLEGE

Live - Work - Play
Park Meadows Station is a new transit-oriented development along Interstate 25, adjacent to Ravenswood Park and Park Meadows Mall. The new transit development features a modern, multi-story building with a mix of office, retail, and residential space. The project is designed to create a vibrant, walkable community that encourages transit use and supports the growth of the surrounding area.

The development features ground-floor retail, office space, and a mix of housing units. The project is designed to create a vibrant, walkable community that encourages transit use and supports the growth of the surrounding area.



Suburban Transit Stations: THE CHALLENGES



Suburban Transit Stations: THE CHALLENGES



WINNING TOD PLANNING AND ZONING BINGO

ZONE DISTRICTS	MIXING OF USES	HIGH- ACTIVITY STREET- LEVEL USES
ACCESSORY AND TEMPORARY USES	X	INTENSITY/ DIMENSIONAL STANDARDS
DEVELOPMENT STANDARDS	DESIGN STANDARDS	COMPATIBILITY

REVAMPING ZONE DISTRICTS

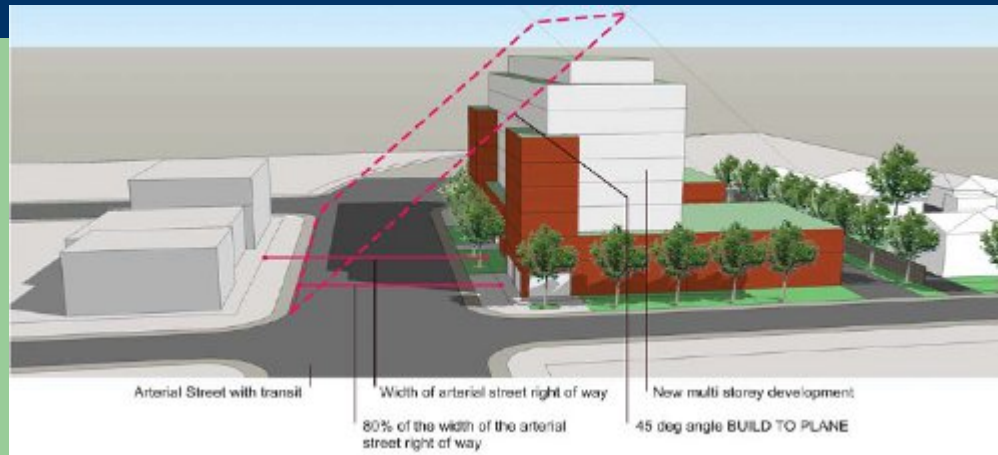




USE MIX



DIMENSIONAL STANDARDS



DEVELOPMENT AND DESIGN STANDARDS

Primary Building Entrances



Street-Level Windows

THIS



NOT THIS



Parking Structures

THIS

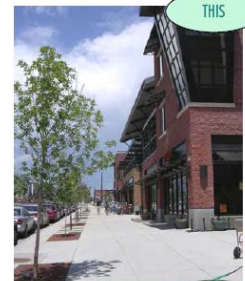


NOT THIS



Building Massing and Form

THIS



OR THIS



NOT THIS



NEIGHBORHOOD COMPATIBILITY

