

## **BENEFITS of Transit Oriented Development**

Better places to live, work, and play

Easier to move around

Increased transit ridership

Reduced traffic congestion and driving

Reduced household spending on transportation, making housing more affordable

Healthier lifestyle with more walking, and less stress

Higher, more stable property values

Increased foot traffic and customers for area businesses

Reduced dependence on foreign oil

Greatly reduced pollution and environmental destruction

Better mix of homes, stores, and services near transit stations

Higher quality of life

**"Giving people many choices for living in sustainable, convenient and enjoyable places, while providing the solutions to global warming, climate change, and peak oil"**  
~Urban Land Institute



### **For more information:**

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## **TRANSIT ORIENTED DEVELOPMENT**



The Enterprise Center Community Development Corporation's mission is to build neighborhoods where people are willing, able, and organized to achieve their common goals.

## What is a Transit Oriented Development (TOD)?

A transit-oriented development (TOD) is a residential or commercial area designed to make the best use of access to public transportation, while including features to encourage transit ridership. A typical neighborhood that has TOD usually has the train station or bus station at its center, which is next to relatively concentrated development. Then as you move farther away from the station there are more and more homes.



The Ballston Metro Station in Arlington, Virginia is an example of TOD. Note the mixed development (from left to right: ground floor retail under apartment building, office buildings, shopping mall (at the end of the street), apartment building, office building with ground floor retail), pedestrian oriented facilities including wide sidewalk, and the bus stop facility in the center distance.

## Why is TOD in Philadelphia?

Following the example of cutting-edge cities across the country, NeighborhoodsNow is developing a transit-oriented development plan to guide for the improvement of Philadelphia's neighborhoods by making the most of existing transit resources and attracting new investment near transit stations.

Neighborhoods Now is working with a company that specializes in TOD to research opportunities to make the most of Philadelphia's

transit infrastructure. NeighborhoodsNow's report shows how TOD can be a powerful way to capitalize on Philadelphia's great resources and to do it in a way that benefits neighborhood residents.

## Why is TOD in Walnut Hill?

NeighborhoodsNow is working on a Transit Revitalization Investment District (TRID) planning process for the 46th and Market El Station and the Temple University Regional Rail Station. With the TOD initiative directly affecting the Walnut Hill community, The Enterprise Center CDC wants to make sure that residents have a say in the process.

### Get Involved in the Process!

NeighborhoodsNow and the Enterprise Center CDC will be holding a community meeting to discuss the TOD initiative and plans for the 46th and Market Street Station. This meeting will be held on:

**When:** July 24th, 2008

**Place:** The Enterprise Center  
4548 Market Street  
Philadelphia, PA 19139

**Time:** 6pm til 8pm

**FOOD AND DRINKS WILL BE SERVED!!**