



TRANSIT ORIENTED ATLANTA: A Strategy for Advancing Transit-Oriented Development

A supplement to the *Connect Atlanta Plan*

Overview

Transit-oriented development is relatively dense development designed to maximize non-motorized access to transit and improve quality of life. TOD is typically the area within ½ mile from an existing or proposed transit station. TOD is an important growth management tool for the City of Atlanta and the Atlanta region for promoting smart growth, revitalizing neighborhoods, and making efficient use of the City's transit investments, and reducing the negative impacts of suburban sprawl.

Most TOD's include the following design strategies:

- Increased densities – Increased employment and population densities position to potential riders within ½-mile walking distance of transit stations;
- Mixed-uses – Office, retail, entertainment, education, residential, and public space promote concentrations of activity around transit stations, which increase the prominence of transit within a community as well as serving as trip generators;
- Pedestrian orientation – Placing daily goods and services within walking distance of residents reduces vehicular travel.

While Atlanta has recently prepared 32 previous studies that include a station area, the city does not have a comprehensive TOD policy and strategy. The Transit Oriented Atlanta study establishes the citywide strategy with five focus areas:

- Education and outreach
- Planning and zoning
- Development review
- Focus funding sources
- Strengthening partnerships



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