

Definition of: Transit-Oriented Development

Transit-oriented development, or TOD, is a type of community development that includes a mix of land uses such as housing, office, retail and/or other amenities integrated into a walkable, moderate- to high-density neighborhood and located within designated TOD zones or within a one-half mile radius of public transportation nodes.

Definition adapted from Reconnecting America (<http://reconnectingamerica.org/what-we-do/what-is-tod/>).

Examples of transit-oriented development in cities across the United States:



Portland, Oregon

Principles illustrated: moderate- and high-density housing, compact building design, walkable neighborhood, and variety of transportation options.

<http://smartgrowth.org/transit-oriented-development-technical-assistance/>



Oakland, California

Principles illustrated: mix of land uses walkable neighborhood, public open space/plaza, and distinctive community with a strong sense of place.

<http://critical-sustainabilities.ucsc.edu>



San Francisco, California

Principles illustrated: mix of land uses, variety of transportation choices, moderate-density housing, walkable neighborhood, compact building design, public open space/plaza, and distinctive community with a strong sense of place.

<http://critical-sustainabilities.ucsc.edu/16th-mission/>

Definition of: Smart Growth

Smart growth is a better way to build and maintain our towns and cities. Smart growth means building urban, suburban, and rural communities with housing and transportation choices near jobs, shops, services, and schools. This approach supports local economies and protects agricultural and natural resource lands.

There are 10 accepted principles that define smart growth:

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

Definition adapted from Smart Growth America (<http://www.smartgrowthamerica.org/what-is-smart-growth>).

Examples of smart growth in cities across the United States:



Boulder, Colorado

Principles illustrated: mix of land uses, compact building design, range of housing choices, walkable neighborhood, distinctive and attractive places, and development directed toward existing community.

<https://www.epa.gov/smartgrowth/mix-land-uses-eighth-pearl-boulder-colorado>



Bethesda, Maryland

Principles illustrated: walkable neighborhood, mix of land uses, compact building design, distinctive and attractive places, and development directed toward existing community.

<https://www.epa.gov/smartgrowth/create-walkable-neighborhoods-bethesda-row-bethesda-maryland>



Mountain View, California

Principles illustrated: variety of transportation choices, mix of land uses, compact building design, and walkable neighborhood.

<https://www.epa.gov/smartgrowth/provide-transportation-choices-crossings-mountain-view-california>