

**TOD creates mixed-use, higher density communities that encourage people to live, work and shop near transit services and decrease their dependence on driving.**



By creating dense, mixed-use development in close proximity to transit stops, transit becomes a more viable mobility option for residents and employees living and working nearby. As a result, TOD generates significantly fewer vehicle trips than single-use, low density developments that are designed around the automobile. TOD creates lively urban places that encourage activity during all hours of the day, and enables residents to enjoy a lifestyle that is less reliant on automobiles for personal travel needs.

Local governments can offer incentives to developers that encourage increased density and mixed-use growth around transit stations. Creating TOD may require modifications to existing zoning requirements, such as allowing a density bonus to reduce or eliminate off-street parking, and involve very little or no cost to the municipality. These efforts can be supported through implementation of Rhode Island's Land Use 2025 Plan which recognizes the social, economic, and transportation benefits of TOD. The state's business development tax credit program and the Rhode Island Jobs Growth Act also support TOD. In promoting this goal, RIPTA looks to build partnerships with local municipalities, land owners, institutions, developers, and organizations such as Grow Smart RI and the recently formed Coalition for Transportation Choice to support TOD with programs such as location-efficient mortgages or parking district benefits. As a part of these partnerships, RIPTA can promote practices that lead to more sustainable development around transit stations.



## BENEFITS TO RESIDENTS

- Contributes to vibrant neighborhoods
- Provides greater transportation choices
- Reduces personal transportation costs
- Uses limited tax resources wisely
- Better access to jobs and housing
- Promotes healthier lifestyle with more walking, and less stress
- reduced pollution and traffic

## BENEFITS TO INVESTORS

- Reduces development risk
- Improves profitability
- Increased foot traffic and customers
- Enhances economic efficiencies

RIPTA can play a role, along with other state agencies such as the RI Division of Planning, to facilitate municipal regulatory reform to create vibrant urban places and sustainable economic growth.

