



U.S. Department of Transportation  
Federal Transit Administration



# Planning for Transit-Supportive Development: A Practitioner's Guide

## ***Section 5: Local Planning and Transit-Supportive Development***

### **Background**

The transit-supportive development audience is large and diverse, and there are no hard and fast rules on how to best integrate transit planning with land use planning. Because of these two factors, the New Jersey Institute of Technology (NJIT), with funds provided by the Federal Transit Administration (FTA), conducted national research on issues related to transit-supportive development in an effort to determine how transit planning and land use planning can be successfully integrated. The research resulted in the preparation of "Planning for Transit-Supportive Development, A Practitioner's Guide."

"Section 5: Local Planning and Transit-Supportive Development" presents information on station and transit-supportive development characteristics, and station neighborhood planning case studies.

### **Objectives**

The project objective was to provide a concise and practical guide to encourage transit-supportive development. Good work already completed on transit-supportive development was reviewed and referenced, original research was conducted where needed, and best examples of real-world practices of that work were highlighted, resulting in a toolkit and guidebook for use by Metropolitan Planning Organizations (MPOs), regional and local planners, and transit agencies.

### **Findings and Conclusions**

*"Planning for Transit-Supportive Development, A Practitioner's Guide" presents typologies, common characteristics, and key considerations of successful transit-supportive developments.*

"Planning for Transit-Supportive Development, A Practitioner's Guide" is a toolkit of best practices, guidance, success stories, useful techniques, transferable examples, and lessons learned, aimed at providing planners at both the regional and local levels with ideas on how to integrate, accommodate, and assess transit-supportive development and transit investment. Numerous success stories for integrating transit planning and land use planning are presented. The guide seeks to go beyond just highlighting case studies by providing a link between the

regional, corridor, and local planning processes for integrating land use and transit and examining regions that have successfully developed and integrated plans and enlisted support at all three levels.

NJIT developed a list of transit-supportive issues that would benefit from additional research or detailed discussion, and a toolkit centered on these issues was developed. Each section of the guide is dedicated to an issue, and the tools created for each issue vary. Some issues, such as the common characteristics of successful transit-supportive developments, required new research. Other issues, such as premium transit modes, required no original research; rather, a guide was prepared that discusses different types of transit modes and how each type can encourage transit-supportive development. A series of corridor and station neighborhood case studies illustrates how various locales integrated transit planning and land use planning. Transferrable lessons learned on various topics and for each case study were compiled.

Upon completion of the draft of the guide, NJIT conducted a Focus Group Review Process to gather feedback from a cross-section of ultimate users of the guide and to improve and strengthen the tool for use by MPOs, regional and local planners, and transit agencies. These focus groups included a range in MPO size, U.S. geographic distribution, and experience with transit-supportive development (with limited to extensive experience with transit-supportive development, all sharing a strong interest in learning more about the subject).

## Benefits

Recognizing three major planning levels—regional, corridor, and local—this guide provides tools in the form of best practices, guidance, success stories, useful techniques, transferable examples, and lessons learned on all three levels to assist in the development and implementation of strategies to integrate transit and land use planning. This effort will encourage the use of transit-supportive development by MPOs, local and regional planners, and transit agencies.

## Project Information

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This research project was conducted by a team led by Dr. Colette Santasieri of the New Jersey Institute of Technology. For more information, contact FTA Project Manager Jeff Price at (202) 366-4033, [jeff.price@dot.gov](mailto:jeff.price@dot.gov). All research reports can be found at [www.fta.dot.gov/research](http://www.fta.dot.gov/research).