

# TRANSIT ORIENTED COMMUNITIES STUDY

CITY PLANNING COMMISSION  
PUBLIC HEARING

OCTOBER 10, 2023

Strengthening the link between  
transit and communities

# WHAT ARE TRANSIT ORIENTED COMMUNITIES?

**Transit Oriented Communities** are characterized as developments, corridors, or hubs that incorporate compact human-scale design such as a mix of housing choices, businesses, institutions, and amenities that are all located within easy access of safe multi-modal transportation infrastructure that encourage people to walk, bike, roll, or take high-quality transit to get where they want to go.



# WHAT DOES THE TOC STUDY DO?

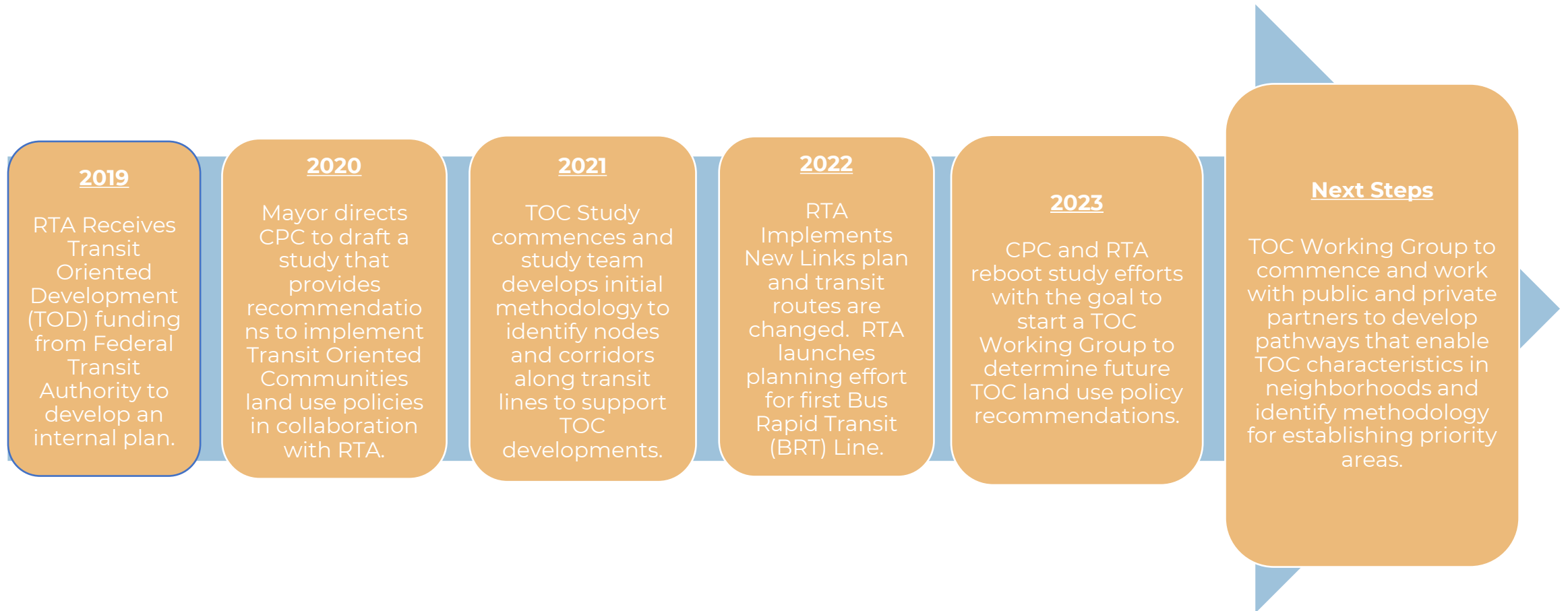
---

- **Creates a flexible framework** for developing transit-oriented communities across the City.
- **Initiates the key strategies and actions** to develop future recommendations to modify land-use regulations that will encourage and incentivize equitable commercial and residential development opportunities along transit corridors.
- **Creates opportunities to work across silos** and partner with public and private entities working to enhance economic development and transportation infrastructure.



# TOC STUDY BACKGROUND

---



# GOALS OF THE TOC STUDY

---

**Cultivate Active, Vibrant, and Sustainable Communities** through enhanced design standards.

**Encourage Transit Ridership** by increasing safety, accessibility, and activity around transit stops and prioritizing right-of-way space for transit.

**Prioritize Equitable Development** that preserves existing affordable units and incentivizes new affordable housing close to public transit and employment.

**Attract, Retain, and Grow Business Opportunities** within Transit Oriented Communities and corridors.

**Allow Density & Mixed-Use Development** that includes housing, retail, and offices within walking distance to transit stops.

**Promote Active Transportation Trips** by ensuring land use regulations complement transportation infrastructure to make it easier to reach destinations by foot, bicycle, or on transit



# KEY RECOMMENDATIONS

---



**Convene an internal TOC Working Group and establish an external engagement group** to guide its activities in an equitable manner that supports all New Orleanians, especially those most in need of affordable housing and reliable public transportation.



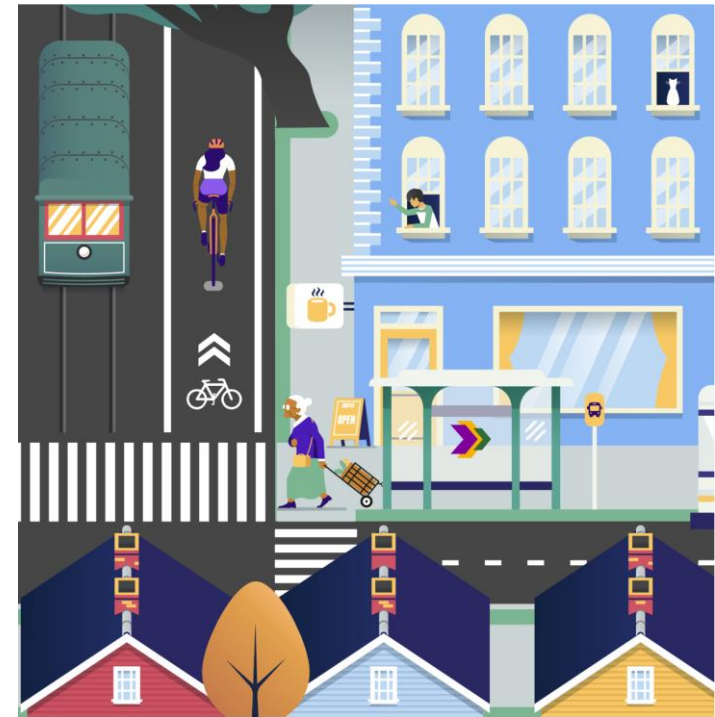
**Through the working group, develop TOC Overlay Districts and enhance provisions within the city's Comprehensive Zoning Ordinance** which combat gentrification and displacement, encourage neighborhood-serving commercial uses, and incentivize developments that offer public benefits.



**Collaborate with the Complete Streets Working Group and community stakeholders to guide public right-of-way enhancements** such as high-capacity transit corridors, community-minded and accessible transit hubs, investments in flood mitigation and green infrastructure elements, and safer multi-modal transportation networks such as sidewalks, intersections, and bikeways.

# HOW WILL THE STUDY BE USED?

- Through the TOC Working Group, the city, public, and private stakeholders can **further institutionalize transit supportive land use decisions and infrastructure investments.**
- The completion of the TOC Study enables the City and RTA to **seek funding opportunities** at the federal, state, and local level in a way that equitably engages the public while **supporting the city's goals of increased affordable housing, safe access to all modes of travel, and economic opportunities** for residents and businesses.



# Questions?

City Planning Commission  
Marin Stephens  
[Marin.Stephens@nola.gov](mailto:Marin.Stephens@nola.gov)

Regional Transit Authority  
Joanna Farley  
[jfarley@rtaforward.org](mailto:jfarley@rtaforward.org)