

## WELLS MAINE

### Wells Center of Opportunity Study Area

## Transit Oriented Development



### Transit Oriented Development

Transit Oriented Development is a term that describes a place where homes, businesses and stores are situated so as to take advantage of a variety of transportation modes, including roads, sidewalks, bike trails, pedestrian pathways, and mass public transportation such as buses, trains, and taxi.

The center usually functions as a commercial and retail center for people in transit as well as for the local population. Transit oriented developments are designed to enhance the connectivity between all these kinds of transportation, as well as such destinations as:

- Community activity centers.
- Neighborhoods.
- Civic buildings and facilities.
- Schools.
- Parks and recreational areas.
- Conservation areas.
- Commercial/retail/employment centers

The center usually includes a transit station or stop (train station, metro station, tram stop, or bus stop), surrounded by apartments or townhomes mixed with retail and businesses, with larger townhomes or single family homes spreading outward from the center. But the design can vary depending on the place.

Young people who either want just one car or no car, and retiring seniors who know they may not be able to drive indefinitely are just two of the groups who are making this kind of development popular.

In Wells, the combination of easy access to beaches and rural living and the potential of a train commute to Massachusetts would make this location especially attractive for a transit oriented development.

Attractive building design and landscaping, and links to natural resource and recreation areas around transit can add to the positive aspects of this kind of development.



Where to find more information...

