

# LAND USE & TRANSPORTATION

## Description

Land uses play a significant role in the planning and implementation of all modes of transportation. Ironically, land use is one of the most underappreciated factors when designing and planning transportation. The effect of land use decisions can add time and money to any transportation project. Many communities and cities in Texas are growing much faster than infrastructure, and planning, building, and maintaining infrastructure comes at a cost. Problems with rapid growth include an increase in vehicle travel, increase in traffic collisions, and communities that lack accessibility (for pedestrians and bicycles).

## Target Market

There is no single target market for land use considerations. Land uses must be considered at all levels, including smart growth planning for communities in suburban areas, rural areas, and even central business districts.

## How Will This Help?

- Reduces the number of single occupancy vehicles on major freeways and highways.
- Good design enhances quality of life and creates a sense of community.
- Planning land uses and transportation together creates safer, more walkable environments.
- Boosts the local economy—designing local and regional land uses with accessibility in mind creates more opportunities for access to jobs and shopping.

## Success Story

Mockingbird Station, Dallas—DART constructed Mockingbird Station in conjunction with an array of land uses, including multi-family housing and retail. The station is one of the more successful mixed-use developments in the state.



<b>Cost:</b>	●●●○○
<b>Time:</b>	Short-Long
<b>Impact:</b>	Region
<b>Who:</b>	City/State
<b>Hurdles:</b>	Public Buy-in, Changing Perspectives

## Implementation Issues

Implementation issues may vary depending on where the land use planning is being considered. Some areas may have historical significance, so it is critical for planners to be mindful of areas that are protected by specific ordinances. Additionally, some areas may be sensitive due to environmental justice or political concerns. Lastly, the environment may come into play when planning for certain areas.