

## **SUPPORT HB585**

Incorporating Transit-Oriented Development into Comprehensive Plans  
Patrons: Guzman and Samirah (House); Morrissey (Senate)

### **Reasons to Support HB585**

This bill would require all cities, towns, and large counties (those with population of 100,000 or above) to incorporate strategies to promote transit-oriented development (TOD) as they update their comprehensive plans. Encouraging TOD and better coordination of transportation and land use planning offers multiple benefits. Among other things, it helps:

1. Meet the growing needs of Virginia's residents and businesses for greater travel options
2. Reduce traffic congestion on our roads
3. Make public transit a viable option for more people
4. Reduce transportation emissions of greenhouse gases and other air pollutants.

### **Overview**

The spread of sprawling development patterns in many areas of the Commonwealth has significantly harmed the fiscal and environmental health of our communities, and clogged many of our highways with traffic as residents are often left with no viable alternative to driving for work and other daily trips. Sprawl has also contributed to the transportation sector becoming Virginia's number one source of greenhouse gas pollution.

Encouraging localities to plan for more efficient, transit-oriented development patterns will not only be necessary to reverse these trends, but also to meet growing demands of residents and businesses for more walkable communities with good access to public transit—factors that were key considerations in Amazon's selection of Crystal City for its second headquarters location.

HB585 also encourages localities to pursue strategies to locate low-income, affordable housing in close proximity to transit to help ensure the benefits of TOD are shared by all residents. These issues are of central importance to Virginia's future, and warrant careful consideration in the comprehensive plans of each our urban and urbanizing communities.



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