

South Corridor TOD Master Plan - Precedent Images

Open Space Precedents

Parks & Open Space



- 1 Shaded gathering areas
- 2 Active spaces with commercial frontage around transit stations
- 3 Multi-use Lawns
- 4 Trail network
- 5 Plaza spaces
- 6 Play areas

Street scene



- 1 Shaded streets
- 2 Outdoor dining areas
- 3 Bike infrastructure
- 4 Pedestrian walkways
- 5 Stormwater Management

Water



- 1 Water integrated into public spaces
- 2 Stormwater management areas designed as a feature of public space
- 3 Public spaces contain bioretention planters with native vegetation
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Mixed-Use Precedents

Commercial



- 1 New residential development integrated with existing commercial uses
- 2 Community services on ground floors like grocery stores and pharmacies
- 3 Mixed-use buildings near transit
- 4 Hotels and offices possible if the market can support it
- 5 Entertainment and experience

Food & Beverage



- 1 Single use buildings integrated with outdoor space and a walkable environment
- 2 Outdoor dining space activating public realm

Structured Parking



- 1 Parking podium between residential units above and retail ground floor
- 2 Parking interior to residential development
- 3 Active uses on garage ground floors
- 4 Screened parking structures

Residential Precedents

High Density



- 1 High density residential (10+ stories)
- 2 High density timber framed residential
- 3 Parking in podium levels
- 4 Row homes lining tower podium at ground floor

Industrial Mixed-Use



- 1 New residential developments intermixed with existing commercial establishments
- 2 Residential / commercial mixed-Use
- 3 Live/work units
- 4 Streetscape improvements

Mid-Low Density



- 1 Row homes
- 2 Duplexes
- 3 Stacked triplexes
- 4 Three to four story apartment buildings

Mixed-Use Precedents

Commercial



- 1 Shopping and residential areas integrated with walkable streets and corridors

Civic



- 1 Municipal offices integrated with new housing development

Structure Parking



- 1 Parking interior to residential development blocks
- 2 On-street parking or reduced surface parking for retail