







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 scape



1 Shaded streets

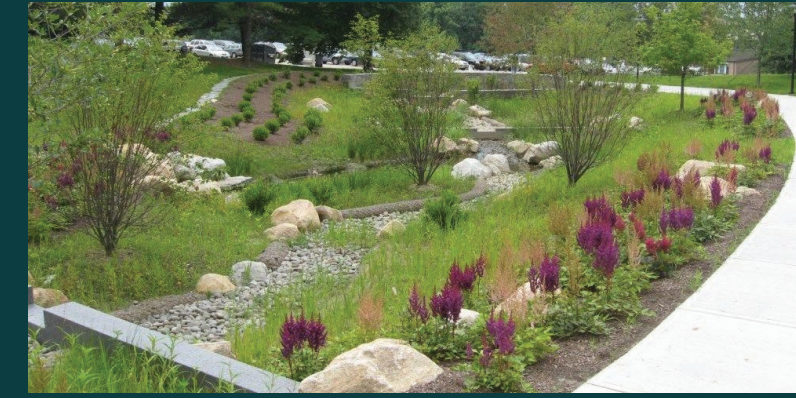



2 Outdoor dining areas

3 Bike infrastructure

4 Pedestrian walkways

5 Stormwater Management

Water





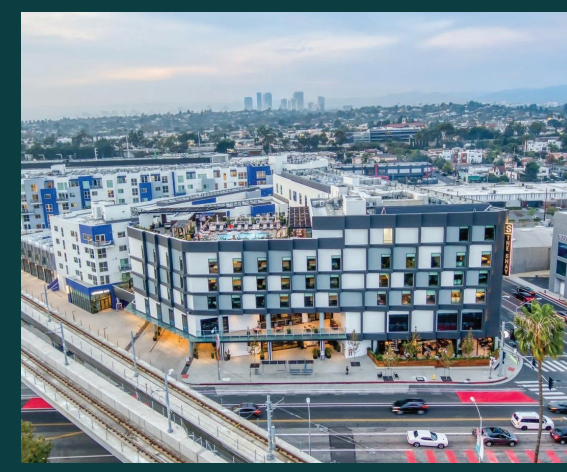


1 Water integrated into public spaces

2 Stormwater management areas designed as a feature of public space

3 Public spaces contain bioretention planters with native vegetation

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