

Towards a Transit-Supportive Corridor

The Central Corridor comprises of a variety of places, each with its own unique set of site characteristics, conditions and opportunities. As the Corridor changes over time, and in response to the future LRT, new buildings will have to contribute to the character and quality of the Corridor and ensure a good “fit” with their neighbors.

The following six Development Types illustrate ways that development could respond to the range of distinct site characteristics along the Avenue, through the Capitol Area and in downtown. For each Development Type, a description of the opportunity is provided, and key principles are identified. These principles are then applied to a demonstration site to illustrate what development might look like and how it might occur.

While each development type has its own unique set of principles that respond to the range of existing site characteristics, there are common principles that will be important for all new projects.



While sites such as this full-depth example above will need to respond to a series of unique conditions in order to achieve good fit and improve conditions along the Corridor, there are some key principles that should be demonstrated by all new development along the Corridor.

Key Principles for all new development include:

Making Development “Fit”

- Design new development to provide a transition in scale and ensure it fits into its surroundings, improves existing street conditions, and integrates well with existing neighborhoods and communities.
- Achieve minimum ground level floor-to-ceiling heights of 13' along major streets such as the Avenue and at important intersections.
- Fill gaps in the street with new buildings or by grouping buildings to create walkable clusters of activity that will animate the public realm.

Transit-Supportive Land Uses & Densities

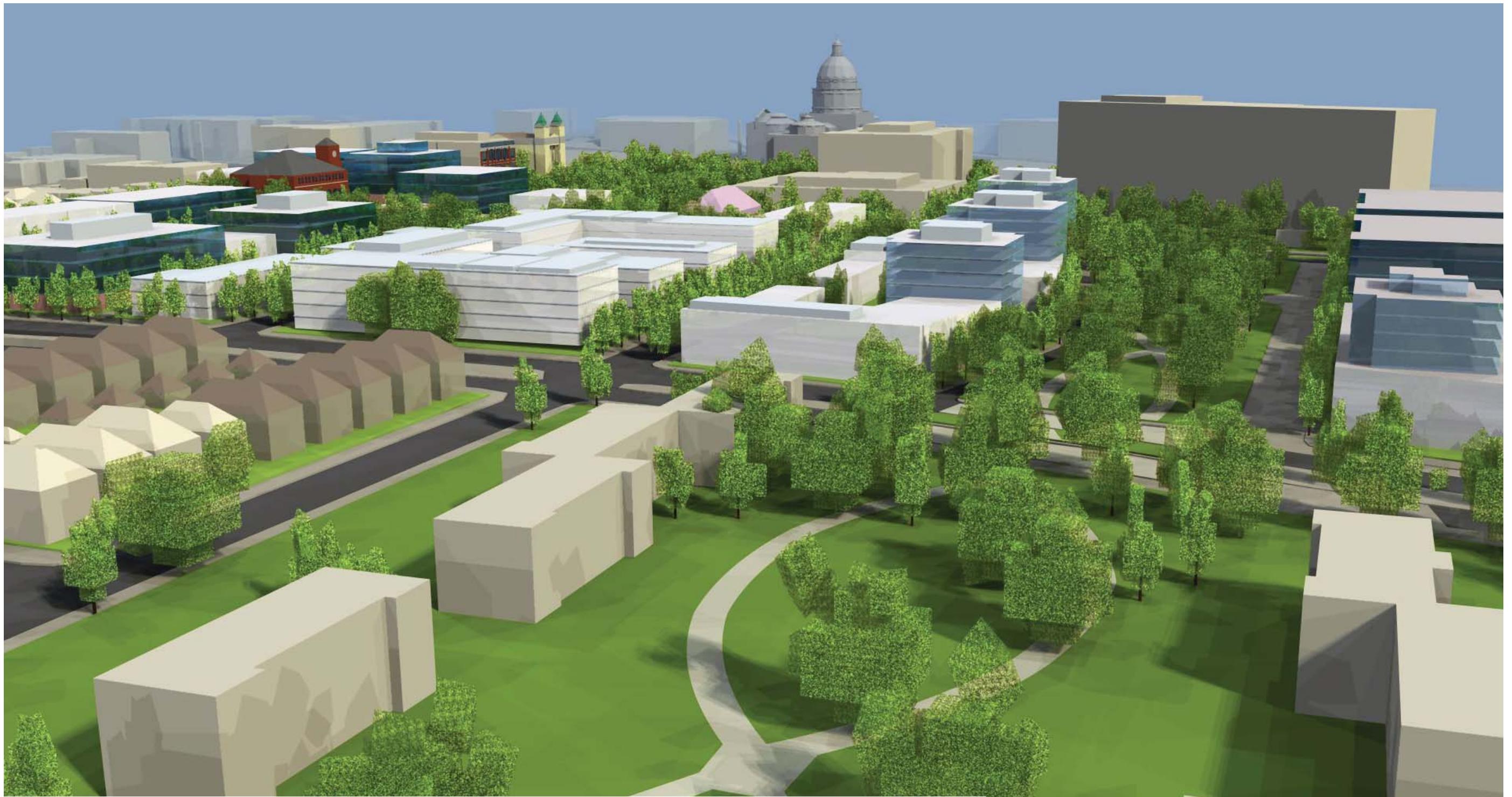
- Promote a mix of transit-supportive uses, such as medium-to-high density residential, small-format retail, restaurants and institutions.
- Provide a range of housing types and sizes that will cater to both new and existing members of the community.
- Animate the street by positioning entrances to individual units at grade and by locating active uses such as restaurants and retail on the ground floor.

Transit-Supportive Access, Circulation & Parking

- Locate parking so that it does not detract from the image of the area by placing it internal to the block, within parking ramps, inside buildings or below ground.
- Seek opportunities to consolidate parking, access and servicing.
- Seek to develop balanced and coordinated networks of movement that allow for a mix of pedestrian, bicycle, LRT, bus, and vehicular circulation.

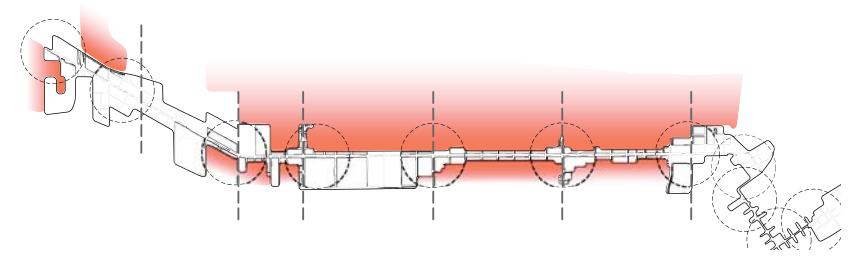
A Green, Attractive & Connected Pedestrian Environment

- Design open spaces as a focus for new development and work towards improving pedestrian amenities along the Corridor, especially adjacent to stations.
- Extend existing streets, open spaces and open space linkages to strengthen connections with the surrounding community.



The rendered image of the Capitol Hill Urban Village above illustrates the application of a number of the key principles for new development along the Corridor. A new medium-density, mixed-use development, on what is an existing low-density retail site and surface parking lot, fills the gaps and defines the public realm. By extending existing streets and open spaces into the site, the development helps to improve connections and integrate with the surrounding community. A mix of housing types, including single-family homes, 3-story walk-ups, mid-rise development and 8-story elements, provides a range of housing and business space opportunities for both new and existing members of the community.

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Low-Rise Neighborhoods

Though not one of the six formal development types being presented, the existing low-rise neighborhoods to the north and south of the Avenue are an important community characteristic that should be preserved and enhanced over time.

These neighborhoods need no introduction. They consist of single and semi-detached houses on quiet residential streets. These areas have been along the Corridor for decades, and their retention is critical to the overall character of the Corridor. Investment in these neighborhoods will continue to happen slowly over time. It will consist primarily of restoration, renovation, rehabilitation and small infill projects on vacant lots. The preservation, protection and ongoing stability of existing neighborhoods is a key goal of the Development Strategy.



Key Characteristics

- Single and semi-detached homes
- 1.5 - 3 stories in height
- Parking in the rear

Houses such as these Saint Paul examples demonstrate what investment in low-rise neighborhoods should look like; (from the top left) newer homes gradually filling gaps in the neighborhood; renovations to existing structures; and two new multi-unit buildings that help maintain the scale and character of the street.



This rendering illustrates how new development (highlighted in orange) can help repair existing residential streets, and reinforce the scale and character of the low-rise neighborhoods to the north and south of University Avenue.