

Park and Ride Lot

Preliminary Discussion

January 20, 2015

Transit-Oriented Development

principles

compact / complete / connected, “plus”...

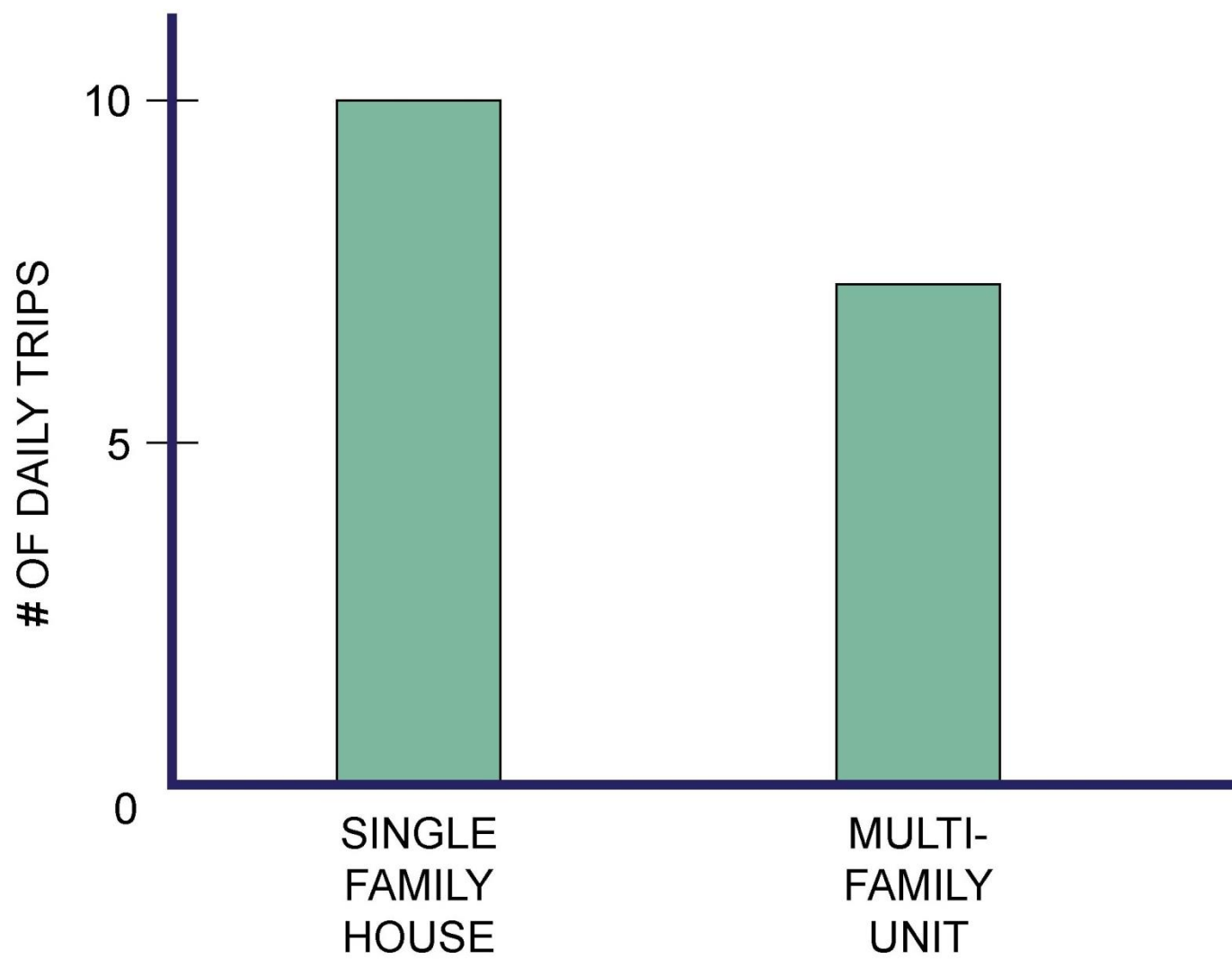
walkable / bikable urbanism...

denser by design...

addresses for housing, workplaces, more...

Parking subservient

trip generation comparison



trips by purpose

SOCIAL/RECREATION

SCHOOL/CHURCH

FAMILY/ERRANDS

SHOPPING

WORK

precedent example:

Contra Costa Centre Transit Village

Walnut Creek, CA

Contra Costa Centre Transit Village



An 18-acre site master-planned by MVE and developed by Pleasant Hill BART Transit Village Associates. Land that was primarily surface parking for 1,500 BART patrons has been revitalized into a mixed-use urban community with 422 market-rate and affordable apartments and for-sale townhomes over 45,000 square feet of retail.

Client: Pleasant Hill BART Transit Village Associates, LLC

Units: 423

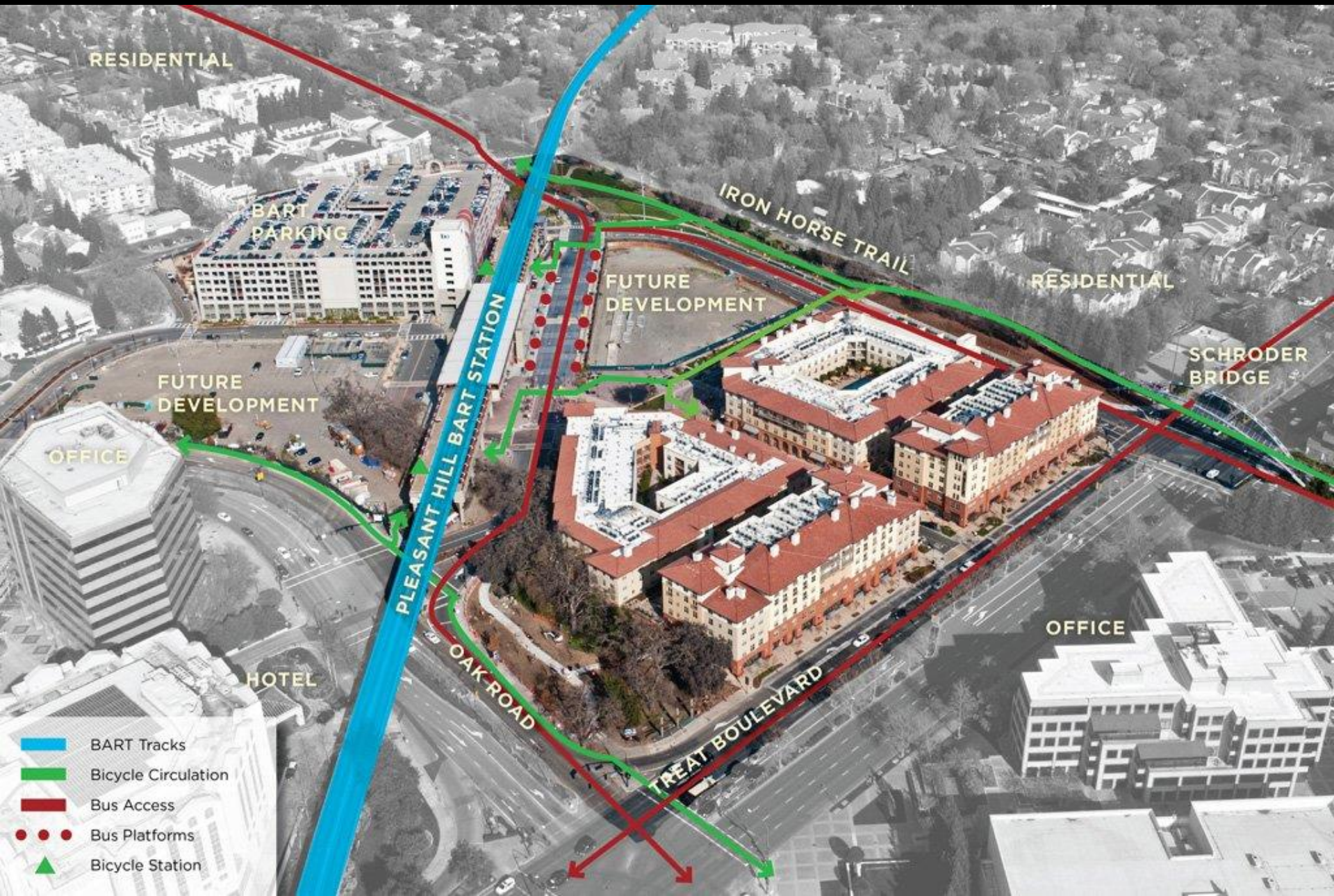
Density: 30 du/ac

Contractor: AvalonBay Communities

Stories: Three to Five



Contra Costa Centre Transit Village



- BART Tracks
- Bicycle Circulation
- Bus Access
- Bus Platforms
- Bicycle Station

Contra Costa Centre Transit Village



Street Level Plan



Residential Level Plan

- Live/Work
- Retail
- Residential
- Civic
- Commercial/Office
- Garage/Parking
- Leasing/Recreation/Common Space

- Live/Work
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Contra Costa Centre Transit Village



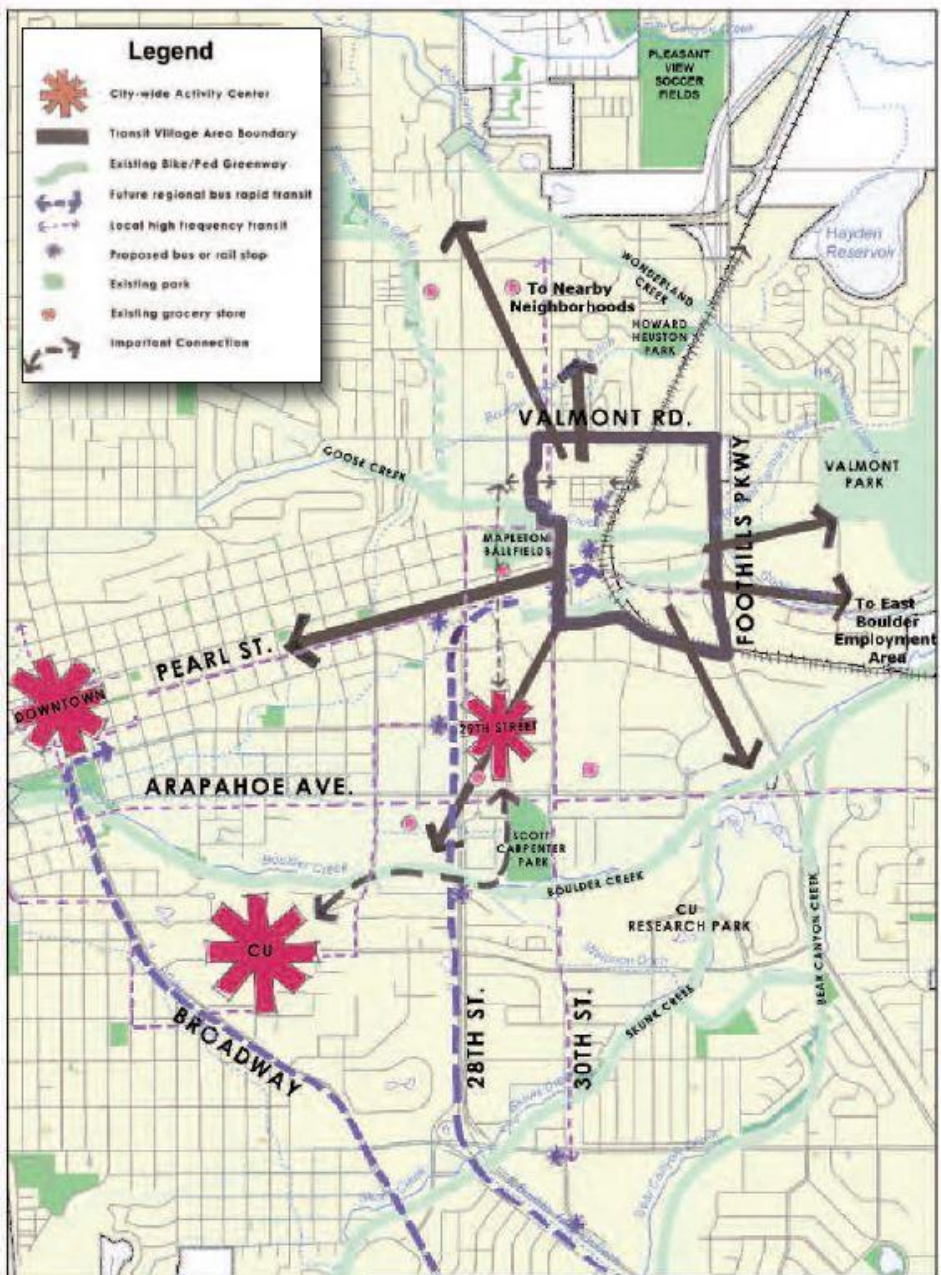
precedent example:

Boulder Junction Transit Village

Boulder, CO

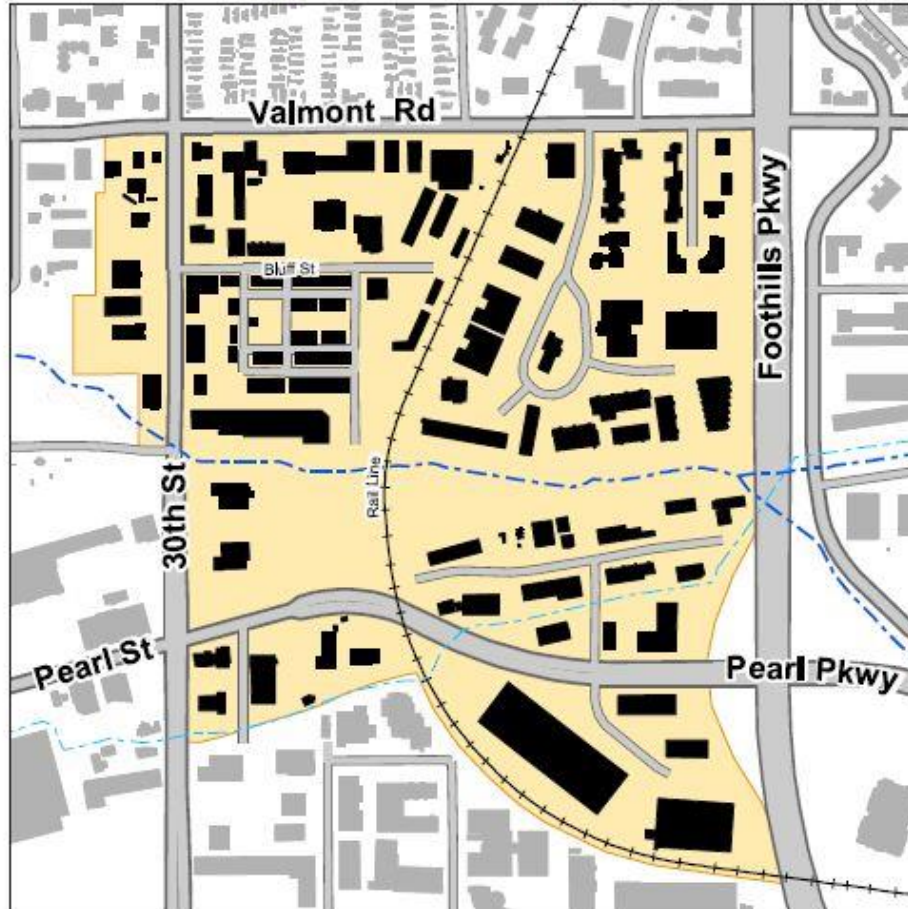
Boulder, Colorado

Area Context

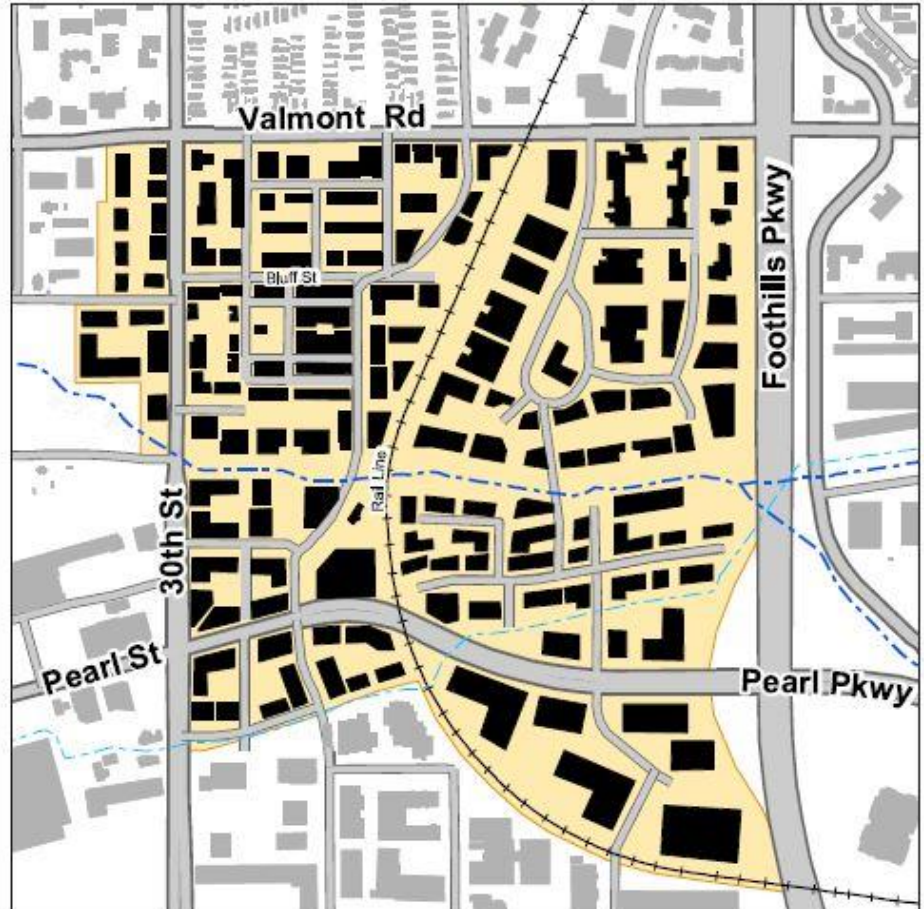


Boulder, Colorado

Transit Village Area Today

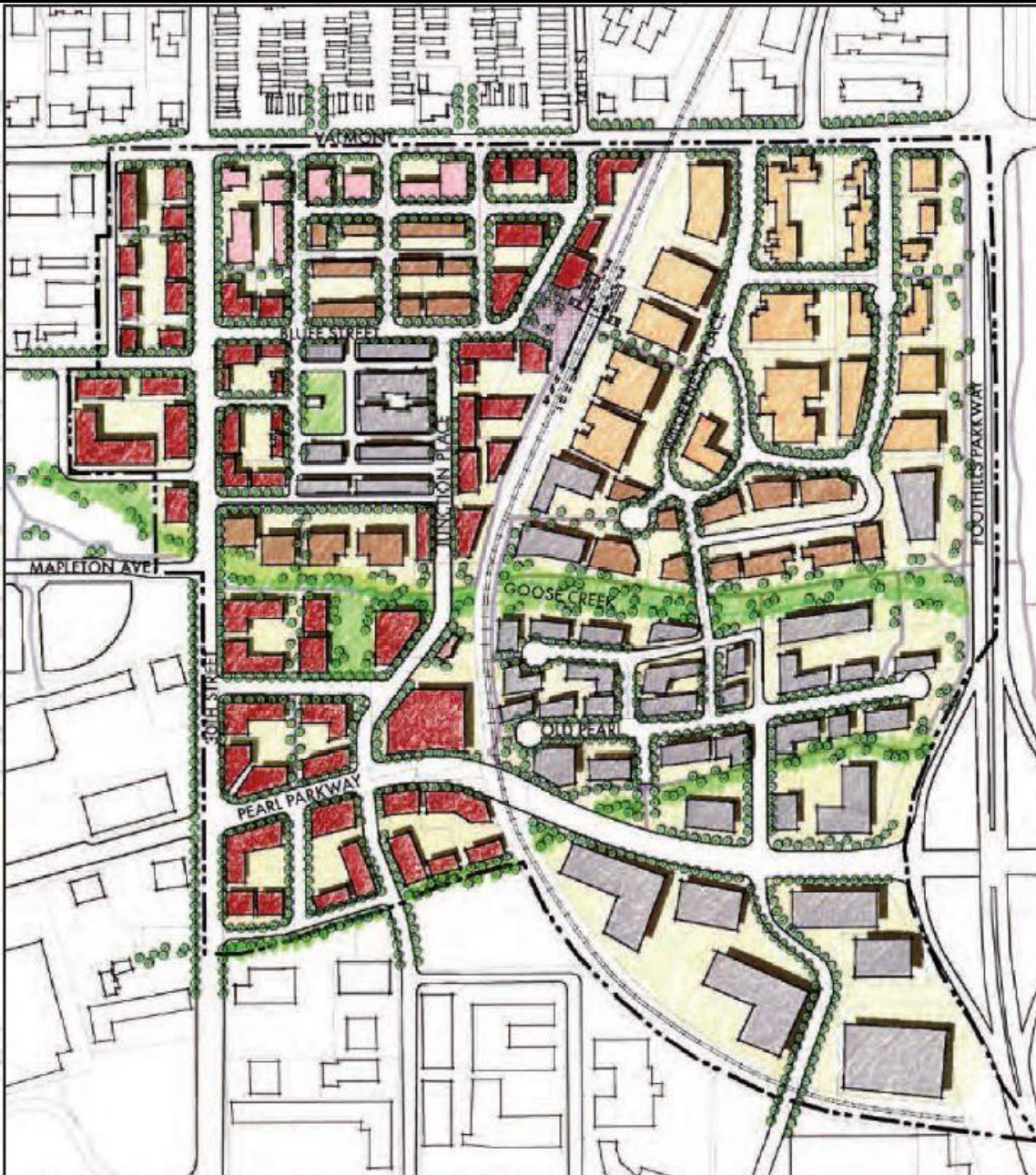


Possible Future Development Pattern



Higher-density land uses supported by a finer-grain street network will create a more urban environment with fewer surface parking lots and a walkable block pattern.

Boulder, Colorado



Park and Ride Lot

Preliminary Draft Scenarios for Discussion

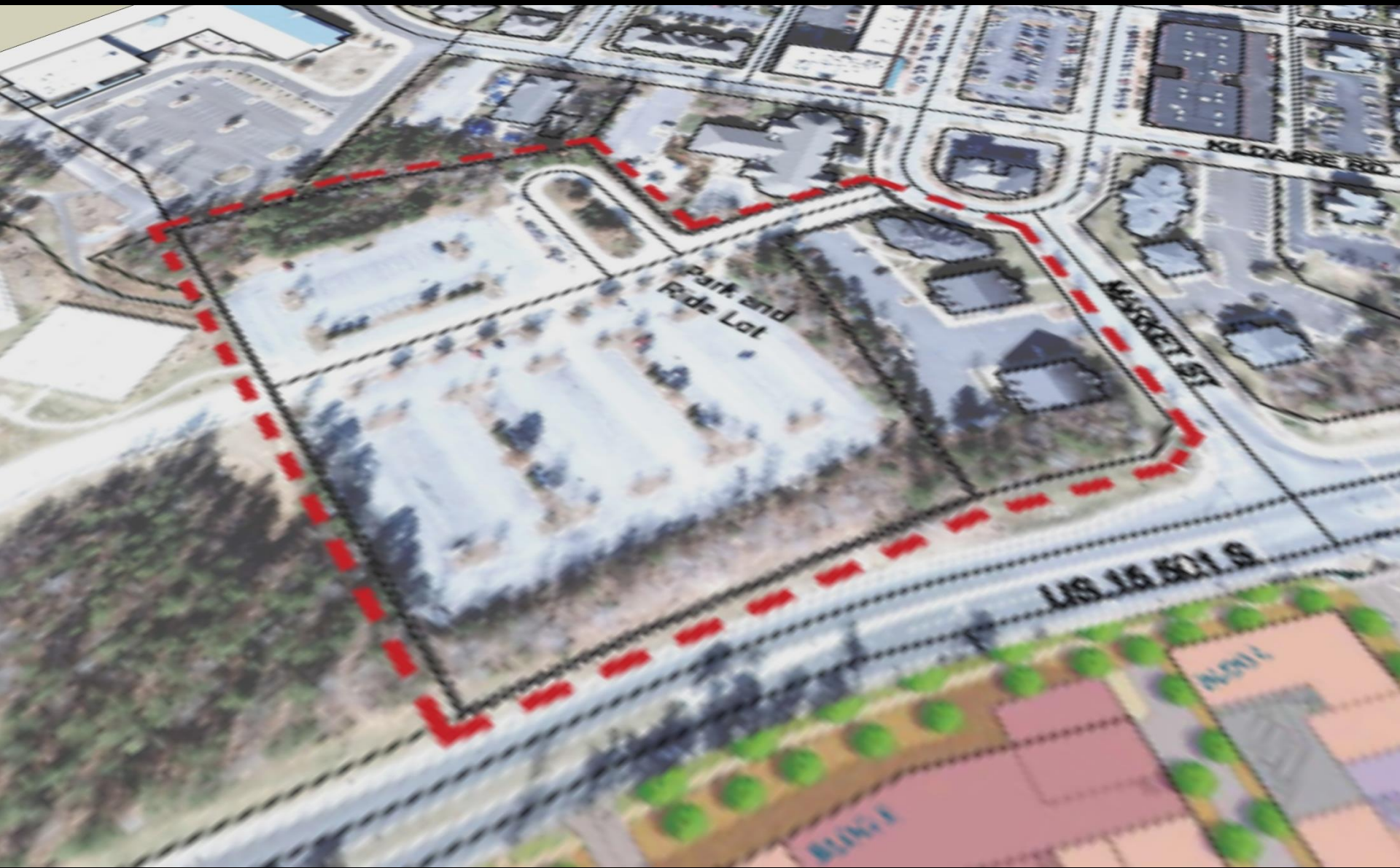
January 20, 2015

Existing Conditions



plan view

Existing Conditions



aerial view

1

Preliminary Draft Scenario for Discussion: 1



plan view

Preliminary Draft Scenario for Discussion: 1



Potential
Components:

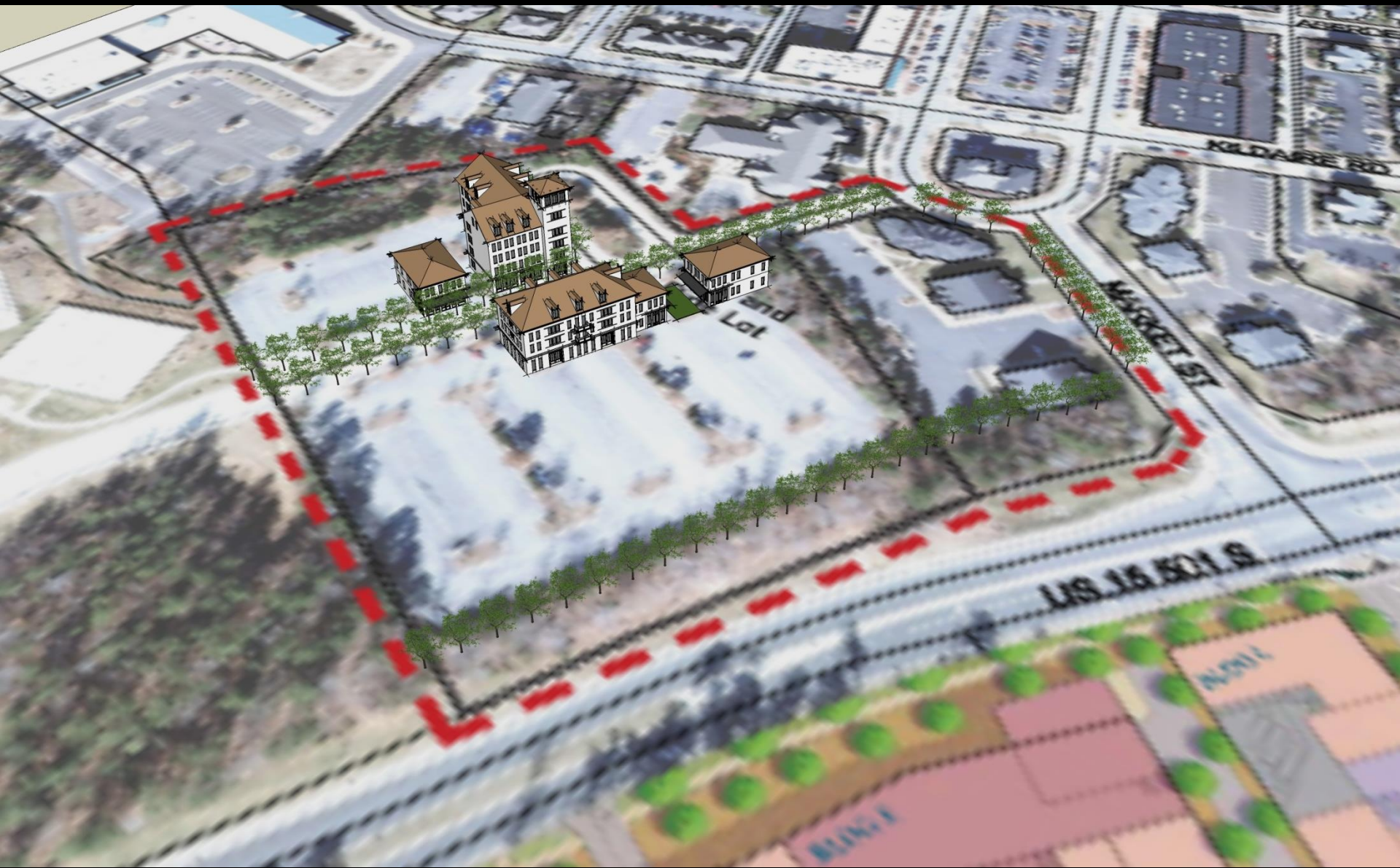
transit stop

surface parking

mixed-use
buildings

plan view

Preliminary Draft Scenario for Discussion: 1



aerial view

2

Preliminary Draft Scenario for Discussion: 2



plan view

Preliminary Draft Scenario for Discussion: 2

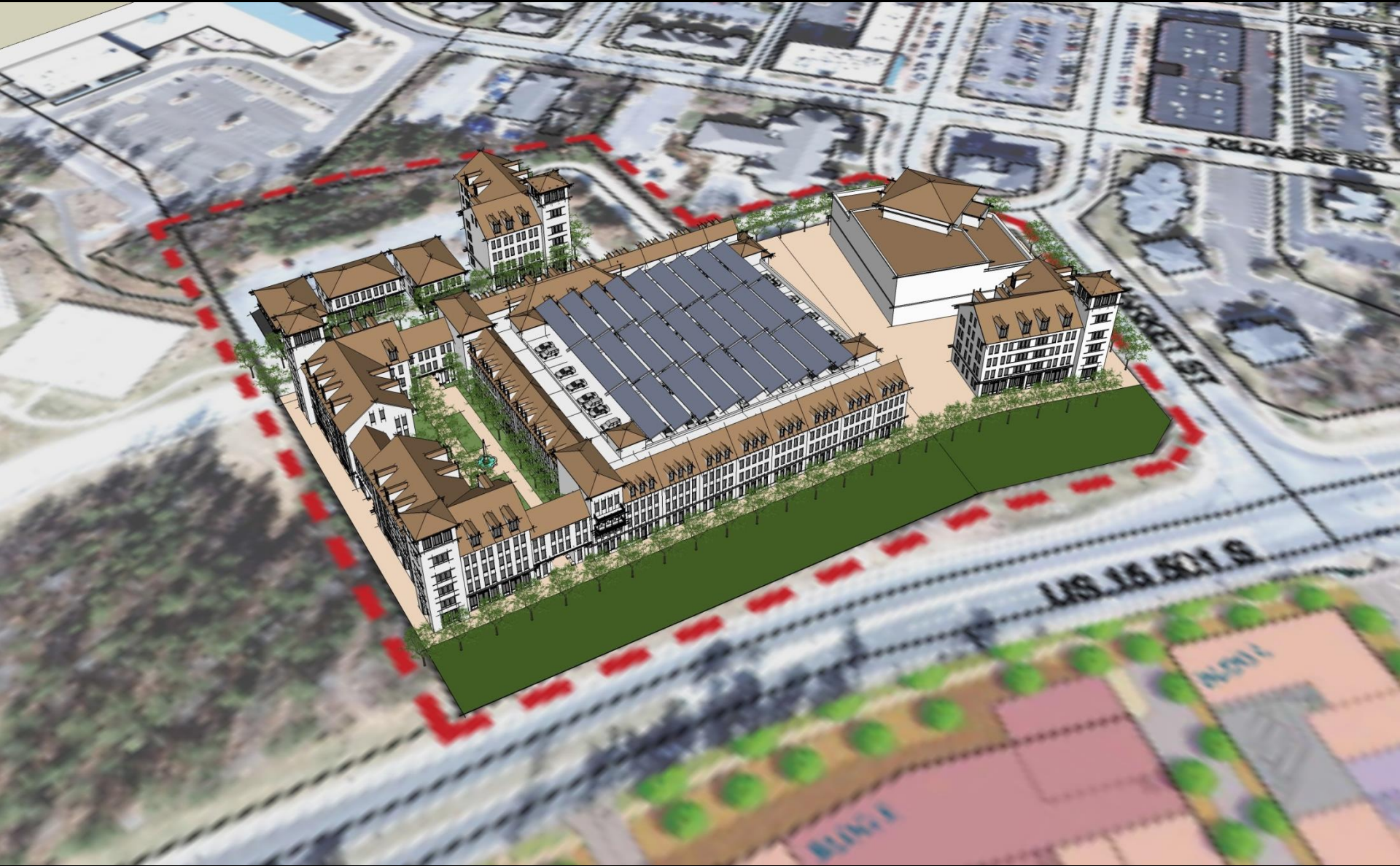


Potential Components:

- mixed-use buildings
- transit stop
- parking structure
- liner buildings
- residential, office or hotel

plan view

Preliminary Draft Scenario for Discussion: 2



aerial view

3

Preliminary Draft Scenario for Discussion: 3



plan view

Preliminary Draft Scenario for Discussion: 3



Potential Components:

- mixed-use buildings
- transit stop
- parking structure
- liner buildings
- access lane with on-street parking
- residential, office or hotel

plan view

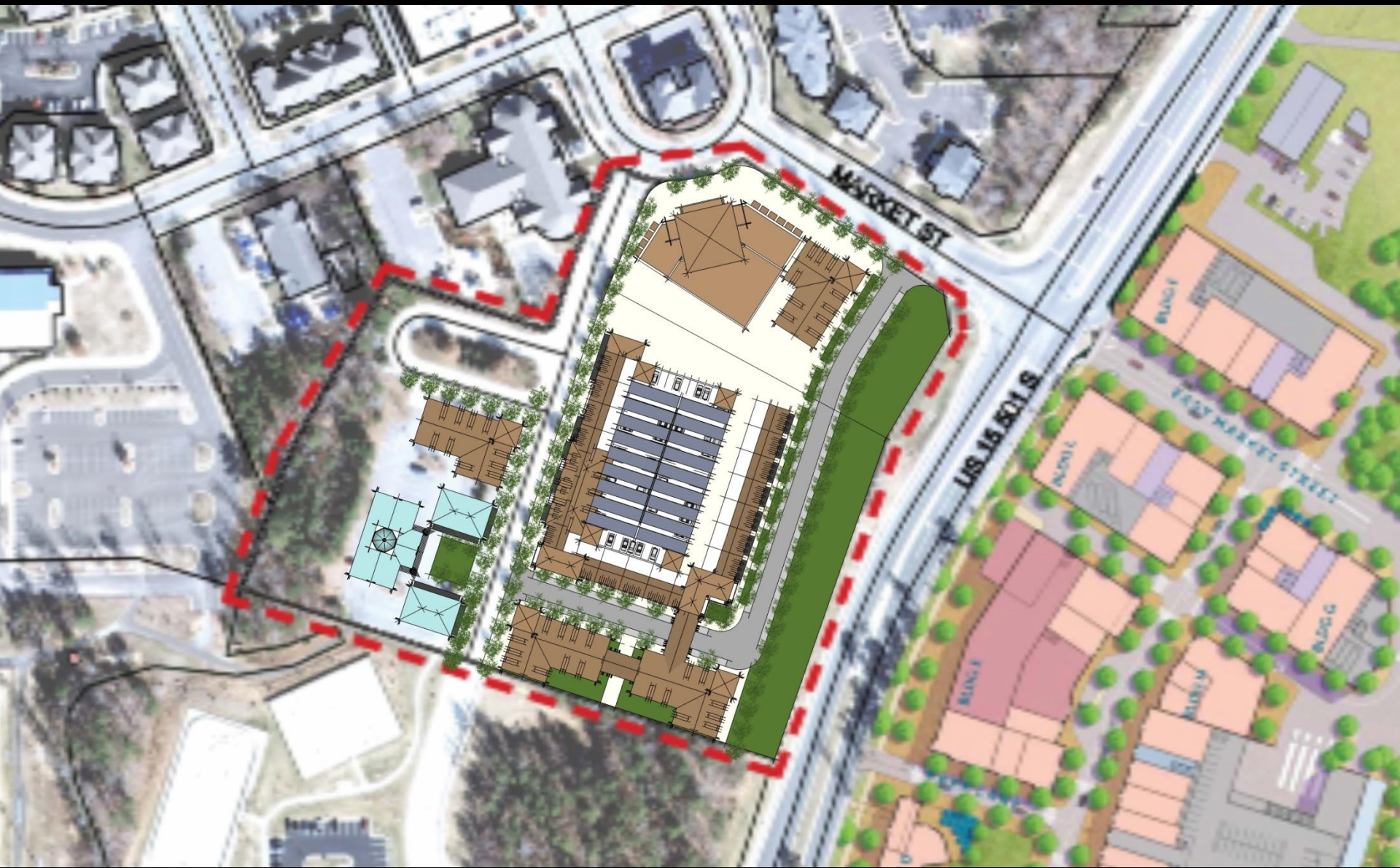
Preliminary Draft Scenario for Discussion: 3



aerial view

4

Preliminary Draft Scenario for Discussion: 4



plan view

Preliminary Draft Scenario for Discussion: 4



Potential Components:

- mixed-use buildings
- transit stop
- parking structure
- civic buildings
- access lane with on-street parking
- residential, office or hotel

plan view

Preliminary Draft Scenario for Discussion: 4



aerial view

5

Preliminary Draft Scenario for Discussion: 5



plan view

Preliminary Draft Scenario for Discussion: 5



Potential Components:

mixed-use buildings

public space

residential, office or hotel

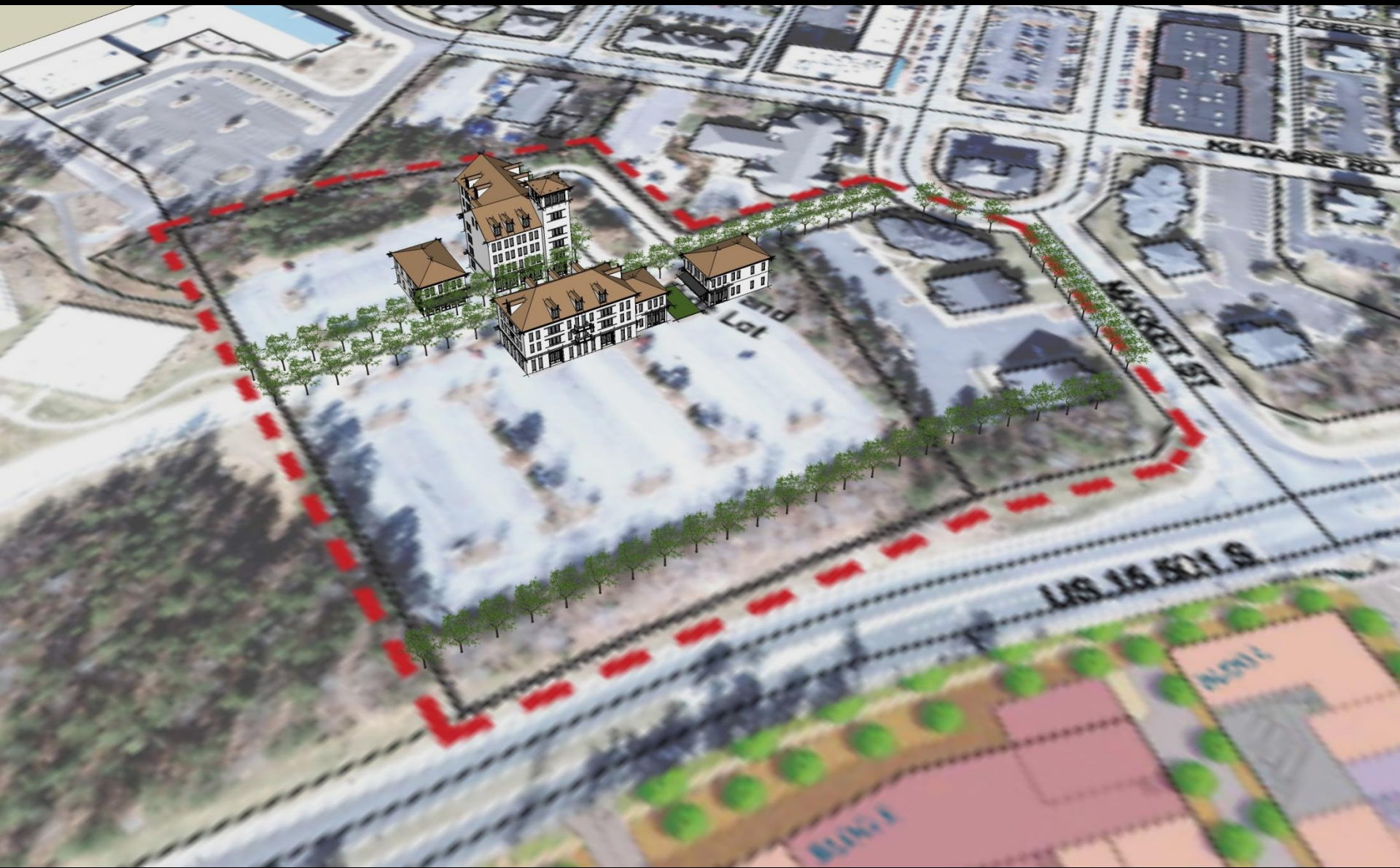
plan view

Preliminary Draft Scenario for Discussion: 5



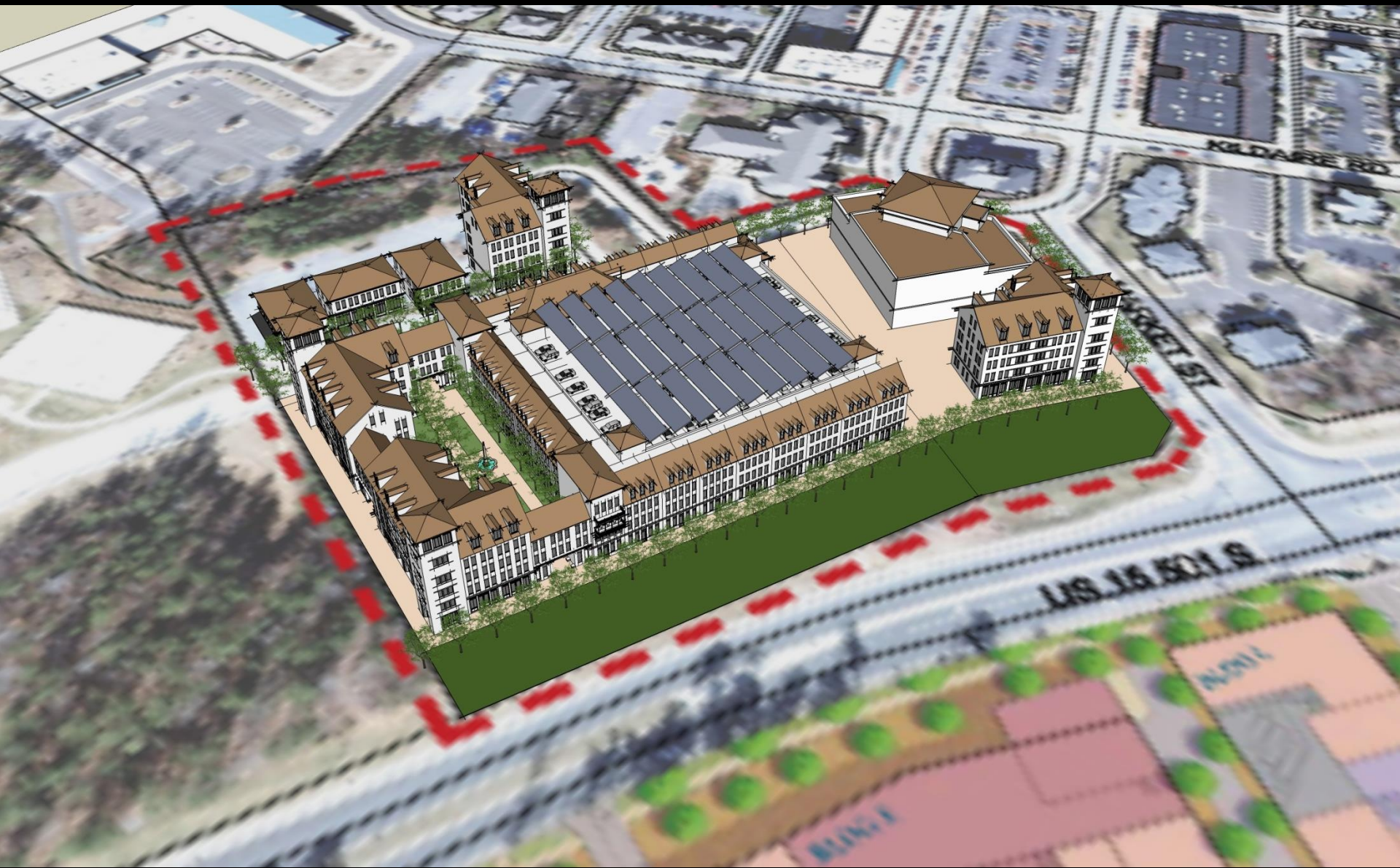
aerial view

Preliminary Draft Scenario for Discussion: 1



aerial view

Preliminary Draft Scenario for Discussion: 2



aerial view

Preliminary Draft Scenario for Discussion: 3



aerial view

Preliminary Draft Scenario for Discussion: 4



aerial view

Preliminary Draft Scenario for Discussion: 5



aerial view

Last Night:

questions

vision for future character of larger area?

how to adjust the draft scenarios?

specific town goals for development?

Town Council workshop



discussing the Park & Ride site

testing



technical meeting

what we heard

- **Southern Chapel Hill needs to be one coherent destination**
- **Strengthen pedestrian and bike connections**
- **Provide transit-oriented development that may include: residential, local commercial and civic uses**

what we heard

- **One integrated community between Southern Village, Obey Creek, Park & Ride Lot, and adjacent properties**
- **Accommodate / expect modes of travel other than the car**
- **Comfortable streets and active public spaces**

listening to the place



preliminary drawings

Adrassy Boulevard



Budapest, Hungary

Adrassy Boulevard



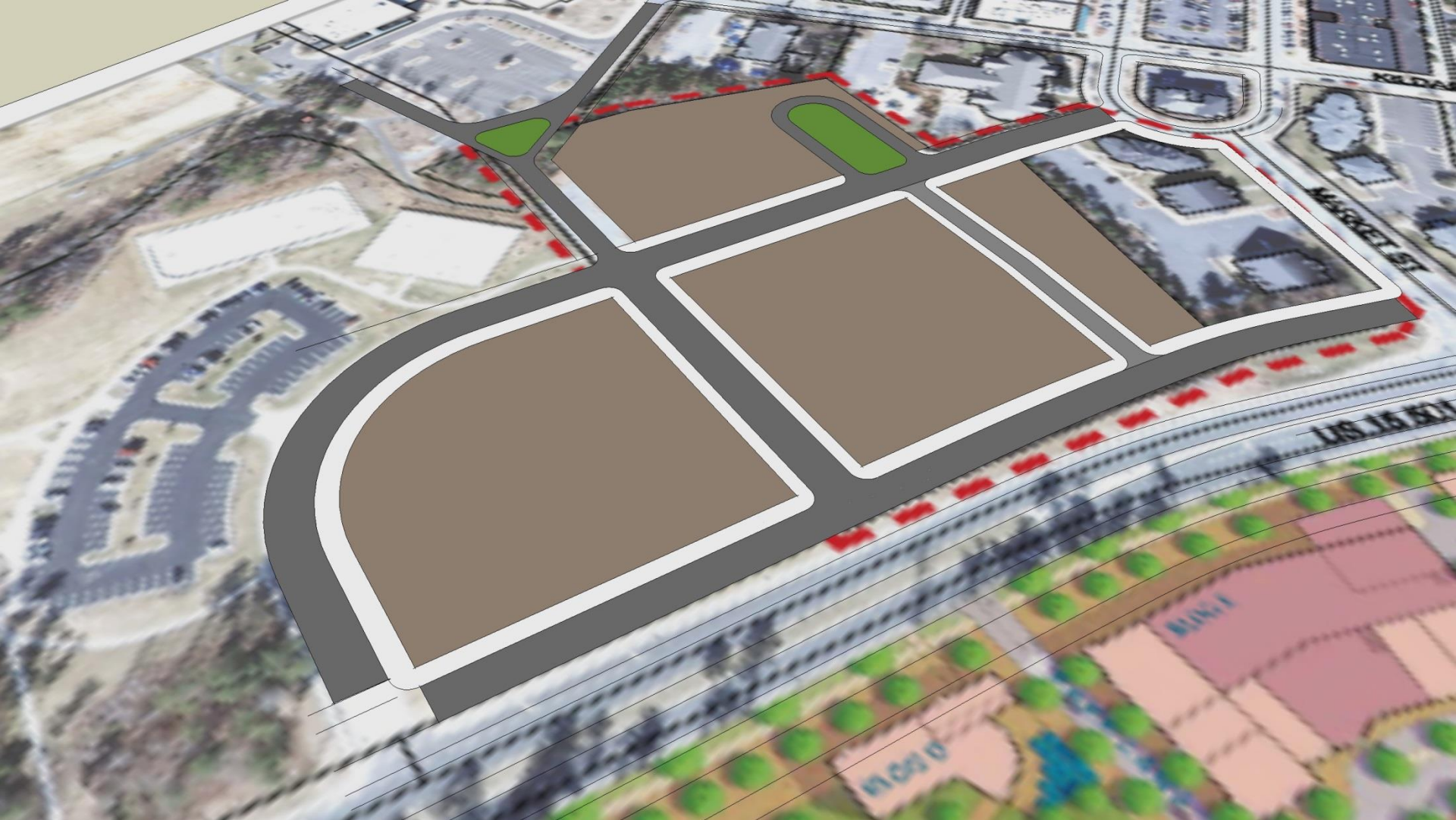
Budapest, Hungary

Adrassy Boulevard



Budapest, Hungary





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