

Defining Areas of Change and Stability

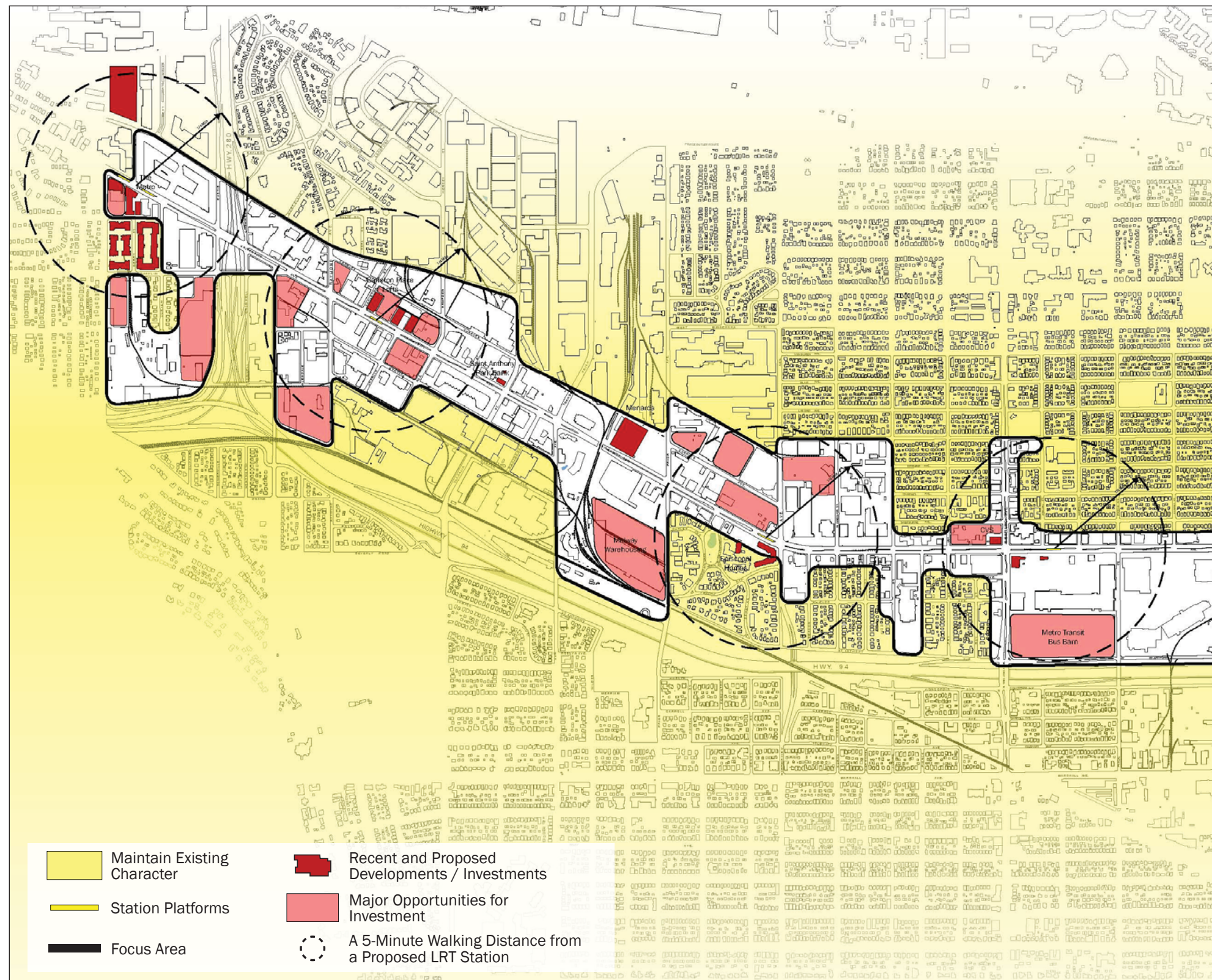
LRT has the potential to result in many positive changes along the Corridor. Identifying the potential for positive change and ways to manage this change is the primary aim of the Development Strategy.

Areas Likely To Change as a Result of LRT

The Areas of Change and Stability diagram (right) outlines the area that will most likely be the focus of change as a result of the LRT (shown in white) and areas where the existing characteristics – whether low-rise residential or employment – are intended to be protected from change (shown in yellow).

In areas where the existing character should be maintained, very little change is proposed; emphasis should be on preserving and enhancing existing characteristics. This is the case even though some of these neighborhoods fall within a ¼-mile radius of a station traditionally considered for new transit-oriented development. Restoring and preserving these low-rise neighborhoods in their current form will help ensure that a stable population resides in the vicinity of LRT.

While most areas will experience gradual change over time, areas in pink highlight sites that may be entirely redeveloped over the next 20 years. The characteristics of these development sites vary significantly as will the form and scale of redevelopment. Over the following pages, six development typologies are presented to illustrate how development should respond to the range of existing conditions. For each type, a series of key principles is presented, along with an illustration of what development might look like.



Areas of Change and Stability

