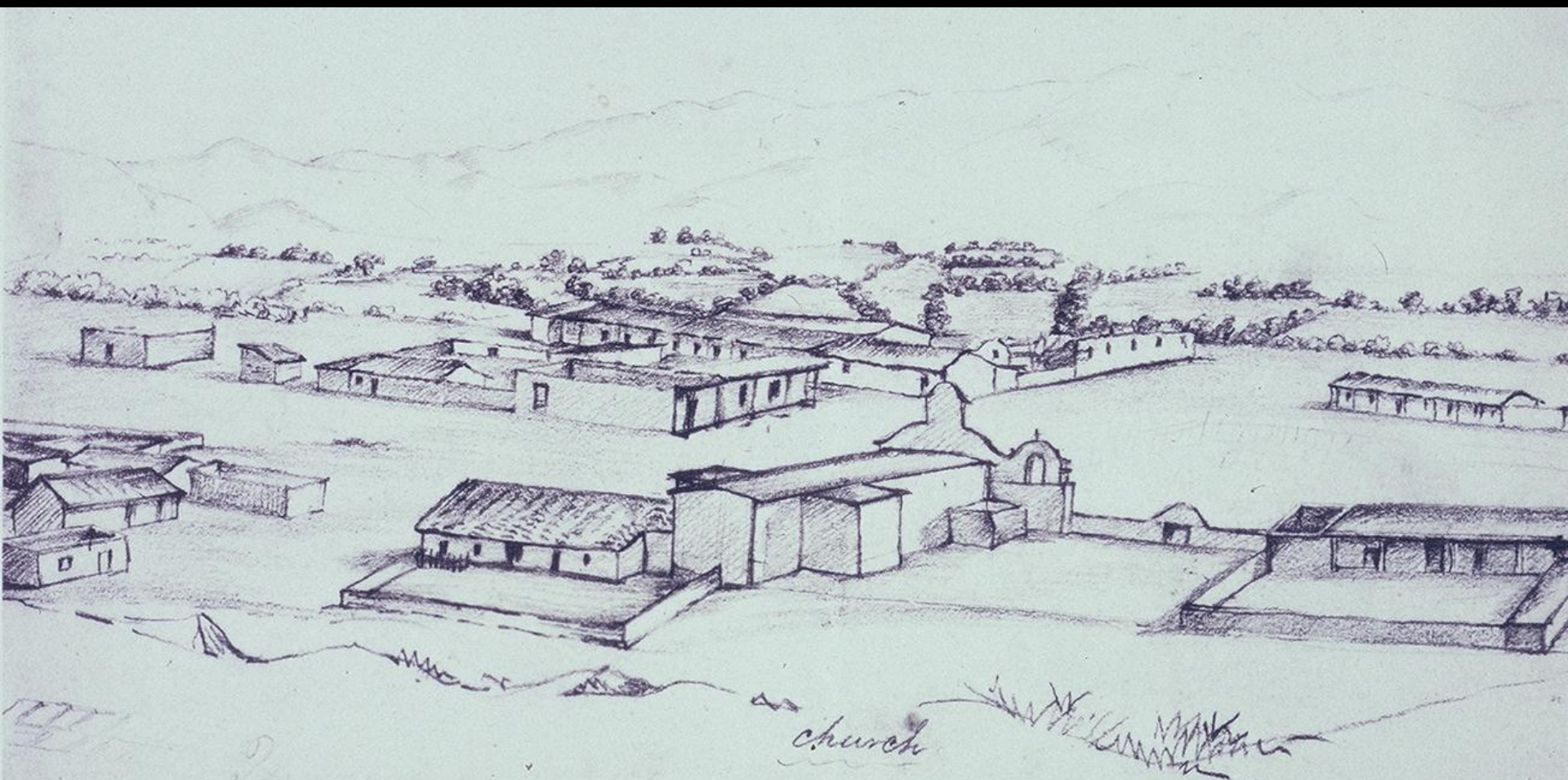


The Architecture and Urbanism of Transit Oriented Development

The Architecture and Urbanism of Transit Oriented Development

1 The Briefest Ever History of Urbanism Since 1850



church

Part of Los Angeles.

H. G.



LOWE'S STATE













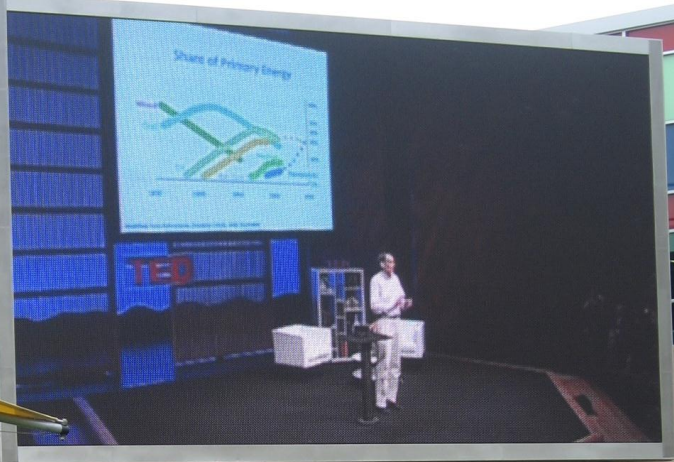
15



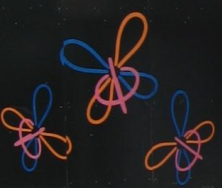


Issues: Compatibility, Scale, identity, frontage

NORTHBRIDGE PLAZA

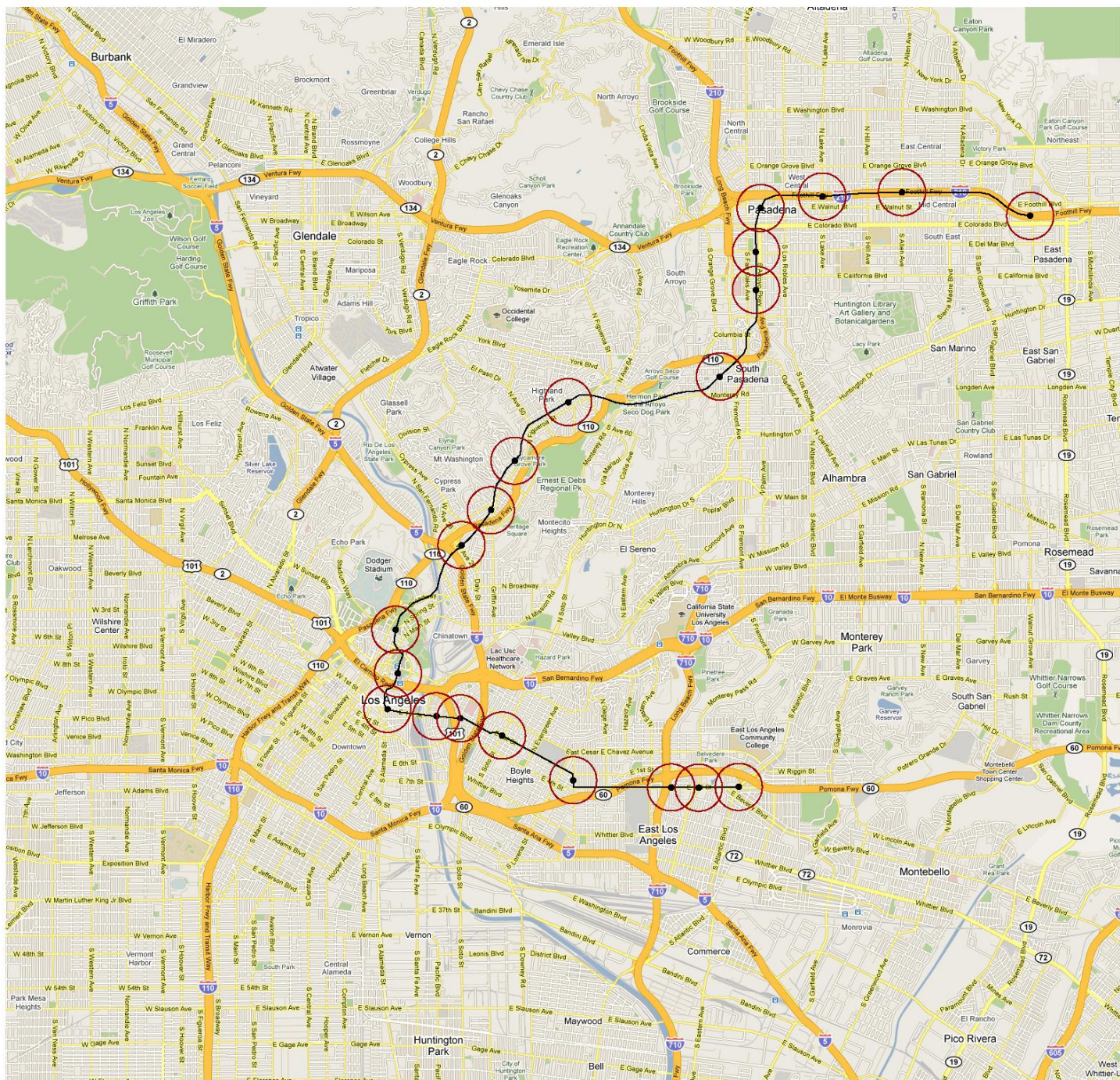


First Sunday of every month
September to May
FREE, 12pm to 8pm
Experience a series of
free family activities:
with face painting,
balloons, rowing, charging,
interactive activities and
family fits.

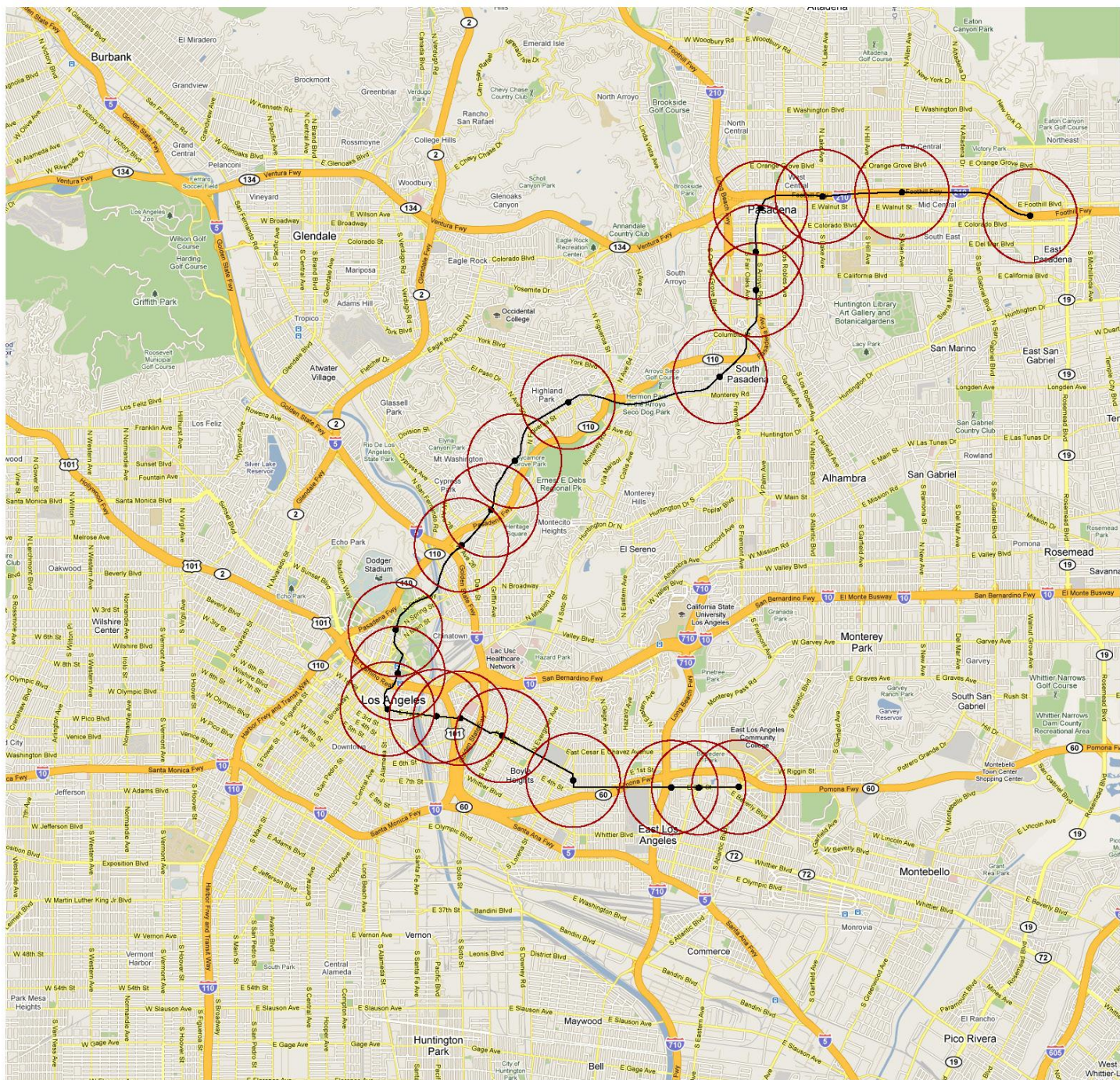


The Architecture and Urbanism of Transit Oriented Development

2 Engineering vs Planning



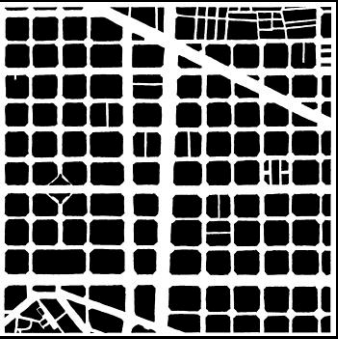
1 mi
1 km



1 mi
1 km



Sustainable Design Principles



1. Connectivity



2. Placeness



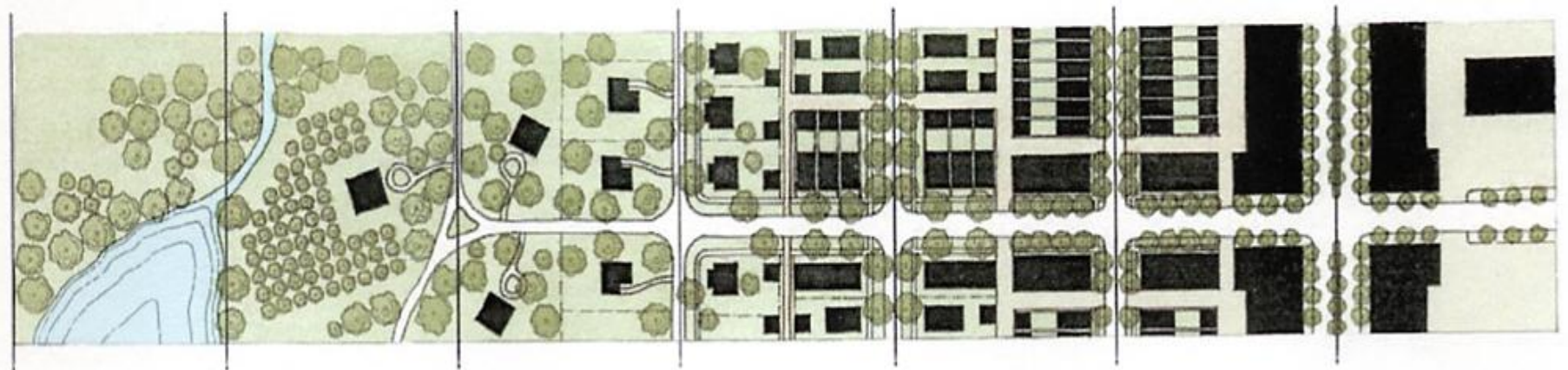
3. Compactness



4. Diversity

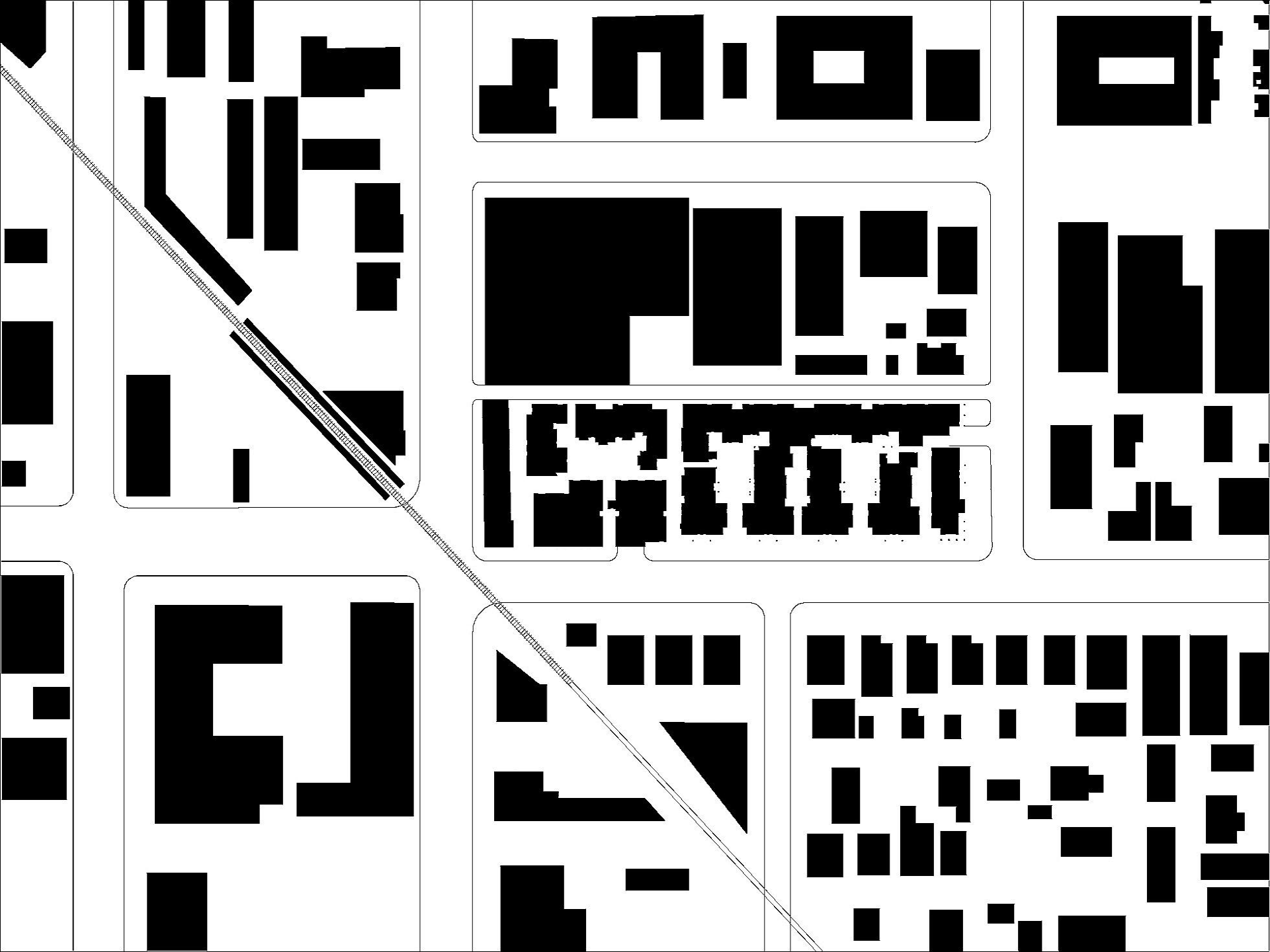


5. Frugality













BUILDING SECTION
1/16"=1'-0"



Metro Rail

Travel Smart... Take Metro

Meridian Ave

Mission St

INFORMATION OFFICE

MISSION MERIDIAN VILLAGE

515 22 DESIGN LAB

KEEP CLEAR



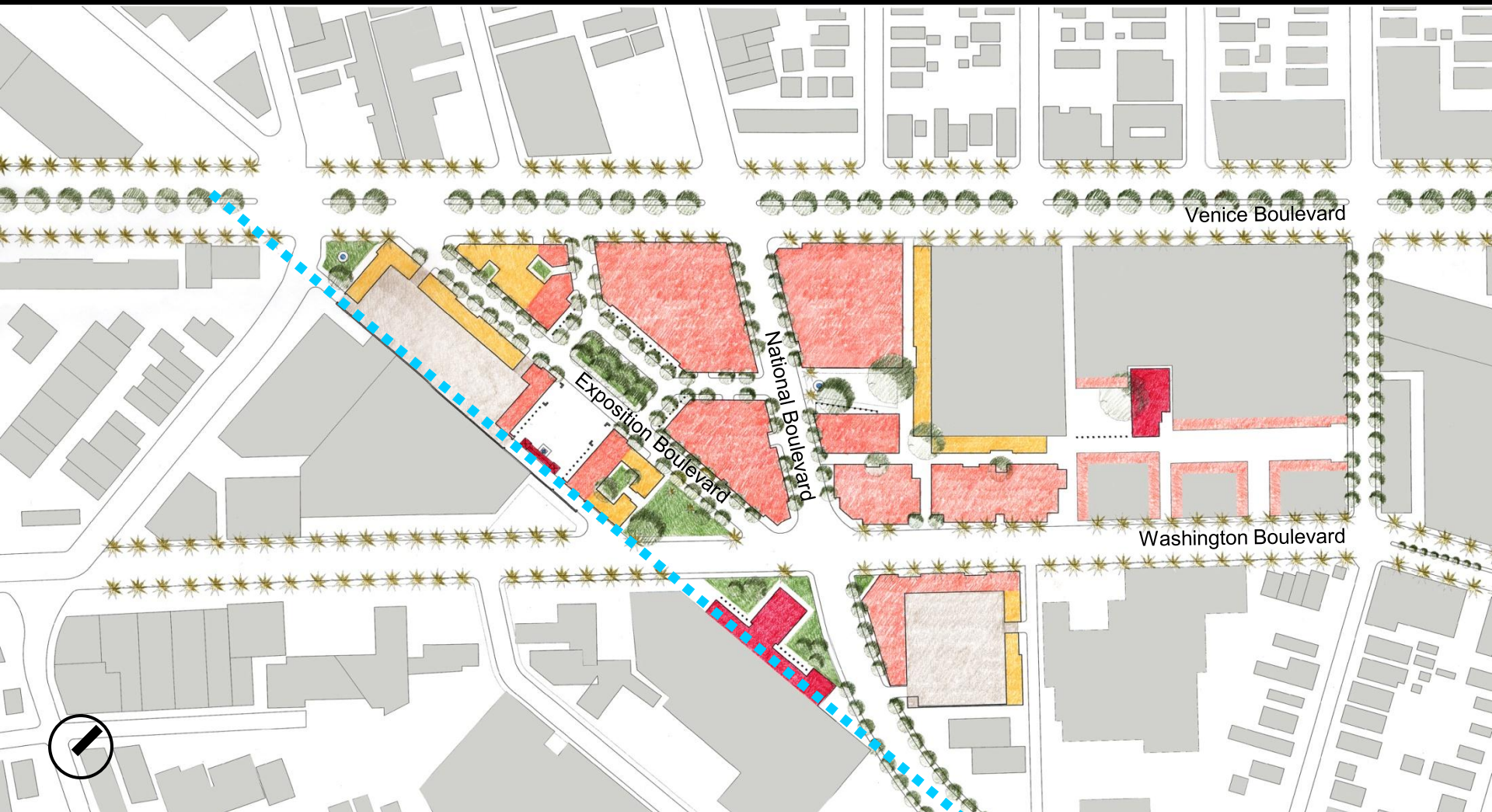
Mission St



MISSION MERCHANT VILLAGE
Residential and Retail Units
By Fabio Workman
With Home Warranty and 24hr
Hotlines! 926-586-7274
www.MissionVillage.com

PUBLIC
PARKING





Civic

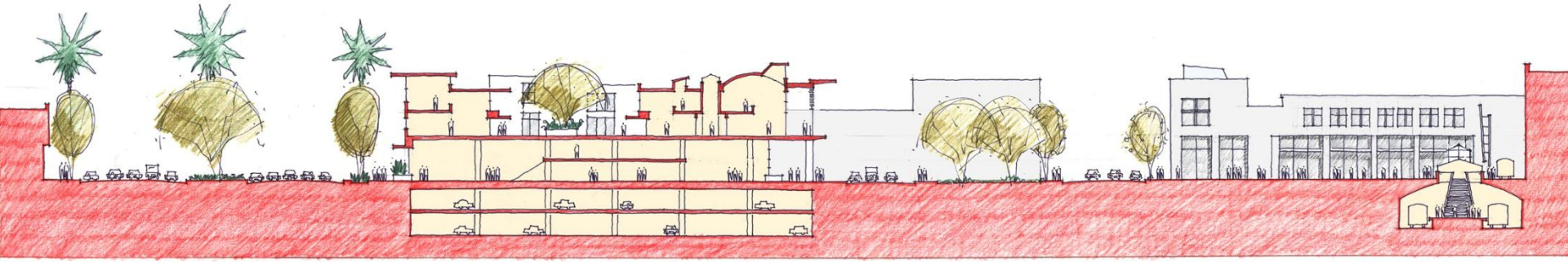
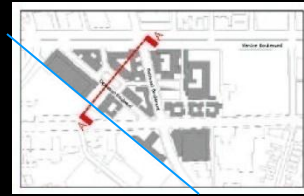
Retail

Residential with flex ground floor

Parks/Gardens

Parking

Ground Level Plan



VENICE
BOULEVARD

Block A
Mixed-use Building

Culver Crossings
Park

EXPOSITION
BOULEVARD

Transit
Plaza

Exposition
Line



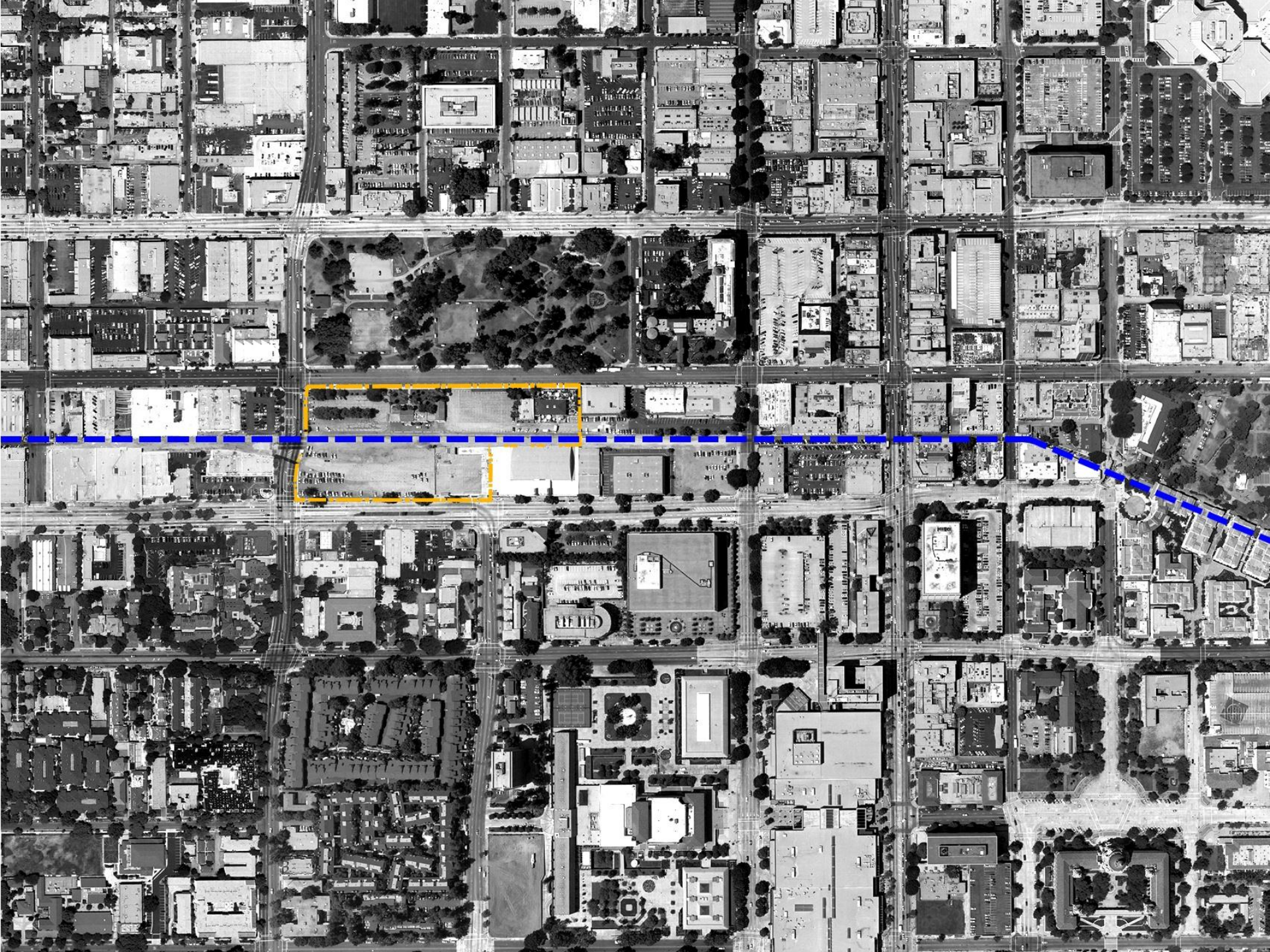
Section Through Transit Plaza And Park



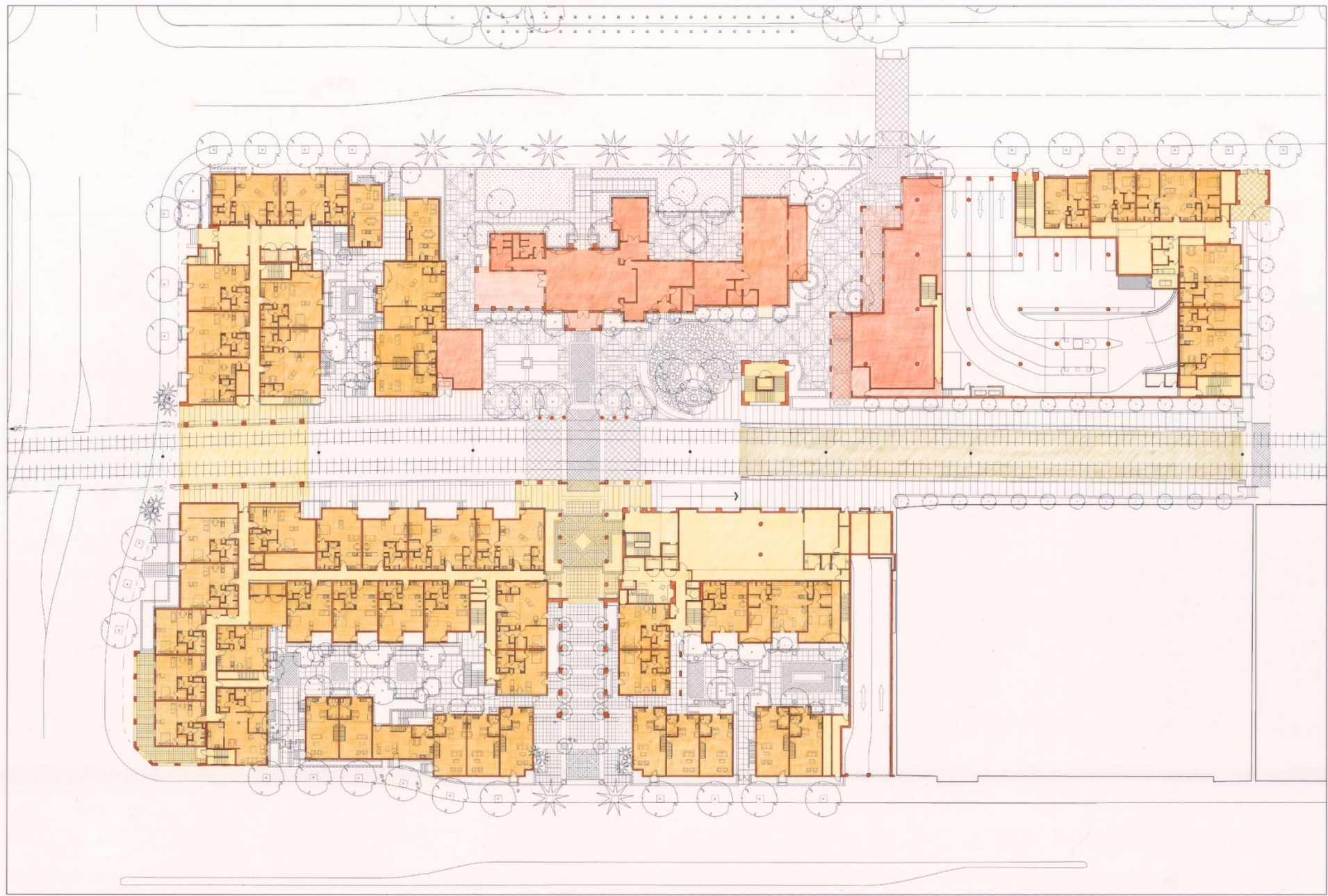
Aerial View of Culver Crossings Model Looking North



Transit Plaza Looking At Park And Mixed Use Beyond











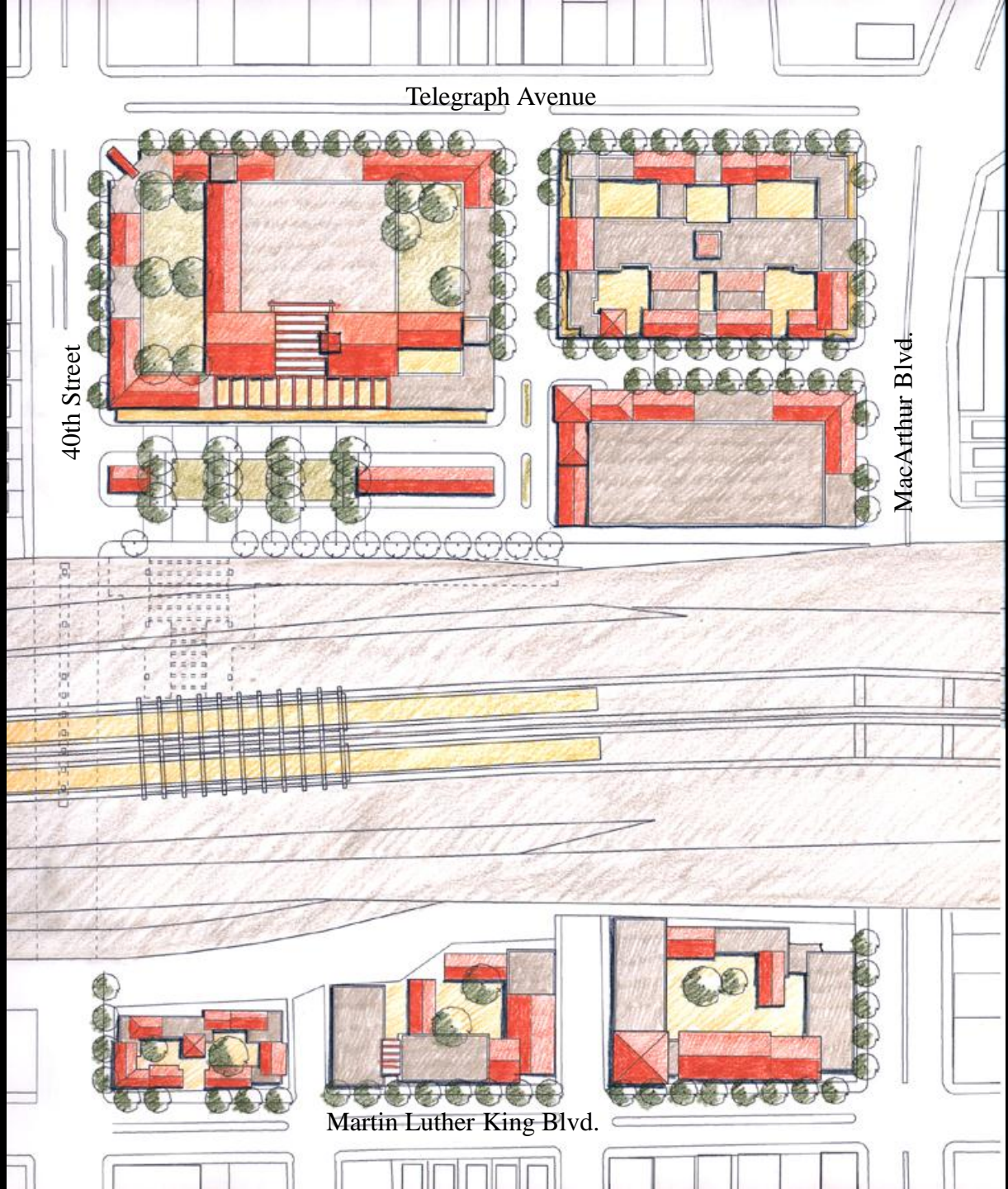




Telegraph Avenue

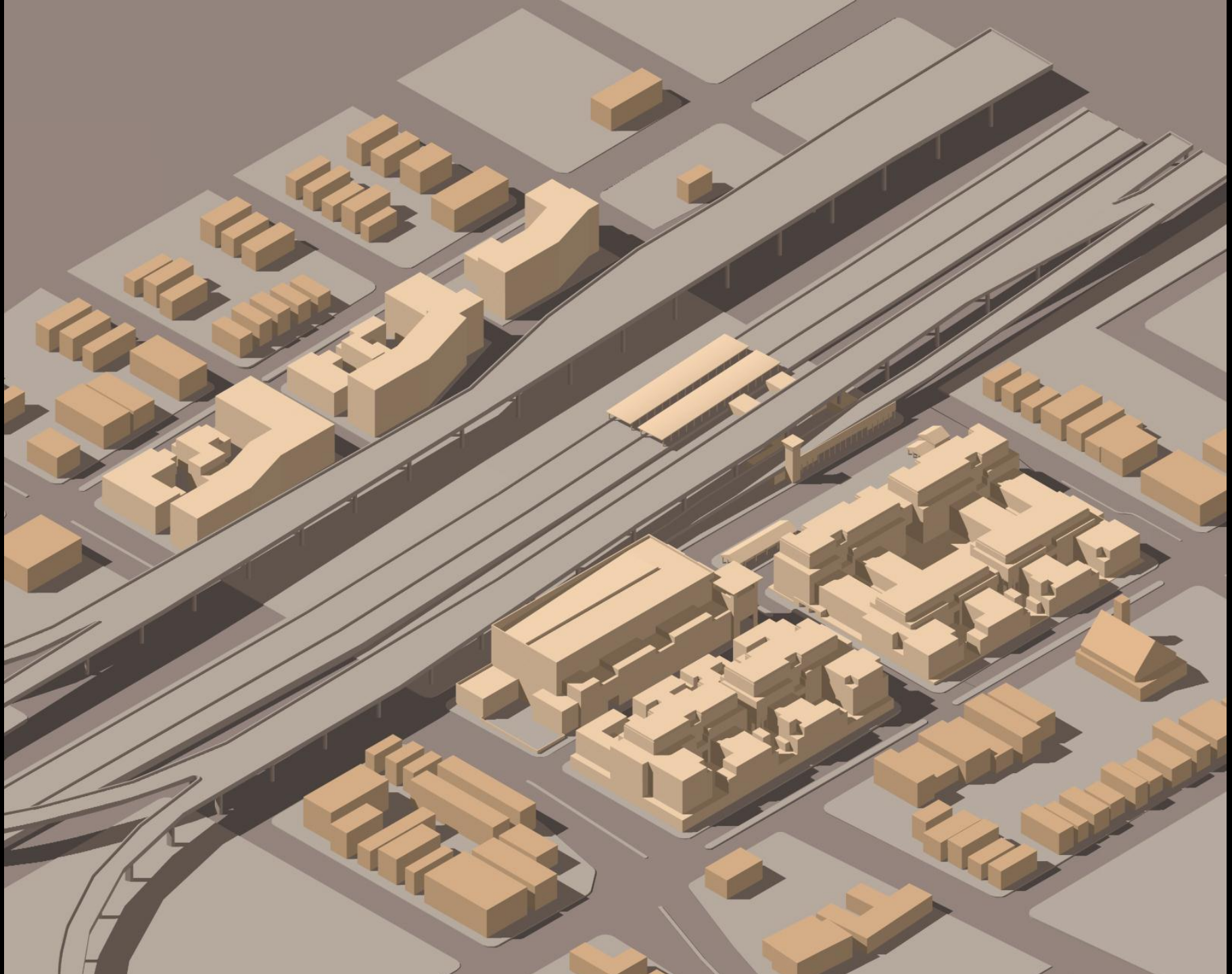
40th Street

MacArthur Blvd.



Martin Luther King Blvd.







The Architecture and Urbanism of Transit Oriented Development

3 Architectural Criteria

Is parking concealed from the public realm ?



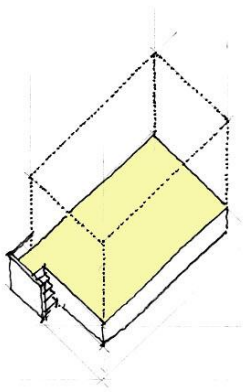
Does blended density promote proper block & street form ?



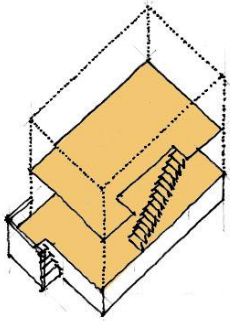
Have a variety of transect-consistent architectural types been considered?



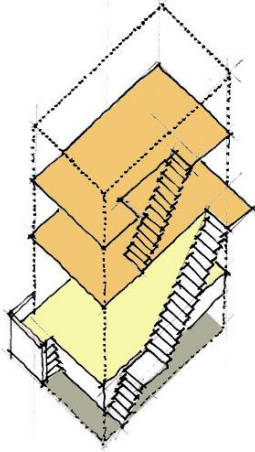
Are a variety of unit types included?



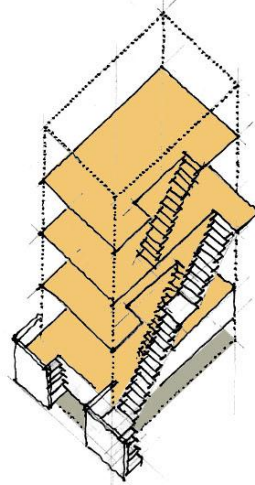
Flat/Loft



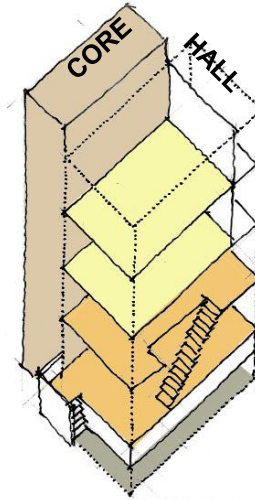
Townhouse



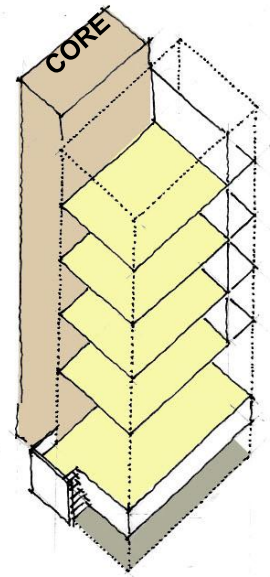
Townhouse over
Flat/Loft



Townhouse over
Townhouse

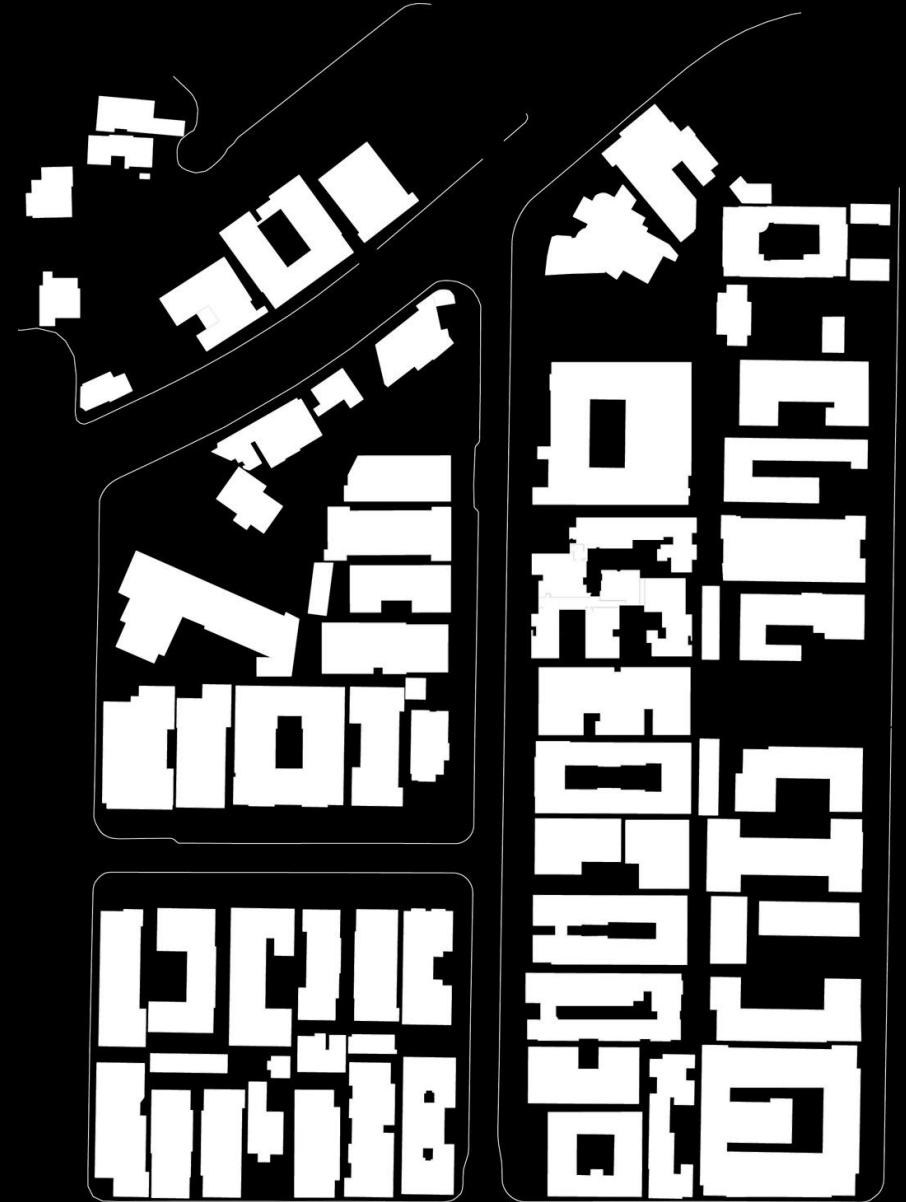
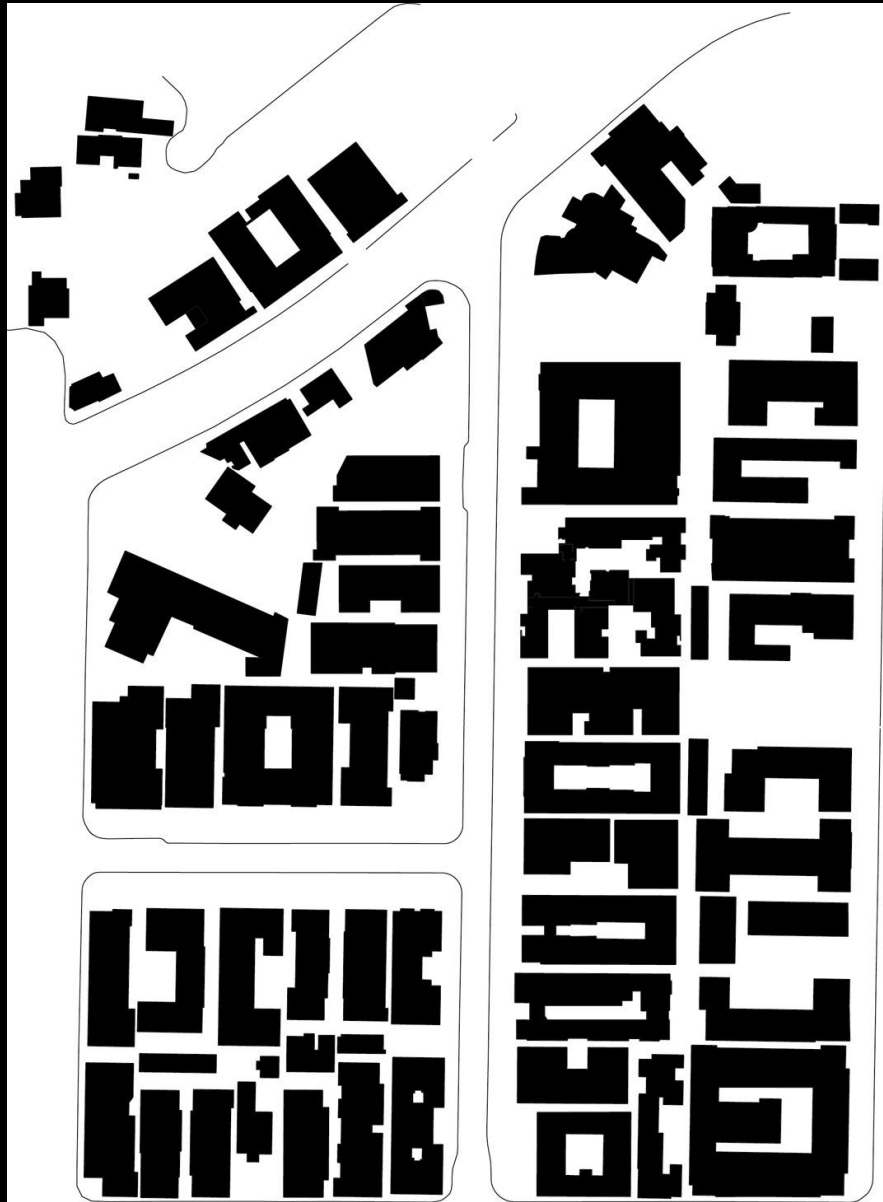


Flats over
Townhouse



Flats over
Flat/Loft

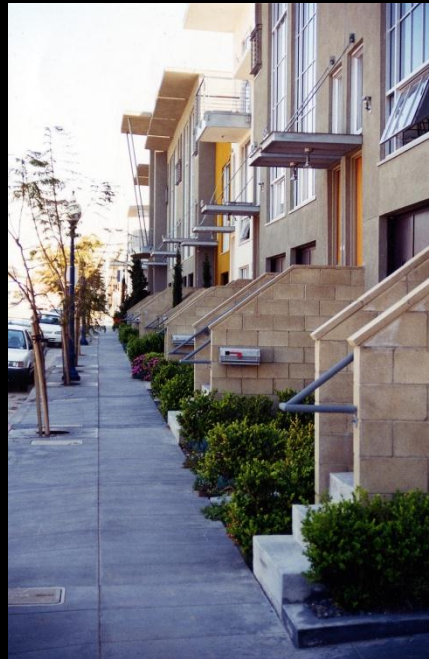
Is there a clear integration of the solid (building) and the void (open space)?



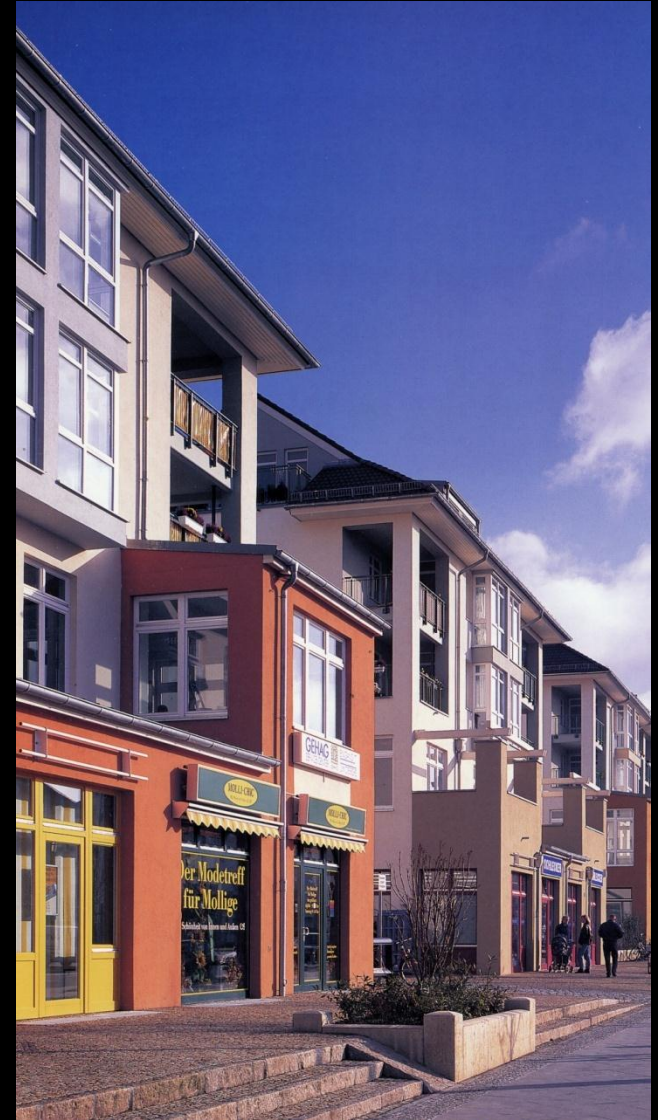
Has the ground floor been activated?



Have building fronts (public entries) and backs (service entries) properly matched?



Have industry efficiencies been utilized without becoming dominant ?


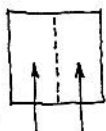
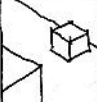



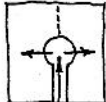

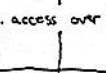

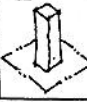


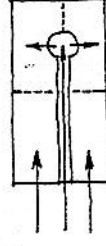




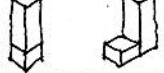
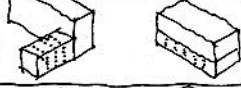




Has sustainability been considered at the building scale?



Has architectural style variety been adopted?



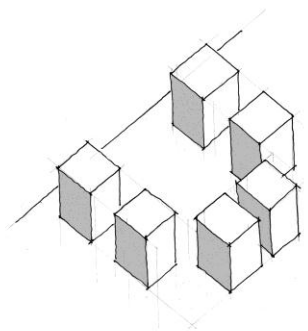
Housing Unit	Multiple Unit Group	Types	Sub-types	Defining Conditions						
				access to individual unit	bdg. height (No. of stories)	bdg. length	defined open space	min. required no. of exposures (each unit)	other	
 <p>Single Family detached unit</p>	<u>I. Individual Entry</u>  <p>2 or more adjoining units with individual entries (walk-ups)</p>	A. Mews		Direct from alley	1 or 1 above garage	max. length equals length of alley	NA	2	only used as an accessory building to another type	
		B. Shared House	B-1 Duplex		Direct from street or common porch	1 to 2	max. 50'		3	articulated as a large single family home
			B-2 Triplex			2 to 3			2	
			B-3 Quadruplex						2	
	C. Townhouse	c-1 Single		Direct from street	2	maximum length is one city block	private back garden	2		
		c-2 Double			2 to 3	shared back garden				
	D. Courtyard	D-1 Fragment		Direct from courtyard	2 to 3	max. length is 2 lots (128')	2 or 3 sides define court	2	can have multiple courts	
		D-2 Complete								max. length is 3 lots (192')
	<u>II. Common Entry</u>  <p>2 or more adjoining units with a common entry</p>		E. Villa		from common core	4 max.	max. 70'	4 sided building in a field	2	articulated as a large single family home
	 <p>(elev. access over 2 floor)</p>		F. Wall		from common core or corridor	maximum is less than bldg. length	max. 172'		1	
		G. Tower		from common core	minimum is 2x bldg. length; max. is zoning limit	max. 1/2 building height	4 sided building in a field	2	could be 3 sided if attached to another type	

<u>III. Combinations</u>		A+B		A+C		A+F	
 <p>vertical or horizontal connection</p>							
							
							
							
							

HOUSING PROTOTYPES STUDY

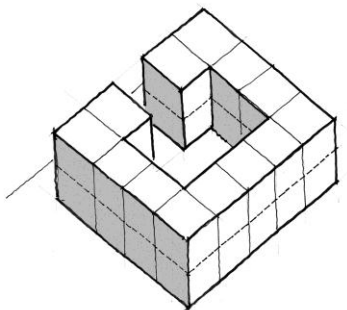
de Breteville and Polyzoides

February 1970



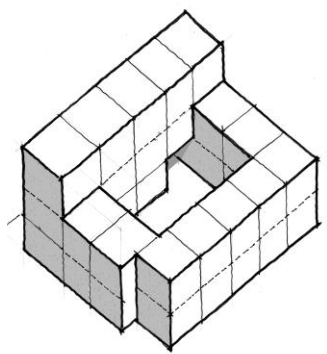
**Bungalow
Court**

12 Dwellings/ Acre



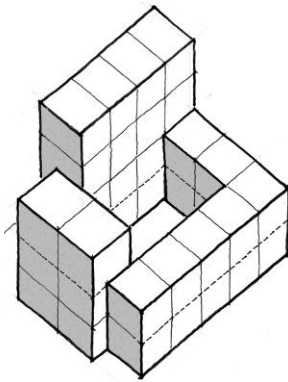
**Attached
Court**

25 Dwellings/ Acre



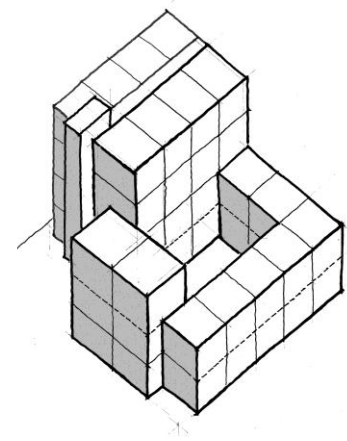
**Attached + Stacked
Court**

35 Dwellings/ Acre



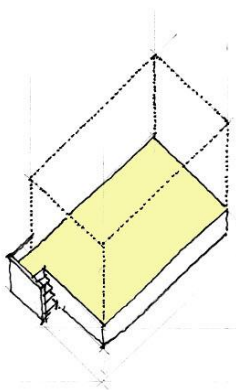
**Hybrid
Court
(Single-Loaded)**

50 Dwellings/ Acre

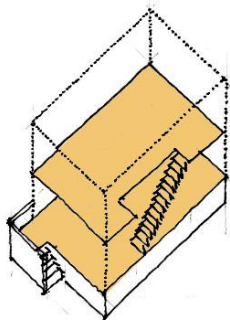


**Hybrid
Court
(Double-Loaded)**

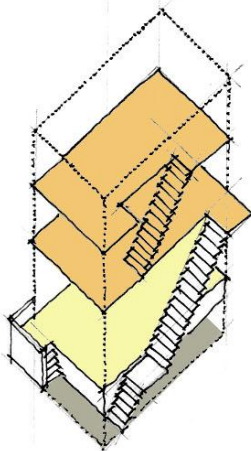
60 Dwellings/ Acre



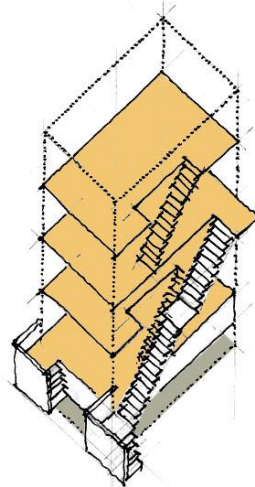
Flat/Loft



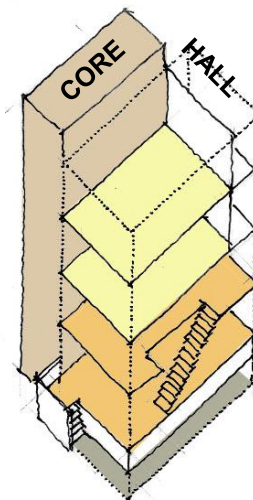
Townhouse



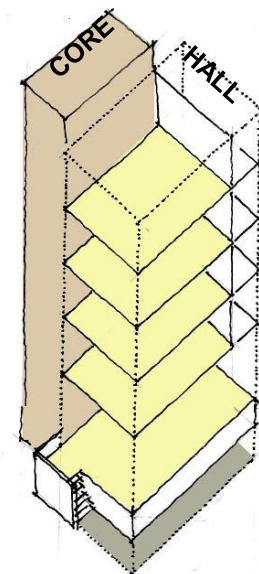
Townhouse over
Flat/Loft



Townhouse over
Townhouse



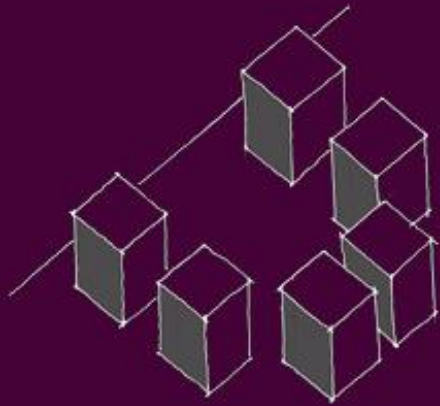
Flats over
Townhouse



Flats over
Flat/Loft

Moule & Polyzoides

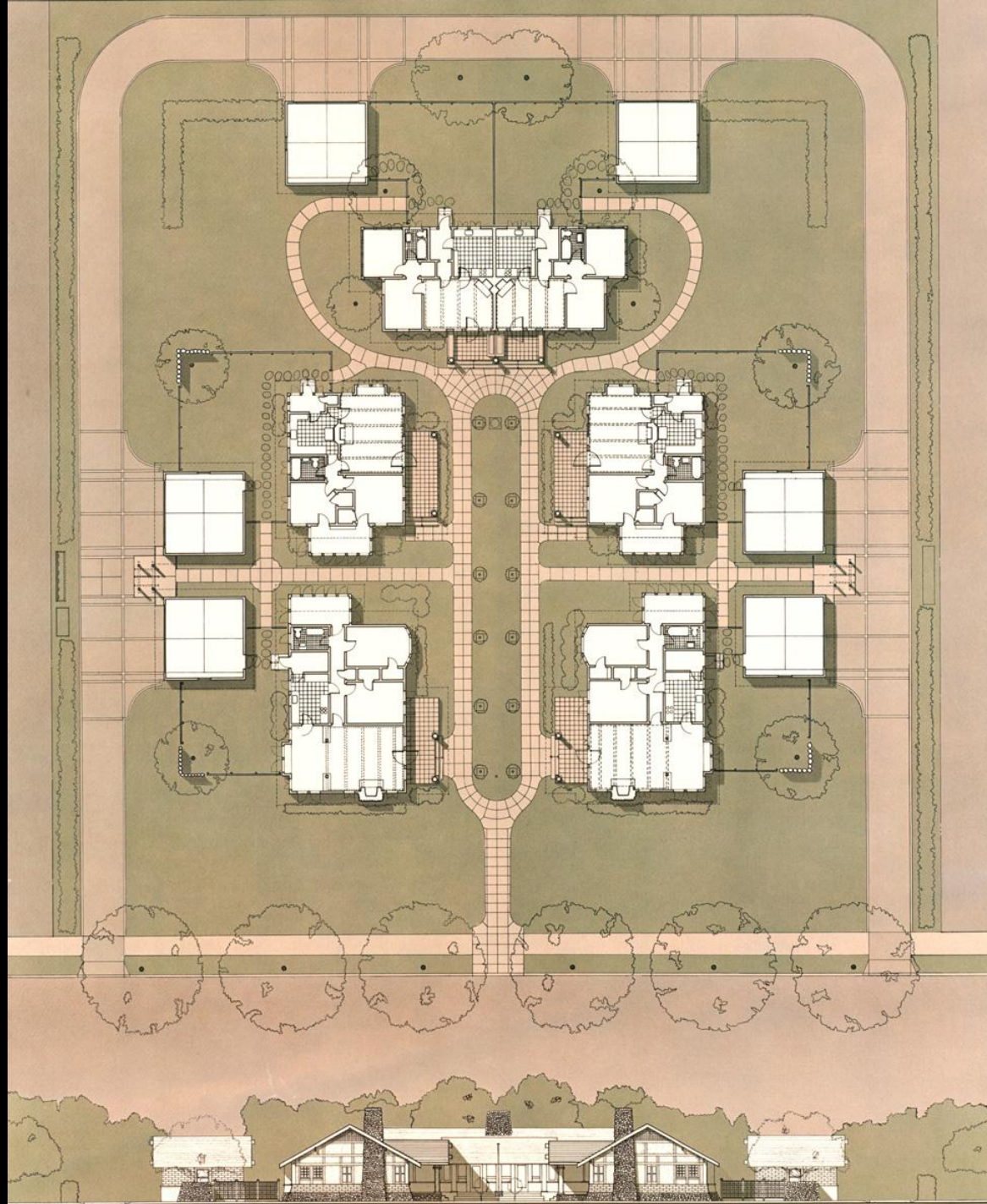
ARCHITECTS AND URBANISTS



Gartz Court

Pasadena, California

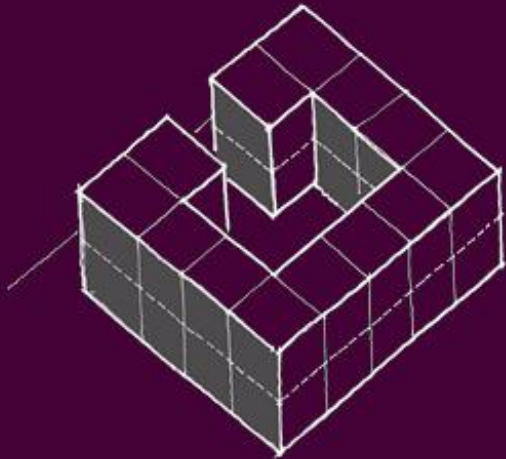
12 Dwellings/Acre



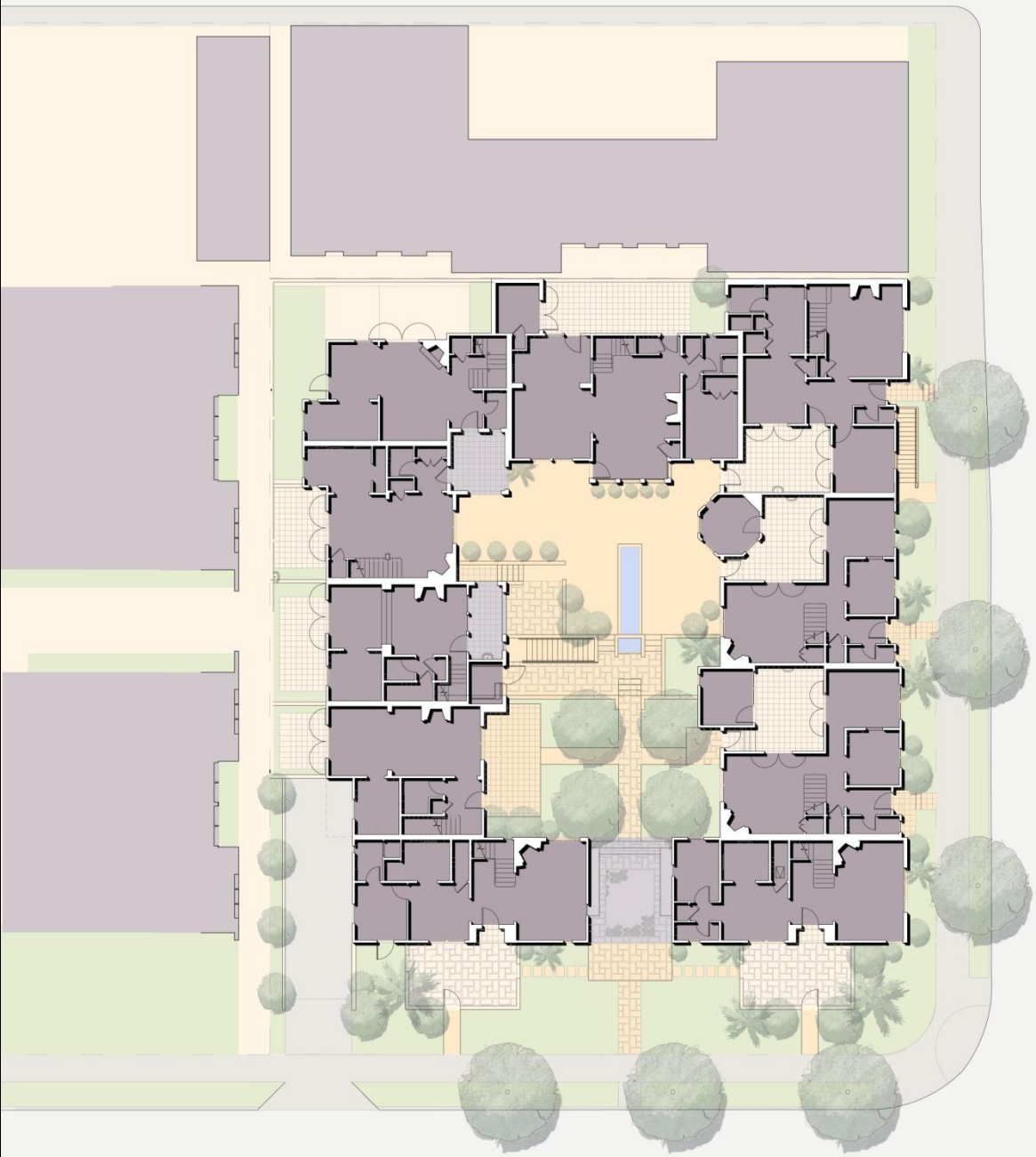








Meridian Court
Pasadena, California
25 Dwellings/Acre



EAST CALIFORNIA BOULEVARD

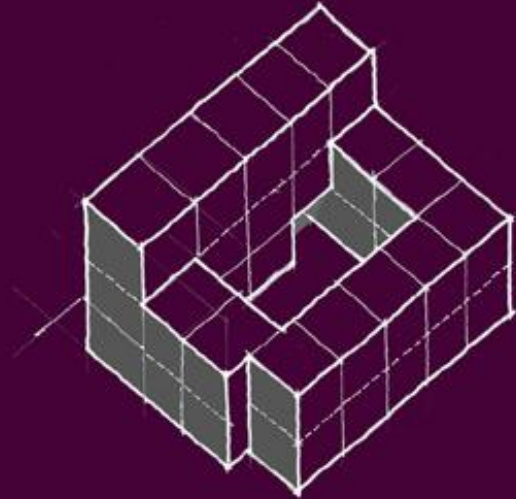






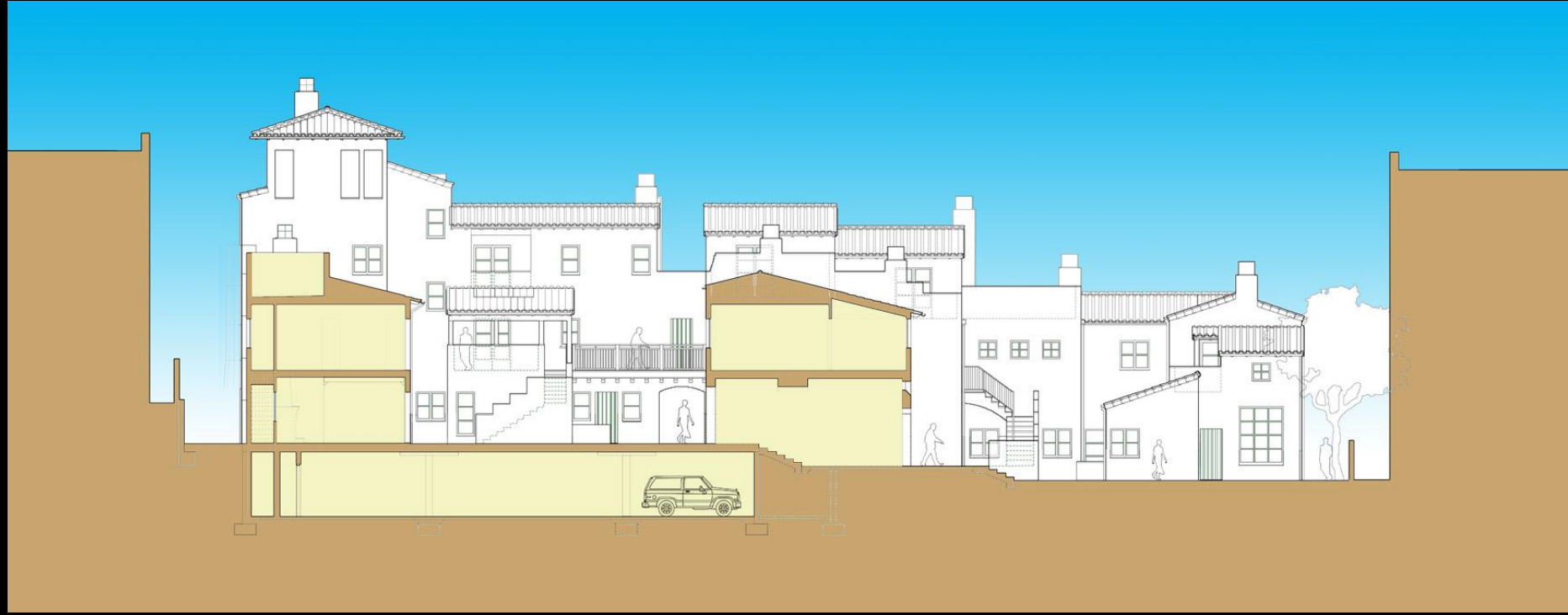
Moule & Polyzoides

ARCHITECTS AND URBANISTS



Harper Court-7 Fountains
West Hollywood, California
35 Dwellings/Acre

















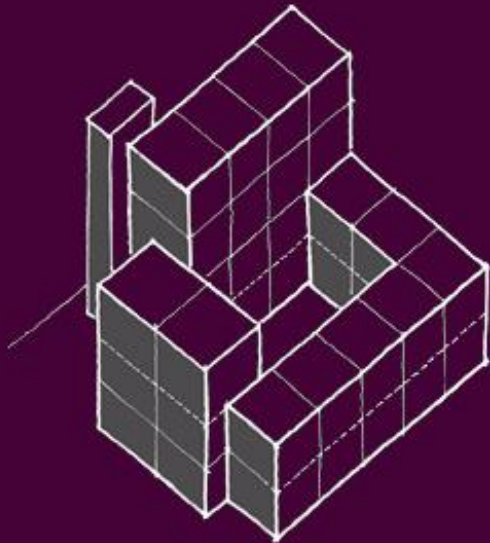






Moule & Polyzoides

ARCHITECTS AND URBANISTS



Granada Court
Pasadena, CA
50 Dwellings/Acre

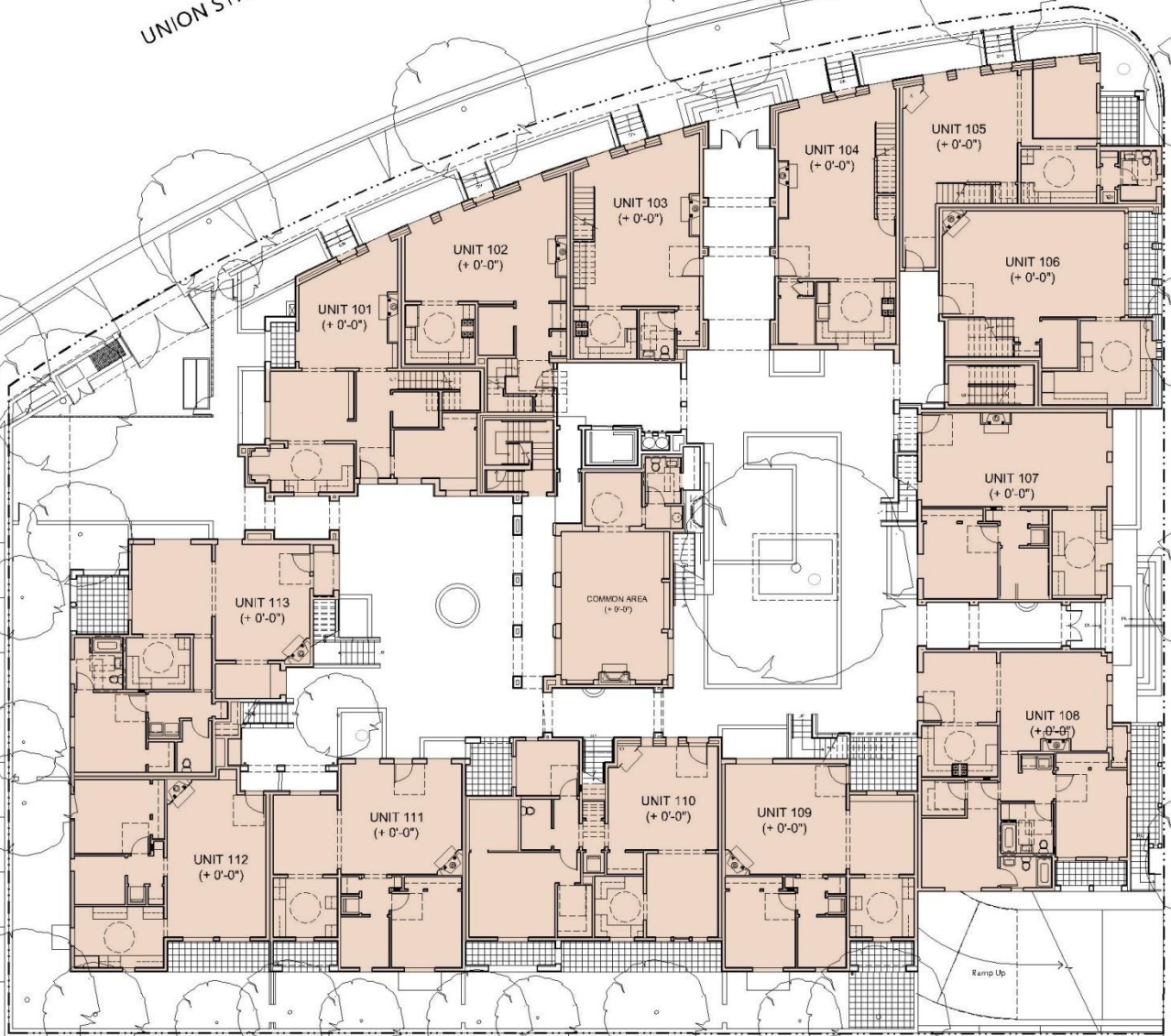




UNION STREET

OAK KNOLL AVENUE

UNION STREET



OAK KNOLL AVENUE







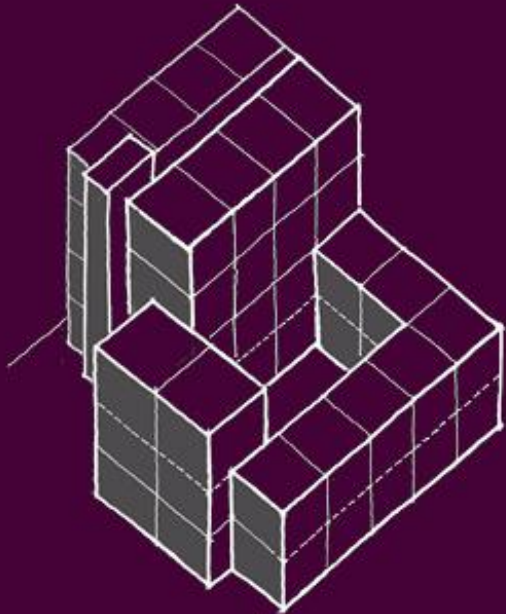






Moule & Polyzoides

ARCHITECTS AND URBANISTS



Serra Courts

Ventura, CA

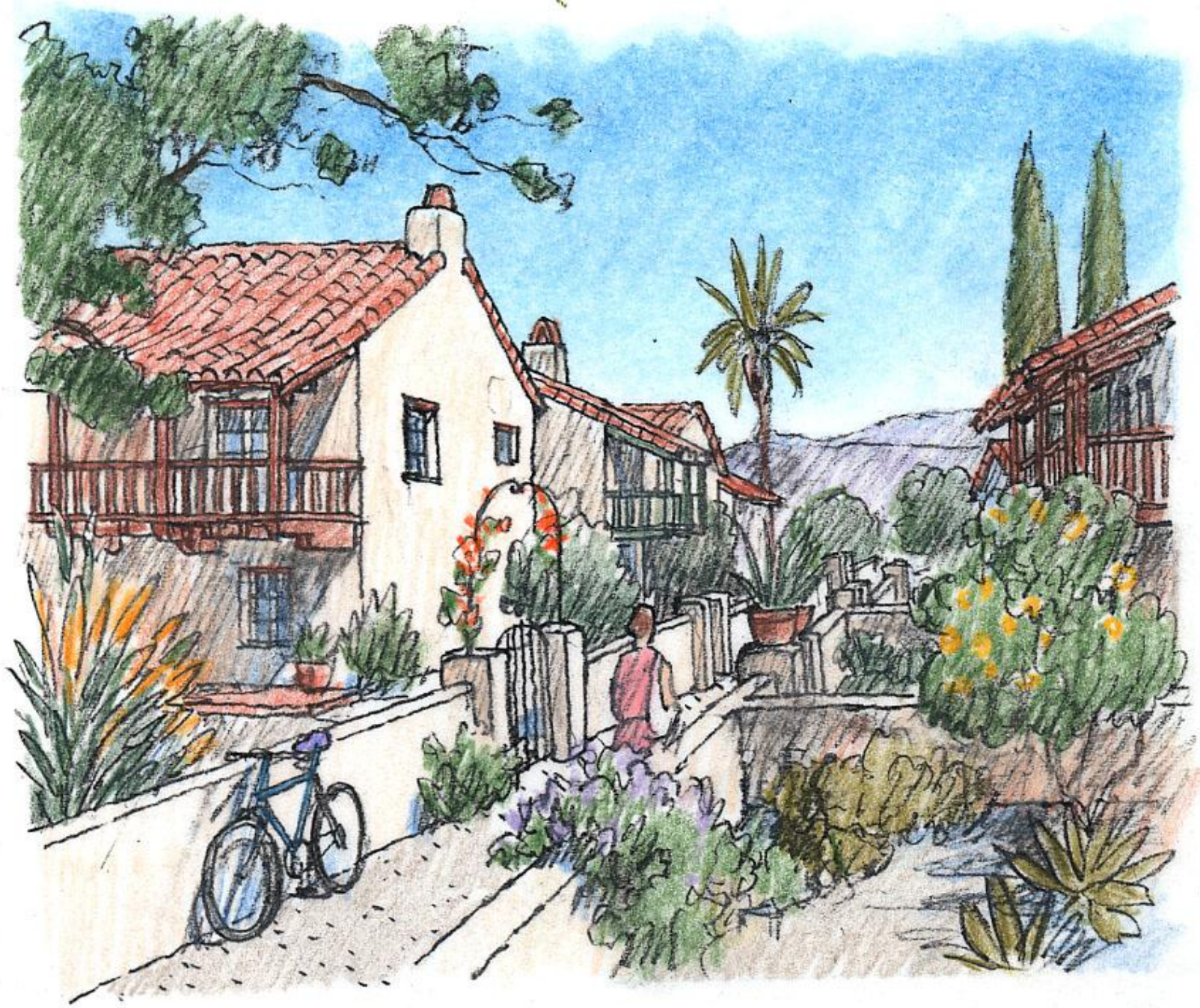
60 Dwellings/Acre







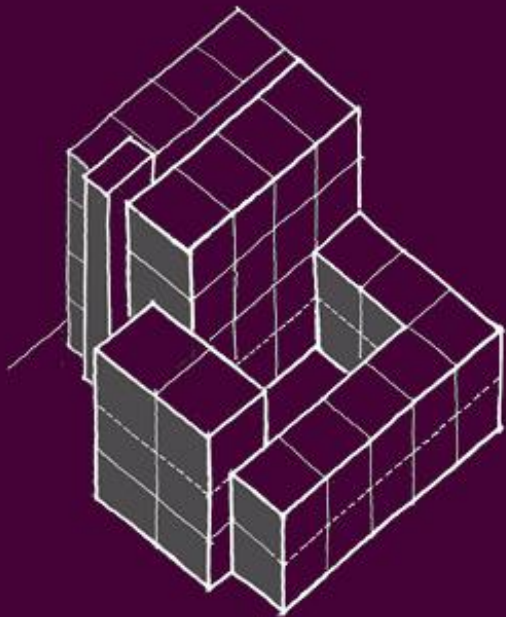






Moule & Polyzoides

ARCHITECTS AND URBANISTS



Mission Meridian Village
South Pasadena, California
40 Dwellings/Acre

EL CENTRO STREET

MISSION STREET

MAGNOLIA STREET

HOPE STREET

PROSPECT AVENUE

MERIDIAN AVENUE

SITE AREA - 1.67 ACRES





A white ribbon is tied around the trunk of a large tree in the foreground.

An American flag is hanging from the balcony of the house.

108


BUSTER'S
ICE CREAM
+
COFFEE STOP


Bicycles, Skateboards,
Roller Skis or Inline Skates
and Similar
Devices are Prohibited
SPCC SEC. 28.42.A

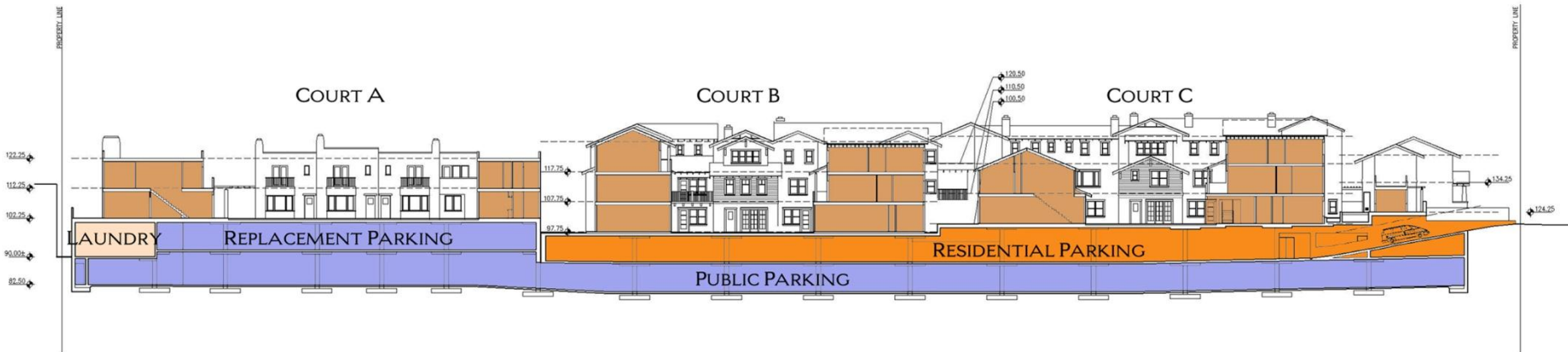
A person wearing a pink t-shirt, a black beanie, and a plaid skirt is standing on the sidewalk, touching a utility pole.











BUILDING SECTION
1/16"=1'-0"

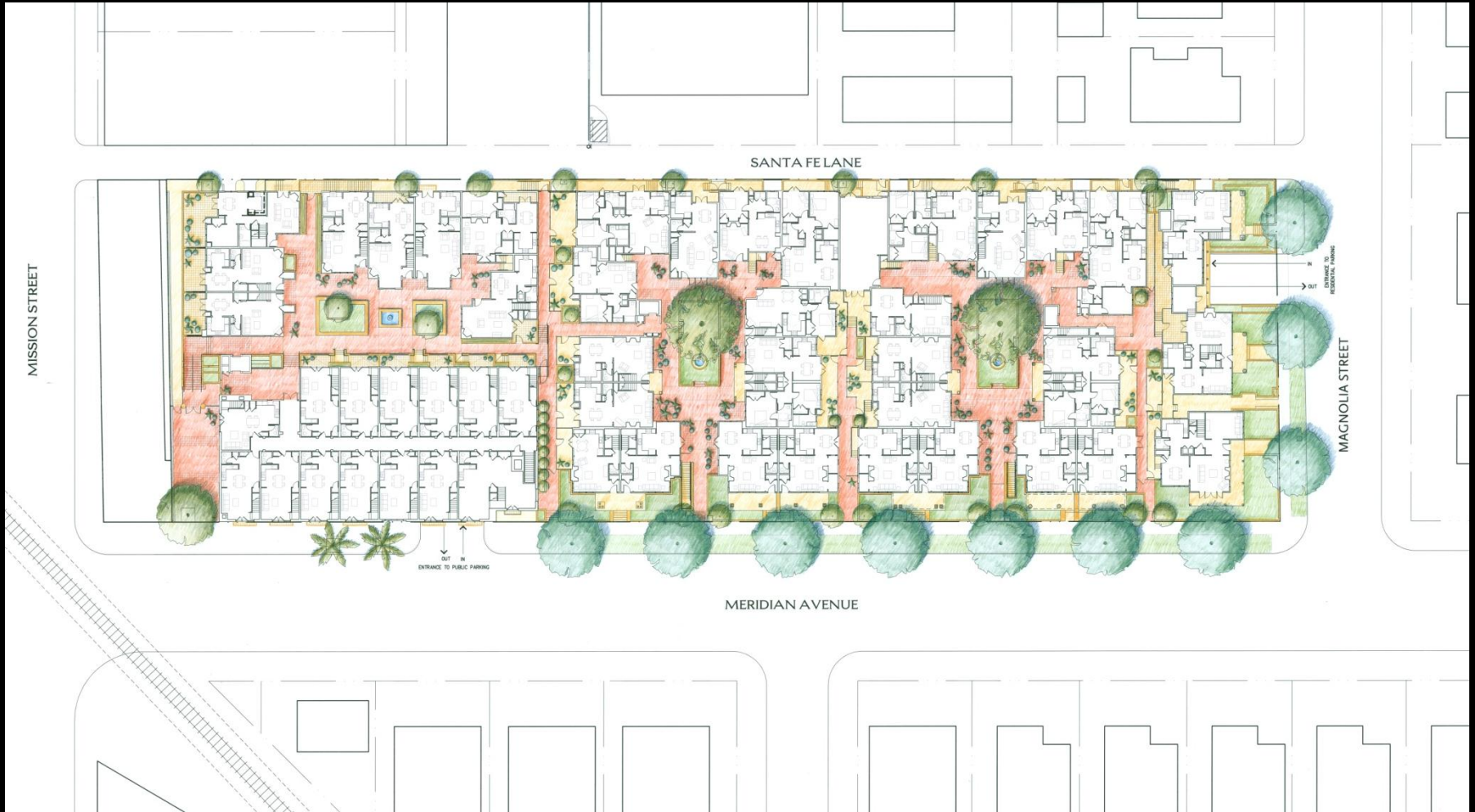


















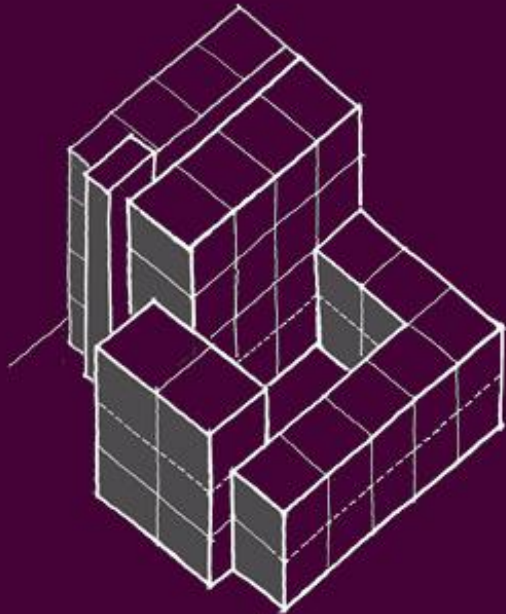






Moule & Polyzoides

ARCHITECTS AND URBANISTS



Del Mar Station Transit Village

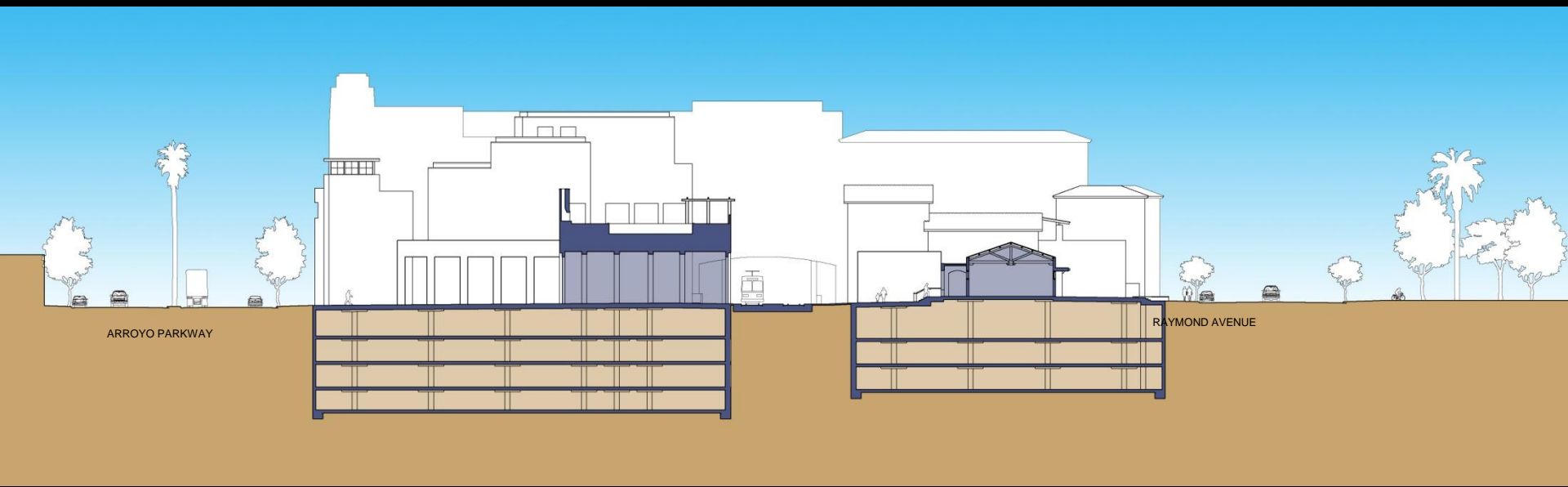
Pasadena, California

100 Dwellings/ Acre





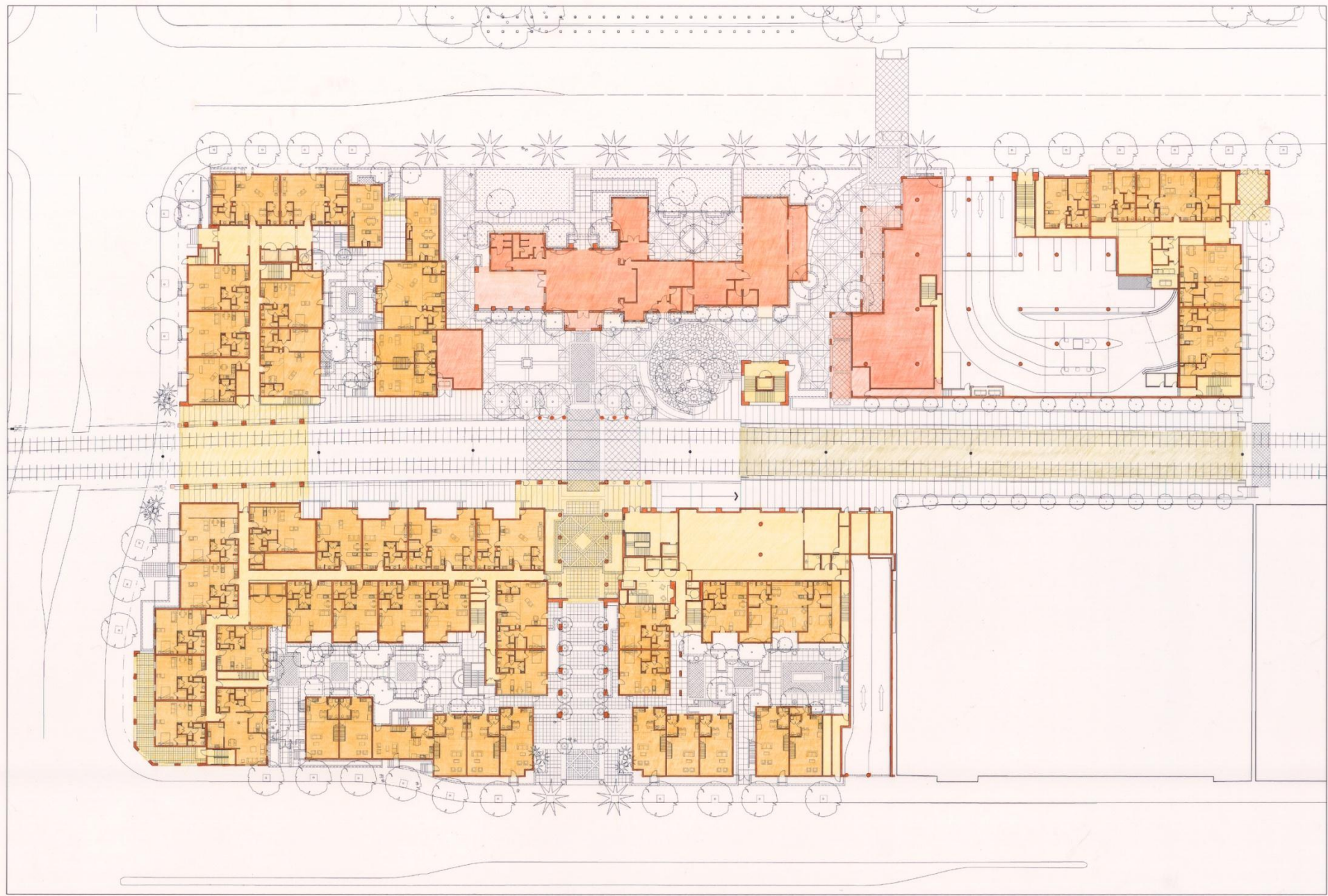




SECTION THROUGH PASEO AND HISTORIC STATION





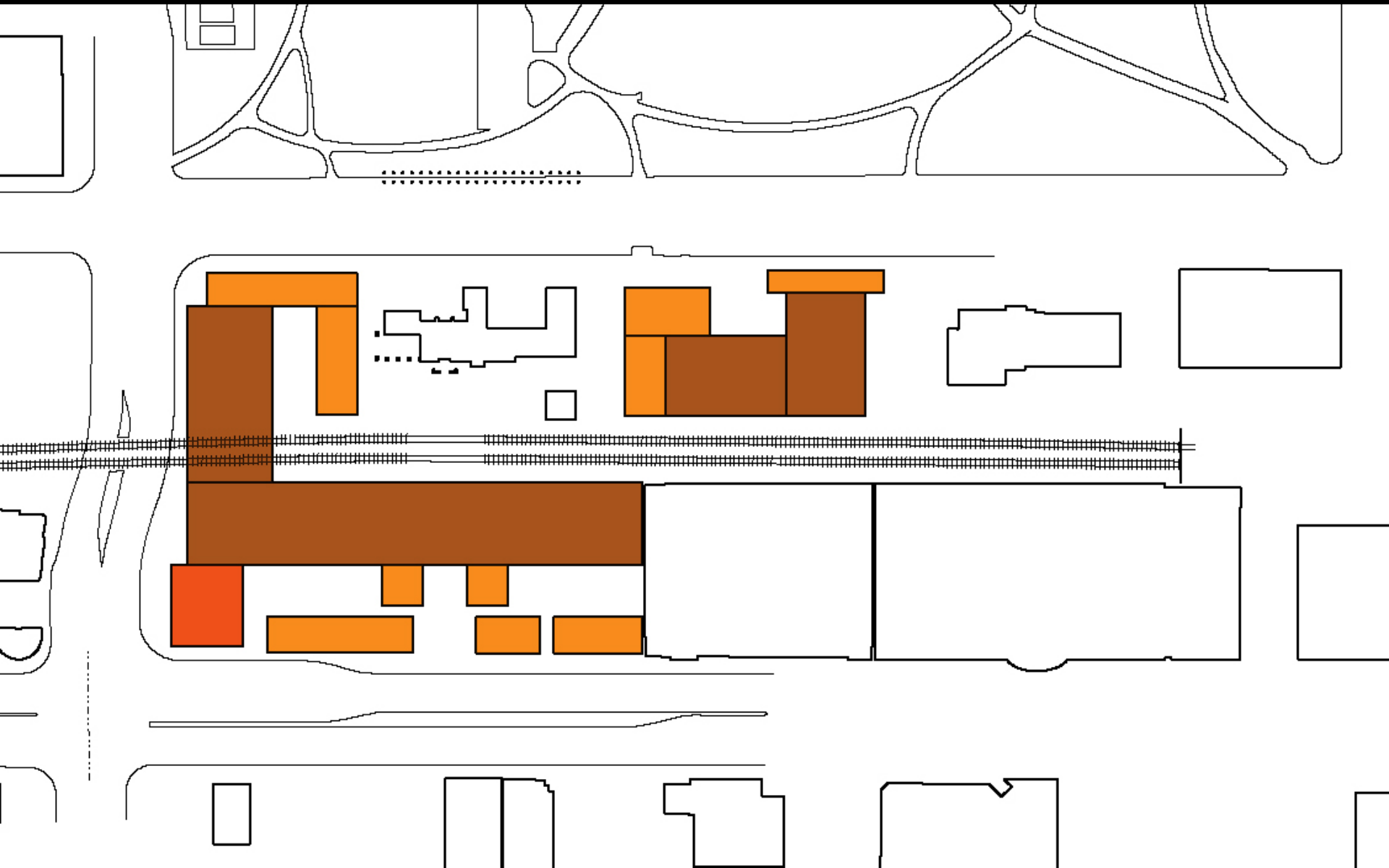






PASADENA

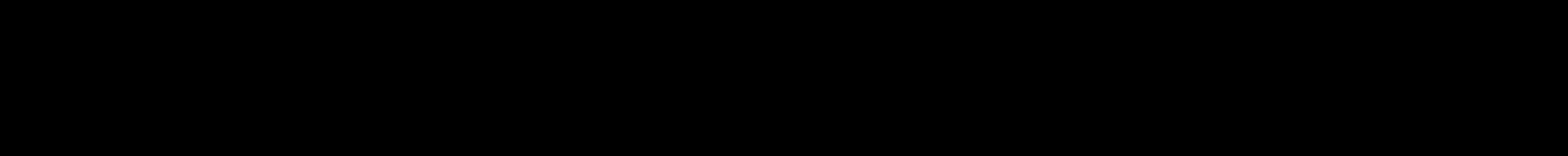
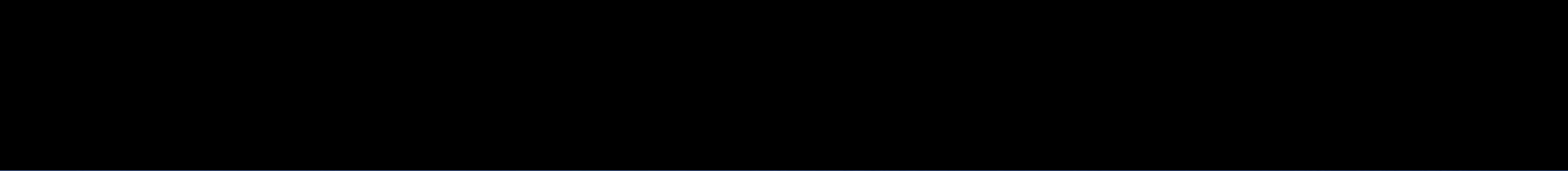
EXIT
Raymond Av
Bus
Connections







PARKWAY USA









Transit- Oriented Development vs. Development- Oriented Transit

4 Key Issues of Station Area Planning

- 1 Planning Area Boundaries
- 2 Integrated Professional Team
- 3 Public, Participatory Design Process
- 4 A Flexible Financing Strategy
- 5 Context- Sensitive Planning
- 6 Architecture of Expanded Choice
- 7 Regulation Through a Form- Based Code