



# TOD Pilot

# Typologies

---

# Typologies



URBAN CENTER

REGIONAL CENTER

CORE NEIGHBORHOOD

SPECIAL USE

# Typologies:

## URBAN CENTER



- Located in the most heavily urbanized areas
- Supports a high diversity of uses, high residential and employment densities, and greater volume of pedestrian activity
- Infrastructure should include a dense grid block structure and high vertical development
- Parking requirements include integrated structured parking, uncoupled structured parking, and on-street parking, with no minimum parking requirement

# Typologies:

## URBAN CENTER



- Rosa Parks
- Hemming Park
- Central
- Market Street
- San Marco
- Riverplace

An aerial wireframe model of a city grid. A central vertical corridor is highlighted with a glowing orange and yellow light, representing a station area. The surrounding buildings are rendered in a light blue wireframe style. A street labeled 'Beaver ST' runs horizontally across the middle of the grid. Other street names like 'ra ST' are partially visible at the bottom. The overall background is a dark blue gradient.

# Station Area Examples

---

# Urban Center



**ROSA PARKS STATION & FIRST BAPTIST CHURCH**



**FSCJ**

# Urban Center



# Urban Center





# Urban Center



# Urban Center



# Urban Center



# Typologies

## REGIONAL CENTER



- Emerging centers of regional significance
- Medium to high density areas that occur outside of the Urban Core
- Draws patrons from across the region
- Moderate mix of uses supports a medium to high density when compared to other typologies
- Consists of mid- and low-rise buildings
- Infrastructure and residential density supports a medium to high volume of pedestrian activity within the station area

# Typologies:

## REGIONAL CENTER



- UF Health & VA Clinic
- Jacksonville Regional Transportation Center (JRTC)
- Riverside Arts Market (RAM)

An aerial wireframe model of a city grid. A central corridor is highlighted with glowing orange and yellow lines, representing a station area. The surrounding buildings are shown in a light blue wireframe style. A street labeled 'Beaver ST' is visible in the lower middle section. Other street names like 'ra ST' are partially visible at the bottom right. The overall background is a dark blue gradient.

# Station Area Examples

---

# Regional Center



# Regional Center





# Regional Center



**RIVERSIDE ARTS MARKET**



**BLACK KNIGHT**

# Typologies:

## CORE NEIGHBORHOOD



- Located within the neighborhoods adjacent to the Central Business District (CBD)
- Primarily residential and support the commercial nature of the CBD
- Buildings range from mid- to high-rise
- Street network is less dense than the urban core, comprised of a grid and alley network, usually with a “Main Street” urban design
- The infrastructure supports a moderate mix of uses and a medium to high volume of pedestrian activity

# Typologies:

## CORE NEIGHBORHOOD



- 8<sup>th</sup> & Main
- 2<sup>nd</sup> & Main
- Medical Complex
- Kings Avenue
- The District
- East San Marco
- Jefferson
- Brooklyn
- Riverside
- Five Points

An aerial wireframe model of a city grid. A central vertical corridor is highlighted with a glowing orange and yellow light, representing a station area. The surrounding buildings are rendered in a light blue wireframe style. A street labeled 'Beaver ST' runs horizontally across the middle of the grid. Other street names like 'ra ST' are partially visible at the bottom. The overall background is a dark blue gradient.

# Station Area Examples

---

# Core Neighborhood



**PARK STREET - FIVE POINTS**



**MAIN STREET - SPRINGFIELD**

# Core Neighborhood



# Core Neighborhood



# Typologies:

## SPECIAL USE



- Located at destinations that have a singular use and generate high transit ridership
- May not align with a traditional mixed-use TOD pattern
- Residential density will vary at these locations, but the intensity and pedestrian activity will be high
- Parking should prioritize vertical parking structures that efficiently utilize parking footprints, and incorporate ground floor retail or commercial uses.



# Typologies

## SPECIAL USE



- Sports Complex
- Shipyards

# Special Use



An aerial, top-down view of a city street grid. The buildings are rendered as white wireframe outlines, and the streets are highlighted with glowing blue and orange lines. The text "Share your thoughts in our survey." is overlaid in white on a dark blue background at the bottom left. A thin blue horizontal line is positioned below the text.

**Share your thoughts in our survey.**