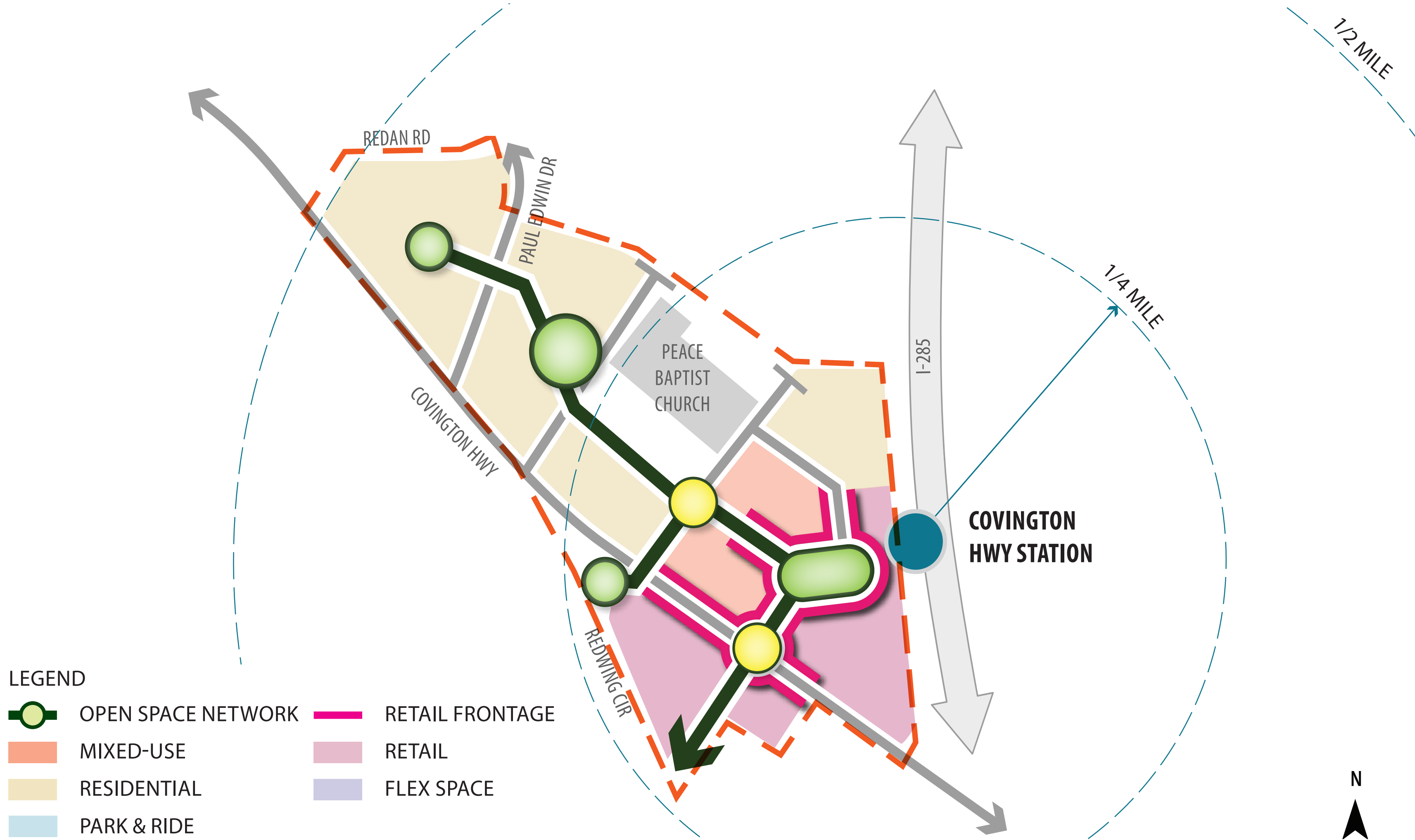


# COVINGTON HIGHWAY STATION AREA TOD



## EXISTING AERIAL

The Covington Highway Station is proposed for the northwest corner of the Covington Highway interchange with I-285. The station area is characterized by two largely vacant shopping centers and Peace Baptist Church, which draws up to 1,400 worshippers. West of I-285, the station area includes multifamily/medium-density apartments along Covington Highway, and east of I-285, the station area consists mostly of single-family, low-density residential subdivisions along local, winding roads, including Mountain Brook, Meadowdale, and others.



## DESIGN FRAMEWORK DIAGRAM

- *Public spaces focus overall development*
- *Open space network connecting public spaces*
- *Include the existing community resource, Peace Baptist Church*

## EXISTING CONDITIONS



## WHAT WE HEARD

### ADVISORY COMMITTEE & PUBLIC AGENCIES

- *Parcels available for redevelopment*

### DEVELOPERS & STAKEHOLDERS

- *Land owners are interested in redevelopment*

### THE PUBLIC

- *Development needs to be sensitive to existing context*
- *Need retail, restaurants, and gathering space*
- *Create an anchor along Covington Highway*

## STATION AREA VISION

### STATION TOD TYPOLOGY

#### TOWN CENTER

#### COMMUTER TOWN CENTER

#### ARTERIAL CORRIDOR

### THEME

## REDEVELOP COVINGTON HIGHWAY STATION AREA INTO A TOWN CENTER





# COVINGTON HIGHWAY STATION AREA TOD

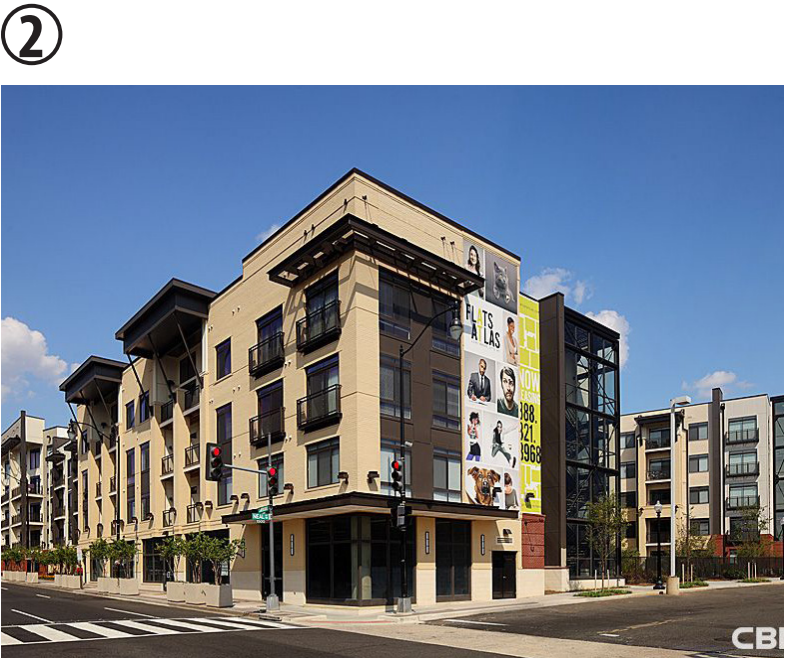


AERIAL VIEW OF DEVELOPMENT IN THE COVINGTON HIGHWAY STATION AREA (LOOKING NORTHEAST)

## MIX OF USES



Anchor Retail



Medium-density Multi-family



Low-density Townhouse



Central Green



Neighborhood Amenities



Neighborhood Retail

## PUBLIC SPACE

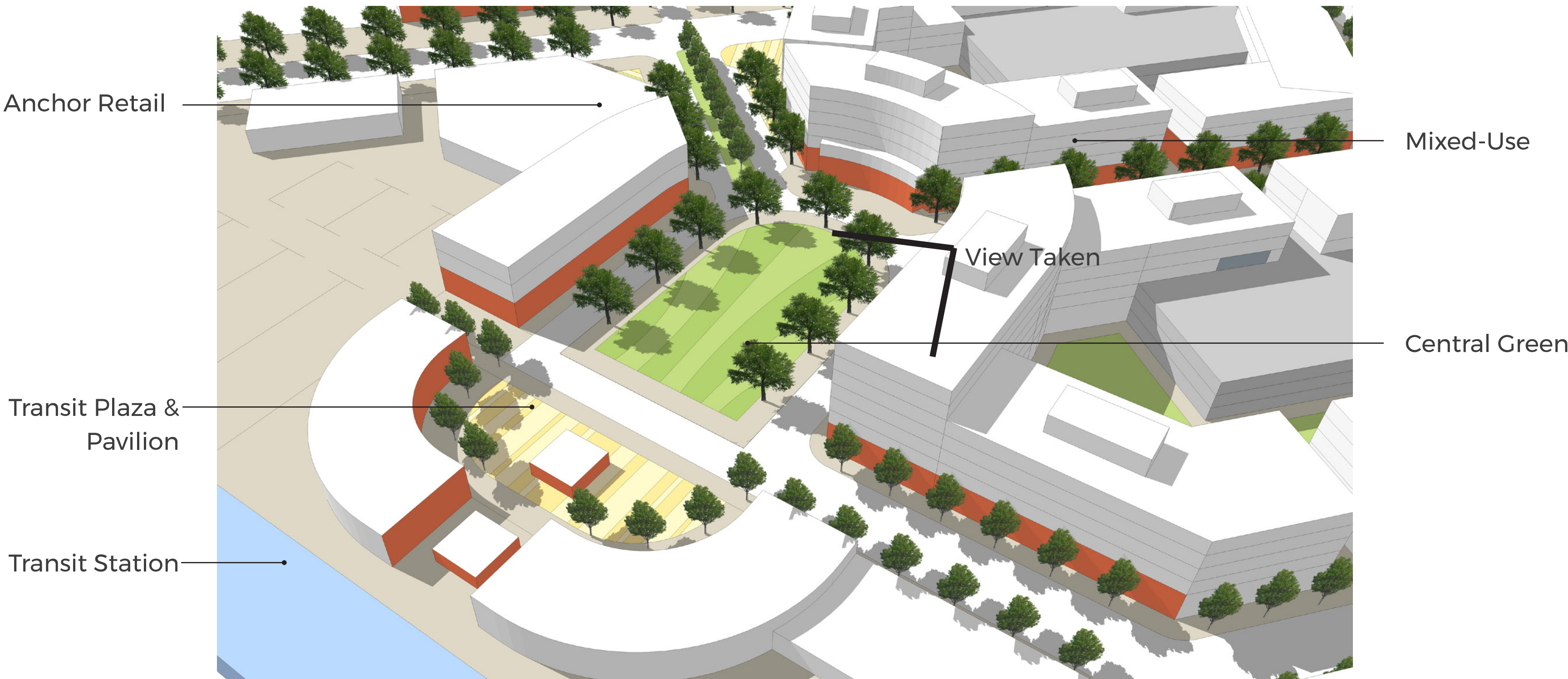


CONCEPTUAL STREET VIEW AT CENTRAL GREEN (LOOKING EAST)



PIAZZA AT SCHMIDT  
PHILADELPHIA, PA

- Landscaped park space
- Outdoor seating
- Active ground floor retail
- Anchor business at the station along Covington Highway



ZOOM-IN VIEW OF THE CENTRAL GREEN AND TRANSIT PLAZA AT THE STATION (LOOKING SOUTH)

