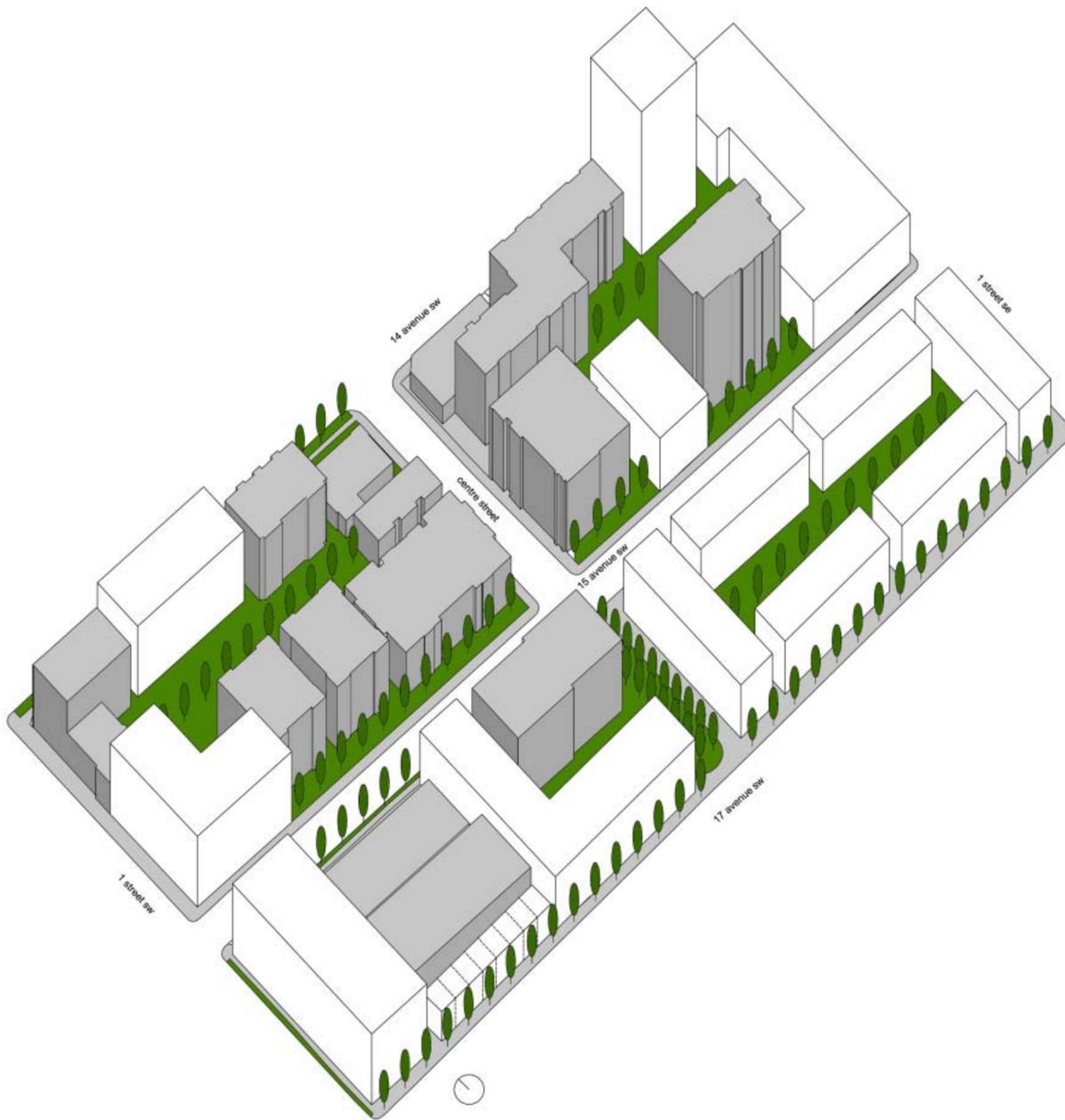




illustrative concept



precedents



perimeter-block building type



corner court-yard building



marking a corner



4-6 storey residential buildings defining a green space



4-6 storey residential buildings defining a street

centre street park

Although some new residential buildings have been developed in the Centre Street Park case study area, these four blocks still hold significant redevelopment potential for both residential and commercial uses.

This case study examines revitalization through commercial and residential intensification and appropriate relocation of existing open space:

- In order to encourage the extension of the 17 Avenue commercial strip further east toward the Stampede Grounds, this case study proposes commercial and mixed-use development along the north side of 17 Avenue.
- Humpy Hollow Park could be reconfigured through road closure to provide both amenity space and an axis linking 17 Avenue with the Calgary Tower.

- The block at 17 Avenue and 1 Street SE would offer an opportunity to create a perimeter block building type with an open central courtyard.
- Mixed-use development on 1 Street SE would enhance the retail and commercial character that has begun to take hold along that corridor.
- The frontage along 1 Street SW offers opportunities for additional open space as well as infill development at heights that complement the existing buildings.

The Centre Street Park case study illustrates Development Principles in the following categories:

- mixed-use development
- development context
- landmarks
- building & site design
- courtyards
- streetscapes
- public access & open space



retail at base and apartments above