



- corridor precincts
- Five-minute walk radius
- Southdale Fairview precinct
- 70th Street precinct
- Centennial Lakes precinct
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Southdale Fairview precinct

- Characterized by large buildings, most often set back significantly from the street and separated from the public realm by expanses of parking.
- Some parcels have established significant landscaped interfaces with France Avenue (Southdale, Point of France).
- Parcels are large and largely unrelated by use; Fairview and Southdale orient only to themselves.
- Focal point of existing street is the skyway over France Avenue.



70th Street precinct

- Smaller-scaled buildings, most placed near the right-of-way.
- Parcels vary by orientation and character; inaccessible (US Bank), evolving (Byerlys), intensely landscaped (Room and Board), some pedestrian-oriented (BP).
- Uses mixed (more so than any other section of the corridor) with retail at varying scales (Vitamin Shop, Byerlys), office, and residential.



Centennial Lakes precinct

- Predominantly large and single use buildings, most set back significantly from the right-of-way and all dominated by an auto-orientation.
- Some infill on large sites (Fidelity, Starbucks), with opportunities for more based on expanses of parking.
- Centennial Lakes is not evident from the corridor.
- Landscape continuity along Centennial Lakes frontage has been lost with recent development of Whole Foods.



concept: (1) precincts

