

TRANSIT ORIENTED DENSITY FRAMEWORK

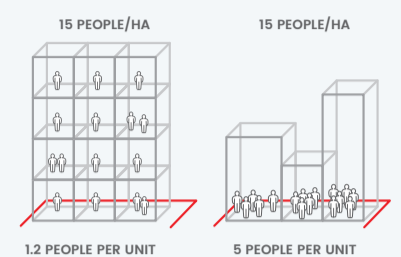
DWELLING UNITS

Measures the number of residential units in a given area. It does not take into account variations in unit size only the numerical value.



PEOPLE

Measures the number of people residing in any given area. It is derived from an estimated number of people per dwelling unit.



FLOOR AREA RATIO

Measures the intensity of a physical building or set of buildings in any given area. It is calculated as a ratio of the total floor area of a building relative to the site or land parcel floor area.



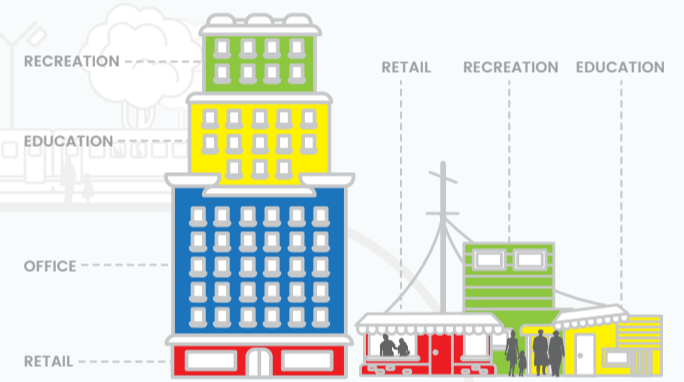
COVERAGE

Measures the extent to which building footprints cover a site or any given area. It is calculated as a percentage of the total floor area covered by the footprint of the building.



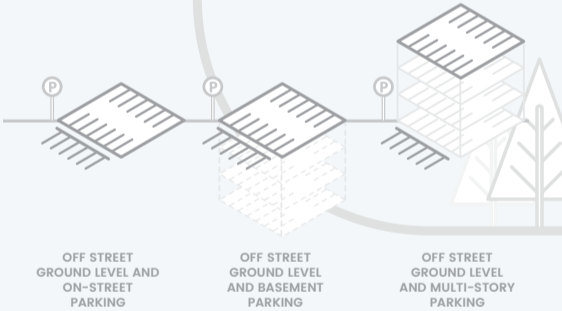
OTHER LAND USES

Measures the amount of space in any given area providing for land uses other than residential units. It is determined by measuring the floor area of parks, offices, shops, schools ect. found in the study area.



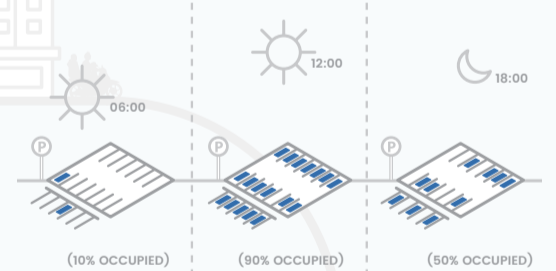
PARKING BAYS

Measures the number of parking bays provided in any given area. It is calculated by counting the number of parking bays demarcated in a study area.



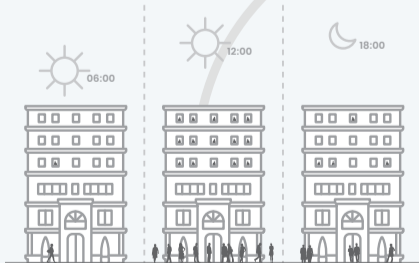
PARKING OCCUPANCY

Measures the different occupancy levels of parking bays throughout the course of the day. It is calculated by counting and recording the number of vehicles parked in bays at selected times across the day.



PEOPLE OCCUPANCY

Measures the changes in the number of people occupying the area of study throughout the course of the day. Rather difficult to measure accurately it is calculated by counting or observing and recording the number of people in the area at selected times across the day.



BUILDING ORIENTATION AND PEDESTRIAN ACCESS

This is a qualitative measure of the extent to which a building is oriented towards would-be public transport users. Its measurement is based on an assessment of the extent to which the building(s) in the study area maximise accessibility for pedestrians (would be public transport users) in their positioning and their entrance and exit points.



PEDESTRIAN REALM

This qualitative measure relates to understanding the pedestrian environment linking an area or site with a public transport station. Its measurement is based on an assessment of the quality of sidewalks, street crossing conditions, lighting, shading and signage for example.

