NEXT GENERATION VISUALIZATION

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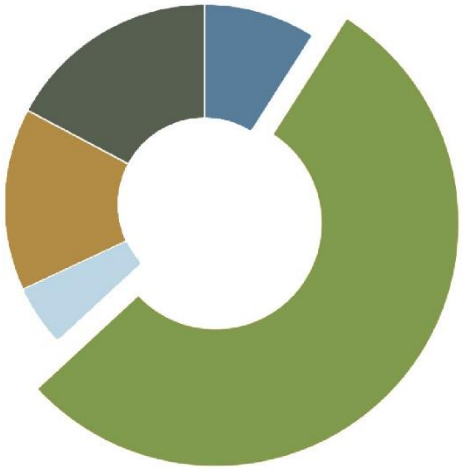
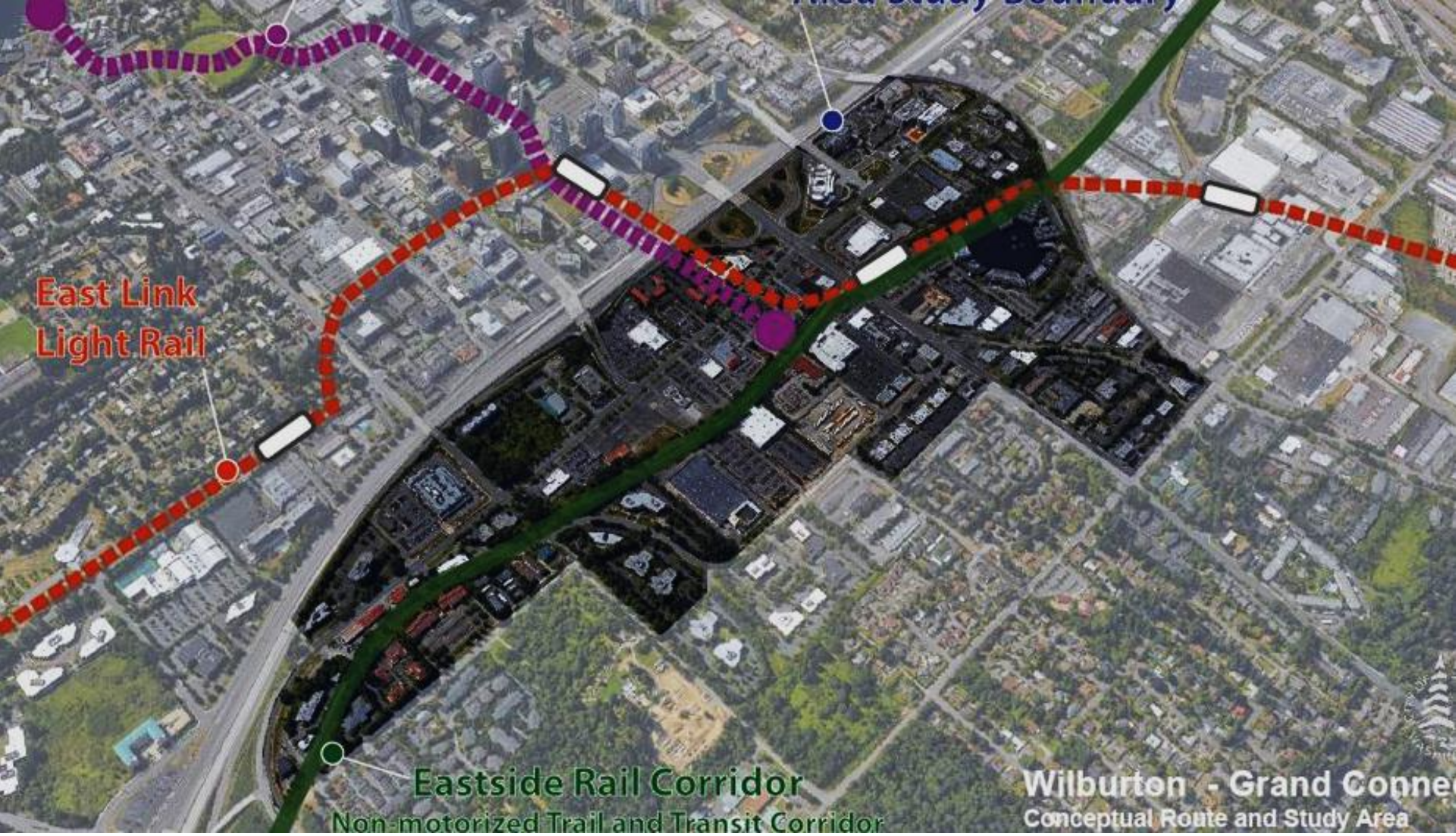
OVERVIEW



- Traditional methods of input and visualization
  - Individual preference surveys
  - Static models
  - Static renderings
- New methods of input and visualization
  - Engaging method of identifying precedents
  - Live computer modeling
  - Virtual Reality
  - Improving accessibility and storytelling



PROJECT CASE STUDY

Wilburton Commercial Area

VISIONING - STANDARD PREFERENCE SURVEY

- Pose a question
  - Ex. "*What kind of character do you think a new urban neighborhood should have?*"
  - Answer: "*I would like to see a local coffee shop.*"
  - Character means different things to different people
    - Buildings
    - Businesses
    - Residential Types
    - Parks and Open Space
    - History, Culture, Heritage
- Limited examples provided
- Various interpretations of the question
- Doesn't encourage conversation or consideration of new ideas
- What do we want this place to feel like? What is the experience?

VISIONING

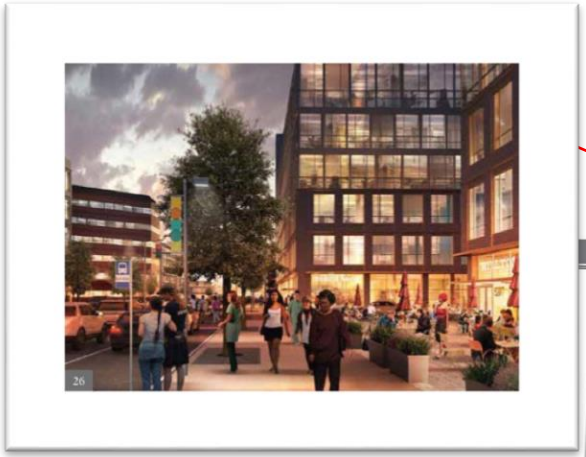
26

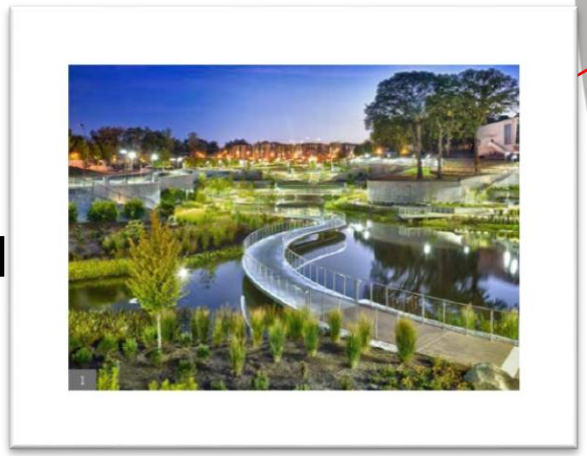
28

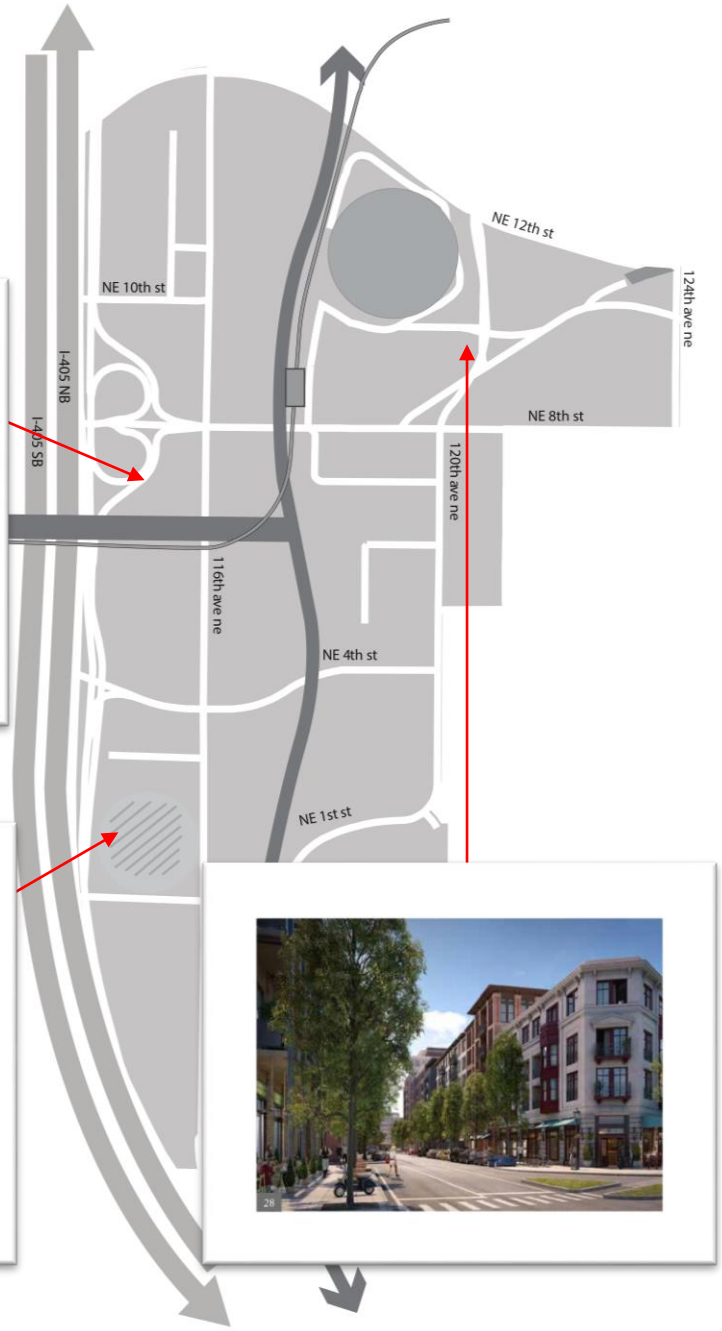
NE 12th st
NE 10th st
124th ave ne
I-405 NB
I-405 SB
NE 8th st
120th ave ne
116th ave ne
NE 4th st
NE 1st st
Main st

VISIONING

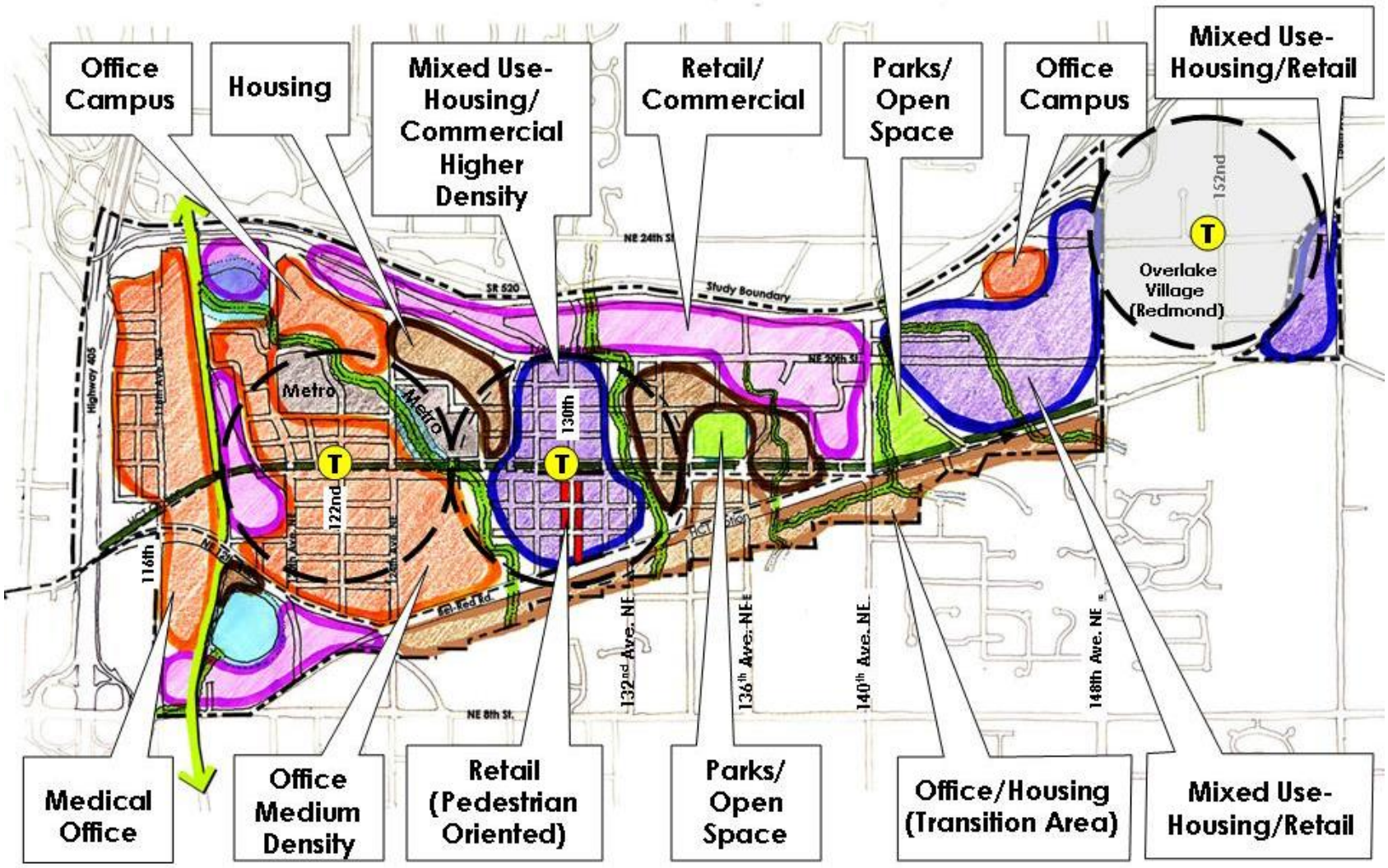
- Diversity in provocations
- Can consider context
- Invites a more nuanced discussion
- Exchange of ideas and emotional responses
- How do residents and stakeholders want a place to look and feel



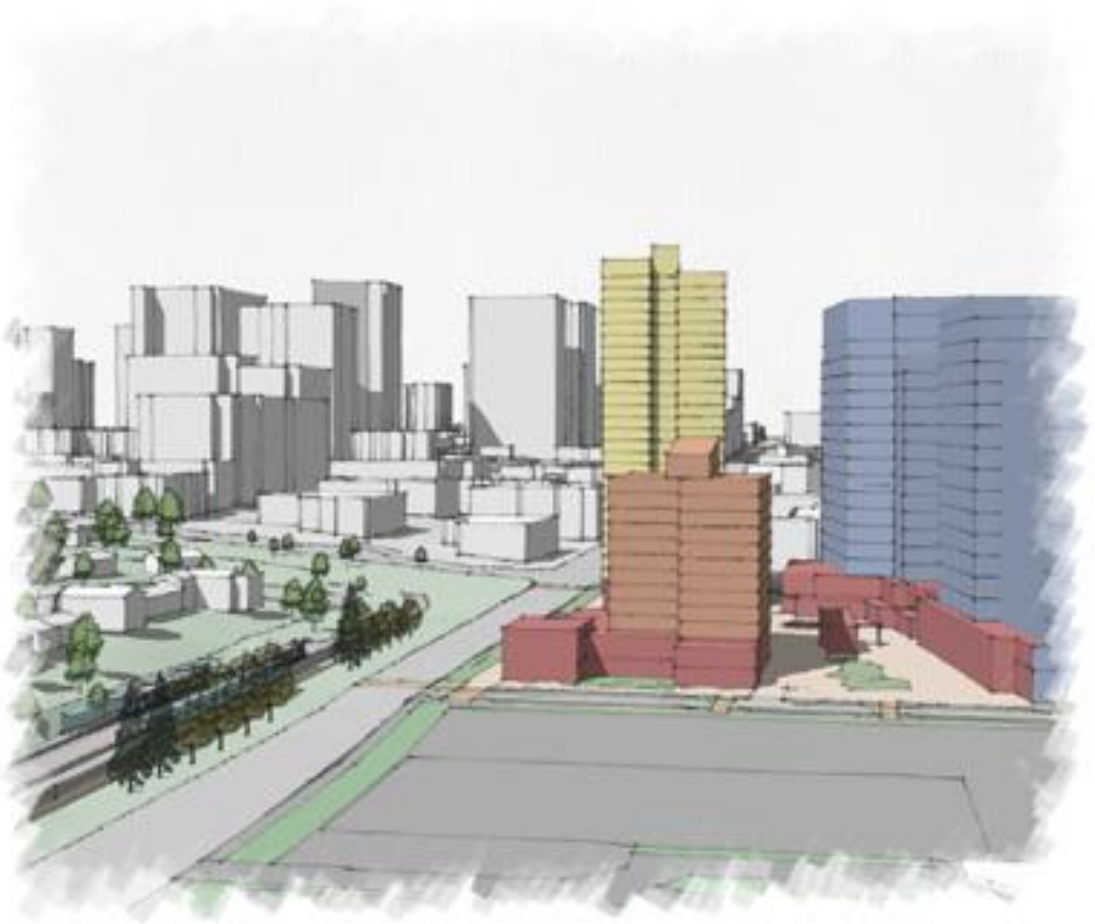




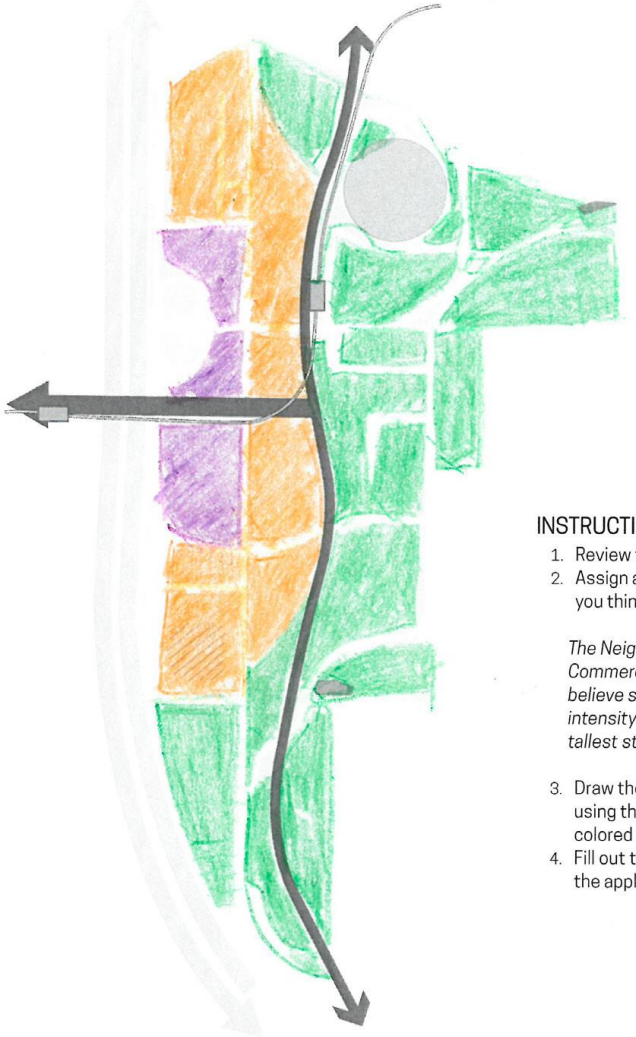
VISIONING – BUBBLE DIAGRAMS



VISIONING – STATIC MODELS/GRAPHICS



VISIONING

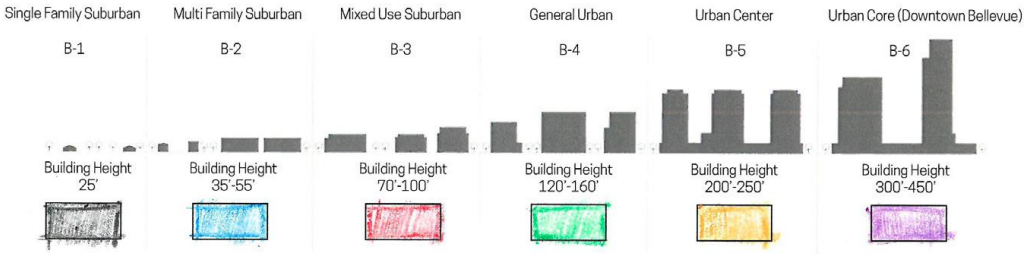


INSTRUCTIONS

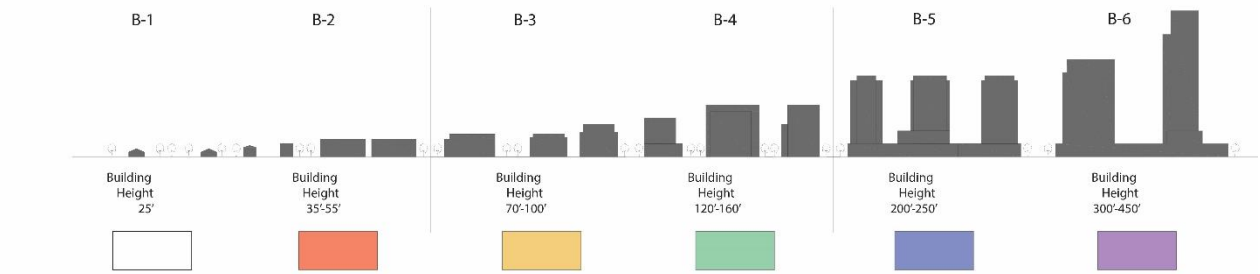
1. Review the Bellevue Urban transect diagram.
2. Assign a color to each environment (below) that you think should be in the Wilburton study area.

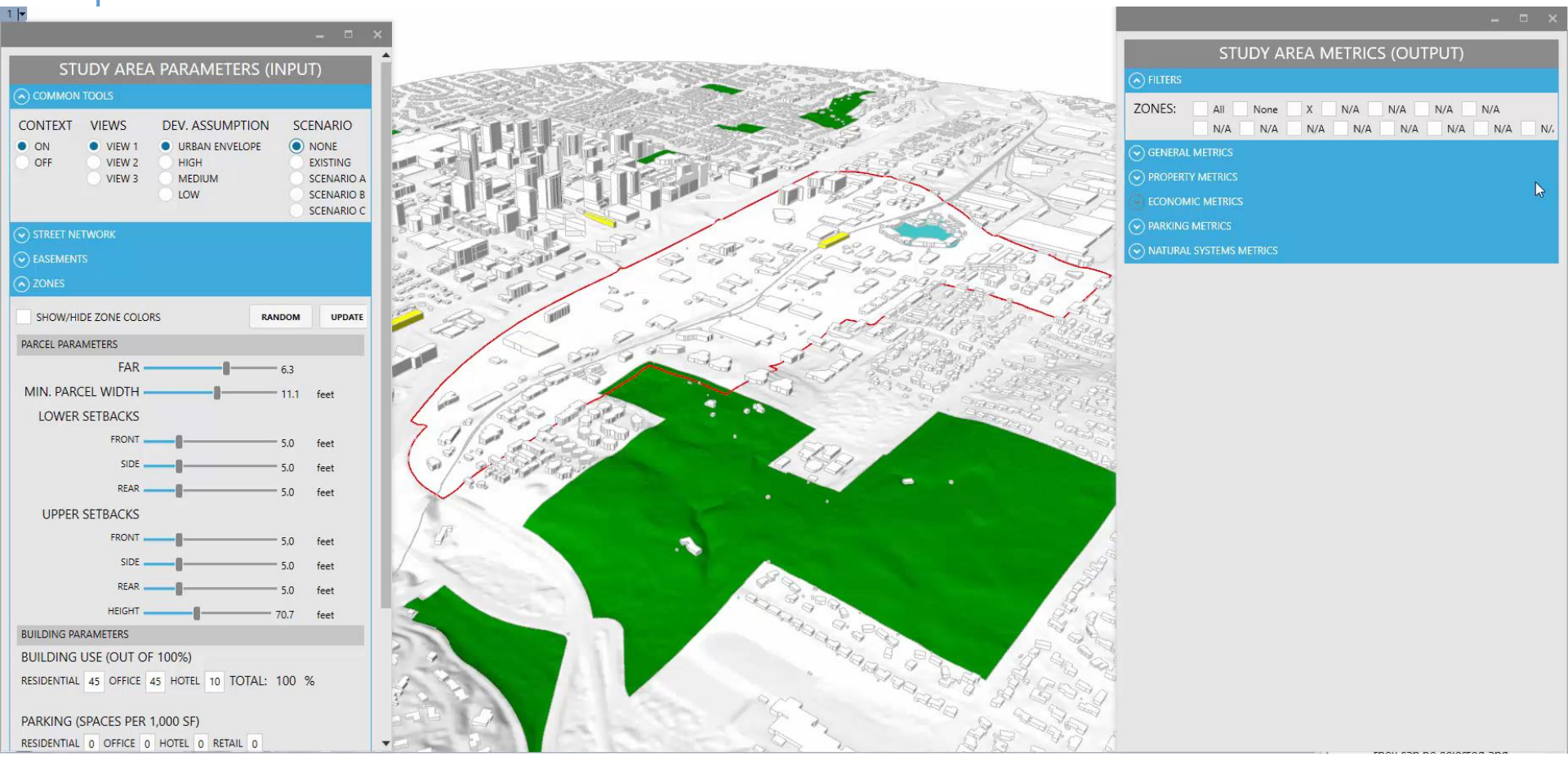
The Neighborhood Core for the Wilburton Commercial Area will reflect what you believe should be the highest density and intensity of uses (greatest mix of uses and tallest structures).

3. Draw the Neighborhood Core on the map using the corresponding color. Be sure to fill in colored area completely.
4. Fill out the rest of the map with the applicable colors.



VISIONING


B-1
B-2
B-3
B-4
B-5
B-6
Building Height 25'
Building Height 35'-55'
Building Height 70'-100'
Building Height 120'-160'
Building Height 200'-250'
Building Height 300'-450'


STUDY AREA PARAMETERS (INPUT)
COMMON TOOLS
CONTEXT
ON
OFF
VIEWS
VIEW 1
VIEW 2
VIEW 3
DEV. ASSUMPTION
URBAN ENVELOPE
HIGH
MEDIUM
LOW
SCENARIO
NONE
EXISTING
SCENARIO A
SCENARIO B
SCENARIO C
STREET NETWORK
EASEMENTS
ZONES
SHOW/HIDE ZONE COLORS
RANDOM
UPDATE
PARCEL PARAMETERS
FAR 6.3
MIN. PARCEL WIDTH 11.1 feet
LOWER SETBACKS
FRONT 5.0 feet
SIDE 5.0 feet
REAR 5.0 feet
UPPER SETBACKS
FRONT 5.0 feet
SIDE 5.0 feet
REAR 5.0 feet
HEIGHT 70.7 feet
BUILDING PARAMETERS
BUILDING USE (OUT OF 100%)
RESIDENTIAL 45 OFFICE 45 HOTEL 10 TOTAL: 100 %
PARKING (SPACES PER 1,000 SF)
RESIDENTIAL 0 OFFICE 0 HOTEL 0 RETAIL 0
STUDY AREA METRICS (OUTPUT)
FILTERS
ZONES: All None X N/A N/A N/A N/A
N/A N/A N/A N/A N/A N/A N/A N/A
GENERAL METRICS
PROPERTY METRICS
ECONOMIC METRICS
PARKING METRICS
NATURAL SYSTEMS METRICS

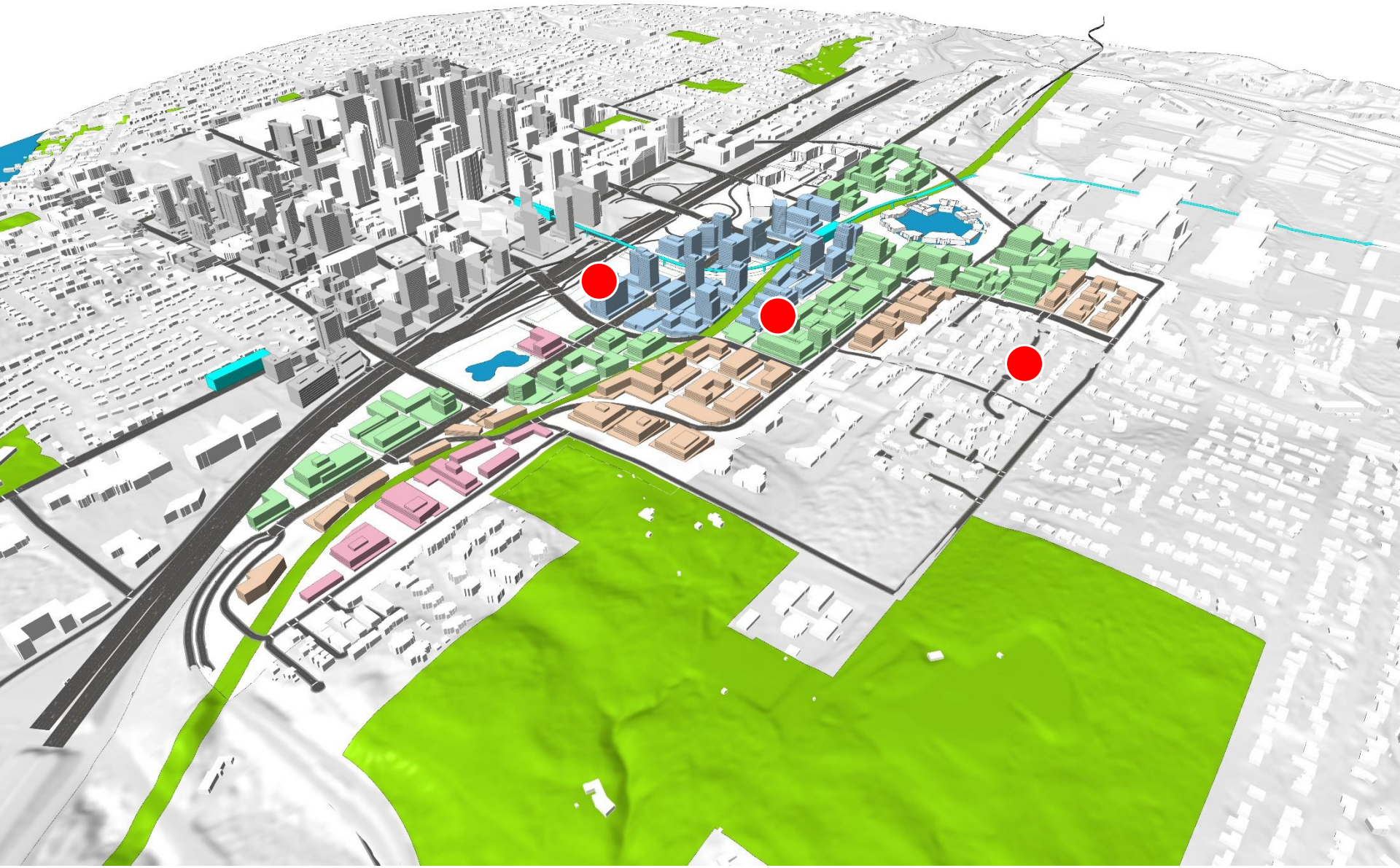


TABLE WORKSHOP

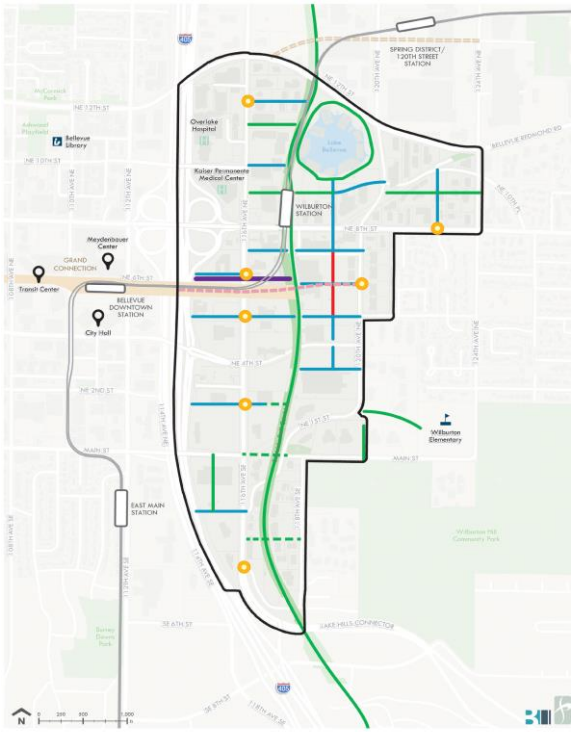
Buildings

Priorities:

Parks & Open Space

Priorities:

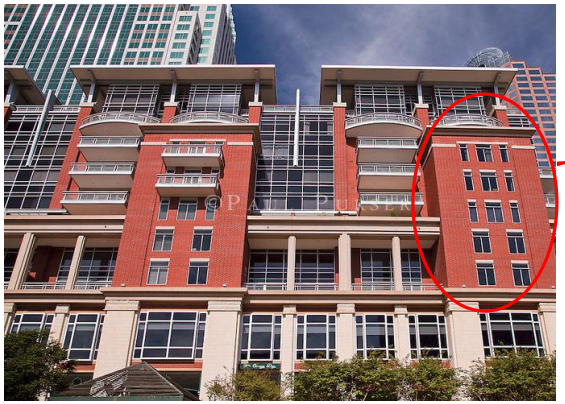
Streets & Connectivity

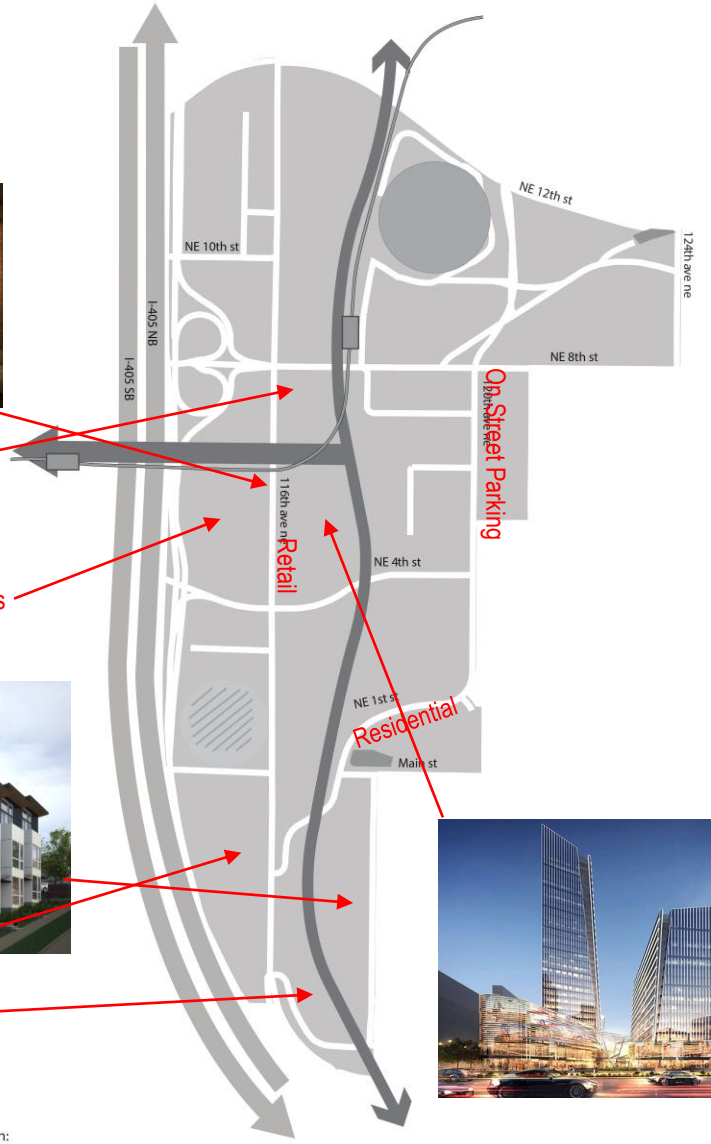


Priorities:

TABLE WORKSHOP

TABLE WORKSHOP





Narrow Towers

Priorities and Vision:

TABLE WORKSHOP

- Things to keep in mind
  - Not shopping for buildings, streets, parks
  - Find elements that you like
  - Look for things that provide an emotional response on how a place should, or shouldn't feel
  - How could that translate to a new urban neighborhood
  - Make notes
    - On the back of the cards
    - On the maps

- What will we do with this information
  - Compare it to prior exercises
  - Survey results

Wilburton Commercial
Area Study Boundary
Jesse
Bellevue
SBA Small Business
Resource Guide

QUESTIONS?

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