



WILBURTON COMMERCIAL AREA

CITIZEN ADVISORY COMMITTEE MEETING #9

October 5th, 2017
6:00 – 8:00 pm

TONIGHT'S MEETING

- Affordable Housing
 - Key considerations
 - Opportunities in the Wilburton Commercial Area
- Visioning Exercise Results
 - Key themes and ideas
 - Additional considerations
 - Districts?

VISIONING DISCUSSION

BUILDING MASSING



Unique and Iconic Forms



Modulation and variation in façade treatment



Strong definition between tower and podium

BUILDING FORM



Identifiable Roof Forms



Classic Forms



Forms That Create Separation

MATERIALITY



Contrast in Materials



Layering of Materials – Not Just Stacking



Masonry and Human Scaled Materials

BUILDING / SIDEWALK RELATIONSHIP



Transparency



Active and Engaging Facades



Rhythm and Modulation

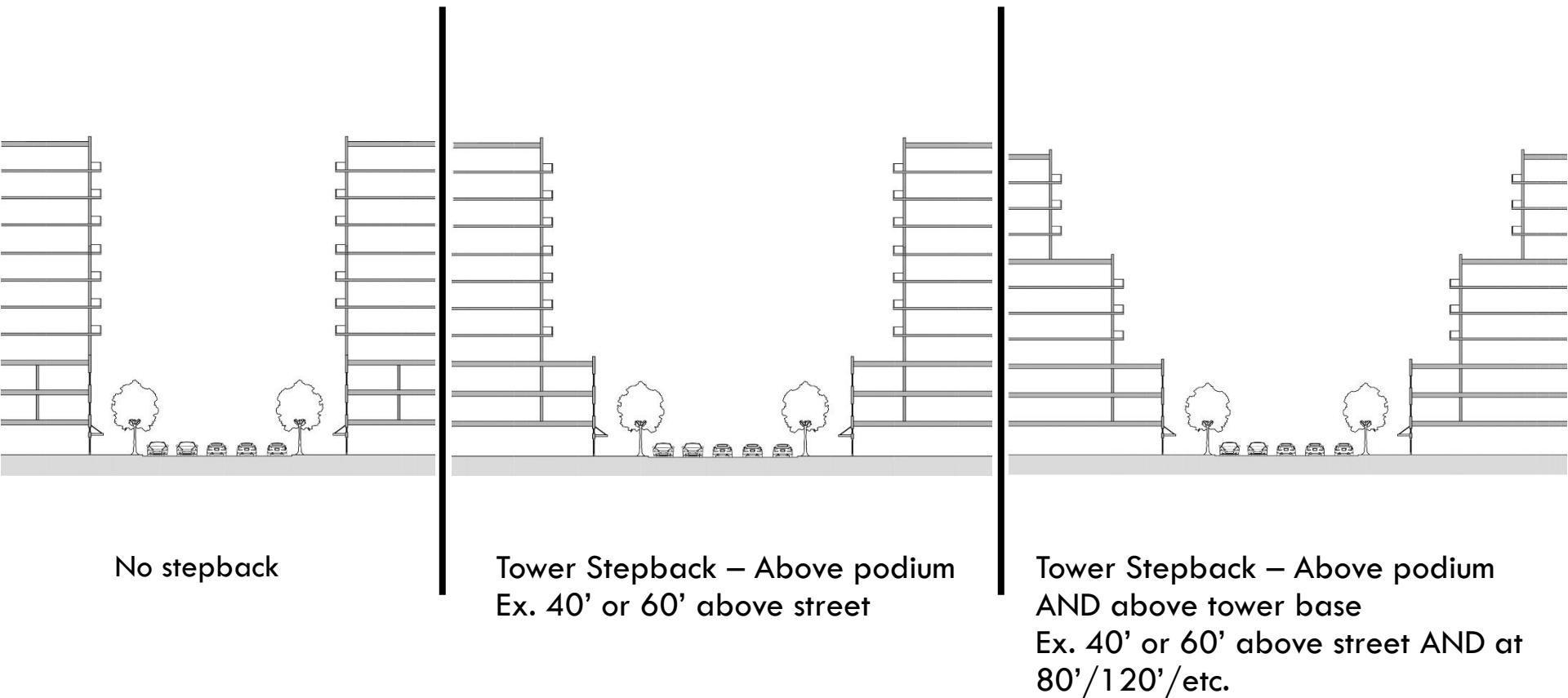
KEY TAKEAWAYS

- Reduce the scale of massings
 - Modulation
 - Separation
- Provide variation and complexity
 - Layering of materials
 - Depth in form and massing
- Human scaled and engaging
 - Active and engaging storefronts
 - Rhythm and modulation at the street level
 - Materials
- Quality design
 - Creates something iconic
 - Classic inspiration
 - Public space + green

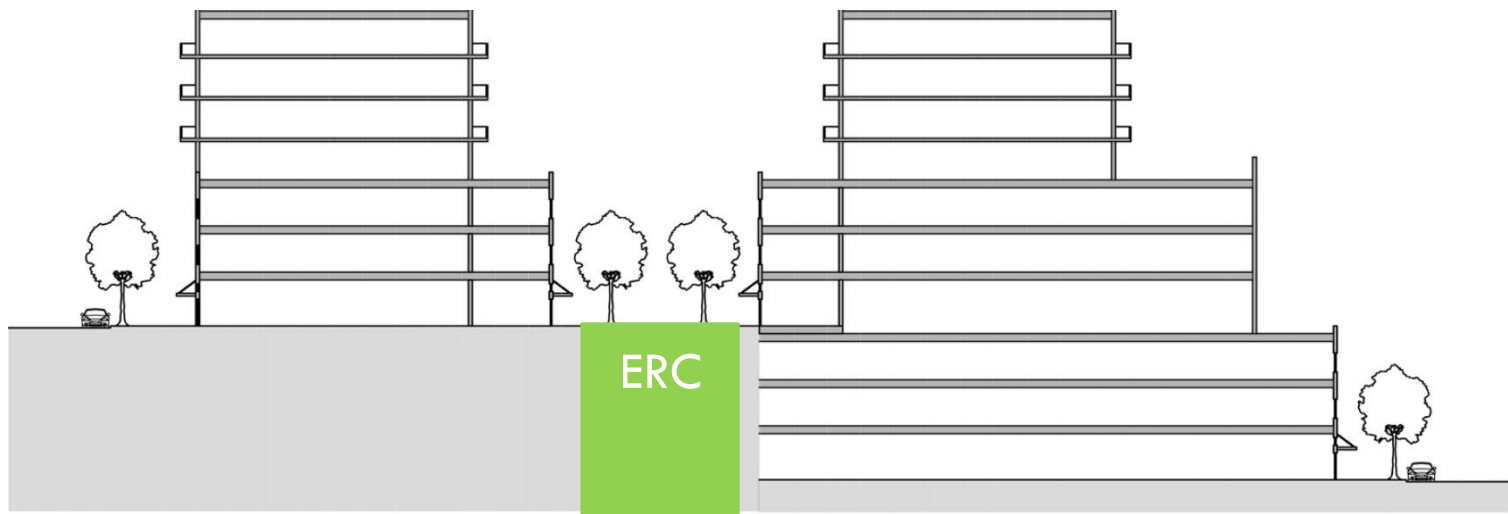
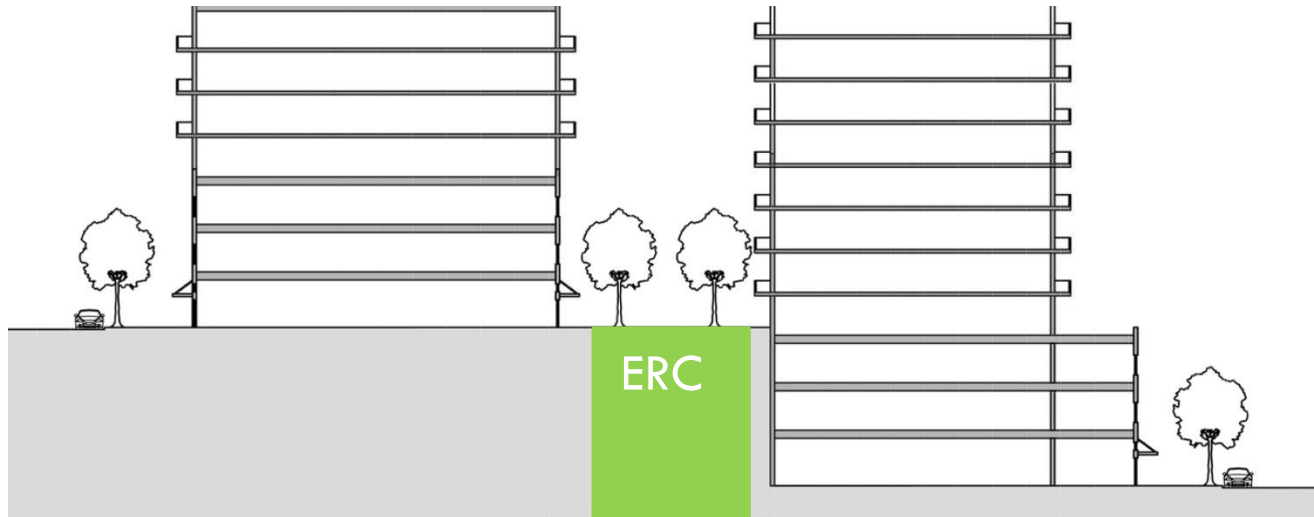
ADDITIONAL CONSIDERATIONS

- Should sustainability be a priority?
 - Buildings
 - Streets
 - District wide
- How does the physical environment support and promote the area as a multicultural destination?

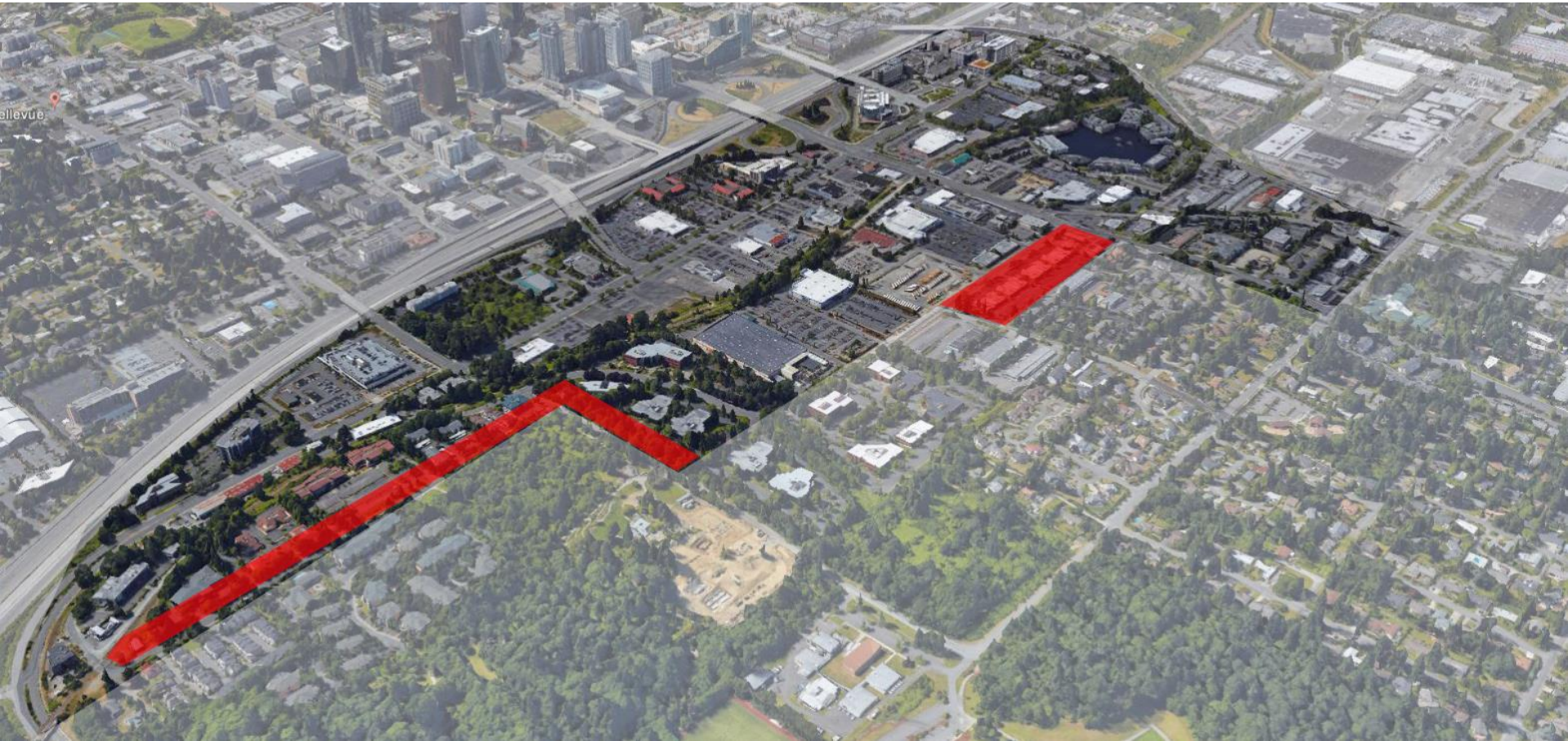
TOWER STEPBACKS - STREET



TOWER STEPBACKS — EASTSIDE RAIL CORRIDOR

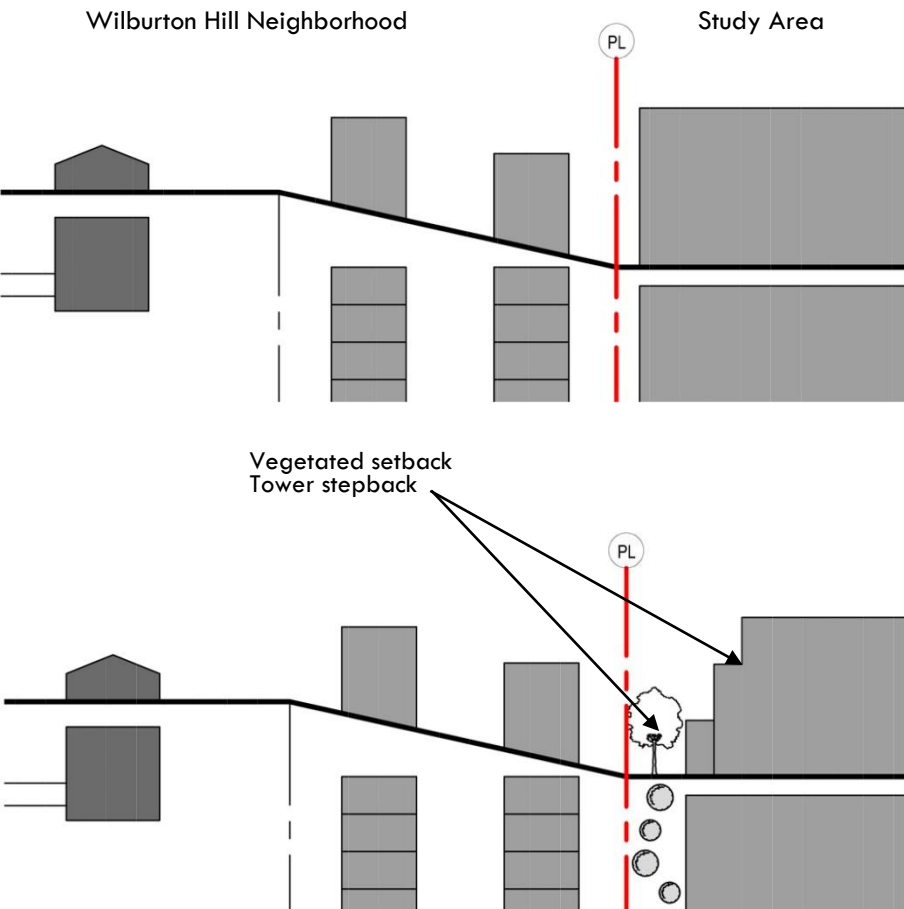


BUFFERS AND TRANSITIONS

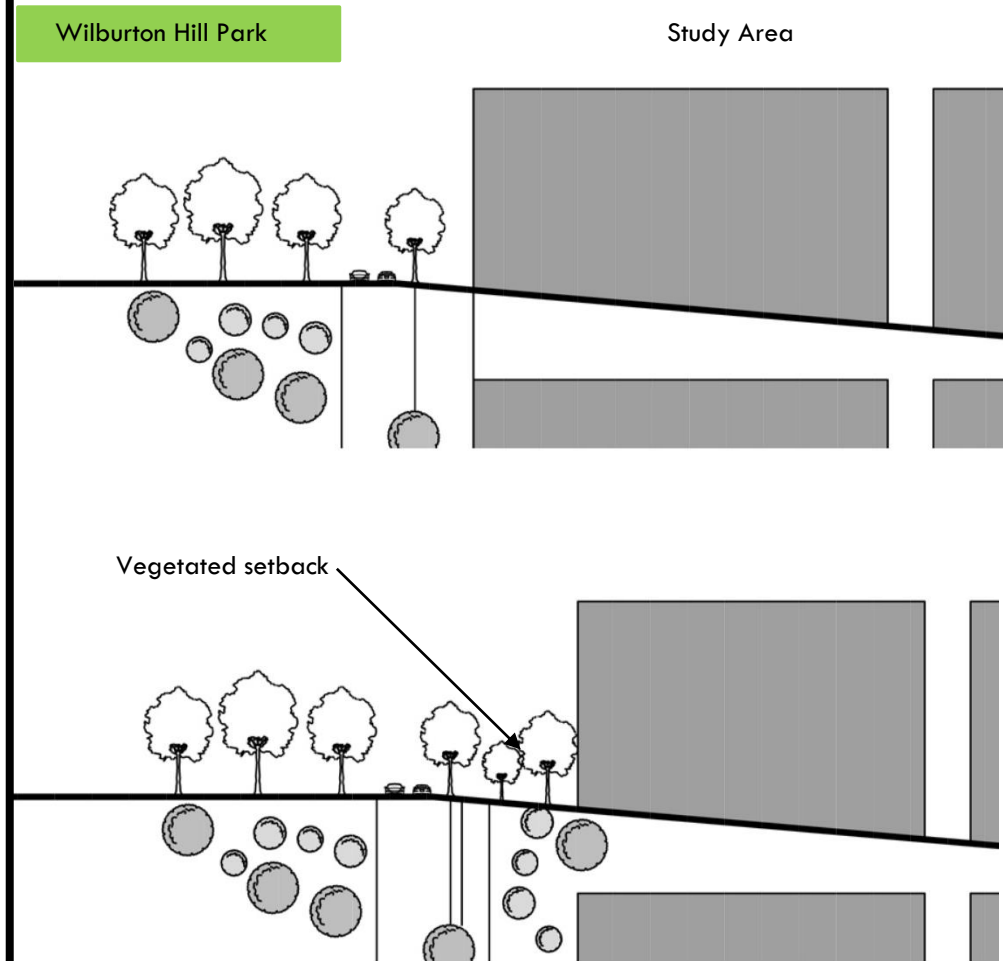


BUFFERS AND TRANSITIONS

Transition to Neighborhood

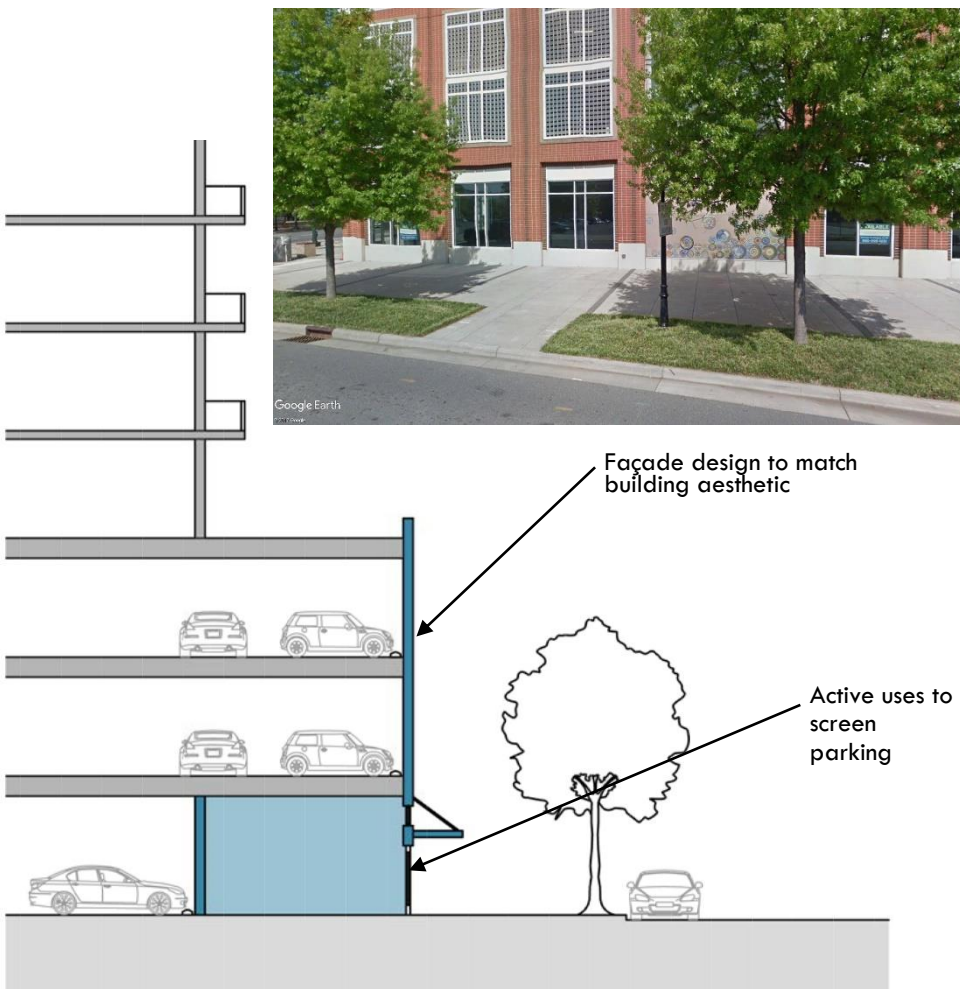


Transition to Park w/street

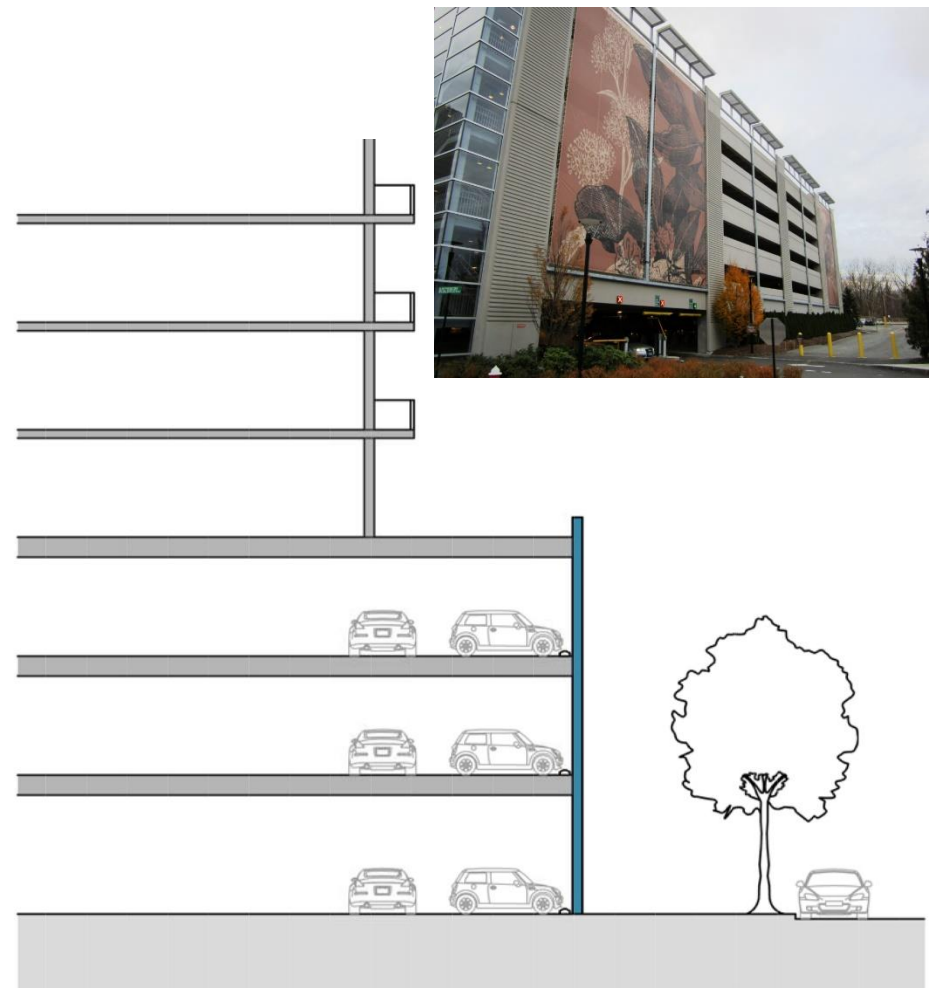


ABOVE GRADE PARKING

With active uses screening parking



Parking facing streetscape



STREETS AND STREETSCAPES



Multi-modal



Activated Alleys



Fun and Inspiring

STREETS AND STREETSCAPES



Green and Sustainable



Active and Green ERC



Amenities

KEY TAKEAWAYS

- Inspired design
- Sustainability
- Separate car/peds/cyclists as much as possible
- Activated alleys
 - Places for people and activity
- Urban Amenities
 - Seating
 - Lighting
 - Vegetation

ADDITIONAL CONSIDERATIONS

- Should all streets be fitted with pedestrian facilities?
 - Sidewalks
 - Planter streets?
- Should all streets be fitted with cyclists facilities?
- Historical references in streetscape design?

PARKS AND OPEN SPACE



Large Civic Space



Fun and Playful



Active Public Spaces

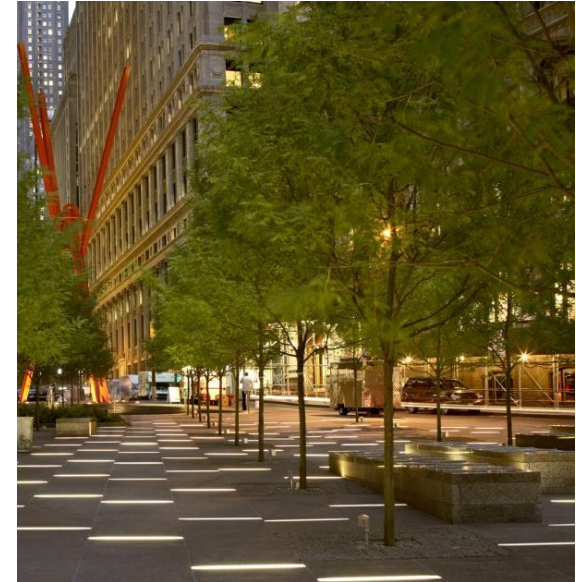
PARKS AND OPEN SPACE



Heritage and Culture



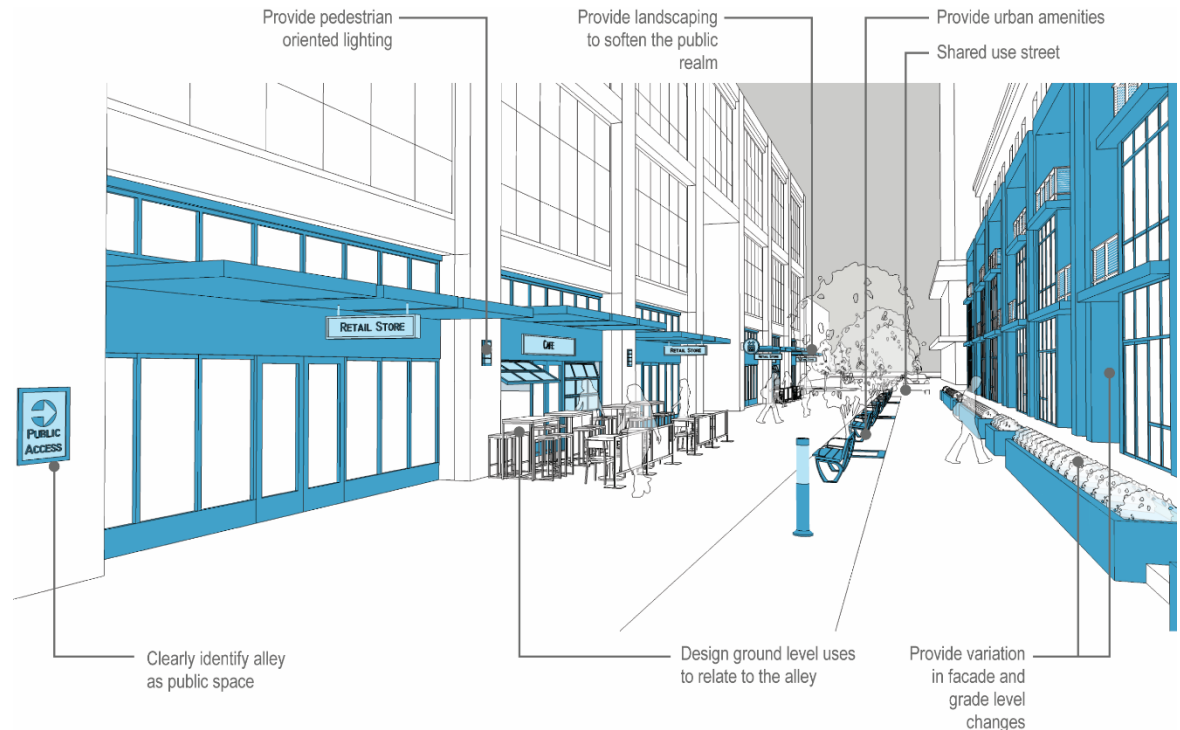
Natural Assets as Amenities



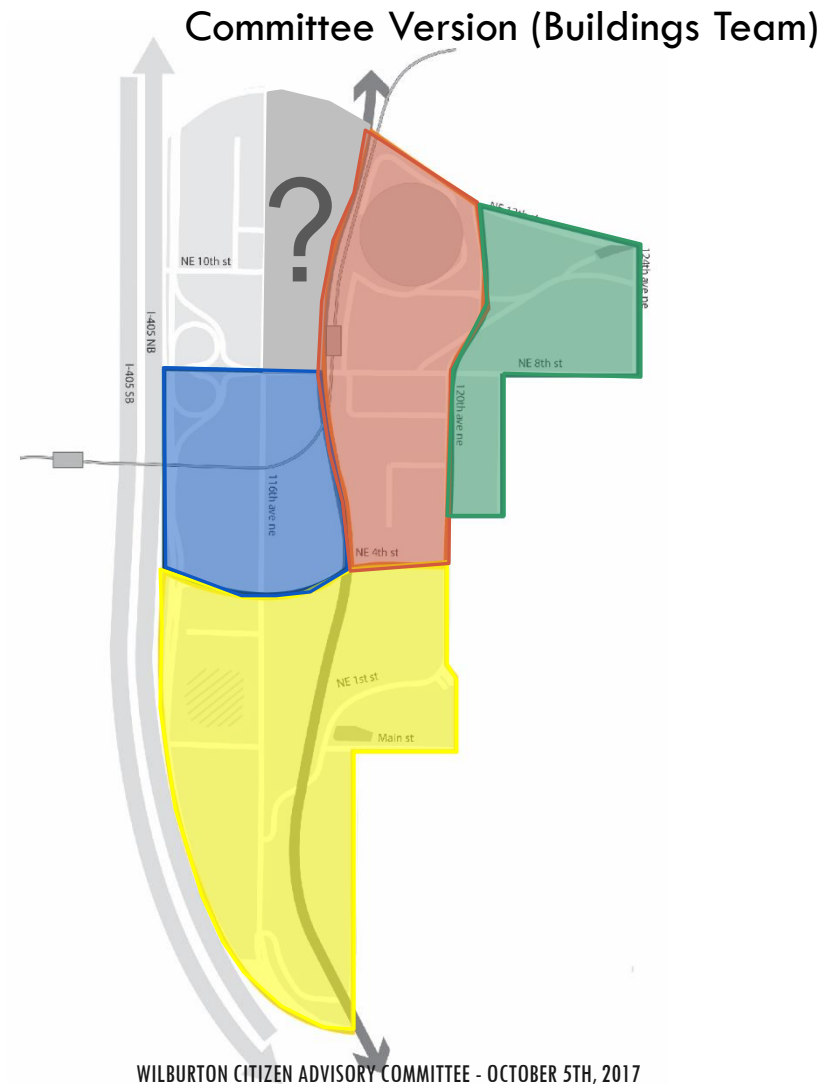
Amenities

HOW WE WILL USE THIS INFORMATION

- Establish the baseline aesthetic quality of the study area
 - Making the area unique from other neighborhoods
- Development standards and guidelines
 - Stepbacks
 - Setbacks
 - Transitions
- Design guidelines
 - Materials
 - Public Space
- Incentives
 - Public Space
 - Sustainability



ULI Version



DISTRICTS

- What would define the difference in districts?
 - Aesthetics
 - Building design
 - Streetscape Design
 - Amenities
 - Historical references
 - Uses
 - Future
 - Legacy
 - Street level uses
- No SoFo!