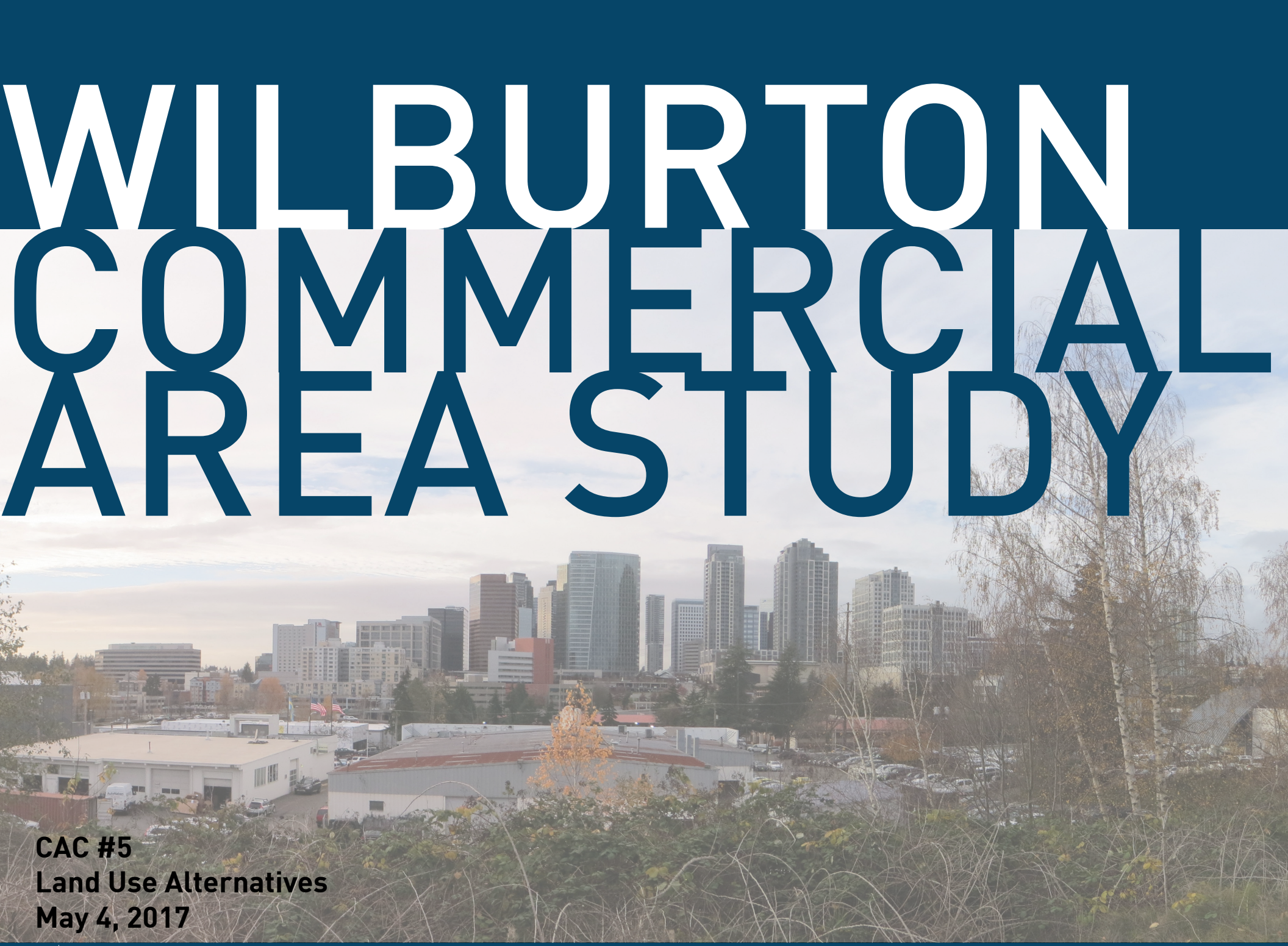
WILBURTON COMMERCIAL AREA STUDY



CAC #5
Land Use Alternatives
May 4, 2017

nbbj

WILBURTON TRESTLE

AGENDA

Discussion of Outcomes / Meeting Goals

Review Dot Exercise

Review Density Map Exercise

Review Scenario Model Options / Alternatives

Breakout Session
- Discussion Questions
- Develop Revised Density Drawing
- Report Back

Closing Discussion

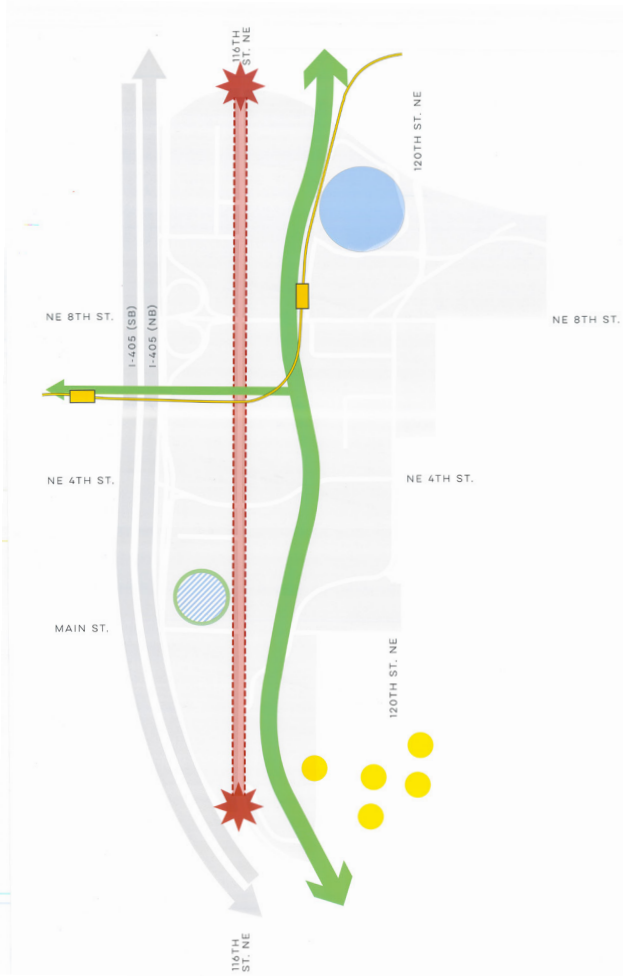
Next Steps

DOT EXERCISE RESULTS

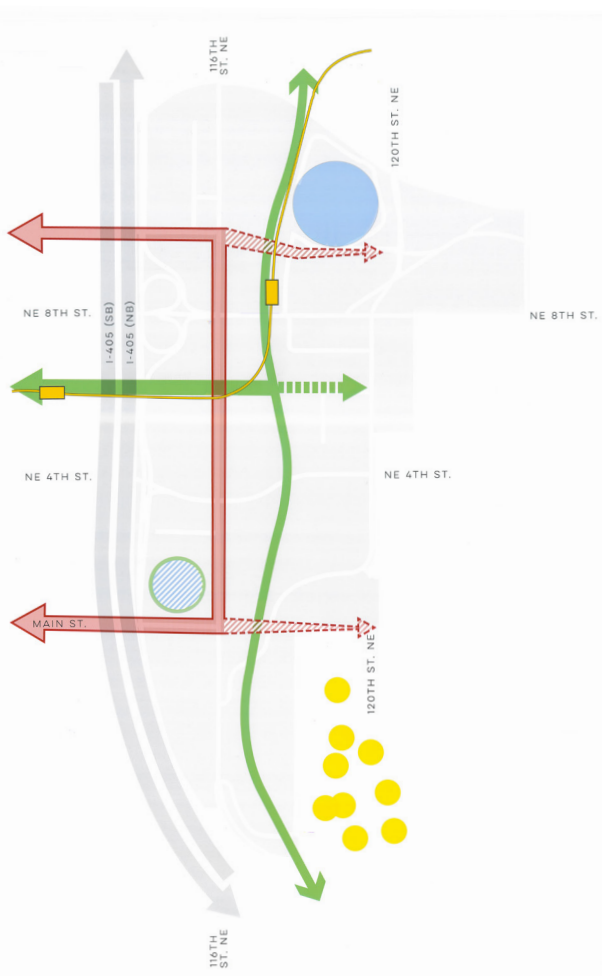
nbbj

CONNECTIVITY: CAC

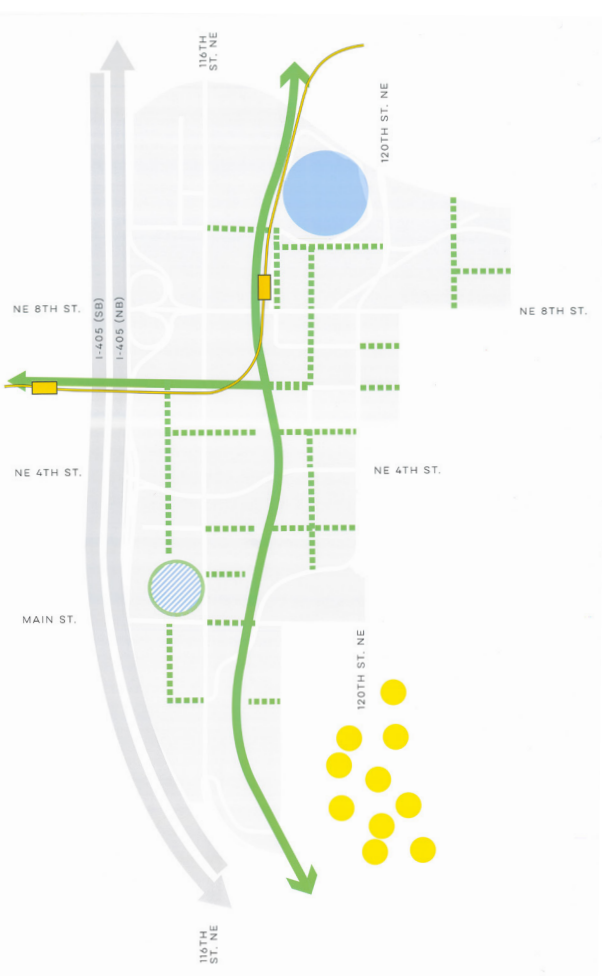
DOUBLE SPINE



EAST/WEST CONNECTION

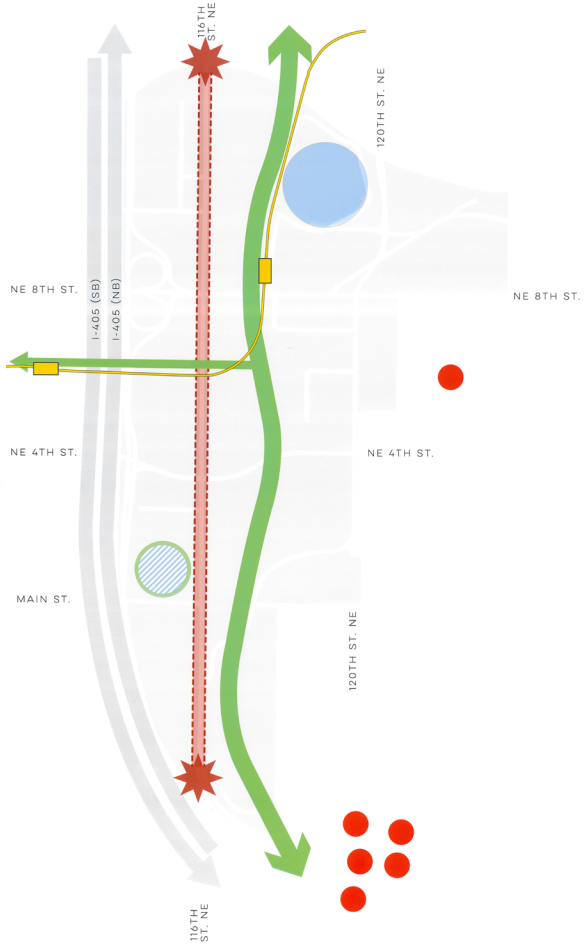


INTERNAL BLOCK CONNECTIONS



CONNECTIVITY: PROPERTY OWNERS

DOUBLE SPINE



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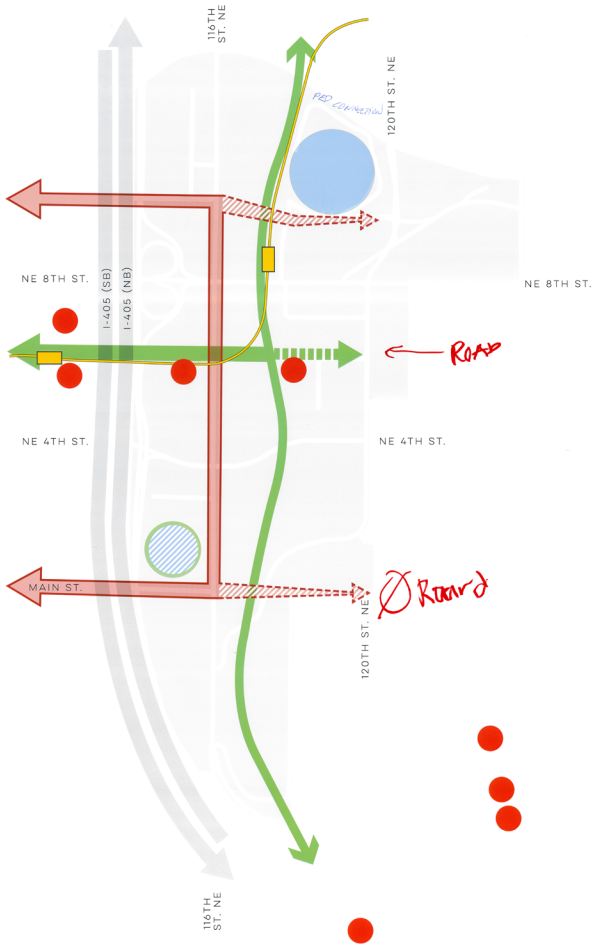
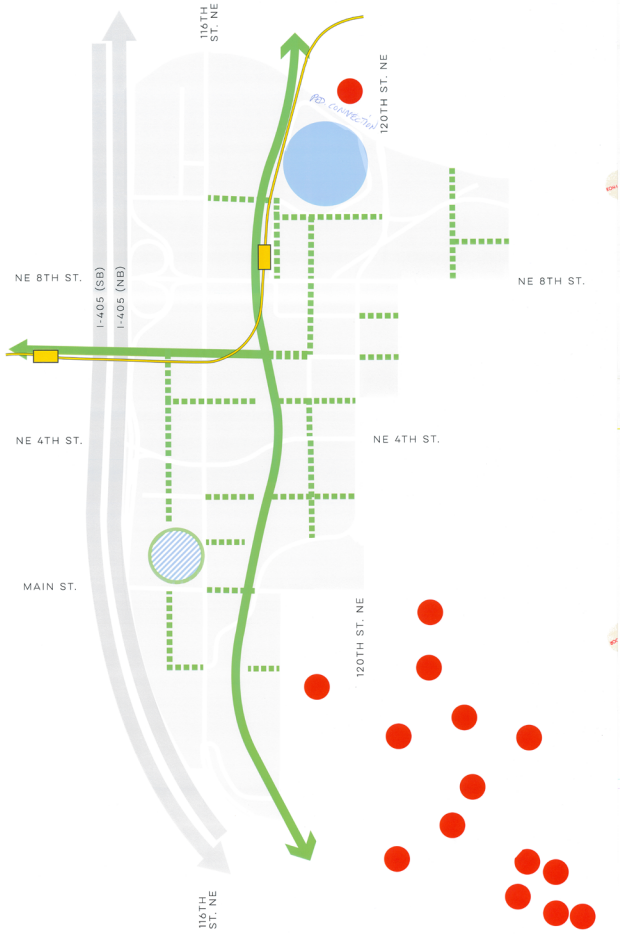


INTERNAL BLOCK CONNECTIONS



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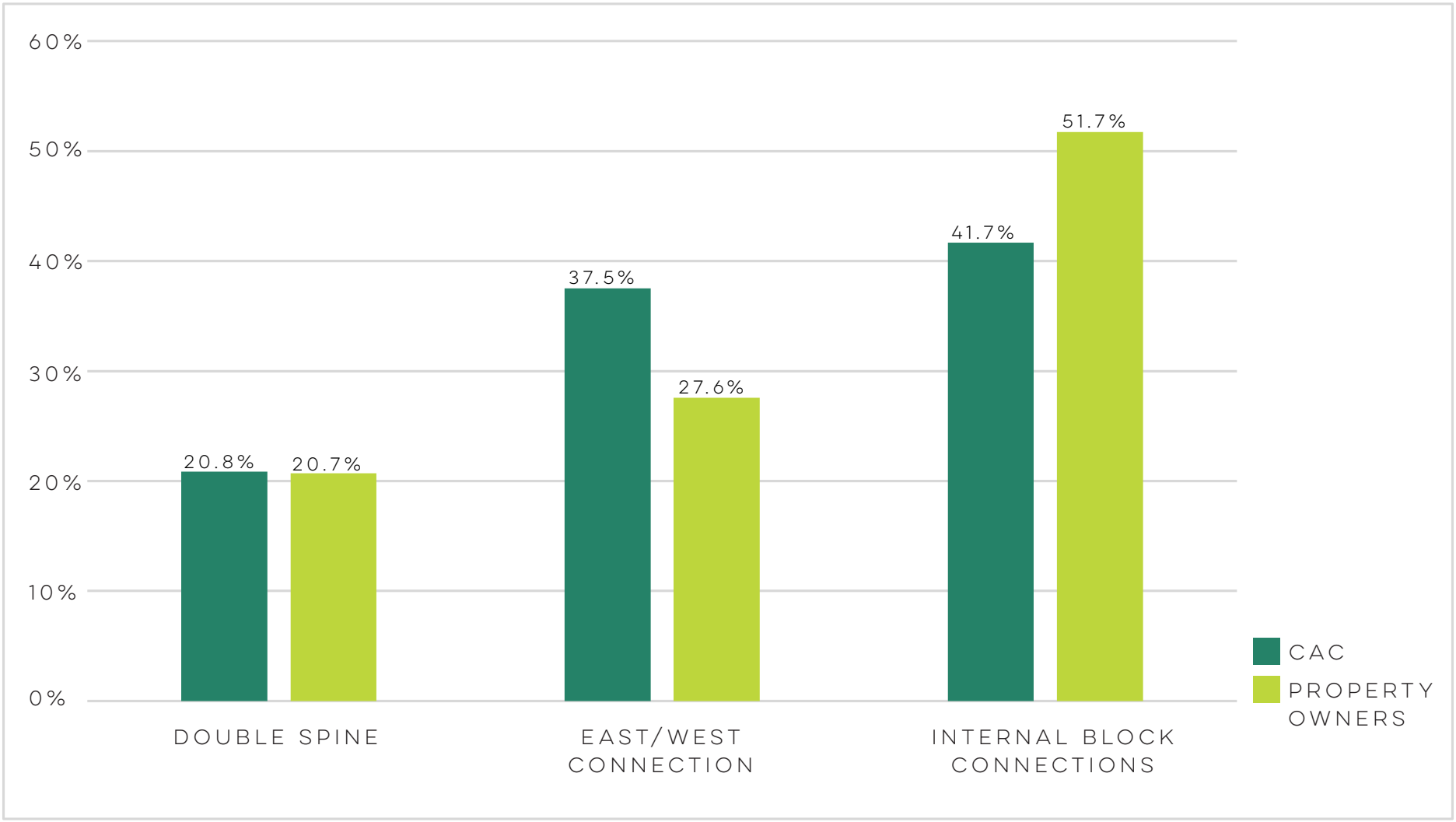
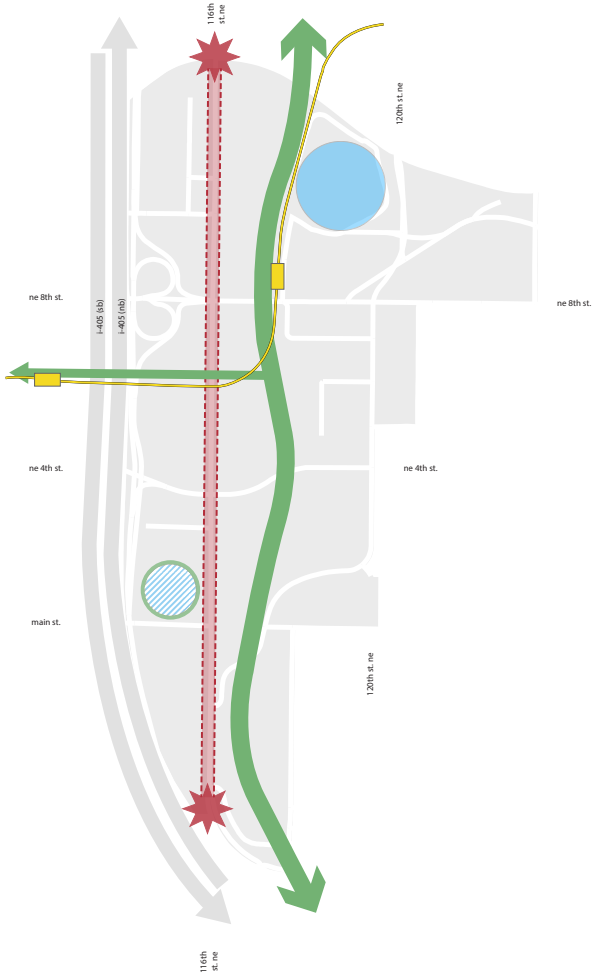


CONNECTIVITY

DOUBLE SPINE



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POP:6

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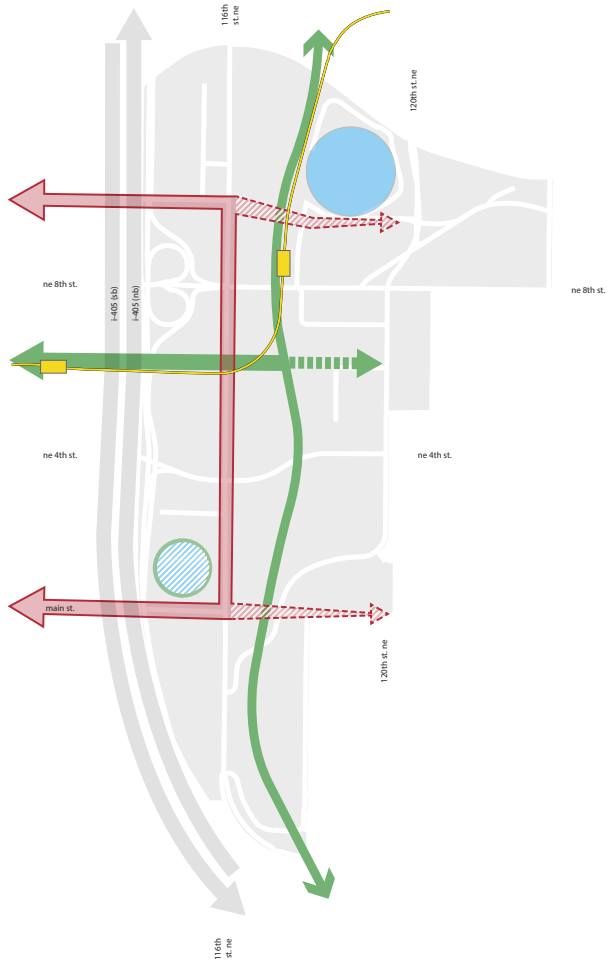
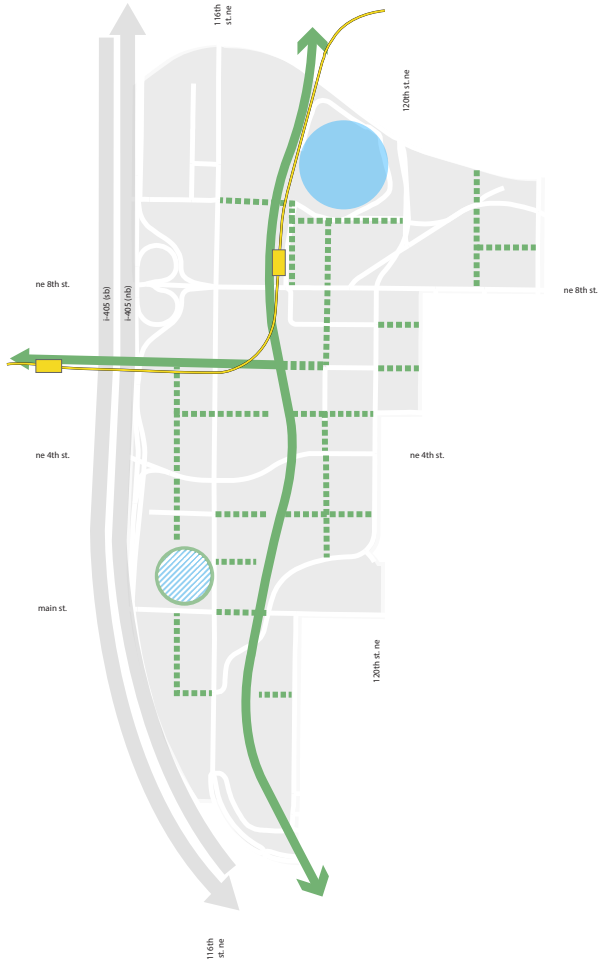


CAC:9
POP:8

INTERNAL BLOCK CONNECTIONS

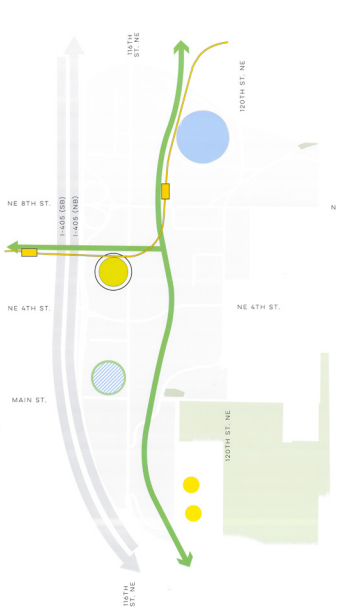


CAC:10
POP:15

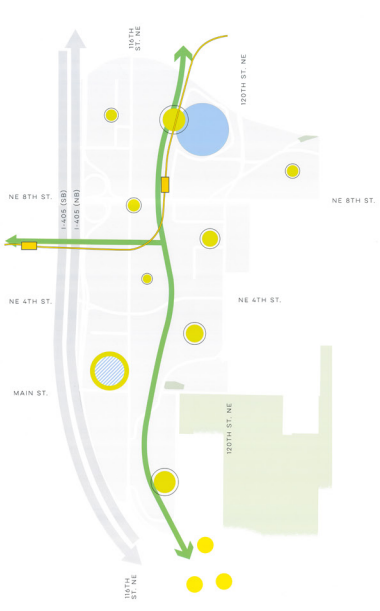
PUBLIC SPACE: CAC

GRAND CONNECTION LID

CIVIC CENTER



NEIGHBORHOOD GREEN

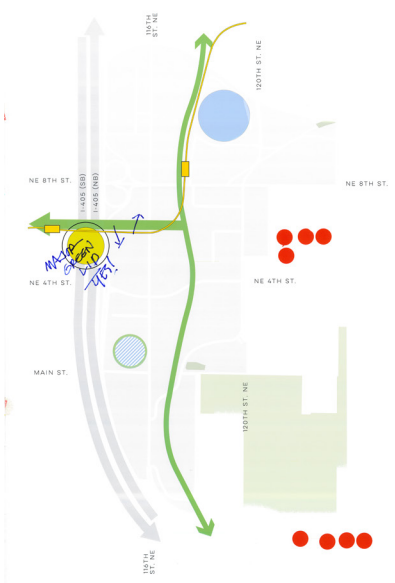


ERC LINEAR PARK

NATURAL NETWORK

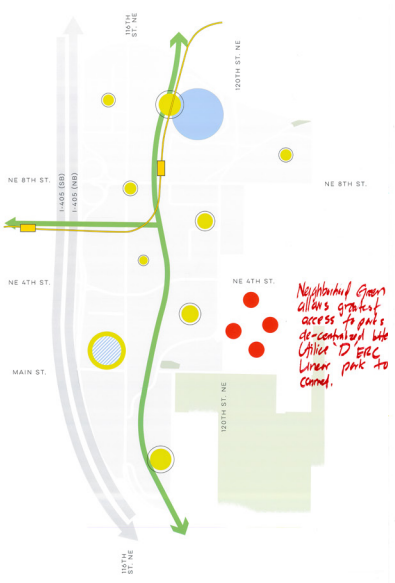
PUBLIC SPACE: PROPERTY OWNERS

GRAND CONNECTION LID



CIVIC CENTER

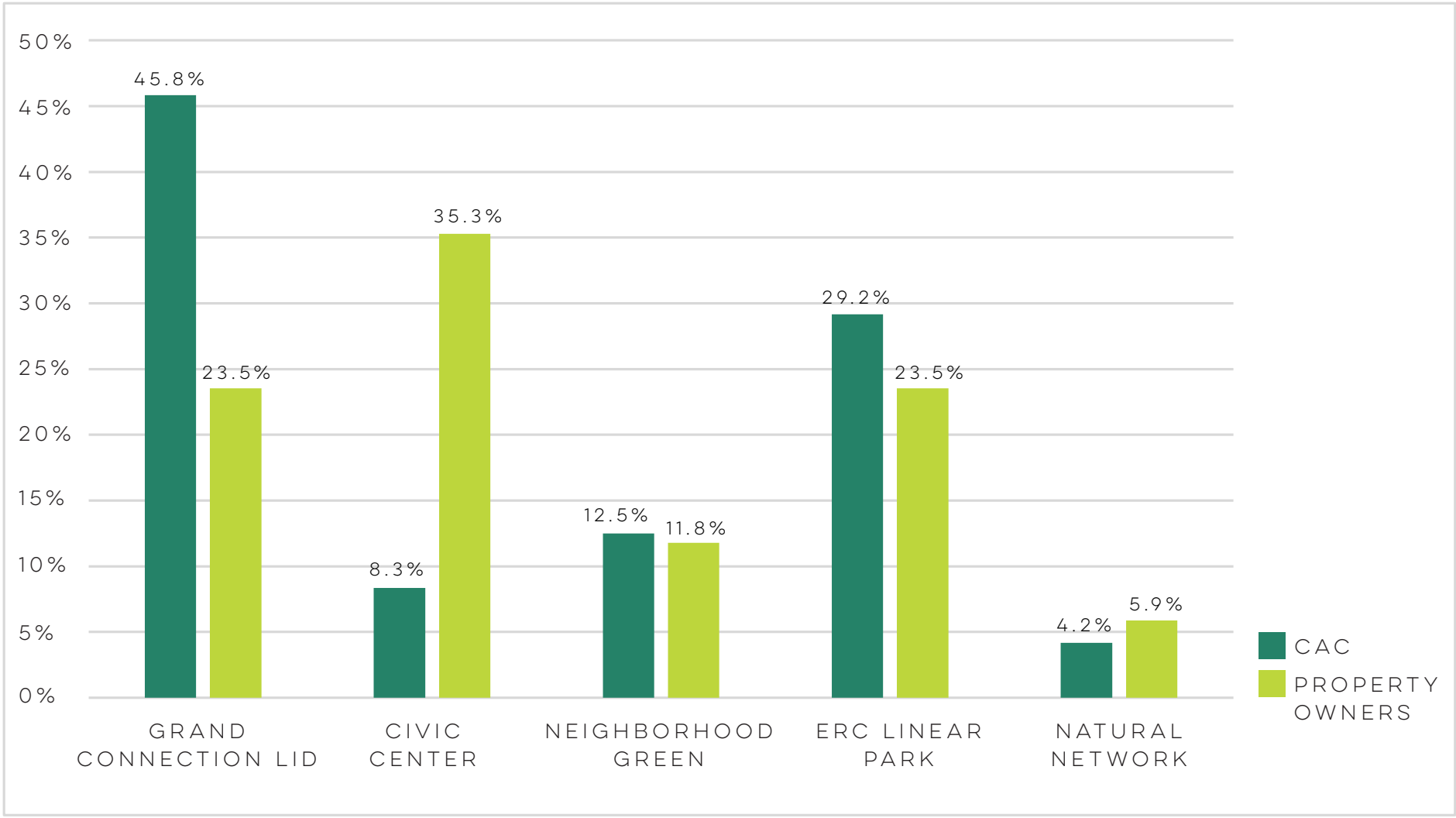
NEIGHBORHOOD GREEN



ERC LINEAR PARK

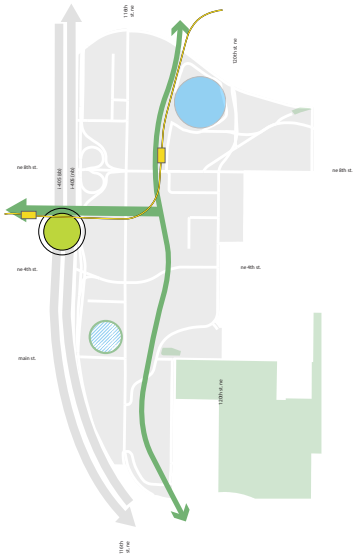
NATURAL NETWORK

PUBLIC SPACE



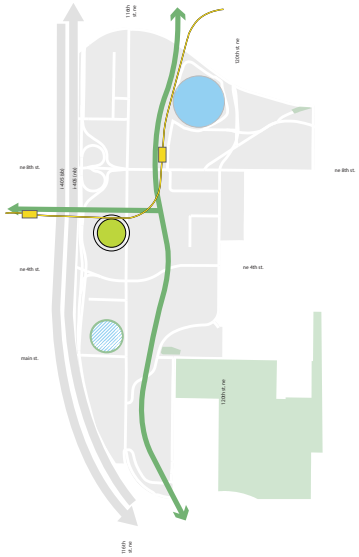
PUBLIC SPACE

GRAND CONNECTION LID



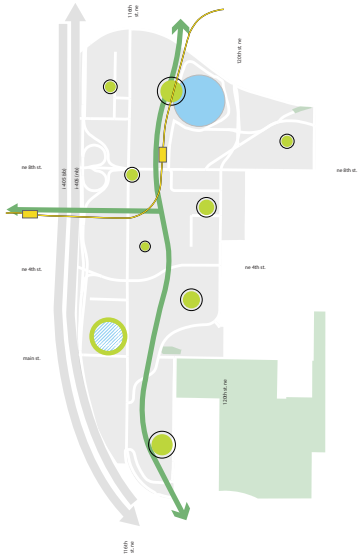
CAC:11
POP:8

CIVIC CENTER



CAC:2
POP:12

NEIGHBORHOOD GREEN



CAC:3
POP:4

ERC LINEAR PARK

CAC:7
POP:8

NATURAL NETWORK

CAC:1
POP:2

NEIGHBORHOOD CORE: CAC

NORTH/SOUTH CORE

CENTRALIZED CORE

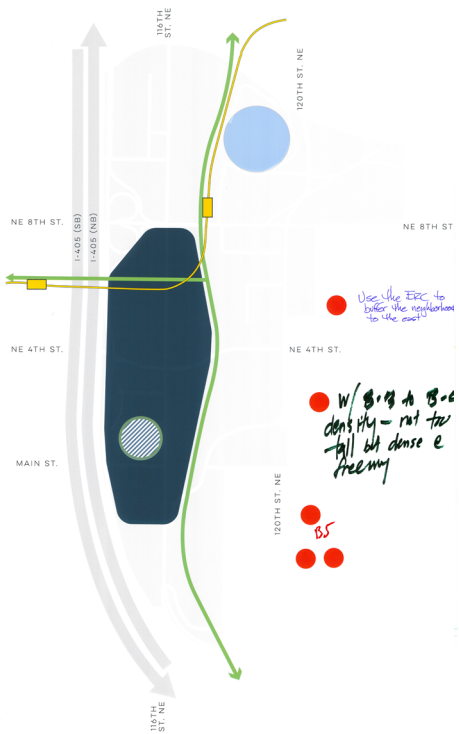
ERC CORE

8TH/116TH CORE

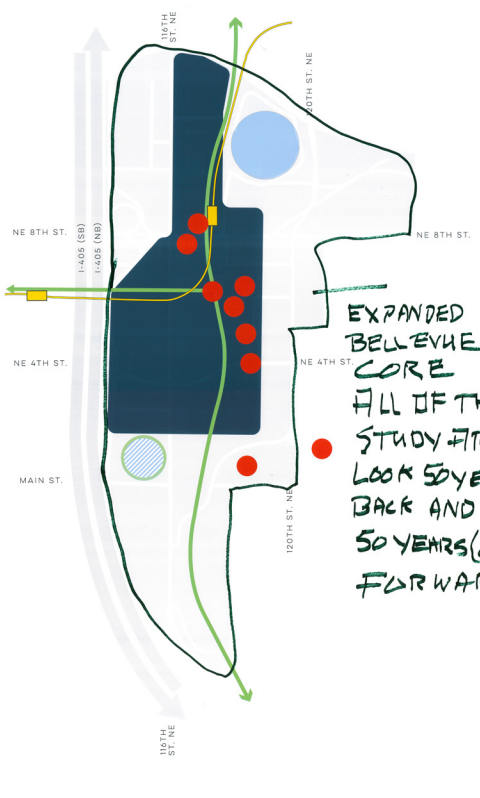
NEIGHBORHOOD CORE: PROPERTY OWNERS

NORTH/SOUTH CORE

CENTRALIZED CORE

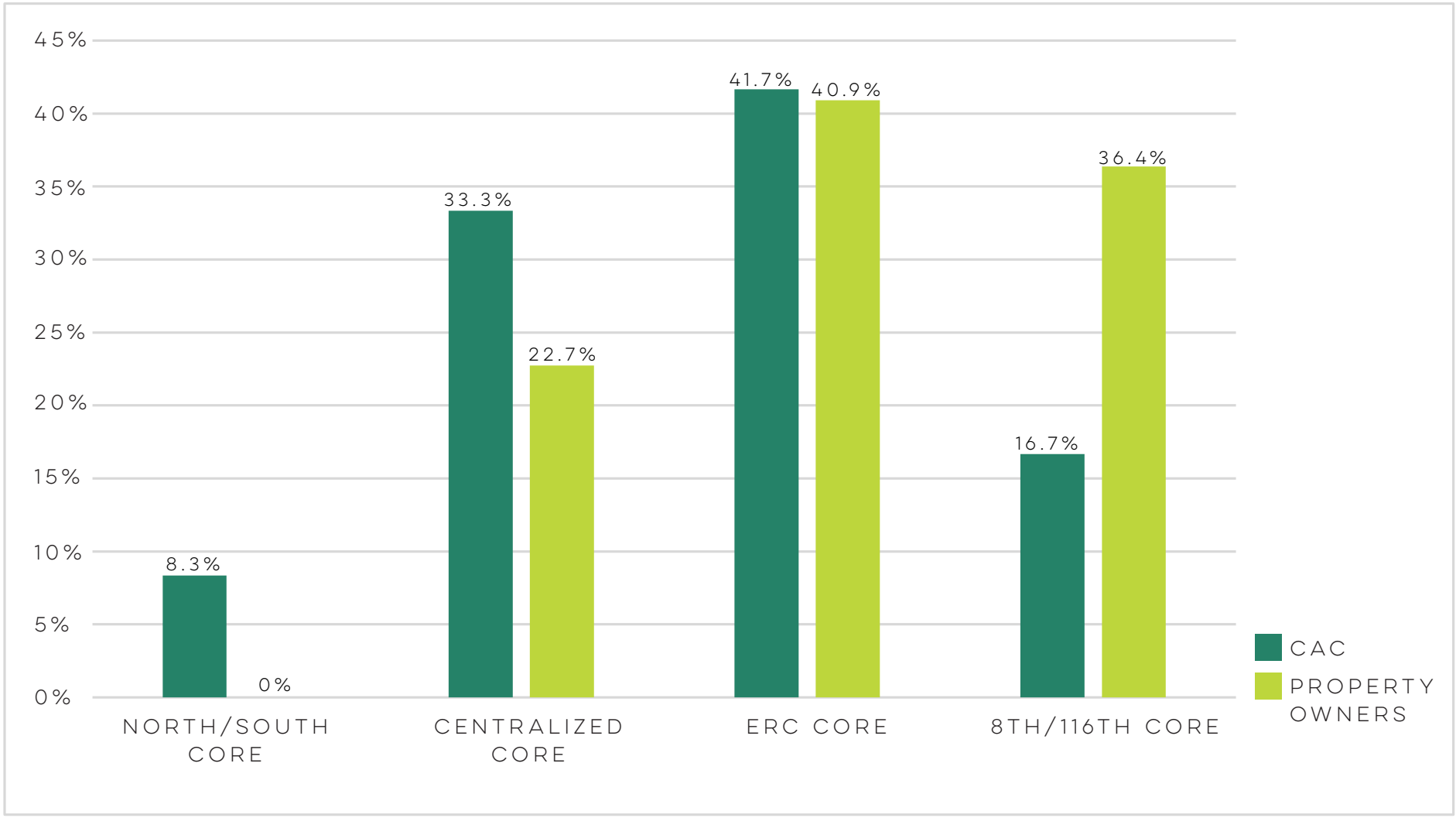


ERC CORE



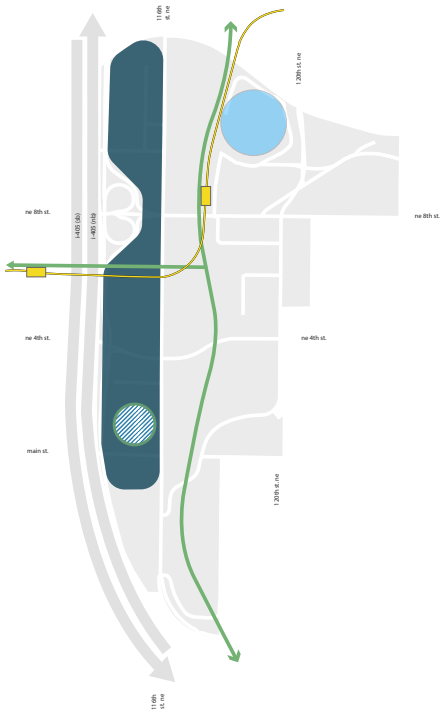
8TH/116TH CORE

NEIGHBORHOOD CORE



NEIGHBORHOOD CORE

NORTH/SOUTH CORE



CAC:1
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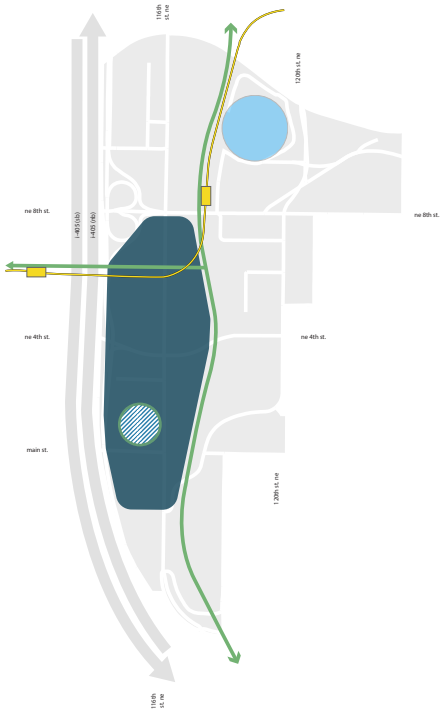
CENTRALIZED CORE



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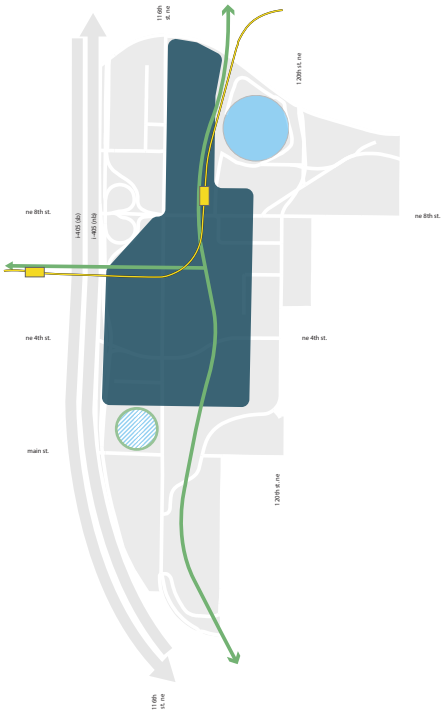
POP:5

ERC CORE



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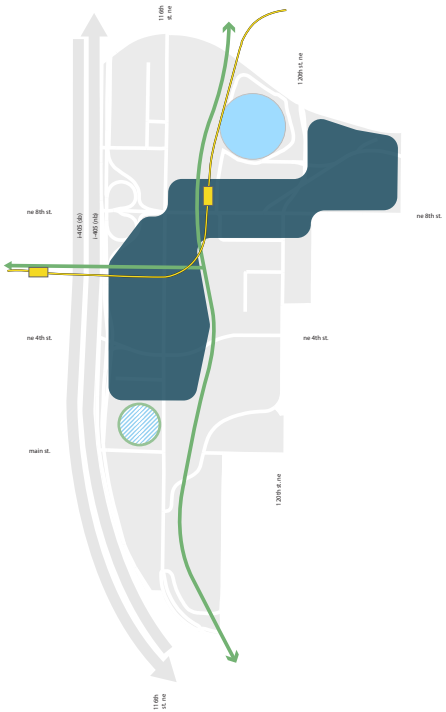
8TH/116TH CORE



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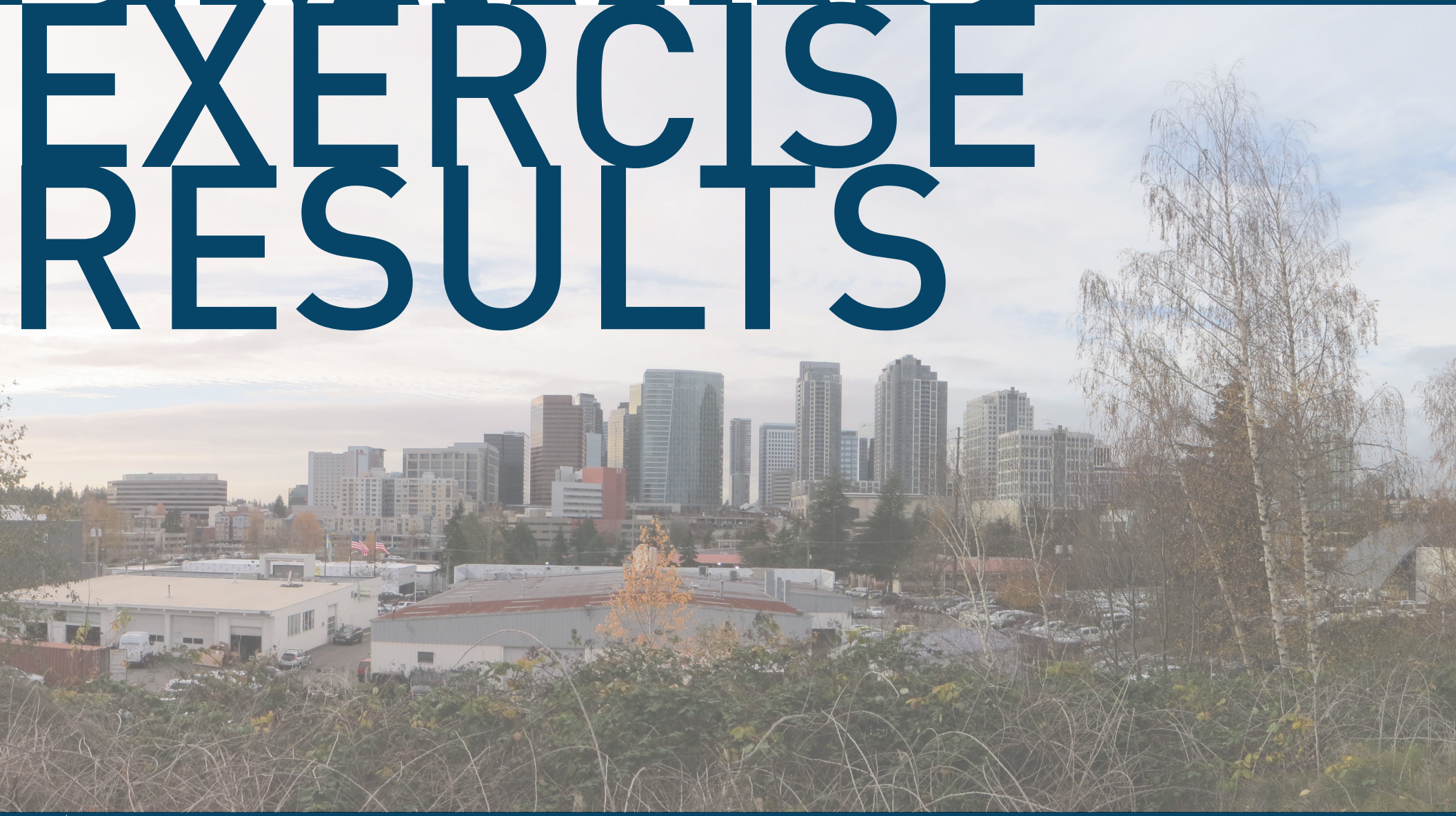
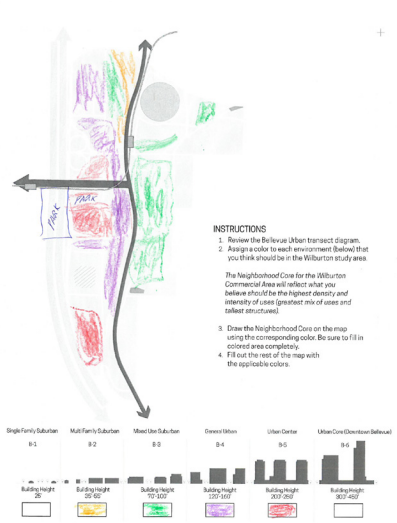
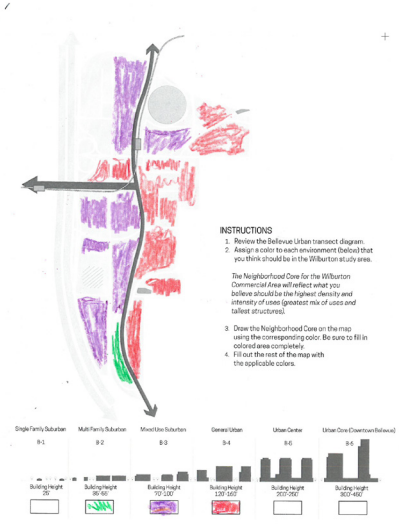
POP:8

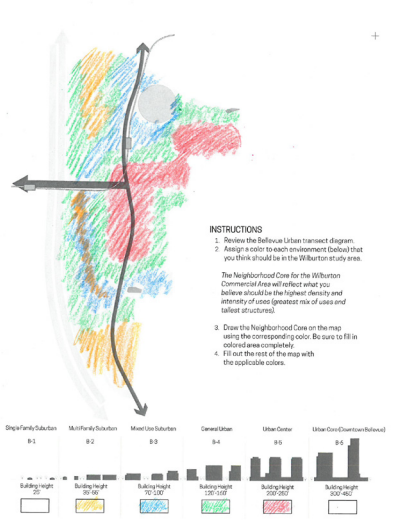
DRAWING EXERCISE RESULTS

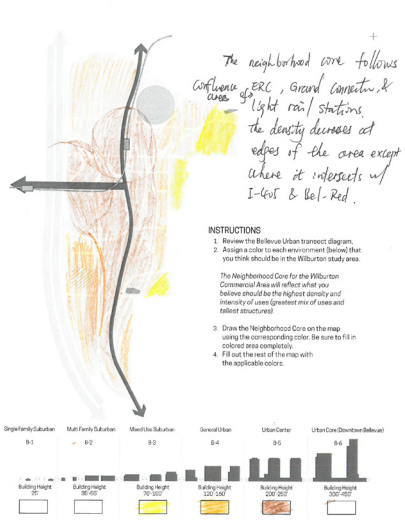


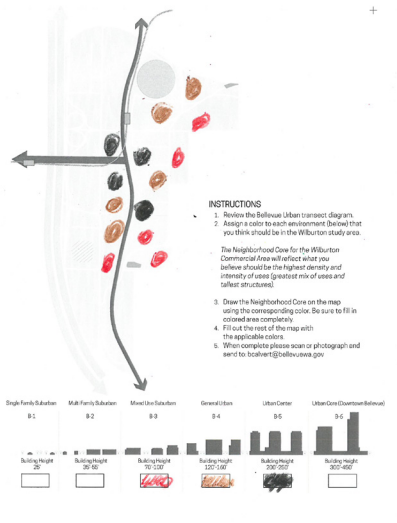
CAC MEMBER DRAWINGS

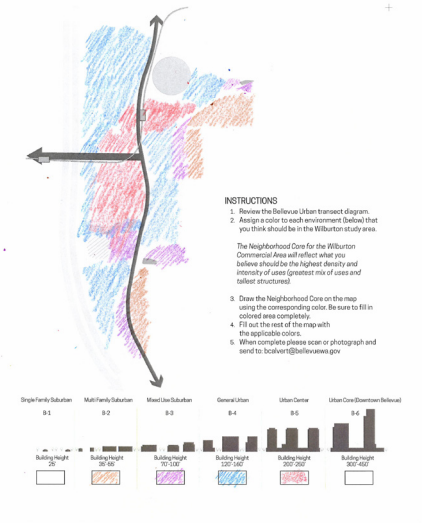


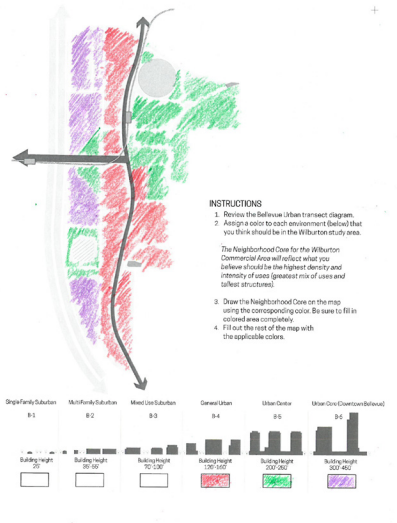


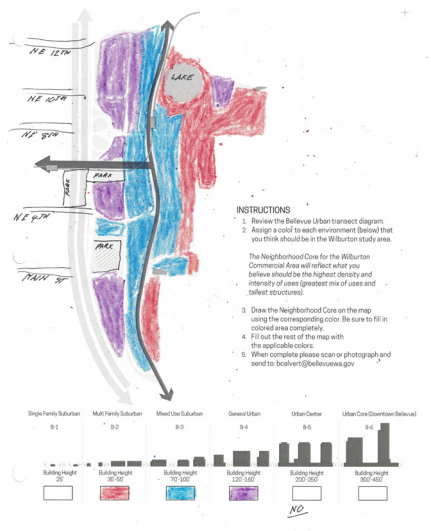












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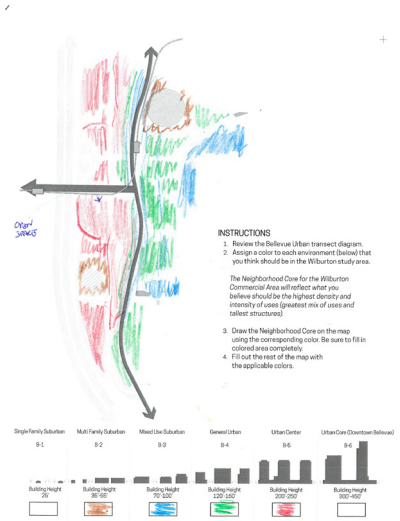
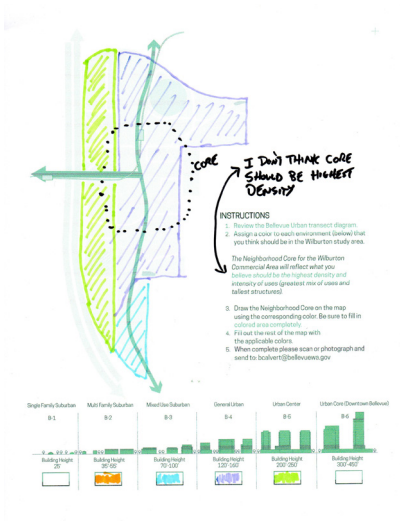
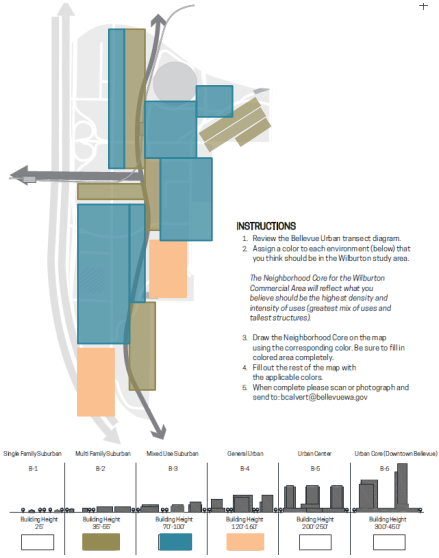
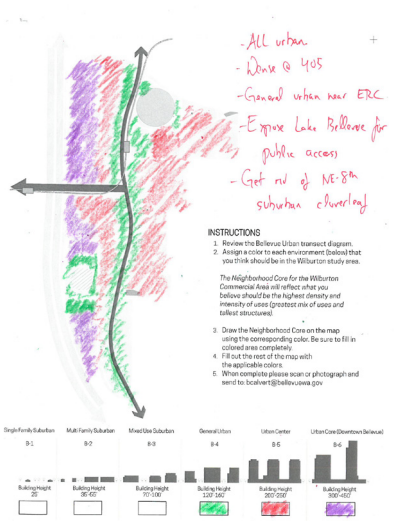
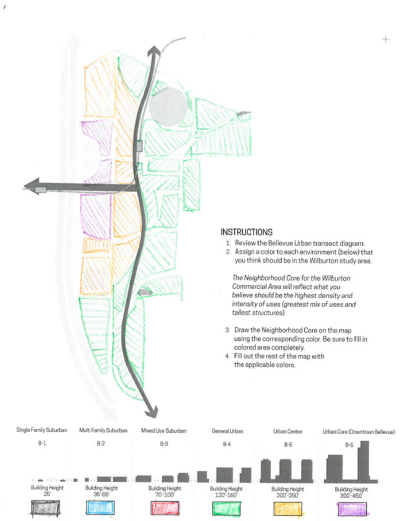
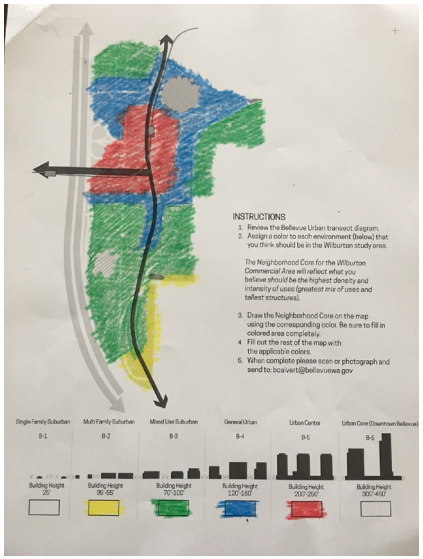


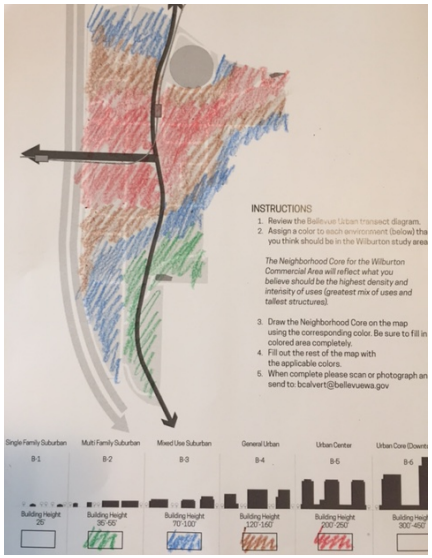




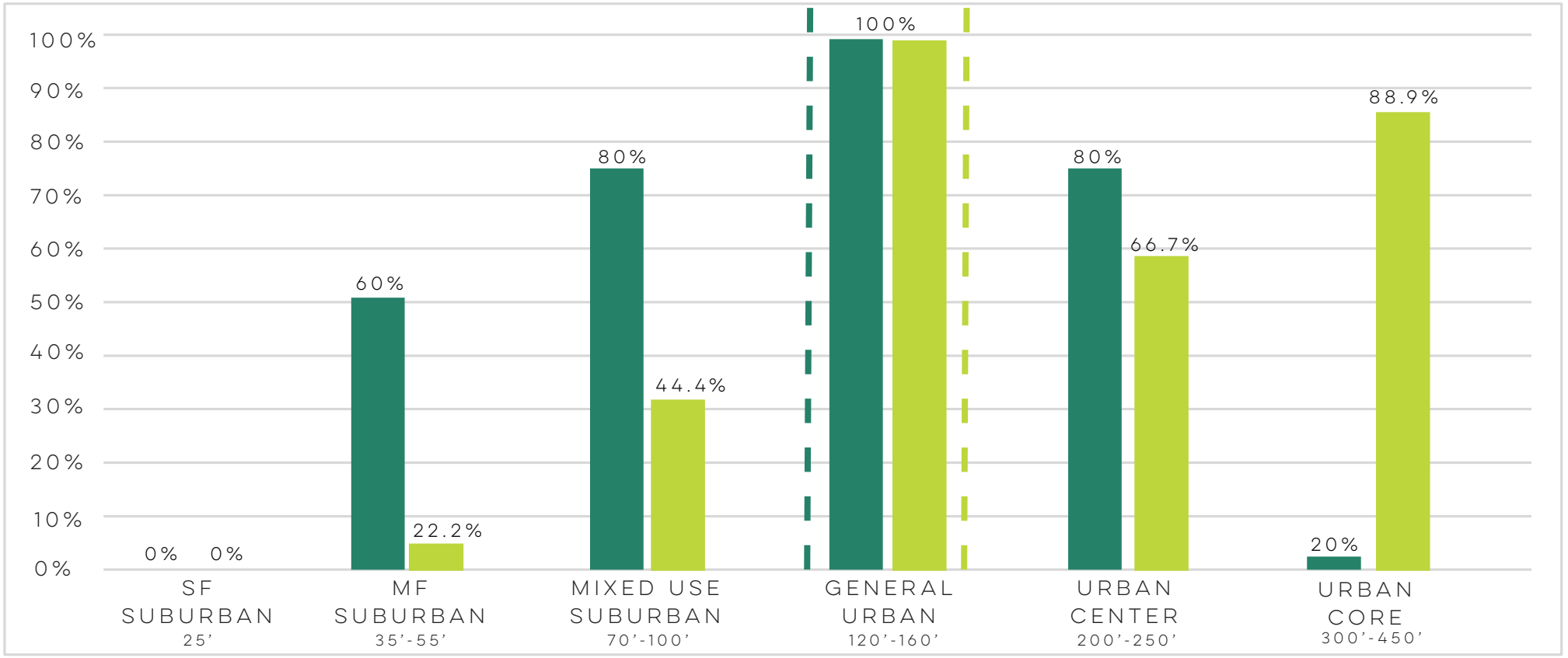


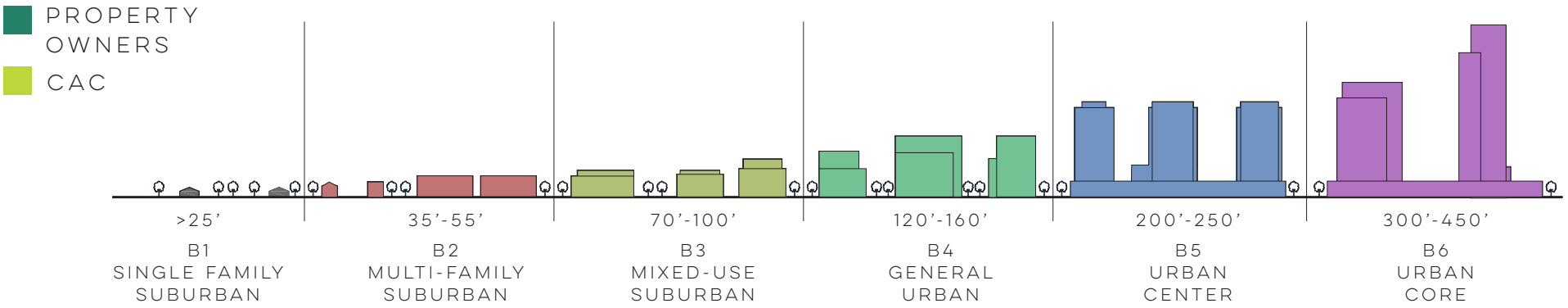




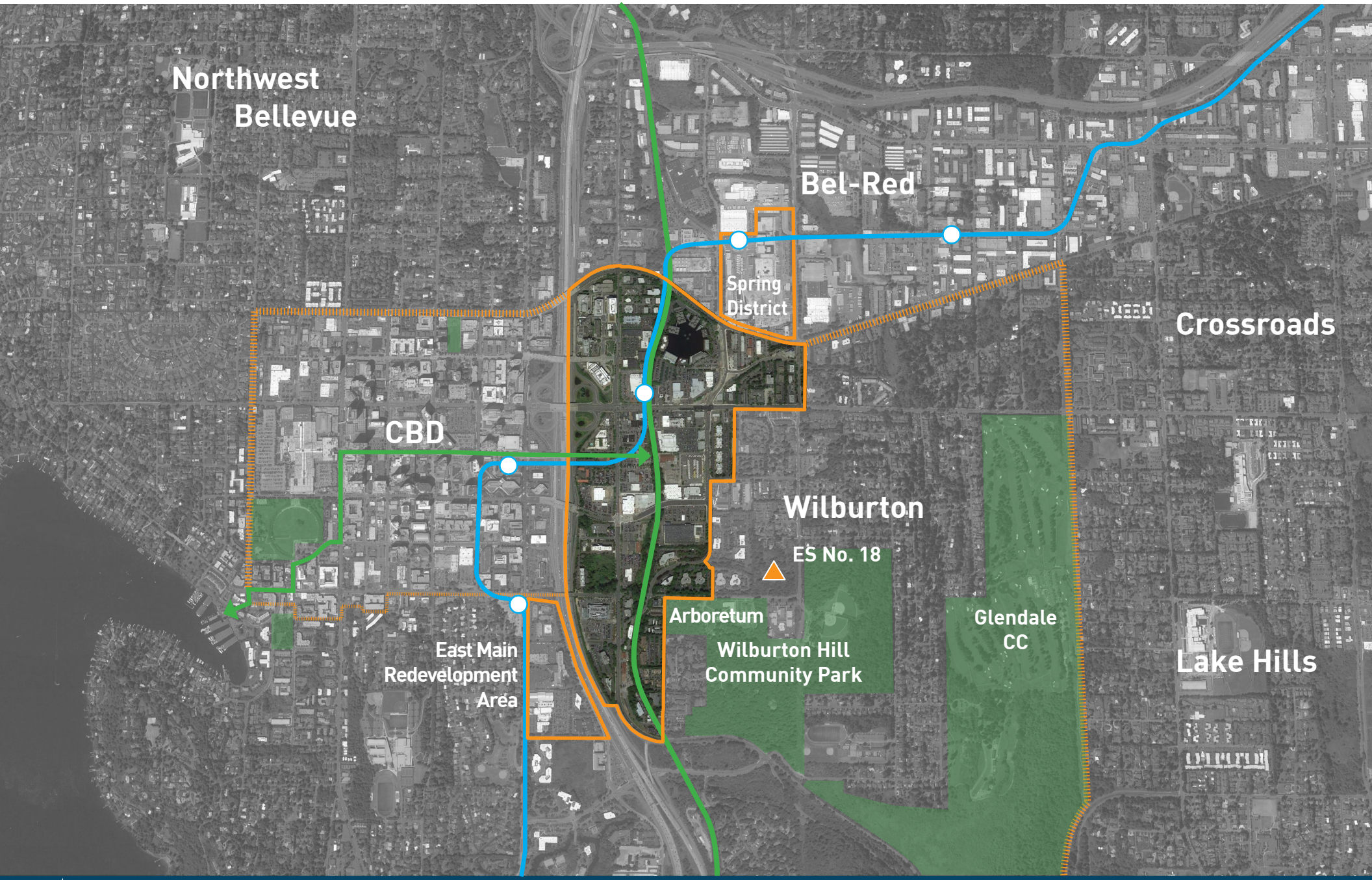


TRANSECT LEVELS USED

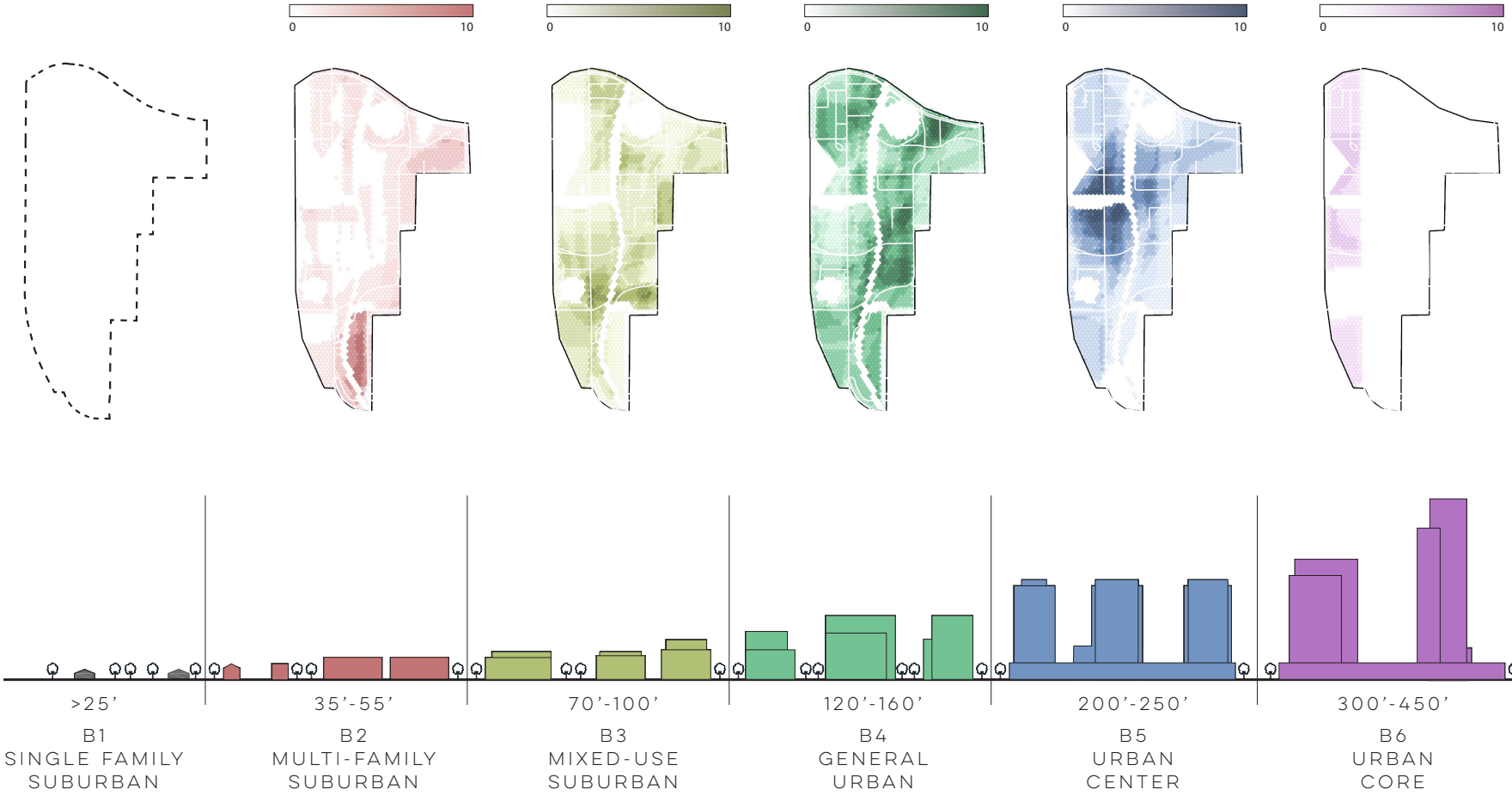




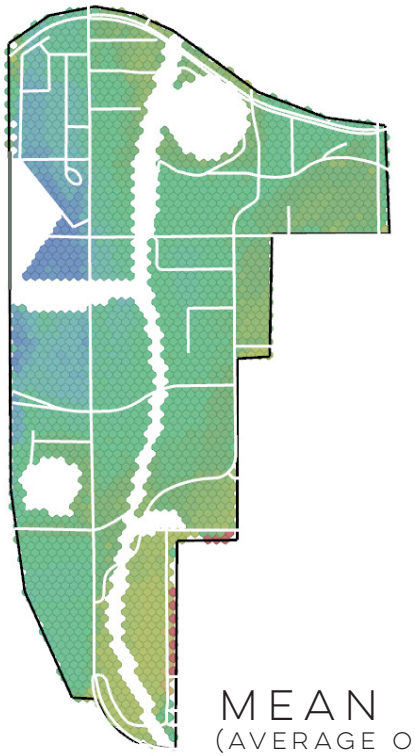
CONTEXT


Northwest
Bellevue
Bel-Red
Spring
District
Crossroads
CBD
Wilburton
ES No. 18
Arboretum
Wilburton Hill
Community Park
Glendale
CC
East Main
Redevelopment
Area
Lake Hills

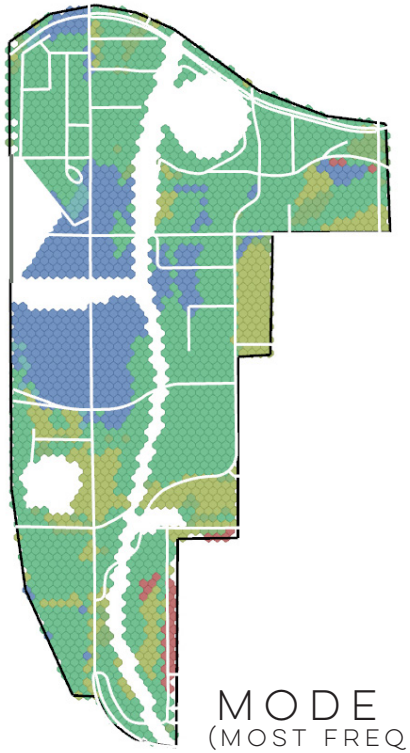
CAC PREFERENCE BY TRANSECT TYPE



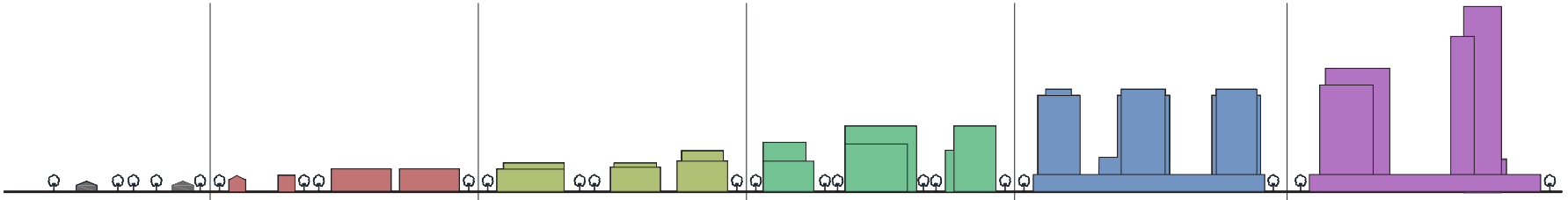
AGGREGATED CAC PREFERENCE



MEAN
(AVERAGE OF ALL DRAWINGS)

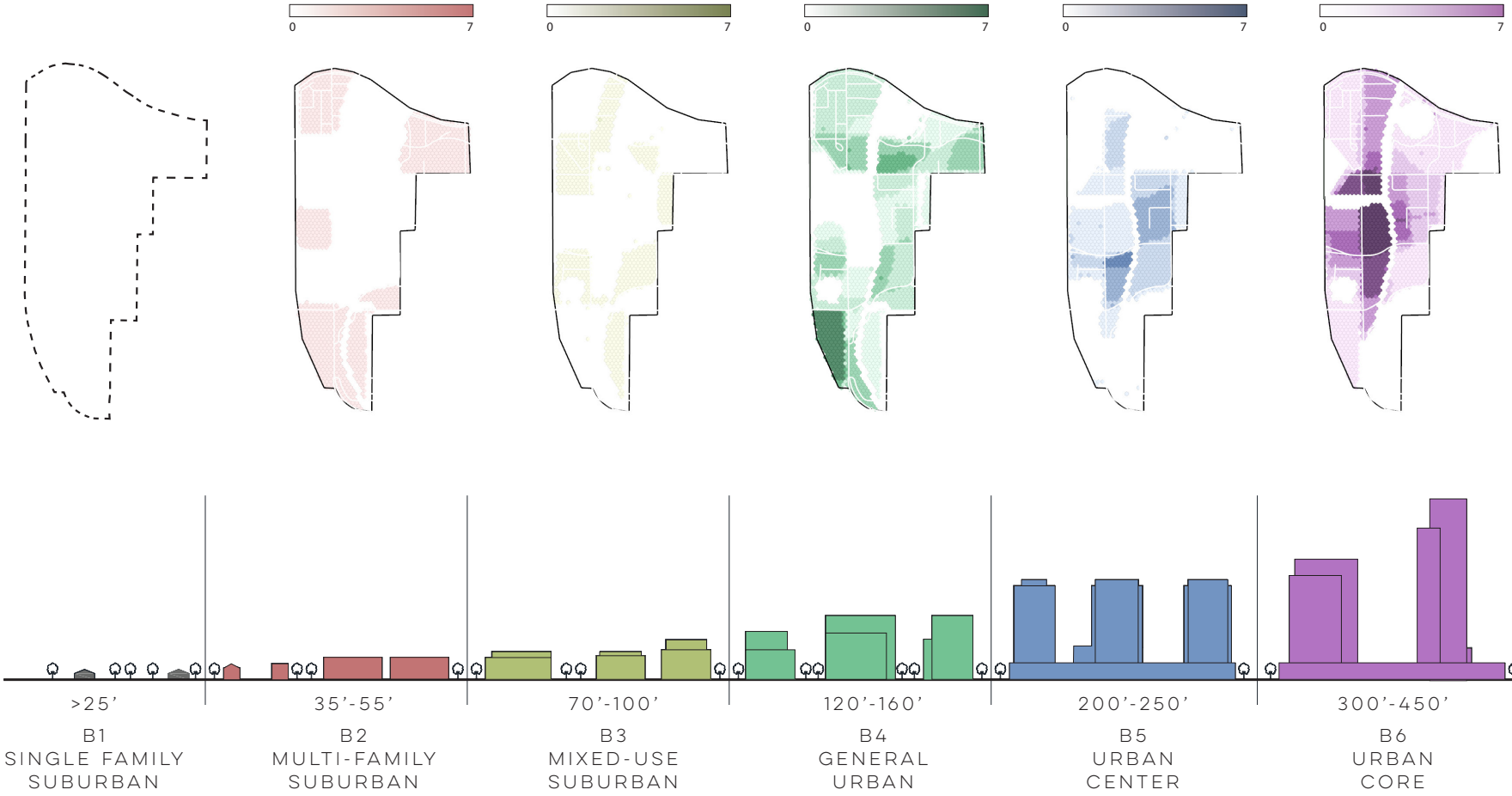


MODE
(MOST FREQUENTLY USED IN ALL DRAWINGS)

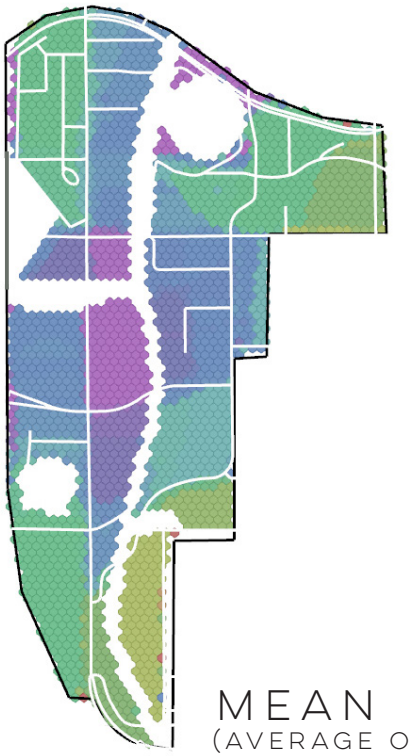


>25’	35’-55’	70’-100’	120’-160’	200’-250’	300’-450’
B1 SINGLE FAMILY SUBURBAN	B2 MULTI-FAMILY SUBURBAN	B3 MIXED-USE SUBURBAN	B4 GENERAL URBAN	B5 URBAN CENTER	B6 URBAN CORE

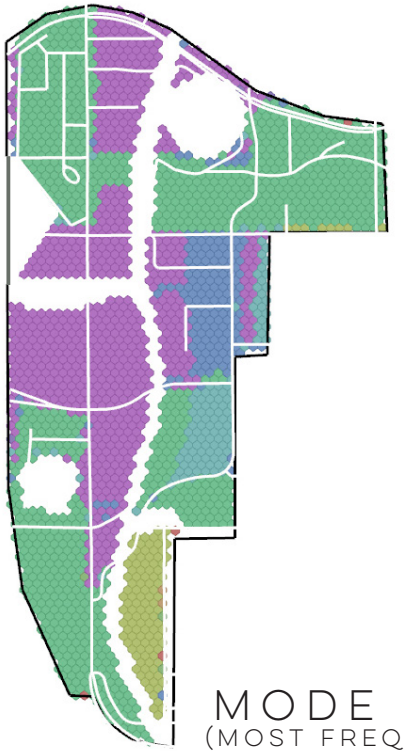
PROPERTY OWNER PREFERENCE BY TRANSECT TYPE



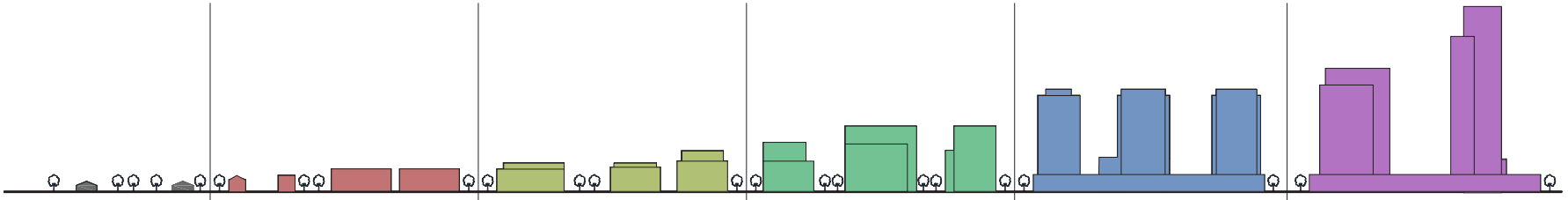
AGGREGATED PROPERTY OWNER PREFERENCE



MEAN
(AVERAGE OF ALL DRAWINGS)



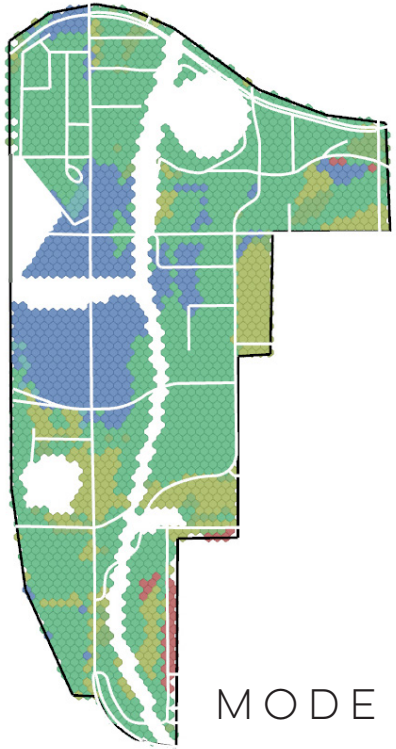
MODE
(MOST FREQUENTLY USED IN ALL DRAWINGS)



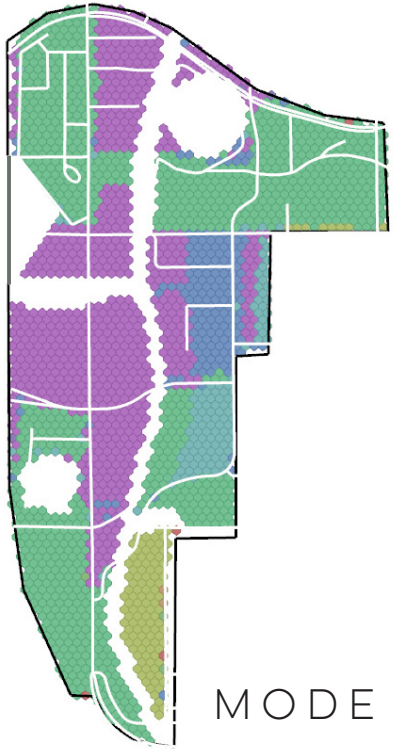
>25’	35’-55’	70’-100’	120’-160’	200’-250’	300’-450’
B1 SINGLE FAMILY SUBURBAN	B2 MULTI-FAMILY SUBURBAN	B3 MIXED-USE SUBURBAN	B4 GENERAL URBAN	B5 URBAN CENTER	B6 URBAN CORE

MODE COMPARISON

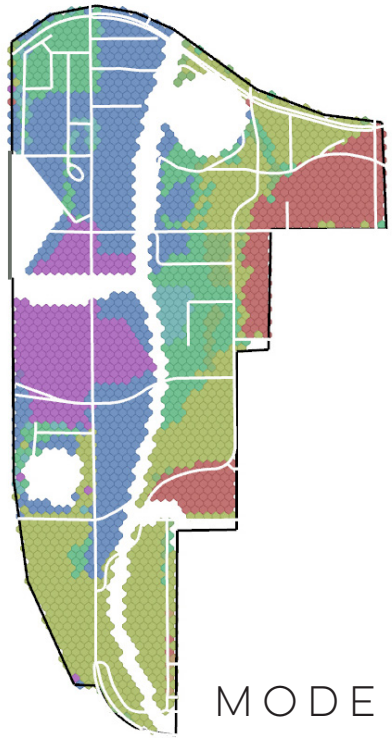
CAC

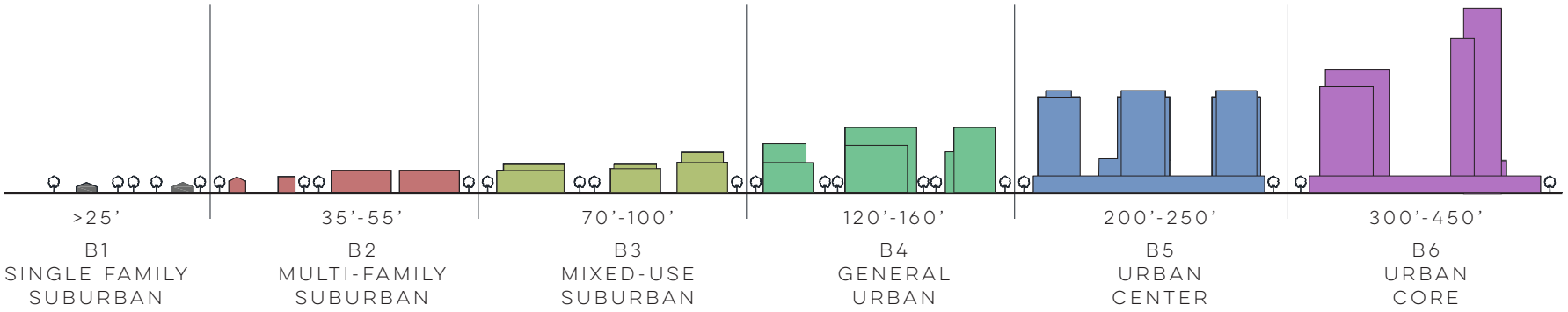


PROPERTY OWNERS

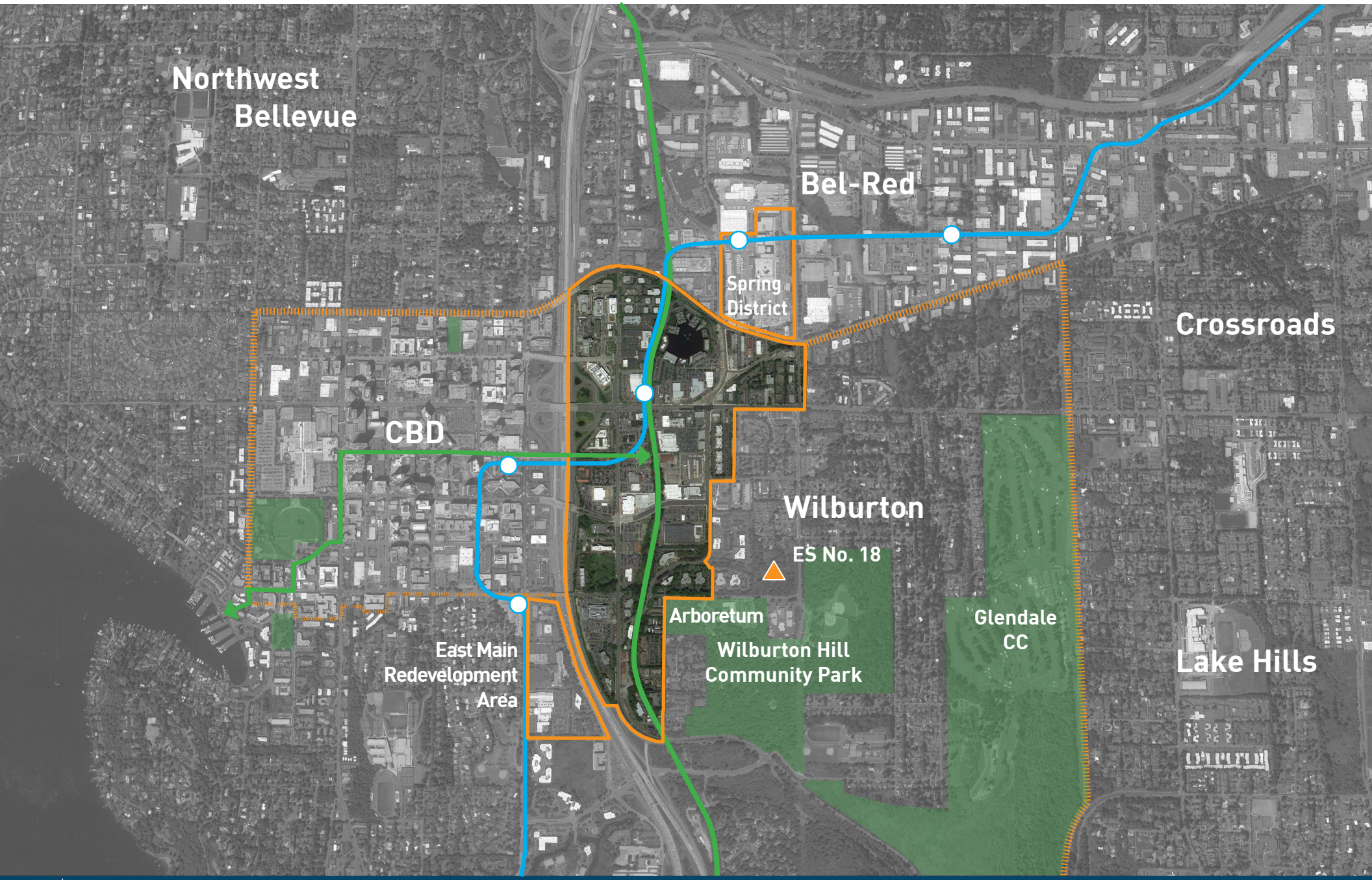


NBBJ





CONTEXT


Northwest
Bellevue
Bel-Red
Spring
District
Crossroads
CBD
Wilburton
ES No. 18
Arboretum
Wilburton Hill
Community Park
Glendale
CC
East Main
Redevelopment
Area
Lake Hills

QUESTIONS?