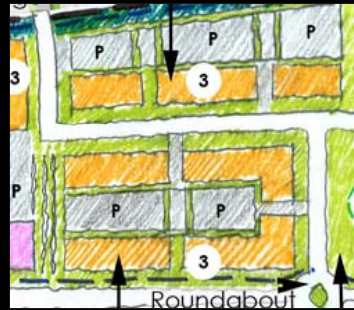


CENTRAL WEST FOCUS AREA

Steering Committee Meeting



June 11, 2013
Siena Hotel

MEETING AGENDA

1. Introductions and opening remarks (*5 minutes*)
2. Public participation/comments (*5 minutes*)
3. Committee discussion of policy for accepting public input (*20 minutes*)
4. Presentation and committee discussion of planning concepts (*60 min.*)
5. Overview of presentation to Council on June 24th (*5 minutes*)
6. Committee discussion of proposed Principle #13 (*10 minutes*)
7. Presentation and discussion of Work Plan for Milestone #3 (*10 minutes*)
8. Public participation/comments (*5 minutes*)
9. Closing

Upcoming Meeting: Monday, June 24, 7 p.m. (Presentation to Council)

WHY AN INTERNAL STREET NETWORK?

1. Distributes traffic away from Estes Drive
2. Reduces pressure on the Estes/MLK intersection
3. Offers internal connections between new development areas
4. Provides optional, less traveled routes for walking and biking

WHAT CREATES WALKABILITY?

The Elements

1. Small block size
2. Interconnected streets
3. Buildings fronting streets– safety/comfort/interest
4. Mixed land uses– destinations
5. Sidewalks– continuous, adequate width, shared
6. Lower traffic speeds
7. On-street parking
8. Narrow streets
9. Street trees/landscaping
10. Safe crosswalks

TWO CONCEPTS

Both Concepts Include

1. A safer Estes Drive that includes:
 - Wide sidewalks
 - Shade trees
 - Separated bicycle and pedestrian path
 - More frequent intersections and crosswalks
2. Substantial vegetative buffers between new and existing development
3. An internal street network to provide circulation options (but no new street connections to existing single family neighborhoods)
4. Multiple new parks/open spaces
5. A mix of housing types and sizes to accommodate a variety of residents
6. Destinations: commercial and mixed-use near MLK, north of Estes
7. Offices south on MLK
8. Permeable pedestrian/bike paths along the creek

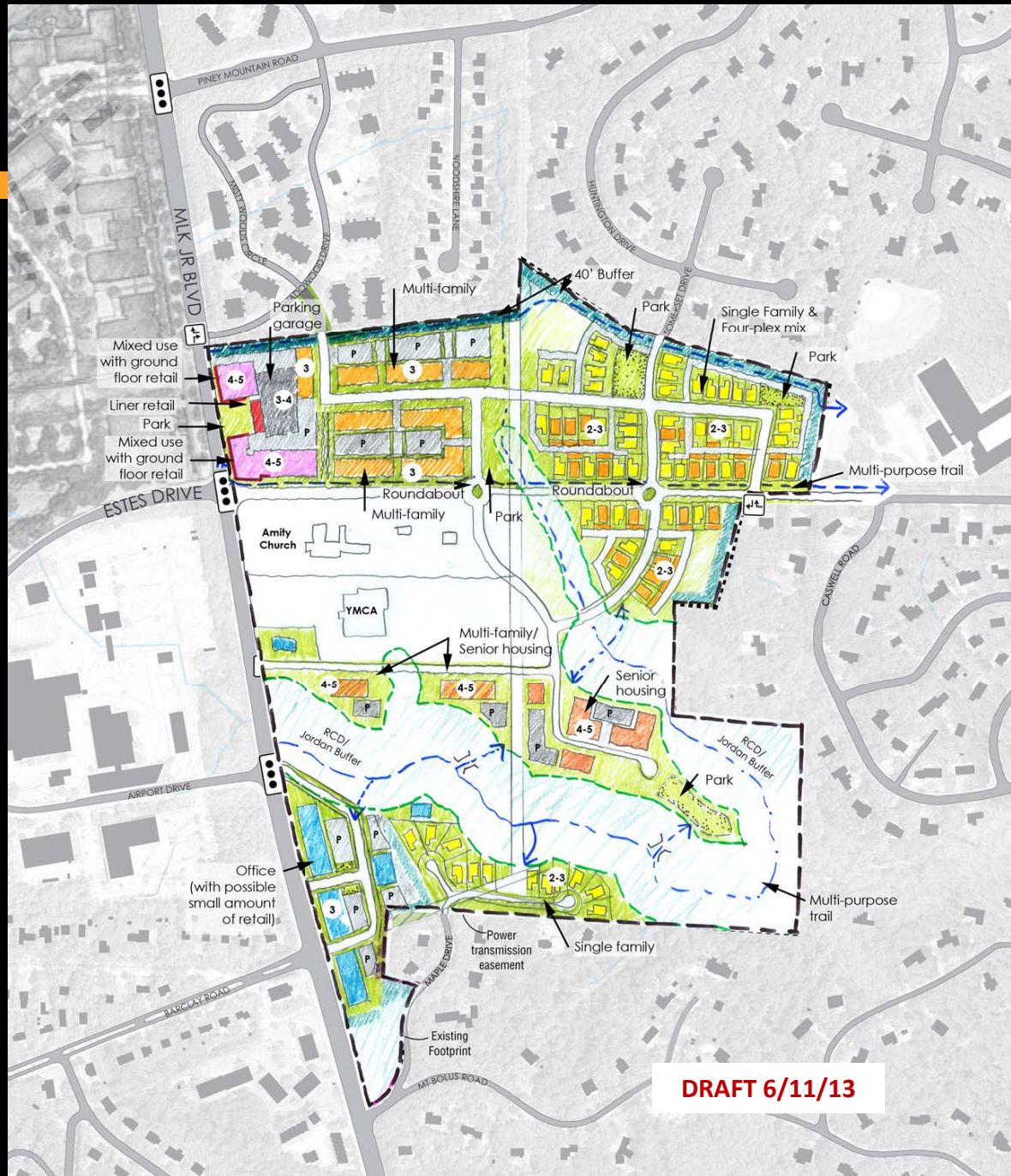
THE STORY BEHIND CONCEPT A: A Walkable Residential Community

Presents a Central West community that:

- Continues and expands its current, long-standing residential focus
- Provides a diverse variety of housing options to welcome...
 - Young professionals looking for a walkable community near transit
 - Families wanting to be within walking distance of schools
 - Couples of all ages seeking a less suburban setting
 - Graduate students looking for alternative housing options
 - Seniors seeking a walkable community close to downtown
- Includes an active “community corner” –retail surrounding open space/community space
- Offers a residential “neighborhood” with a variety of single family and 4-plex options and extensive open space
- Allows for redevelopment of an office/retail area on MLK south with access to Airport Drive

CONCEPT A:

A Walkable Residential Community



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CONCEPT A:

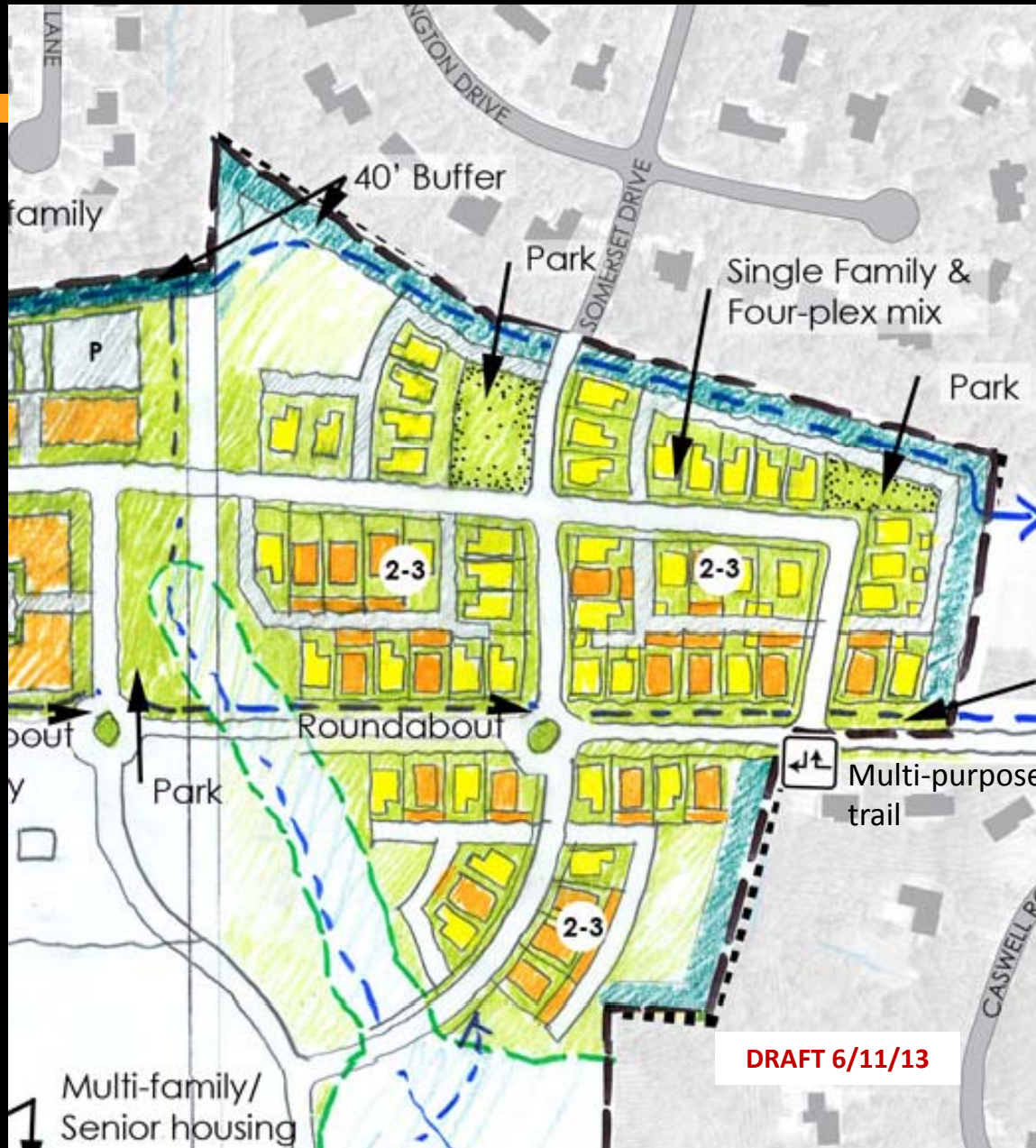
A Walkable Residential Community



- ③ Potential number of stories
- Pedestrian/Bicycle Connections
- P Surface parking lots
- Signalized intersection
- Right-in; Right-out
- Evaluation for Form & Use Boundary

CONCEPT A:

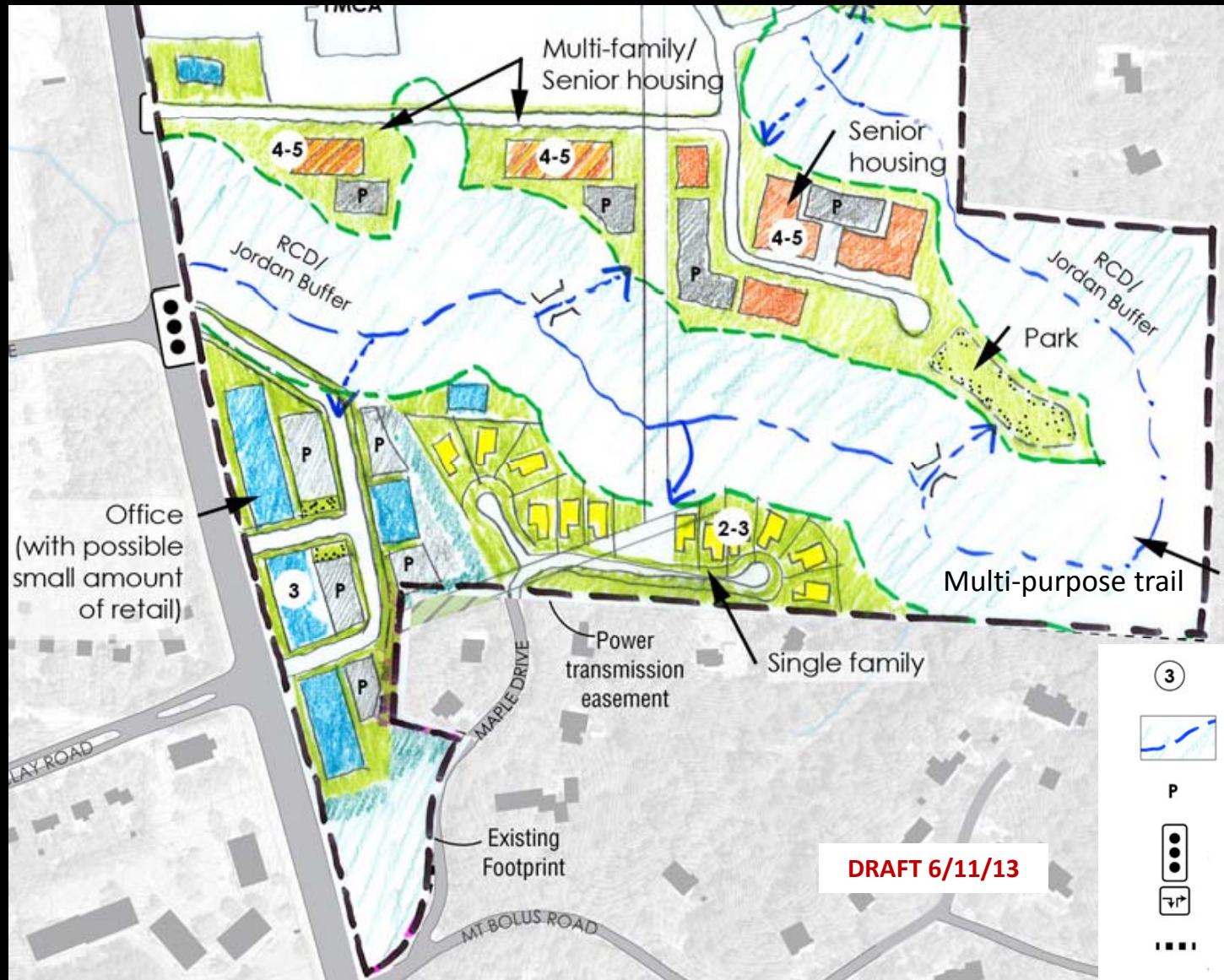
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CONCEPT A:

A Walkable Residential Community



DRAFT 6/11/13

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CONCEPT A



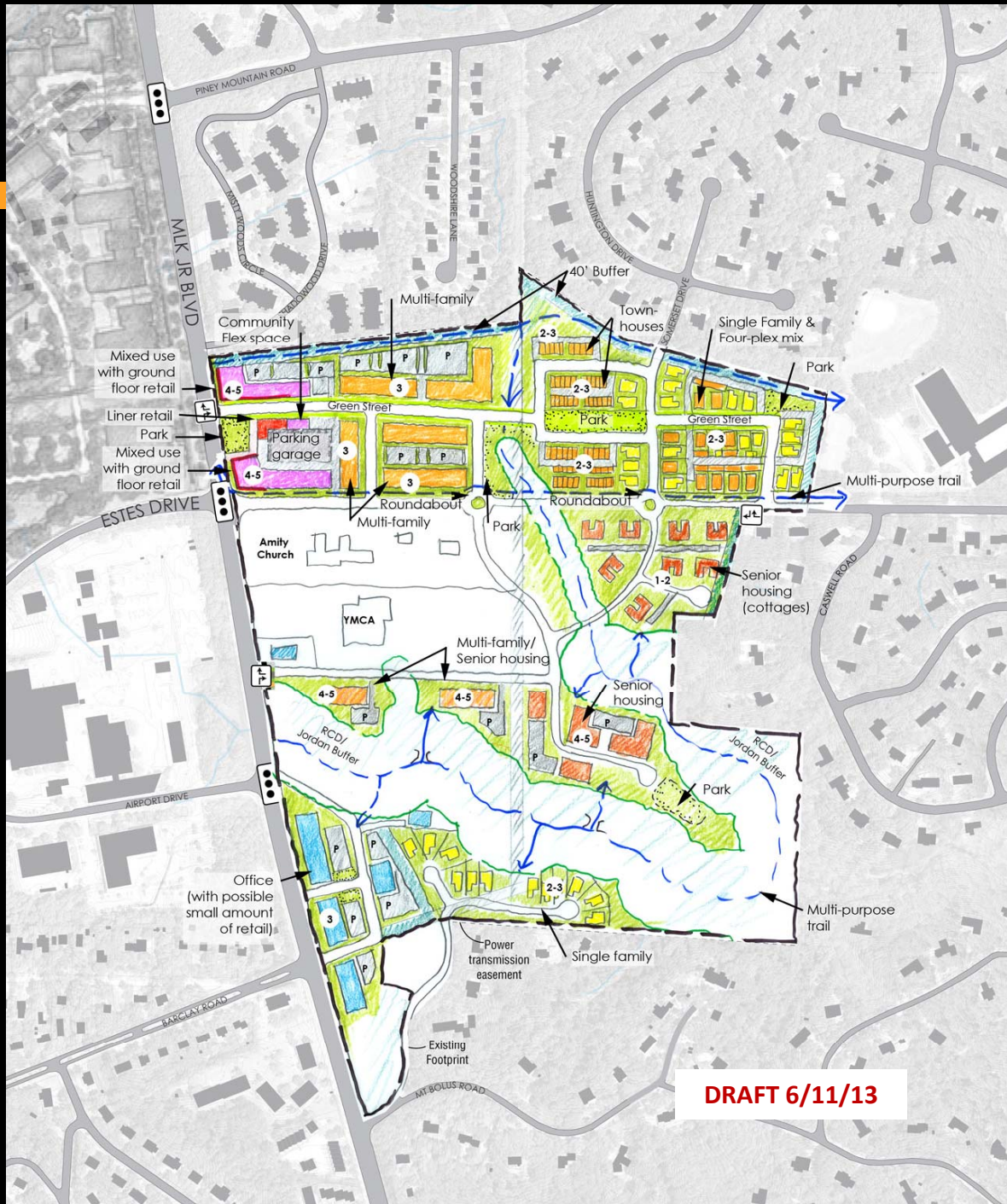
THE STORY BEHIND CONCEPT B: A Town/Gown Village

Presents a Central West community that:

- Welcomes and thrives on the establishment of a close town-gown synergy
- Provides a pleasant live/work/learn/shop/play setting that makes this “village” a balanced community
- Provides a walkable setting for a diverse population of:
 - Students, faculty and staff
 - Families, singles and couples
 - Related small businesses
 - Seniors
 - Visitors
- Is bridged by a mixed use core that serves both town-gown sectors:
 - Shops
 - Community space
 - Offices
 - Small apartments
 - Open spaces
 - A hotel
- Builds on the existing neighborhood character of the area with single family, 4-plex, and town homes to accommodate a broad range of university/community demographics
- Offers a variety of senior housing options: clusters and apartments
- Provides a redeveloped office area for incubator and other university-related uses
- Includes a green street link between MLK and Phillips Middle School

CONCEPT B:

A Town/ Gown Village

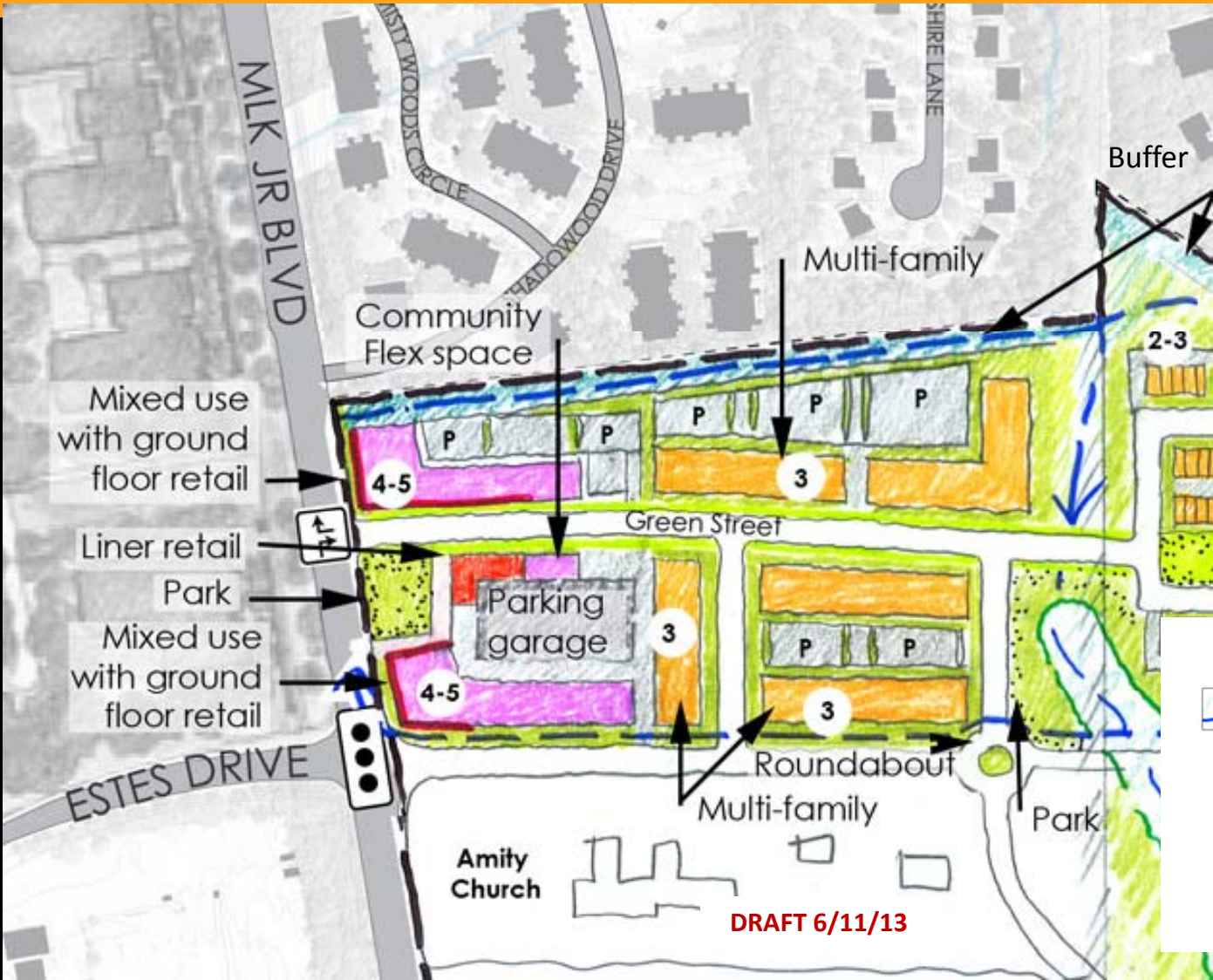


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	Potential number of stories
	Pedestrian/Bicycle Connections
	Surface parking lots
	Signalized intersection
	Right-in; Right-out
	Evaluation for Form & Use Boundary

CONCEPT B:

A Town/ Gown Village







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CONCEPT B:

A Town/ Gown Village

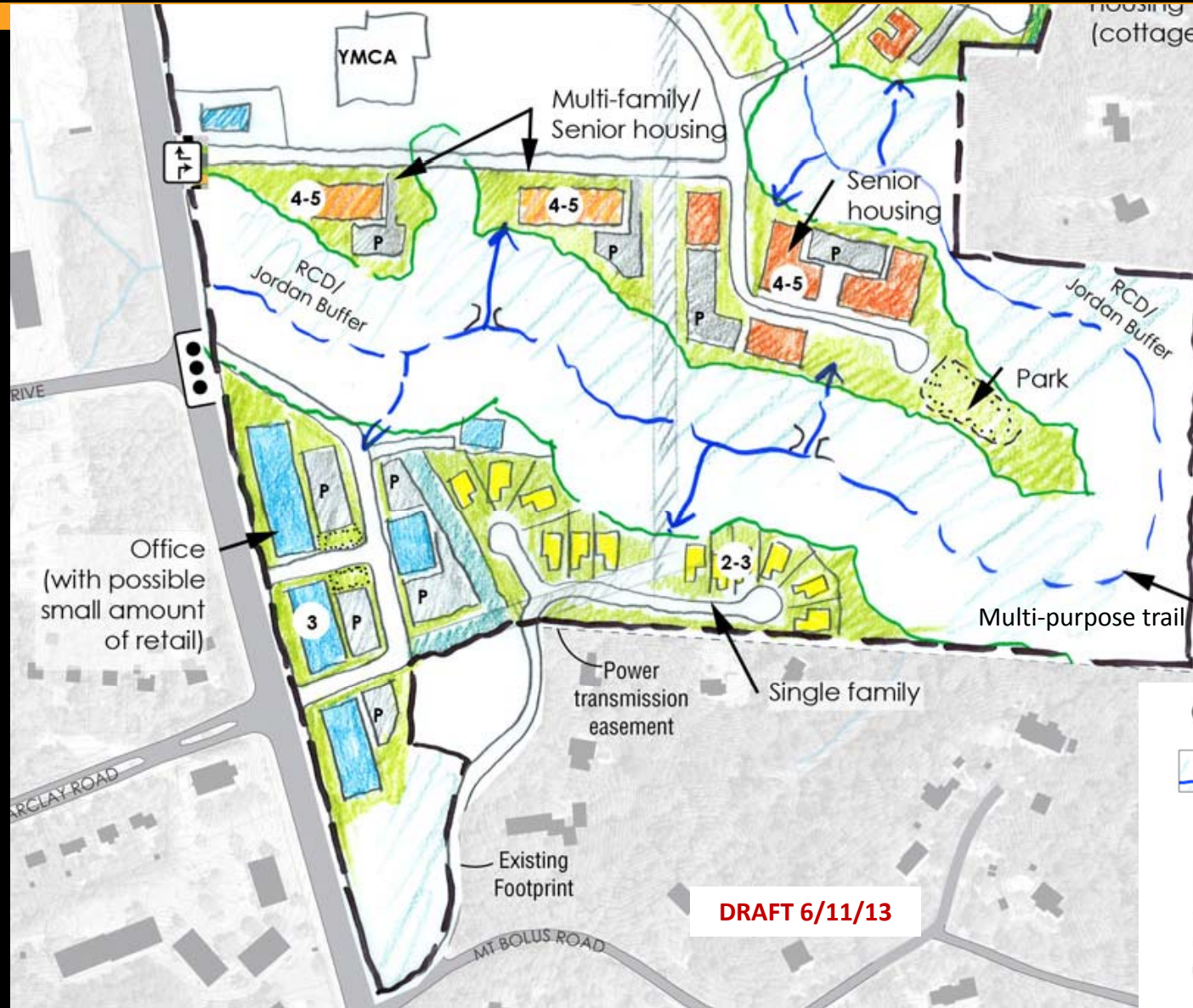


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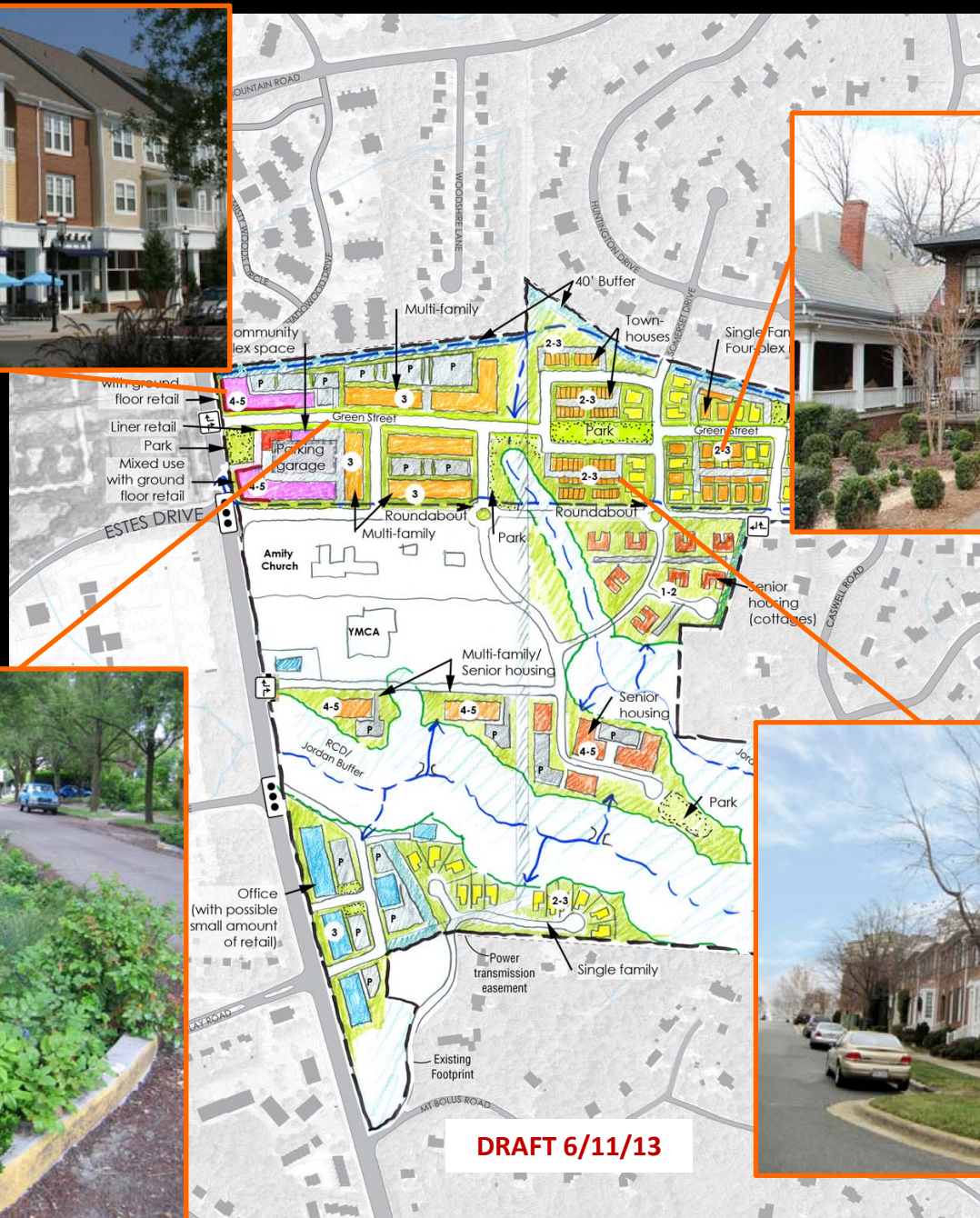
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CONCEPT B



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