



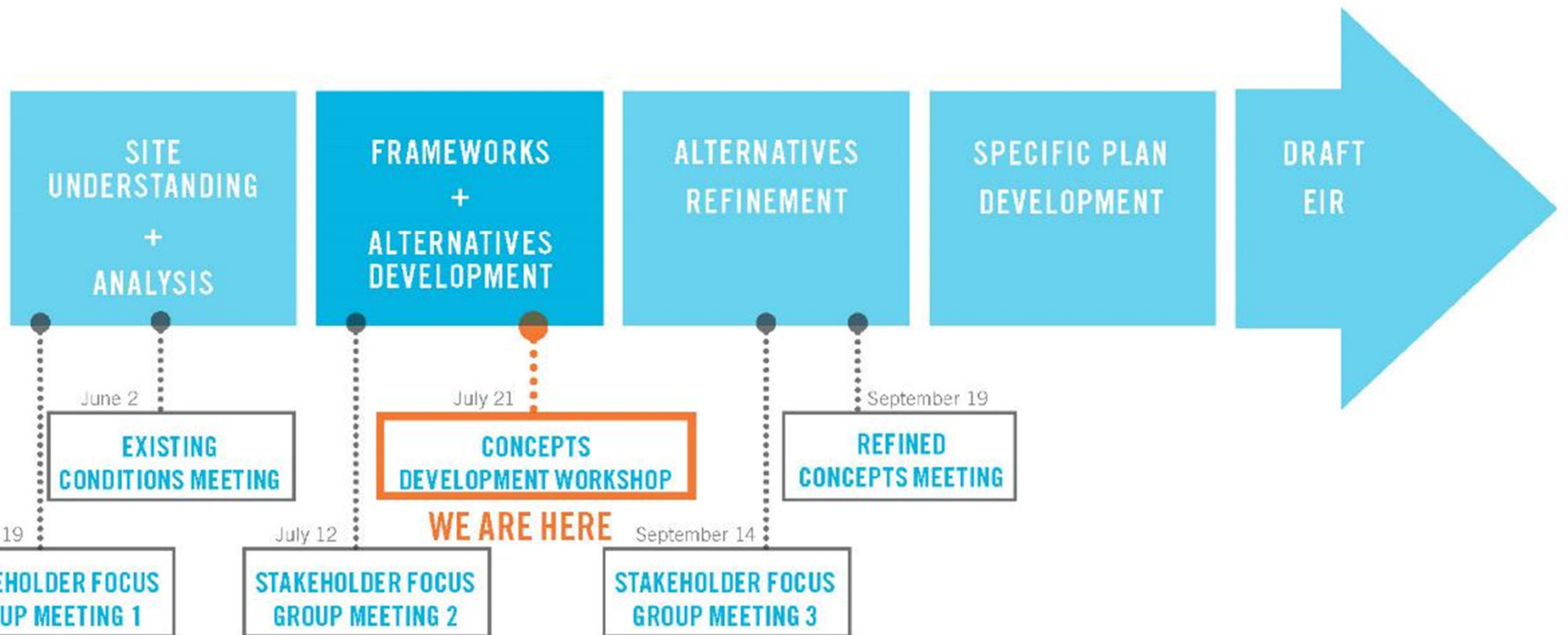
TASMAN EAST FOCUS AREA PLAN

COMMUNITY MEETING #2
JULY 21, 2016

AGENDA

6.30PM - 6.40PM	Introductions
6.40PM - 7.00PM	Presentation on Vision & Plan Framework
7.00PM - 8.00PM	Breakout group Discussion - Planning Game
8.00PM - 8.20PM	Report Back
8.20PM - 8.30PM	Next Steps

PROCESS COMMUNITY MEETINGS



VISION

- VIBRANT + HIGH DENSITY NEIGHBORHOOD
- CONVENIENT ACCESS TO NEARBY COMMUNITIES, TRANSIT + TRAILS
- INTEGRATED OPEN SPACE + NEIGHBORHOOD SERVING AMENITIES
- FLEXIBLE PHASING



FRAMEWORKS

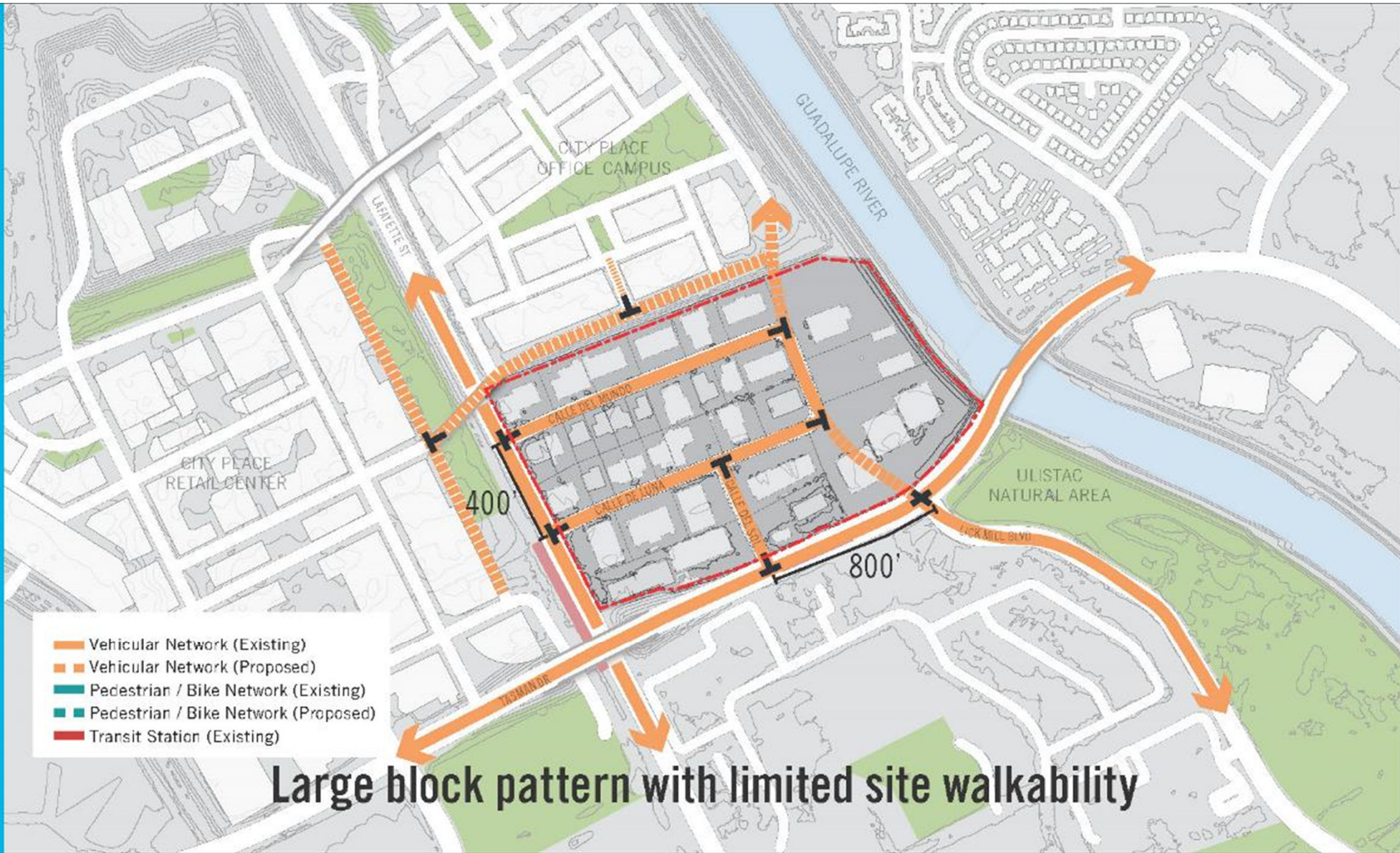
- Connectivity
- Sustainability
- Open Space + Amenities
- Density + Height
- Phasing

CONNECTIVITY

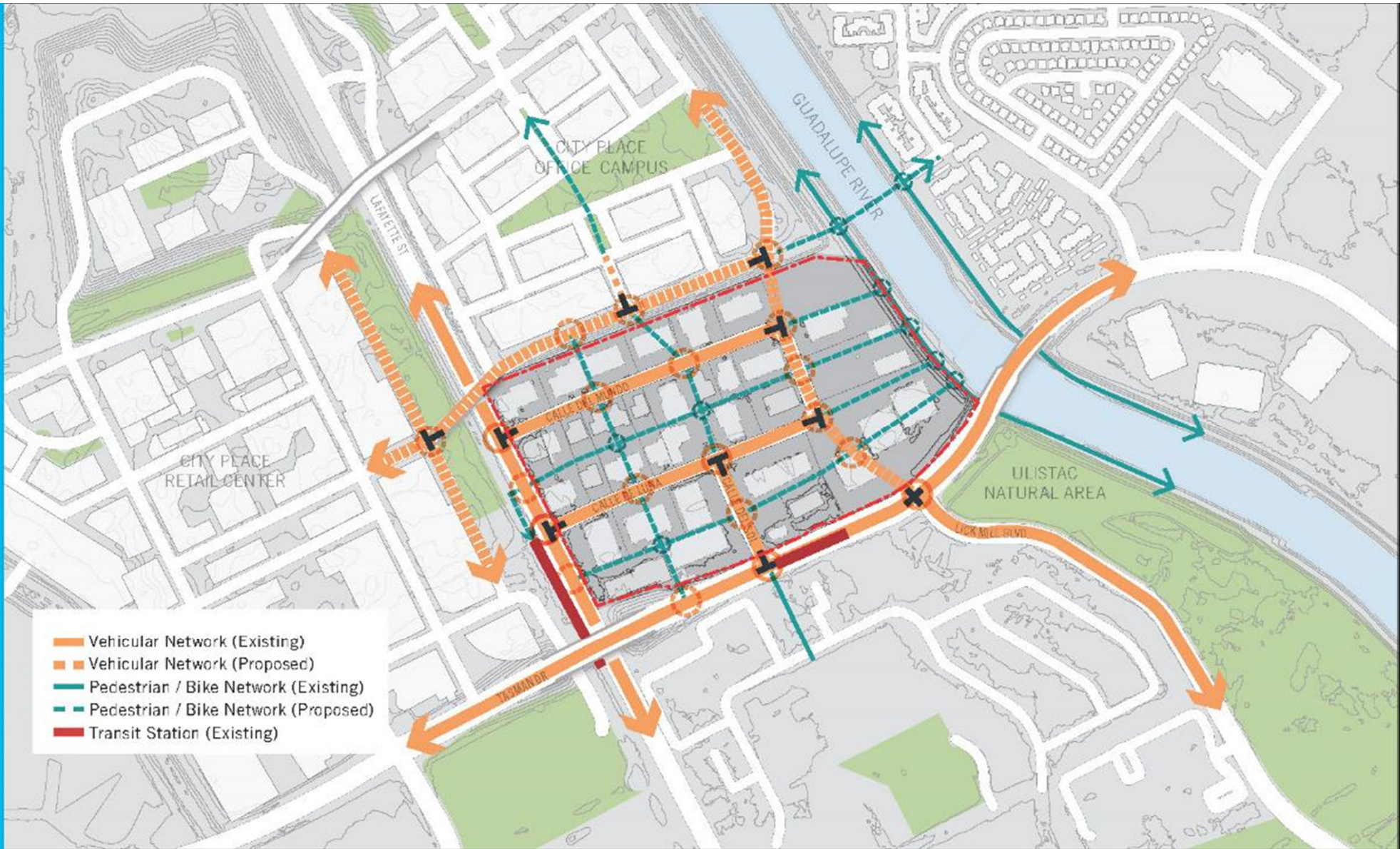
CONNECTIVITY: ACCESS



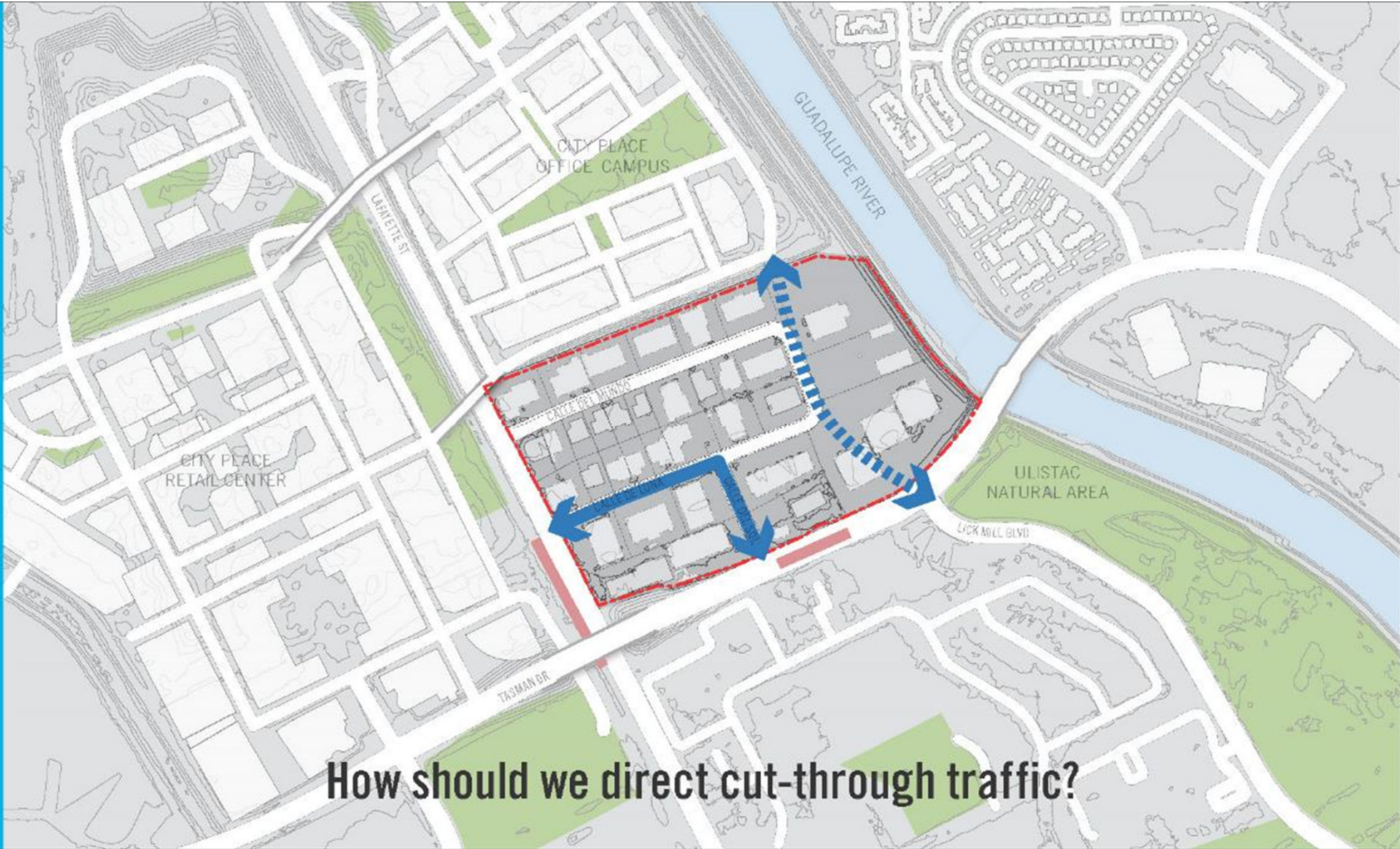
CONNECTIVITY: WALKABILITY



CONNECTIVITY: WALKABILITY

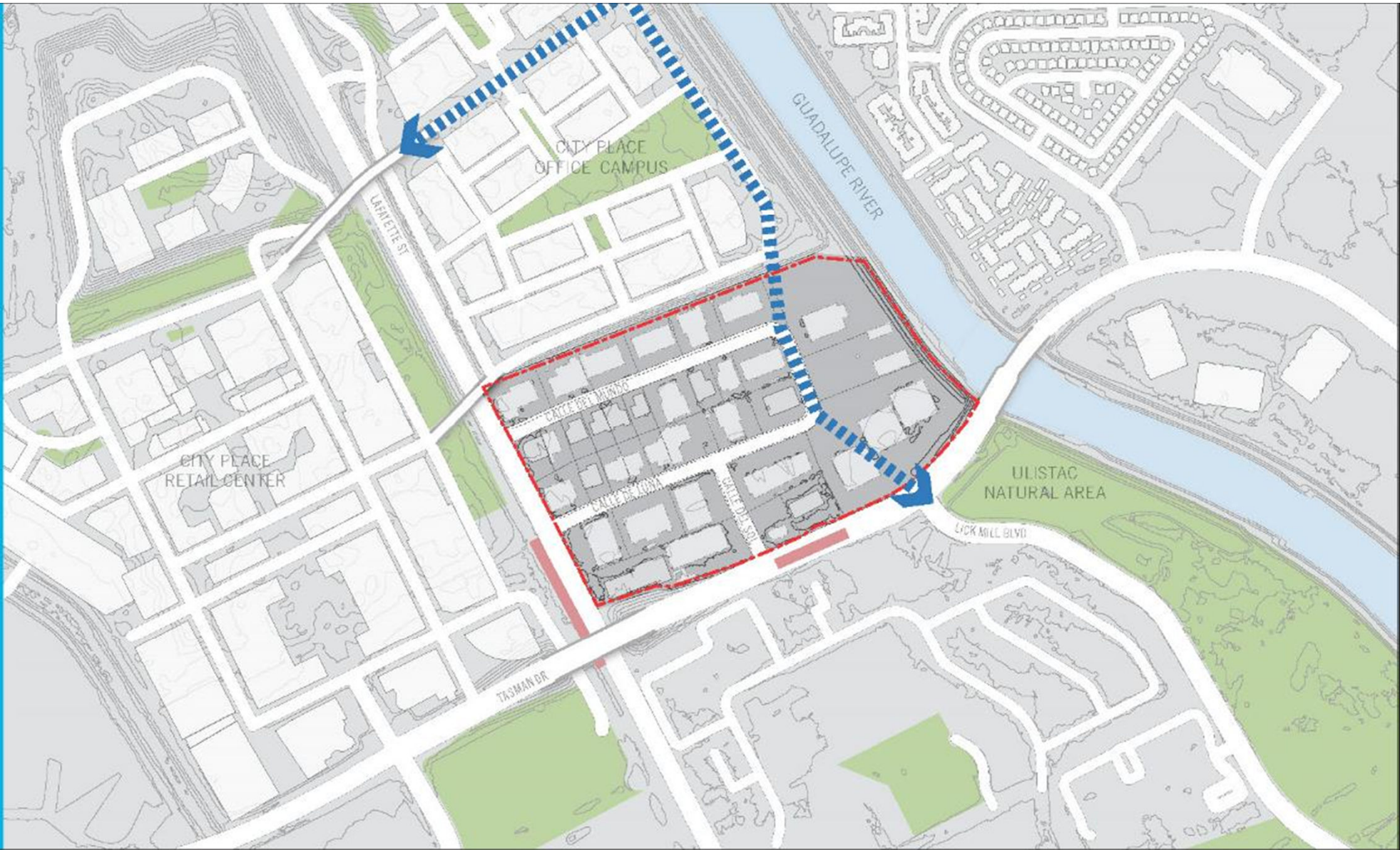


CONNECTIVITY: TRAFFIC



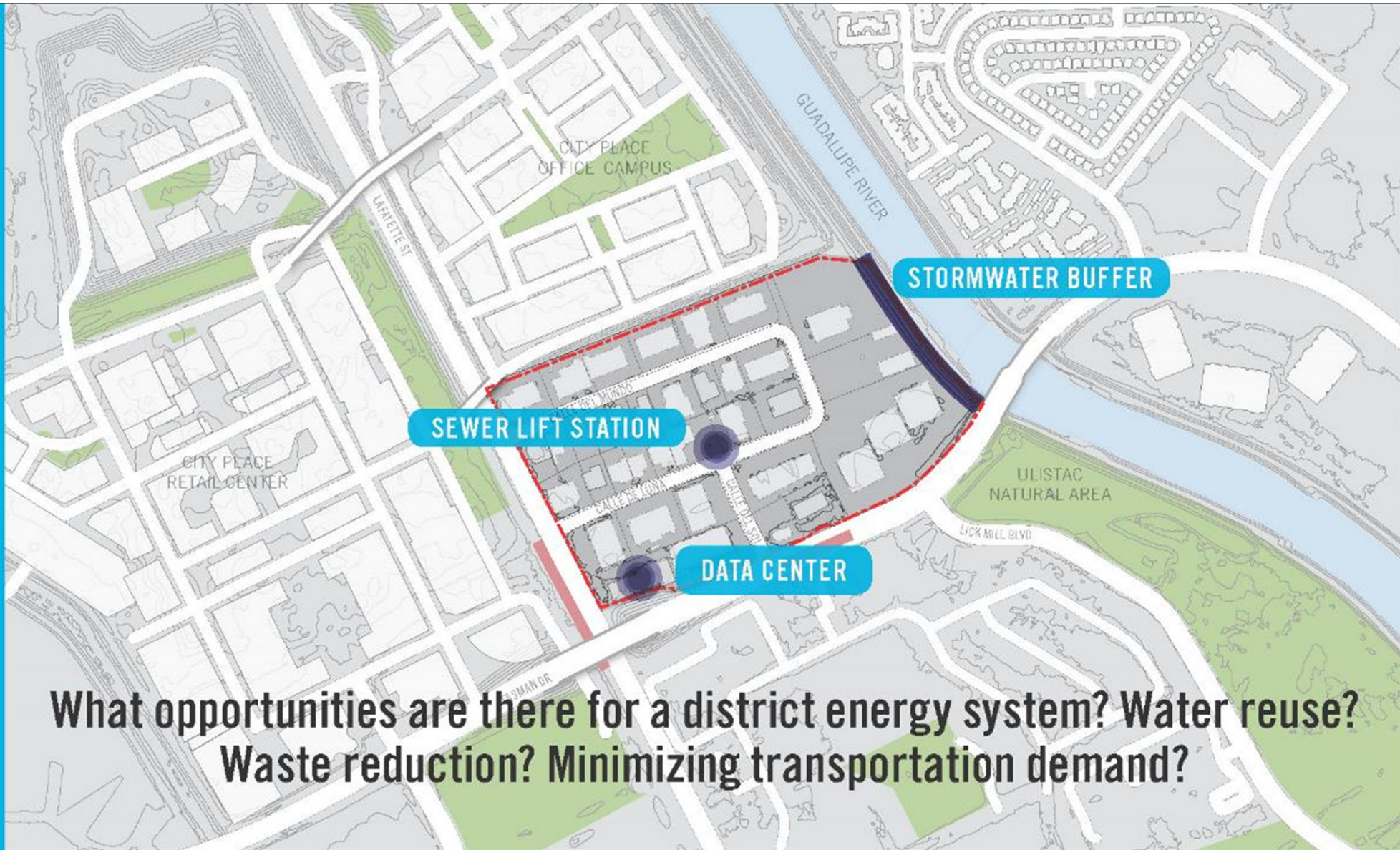
How should we direct cut-through traffic?

CONNECTIVITY: TRAFFIC



SUSTAINABILITY

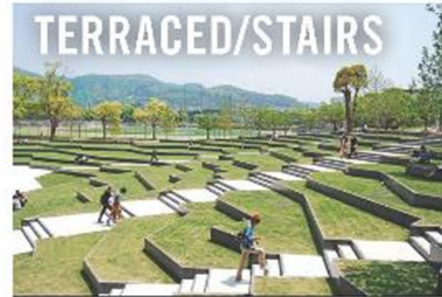
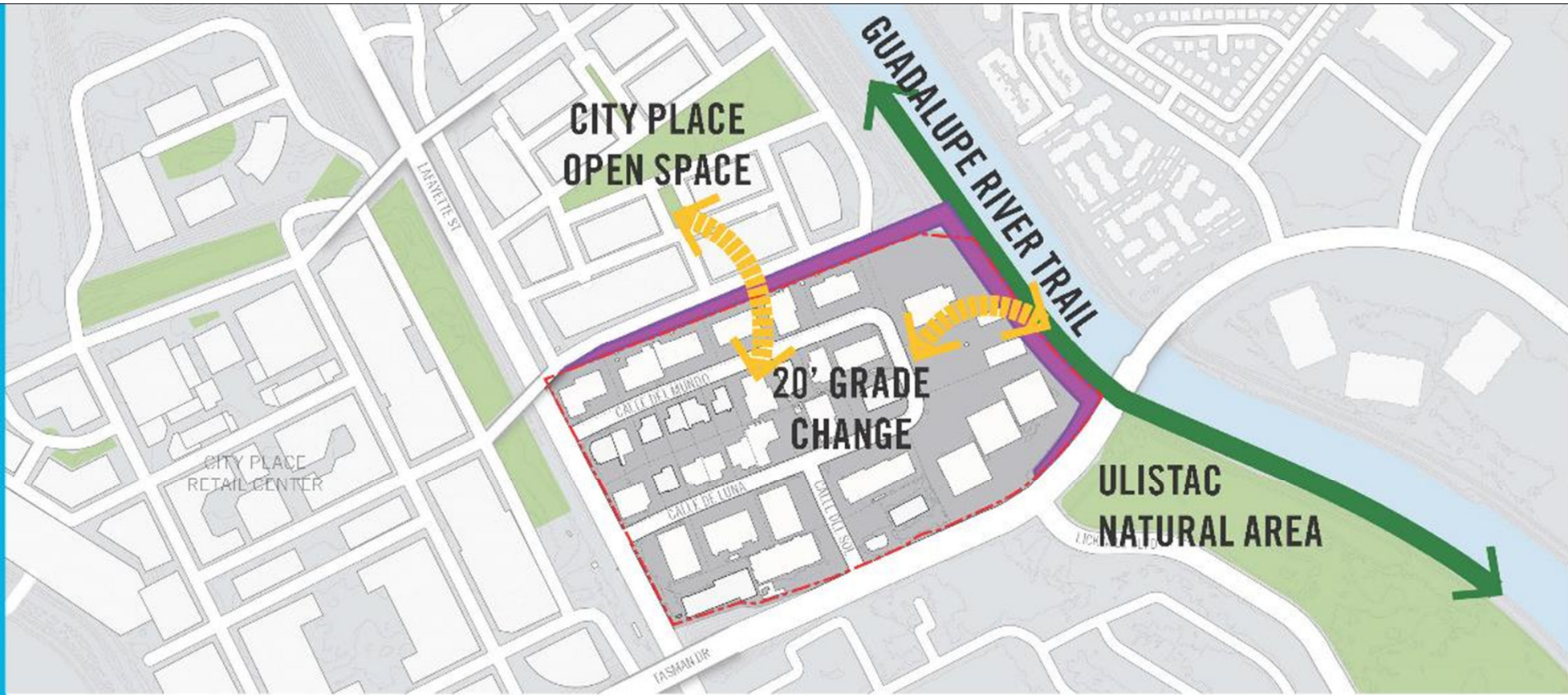
SUSTAINABILITY: OPPORTUNITIES

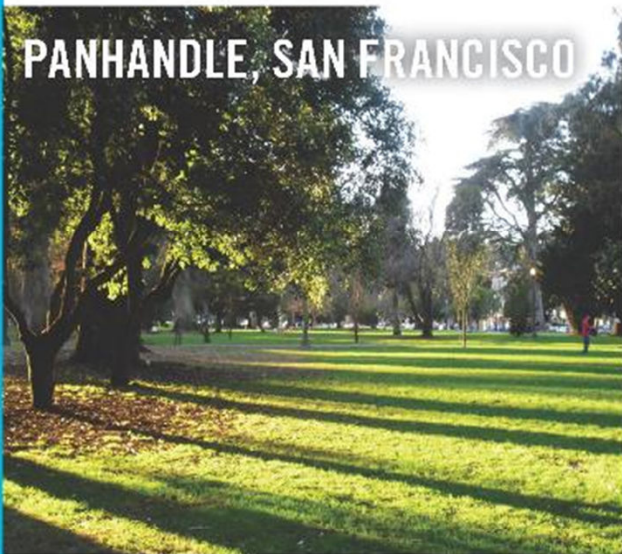
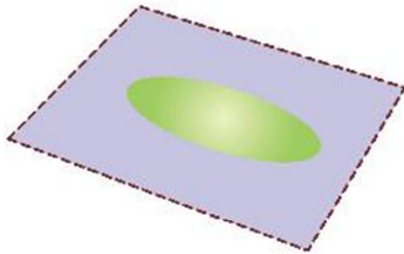


What opportunities are there for a district energy system? Water reuse? Waste reduction? Minimizing transportation demand?

OPEN SPACE AND AMENITIES

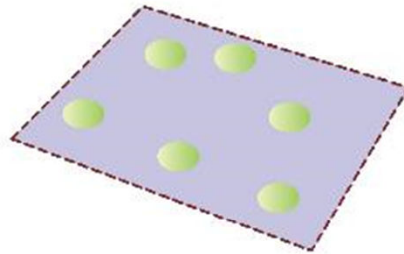
OPEN SPACE: CONNECTIONS





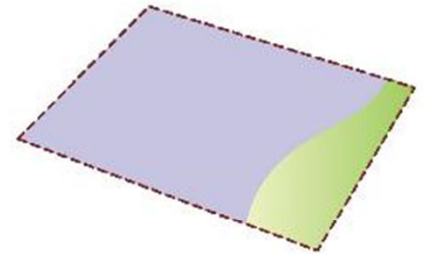
PANHANDLE, SAN FRANCISCO

NEIGHBORHOOD CORE



PEARL DISTRICT, PORTLAND

NEIGHBORHOOD PODS



ULISTAC, SANTA CLARA

RIVER SIDE

What is the character of the open space?



DISTRICT SERVING



NEIGHBORHOOD SERVING

OPEN SPACE: AMENITIES



CAFES



SCHOOL / DAY CARE CENTER

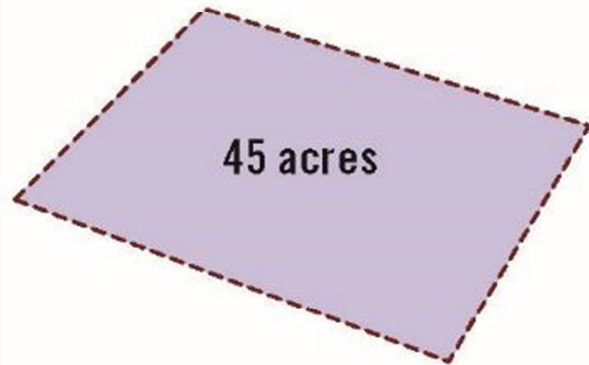


GROCERY STORE

What kinds of amenities will support livability?

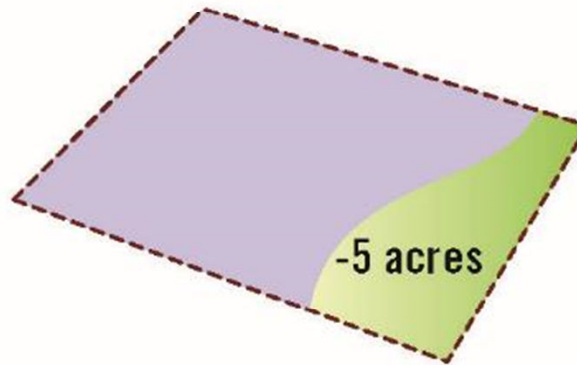
DENSITY AND HEIGHT

SITE AREA



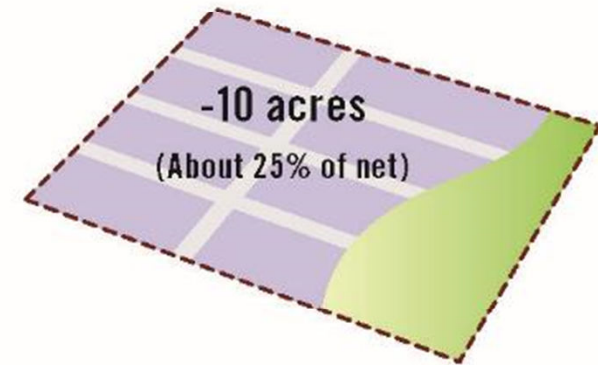
45 acres
100 du/acre:
4,500 du

NET PARK AREA



40 acres
100 du/acre:
4,000 du

NET STREET AREA



30 acres
100 du/acre:
3,000 du

How many units should
we plan for?

4,500 du
113 du/acre

4,500 du
150 du/acre

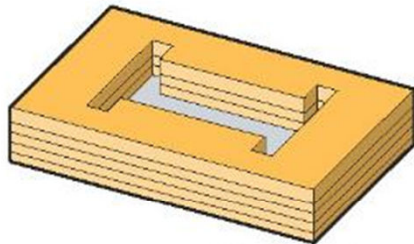
TYPE V
55' PODIUM



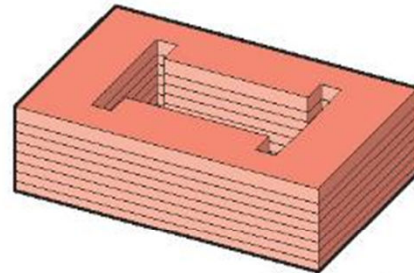
TYPE III
85' PODIUM



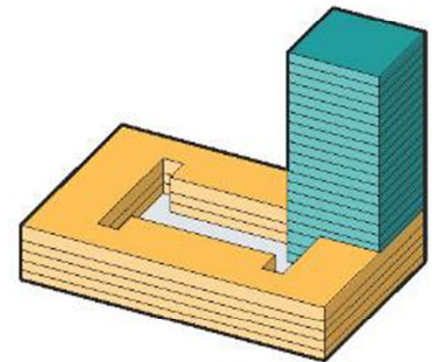
TYPE I
160' - 240' TOWER



100 du/acre



160 du/acre



200 du/acre

What types of buildings will achieve this density?

DENSITY AND TYPOLOGY



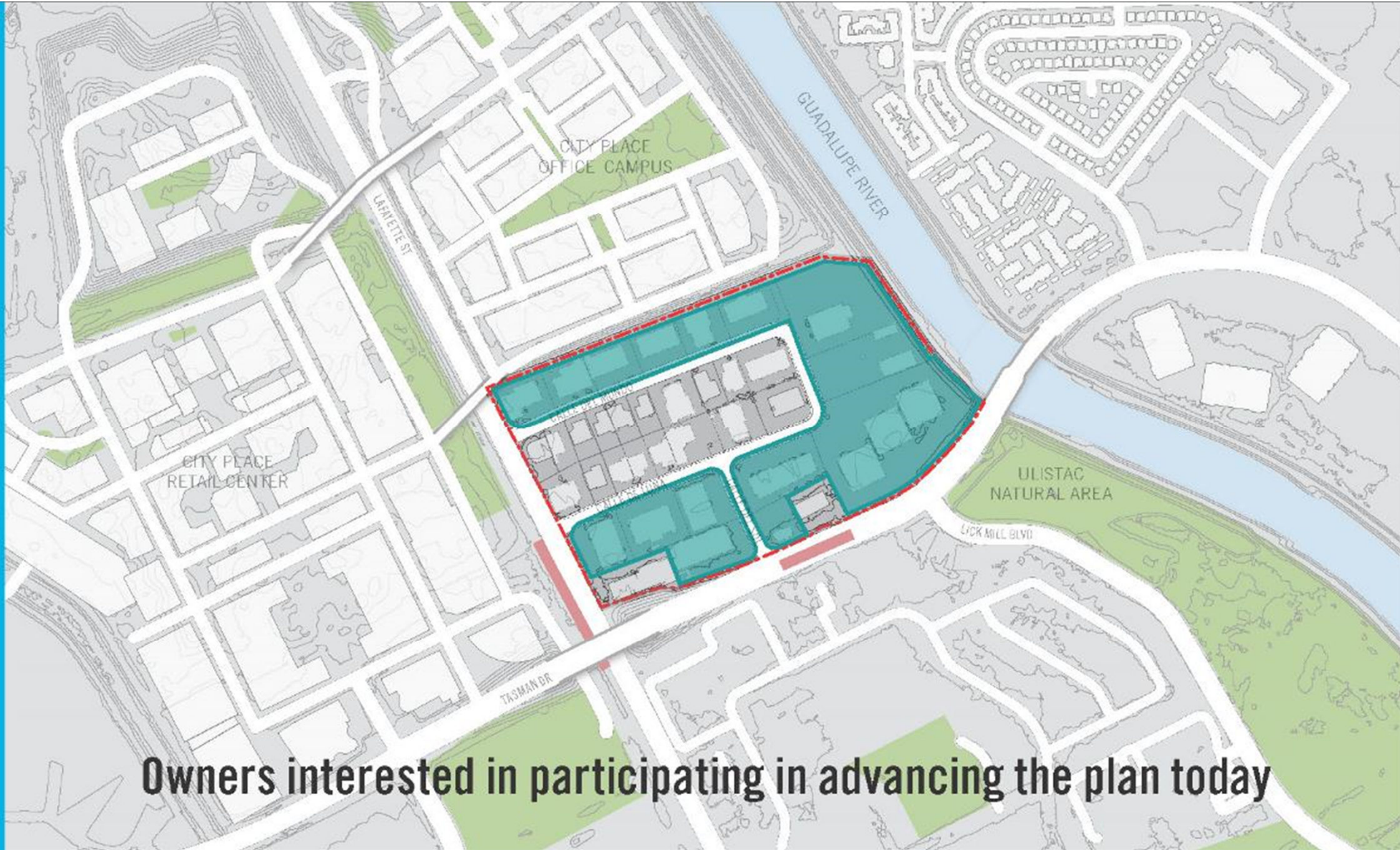
DENSITY AND TYPOLOGY



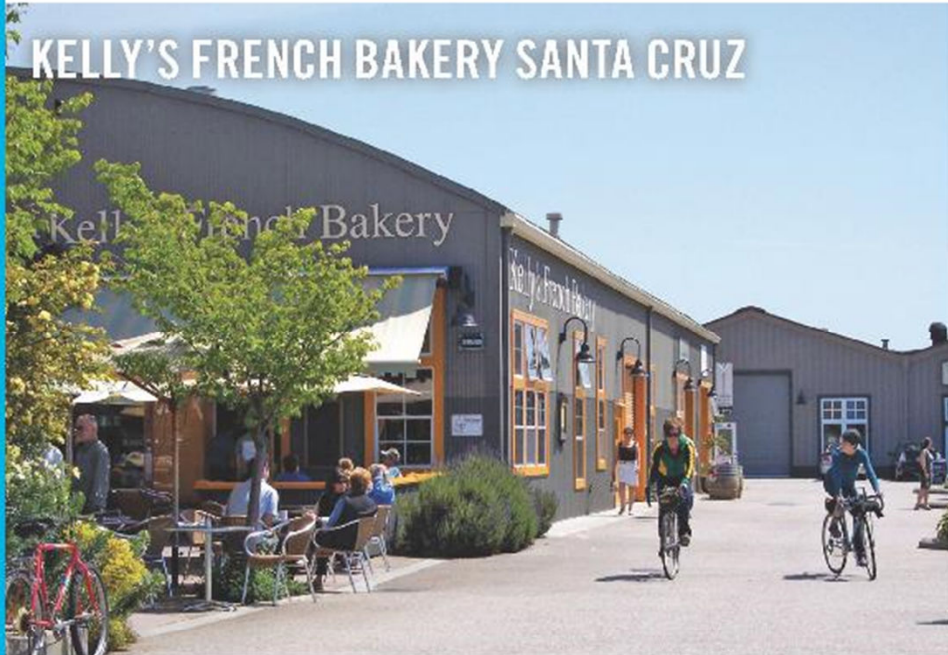
Developable zones + landmark opportunities

PHASING

PHASING



Owners interested in participating in advancing the plan today



KELLY'S FRENCH BAKERY SANTA CRUZ

REUSE EXISTING BUILDINGS



MAKE, CARLSBAD

USE EMPTY LOTS

How can we activate the site with interim uses?

OPTIONS

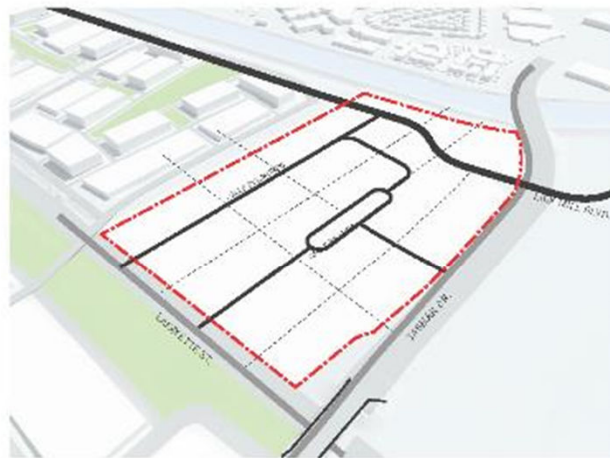
OPTIONS - STREET GRID

1



NEIGHBORHOOD CORE

2



NEIGHBORHOOD PODS

3



RIVER SIDE

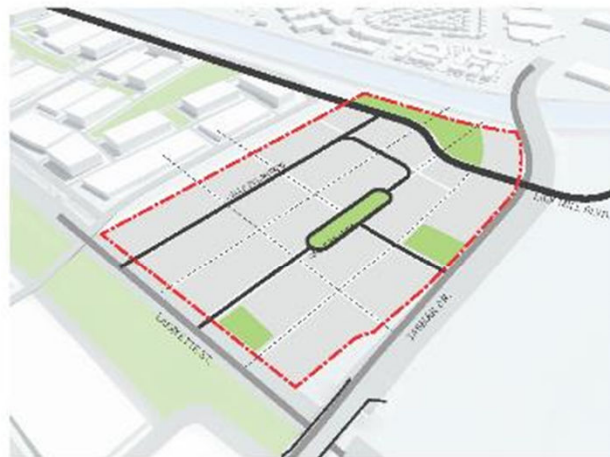
OPTIONS - OPEN SPACE

1



NEIGHBORHOOD CORE

2



NEIGHBORHOOD PODS

3



RIVER SIDE

OPTIONS - DENSITY

1



NEIGHBORHOOD CORE

2



NEIGHBORHOOD PODS

3



RIVER SIDE

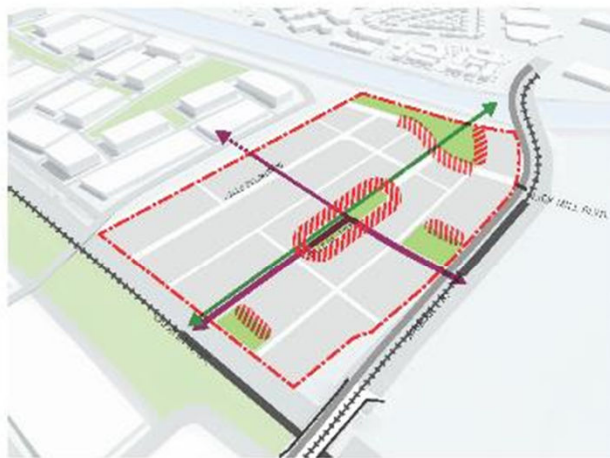
OPTIONS - ACTIVE FRONTAGE

1



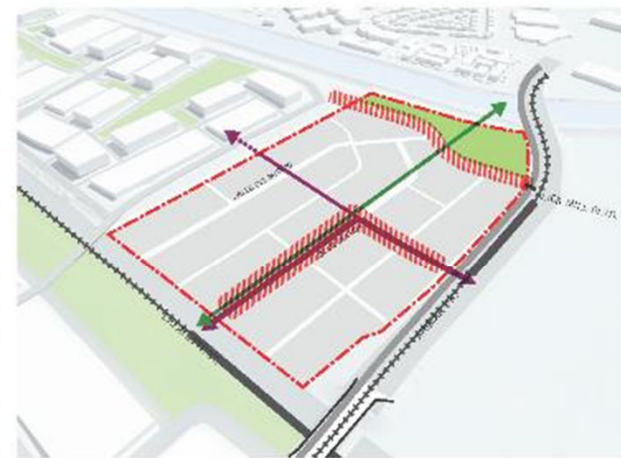
NEIGHBORHOOD CORE

2



NEIGHBORHOOD PODS

3



RIVER SIDE

OPTIONS - MASSING

1



NEIGHBORHOOD CORE

2



NEIGHBORHOOD PODS

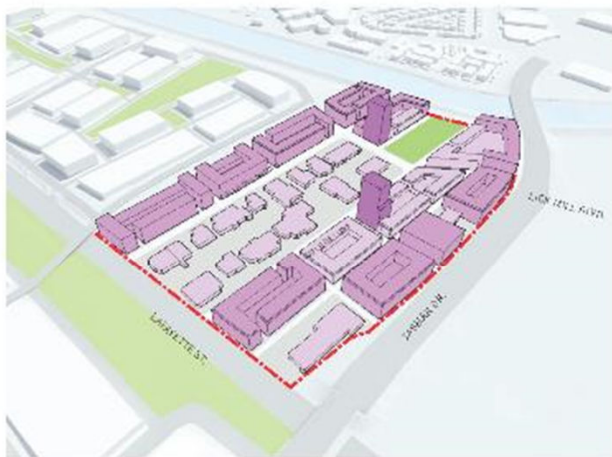
3



RIVER SIDE

OPTIONS - MASSING PHASE 1

1



NEIGHBORHOOD CORE

2



NEIGHBORHOOD PODS

3



RIVER SIDE

PLANNING GAME

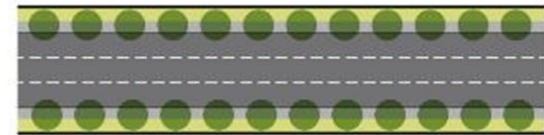
PLANNING GAME



ROADS + PATHS

Each piece of street or path is **250 feet** long. Two types of streets are possible to add in the planning area: Roads and Pedestrian/Bicycle Paths. Add paths and streets as you see fit. (Typical successful urban neighborhood : 250 foot blocks)

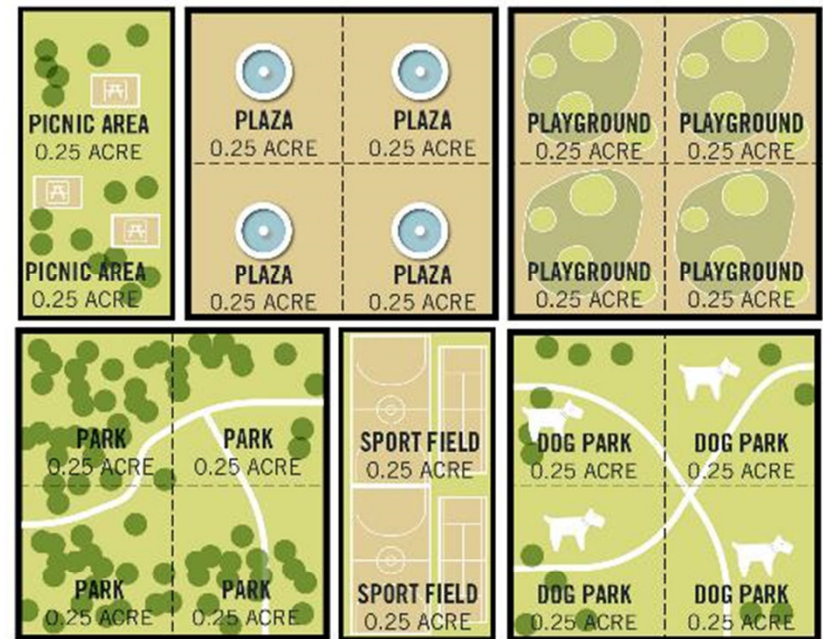
Try to make sure you have a street every 250 feet or so.



OPEN SPACE

5 acres of natural open space, and 5 acres of active spaces. If your team has ideas for other kinds of spaces, you may turn the park pieces over and write in new uses.

10 acres of open space to play with, **but you don't have to use all 10 acres.**



RESIDENTIAL BUILDING BLOCKS

Each block represents **75 units of housing 5-story** residential building.

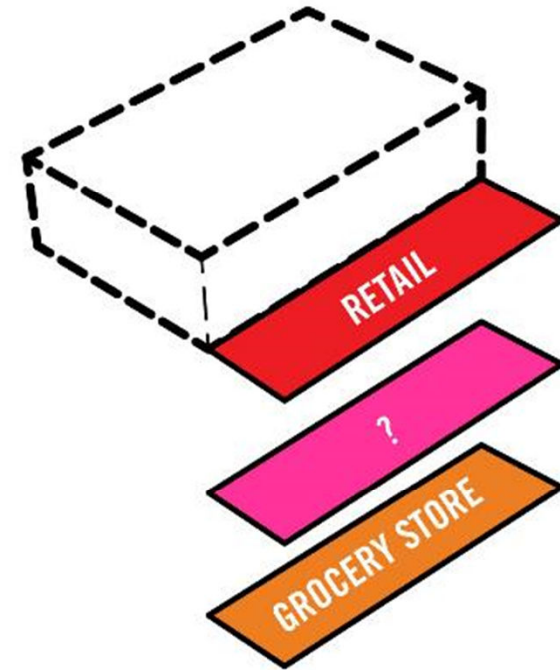
The goal is to put all of your blocks on the site – this represents the General Plan goal of 4,500 units for this plan area.



ADD-ONS

Grocery Store, Retail (shops, cafes, and restaurants), **which you may choose to locate in the plan or not.**

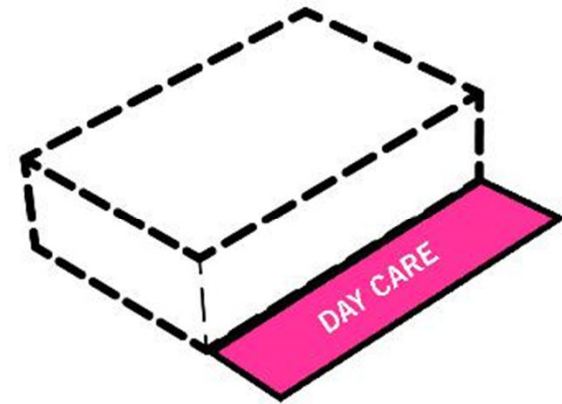
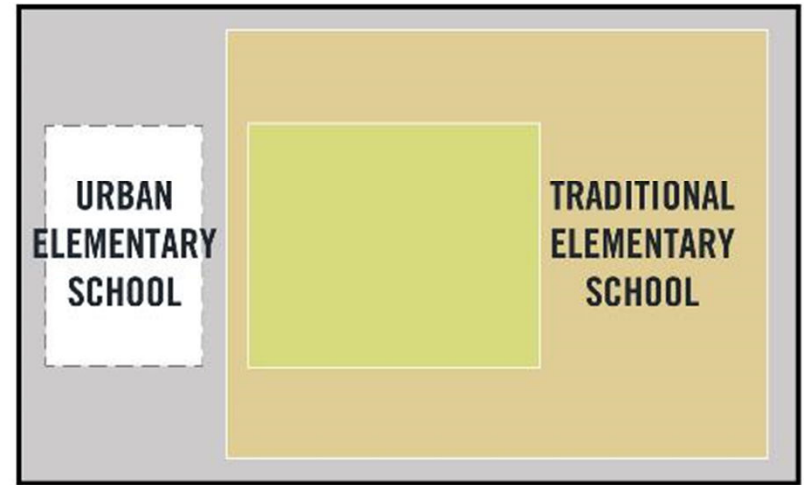
These can be placed below buildings as ground floor uses, or on their own.



SCHOOL / DAY CARE CENTER

6 acres School site **which you may choose to locate in the plan or not.**

Alternatively you can choose allocate a **Day Care Center** at the ground floor of one of the residential building blocks.



LET'S PLAY!