

Jersey Village TOD Area Master Plan Presentation

March 15, 2010

Presented by: Kimley-Horn



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Keys to realizing the market as a Livable Center



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Streets as places and for transportation options



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Mixed use through well designed public spaces



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Housing Variety is Key



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Design is Critical for Pedestrians



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Appropriate transitions to adjoining uses
and neighborhoods



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Town Hall Meeting



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Public Input

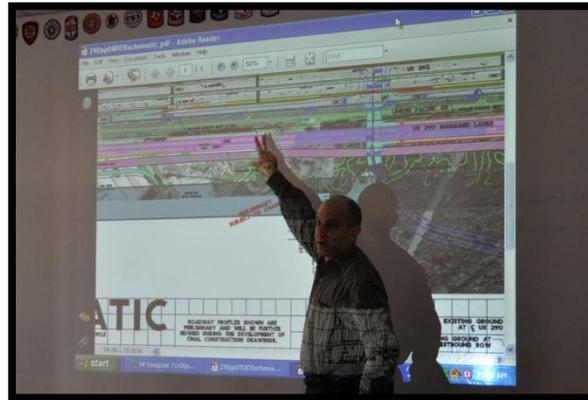
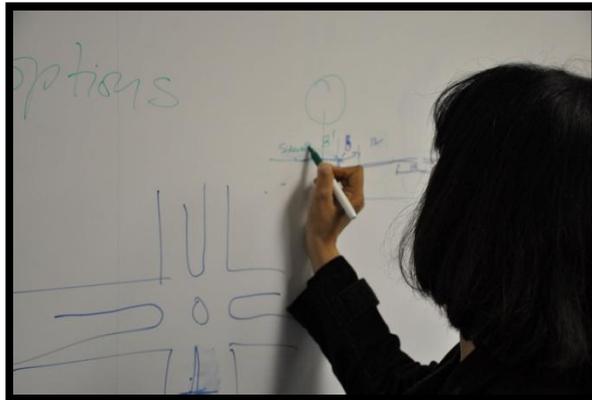
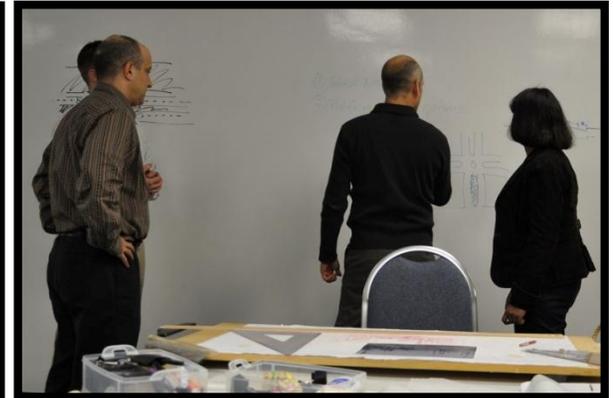
- Need to leverage investment in transportation and transit
- Access across 290 will be critical
- Need development that is net positive to the tax base
- Want “live, work, & play” development which is a destination that brings people to JV
- Ensure safety of residents, businesses, and visitors
- Ensure housing to attract empty nesters



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Development Concepts



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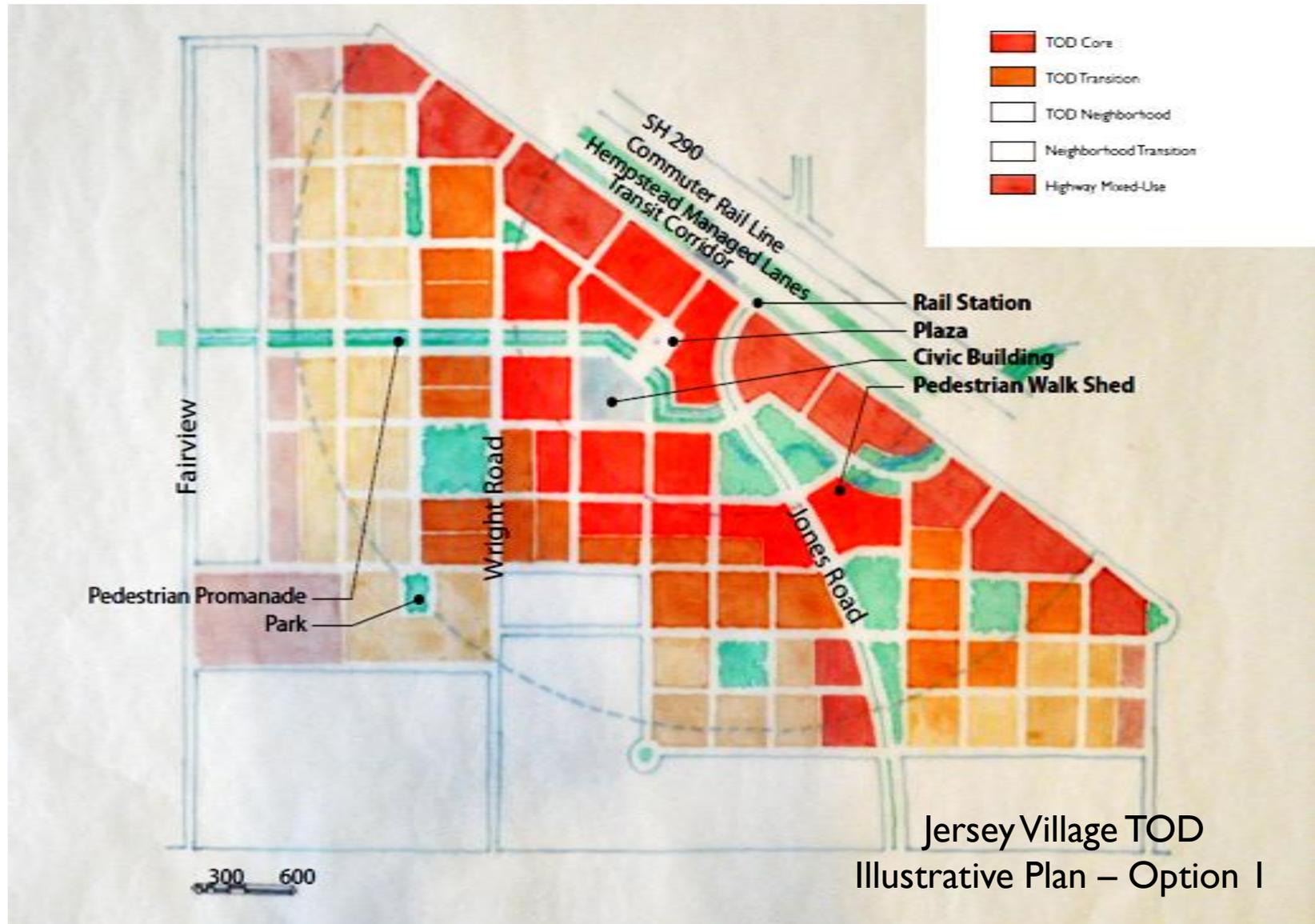
Framework Plan Option I



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Framework Plan Option 2



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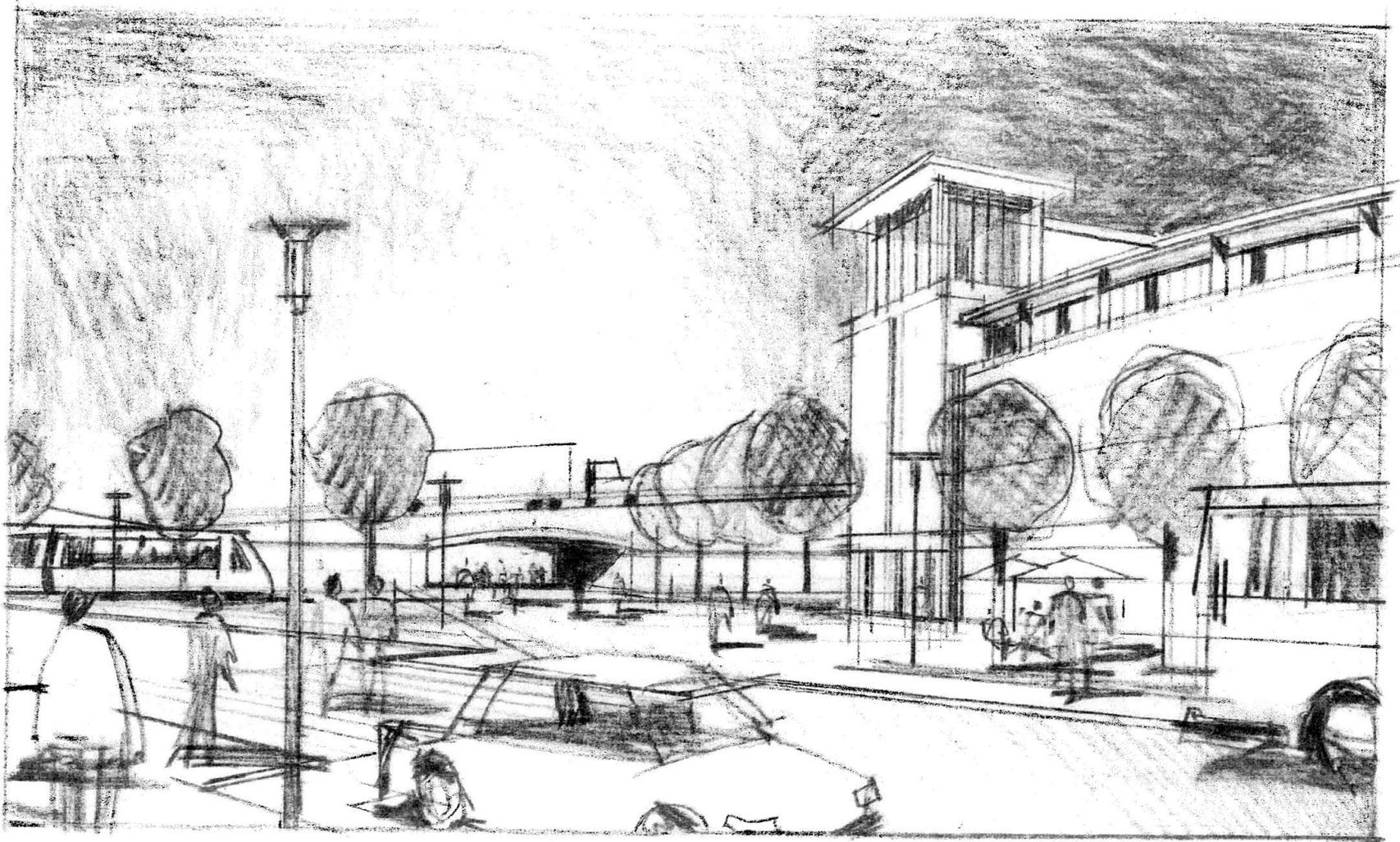




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Wright Road at 290 today



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Wright Road at 290 as an anchor for TOD



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Proposed Master Plan



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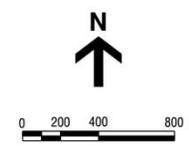


JERSEY VILLAGE TRANSIT ORIENTED DEVELOPMENT CONCEPTUAL PLAN

March 12, 2010

Character Zones

- TOD Core
- TOD Core Transition
- TOD Neighborhood
- TOD Neighborhood Transition
- Highway Mixed Use
- Civic Buildings
- Civic/Open Space
- 1/4 mile pedestrian walking radius



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Proposed Land Uses

CHARACTER ZONE	AREA	%
TOD Core	22.72 Acres	7.6 %
TOD Core Transition	56.96 Acres	19.0 %
TOD Neighborhood	35.00 Acres	11.4 %
TOD Neighborhood Transition	46.20 Acres	16.0 %
Open Space	38.03 Acres	13.0 %
Civic Building	4.35 Acres	1.5 %
Highway Commercial	18.43 Acres	6.0 %
Roads	75.71 Acres	25.5 %
TOTAL ACREAGE	297.40 Acres	100 %



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Character Districts



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TOD Core

- Typical 3 story, maximum 5 stories
 - Ground floor commercial
 - Upper floor office/residential
- Building types:
 - Mixed Use
 - Civic
 - Office/Commercial
- Open Space
 - Plazas/Squares
 - Greens/Parks
- Street Types
 - Main Street/Avenue
 - General Commercial street
 - Commercial alleys
- Structured parking



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TOD Transition

- Typical 2 story, maximum 3 stories
 - Ground floor commercial
 - Upper floor office/residential
- Building types:
 - Mixed Use
 - Office/Commercial
- Open Space
 - Greens/Parks
- Street Types
 - Avenue
 - General Commercial street
 - General Street
 - Alleys



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city of
Jersey
Village
Incorporated 1956

TOD Neighborhood

- Typical 2 story, maximum 3 stories
 - Ground floor residential
 - Corner commercial
- Building types
 - Town homes
 - Live/Work
 - Small multi-unit buildings
- Open Space
 - Greens/Parks
- Street Types
 - Avenue
 - General Street
 - Alleys



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Neighborhood Transition

- Typical 1- 2 story
 - Ground floor office / Cottage industrial uses
 - Upper floor residential or live/work
- Open Space
 - Greens/Parks
- Street Types
 - Avenue
 - General Street
 - Alleys



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Highway Mixed Use

- 4 – 6 stories
 - Commercial/Office
 - Civic buildings
 - Mixed Use buildings
 - Hotels
- Open Space
 - Plazas/Squares
 - Greens/Parks
 - Active recreation fields
- Street Types
 - Avenue
 - General Commercial street
 - Commercial alleys/Fire Access Lane
- Structured parking



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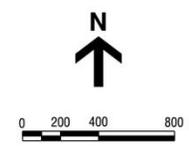


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Next Steps

- Gather feedback from public and city council
- Investigate the fiscal impact of proposed development
- Generate implementation strategies
- Present findings to City Council

Information to be posted on City website



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