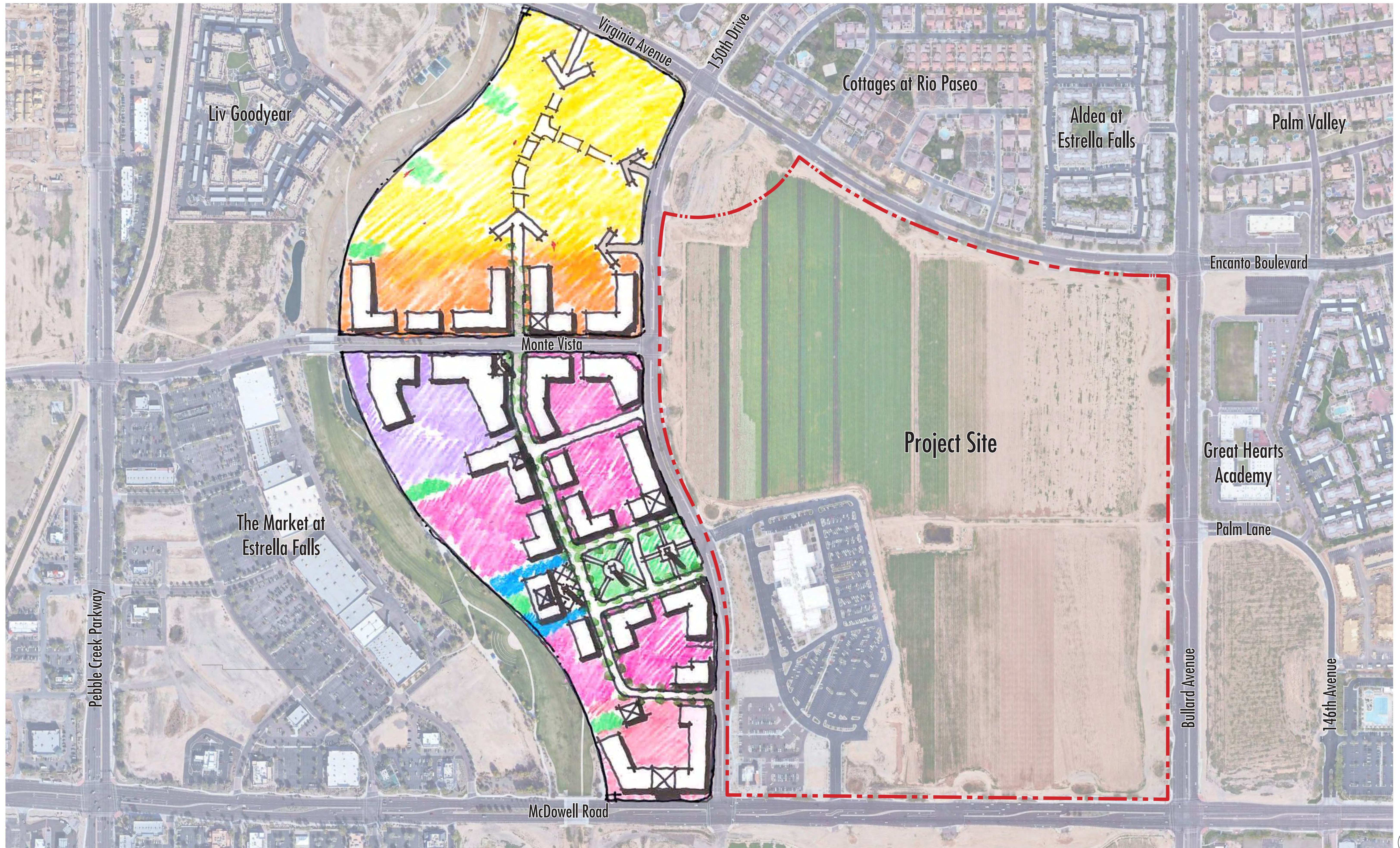




Envisioning Estrella Falls Existing Aerial



Envisioning Estrella Falls

City Center Study

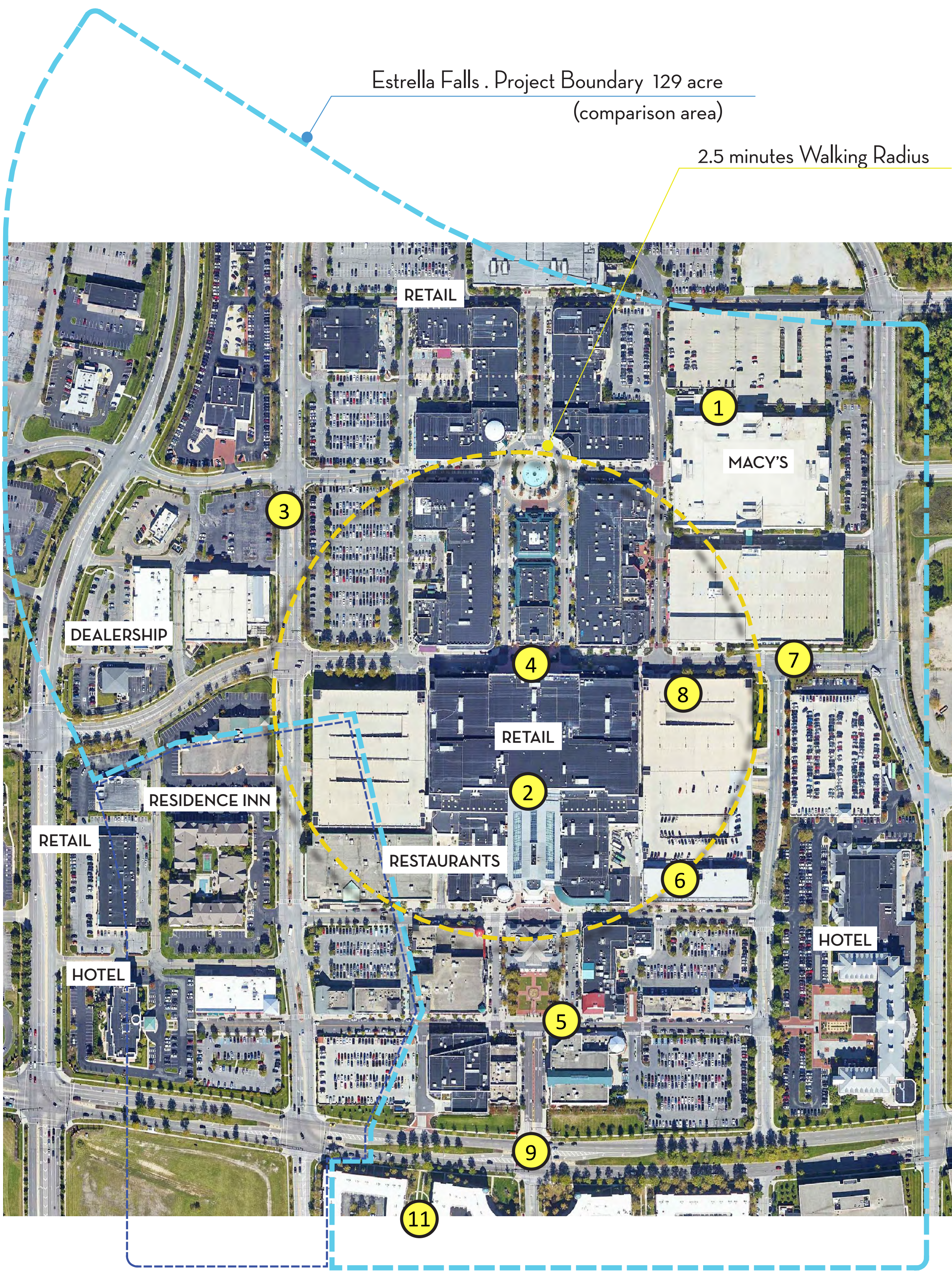
Precedent #1: Easton Town Center, Columbus OH
Approx 150 ac.

The heart of Town Center part of 1,300 acres development

- Shopping Destination
- Variety of numerous restaurants and fine cuisine
- Entertainment destination with 30 screens theater, live music, comedy shows,
- Holiday parades
- Art festivals
- Cooking classes events
- Sustainable Environment with electric cars, recycling and local food
- Art District displayed on building facades, open space and artful digital elements
- Supporting the community through a community foundation organization

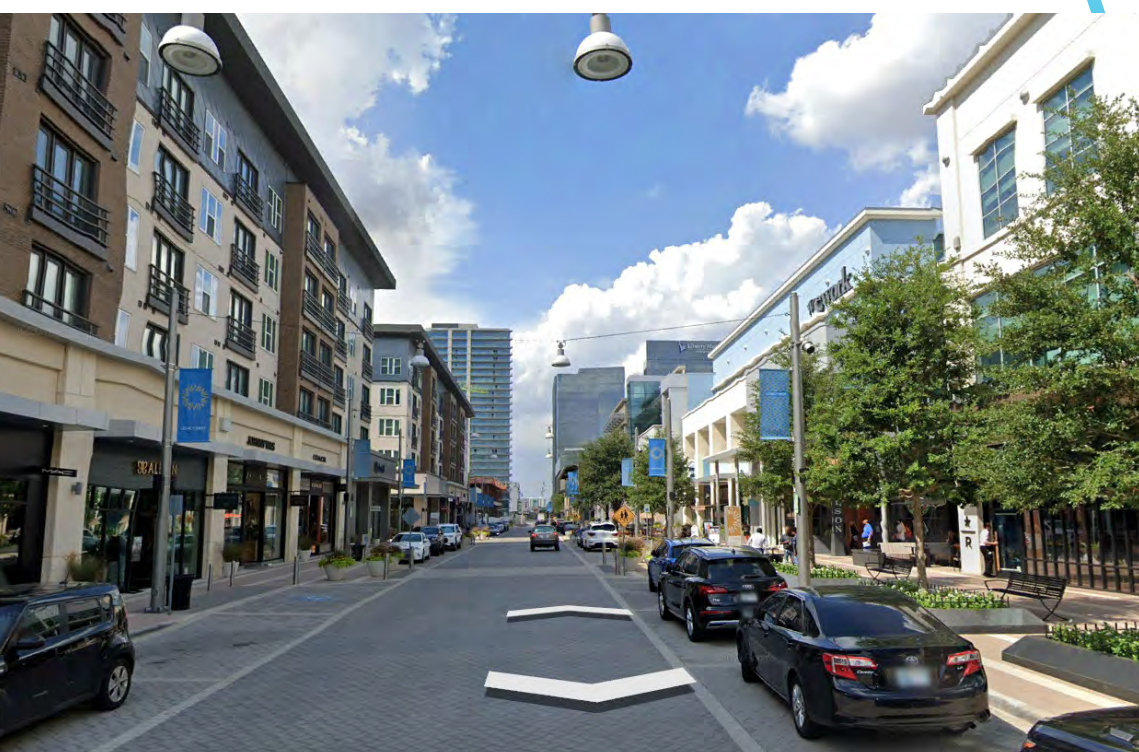
KEY INGREDIENTS:

1. Right sizing the blocks
2. Creative mixed of land uses
3. Roadway hierarchy
4. Great streets / Specialty retail
5. Key open space
6. Convenient walkability
7. Pedestrian linkage
8. Convenient parking
9. Easy site access
10. Infusion of Art
11. “Body Heat”



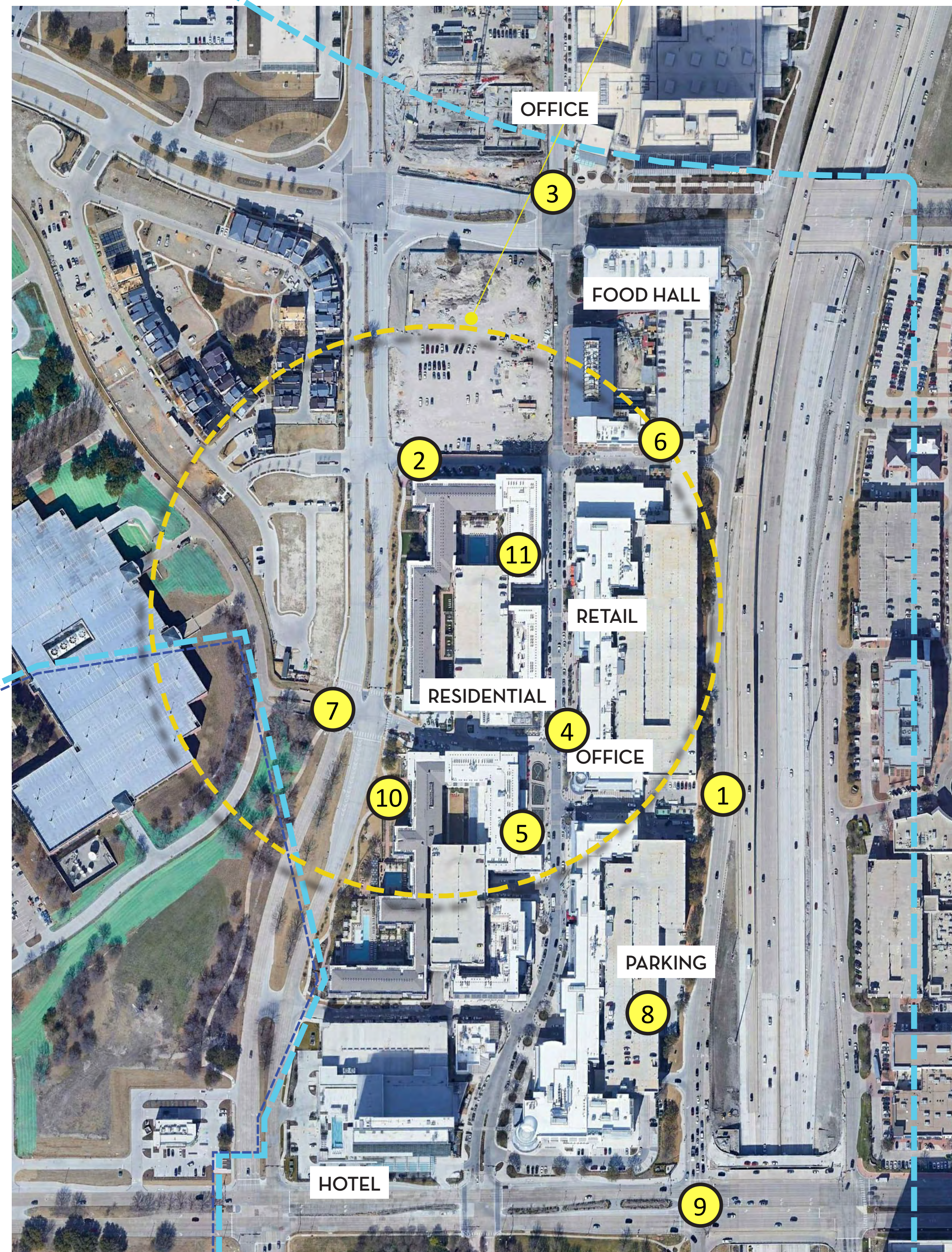
Precedent #2: Legacy West, Plano TX

Approx 240 ac.
(120 ac shown herein)



Estrella Falls . Project Boundary 129 acre
(comparison area)

2.5 minutes Walking Radius

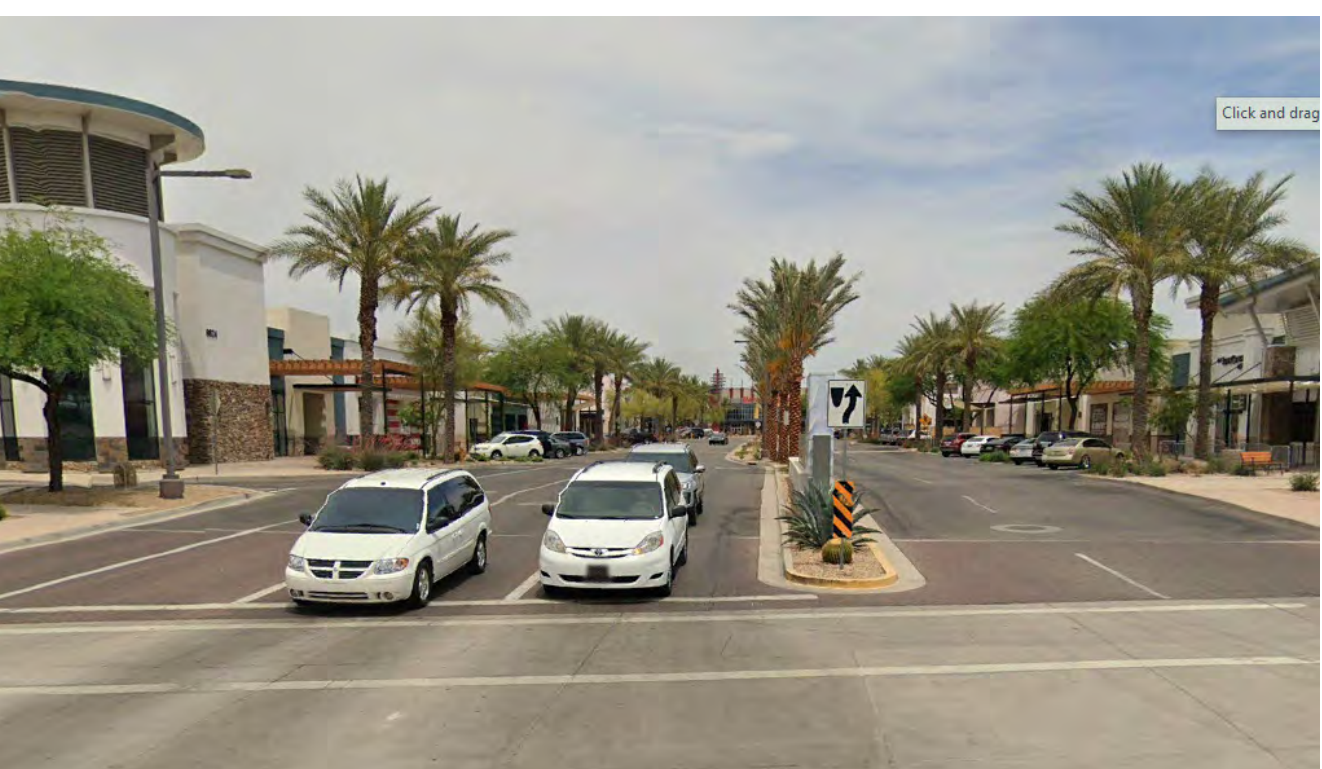


- Mixed-use retail destination
- Shopping Destination
- Dining experience
- Corporate office space
- Hotel with 300 rooms / pool / business center / 30,000 sq.ft.of ballrooms
- 3 parking garages
- More than 20 restaurants
- Legacy Hall artisan food hall
- 265,000 sf. of headquarters complex
- 621 apartment homes

KEY INGREDIENTS:

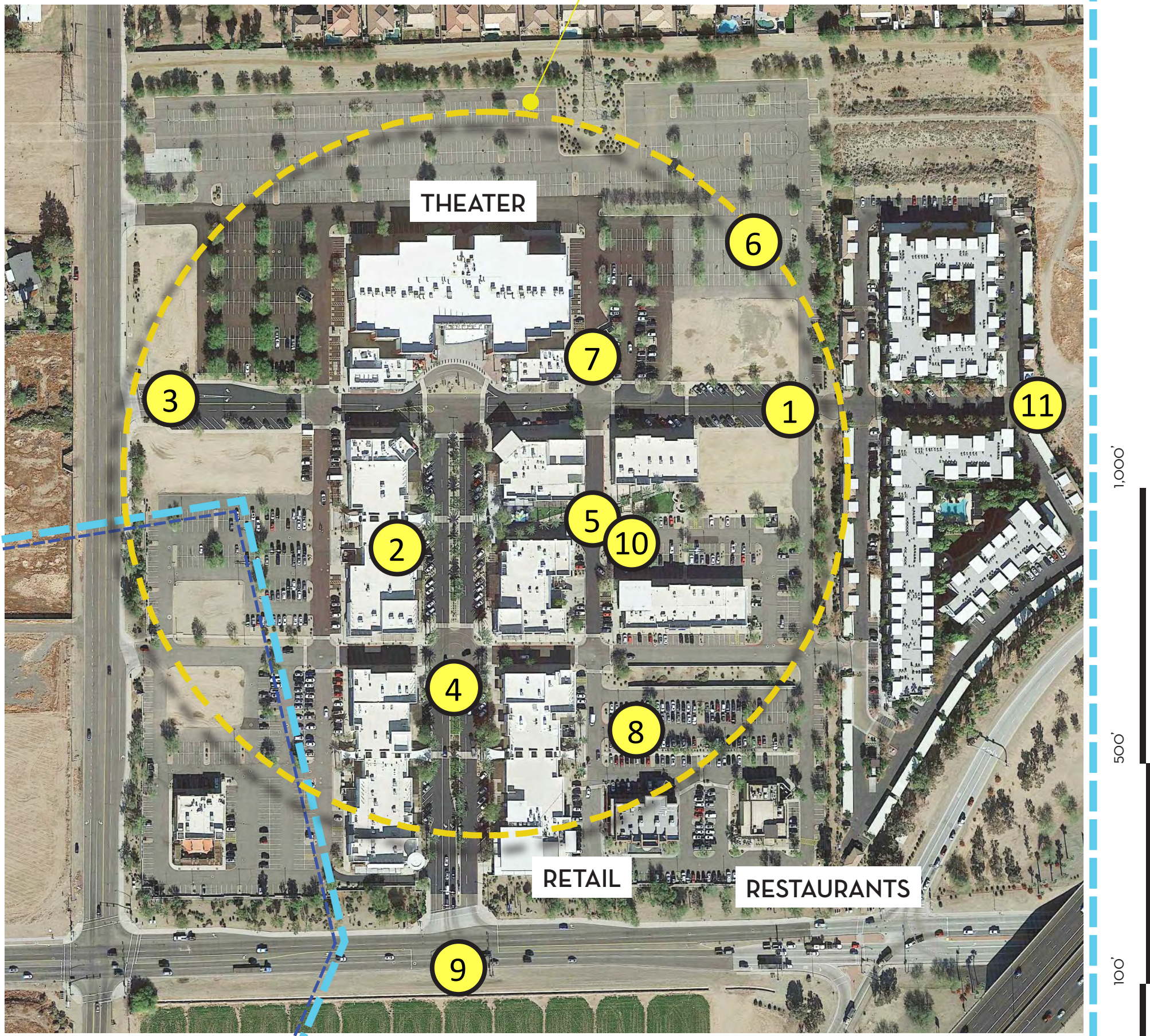
1. Right sizing the blocks
2. Creative mixed of land uses
3. Roadway hierarchy
4. Great streets / Specialty retail
5. Key open space
6. Convenient walkability
7. Pedestrian linkage
8. Convenient parking
9. Easy site access
10. Infusion of Art
11. "Body Heat"

Precedent #3: Park West, Peoria AZ
Approx 46 ac.



Estrella Falls . Project Boundary 129 acre
(comparison area)

2.5 minutes Walking Radius



- Mixed-use retail destination
- 30 restaurants
- Harkins Theater

KEY INGREDIENTS:

1. Right sizing the blocks
2. Creative mixed of land uses
3. Roadway hierarchy
4. Great streets / Specialty retail
5. Key open space
6. Convenient walkability
7. Pedestrian linkage
8. Convenient parking
9. Easy site access
10. Infusion of Art
11. "Body Heat"

Precedent #4: Rivulon, Gilbert AZ

Approx 250 ac.
(100 ac shown herein)

- 250 ac. Mixed-use Development
- A multi-building creative office neighborhood
- Business District with 3M of Office space
- 100,000 sf of retail
- Hotels
- Restaurants
- High end cars dealerships
- Multifamily apartments
- 6 story parking structure
- Retail and restaurants
- Two hotel sites
- Significant infrastructure improvements

KEY INGREDIENTS:

1. Right sizing the blocks
2. Creative mixed of land uses
3. Roadway hierarchy
4. Great streets / Specialty retail
5. Key open space
6. Convenient walkability
7. Pedestrian linkage
8. Convenient parking
9. Easy site access
10. Infusion of Art
11. "Body Heat"





Scenario #1 - Village Mixed Use



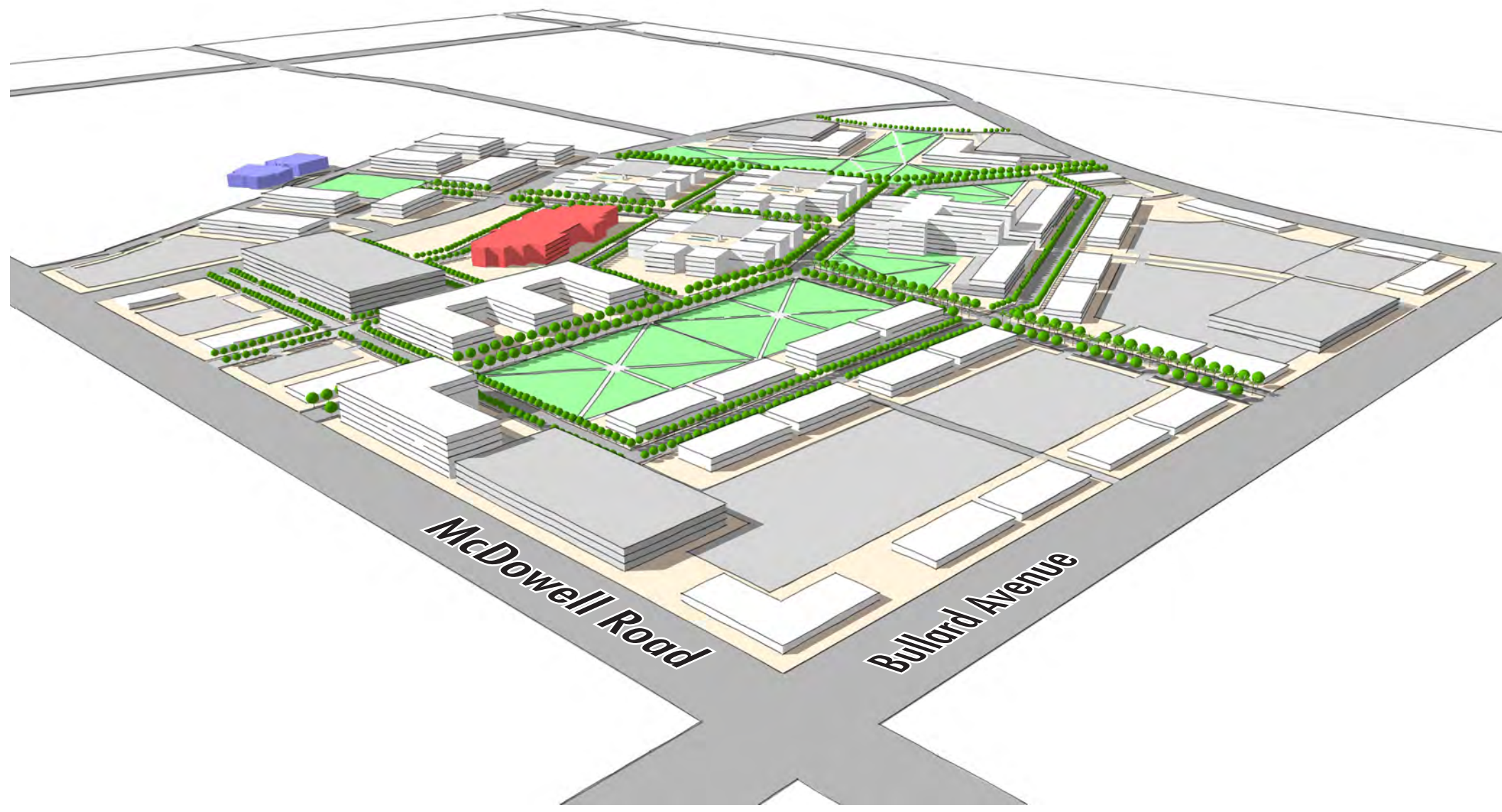
Scenario #2 - Mid Intensity Activity Center



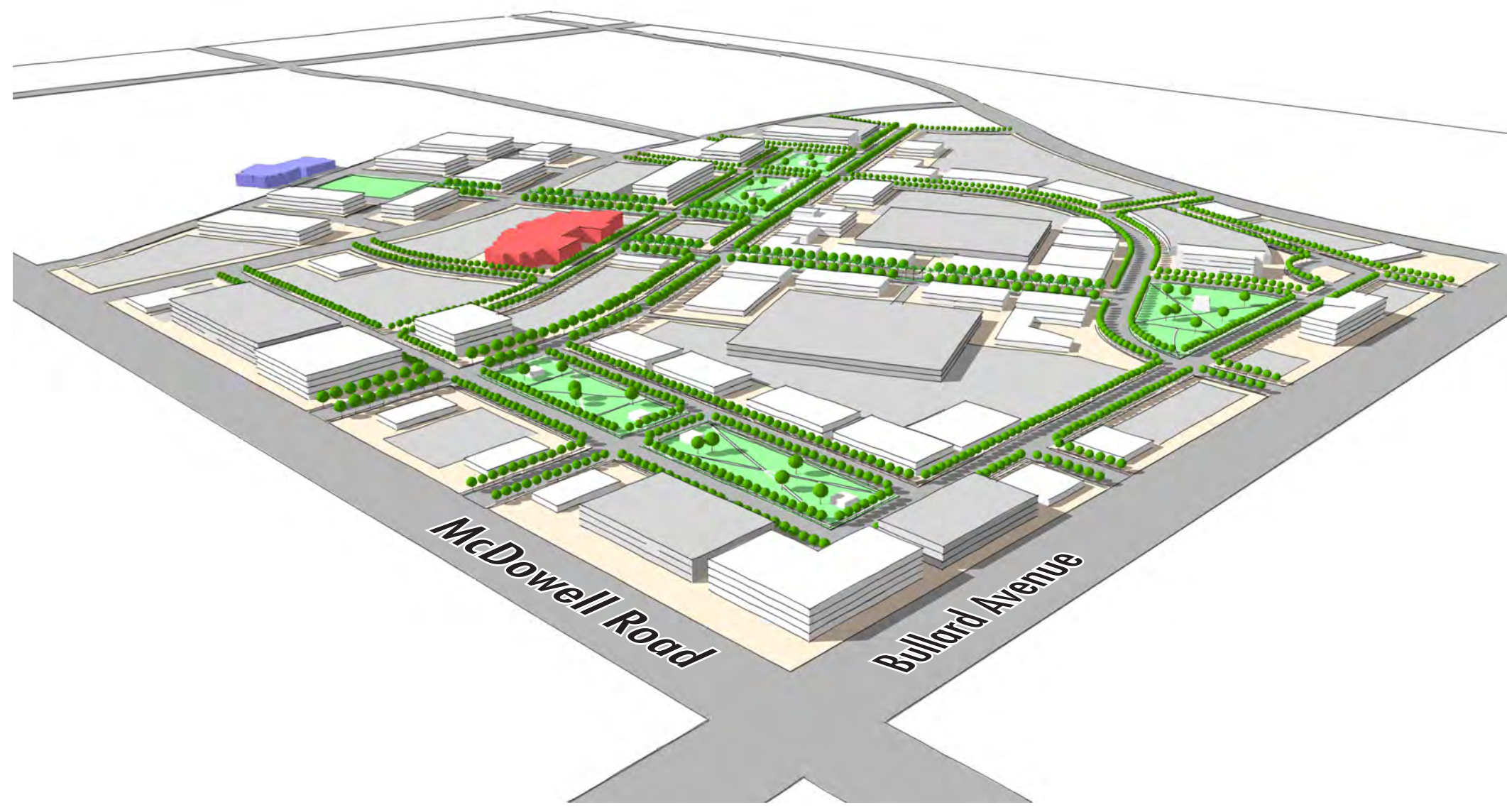
Scenario #3 - Village Commercial



Scenario #1 - Southeast View



Scenario #2 - Southeast View



Scenario #3 - Southeast View





Scenario #1 - Village Mixed Use



Scenario #1 - Southeast View





Scenario #2 - Mid Intensity Activity Center

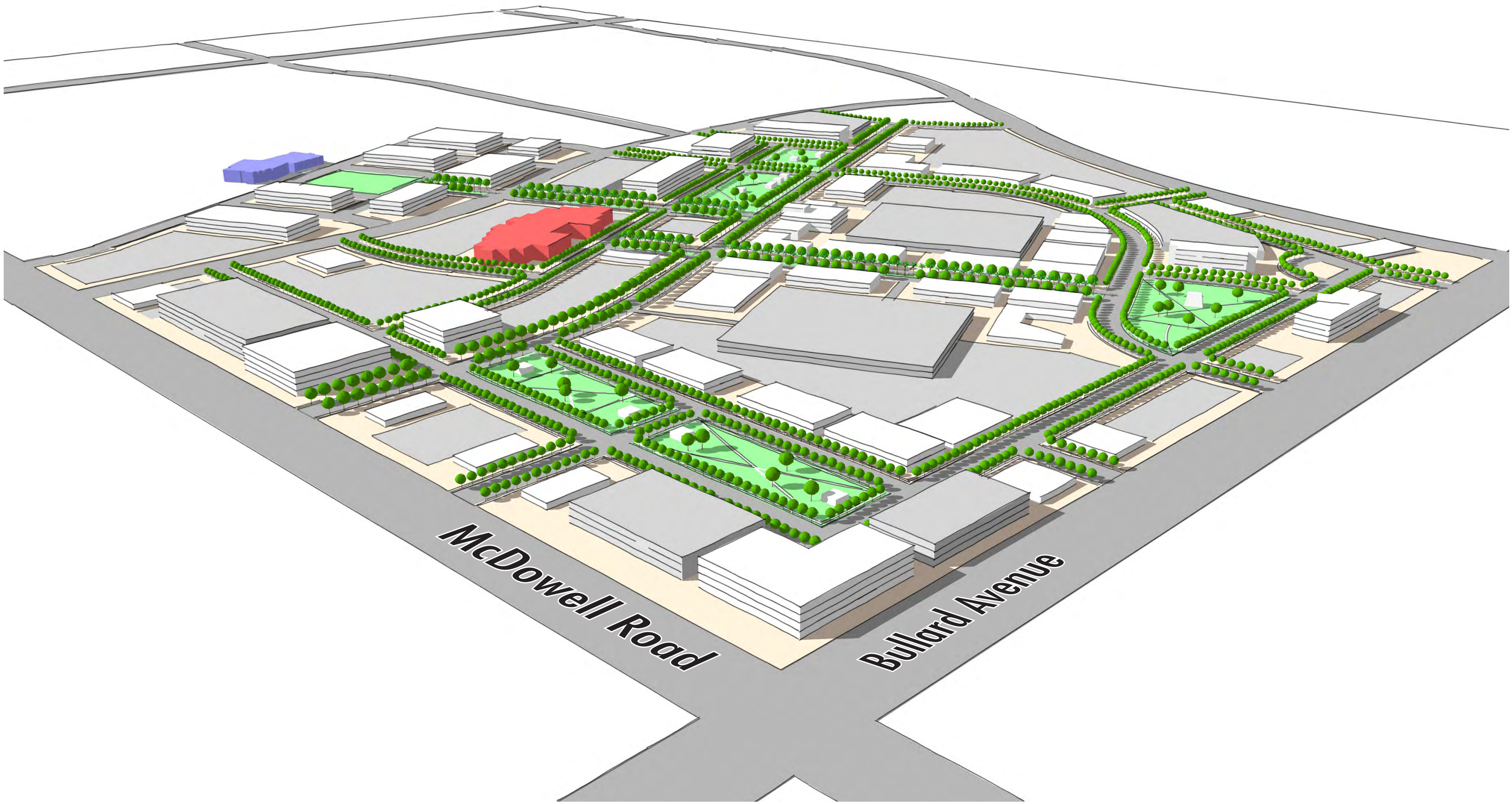


Scenario #2 - Southeast View





Scenario #3 - Village Commercial



Scenario #3 - Southeast View



Create an open space plaza to host large gatherings, as well as smaller neighborhood activities

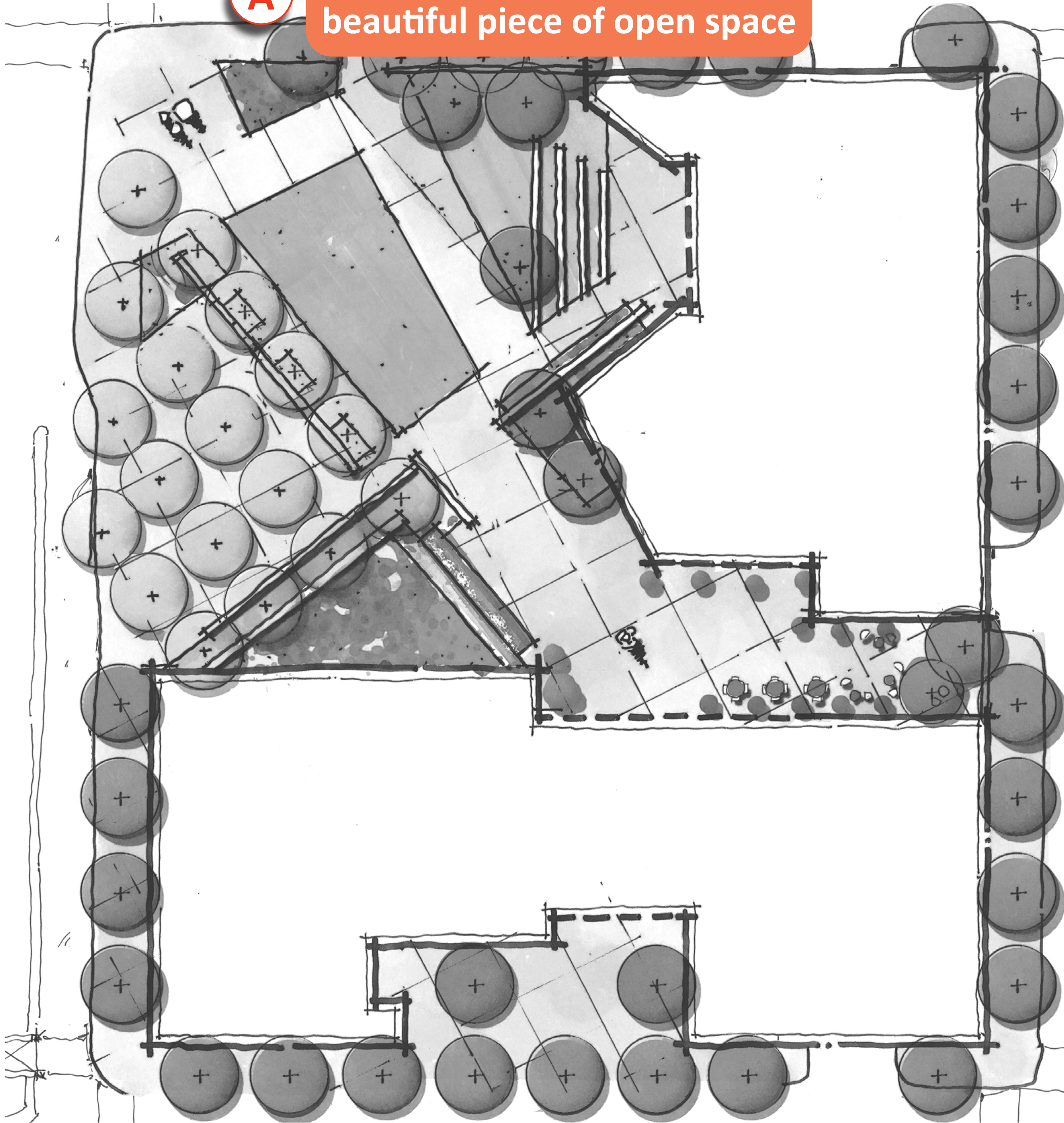
Water fountains and splash pads
Play for children + relaxation for adults

Areas for pop-up food and retail

Strategically located seating walls along sidewalks are an invitation for people to relax and enjoy the setting

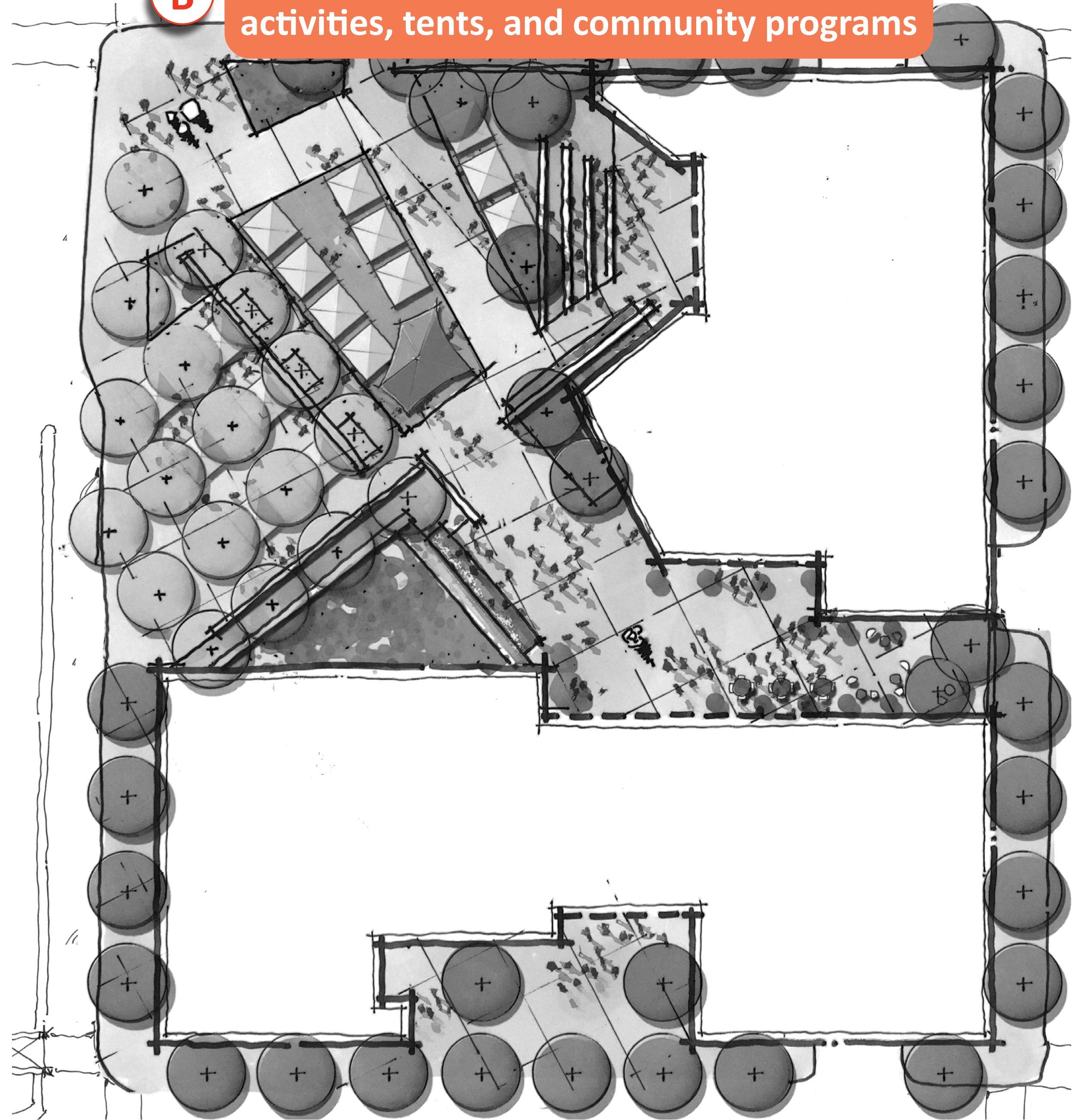
A

PLAZA on a regular day
beautiful piece of open space



B

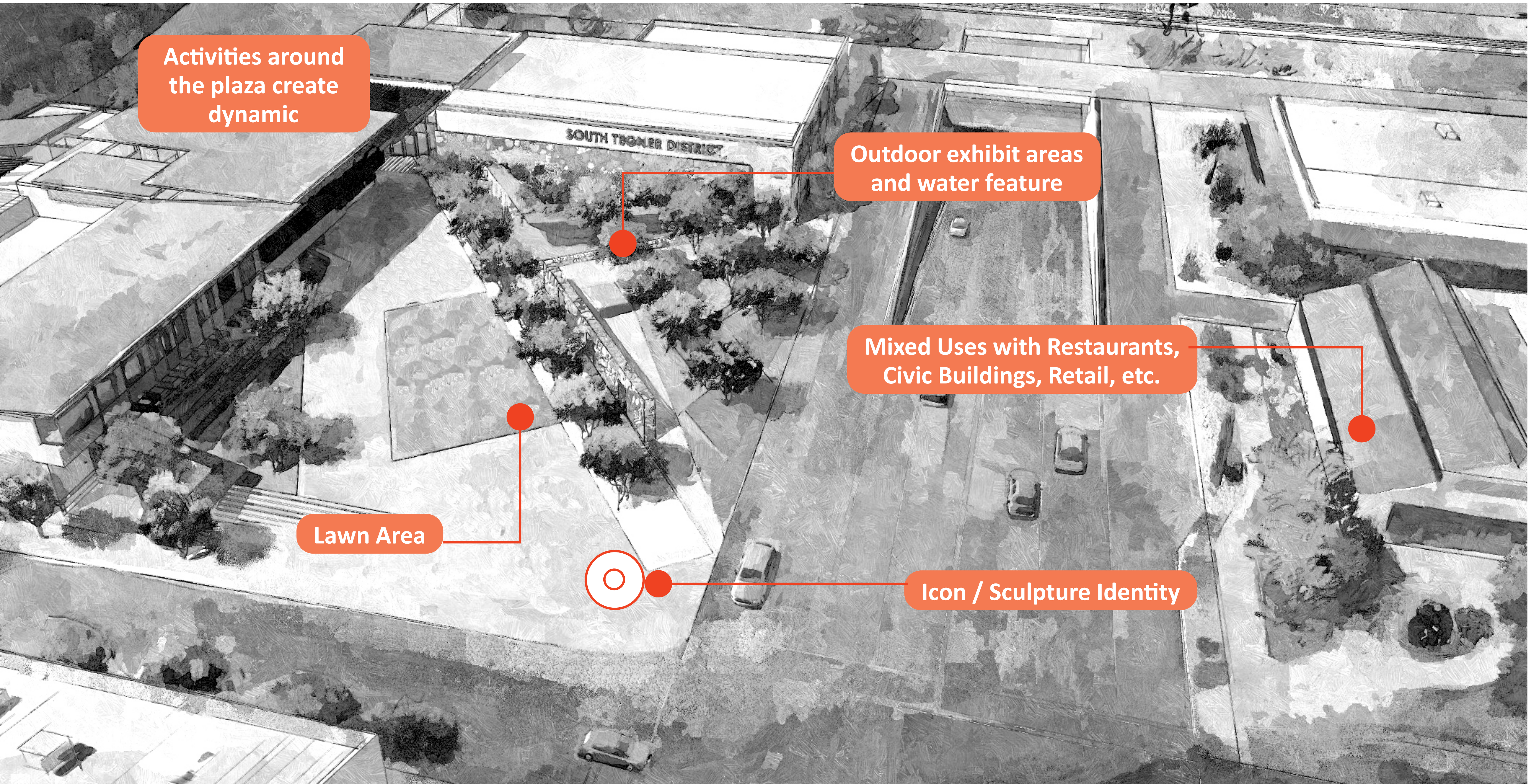
PLAZA on a special event day full of
activities, tents, and community programs



A

PLAZA on a regular day beautiful piece of open space

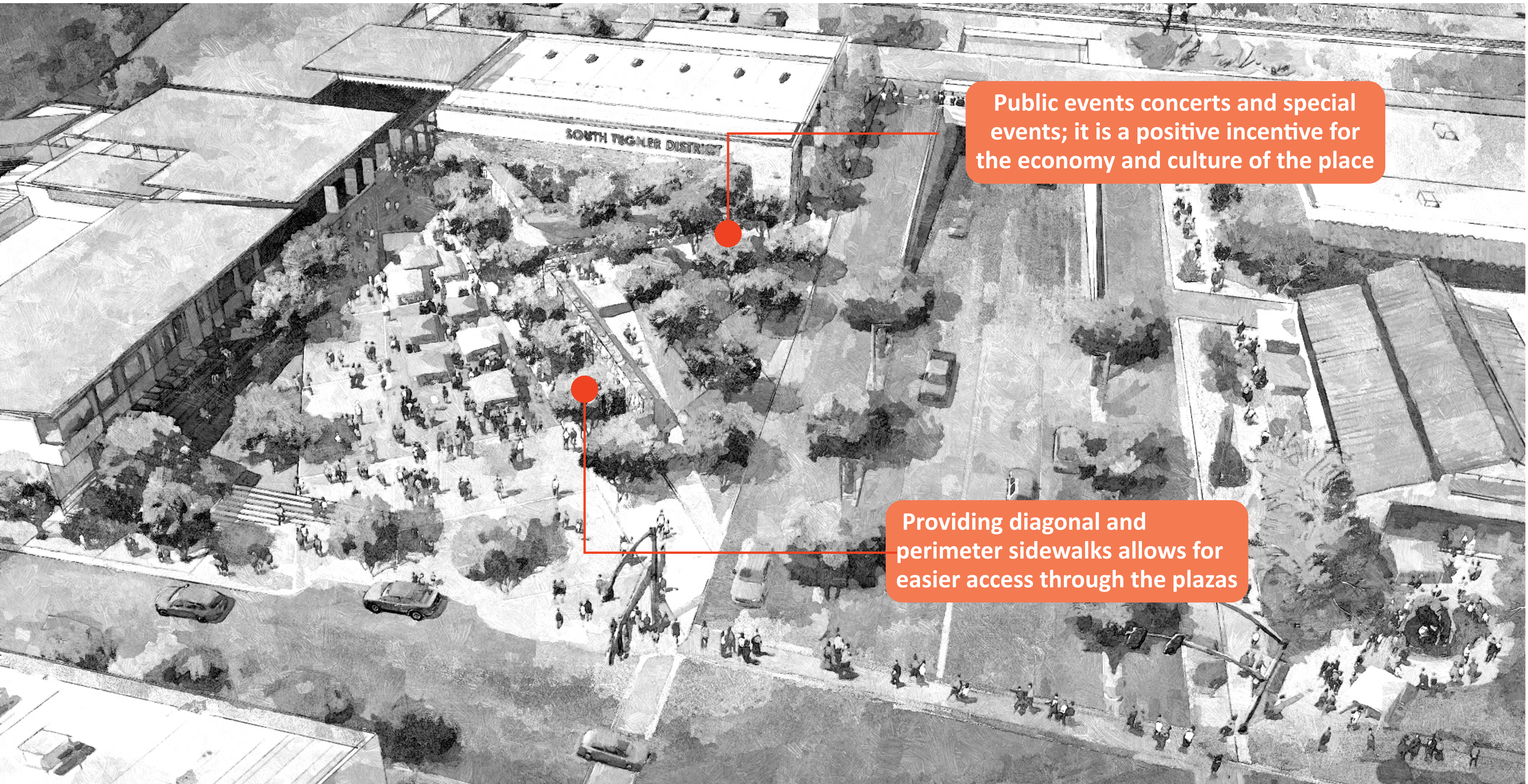
Placemaking in OPEN SPACE AREAS



B

PLAZA on a special event day full of activities, tents, and community programs

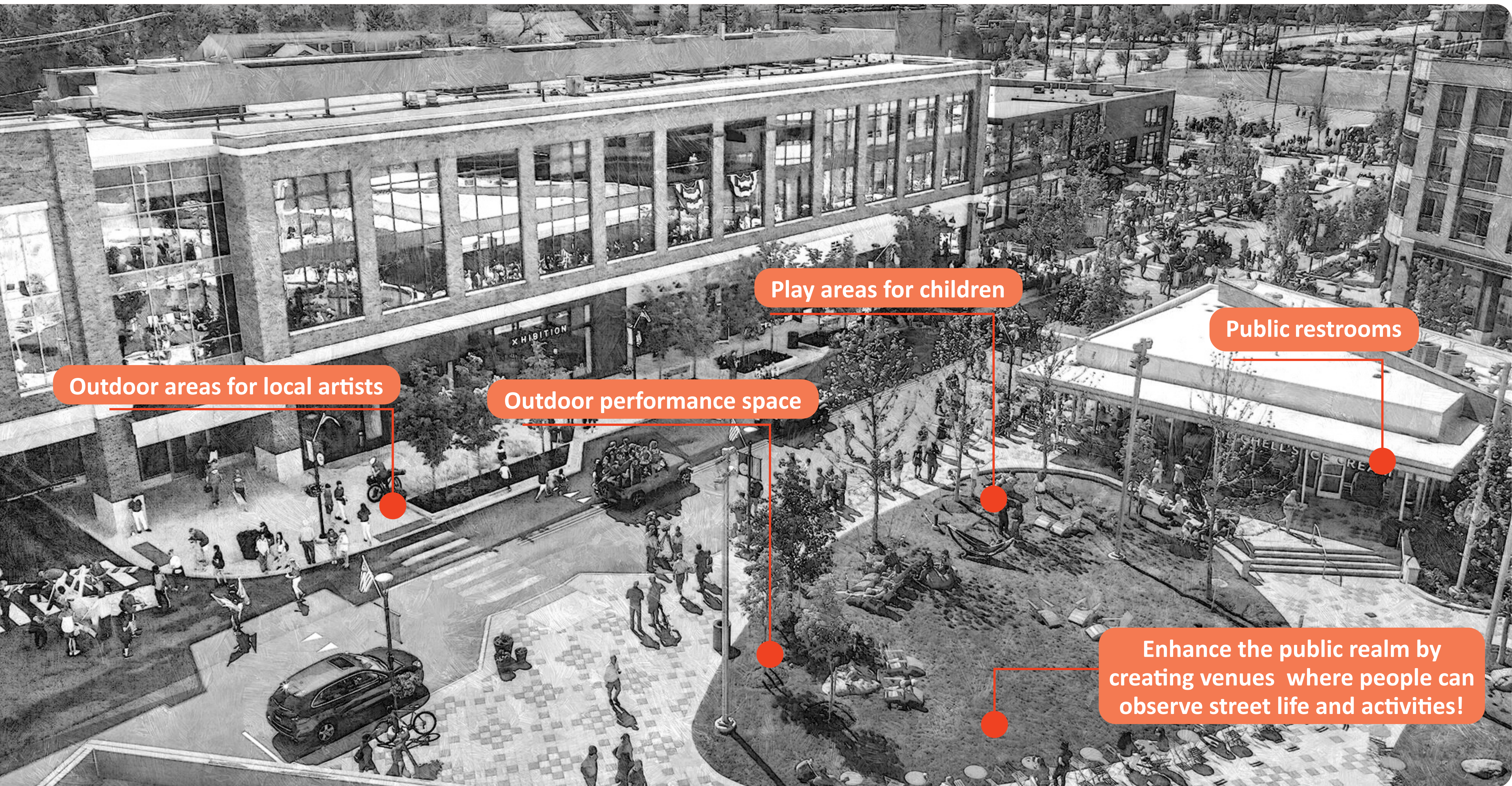
Placemaking in
OPEN SPACE AREAS



Public events concerts and special events; it is a positive incentive for the economy and culture of the place

Providing diagonal and perimeter sidewalks allows for easier access through the plazas

Placemaking in
MIXED USE . ENTERTAINMENT AREAS



Outdoor areas for local artists

Outdoor performance space

Play areas for children

Public restrooms

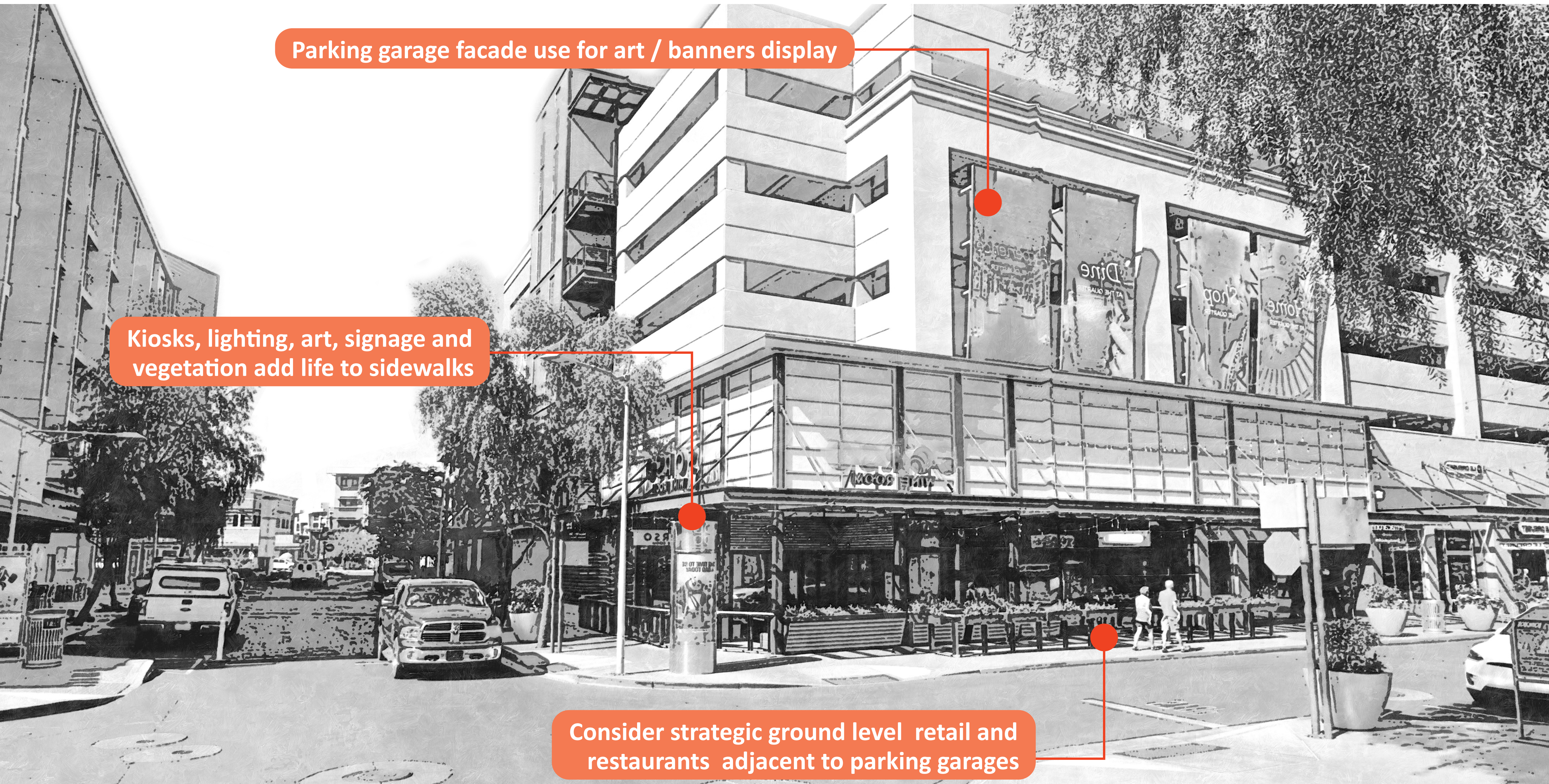
Enhance the public realm by
creating venues where people can
observe street life and activities!

Placemaking in MIXED USE . PLAZAS AREAS

Creating a place to play is a catalyst to bring people together from surrounding neighborhoods

Horizontal and vertical architectural and urban elements provide variety and visual appeal, creating a wonderful environment

Restaurants open to sidewalks should utilize the “build-to-line” creating the perfect combination for private and public areas activities



Parking garage facade use for art / banners display

Kiosks, lighting, art, signage and vegetation add life to sidewalks

Consider strategic ground level retail and restaurants adjacent to parking garages

Urban living and a modern lifestyle in within walking distance to all the fun activities

Urban towhomes add to the walkable environment

Sidewalks design should peacefully transition between the private and public realm



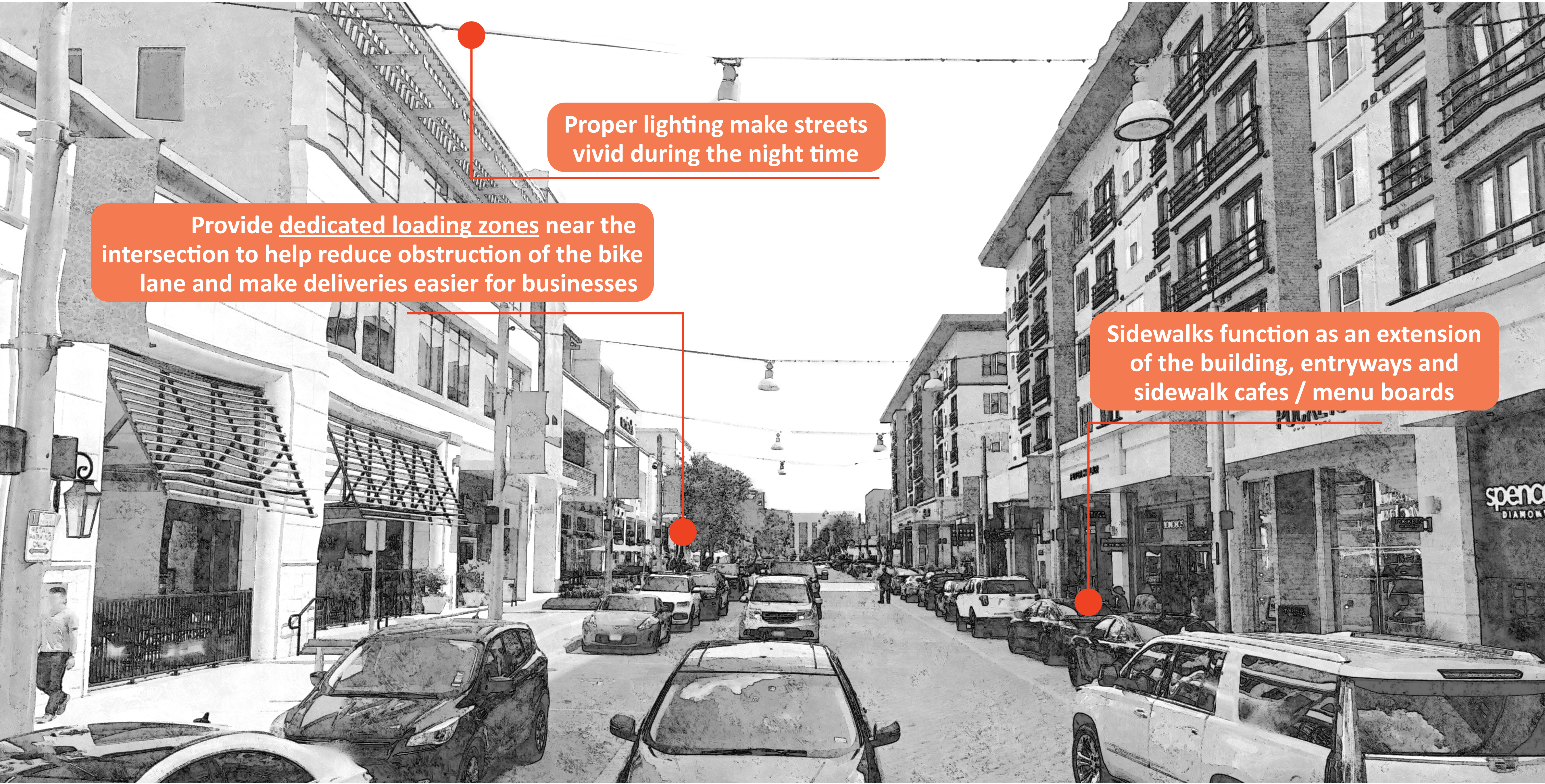


Urban residential development brings
“body heat” to the mixed use areas

Create visual focal points
with green areas and activities

Narrow streets with on street
parking and landscape areas

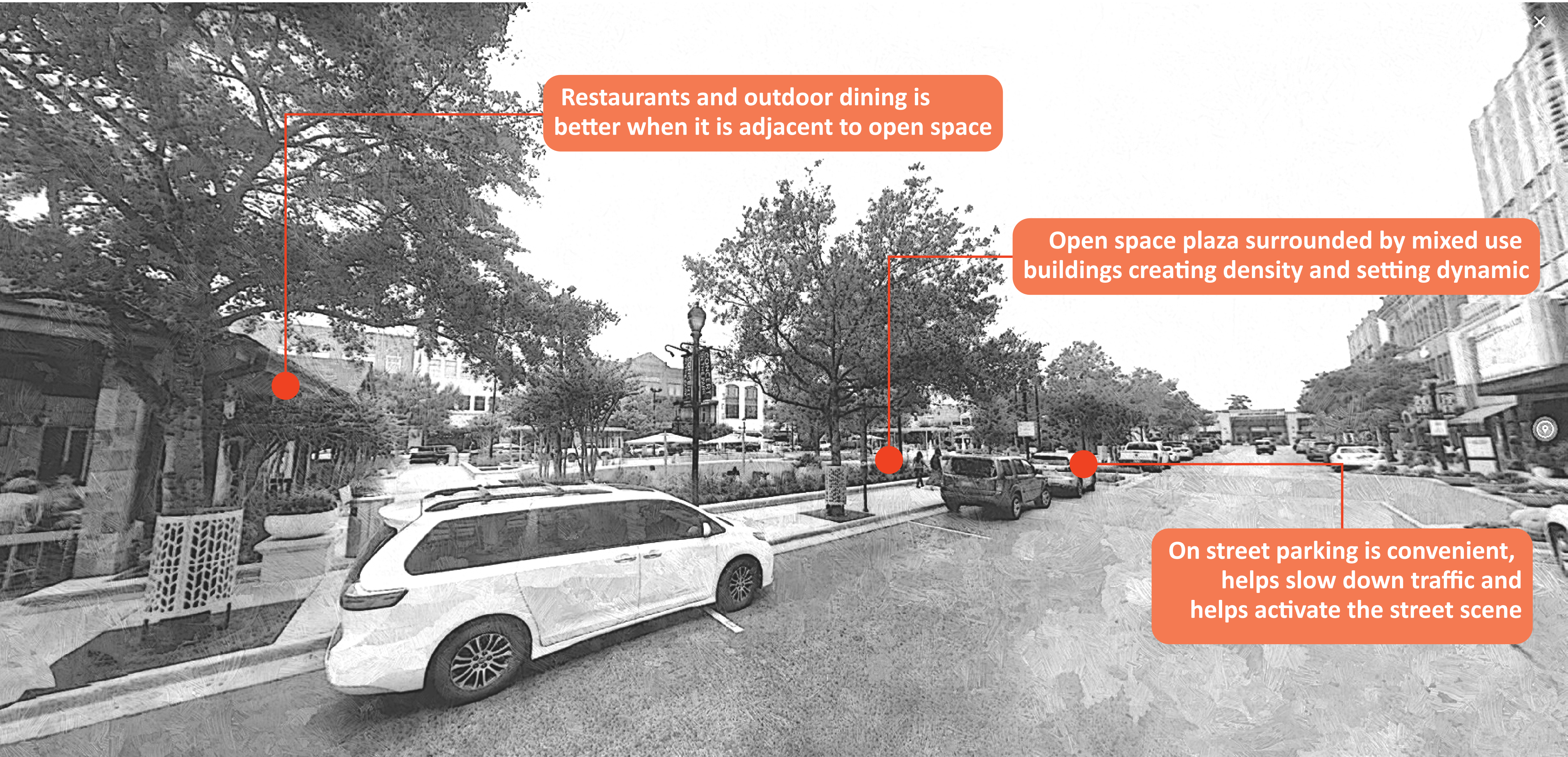
Natural transition between the private and the public zones



Proper lighting make streets
vivid during the night time

Provide dedicated loading zones near the
intersection to help reduce obstruction of the bike
lane and make deliveries easier for businesses

Sidewalks function as an extension
of the building, entryways and
sidewalk cafes / menu boards



Restaurants and outdoor dining is better when it is adjacent to open space

Open space plaza surrounded by mixed use buildings creating density and setting dynamic

On street parking is convenient, helps slow down traffic and helps activate the street scene



Integrate convenient
outdoor seating

Create safe and
functional cross walks

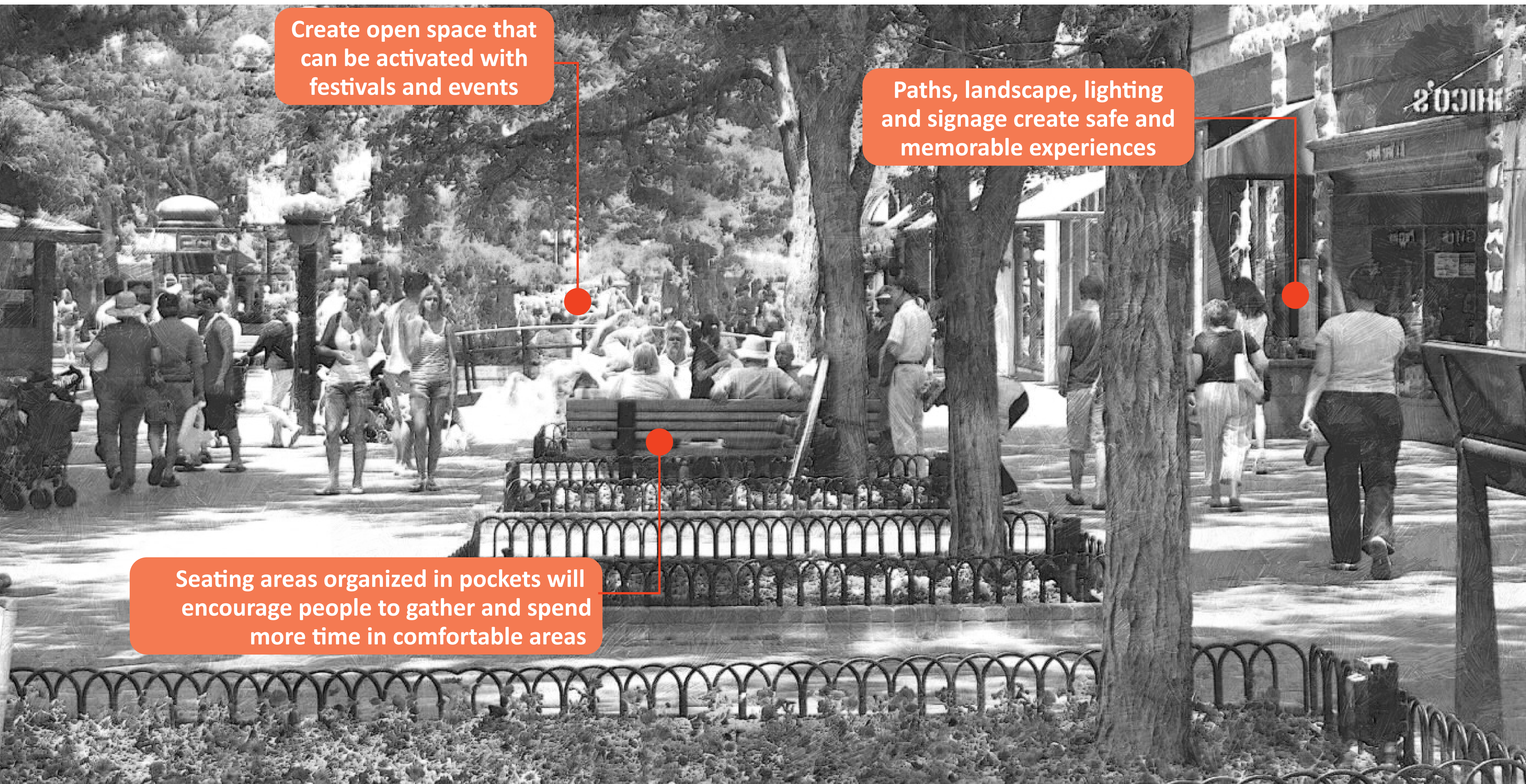
Wayfinding signage helps
to locate specific uses and
events in the Downtown Core

Create integrated mixed uses:

- Office
- Hotel
- Retail
- Residential

Bio retentions / permeable materials used
in urban conditions where subsoils are porous
and allow infiltration into the subgrade

Paths, landscape, lighting and signage
create safe and memorable experiences

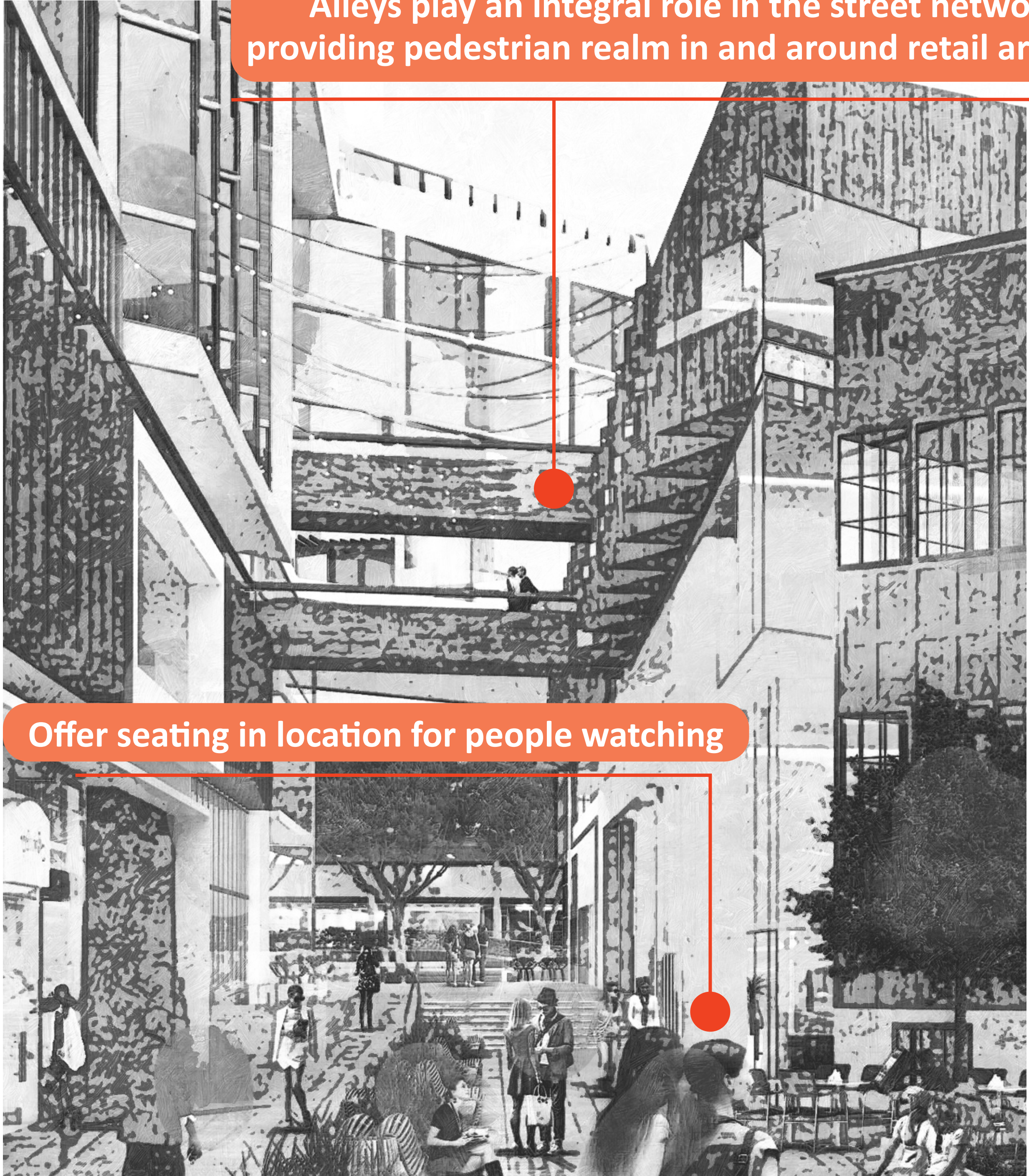


Create open space that
can be activated with
festivals and events

Paths, landscape, lighting
and signage create safe and
memorable experiences

Seating areas organized in pockets will
encourage people to gather and spend
more time in comfortable areas

Alleys play an integral role in the street network,
providing pedestrian realm in and around retail areas



Offer seating in location for people watching

Tasteful street light display

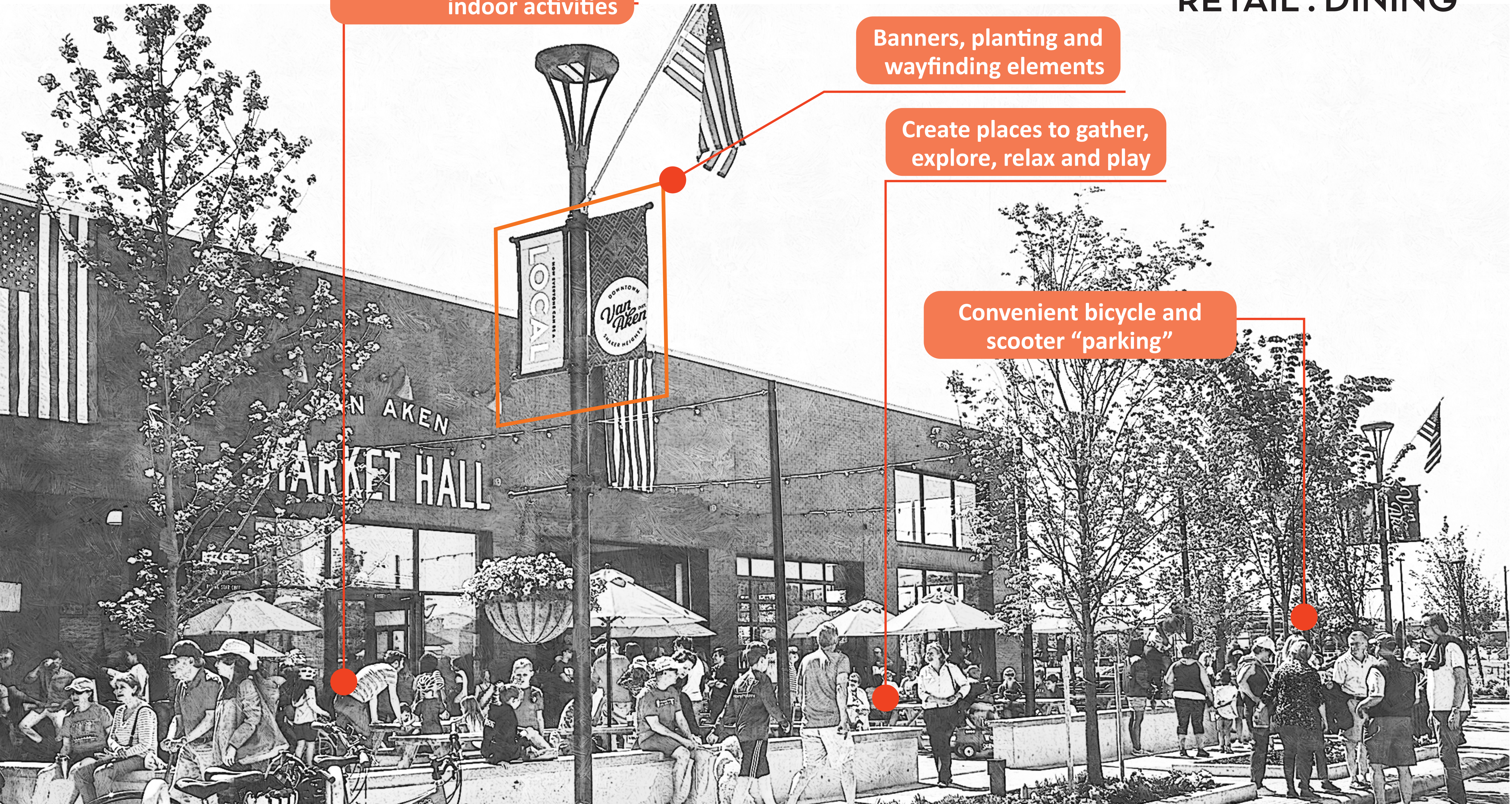


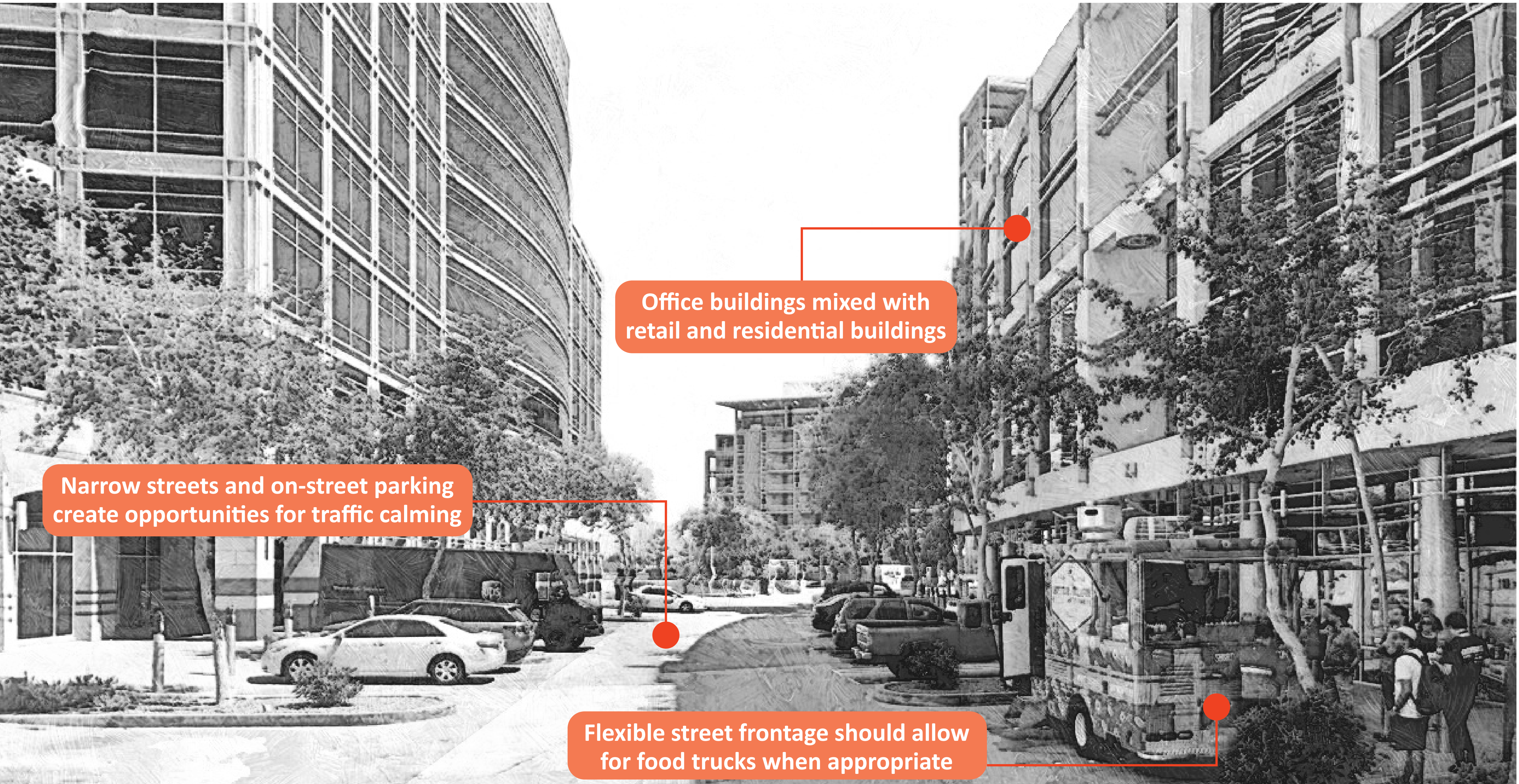
Integrated outdoor /
indoor activities

Banners, planting and
wayfinding elements

Create places to gather,
explore, relax and play

Convenient bicycle and
scooter “parking”





Office buildings mixed with
retail and residential buildings

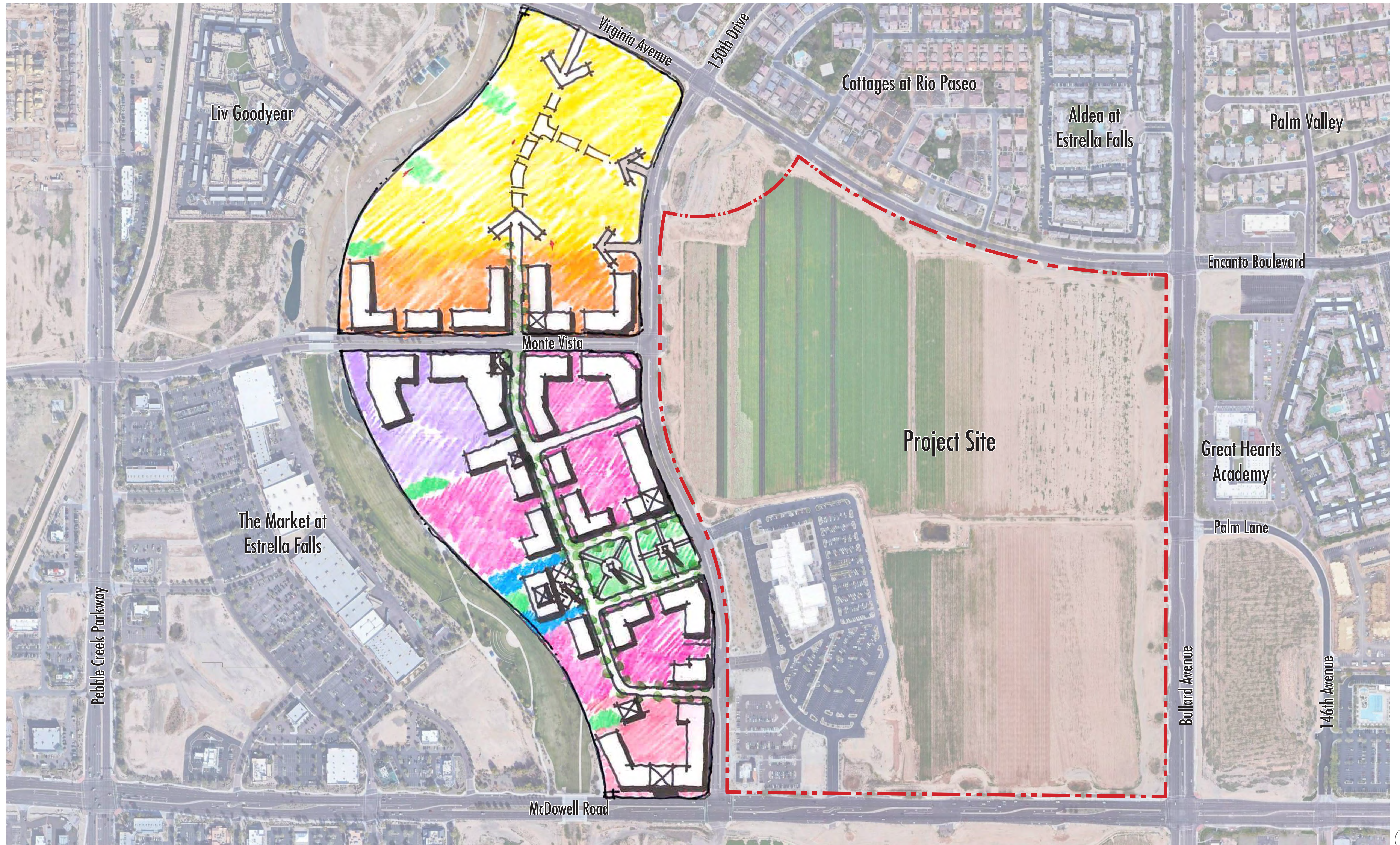
Narrow streets and on-street parking
create opportunities for traffic calming

Flexible street frontage should allow
for food trucks when appropriate



Envisioning Estrella Falls

Scenario #1: Village Mixed Use - Existing Aerial



Envisioning Estrella Falls

Scenario #1: Village Mixed Use - City Center Study



Envisioning Estrella Falls

Scenario #1: Village Mixed Use - Street Grid

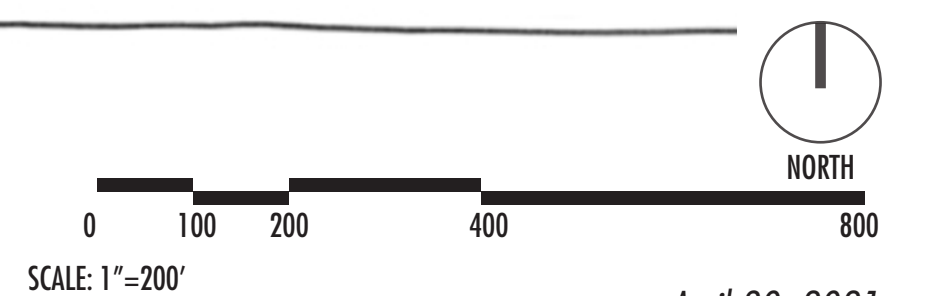


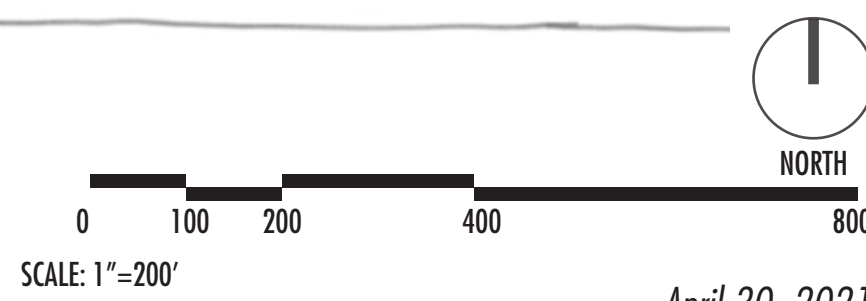
Envisioning Estrella Falls **Scenario #1: Village Mixed Use - Key Open Space**



Envisioning Estrella Falls

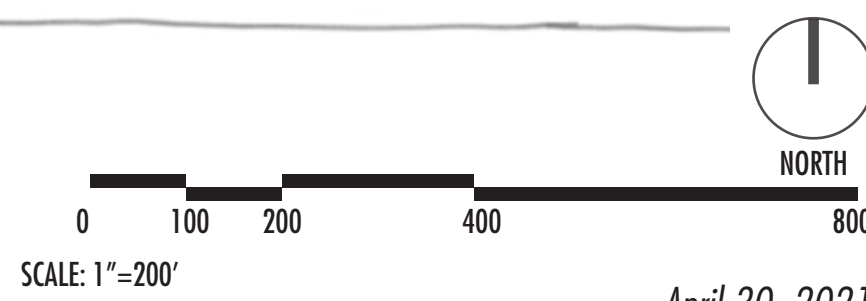
Scenario #1: Village Mixed Use - Street Hierarchy





Envisioning Estrella Falls
Scenario #1: Village Mixed Use - Districts



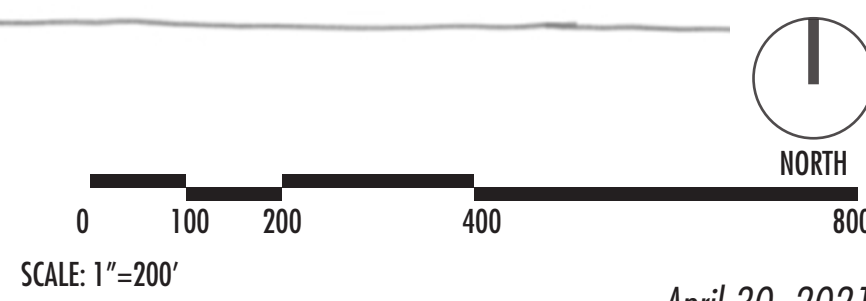


Envisioning Estrella Falls

Scenario #1: Village Mixed Use - Mix of Land Uses



April 30, 2021



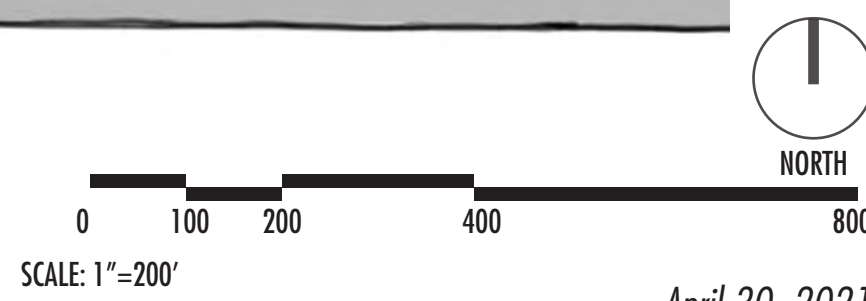
April 30, 2021



Envisioning Estrella Falls

Scenario #1: Village Mixed Use - Walkability

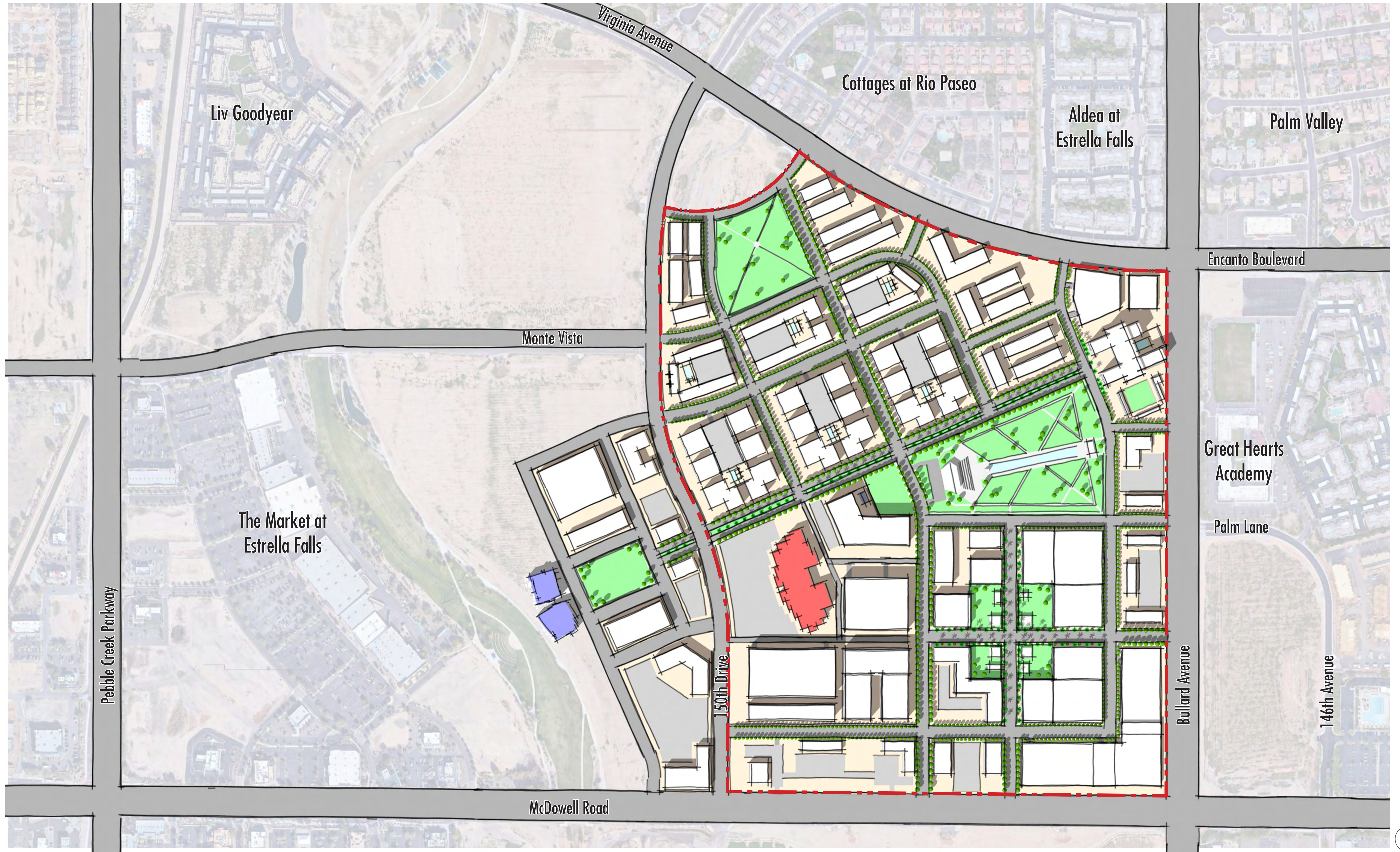




Envisioning Estrella Falls
 Scenario #1: Village Mixed Use - Vision Framework



April 30, 2021



Envisioning Estrella Falls

Scenario #1: Village Mixed Use - Vision Framework



April 30, 2021





Envisioning Estrella Falls
Scenario #1: Village Mixed Use - Southwest View





Encanto Boulevard

150th Drive



April 30, 2021



Envisioning Estrella Falls

Scenario #1: Village Mixed Use - Northwest View

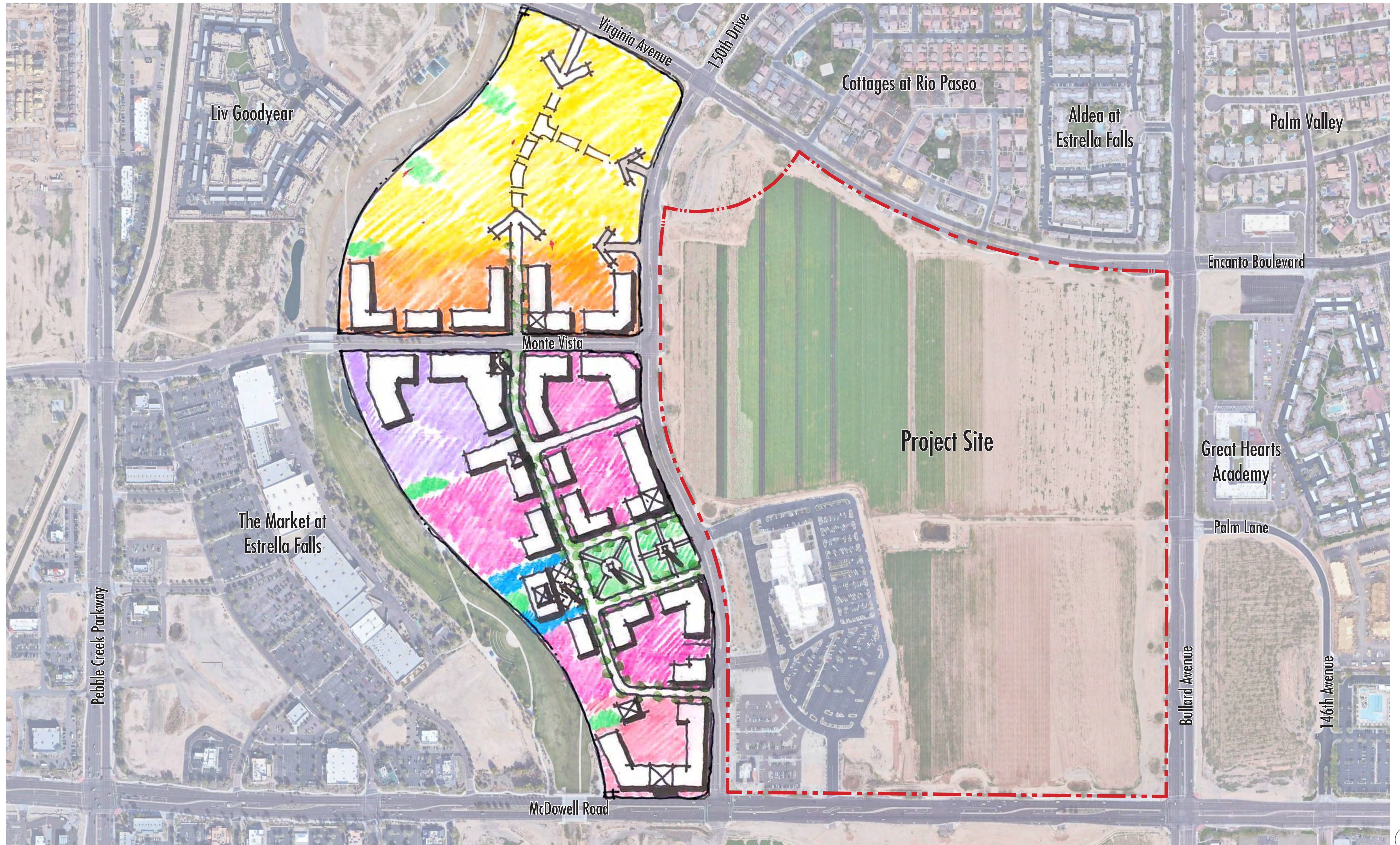






Envisioning Estrella Falls

Scenario #2: Mid Intensity Activity Center - Existing Aerial



Envisioning Estrella Falls

Scenario #2: Mid Intensity Activity Center - City Center Study



Envisioning Estrella Falls
Scenario #2: Mid Intensity Activity Center - Street Grid



Legend

 Open Space

0 100 200 400 800
SCALE: 1"=200'

 NORTH



Envisioning Estrella Falls

Scenario #2: Mid Intensity Activity Center - Key Open Space



April 30, 2021



Envisioning Estrella Falls

Scenario #2: Mid Intensity Activity Center - Street Hierarchy





Envisioning Estrella Falls
Scenario #2: Mid Intensity Activity Center - Districts



NORTH

0 100 200 400 800

SCALE: 1"=200'



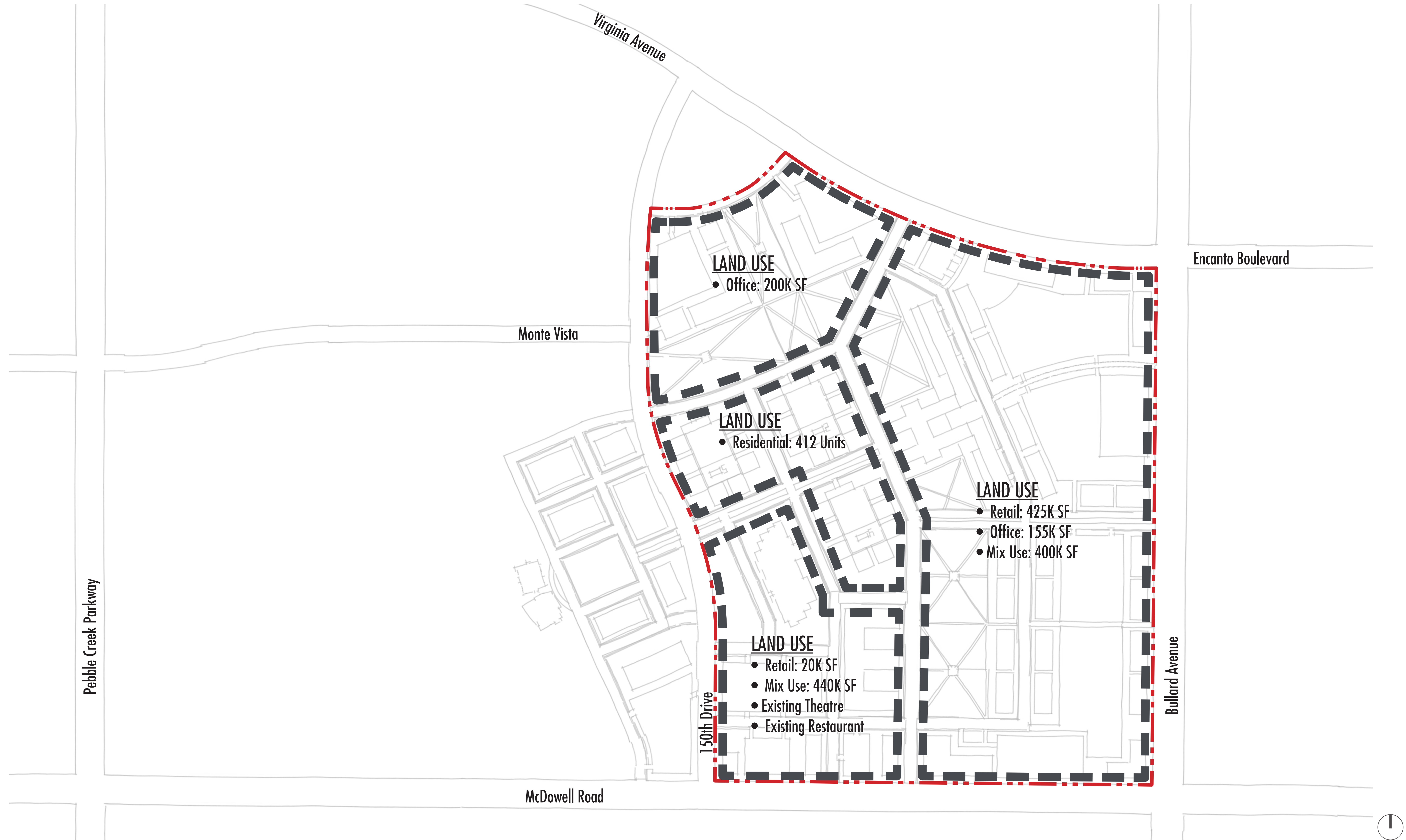
SWABACK
Architects + Planners

April 30, 2021



Envisioning Estrella Falls

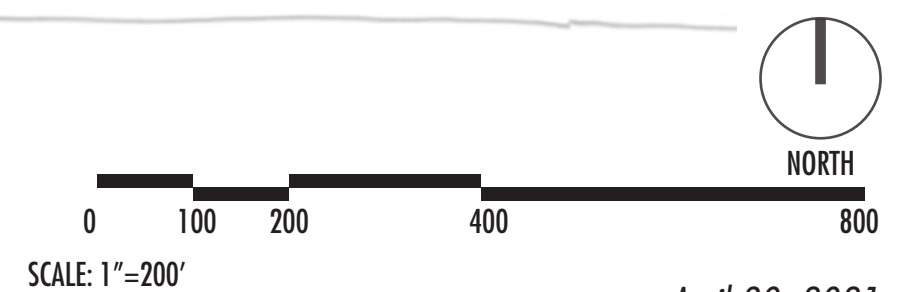
Scenario #2: Mid Intensity Activity Center - Districts





Envisioning Estrella Falls

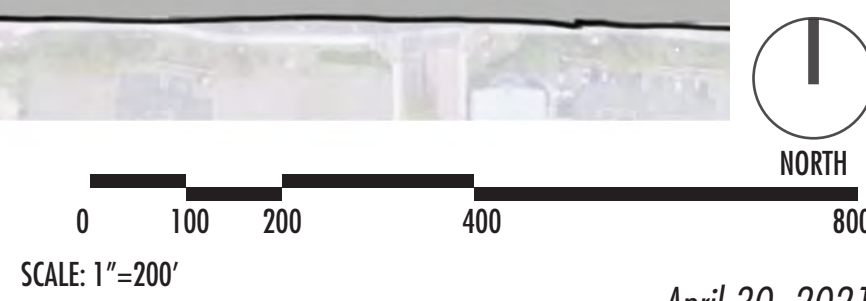
Scenario #2: Mid Intensity Activity Center - Walkability





Envisioning Estrella Falls

Scenario #2: Mid Intensity Activity Center - Vision Framework



Envisioning Estrella Falls

Scenario #2: Mid Intensity Activity Center - Vision Framework

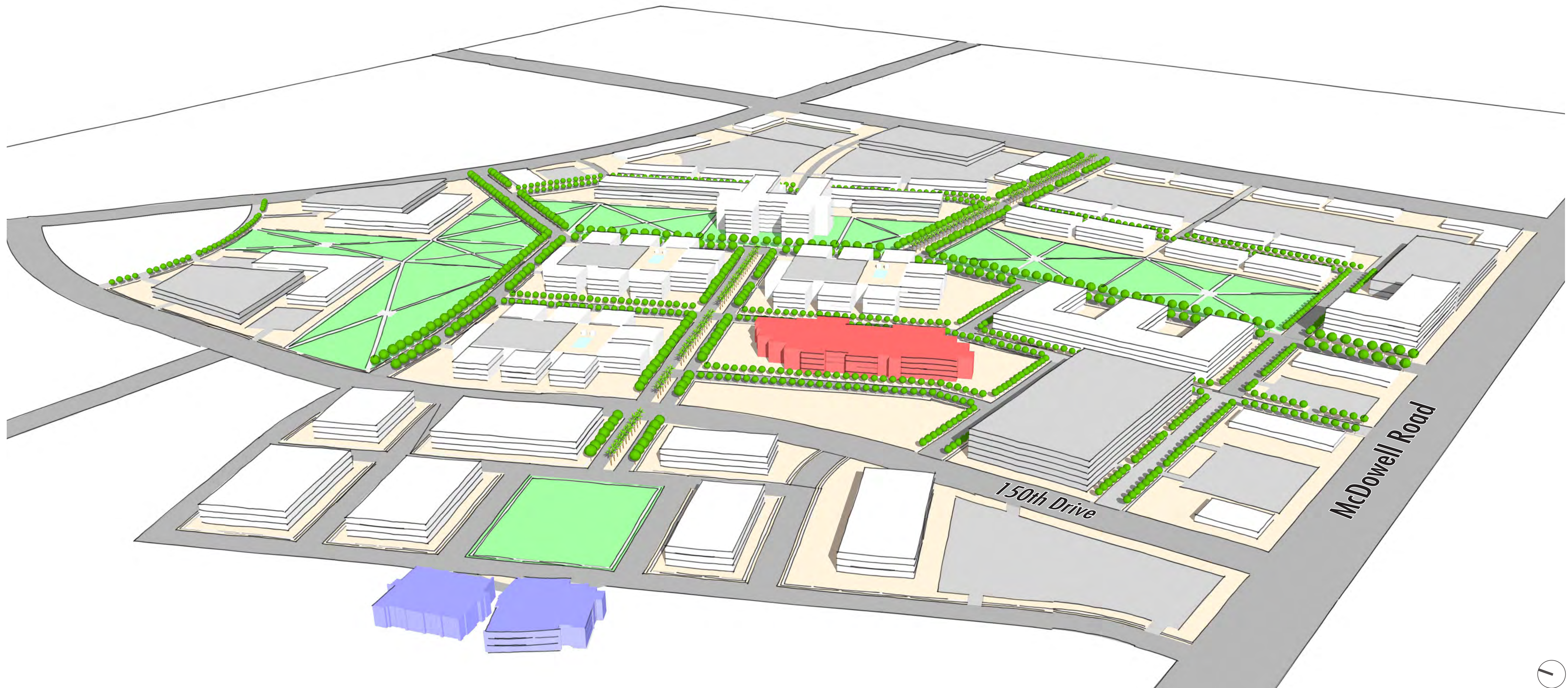


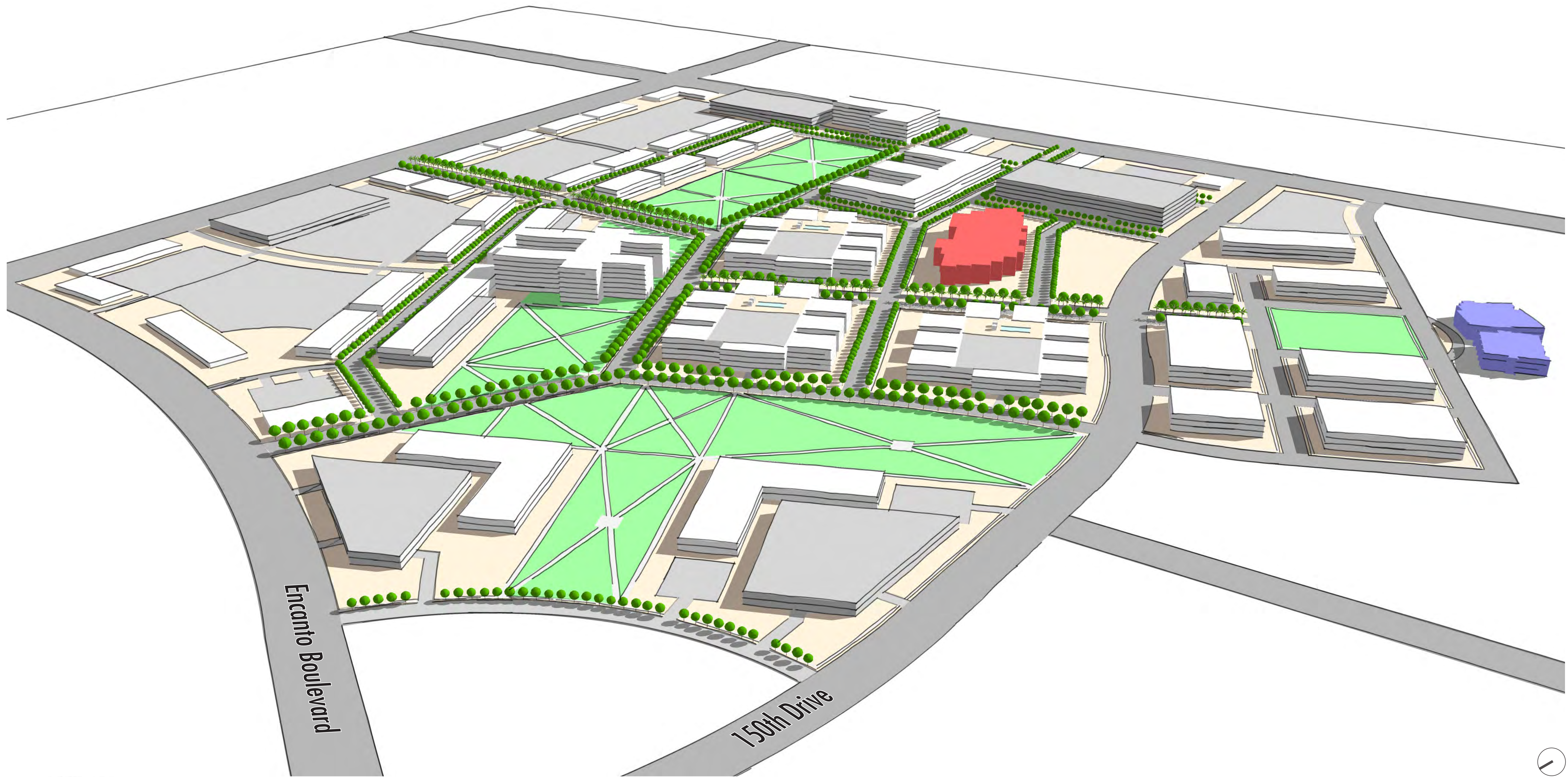
April 30, 2021



Envisioning Estrella Falls
Scenario #2: Mid Intensity Activity Center - Southeast View







Encanto Boulevard

150th Drive

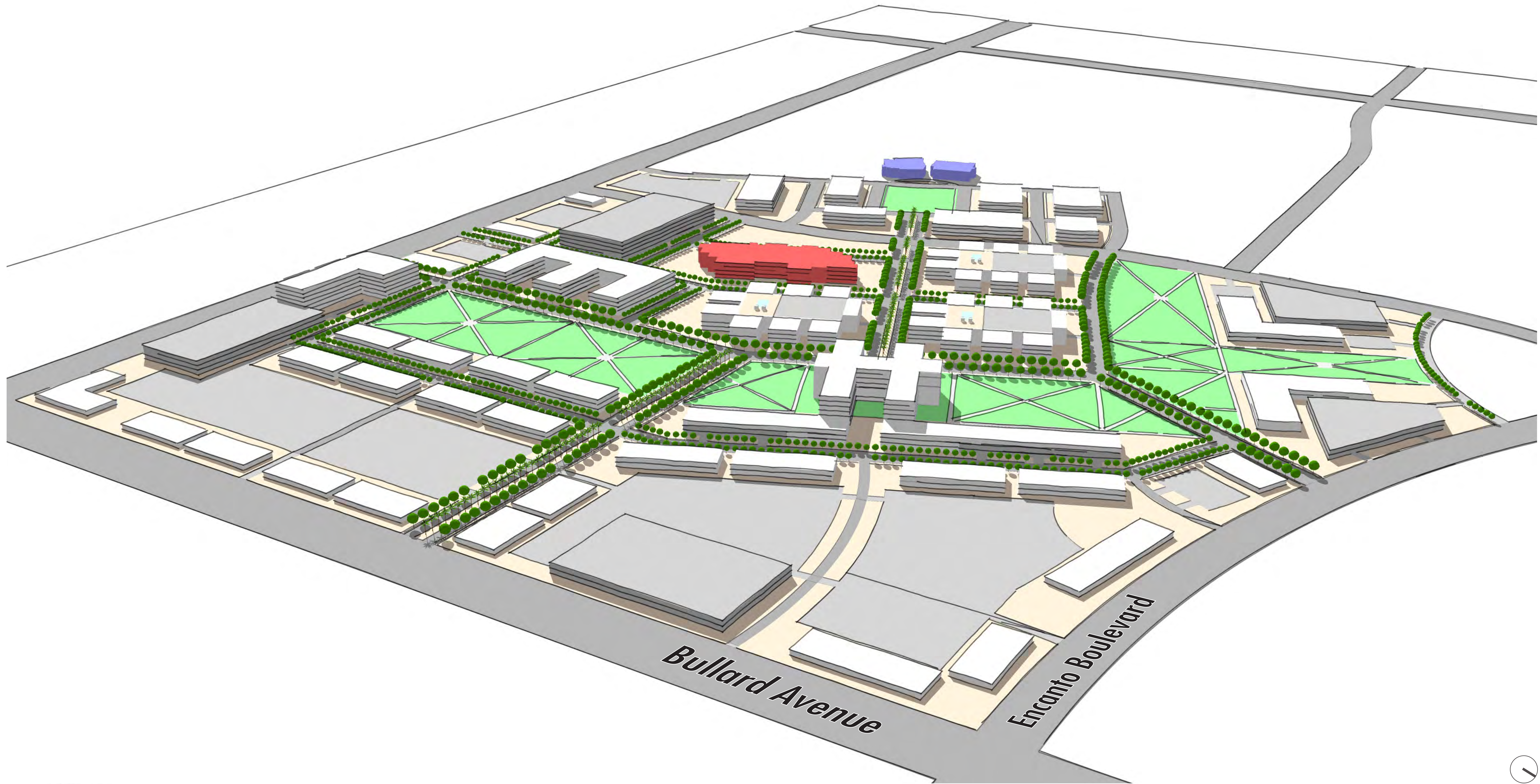


April 30, 2021



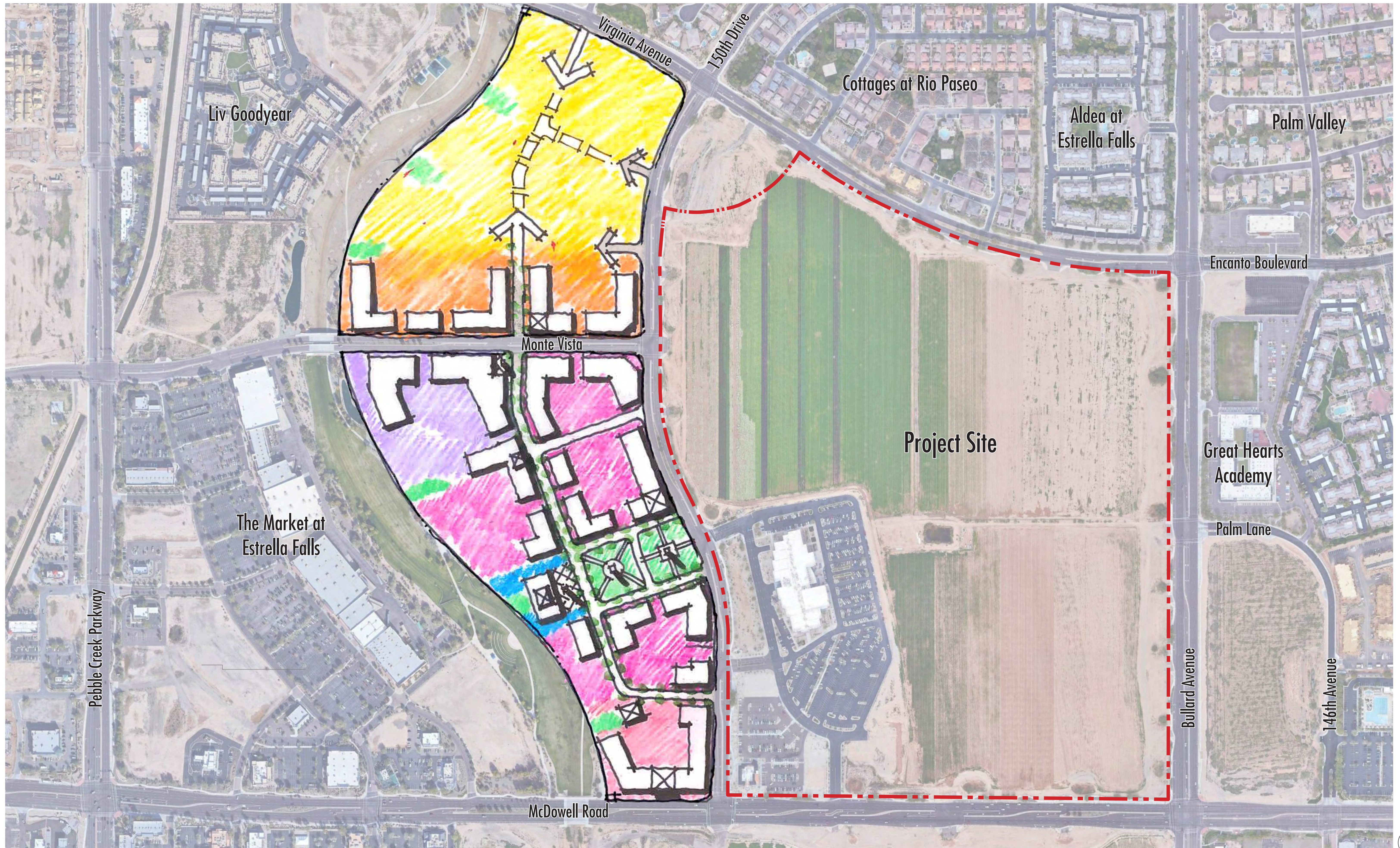
Envisioning Estrella Falls Scenario #2: Mid Intensity Activity Center - Northwest View





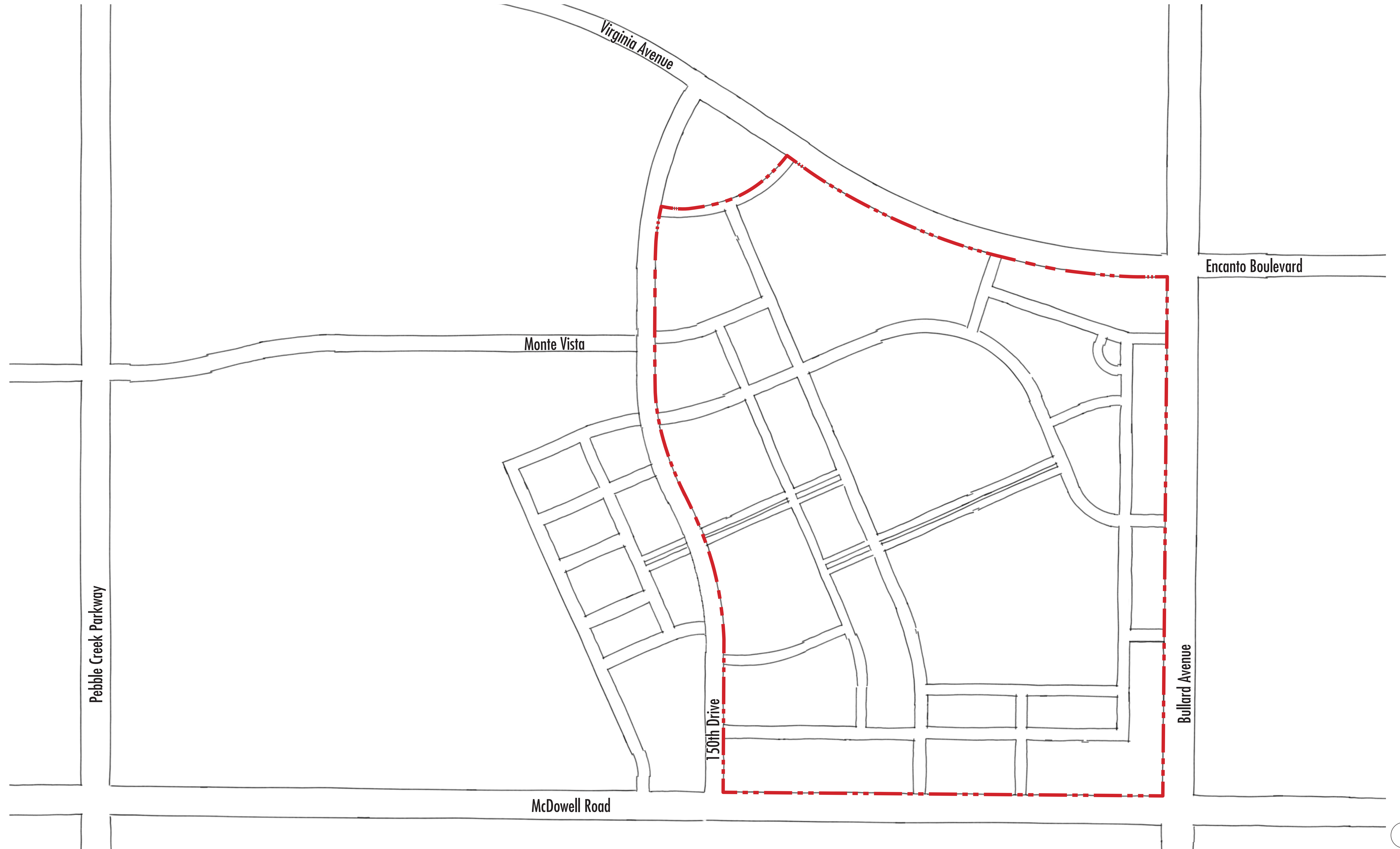


Envisioning Estrella Falls **Scenario #3: Village Commercial - Existing Aerial**



Envisioning Estrella Falls

Scenario #3: Village Commercial - City Center Study



Envisioning Estrella Falls

Scenario #3: Village Commercial - Street Grid

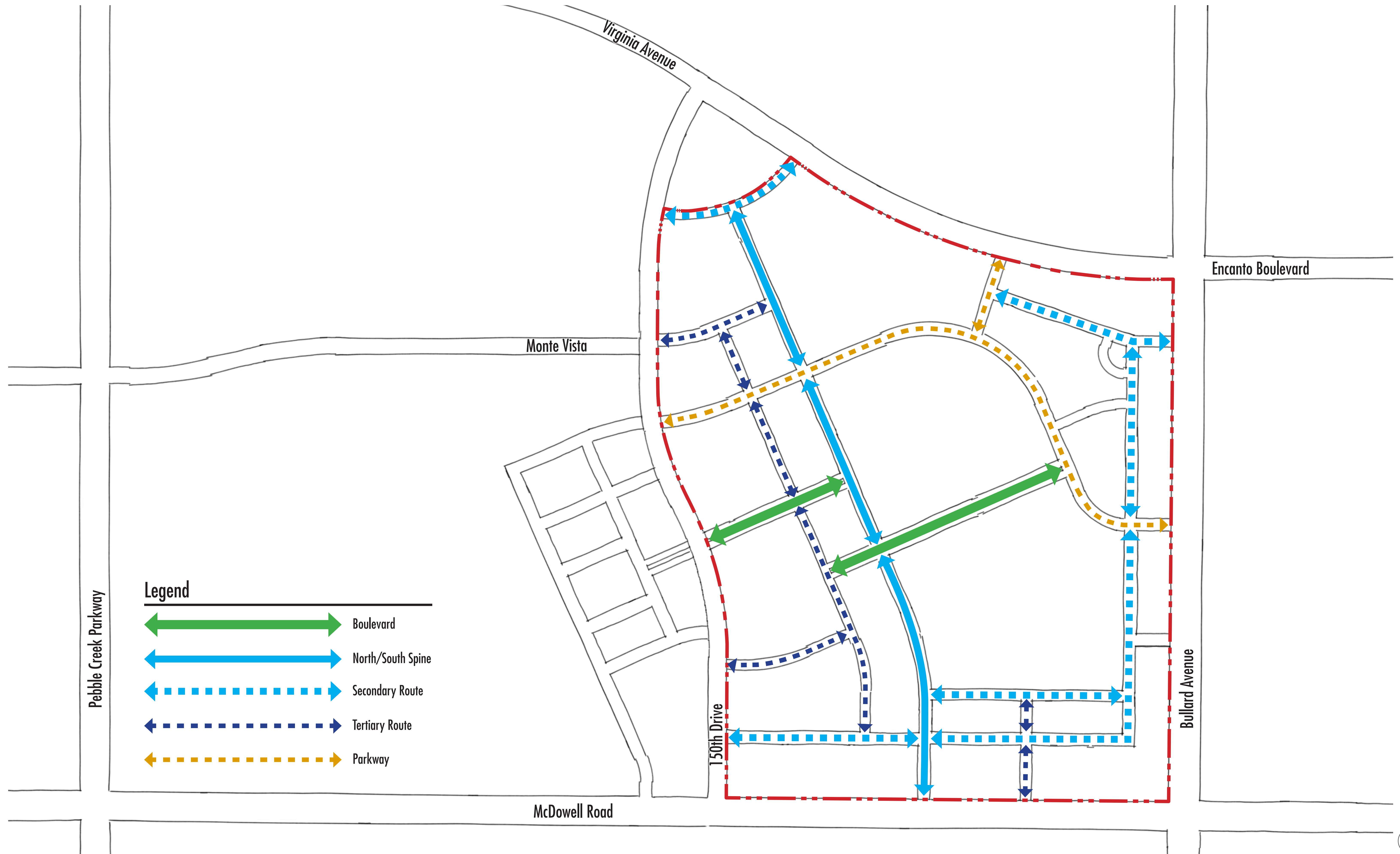
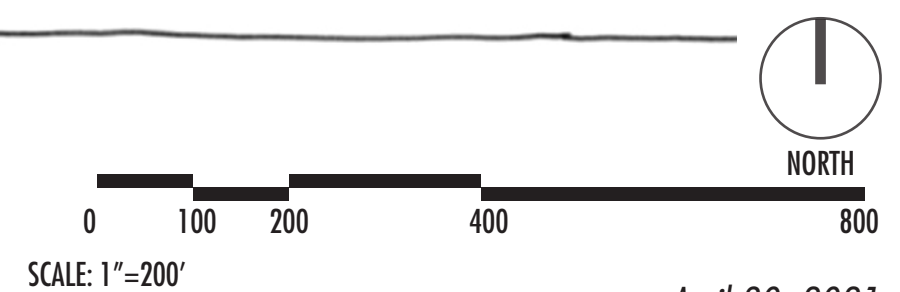


Envisioning Estrella Falls **Scenario #3: Village Commercial - Key Open Space**



Envisioning Estrella Falls

Scenario #3: Village Commercial - Street Hierarchy





Envisioning Estrella Falls
Scenario #3: Village Commercial - Districts



NORTH

0 100 200 400 800

SCALE: 1"=200'



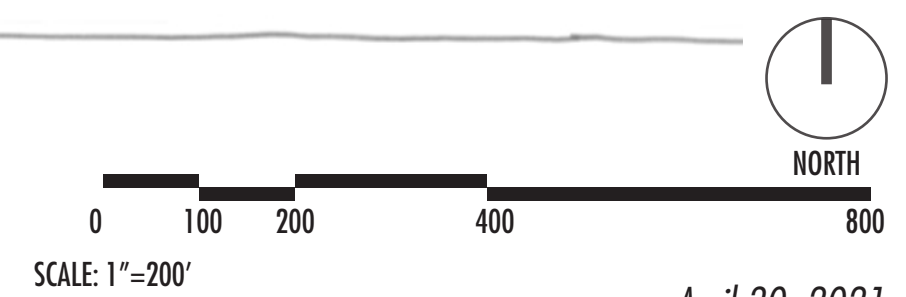
SWABACK
Architects + Planners

April 30, 2021



Envisioning Estrella Falls

Scenario #3: Village Commercial - Districts

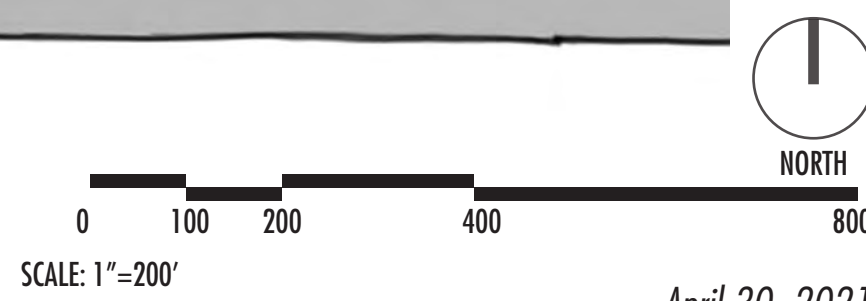




Envisioning Estrella Falls

Scenario #3: Village Commercial - Walkability





Envisioning Estrella Falls

Scenario #3: Village Commercial - Vision Framework



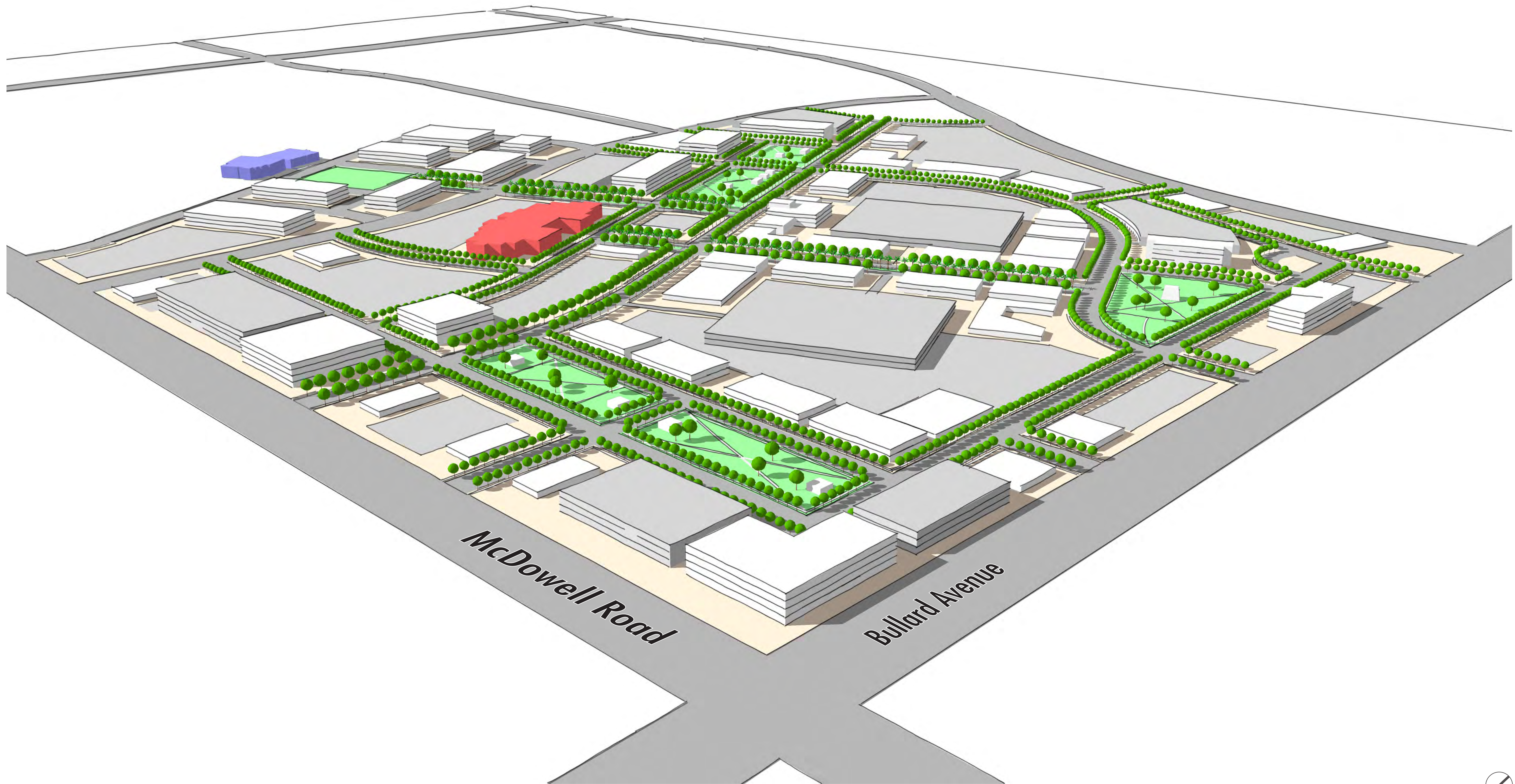


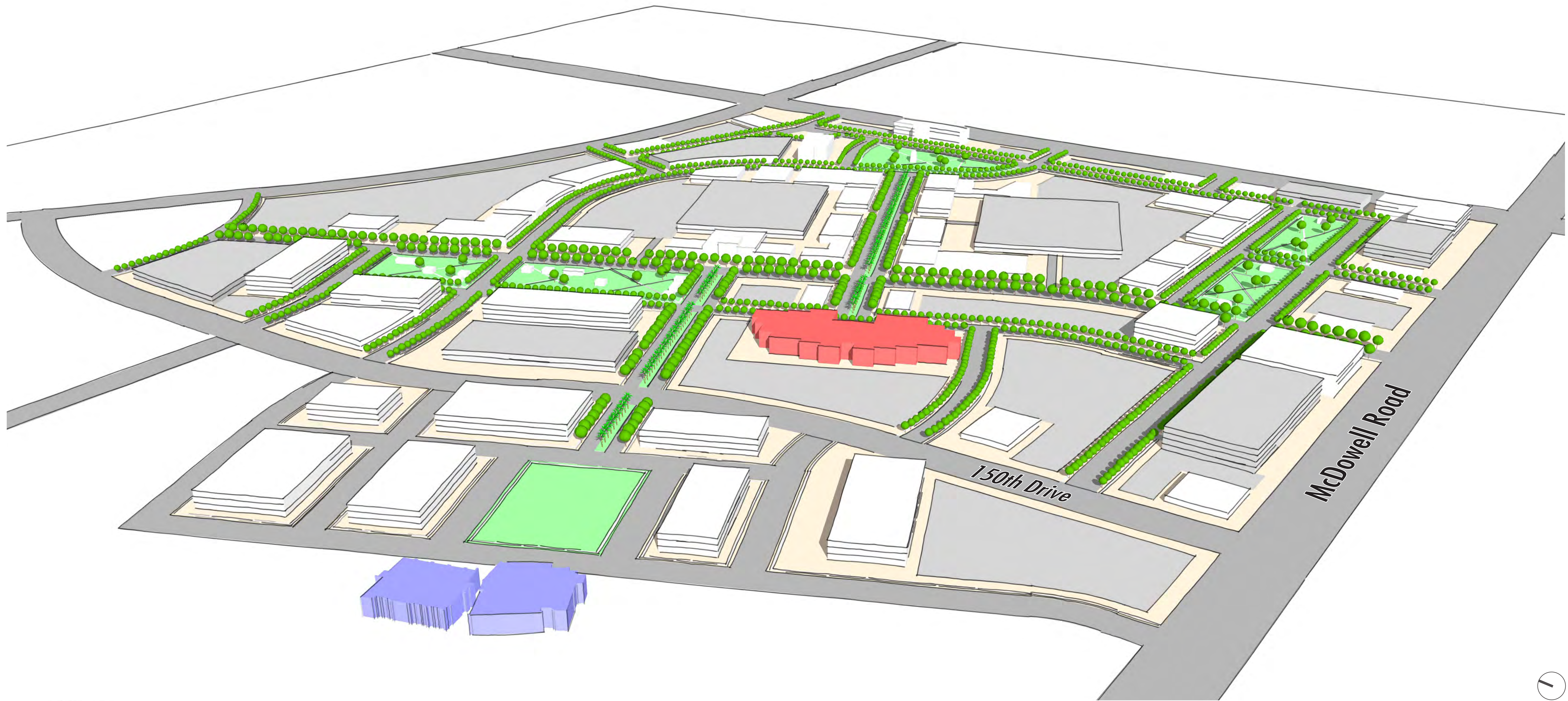
Envisioning Estrella Falls

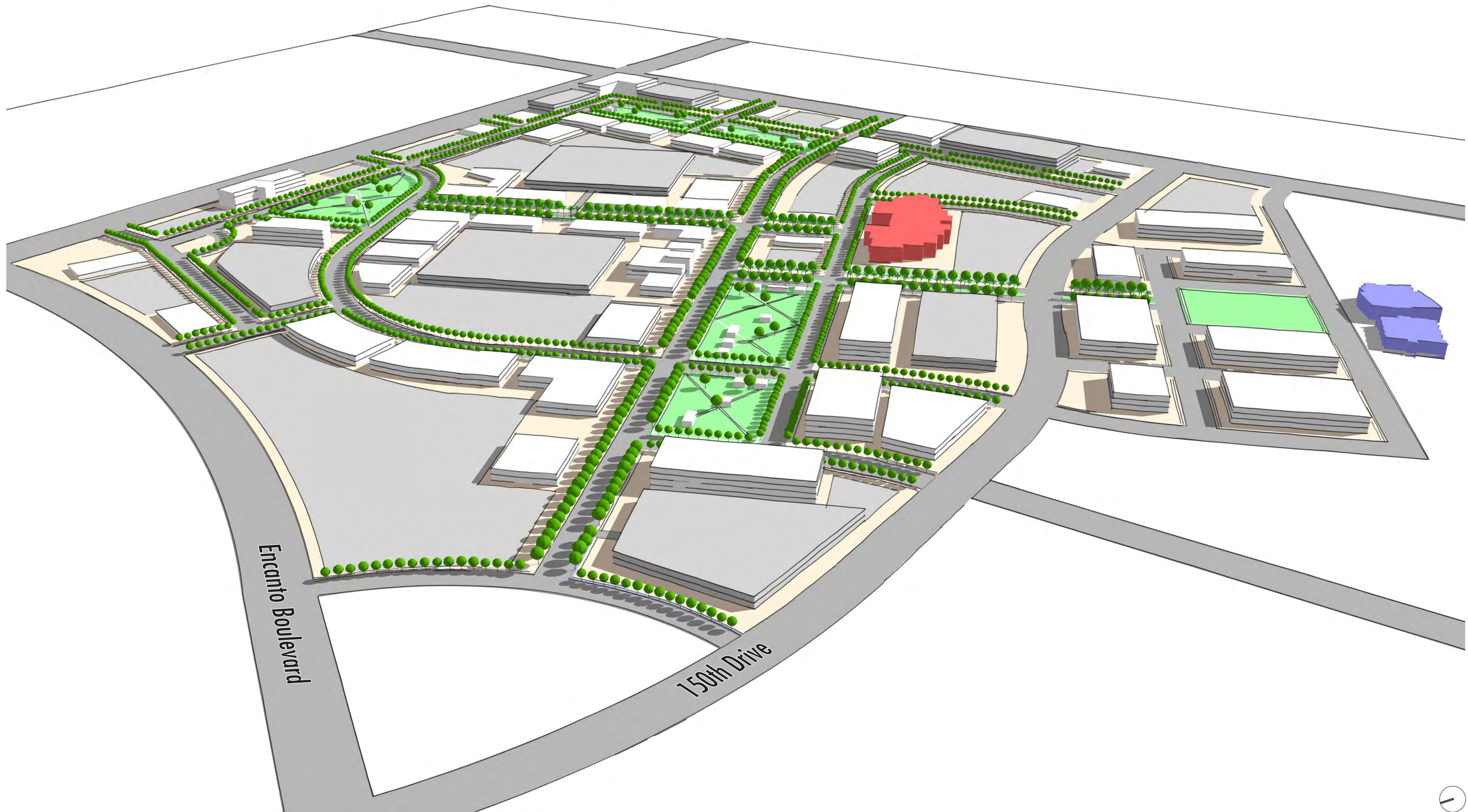
Scenario #3: Village Commercial - Vision Framework



April 30, 2021







Encanto Boulevard

150th Drive



April 30, 2021



Envisioning Estrella Falls

Scenario #3: Village Commercial - Northwest View



