

THE ESTATE OF BERT FIELDS, JR.
City Council + Planning & Zoning Work Session | June 13, 2018

THE ESTATE OF BERT FIELDS, JR.

Fields Estate Team





OUR VISION

This is about creating something new — and old. A place that honors the land and the legacy of Bert Fields, Jr., and at the same time takes a fresh approach to home, community and commerce.



WHERE WE WORK / WHERE WE LIVE



HOW WE GET THERE



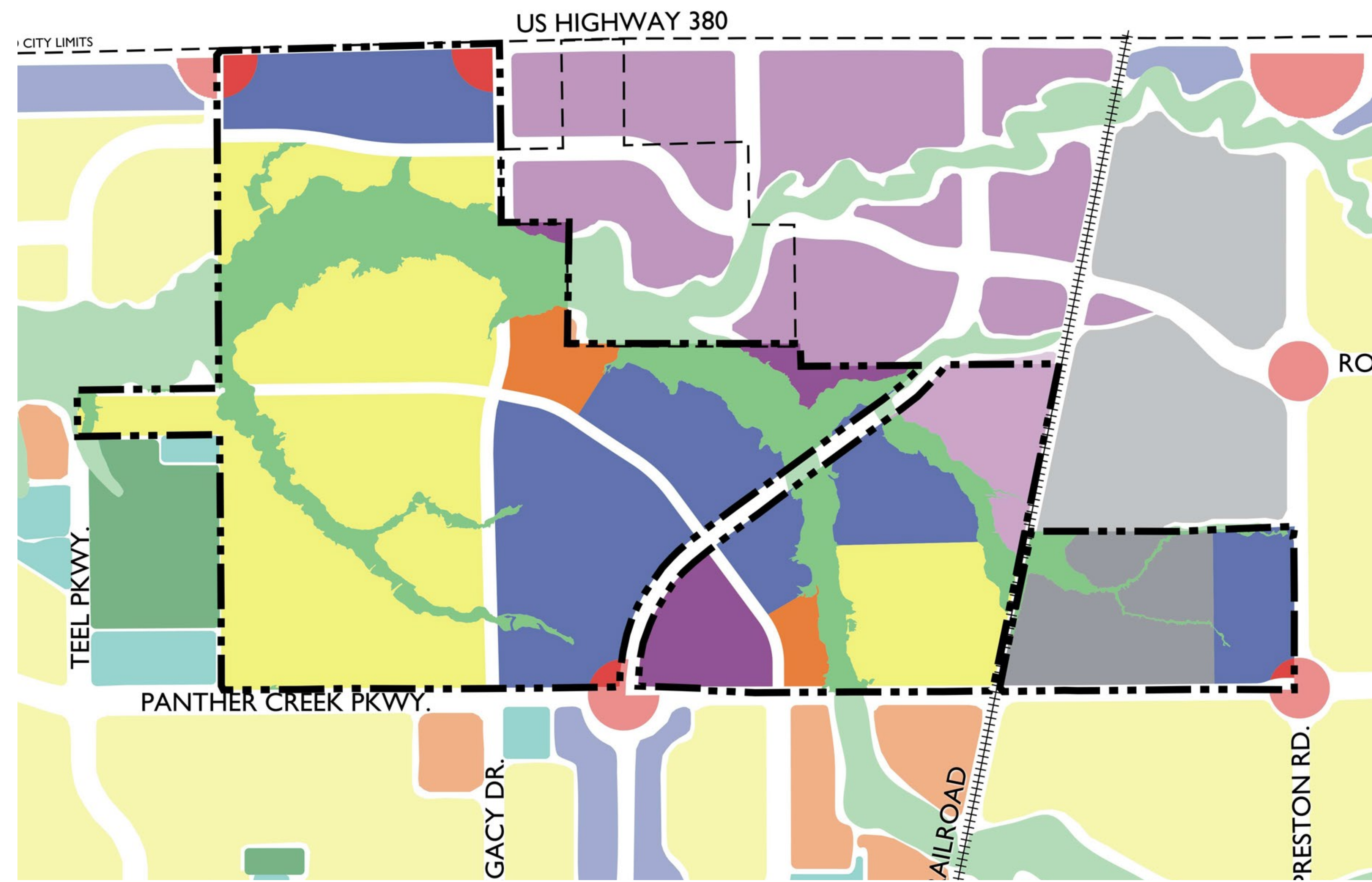
WHAT WE DO



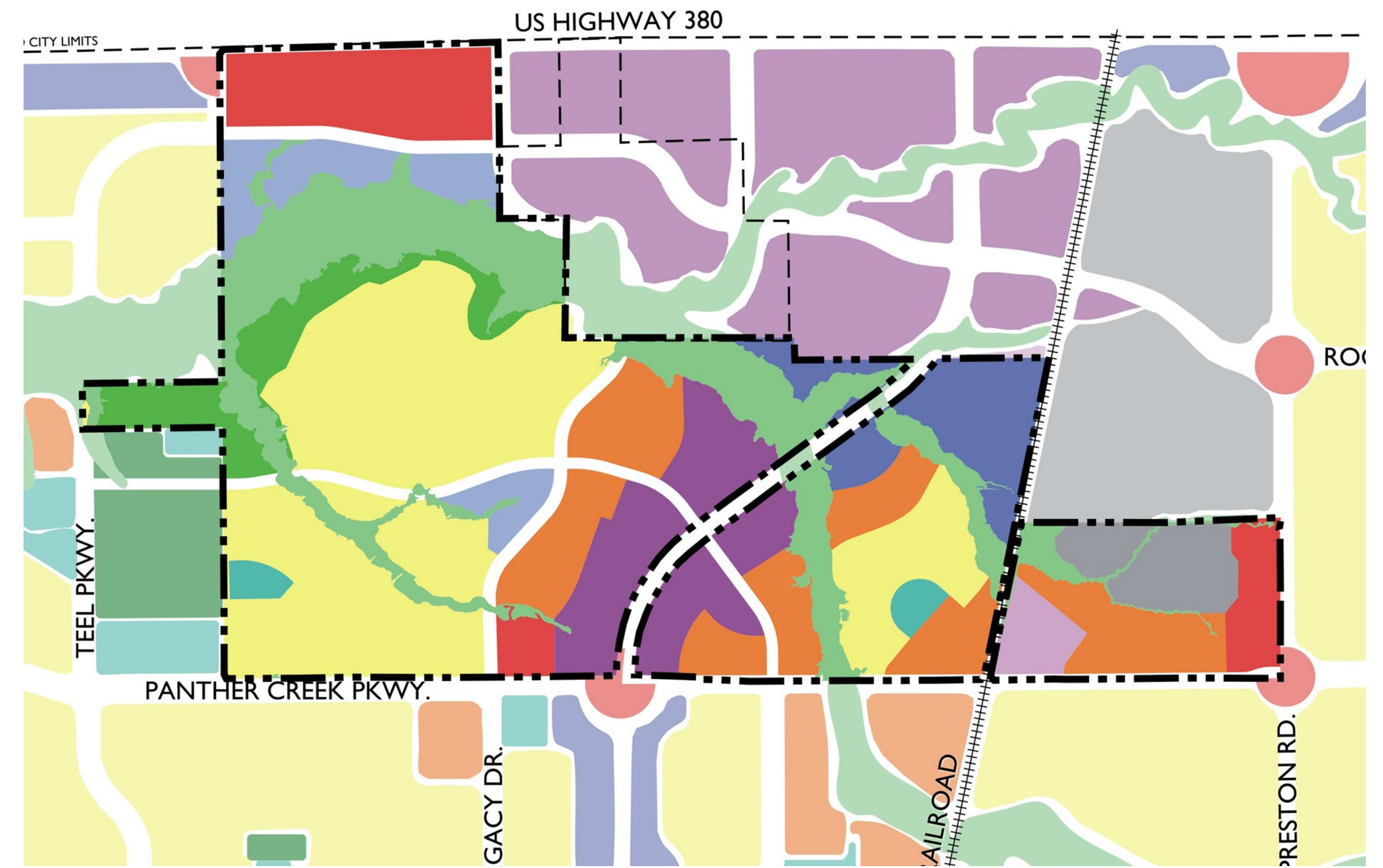
WORK/LIFE BALANCE

INTEGRATED LAND USES

2015 COMPREHENSIVE PLAN



FIELDS LAND USE PLAN

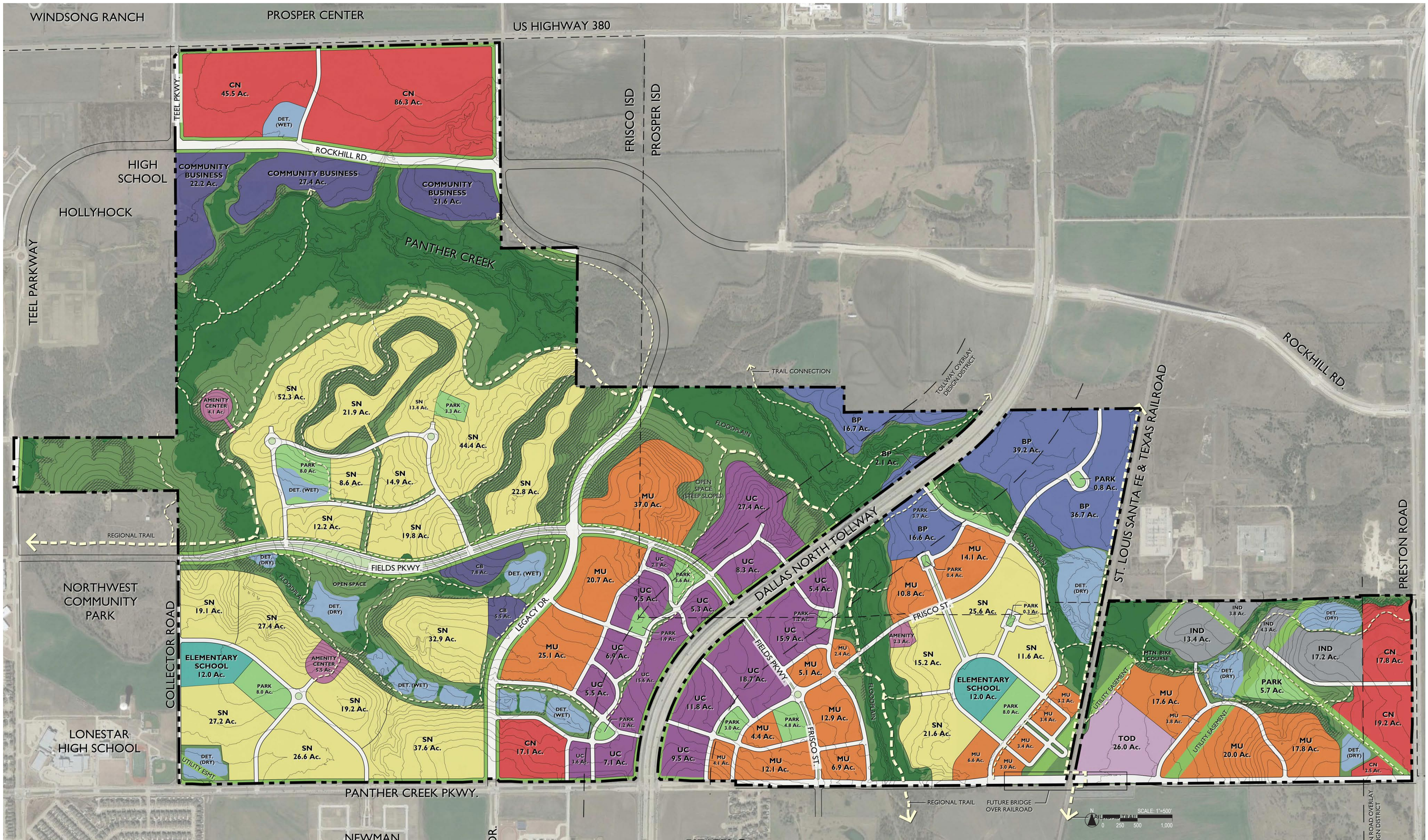


Legend:

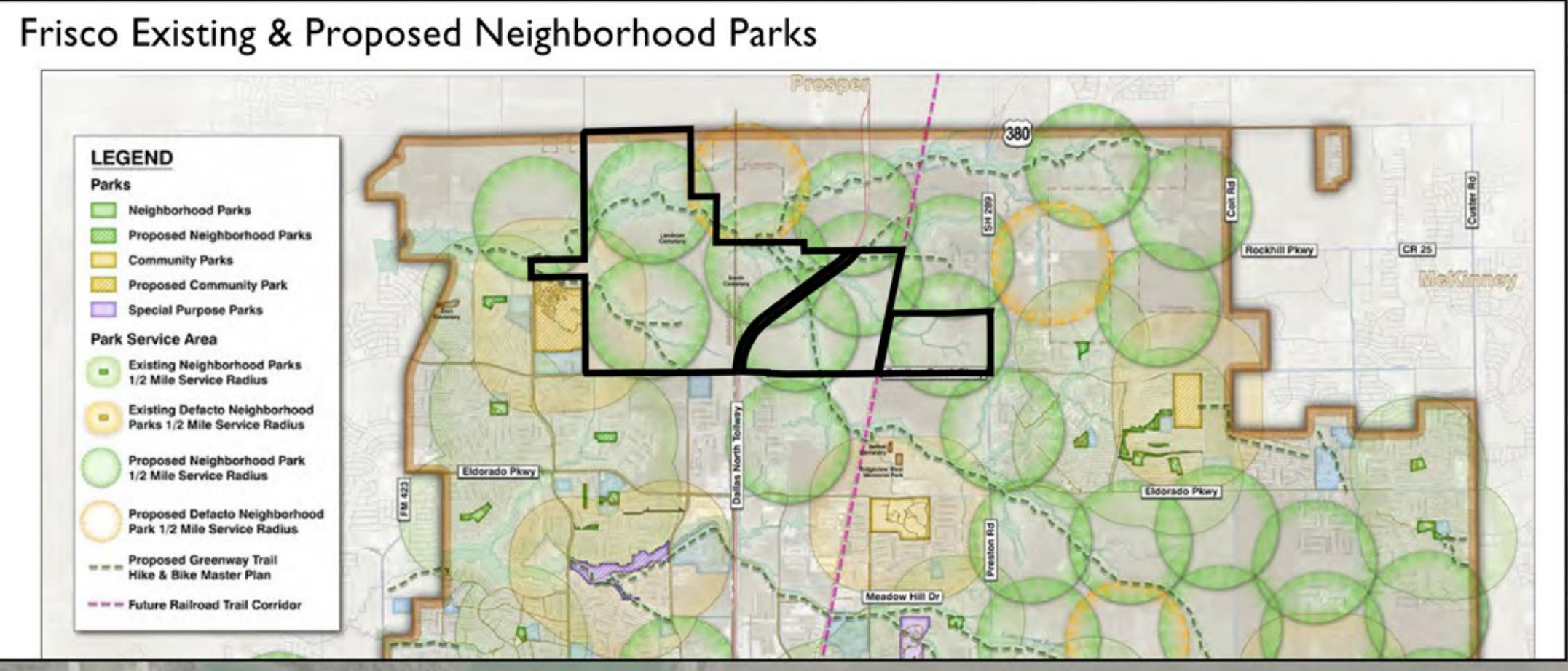
- Suburban Neighborhood
- Town Center
- Mixed-Use Neighborhood
- Transit Oriented Development
- Urban Center
- Suburban Regional Activity Center
- Commercial Node
- Business Park
- Community Business
- Industrial Park
- Public / Semi-Public
- Floodplain
- Open Space
- Major Roadway

Future Land Use			
Use	Acreage Comparison		
	2015	Proposed	Change (+/-)
 Suburban Neighborhood	840.8 Ac.	691.2 Ac.	- 149.6 Ac.
 Mixed-Use Neighborhood	68.6 Ac.	329.9 Ac.	+ 261.3 Ac.
 Transit Oriented Development	95.2 Ac.	36.6 Ac.	- 58.6 Ac.
 Urban Center	104.1 Ac.	217.3 Ac.	+ 113.2 Ac.
 Commercial Node	21.7 Ac.	208.7 Ac.	+ 187.0 Ac.
 Business Park	661.6 Ac.	140.7 Ac.	- 520.9 Ac.
 Community Business	0.0 Ac.	112.6 Ac.	+ 112.6 Ac.
 Industrial Park	167.6 Ac.	83.8 Ac.	- 83.8 Ac.
 Public / Semi-Public	0.0 Ac.	24.0 Ac.	+ 24.0 Ac.
 Floodplain	440.7 Ac.	440.7 Ac.	0.0 Ac.
 Open Space	0.0 Ac.	117.6 Ac.	+ 117.6 Ac.
 Major Roadway	143.9 Ac.	140.9 Ac.	-3.0 Ac.
Project Totals	2,544.2 Ac.	2,544.2 Ac.	0 Ac.

CONCEPTUAL MASTER PLAN — EXISTING COMPREHENSIVE PLAN COMPARISON



CONCEPTUAL MASTER PLAN

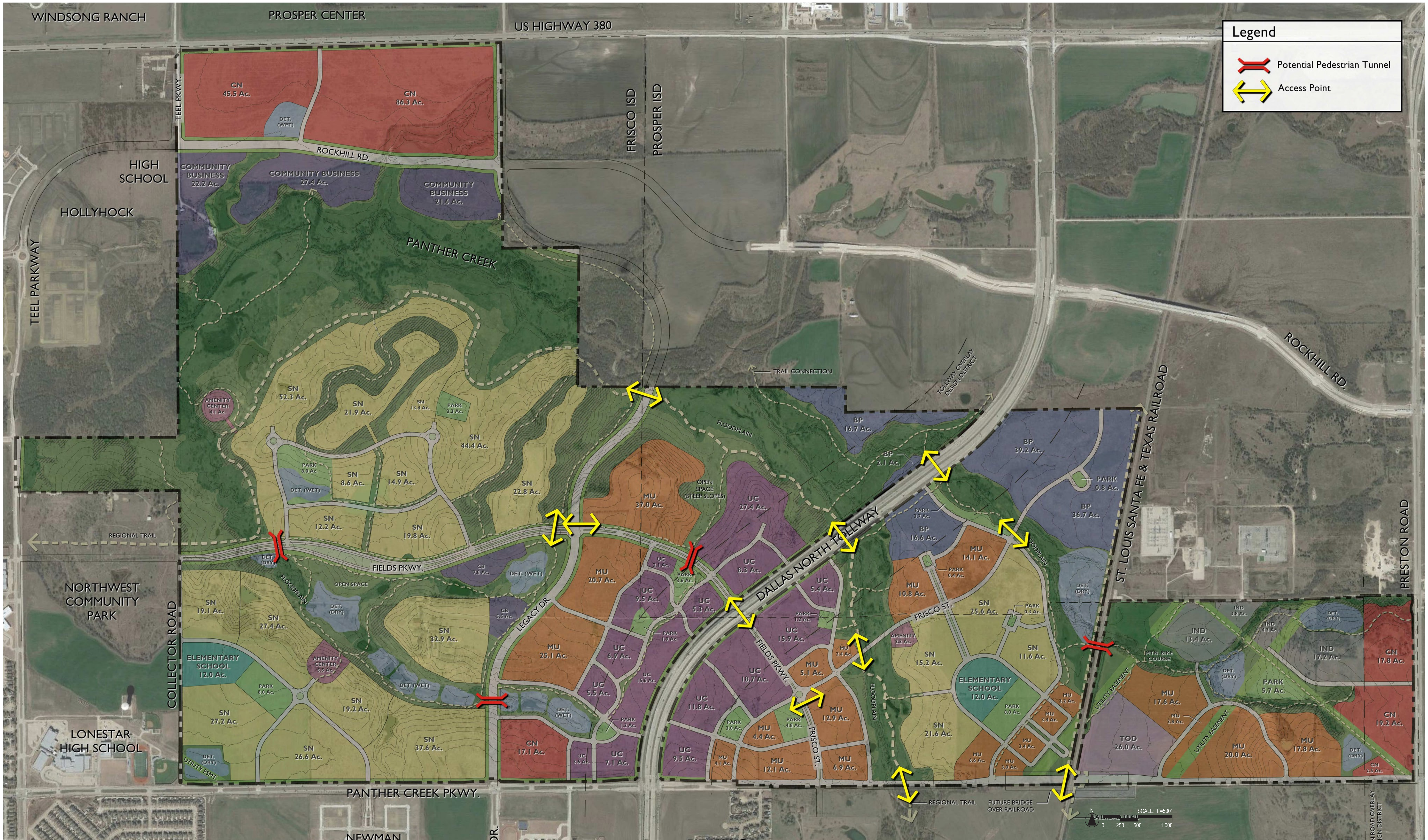


Category	Acreage
Regional Open Space (Including 6 Ac. of Dry Detention)	+/- 515 Ac.
Neighborhood Public Park (Including 4 Ac. of Wet Detention)	+/- 45 Ac.
Open Space	+/- 343 Ac.
Project Totals	+/- 903 Ac.

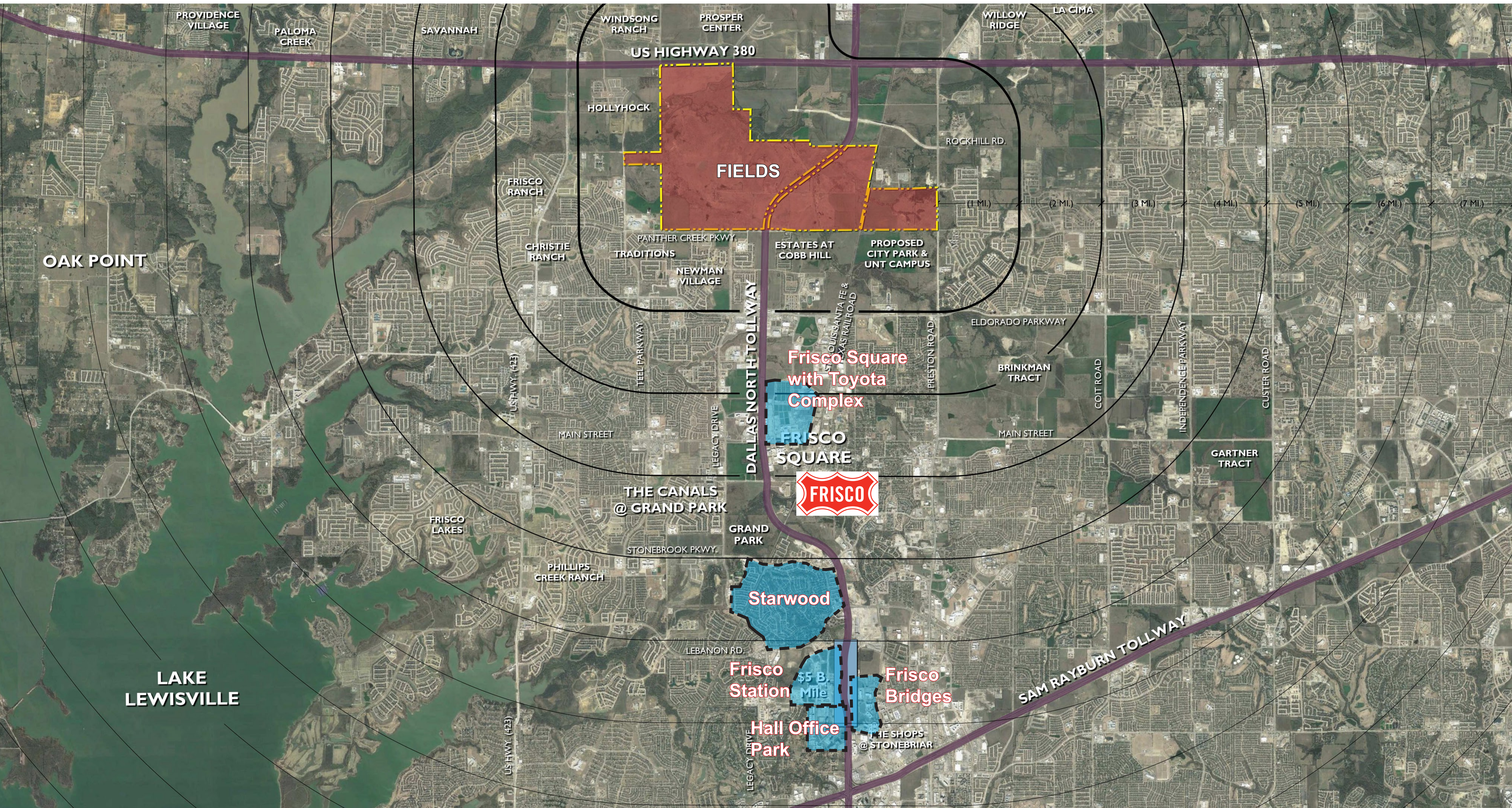
Category	Acreage
Parks	+/- 54 Ac.
Detention Ponds	+/- 80 Ac.
Floodplain	+/- 403 Ac.
Steep Slopes	+/- 114 Ac.
General Open Space	+/- 252 Ac.
Green Space Total	+/- 903 Ac.

+/- 33%
Green Space

CONCEPTUAL MASTER PLAN – GREEN SPACE



CONNECTIVITY



PROJECT SCALE ANALYSIS



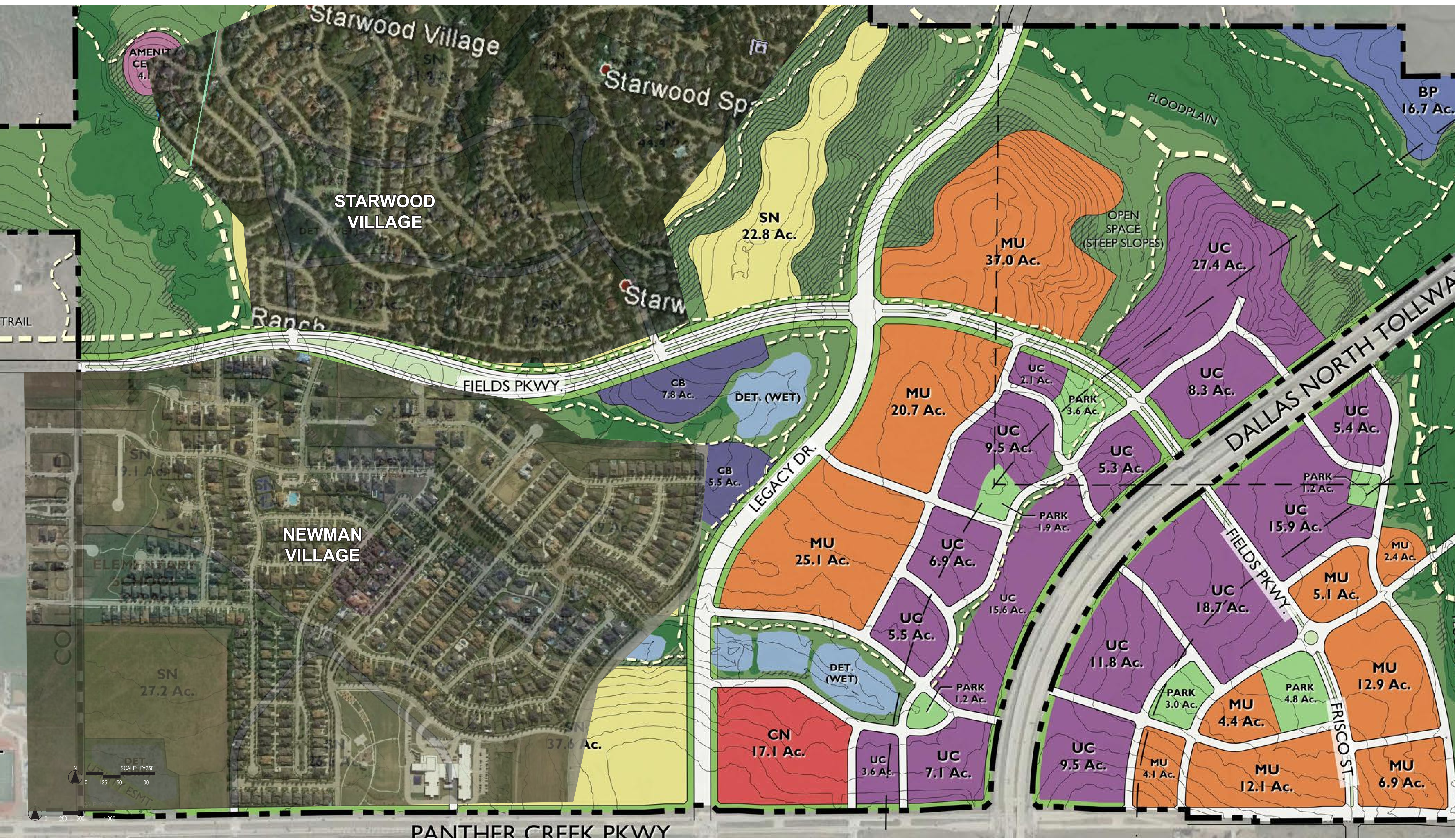
CONCEPTUAL MASTER PLAN – URBAN CENTER SCALE ANALYSIS



CONCEPTUAL MASTER PLAN – MIXED USE & TOD SCALE ANALYSIS



CONCEPTUAL MASTER PLAN – RESIDENTIAL ANALYSIS



CONCEPTUAL MASTER PLAN — SINGLE FAMILY SCALE ANALYSIS



CHARACTER ZONES: HOW MANY UNITS?



MIXED USE (80% RESIDENTIAL / 20% NON-RESIDENTIAL)

55 UNITS/ACRE

SINGLE FAMILY - DETACHED = 20%

SINGLE FAMILY - ATTACHED = 30%

URBAN LIVING = 50%



URBAN CENTER (30% RESIDENTIAL / 70% NON-RESIDENTIAL)

55 UNITS/ACRE

SINGLE FAMILY - DETACHED = 0%

SINGLE FAMILY - ATTACHED = 30%

URBAN LIVING = 70%



TRANSIT ORIENTED (T.O.D.) (50% RESIDENTIAL / 50% NON-RESIDENTIAL)

55 UNITS/ACRE

SINGLE FAMILY - DETACHED = 0%

SINGLE FAMILY - ATTACHED = 20%

URBAN LIVING = 80%



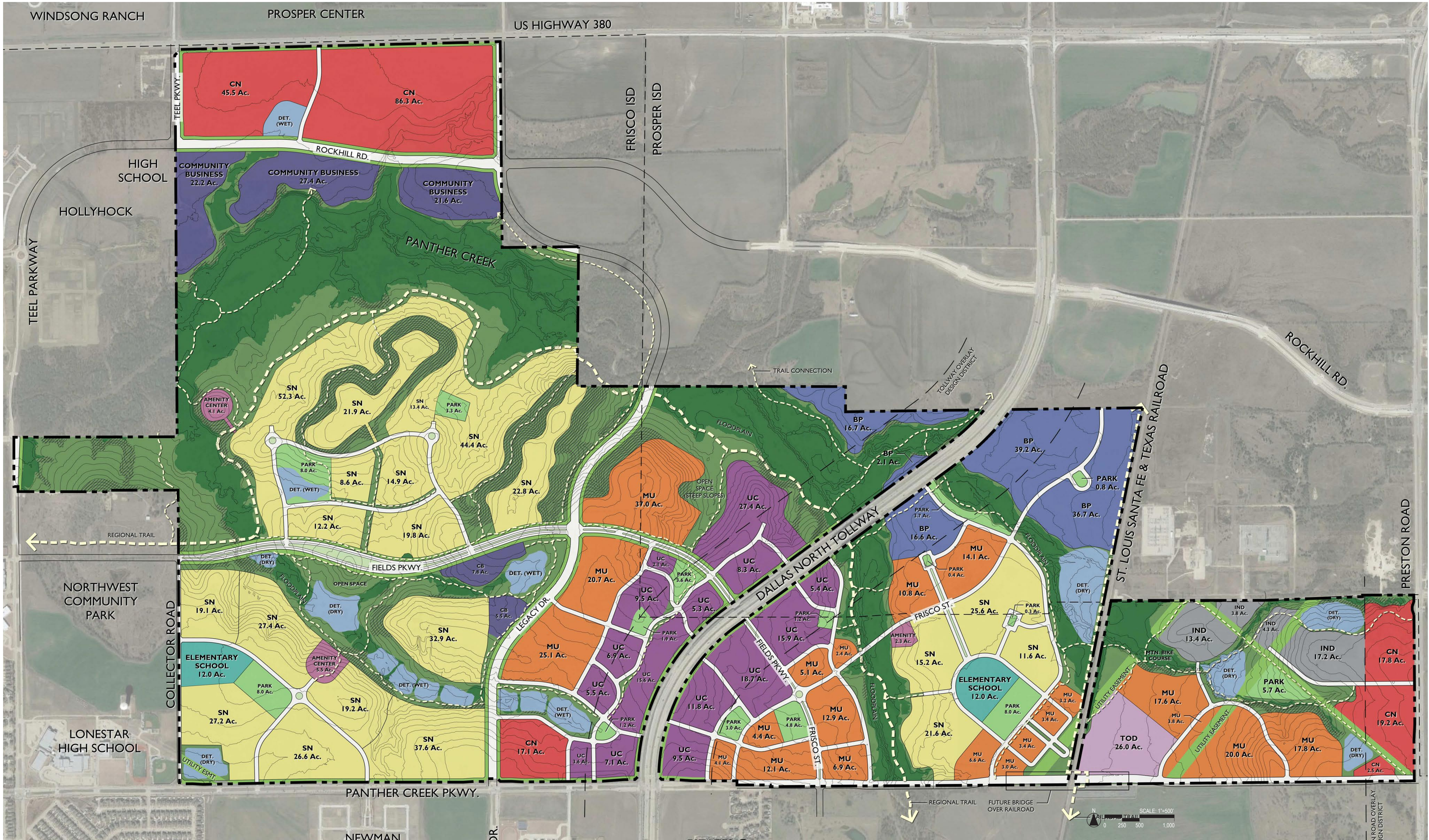
SUBURBAN NEIGHBORHOOD (SN) (100% RESIDENTIAL)

RANGE OF DENSITIES = 2.8, 5.4 & 7.0

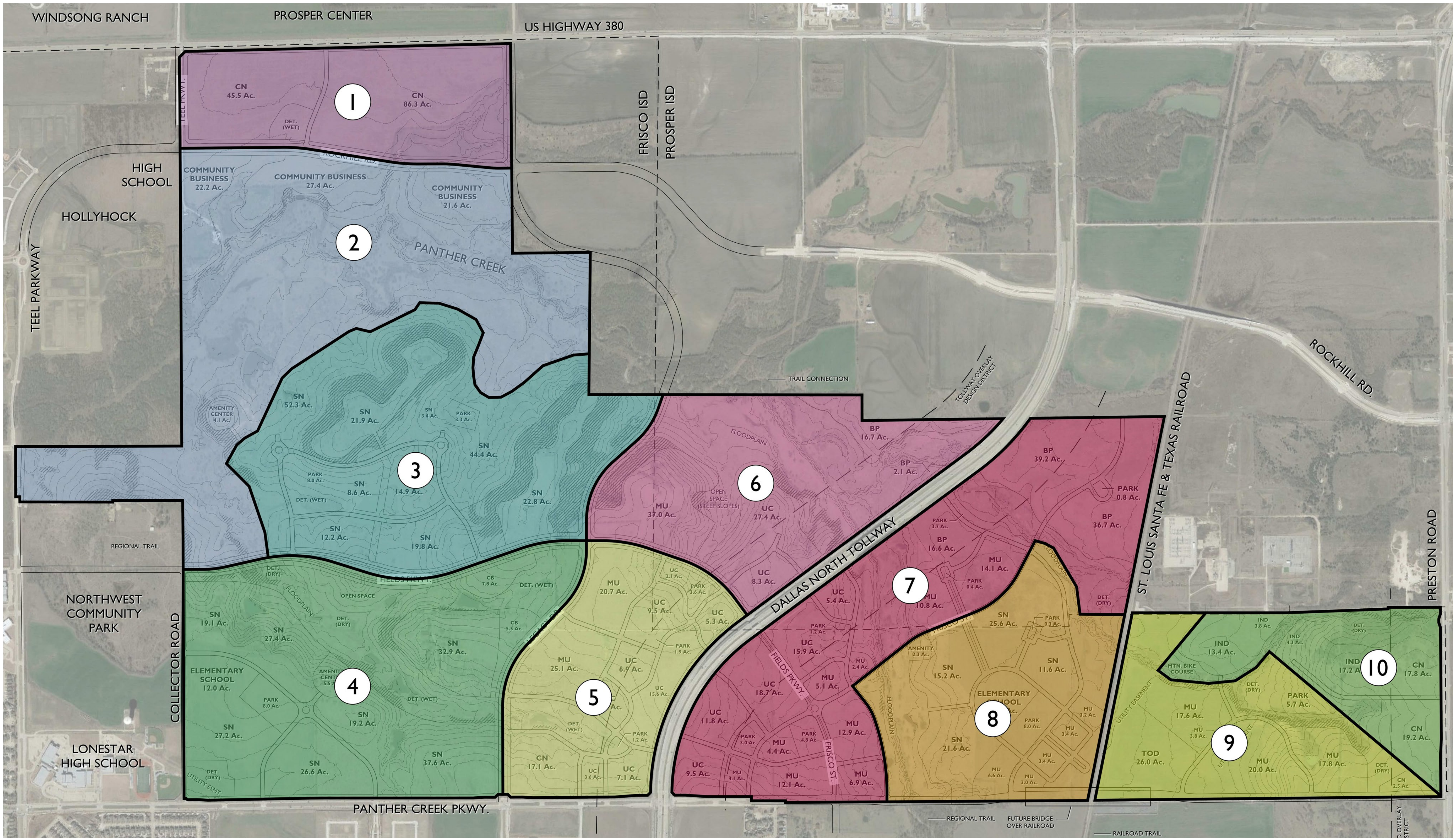
SINGLE FAMILY - DETACHED = 0%

SINGLE FAMILY - ATTACHED = 20%

DENSITY ASSUMPTIONS



CONCEPTUAL MASTER PLAN



CHARACTER ZONE MAP

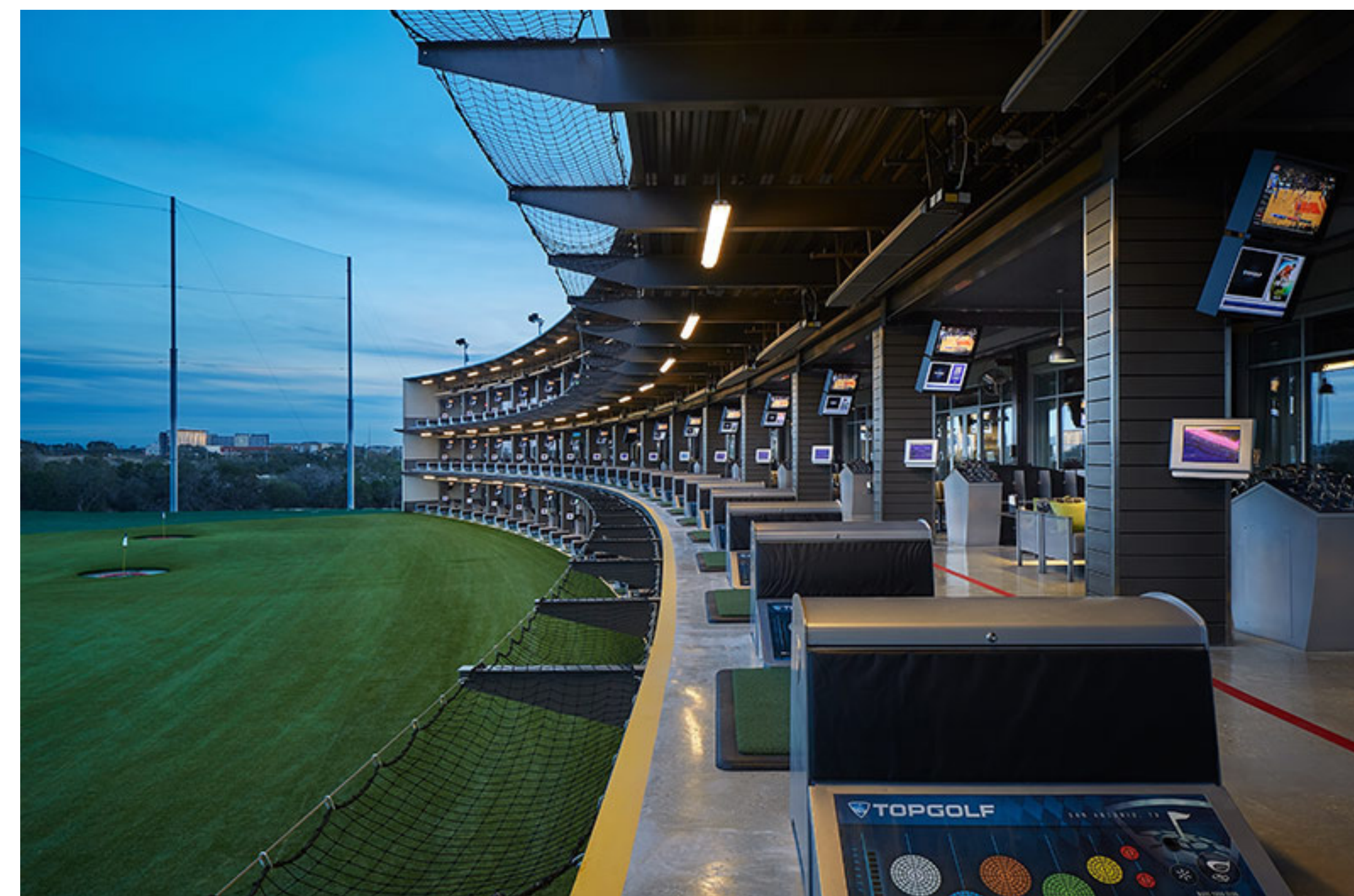
ZONE INFORMATION

TOTAL GROSS ACRES: 163.2
 PARK LAND: 0.0
 OPENSOURCE %: 12%

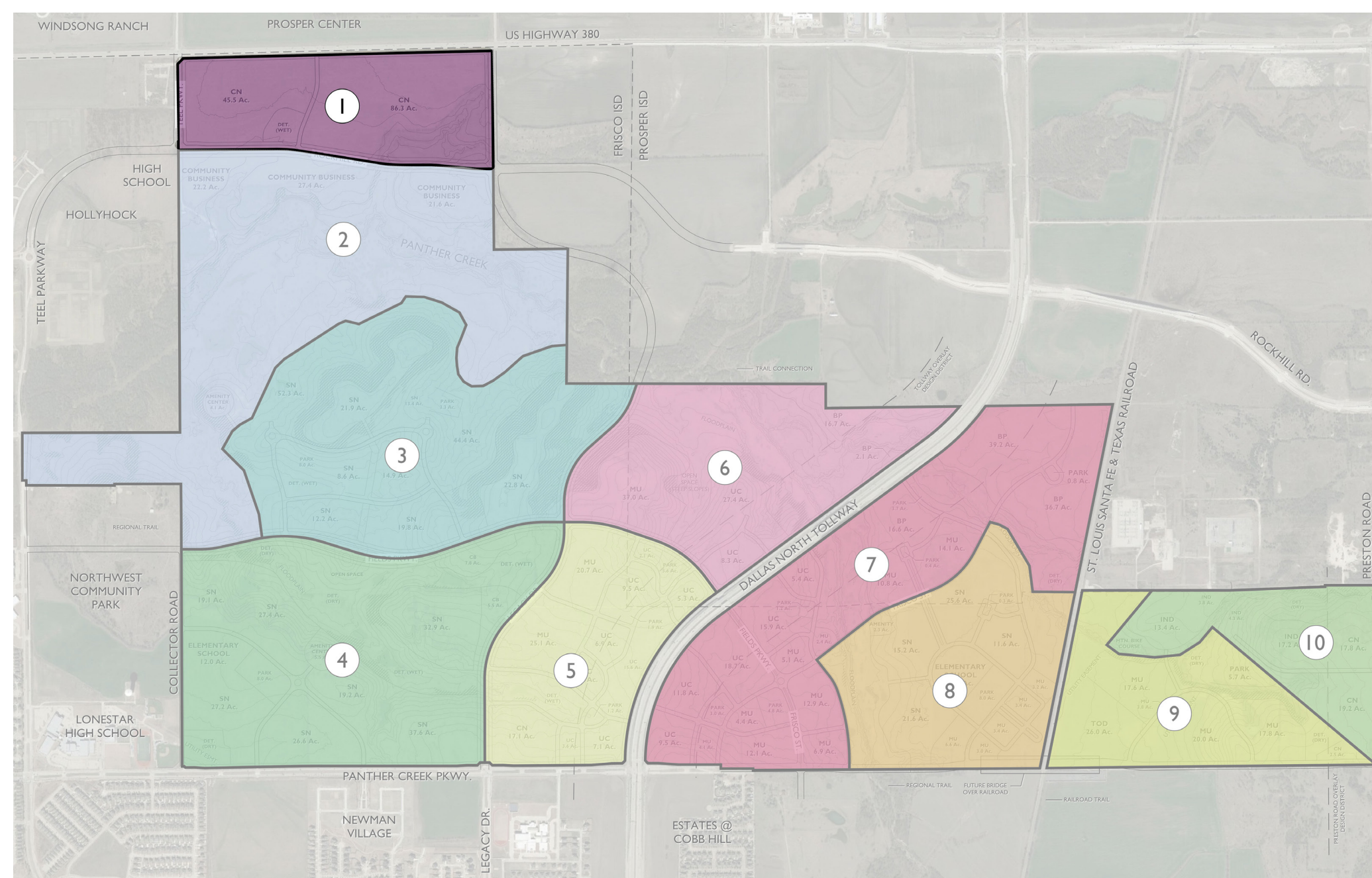
RESIDENTIAL UNITS: 0

SF DETACHED UNITS: 0
 SF ATTACHED UNITS: 0
 URBAN LIVING UNITS: 0

DENSITY ON NET: 0.0 U/AC
 DENSITY ON GROSS: 0.0 U/AC



KEY MAP



CHARACTER ZONE 1

ZONE INFORMATION

TOTAL GROSS ACRES: 439.0

RESIDENTIAL UNITS: 0

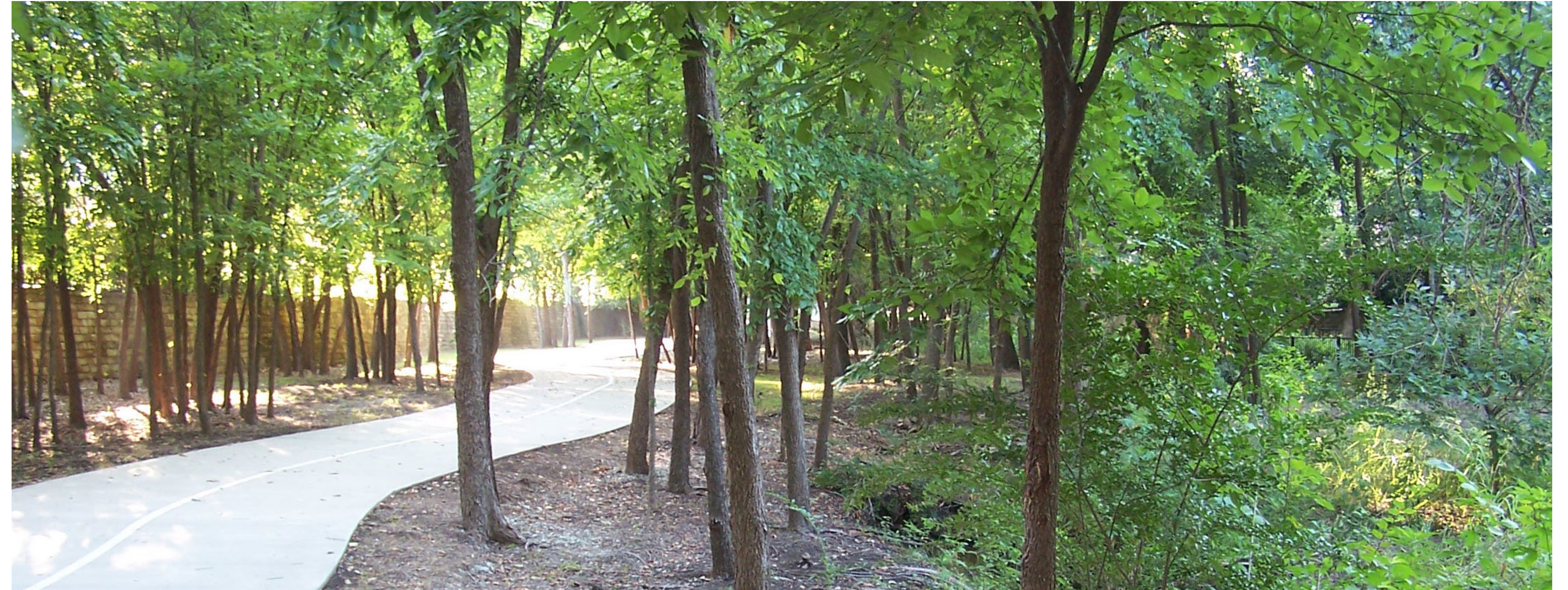
SF DETACHED UNITS: 0

SF ATTACHED UNITS: 0

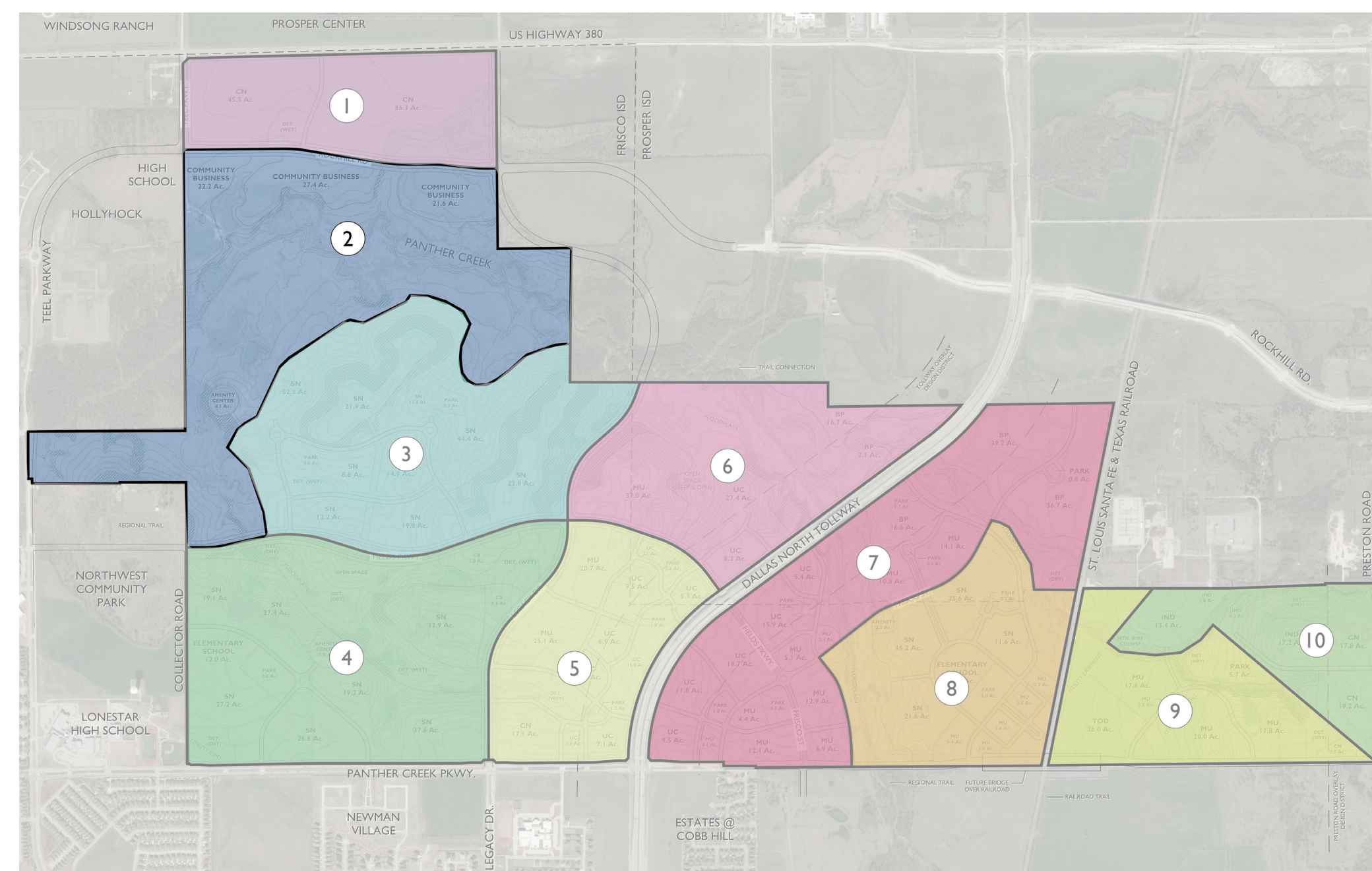
URBAN LIVING UNITS: 0

DENSITY ON NET: 0.0 U/AC

DENSITY ON GROSS: 0.0 U/AC



KEY MAP



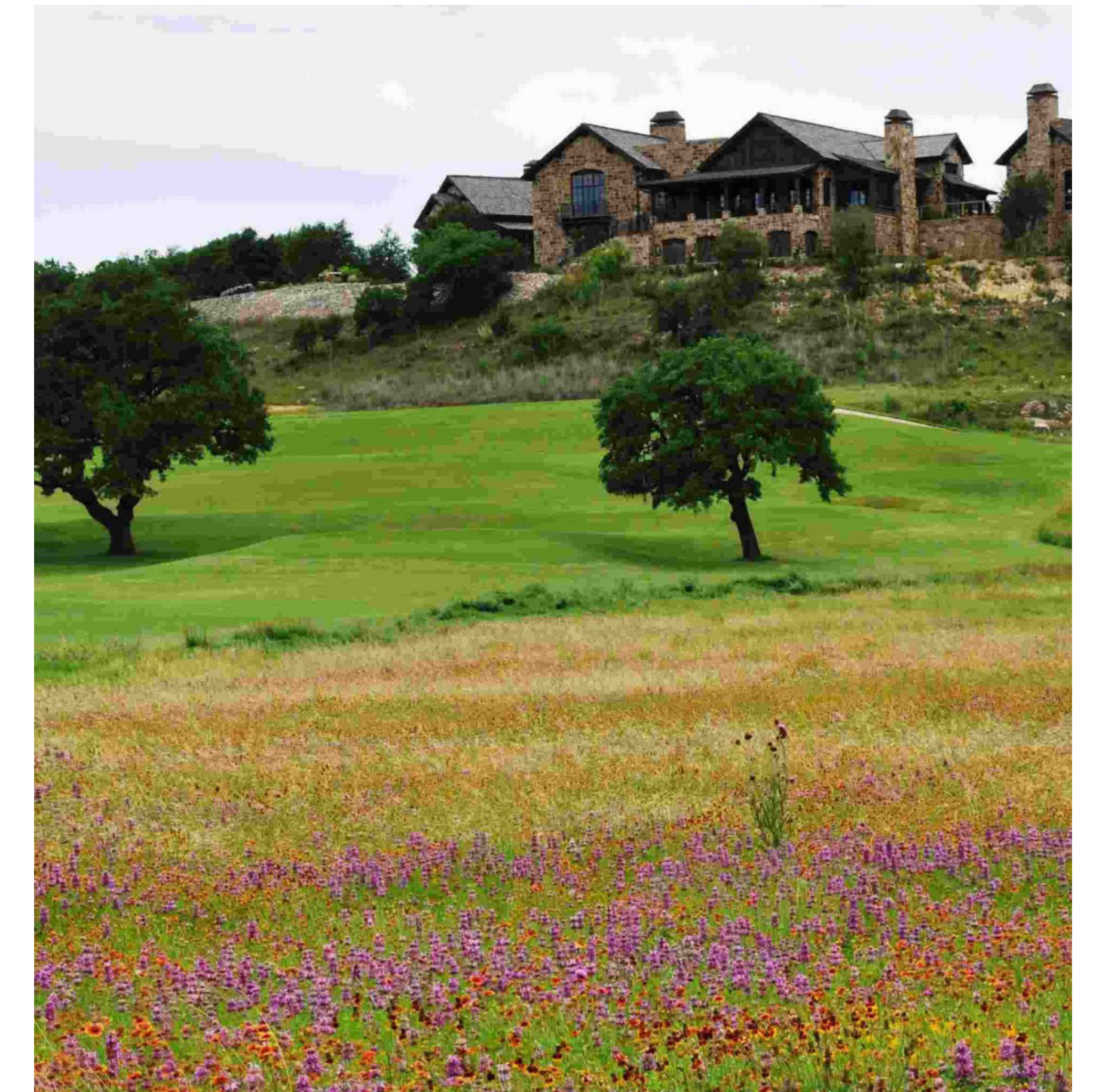
CHARACTER ZONE 2

ZONE INFORMATION

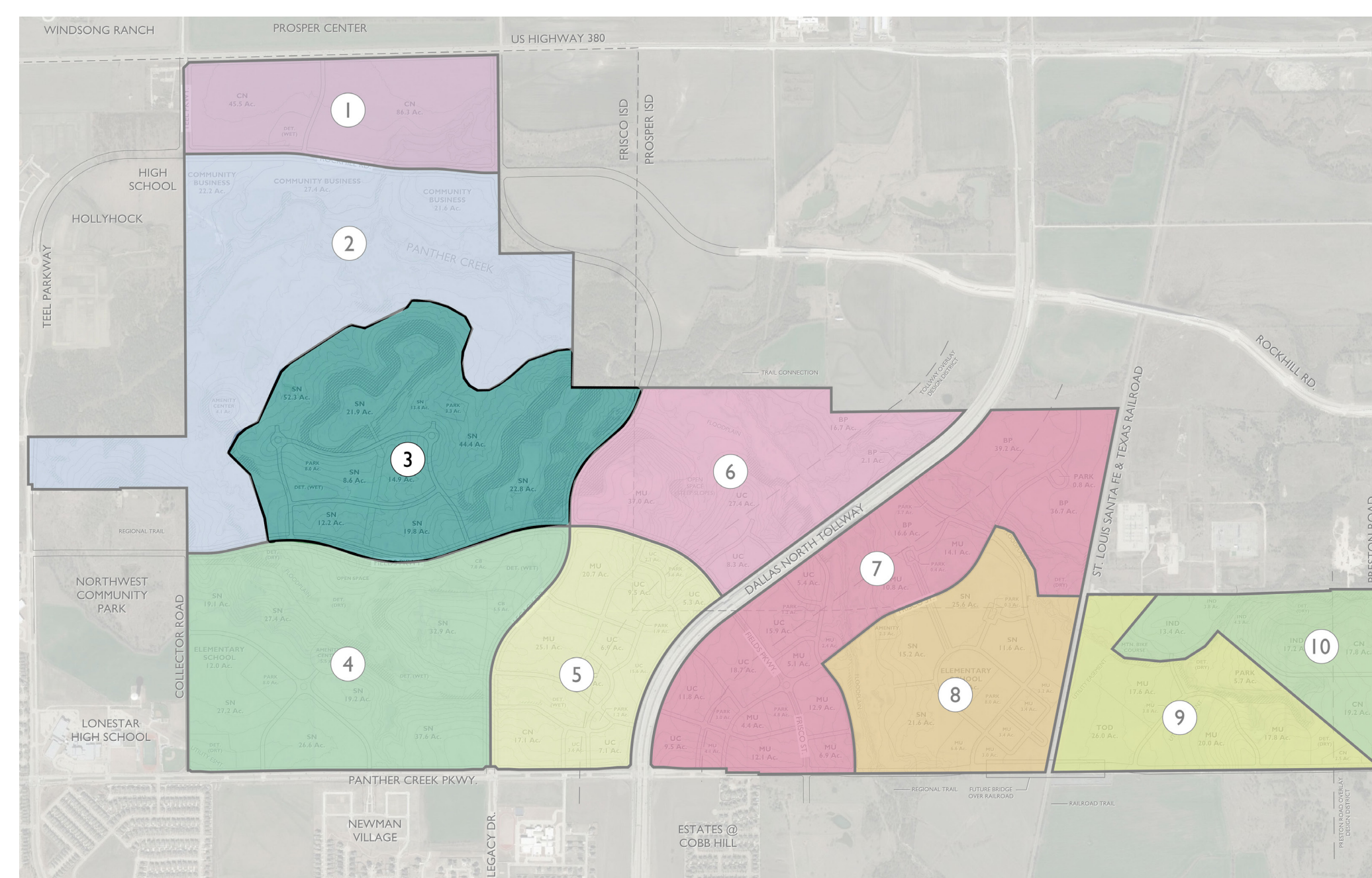
TOTAL GROSS ACRES: 339.5
 PARK LAND: 11.3
 OPENSOURCE %: 12.0%

RESIDENTIAL UNITS: 589
 (35's - ESTATE LOTS)
 SF DETACHED UNITS: 471
 SF ATTACHED UNITS: 118
 URBAN LIVING UNITS: 0

DENSITY ON NET: 2.8 U/AC
 DENSITY ON GROSS: 1.7 U/AC



KEY MAP



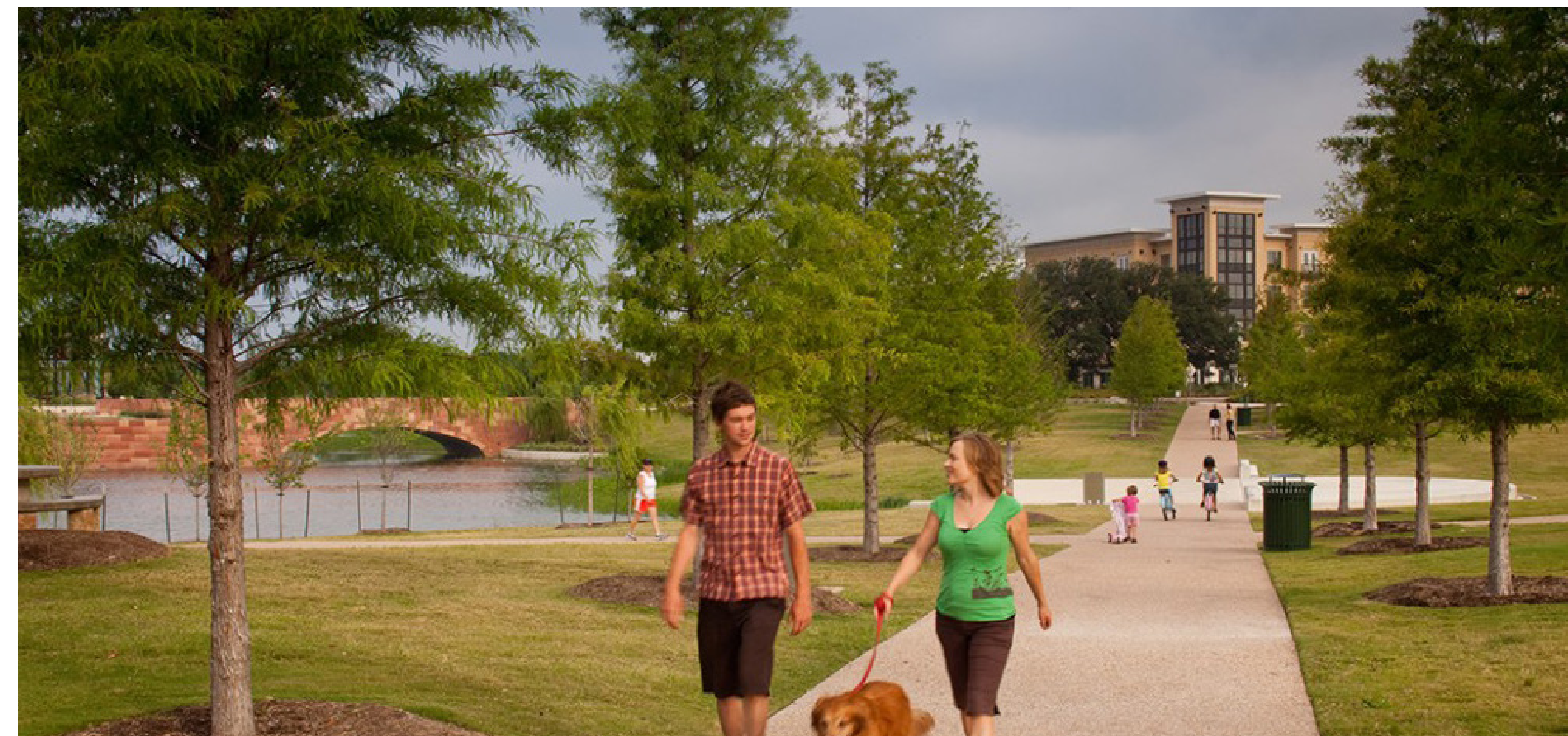
CHARACTER ZONE 3

ZONE INFORMATION

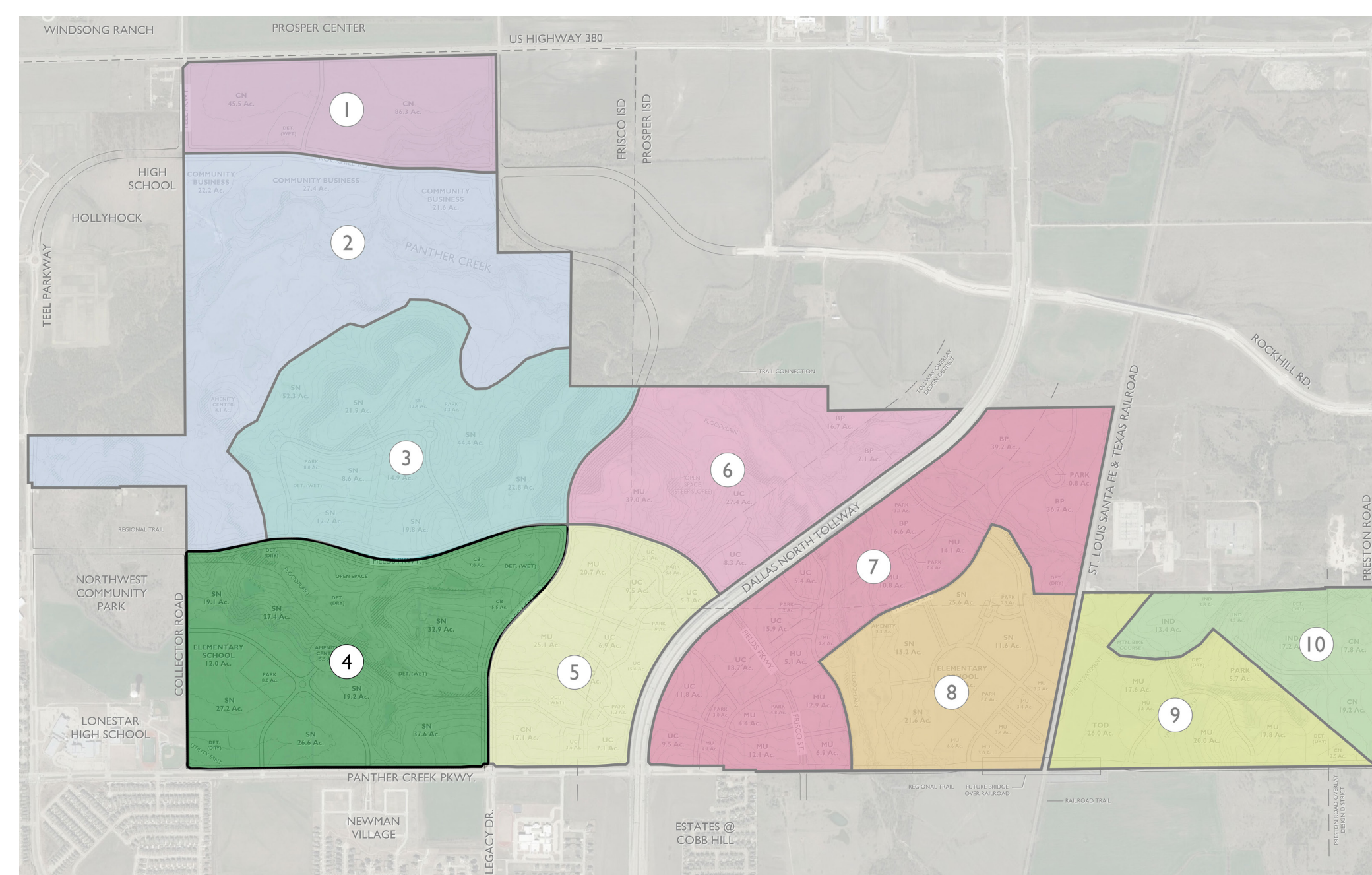
TOTAL GROSS ACRES: 367.4
 PARK LAND: 8.0
 OPENSACE %: 12.0%

RESIDENTIAL UNITS: 1,026
 (35's - 65's)
 SF DETACHED UNITS: 821
 SF ATTACHED UNITS: 205
 URBAN LIVING UNITS: 0

DENSITY ON NET: 5.4 U/AC
 DENSITY ON GROSS: 2.8 U/AC



KEY MAP



CHARACTER ZONE 4

ZONE INFORMATION

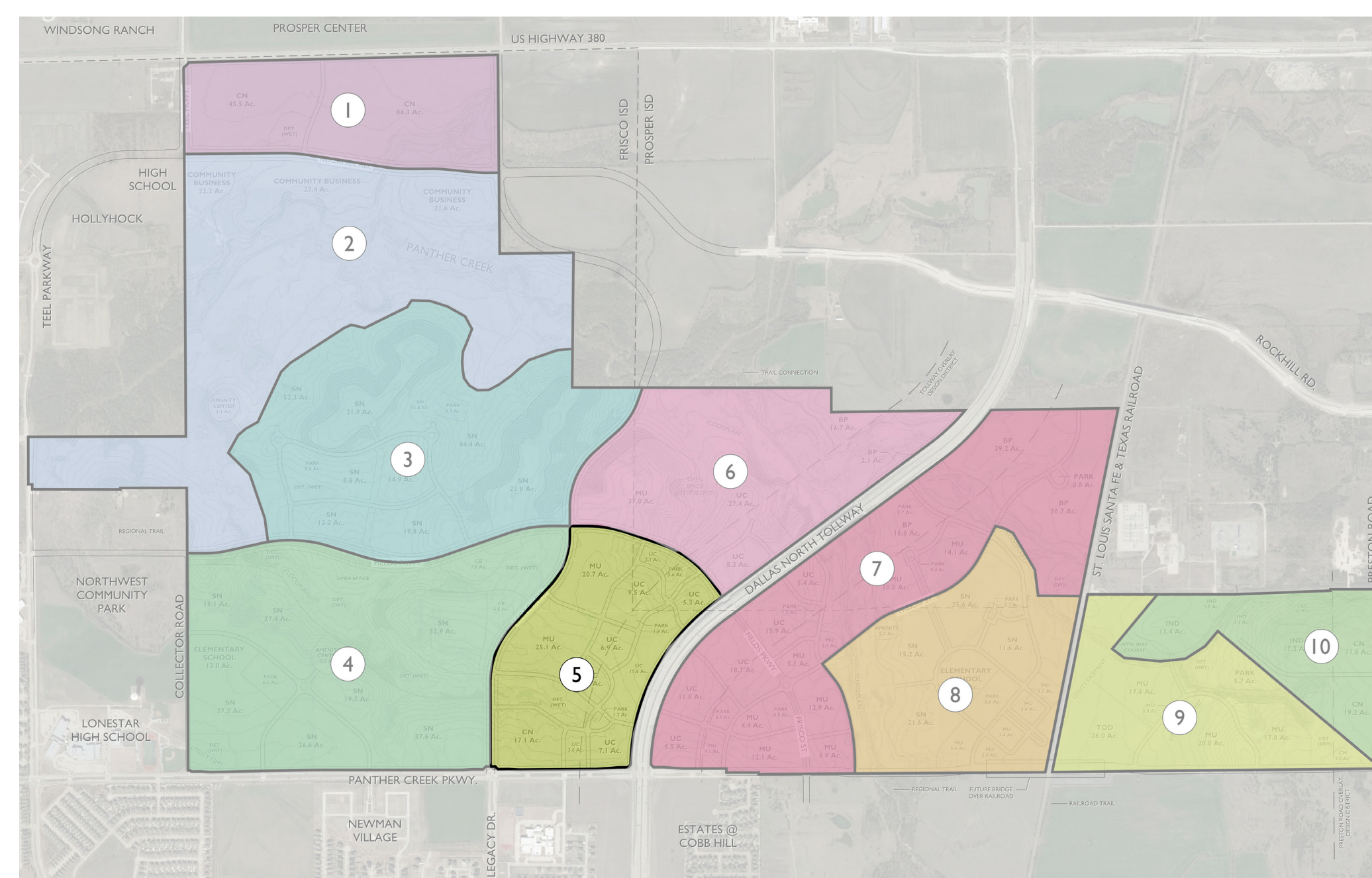
TOTAL GROSS ACRES: 180.0
 PARK LAND: 6.7
 OPENSOURCE %: 12.0%

RESIDENTIAL UNITS: 2,933
 (MU-UC)
 SF DETACHED UNITS: 403
 SF ATTACHED UNITS: 880
 URBAN LIVING UNITS: 1,650

DENSITY ON NET: 55.0 U/AC
 DENSITY ON GROSS: 16.2 U/AC



KEY MAP



CHARACTER ZONE 5

ZONE INFORMATION

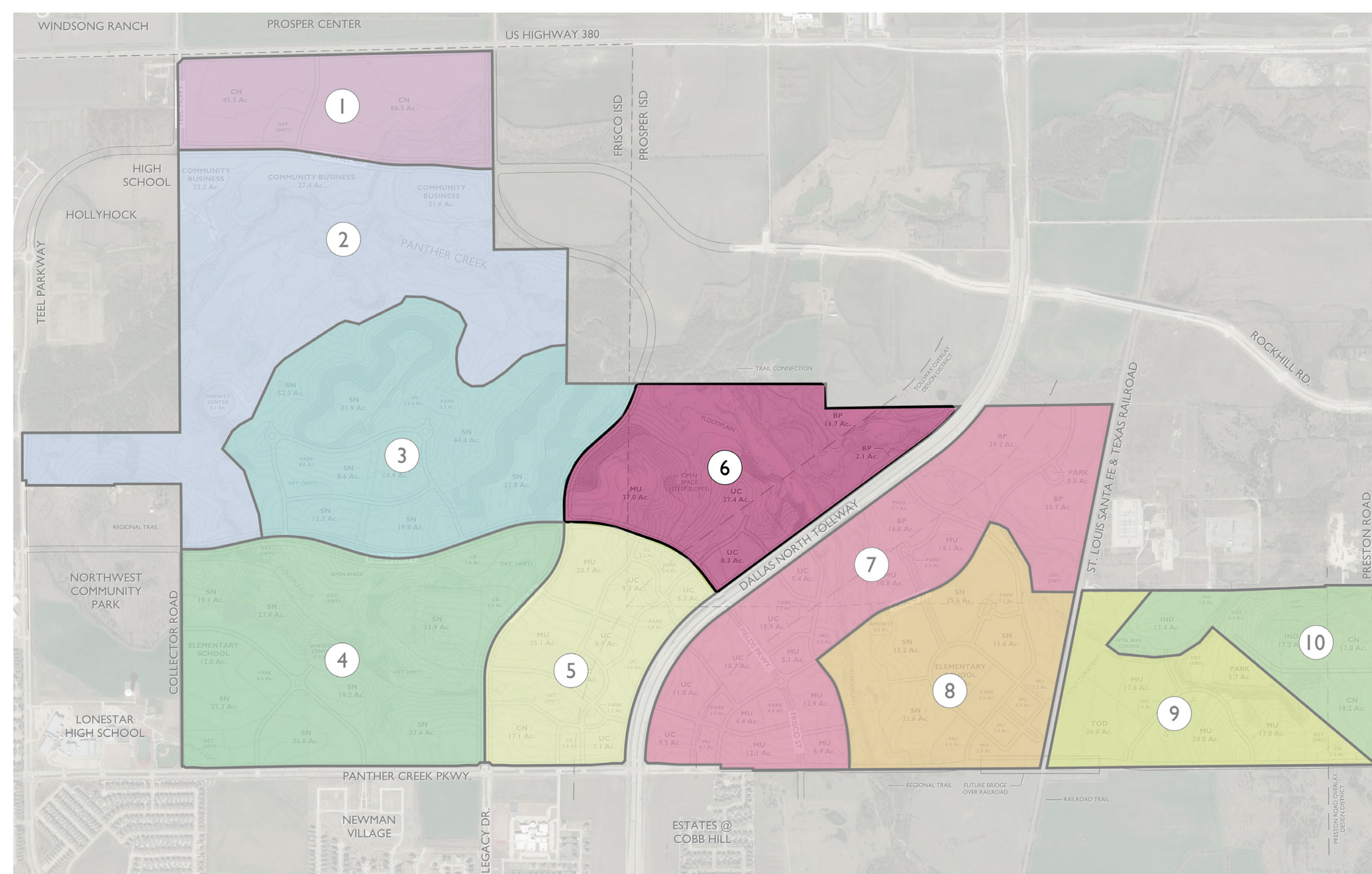
TOTAL GROSS ACRES: 231.4
PARK LAND: 0.0
OPENSOURCE %: 12.0%

RESIDENTIAL UNITS: 2,217
(MU-UC)
SF DETACHED UNITS: 326
SF ATTACHED UNITS: 665
URBAN LIVING UNITS: 1,226

DENSITY ON NET: 55.0 U/AC
DENSITY ON GROSS: 9.6 U/AC



KEY MAP



CHARACTER ZONE 6

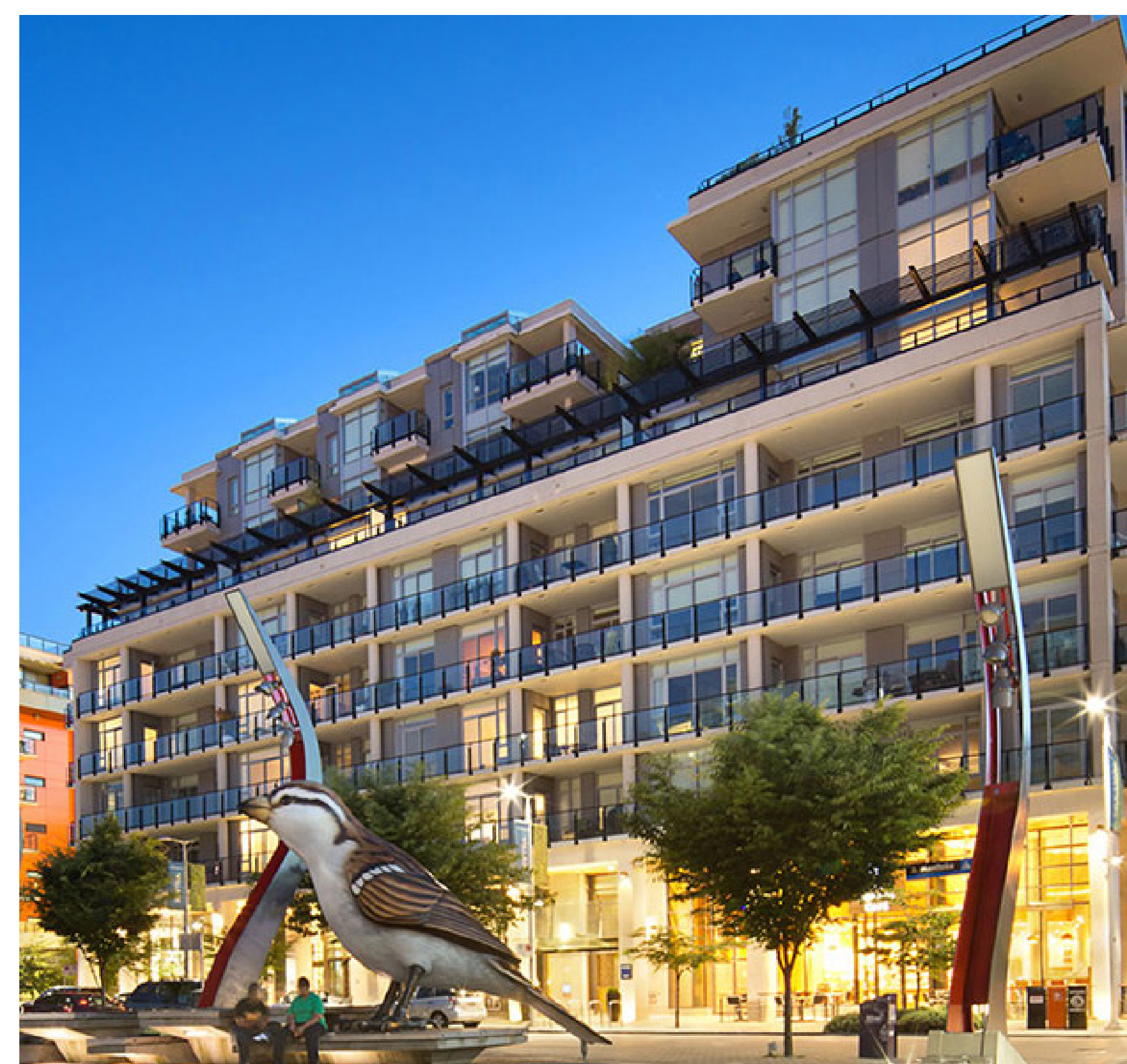
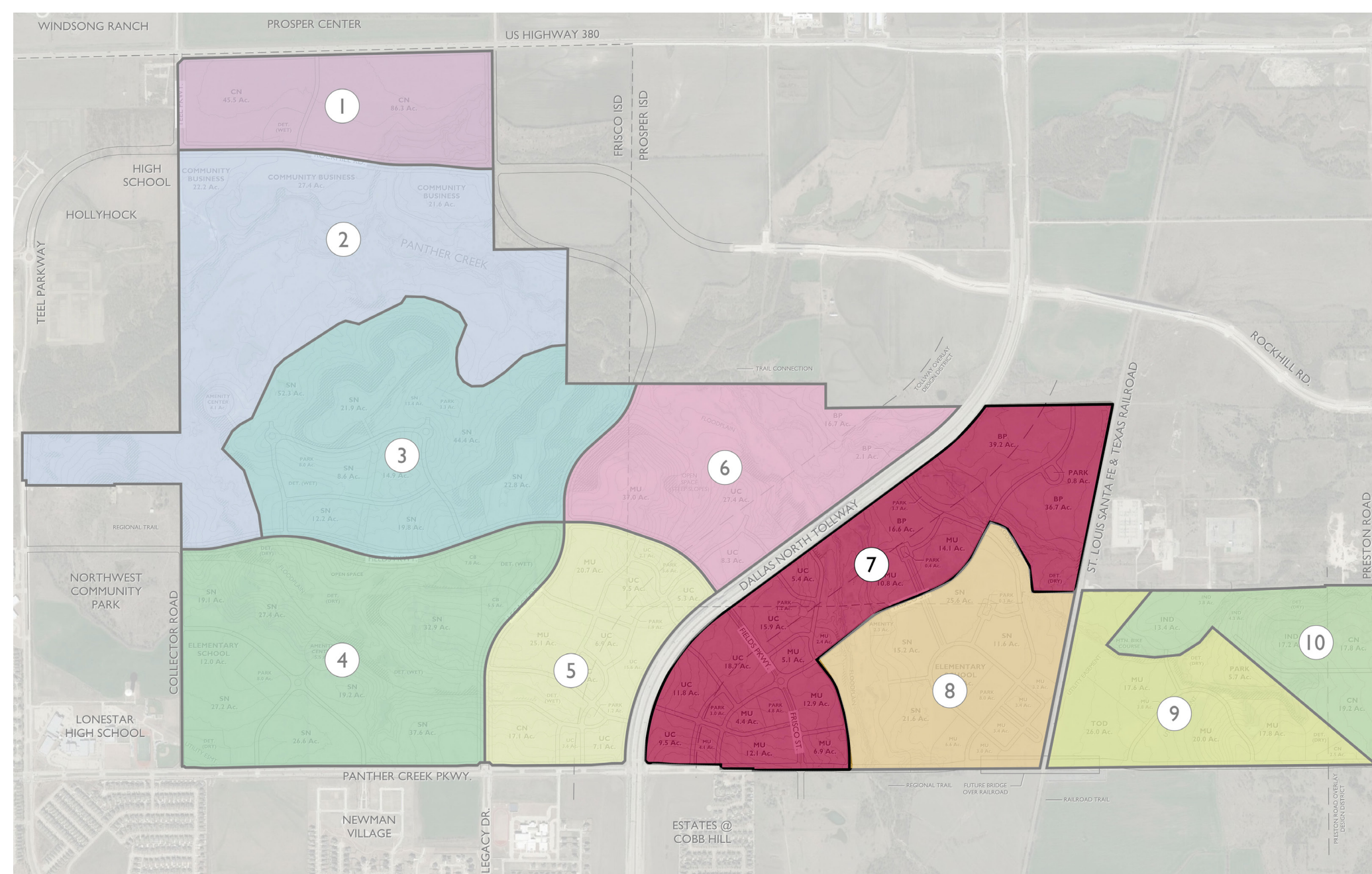
ZONE INFORMATION

TOTAL GROSS ACRES: 340.1
 PARK LAND: 13.9
 OPENSOURCE %: 12%

RESIDENTIAL UNITS: 4,215
 (MU-UC)
 SF DETACHED UNITS: 641
 SF ATTACHED UNITS: 1,264
 URBAN LIVING UNITS: 2,310

DENSITY ON NET: 55.0 U/AC
 DENSITY ON GROSS: 12.4 U/AC

KEY MAP



CHARACTER ZONE 7

ZONE INFORMATION

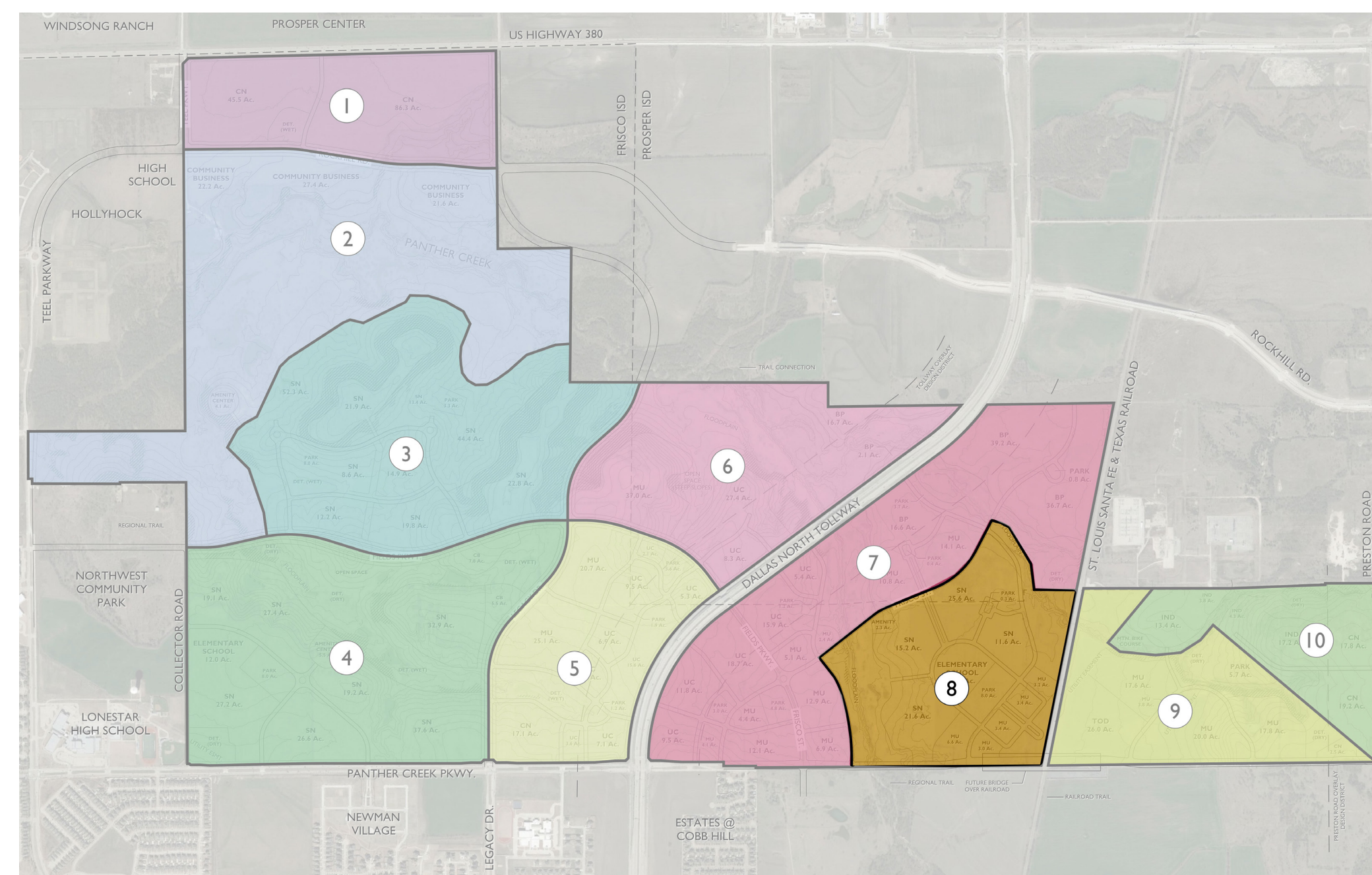
TOTAL GROSS ACRES: 204.6
 PARK LAND: 8.3
 OPENSOURCE %: 12%

RESIDENTIAL UNITS: 1,380
 (SN - MU)
 SF DETACHED UNITS: 587
 SF ATTACHED UNITS: 362
 URBAN LIVING UNITS: 431

DENSITY ON NET: 7.0 & 55.0 U/AC
 DENSITY ON GROSS: 6.7 U/AC



KEY MAP



CHARACTER ZONE 8

ZONE INFORMATION

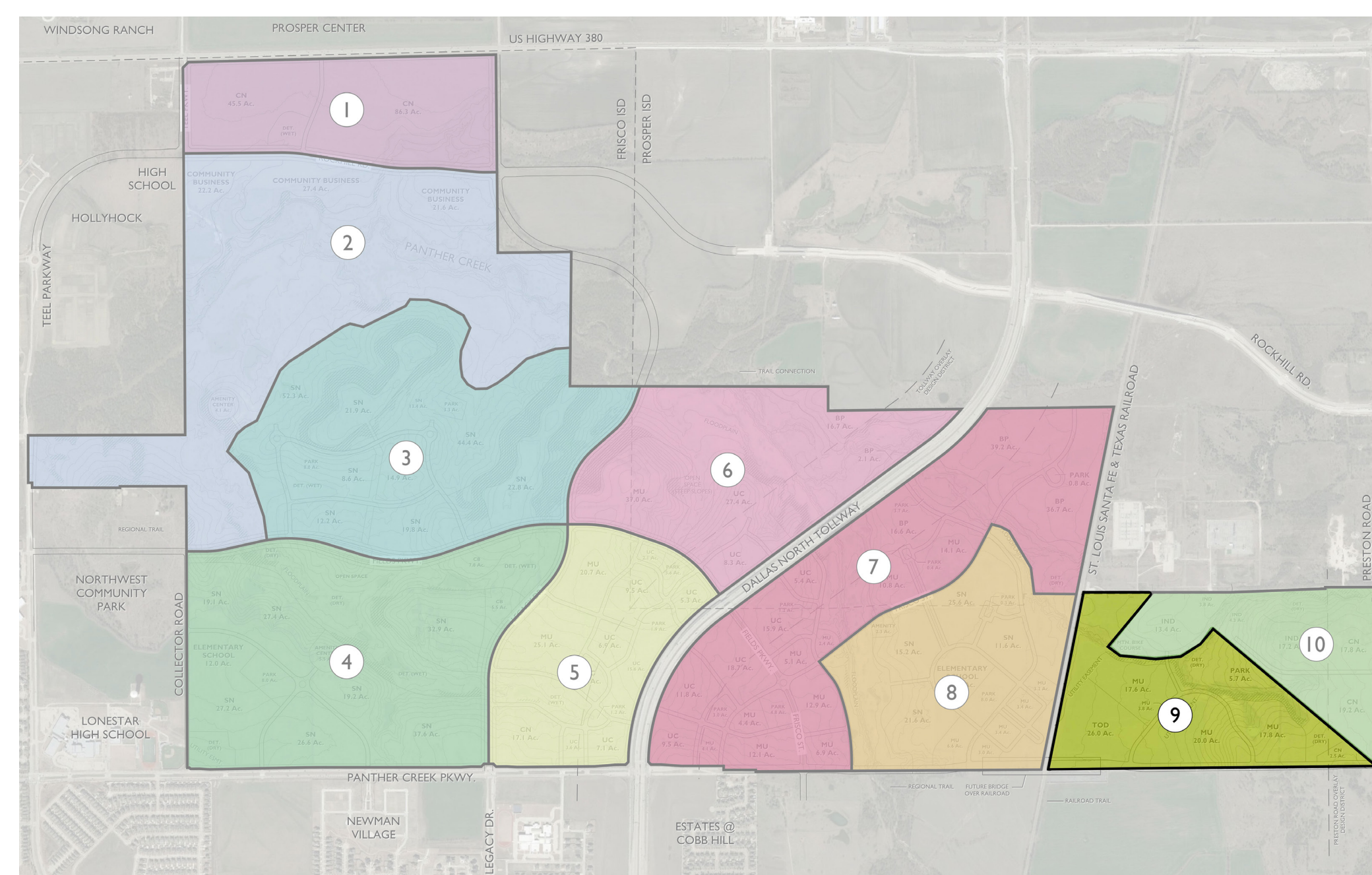
TOTAL GROSS ACRES: 163.2
 PARK LAND: 5.7
 OPENSOURCE %: 12%

RESIDENTIAL UNITS: 3,319
 (TOD - MU)
 SF DETACHED UNITS: 521
 SF ATTACHED UNITS: 924
 URBAN LIVING UNITS: 1,874

DENSITY ON NET: 55.0 U/AC
 DENSITY ON GROSS: 20.3 U/AC



KEY MAP



CHARACTER ZONE 9

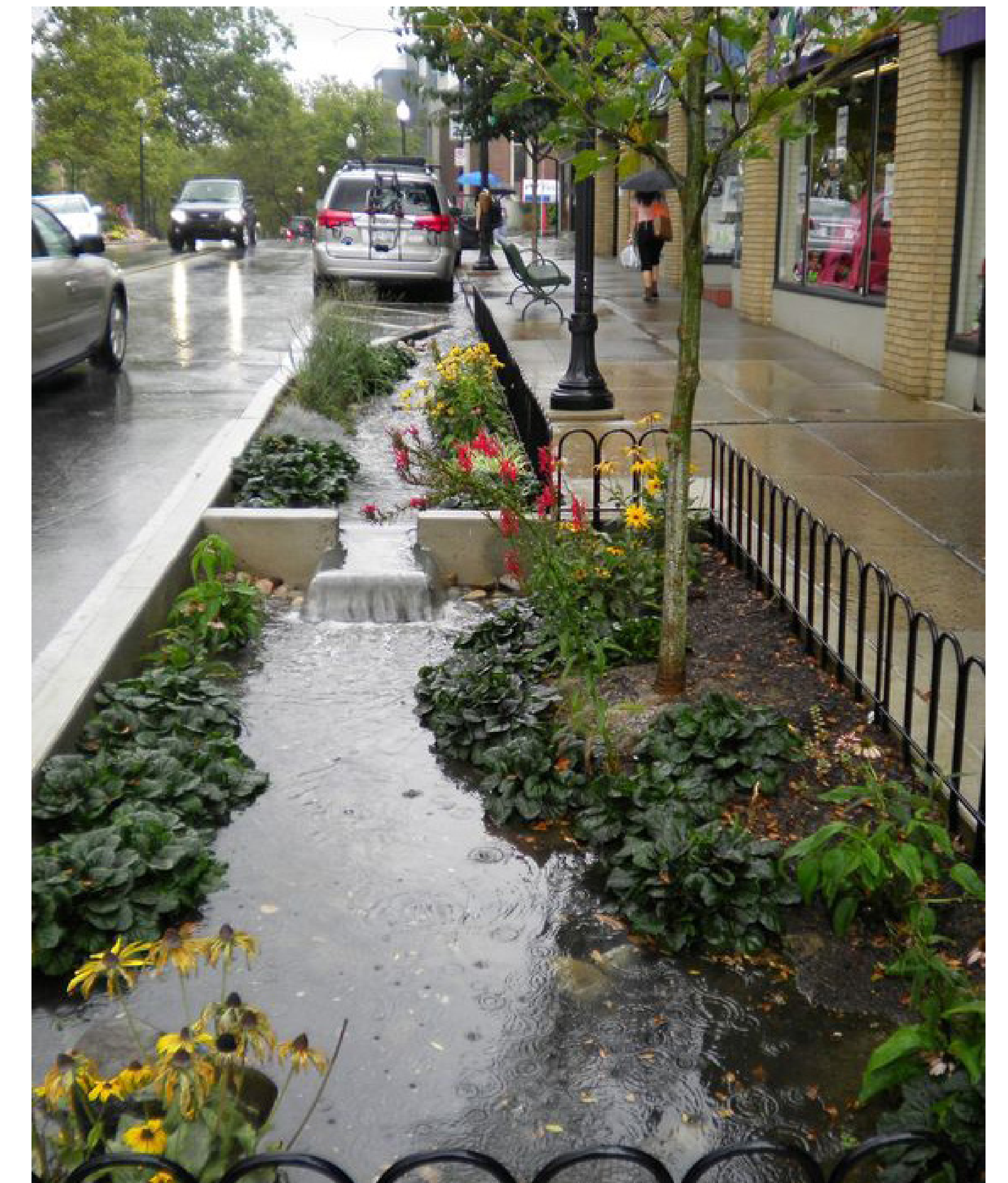
ZONE INFORMATION

TOTAL GROSS ACRES: 114.3
 PARK LAND: 0.0
 OPENSOURCE %: 12.0%

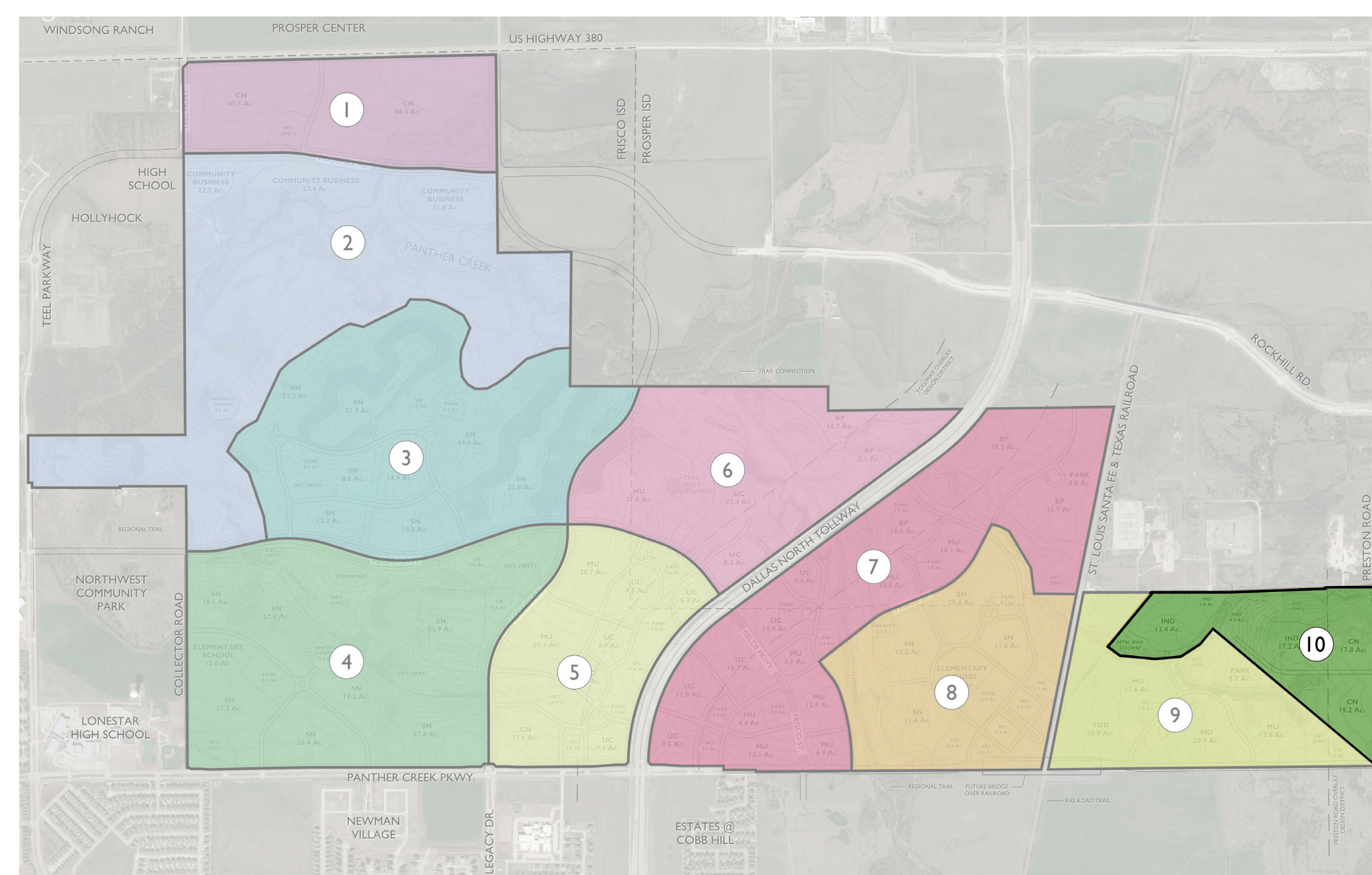
RESIDENTIAL UNITS: 0

SF DETACHED UNITS: 0
 SF ATTACHED UNITS: 0
 URBAN LIVING UNITS: 0

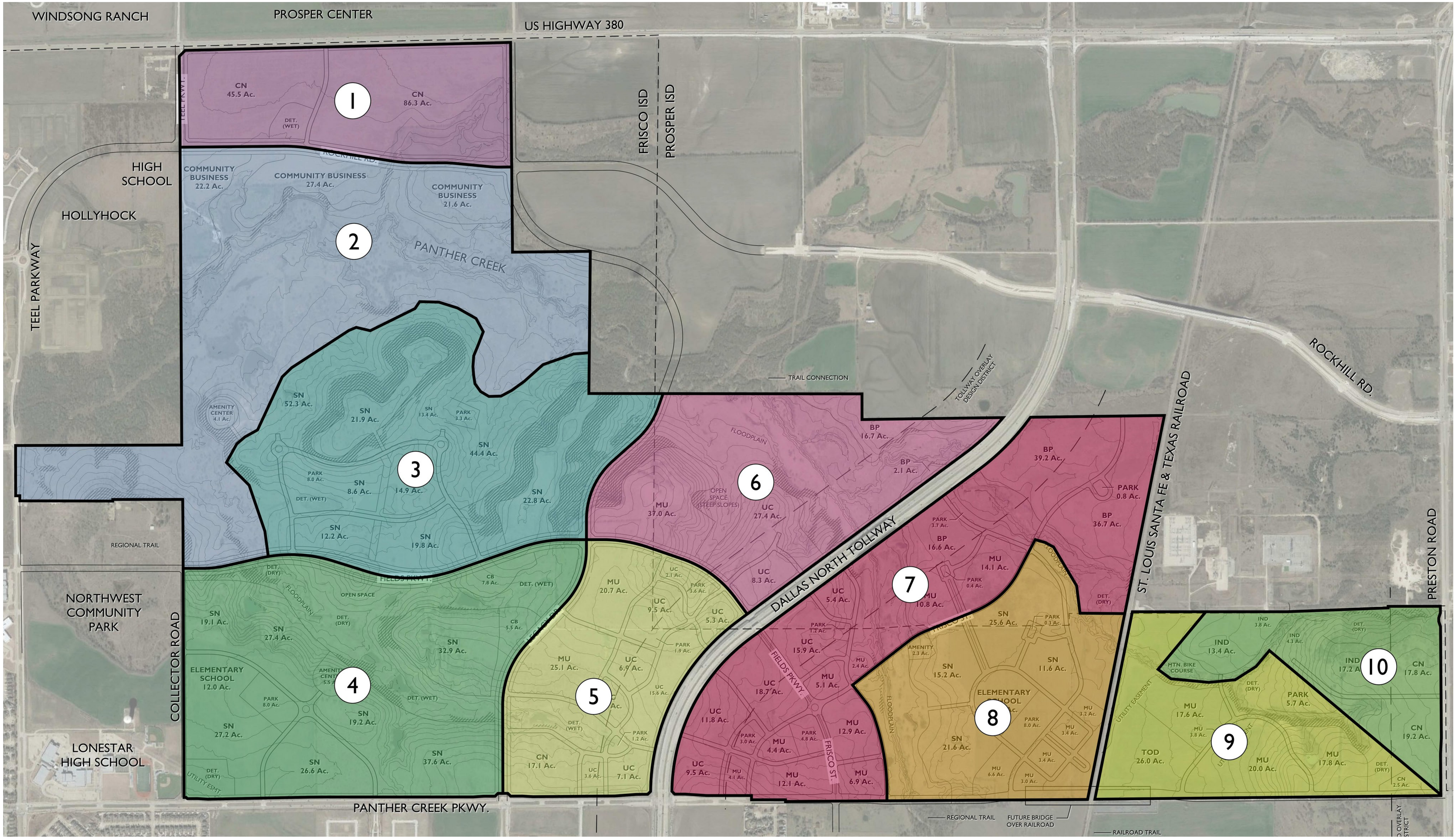
DENSITY ON NET: 0.0 U/AC
 DENSITY ON GROSS: 0.0 U/AC



KEY MAP



CHARACTER ZONE 10



CHARACTER ZONE MAP

TOTAL ACREAGE - 2544.2 AC.

PARK ACREAGE - 54 AC.

OPEN SPACE - 12%

-

SF DETACHED - 3,769 UNITS

SF ATTACHED - 4,419 UNITS

URBAN LIVING - 7,492 UNITS

TOTAL UNITS - 15,680

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PROJECT DENSITY (GROSS) - 6.2 U/AC.

OVERALL PROJECT SUMMARY



THANK YOU