

Bedford Commons Vision and Implementation

Public Meeting

October 14, 2014



GATEWAYPLANNING
A V I A L T A G R O U P P A R T N E R

Agenda

- Welcome and Introductions
- Bedford Commons Vision
- Implementing the Vision
 - Zoning Tools: Design-based zoning
 - Proposed Zoning Overview
 - Public infrastructure to support vision
- Next steps and process
- Public Comments and Question

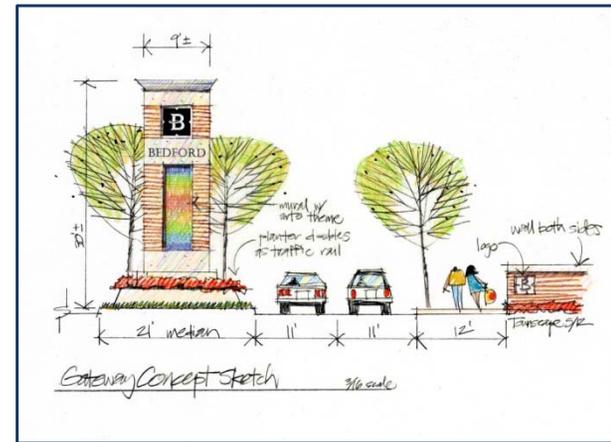


Welcome and Introductions

- Mayor
- City Staff
- Consultant team



Bedford Commons (Central Bedford) Vision 2012 - 2013



Central Bedford Vision Map



Summary of Vision Phase

- Existing Conditions / Market Analysis
- Stakeholder Interviews
- 5 Stakeholder Meetings (Feb – Oct, 2012)
- Public Open House (Mar, 2012)
- Staff & Stakeholder Charrette (Mar, 2012)
- Final Vision Document (Jun, 2013)
- Zoning Implementation Tools– Present Day



Elements of the Vision

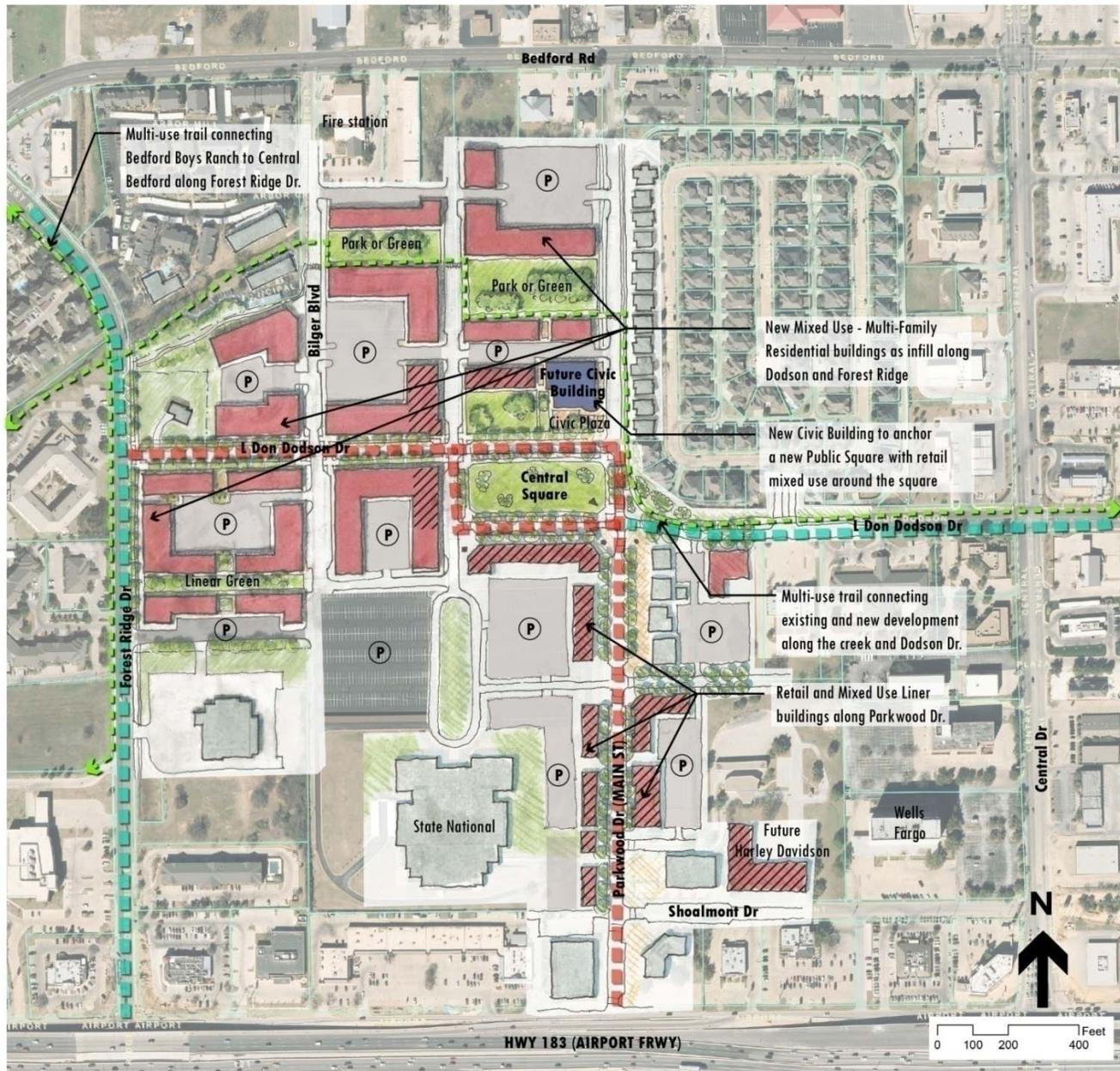
- Distinctive Destination / Compactness
- Great Streets / Walkability
- Mixture of Land Uses
- Parking
- Authenticity / Details



Original Vision Concepts



Refined Vision Concepts



Central Bedford Conceptual Illustrative Plan for Zoning Framework

DRAFT
March 25, 2014

LEGEND

- Improved Street -Retail/Mixed Use
- Improved Street -Multi-modal
- Potential new retail/mixed use
- Potential new residential/mixed use
- Existing Buildings
- Off-Street Parking & Shared Parking

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Refined Vision - Big Ideas

- Take advantage of SH 183/121 frontage for auto-oriented, but destination retail and restaurant uses
- Prioritize Parkwood Dr as a local “Main Street”



Refined Vision - Big Ideas

- Intersection of L. Don Dodson and Parkwood Dr. to be the location of a central square or public “Commons”
 - a community gathering place
 - anchoring both civic and retail uses



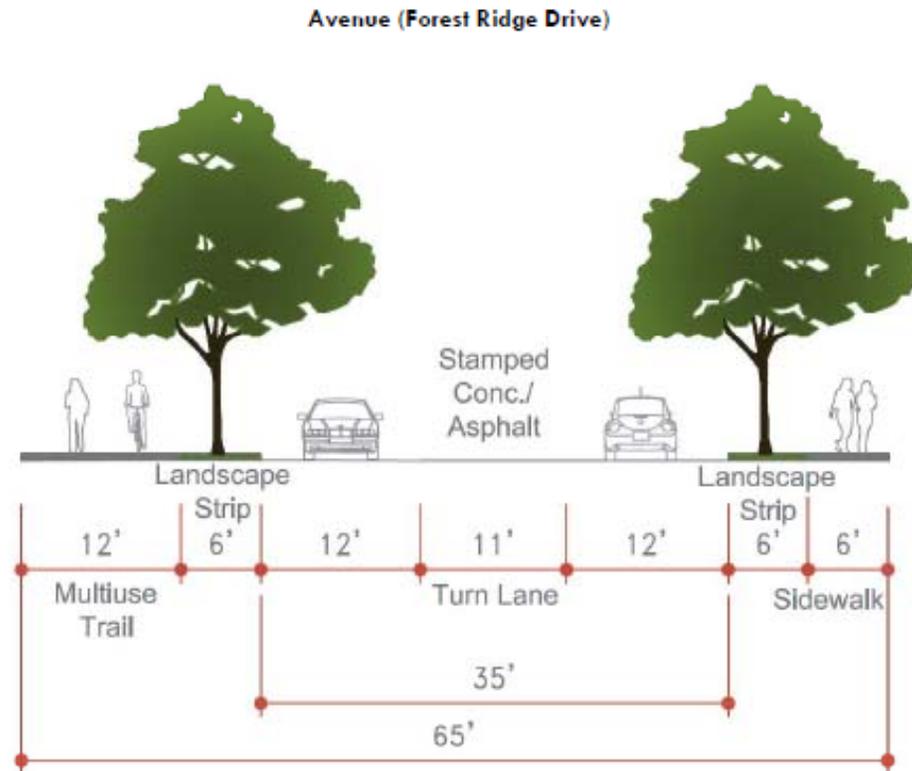
Refined Vision - Big Ideas

- L. Don Dodson to be the focus of new mixed residential, live-work, civic, and supporting retail service uses

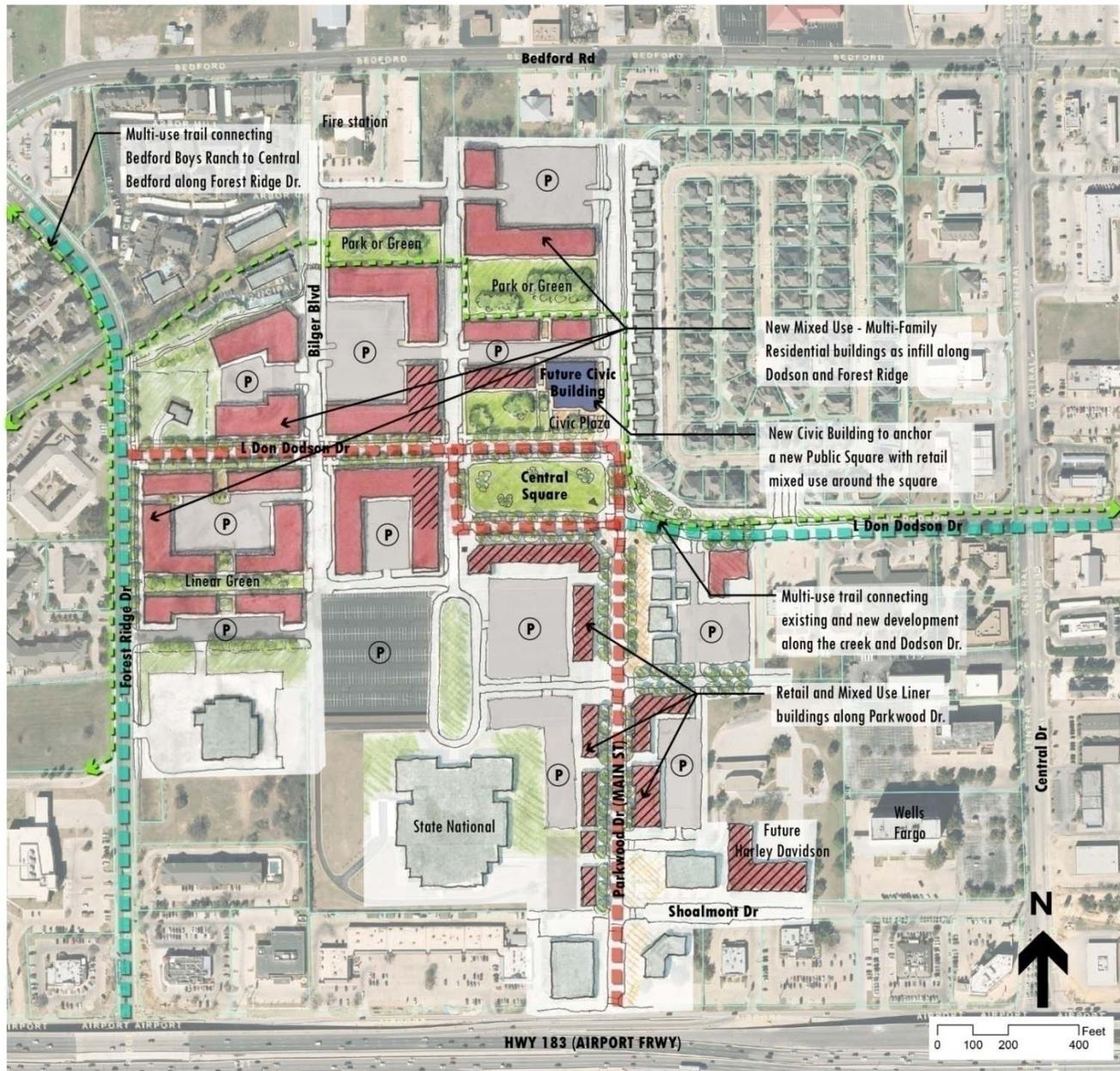


Refined Vision - Big Ideas

- Forest Ridge Drive to be transformed into an avenue to connect the Cultural District to Bedford Commons through trails and streetscape improvements



Refined Vision Concepts



Central Bedford Conceptual Illustrative Plan for Zoning Framework

DRAFT
March 25, 2014

LEGEND

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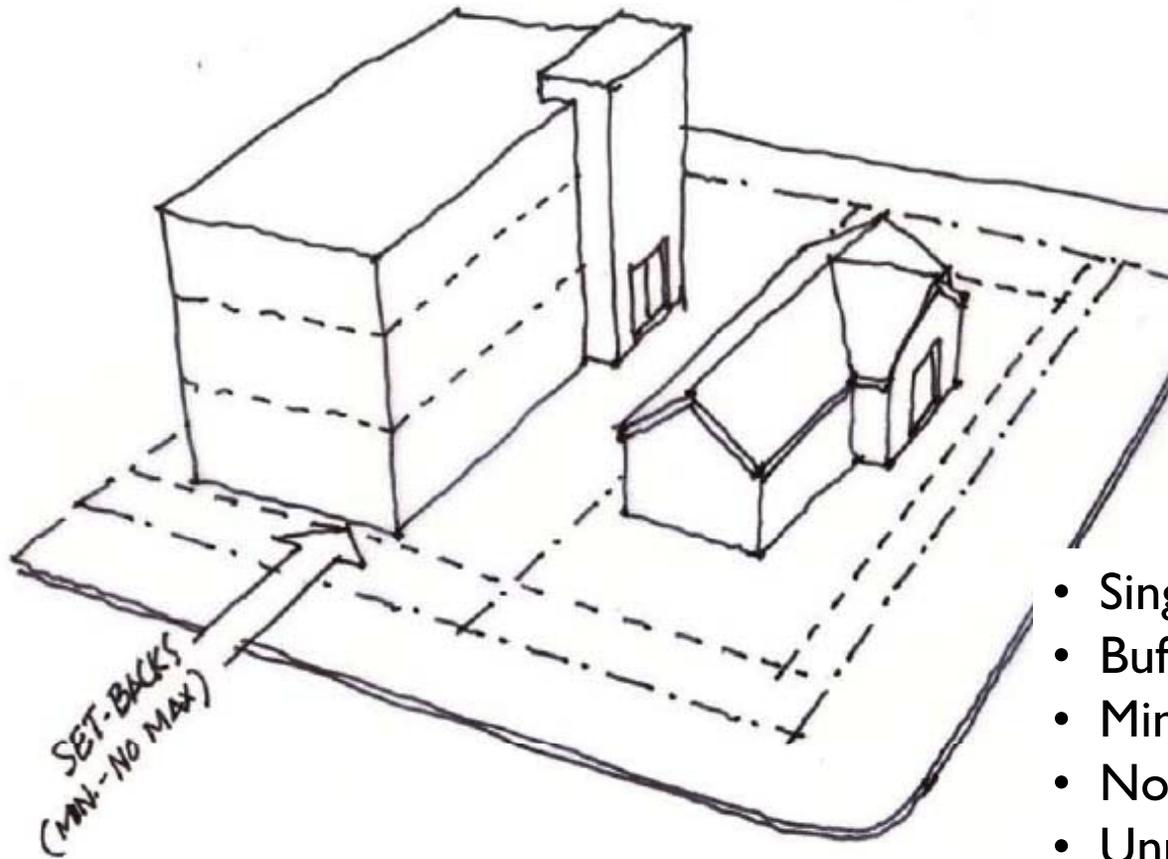


Tools to Implement the Vision

- Regulatory
 - Zoning (design or form-based zoning)
 - Subdivision
 - Public infrastructure standards
- Marketing to Private Development Community
- Fiscal
 - Investment in public infrastructure (water, sewer, storm water, roads, and parks)
 - Incentive Policy
 - Creation of special districts to fund infrastructure (PID, TIF, etc.)



Conventional Zoning



- Single use pods of development
- Buffers instead of transitions
- Minimum setbacks
- No form or design standards
- Unpredictable outcomes
- Mostly auto-oriented

Source: M Huston, 2013



Bedford Commons – Design Based Zoning (focus on form and design)

- Mixed use
- Minimum and maximum setbacks
- Transitions instead of buffers
- Form /Design standards
- Predictability of outcomes
- Attractive to multiple modes



The street/building form accommodates evolving uses.



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Purpose of the proposed Bedford Commons Zoning District Code

- Make it easier to implement the community's vision for Central Bedford through an alignment of the development and design regulations with market opportunities
- Better relate the public realm (street) standards to private development
- Relaxed grandfather clause to encourage long-term redevelopment of existing properties
- Investment in improved infrastructure will be driven by private redevelopment



Proposed Bedford Commons Zoning District Standards

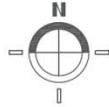
Components

- Regulating Plan or Zoning Map
- Zoning text (development standards)



Proposed Regulating Plan (Zoning Map)

Bedford Commons District
Attachment A-1 Regulating Plan
October 8, 2014 DRAFT



LEGEND	
CHARACTER ZONES	STREET NETWORK
Core Mixed Use	Required Street
Highway Mixed Use	Recommended Street
Regional Retail & Employment	Existing/ Improved Street
Civic Mixed Use	Recommended Alley/ Cross Access Easement
CIVIC / OPEN SPACE TYPES	FRONTAGE TYPES*
Required Civic/ Open Space	Type 'A' Frontage
Recommended Civic/ Open Space	Type 'B' Frontage
OTHER	
Terminated Vista	Central Bedford District
Gateway Element	Multi-Use Trail

*A minimum of one block face per block shall be developed to meet the standards of a Type 'A' Development Frontage



6.2 Highway Mixed Use (HMU)

(a) Illustrations and Intent

The Highway Mixed Use (HMU) Zone provides appropriate transitions between the heart of the Central Bedford District and the highway frontage along Hwy 183/SH 121. These frontages are inherently auto-oriented and the focus of the development standards is to create a more aesthetically pleasing development context with appropriate gateway opportunities at key locations. This would also be the Zone in which retail and restaurant uses are primarily auto-oriented to take advantage of the highway access and visibility.

In addition to improving the building design, development standards within this zone focus on softening the highway frontage by requiring landscape and buffers along these frontages.



Images illustrating the character of development desired within the Highway Mixed Use Character Zone



6.3 Regional Retail and Employment

(a) Illustrations and Intent

The Regional Retail and Employment Zone is intended to build on the existing larger office buildings within this Zone that do not necessarily require the highway visibility and frontage while providing a transition between the Civic Mixed Use zone and the Highway Mixed Use Zone. In addition, this zone can add significant day-time population needed to support the existing and future retail and restaurants. The goal is to recreate a major employment center with regional access from Hwy 183/SH 121.

Development standards for the Regional Retail and Employment Character Zone emphasize the redevelopment of vacant office building sites and longer-term transition of the surface parked office developments into a true campus with improved internal connectivity, walkability, landscaped amenities, and shared parking. This Zone allows some of the highest intensity permitted within the Central Bedford Zone in order to provide visibility from the highway.



Images illustrating the character of development desired within the Regional Retail and Employment Character Zone



6.4 Core Mixed Use (Core MU)

(a) Illustrations and Intent

The Core Mixed Use (CMU) Zone is intended to encourage the transformation of Parkwood Drive into a true “Main Street” with vibrant street life, a mix of uses, on-street parking, wide sidewalks, and attractive streetscape all anchored by the Central Square to the north at the intersection of L. Don Dodson and Parkwood Dr. and a major district gateway at Parkwood and Hwy 183.

The development standards are intended to create a more defined “street wall” along Parkwood Dr. with new buildings built at or close to the sidewalk. Existing buildings that are set back or surface parking lots along this frontage are to be transitioned into outdoor seating patios or forecourts or infilled by new buildings as the market demand for new destination retail and restaurant uses increases due to the city’s investment in improving Parkwood Drive per this vision.



Images illustrating the character of development desired within the Core Mixed Use Character Zone



6.5 Civic Mixed Use (Civic MU)

(a) Illustrations and Intent

This zone is intended to create a new vibrant residential neighborhood anchored by major civic buildings and civic spaces. The main civic space is to be the “Central Square” at the intersection of L. Don Dodson and Parkwood Dr.

The design of multi-family residential buildings should be “urban” with buildings built to the street, streetscape improvements, internalized parking, and integration of public and private open space and amenities. Ground floors along L. Don Dodson and Forest Ridge Drive should be built to Commercial Ready standards to accommodate future transitions to active ground floor uses.

Development standards within this Zone are carefully calibrated to address transitions to existing residential development.



Images illustrating the character of development desired within the Civic Mixed Use Character Zone



Other Critical Implementation Considerations

- Coordination/Investment in needed infrastructure
 - Street redesign (especially existing streets – Forest Ridge, Parkwood, and L. Don Dodson) to support redevelopment vision
 - Public-private partnership is needed due to multiple property ownership
 - Investment in public infrastructure and civic/open space to create additional development value (not to be a burden on residents)



Next Steps

- Public meeting on Bedford Commons – Now
- Work sessions with Council and P&Z on proposed zoning
- Formal Public Hearing, adoption and rezoning
- Feasibility assessment of financing tools (PID and TIF)
- Formal creation of any recommended special district(s)



Questions & Comments

