

An architectural sketch of a modern urban street scene. In the foreground, several people are walking on a wide sidewalk. A woman is walking a small child's hand. In the background, there are modern buildings with large windows and flat roofs. One building has a sign that says "Crate & Barrel". The sky is filled with soft, wispy clouds. The overall style is a light, airy sketch with some shading to give a sense of depth and atmosphere.

Conceptual Master Planning

Wylie Civic Center

544 Parcel

4 June 2014



Proposed Site 19.1 acres



north

PBK



Mixed Use
Retail at Street
Living & Office Above
Pedestrian Focused
Interactive Streetscapes
Control Vehicular Traffic
Pocket Greenspaces

Town Center Concept





Monumental Public Elements

Street Front Parking Storefront Visibility









Entertainment Destination

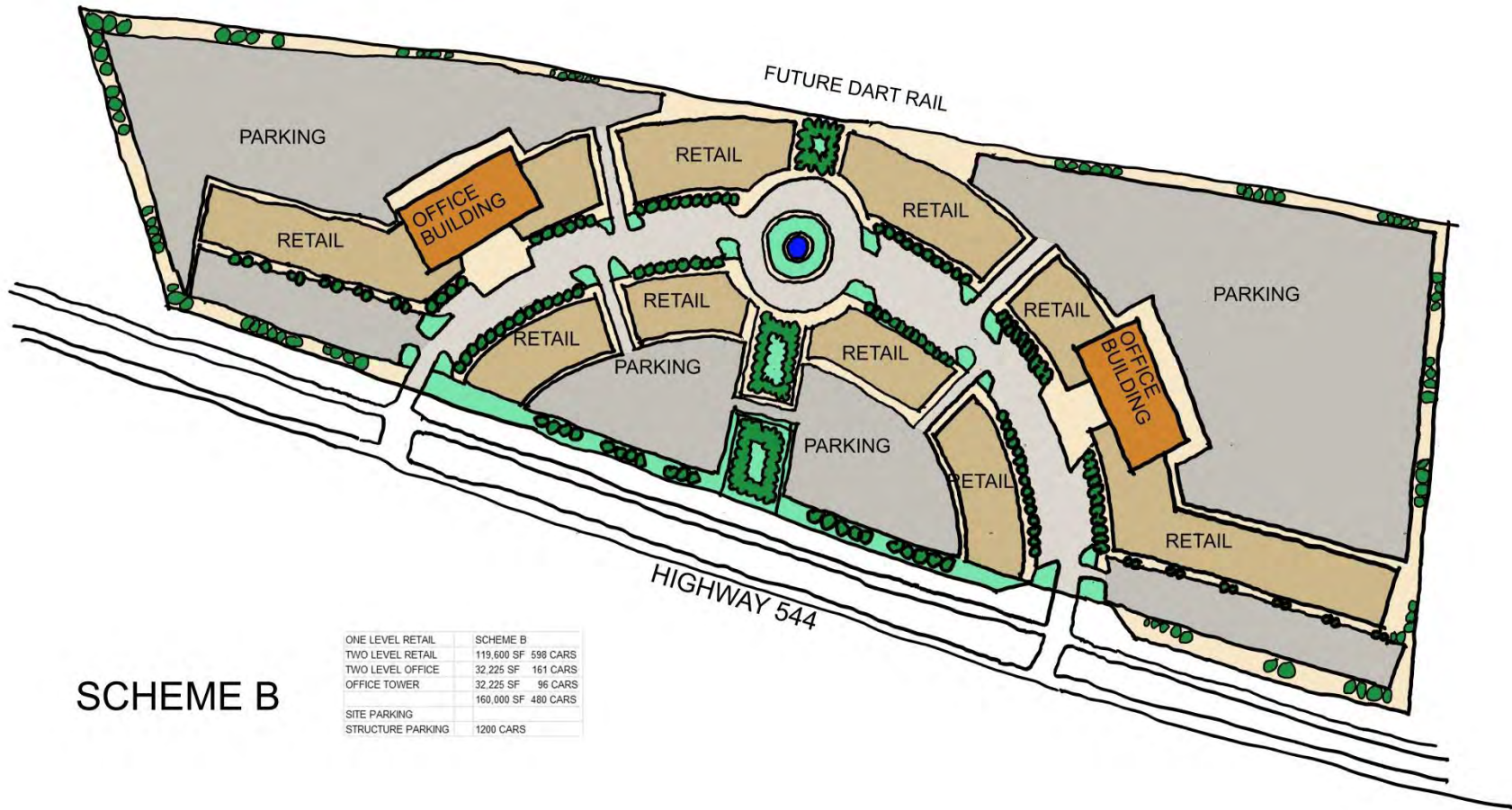




Generous Walkways
Landscape
Casual Seating
Illumination

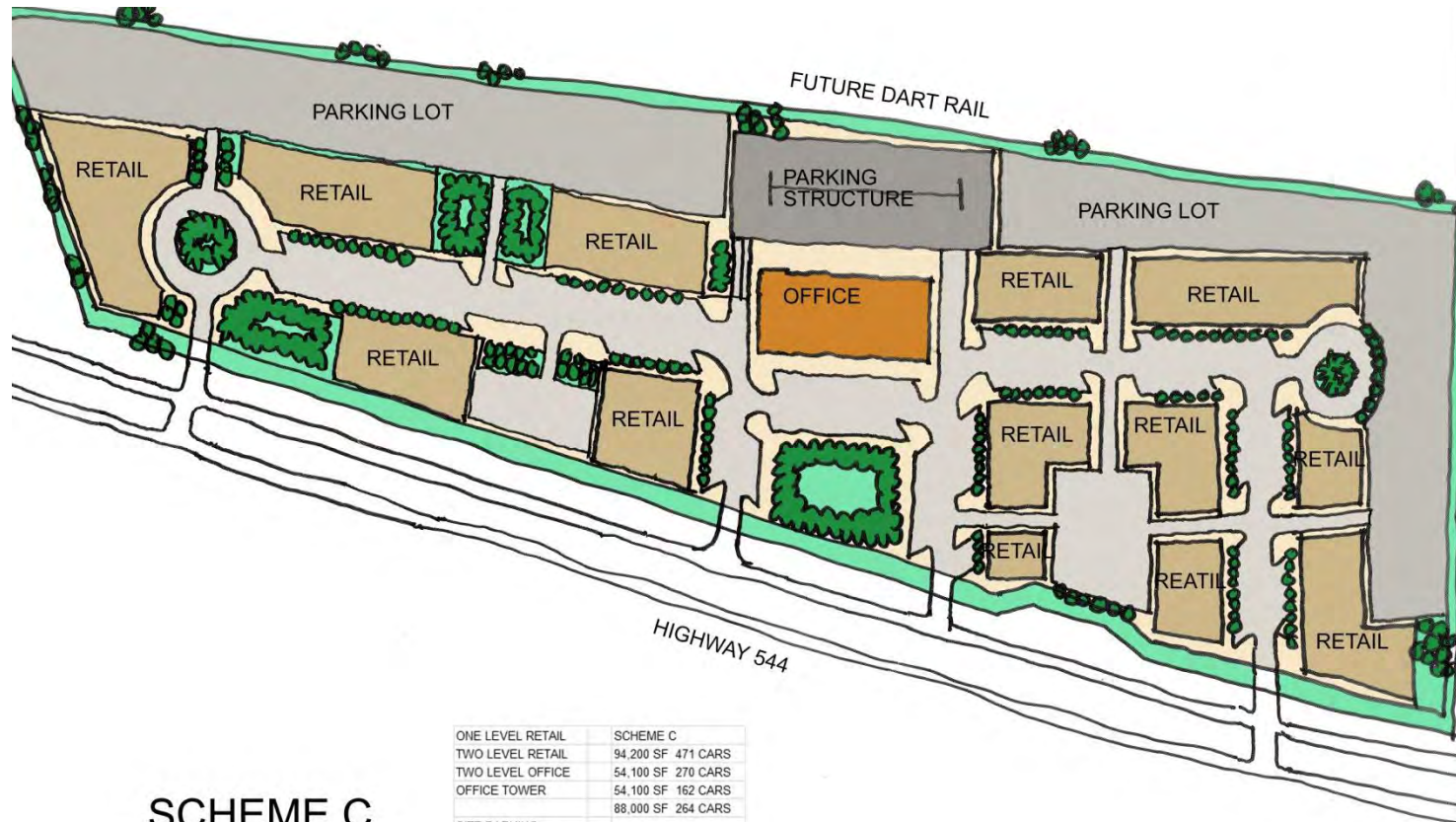






SCHEME B

ONE LEVEL RETAIL	SCHEME B
TWO LEVEL RETAIL	119,600 SF 598 CARS
TWO LEVEL OFFICE	32,225 SF 161 CARS
OFFICE TOWER	32,225 SF 96 CARS
	160,000 SF 480 CARS
SITE PARKING	
STRUCTURE PARKING	1200 CARS



SCHEME C

ONE LEVEL RETAIL	SCHEME C
TWO LEVEL RETAIL	94,200 SF 471 CARS
TWO LEVEL OFFICE	54,100 SF 270 CARS
OFFICE TOWER	54,100 SF 162 CARS
	88,000 SF 264 CARS
SITE PARKING	
STRUCTURE PARKING	900 CARS
	270 CARS

Comparison

		SCHEME A		SCHEME B		SCHEME C	
		Size	Parking	Size	Parking	Size	Parking
One Level Retail		85,000 SF	425 Cars	119,600 SF	598 Cars	94,200 SF	471 Cars
Two Levels	Retail	51,400 SF	257 Cars	32,225 SF	161 Cars	54,100 SF	270 Cars
	Office	51,400 SF	154 Cars	32,225 SF	96 Cars	54,100 SF	162 Cars
Office Tower		96,000 SF	288 Cars	160,000 SF	480 Cars	88,000 SF	264 Cars
Surface Parking		850 CARS	850 Cars	1200 Cars		900 Cars	
Structured Parking		280 CARS	280 Cars			270 Cars	

