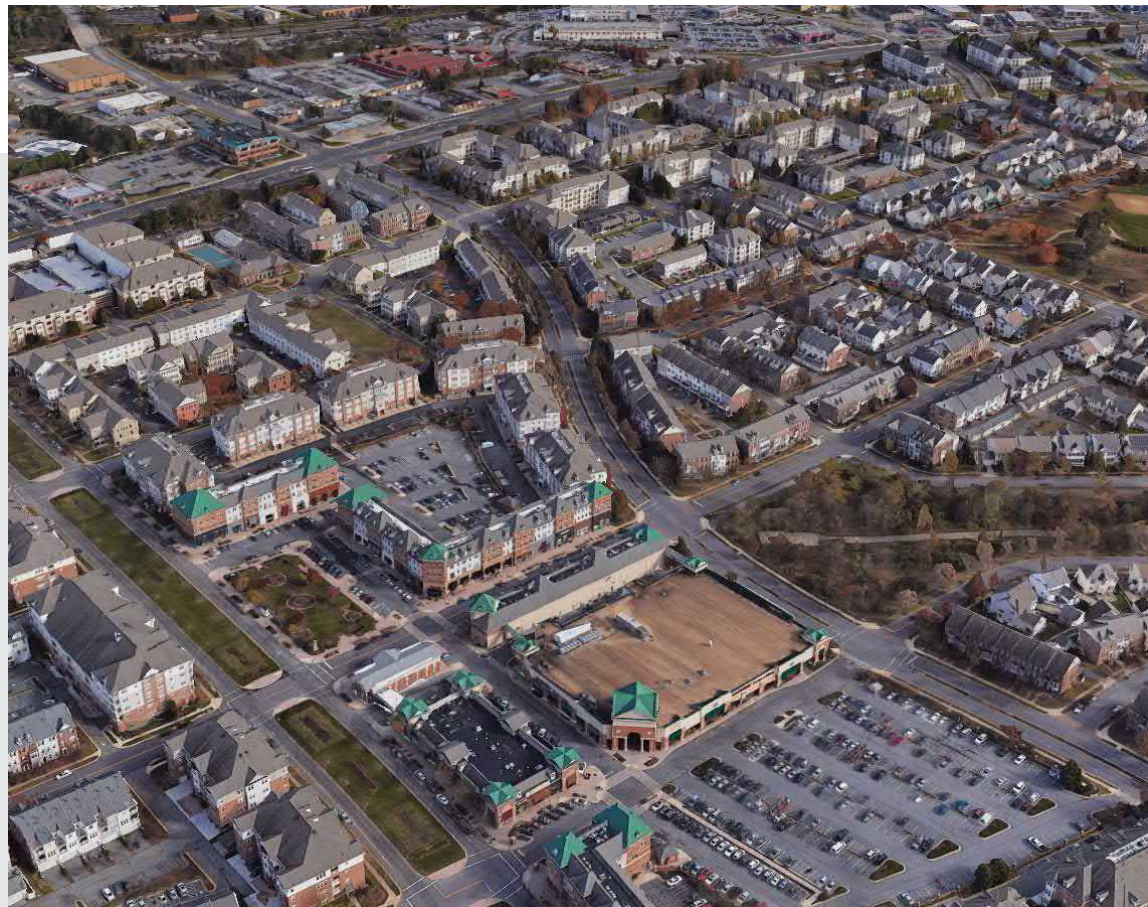
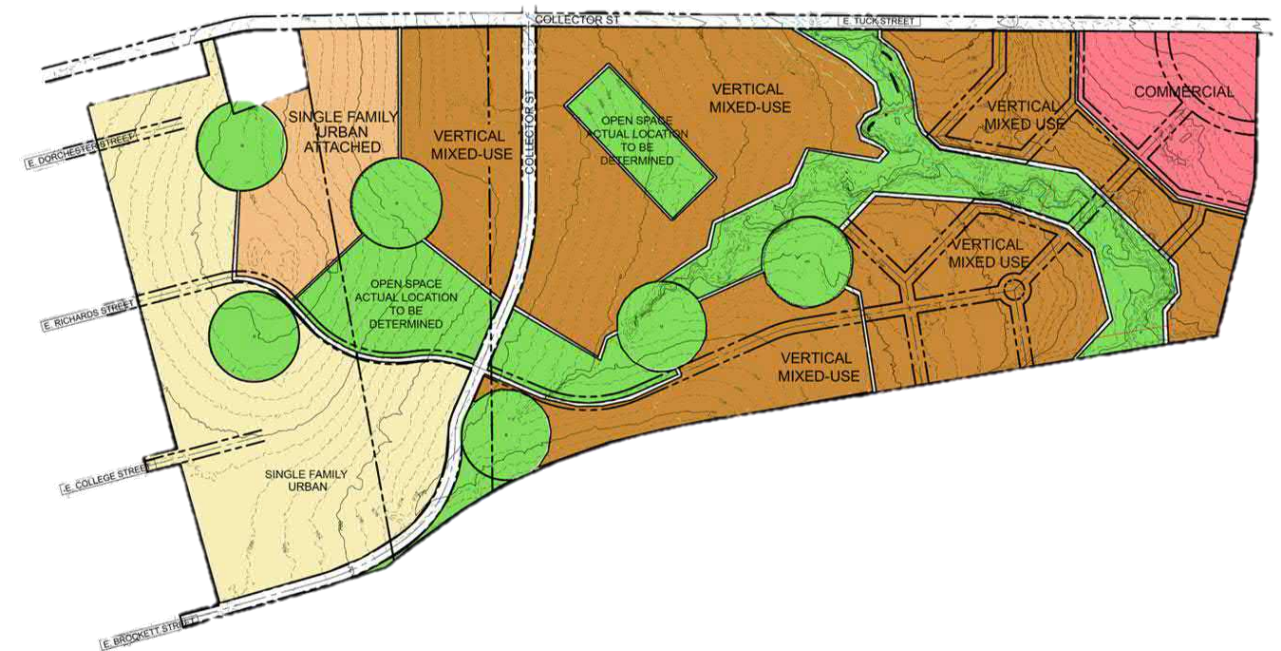


# Aspen Park Planned Development

## Pedestrian Friendly Mixed Use Development

Aspen Park PD, 216.2 acres in Sherman, Texas, dedicates over 25% of its area to open spaces. The urban fabric of the development offers diverse housing options catering to varied incomes and demographics. With a focus on reduced sprawl and pedestrian-friendly designs, the layout connects homes, retail, office and green spaces through efficient design, promoting walking and biking. Created to be an affordable and sustainable district to meet the daily living and social needs of all ages.



## The Vision

### Aspen Park Planned Development

Envisioned as a district that promotes lively interactions on pedestrian-active street fronts, fostering a shared community experience. Interconnected and grid-patterned streets provide direct pathways between homes, everyday household needs, and jobs. An array of pocket parks are within a 5-minute walk from each household. The area's vibrant atmosphere encourages residents to embrace travel by foot.

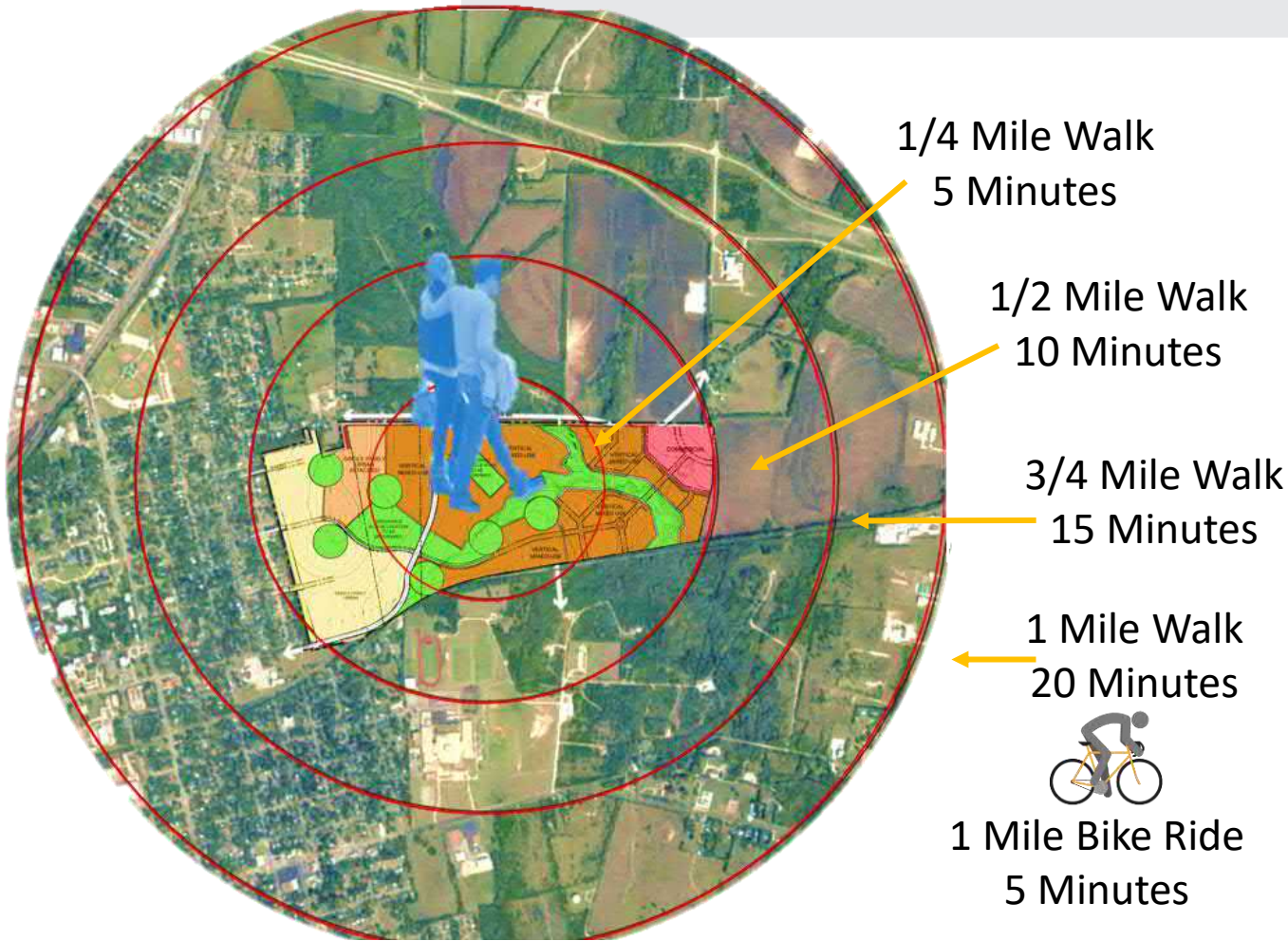


# The Design

## 15 Minute City - Walker's Paradise

Through intentional design, and incorporating the Street Smart Walk Score algorithm, we've crafted a space where each step you take reinforces our vision of a connected, vibrant, and pedestrian-focused district.

A 100% walkable district it prioritizes walkability, weaving interconnected and grid-patterned streets that provide direct routes for every resident.



## The Pocket Parks

### Aspen Park Planned Development

Pocket parks ensure that residents of all ages have a serene space just a short stroll away. This encourages a car-free lifestyle, bolstered by an environment where barriers between individuals and destinations are minimal.



# Vertical Mixed Use Walkable Daily Needs

## 15% Retail

A 15% cap preserves the character and density that makes the development a magnet for businesses.

Residents will enjoy the ease of strolling to groceries, coffee shops, doctor's offices, restaurants, and shoe stores within one outing. This necessitates constraining retail square footage to harmonize with nearby residences.



9% retail in image above



4% retail in image above



3% retail in image above



6% retail in image above



7.3% retail in image above



3% retail in image above

## Creativity Through Limitations

### Micro Retail Opportunities

Prominent brands like Target, Walmart, H.E.B., Trader Joe's, Sprouts, Publix, and Whole Foods have adapted to New Urbanism patterns with store sizes ranging from 3,000 to 14,000 square feet nationwide. Smaller retail shells also allow for mom and pop shops to afford to enter the market, thereby creating a distinct and local flavor for the district that sets it apart from regional retail areas.





# Mixed-Use Core Design Principles

## Visual Examples

### Connected Development

vs. Disconnected Development



Compact development allows for a more efficient use of land, natural resources, and existing infrastructure.

### Pedestrians, Bikes, and Public Transit

vs. Only Automobiles



Active transportation alternatives are healthier for residents and cleaner for the environment

### Integration of Land Uses

vs. Separation of Single Land Use



A mix of uses increases economic and community vitality, and reduces the need to travel longer distances for everyday needs.

### Street-Facing Buildings

vs. Buildings Facing Parking Lots



Buildings set close to the street to define the public realm and engage with citizens

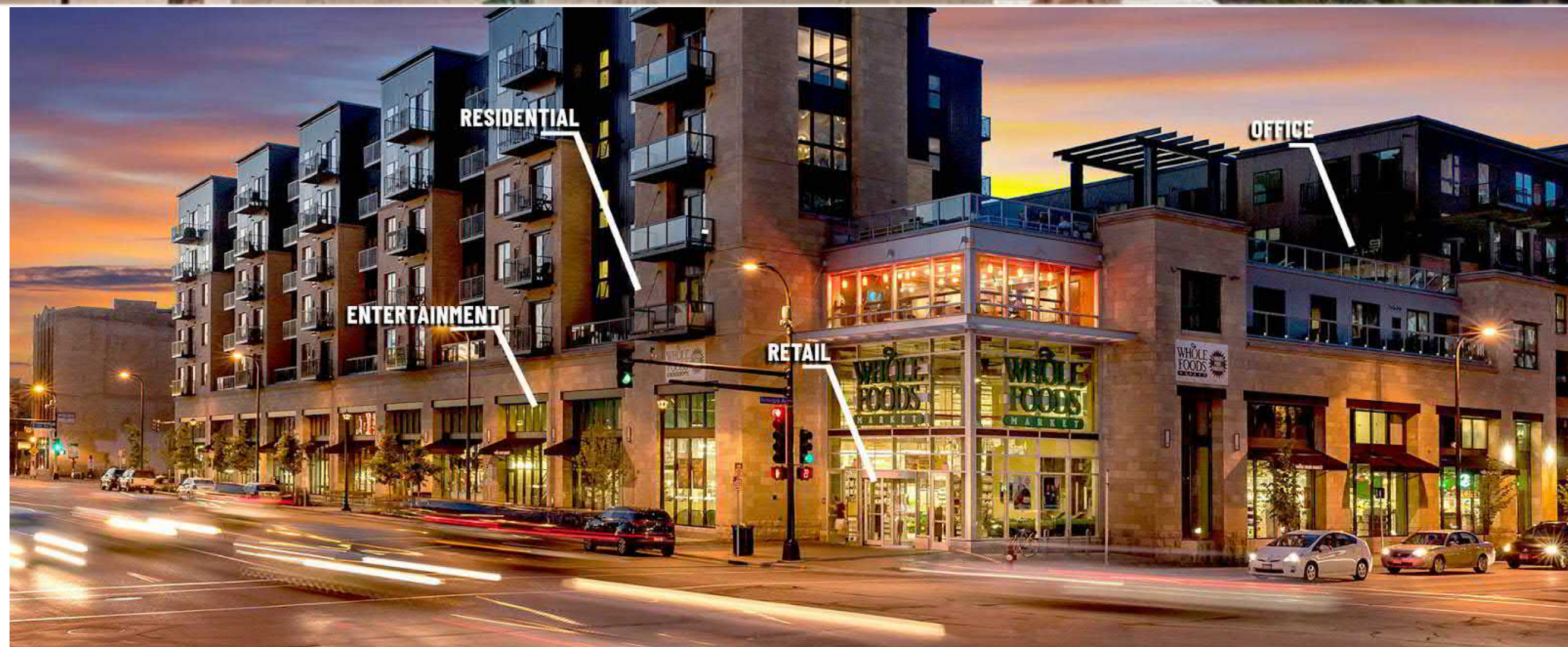


# Motivate Exploration

## Articulation Creates Energy and Visual Interest

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### Visual Examples





# North East Side Energy

## Building towards the future growth on Hwy 82





# Aspen Park

## The Conceptual Design –Urban Planning by Kimley Horn



**Kimley»Horn**

Expect More. Experience Better.

Brian Adams

Urban Planner and Landscape Architect at Kimley-Horn

Kimley-Horn  
August 6, 2018 ·

Described by Senior Vice President of Newland Communities Brian Cramer as the "best land planner in the country," Brian Adams is leading #kimleyhorn's efforts for The Grove Frisco, a 735-acre living community in Frisco, Texas. <http://bit.ly/2n5ksS7>

### Experience

**Urban Planner and Landscape Architect**  
Kimley-Horn  
Jan 2018 - Present · 5 yrs 9 mos  
Dallas/Fort Worth Area

**Board Member**  
Texas A & M Professional Advisory Board - Department of Landscape and Planning  
Sep 2011 - Present · 12 yrs 1 mo  
College Station, Texas

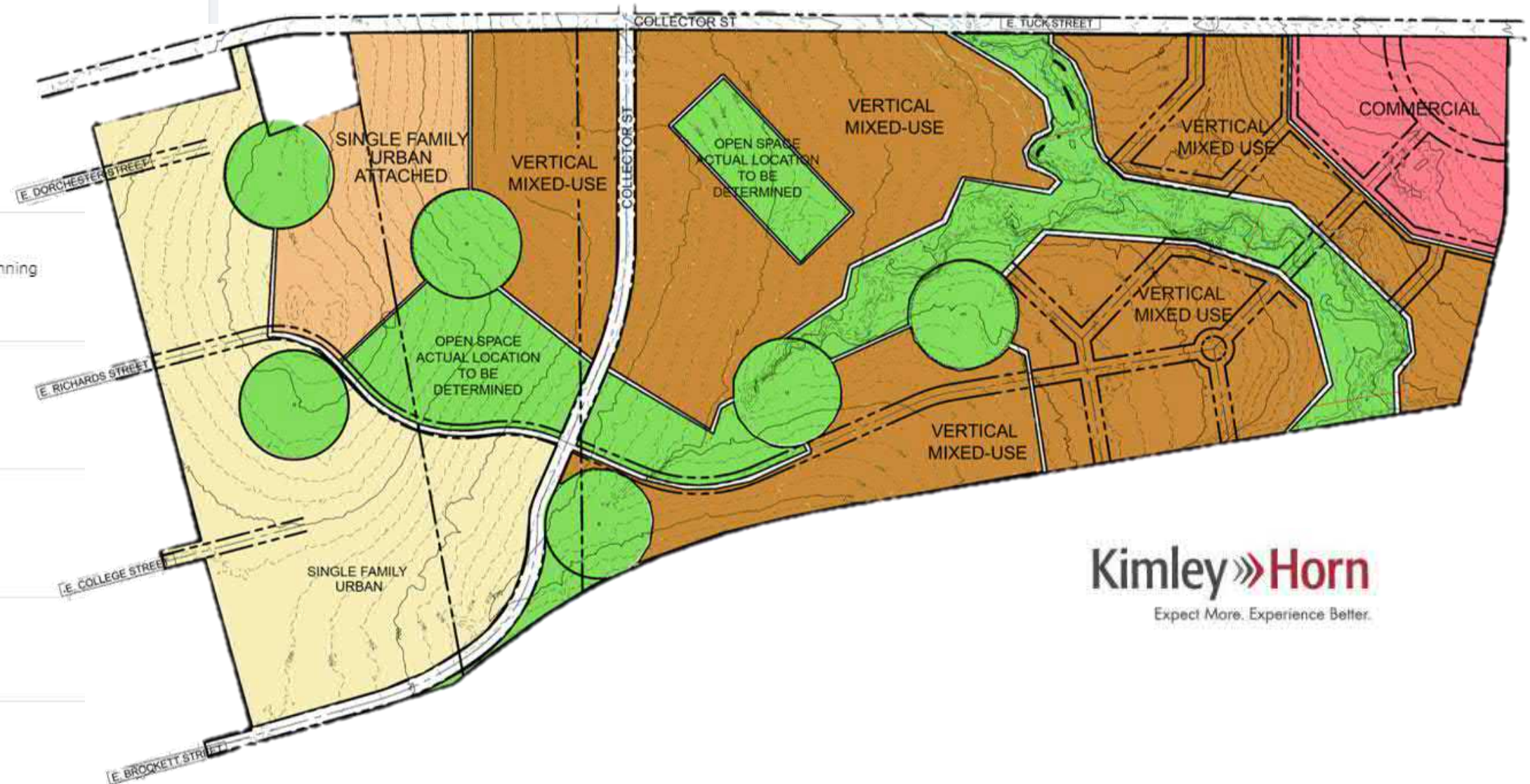
**Vice President**  
CallisonRTKL  
Sep 2008 - Jan 2018 · 9 yrs 5 mos  
Dallas/Fort Worth Area

**Associate, Design Lead - Urban Design & Planning**  
Jacobs Carter Burgess  
Nov 2001 - Sep 2008 · 6 yrs 11 mos  
Dallas/Fort Worth Area

**Associate, Urban Planning and Landscape Architecture**  
RTKL  
May 1997 - Nov 2001 · 4 yrs 7 mos

**Associate**  
Carter and Burgess  
May 1993 - May 1997 · 4 yrs 1 mo  
Ft Worth TX

**Landscape Architect**  
MESA Design Group  
May 1990 - May 1993 · 3 yrs 1 mo  
Dallas/Fort Worth Area



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