



# Community Choices

## BETHEL CENTER TOD PLAN *for* the Town of Bethel

*Presented by*  
DPZ Partners  
&  
GLA  
ROA  
CLUE Group  
CDM Smith

October 29, 2015



Community Voices Recap

Economic Findings

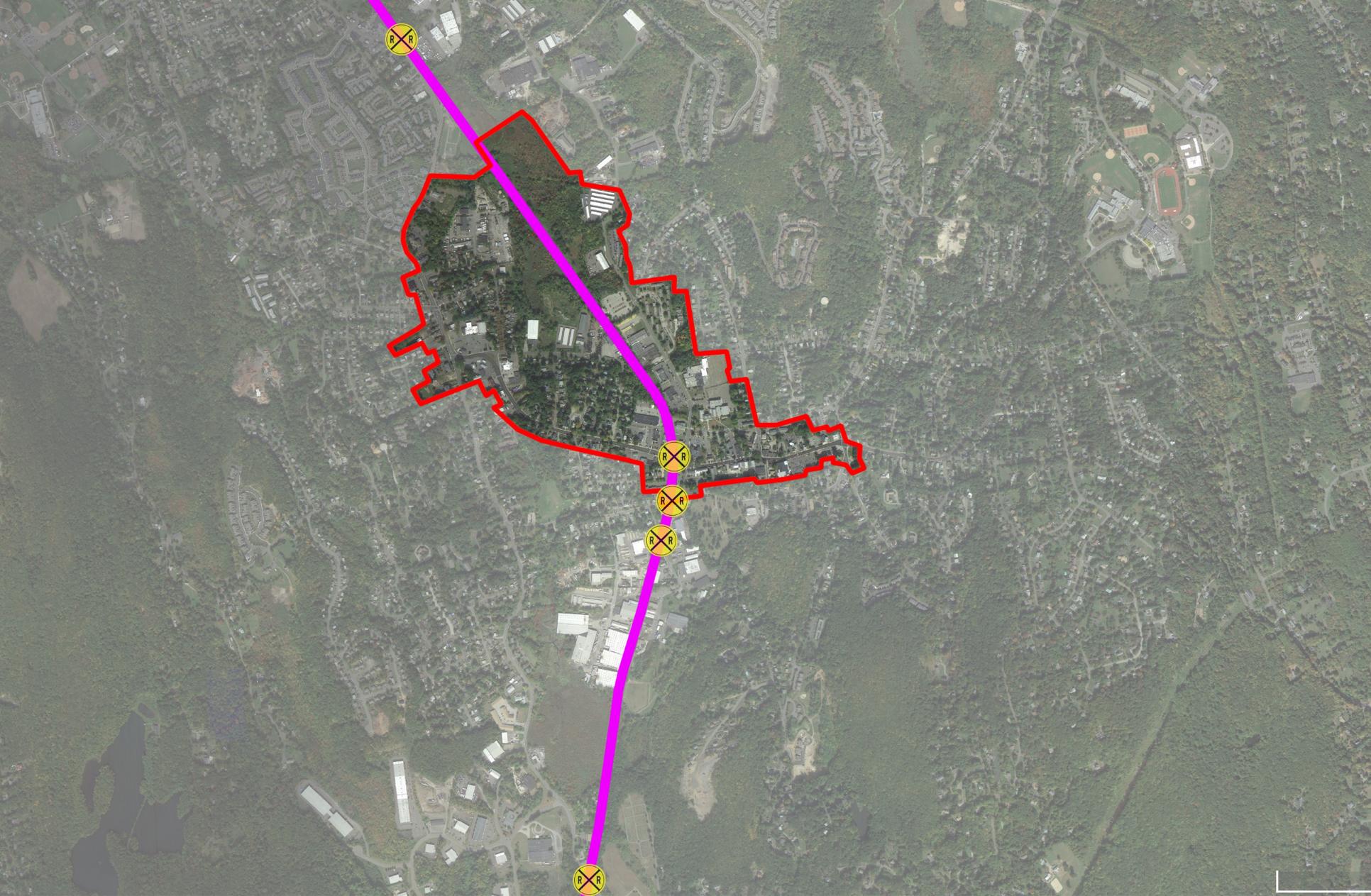
**Existing Conditions Observations**

Charrette Process

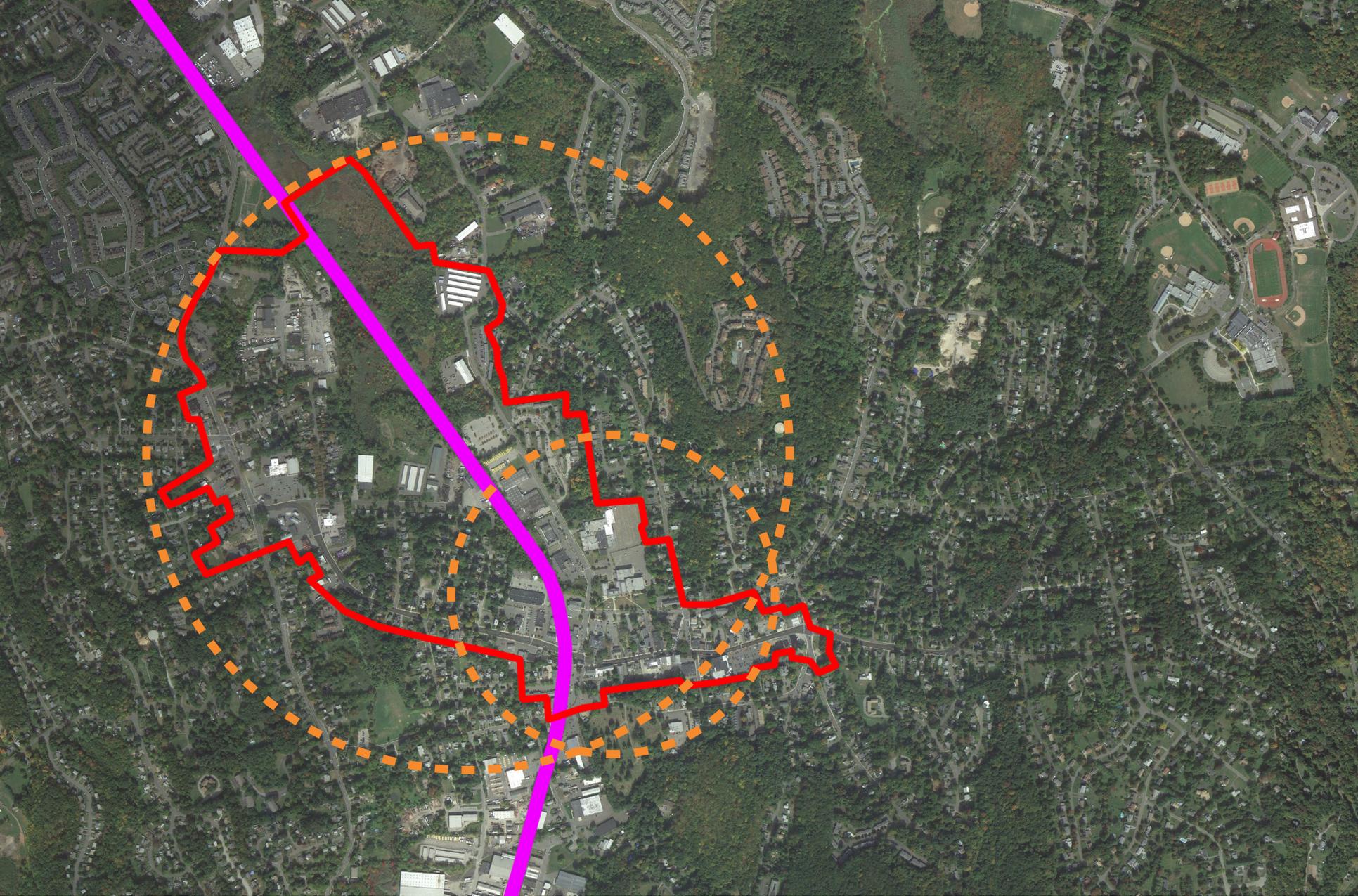
Infrastructure Findings



# TOD Site & Study Area



Rail Crossings



Downtown & Proximity to the Station



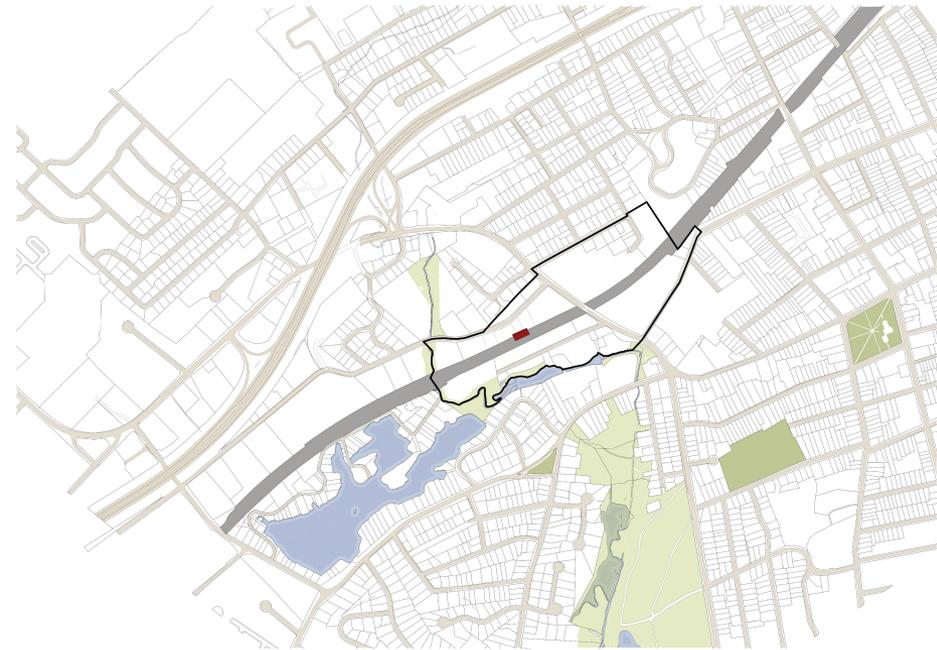
Existing Thoroughfare Network



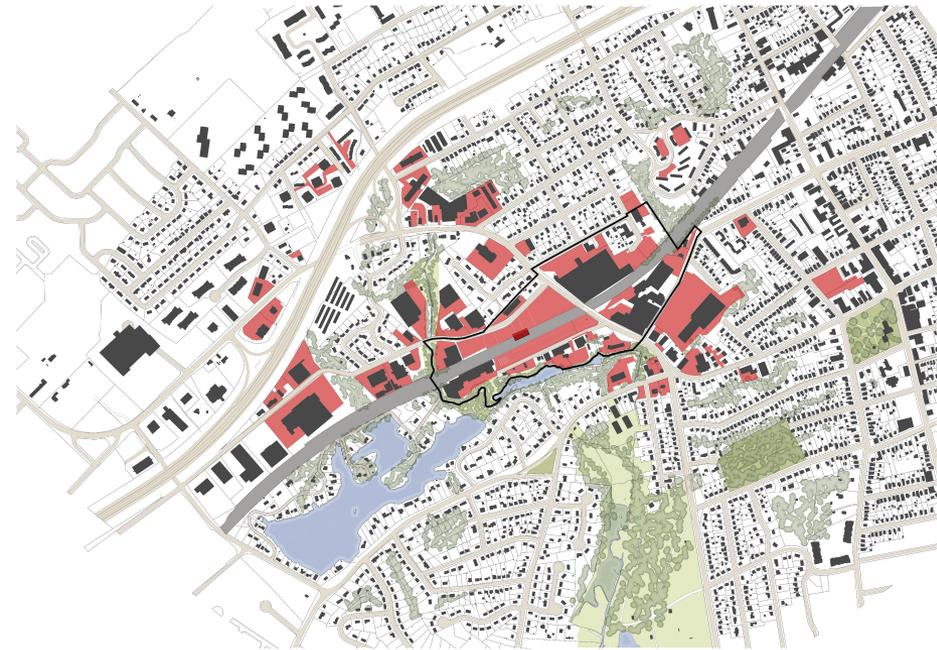
Existing Buildings & Open Space Network

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# Assessments of Existing Conditions



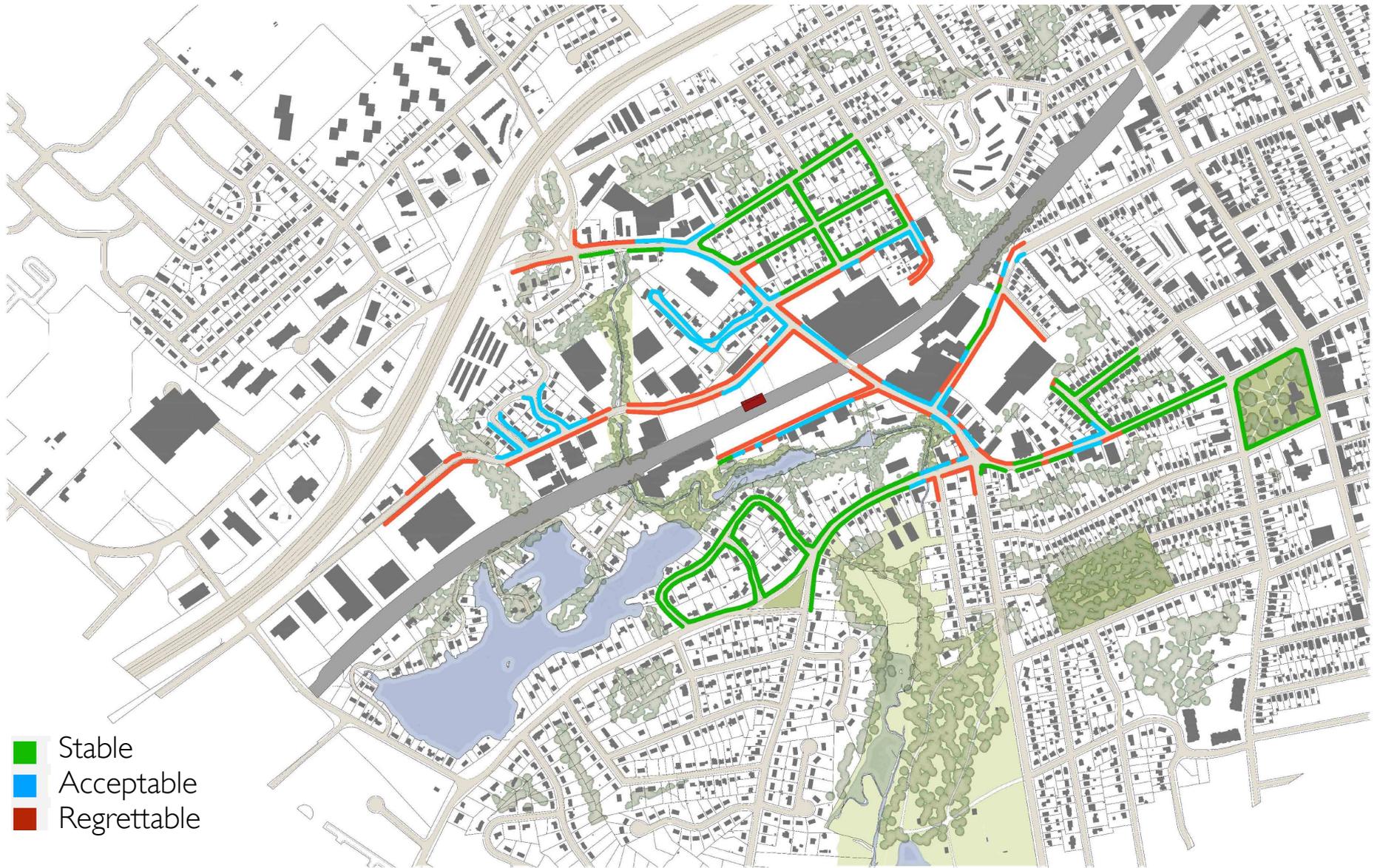
Existing Property Lines



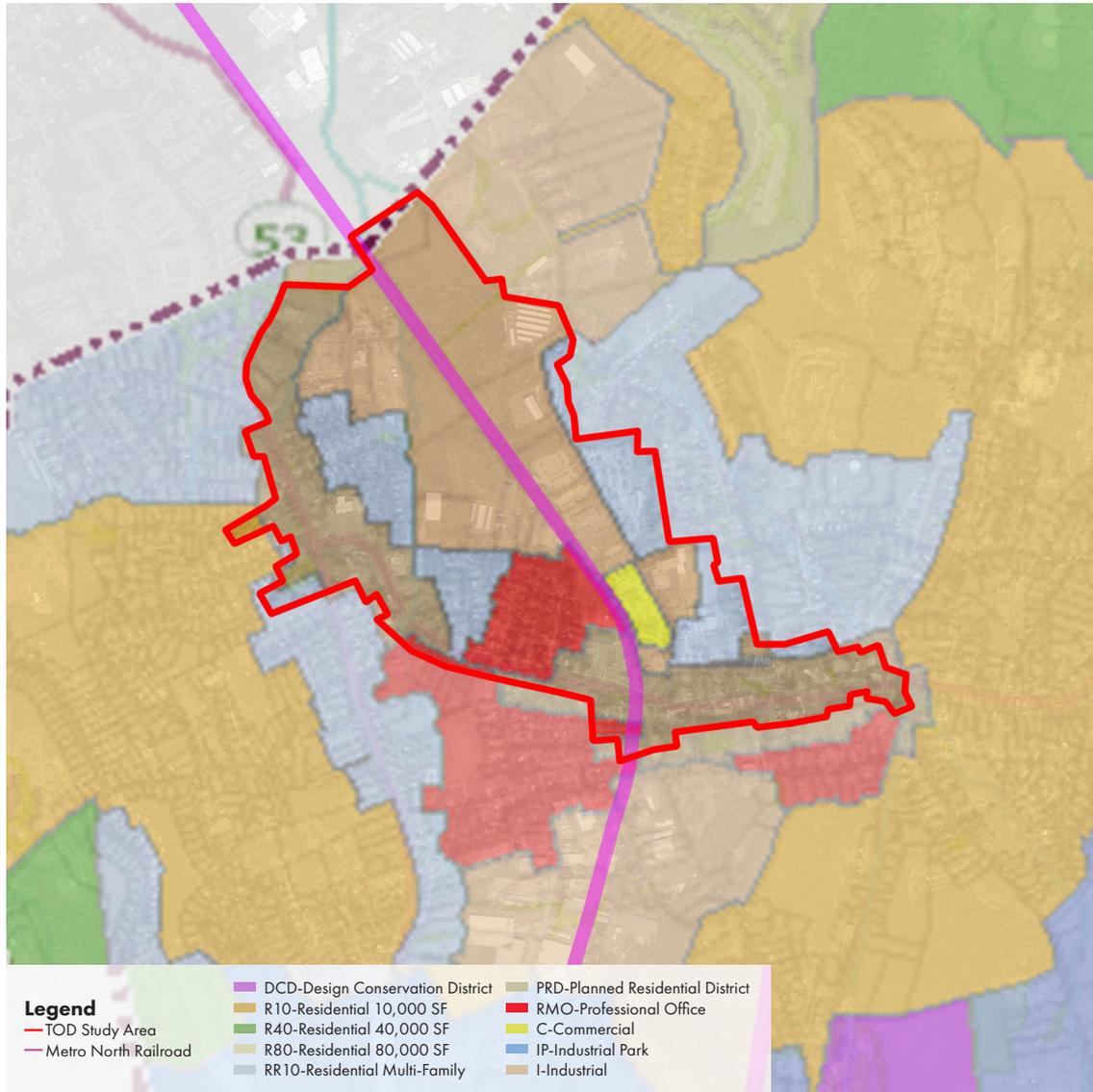
Existing Surface Parking

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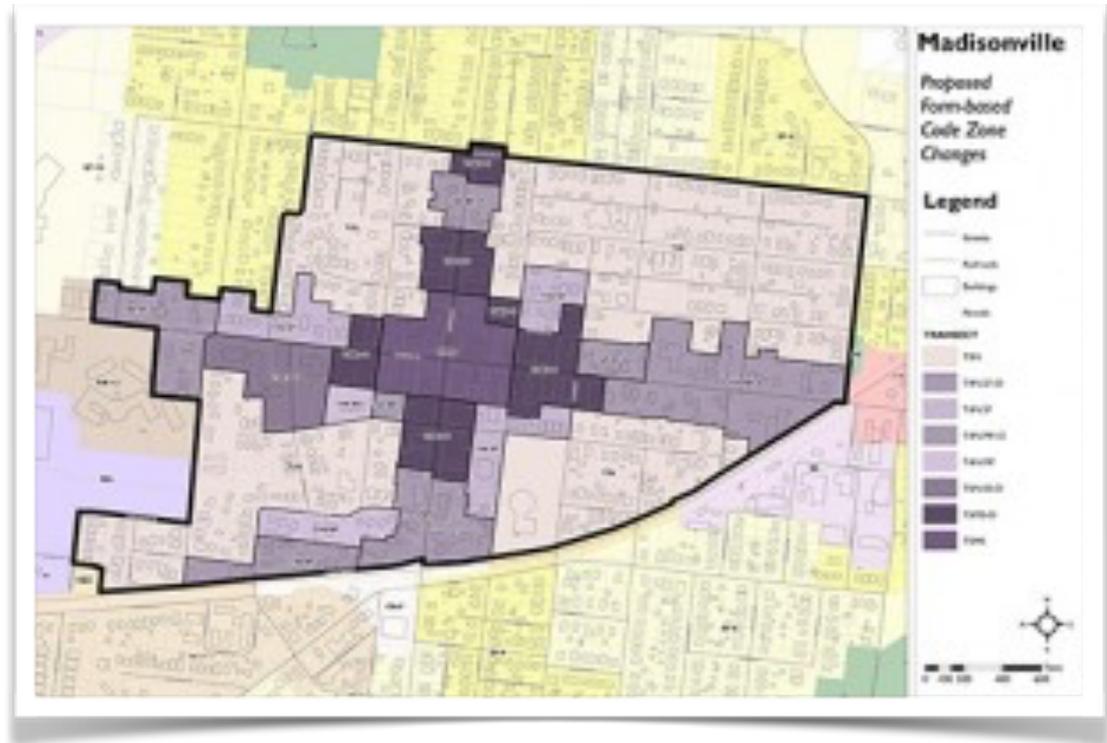
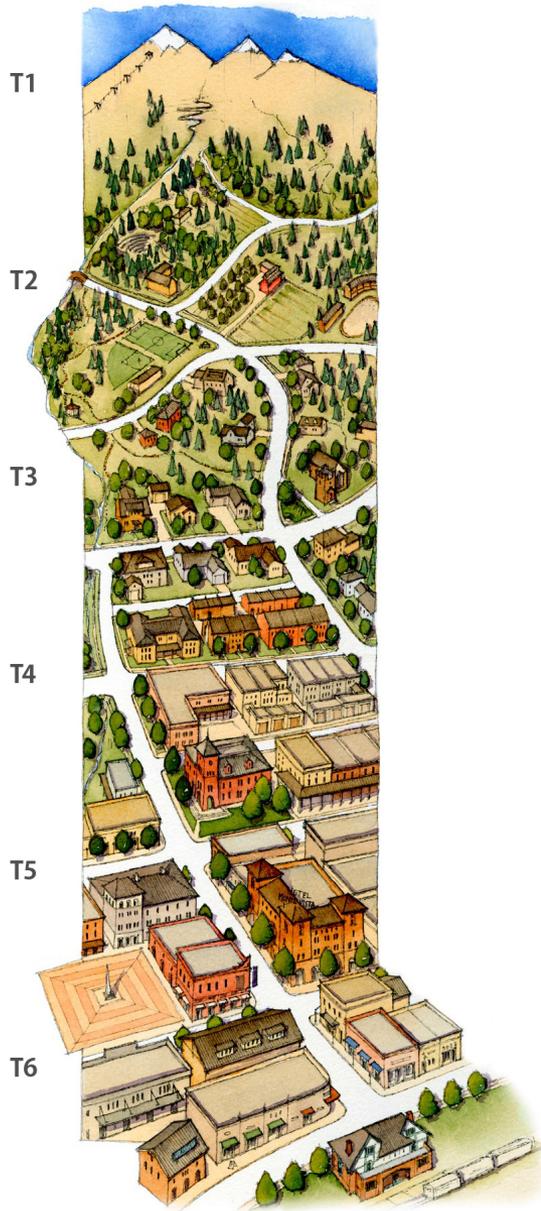
# Assessments of Existing Conditions



# Quality of Pedestrian Experience

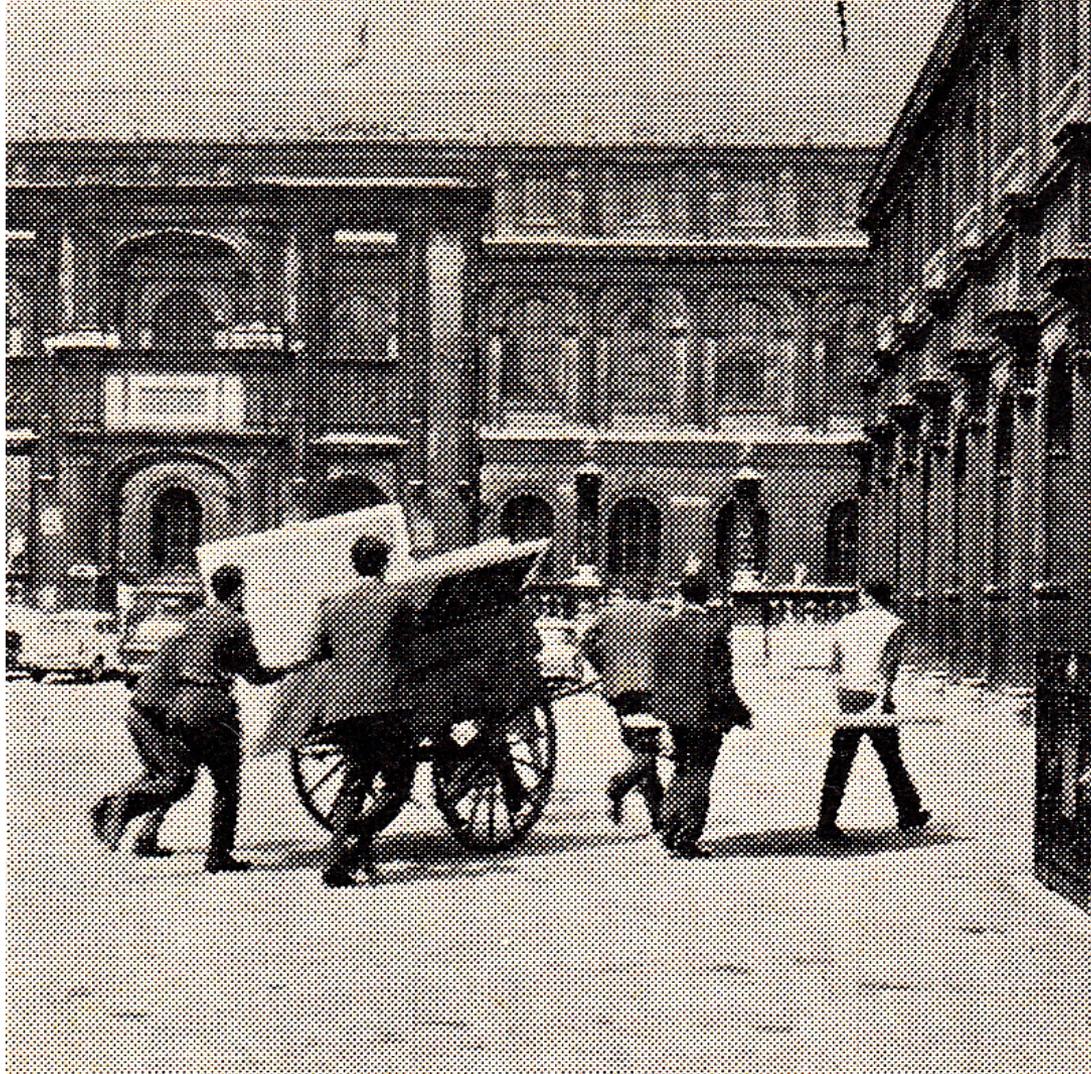


# Existing Use Base Zoning

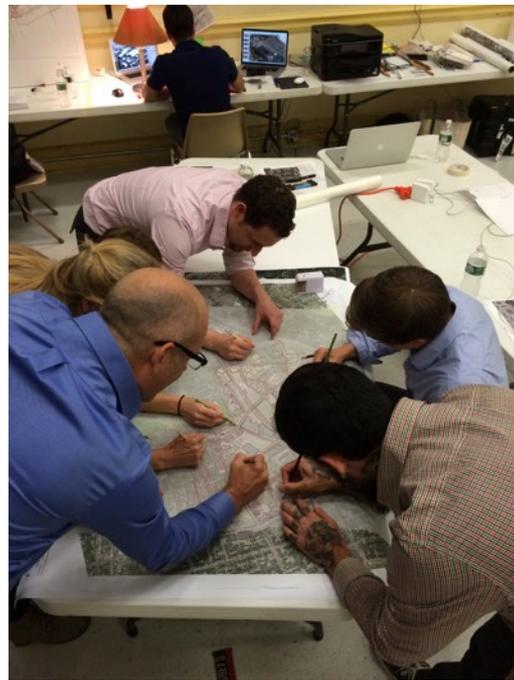


# Form Base Zoning

Community Voices Recap  
Economic Findings  
Existing Conditions Observations  
**Charrette Process**  
Infrastructure Findings



What is a Charrette?



# Charrettes

**DRAFT Bethel TOD Charrette Schedule**  
**November 16 - 20, 2015**

Charrette Team		Monday November 16, 2015	Tuesday November 17, 2015	Wednesday November 18, 2015	Thursday November 19, 2015	Friday November 20, 2015
<b>Team</b>	8:00 am		Breakfast	Breakfast	Breakfast	Breakfast
<b>DPZ</b>		Team Travel	DPZ Team Briefing	DPZ Team Briefing	DPZ Team Briefing	DPZ Team Briefing
Marina Khoury	9:00 am					
Mike Weich						
Greg Littell	10:00 am			Meeting #1	Meeting #4	Client Team Meeting #2: Next Steps / Path Forward
Xavier Iglesias						
Mike Huston	11:00 am		Client Team Meeting # 1: Project Briefing	Meeting #2	Meeting #5	Design / Production
Daniel Morales						
Vlad Prosol (consultant)	Noon	Set-Up Studio				Break-down Studio
<b>RLA</b>	1:00 pm	Lunch Out	Lunch in	Lunch in	Lunch in	DPZ Team departs
Robert Orr						
<b>GLA</b>	2:00 pm	Site Tour & Surrounding Area	Meeting #3	Meeting #6		
Gianni Longo						
<b>Massengale &amp; Co.</b>	3:00 pm					
John Massengale						
<b>CDM Smith</b>	4:00 pm	Design Session	Design	Design	Design / Production	
Joe Balskus						
<b>Clue Group</b>	5:00 pm					
Kennedy Smith						
	6:00 pm					
<b>Client: Town of Bethel</b>						
	7:00 pm	Stakeholder/City Staff & Officials Meeting	Public Informal Open House	Client / DPZ Progress Review	Final Charrette Presentation	
	8:00 pm			Dinner in		
	9:00 pm	Dinner out	Dinner out	Design / Production	Dinner out	

# Charrette Schedule

