

# Dover, Kohl & Partners

town planning

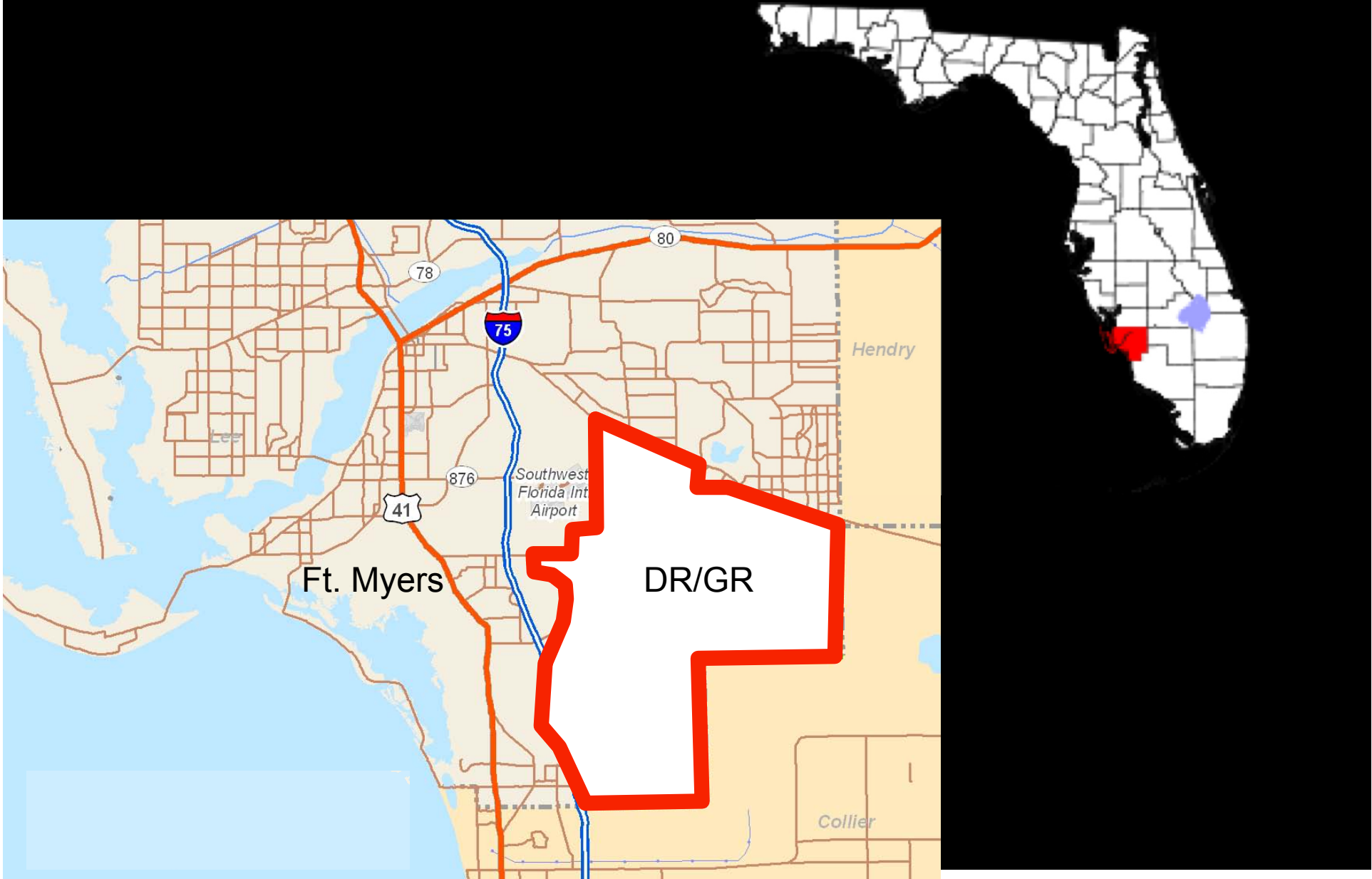


**conservation & density  
in the same project**

**TDRs & FBCs  
in the same project**



# lee county dr/gr lands





# scale comparison



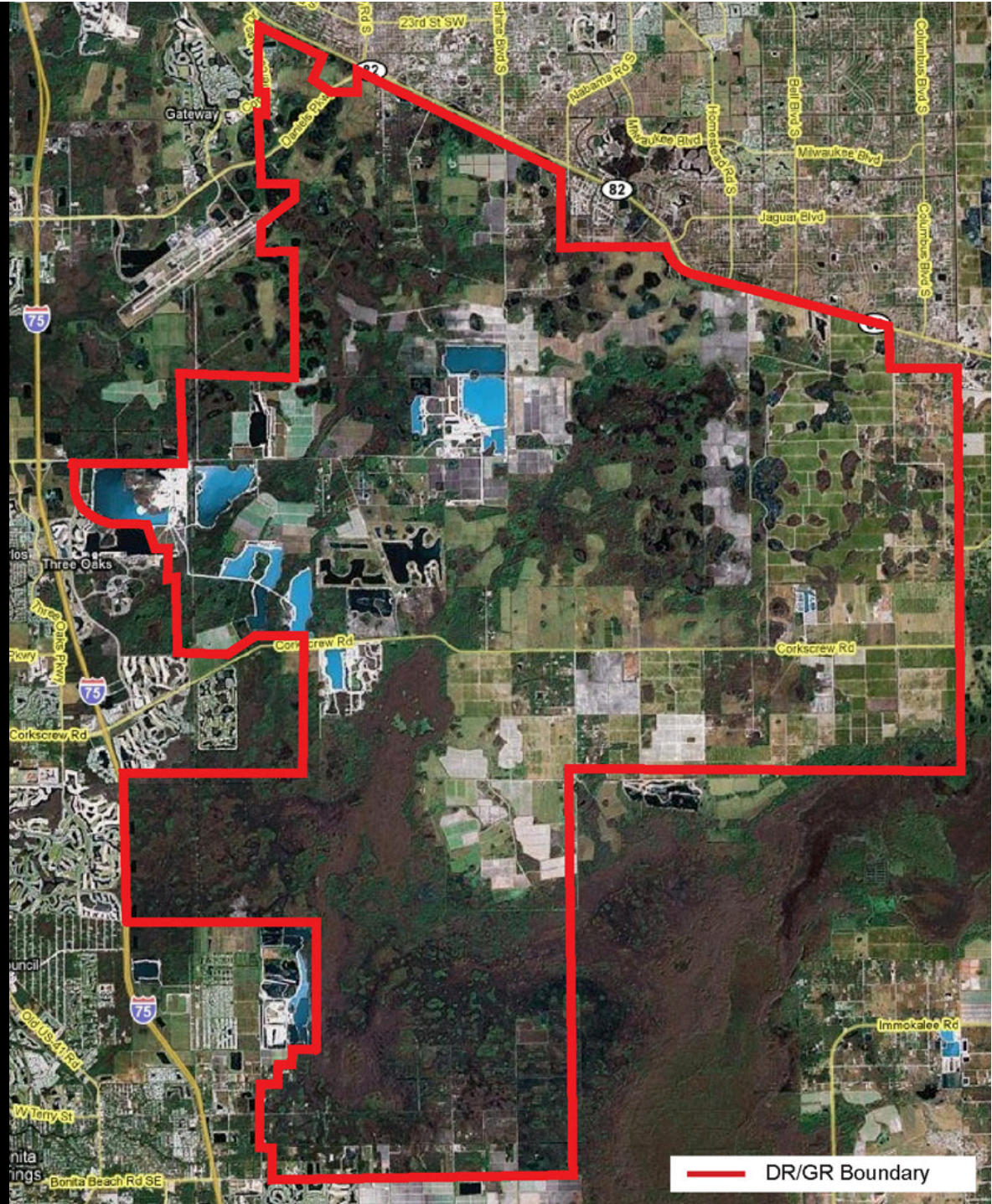
DR/GR  
Lee County, FL



Central San Diego  
San Diego, CA



# view from satellite



















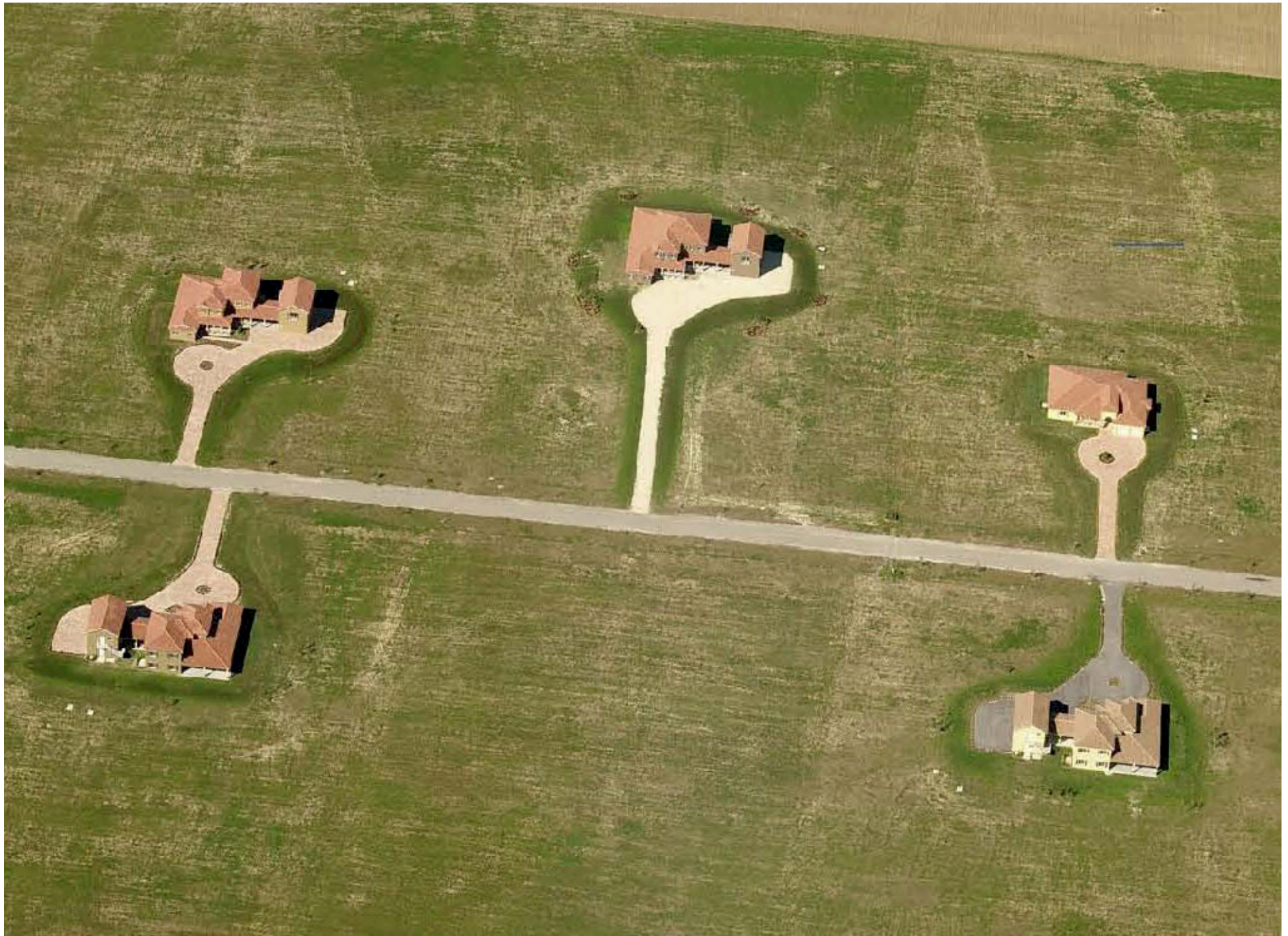
















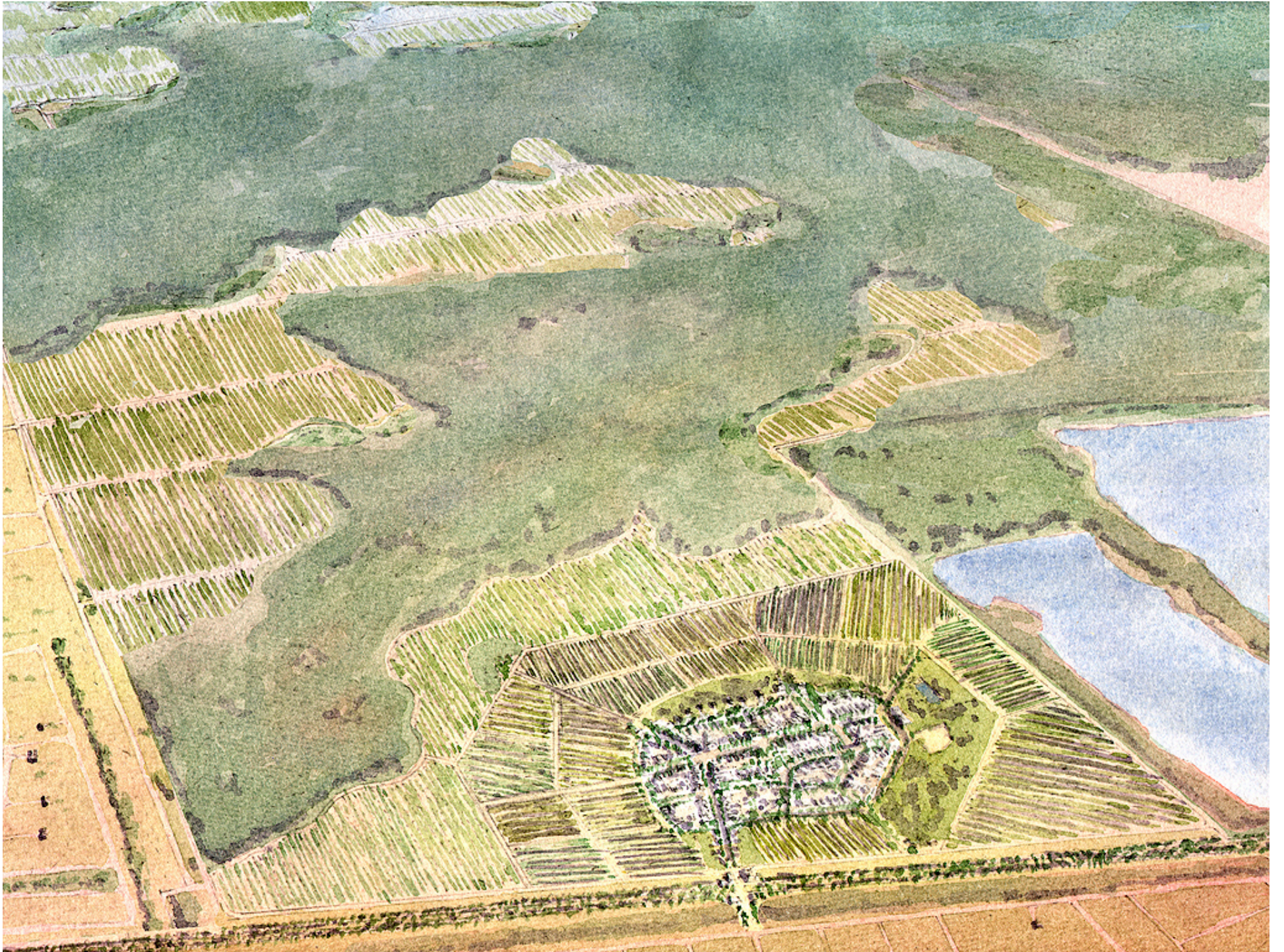




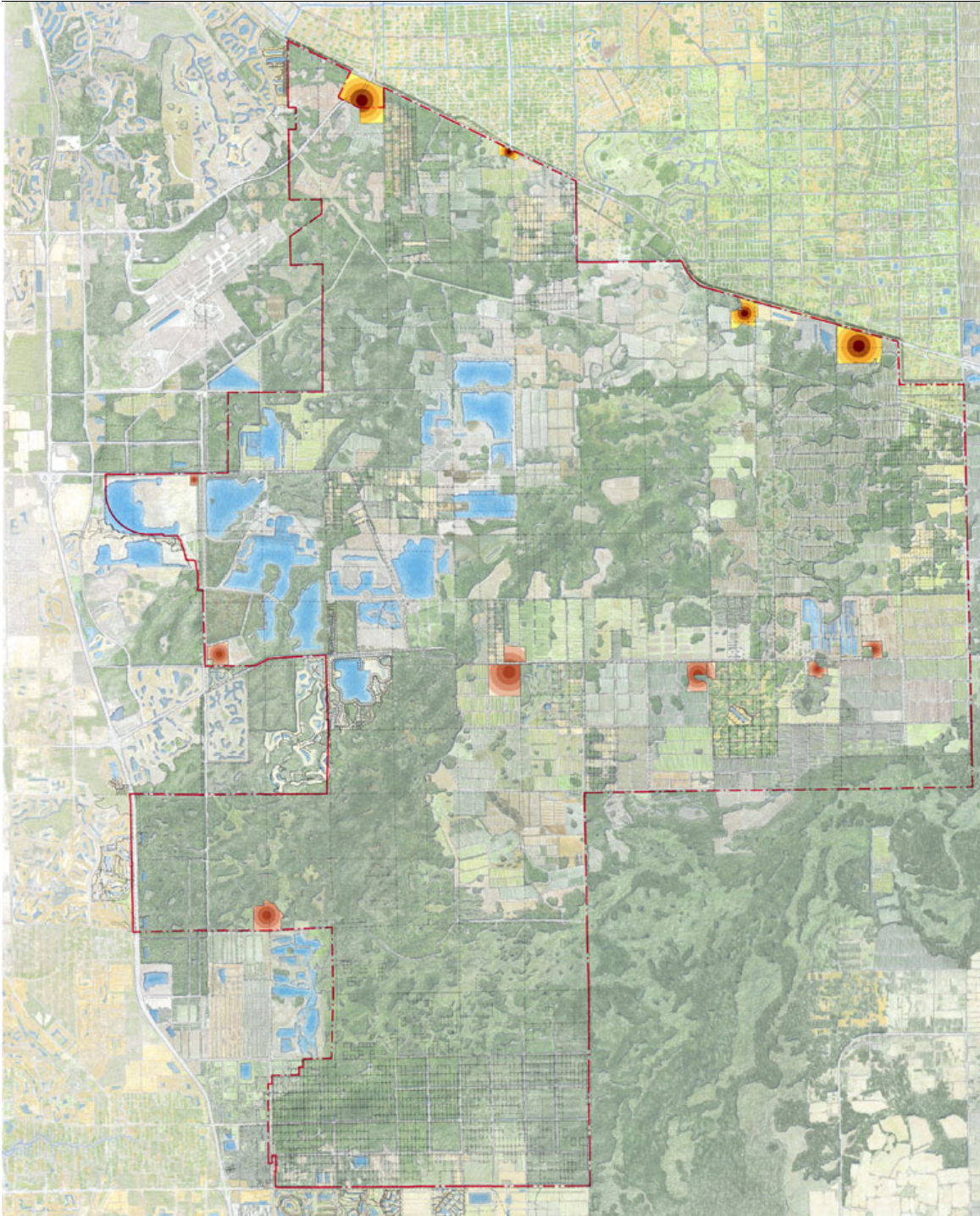








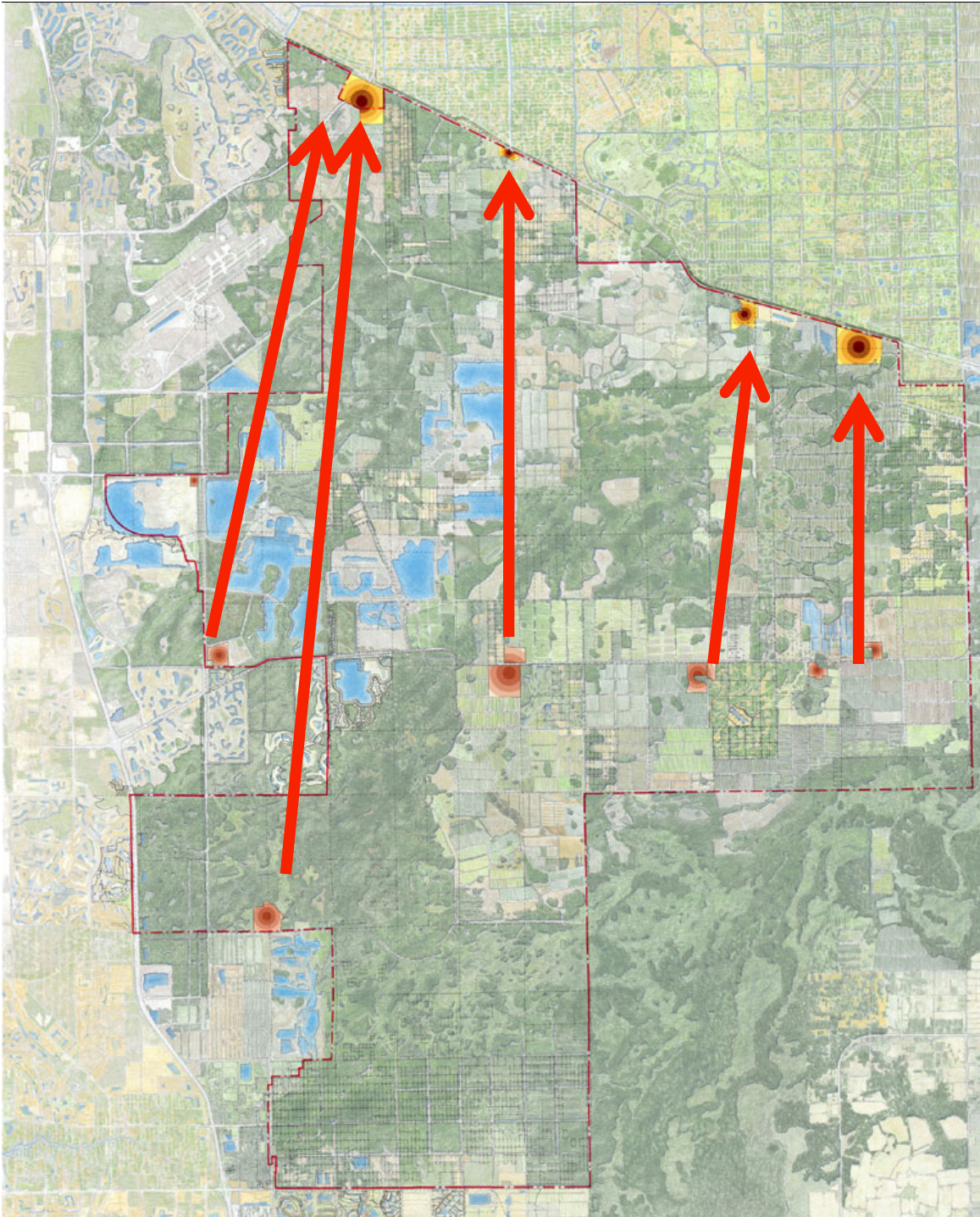




**small, rural  
mixed-use  
communities**

**Option 1: Cluster  
Development Rights**

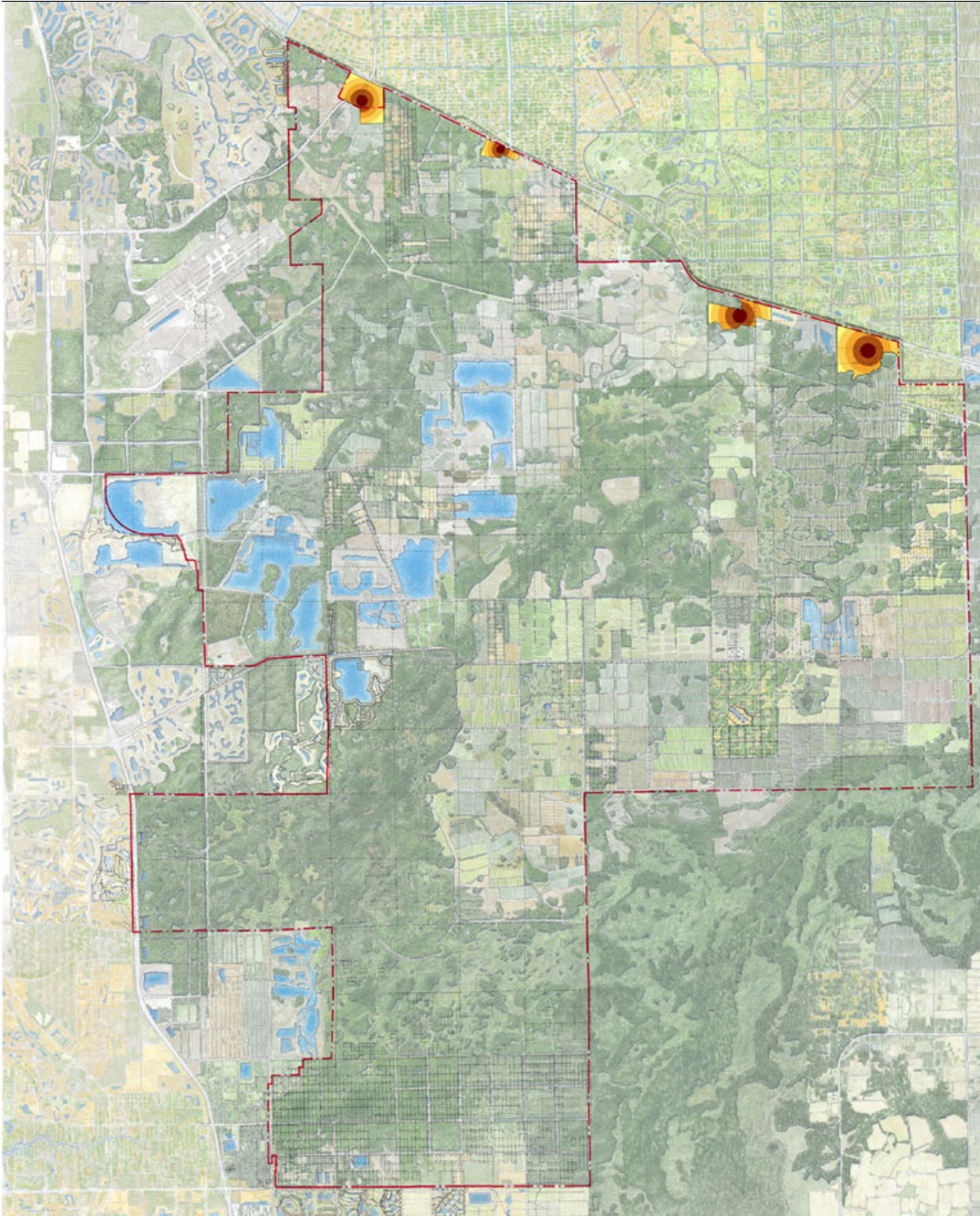




small, rural  
mixed-use  
communities

Option 2: Transfer  
Development Rights





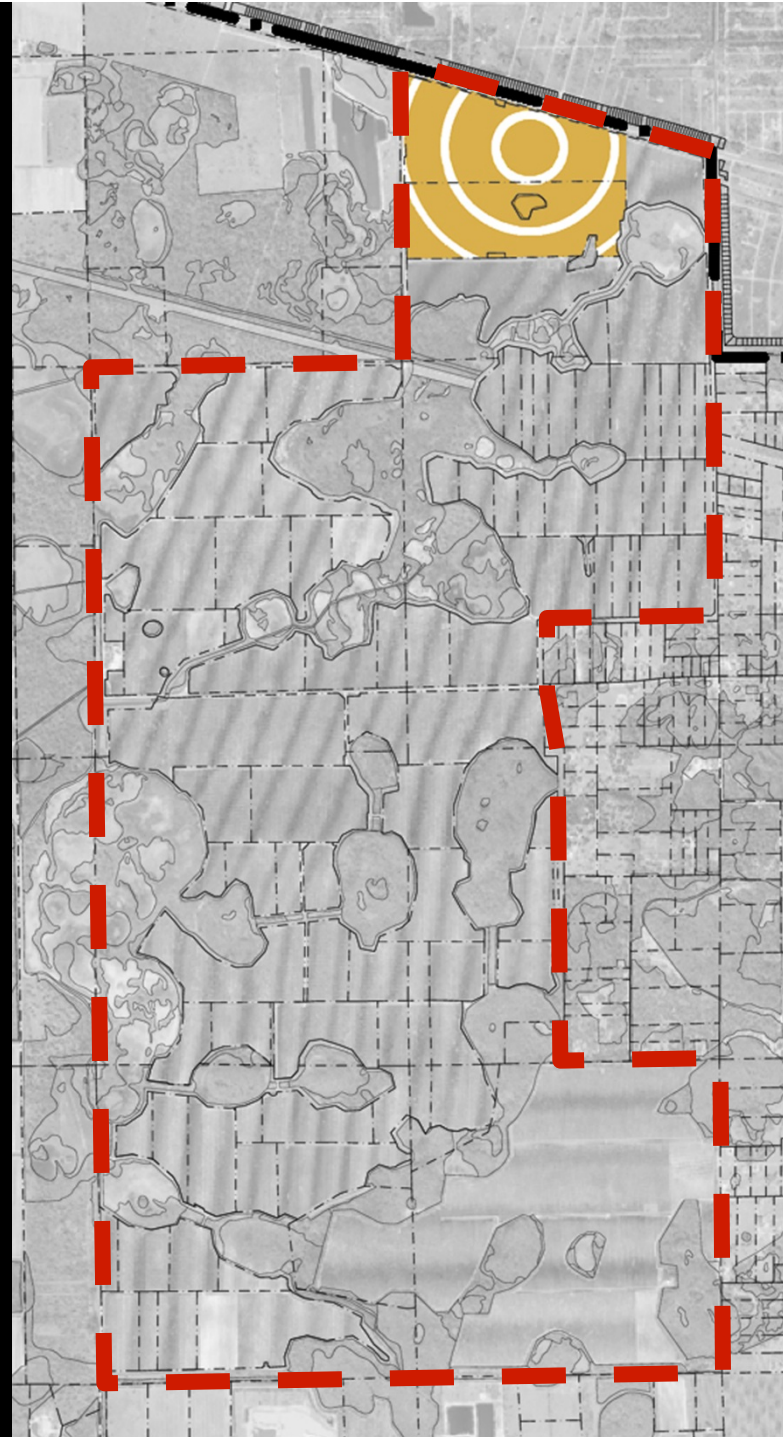
**complete  
mixed-use  
communities**




**Option 2: Transfer  
Development Rights**



# option 1: cluster

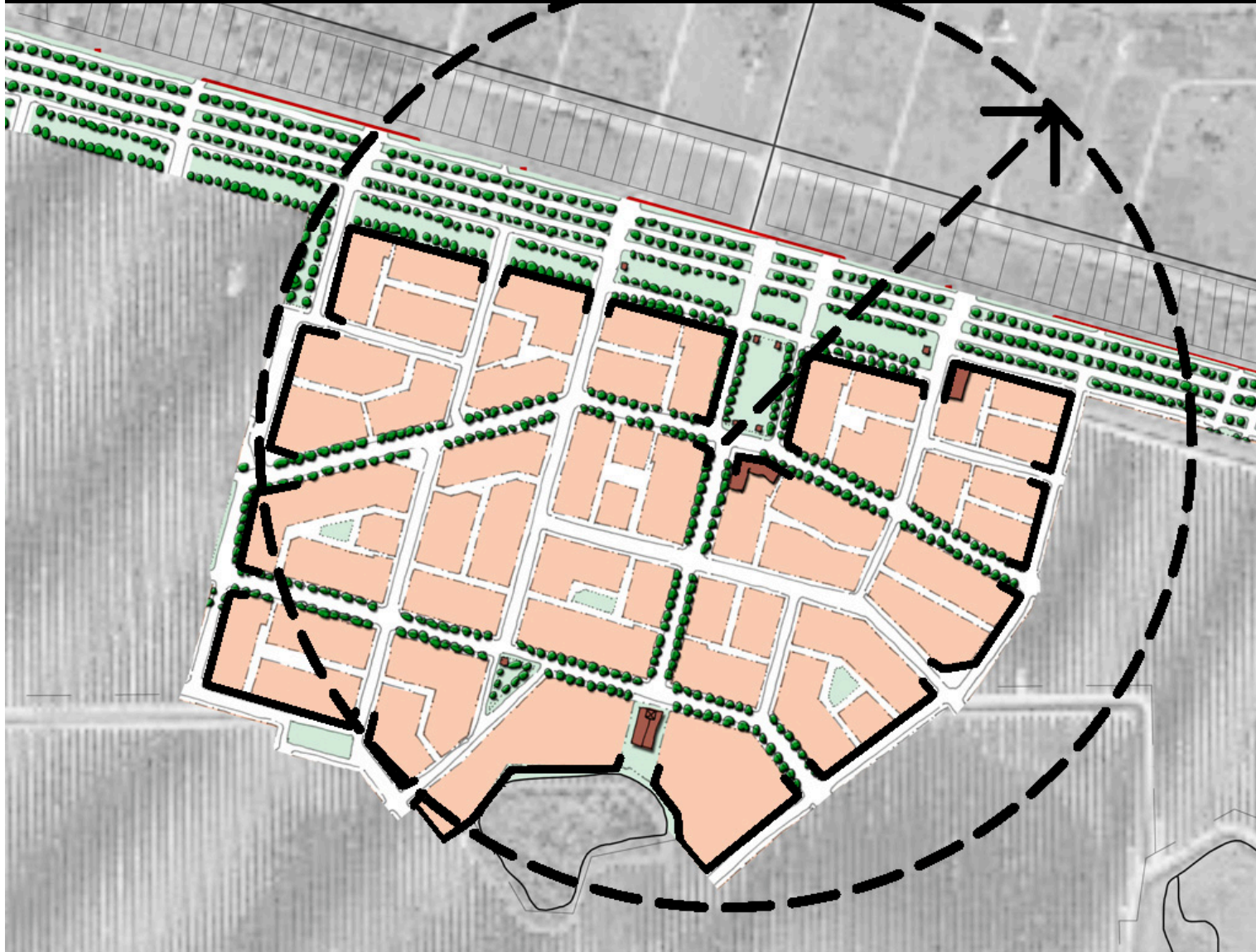
mixed-use  
community at  
old corkscrew  
plantation



-  DR/GR Boundary
-  Old Corkscrew Plantation
-  Potential Mixed-Use Community



# option 1: cluster



compact neighborhoods: center & edge, walkable size, mix of uses, network of walkable streets, special sites reserved for civic purposes



# option 1: cluster



transects



# transects



natural



edge



general



center



core







Corner store at the Core





Neighborhood centers





Rural crossroads





The rural edge



# option 2: transfer



completed mixed-use community



# option 2: transfer



completed mixed-use community



# designed using LEED ND



Illustrative plans with built-in flexibility



# EXHIBIT A

Ordinance 10-25

## CHAPTER 32 – COMPACT COMMUNITIES

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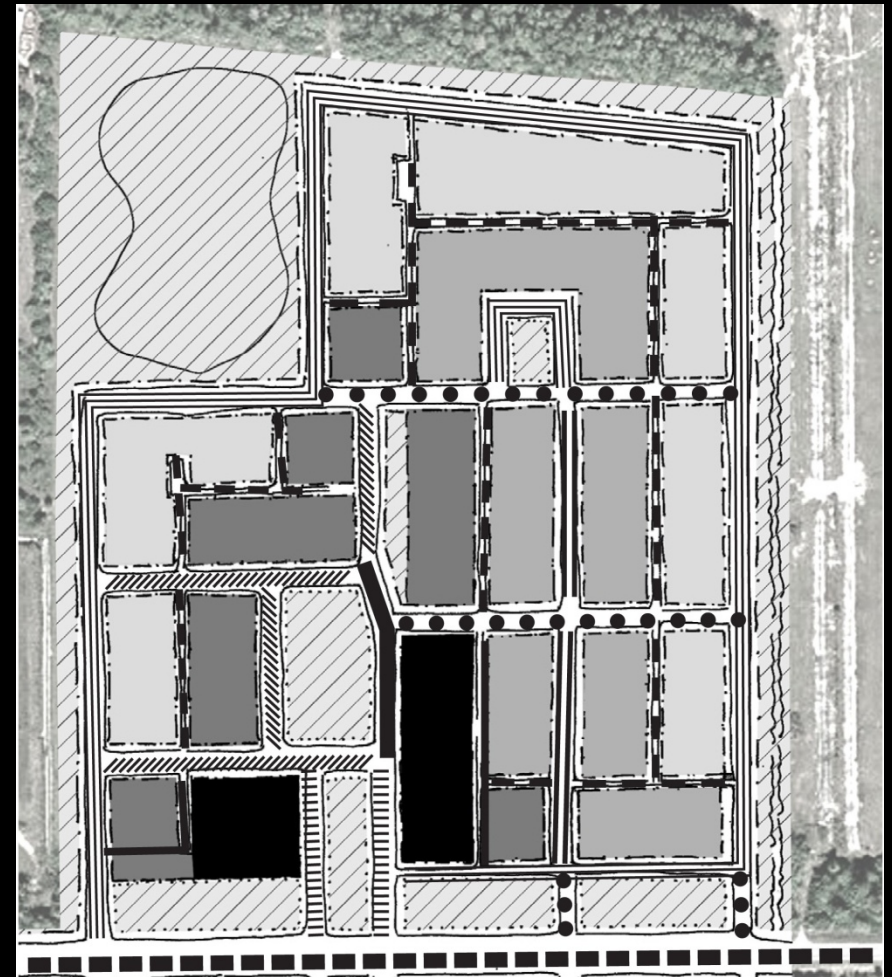
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# What is shown on the conceptual regulating plan?













## 1. Transect zones



### Transect Legend

	Edge
	General
	Center
	Core
	Civic

### Street Atlas

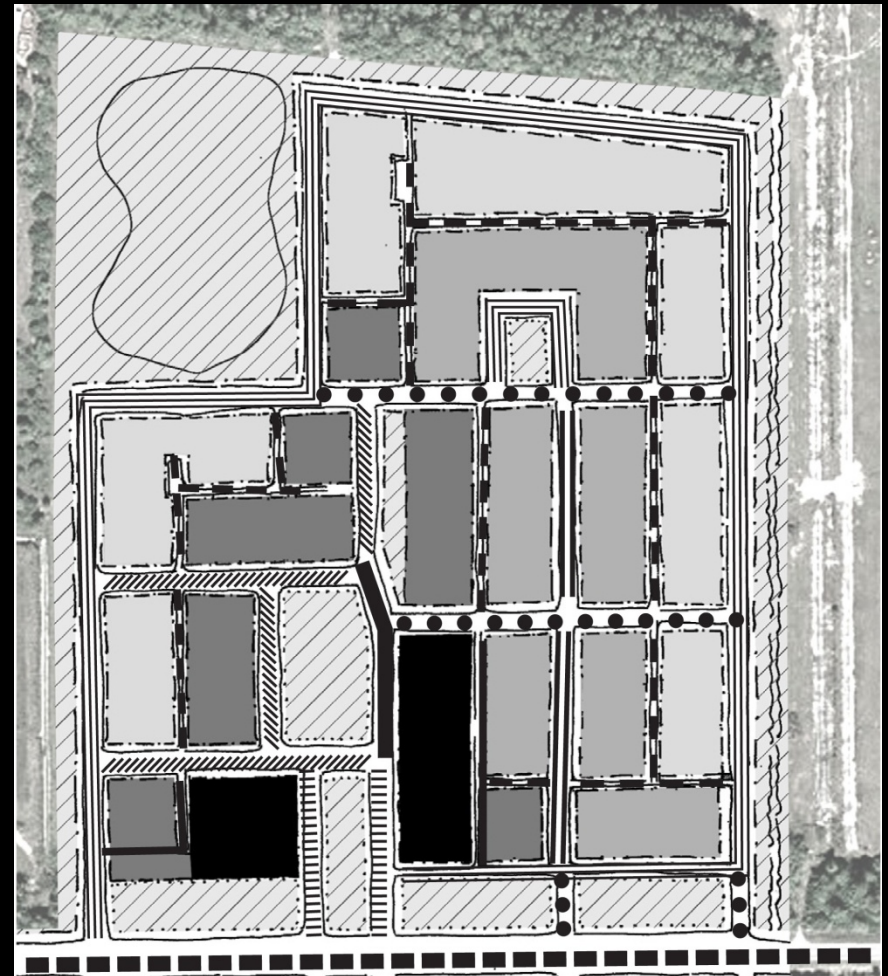
	Boulevard		Street E
	Avenue		Street F
	Street A		Drive
	Street B		Road
	Street C		Alley
	Street D		Lane








# What is shown on the conceptual regulating plan?

1. Transect zones













2. Lot Types



## Transect Legend

	Edge
	General
	Center
	Core
	Civic

## Street Atlas

	Boulevard		Street E
	Avenue		Street F
	Street A		Drive
	Street B		Road
	Street C		Alley
	Street D		Lane



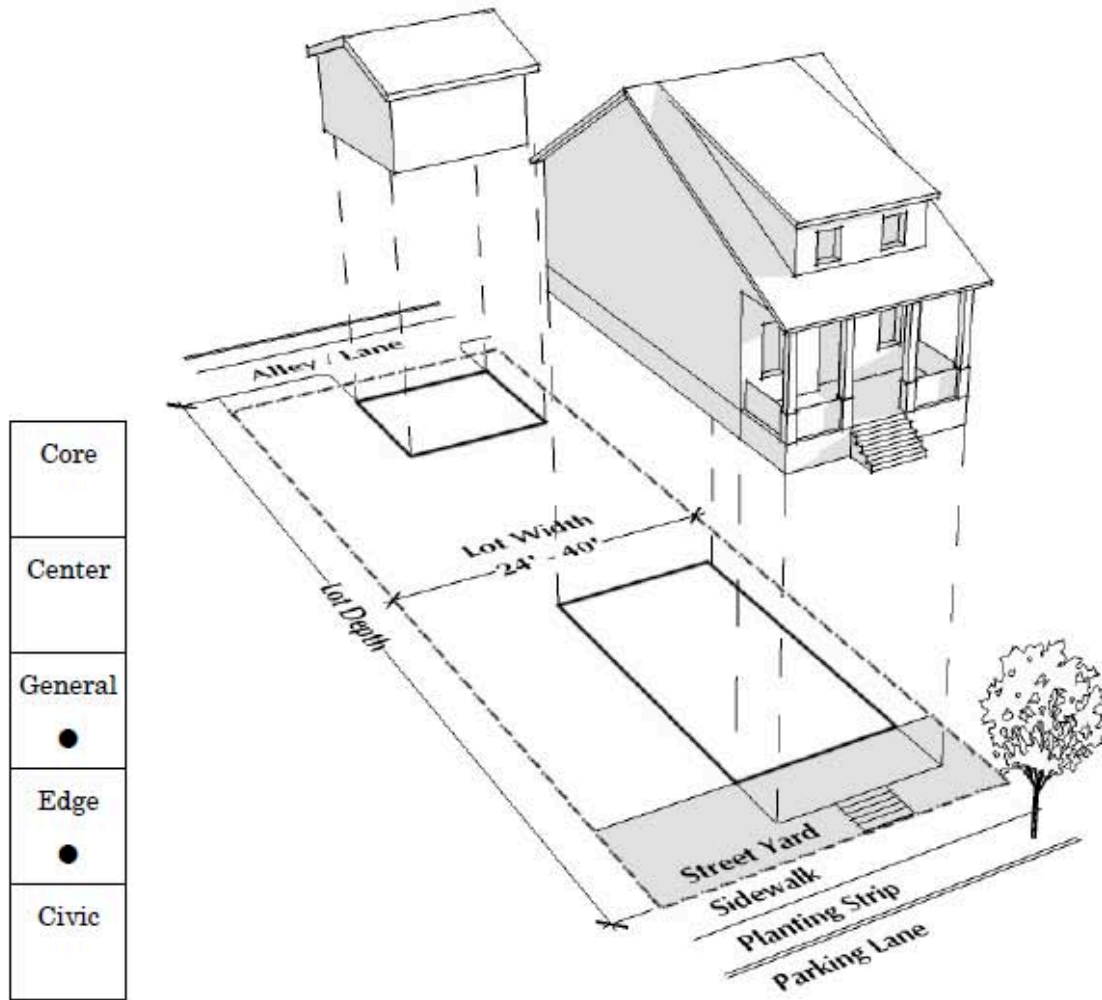
# lot types

Lot Type		Transect Zones				
		Core	Center	General	Edge	Civic
Pedestal Building Lot	(PB)	X	X			
Lined Building Lot	(LB)	X	X			
Mixed-Use Building Lot	(MU)	X	X	X		
Apartment Building Lot	(AB)	X	X	X		
Courtyard Building Lot	(CO)	X	X	X		
Live-Work Building Lot	(LW)		X	X		
Rowhouse Lot	(RH)		X	X		
Apartment House Lot	(AH)			X		
Duplex Lot	(DU)			X	X	
Cottage House Lot	(CH)			X	X	
Sidyard House Lot	(SH)			X	X	
House Lot	(H)			X	X	
Civic Building Lot	(CB)	X	X	X	X	X
Civic Space Lot	(CS)	X	X	X	X	X
Stormwater Lot	(SL)					X



# lot types

## Cottage House Lot (CH)



## Character Examples



Figure 32-242(e)

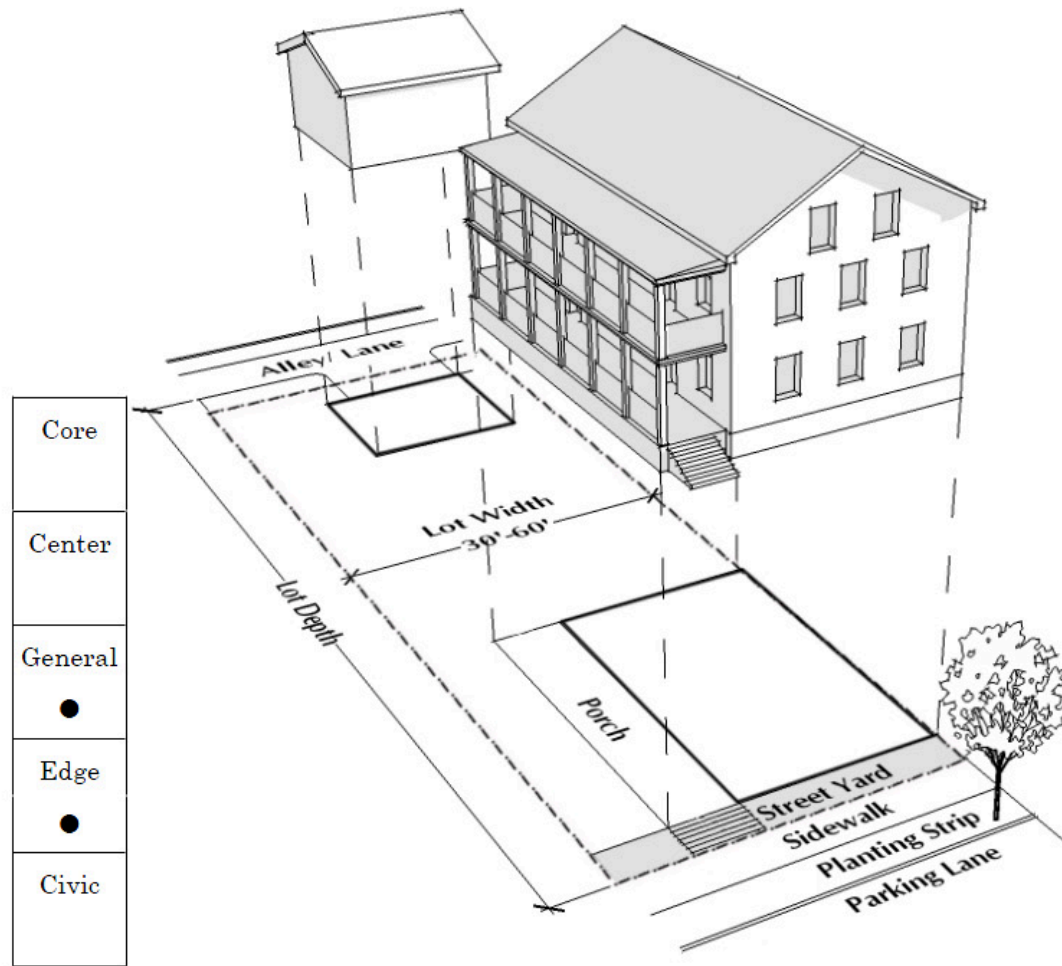


# lot types

COMPACT COMMUNITIES

§ 4-242

## Sideyard House Lot (SH)



## Character Examples



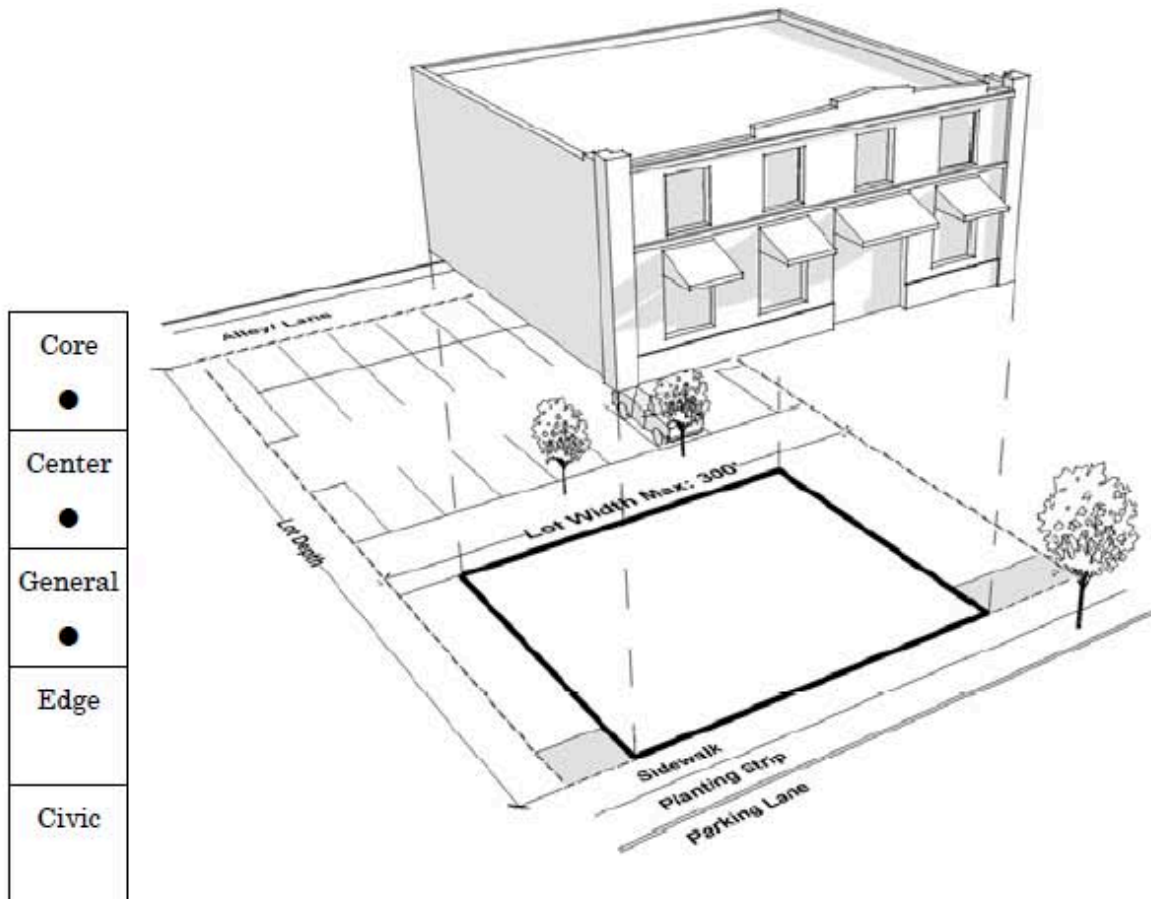


# lot types

COMPACT COMMUNITIES

§ 4-242

## Mixed-Use Building Lot (MU)



Core
●
Center
●
General
●
Edge
Civic

## Character Examples



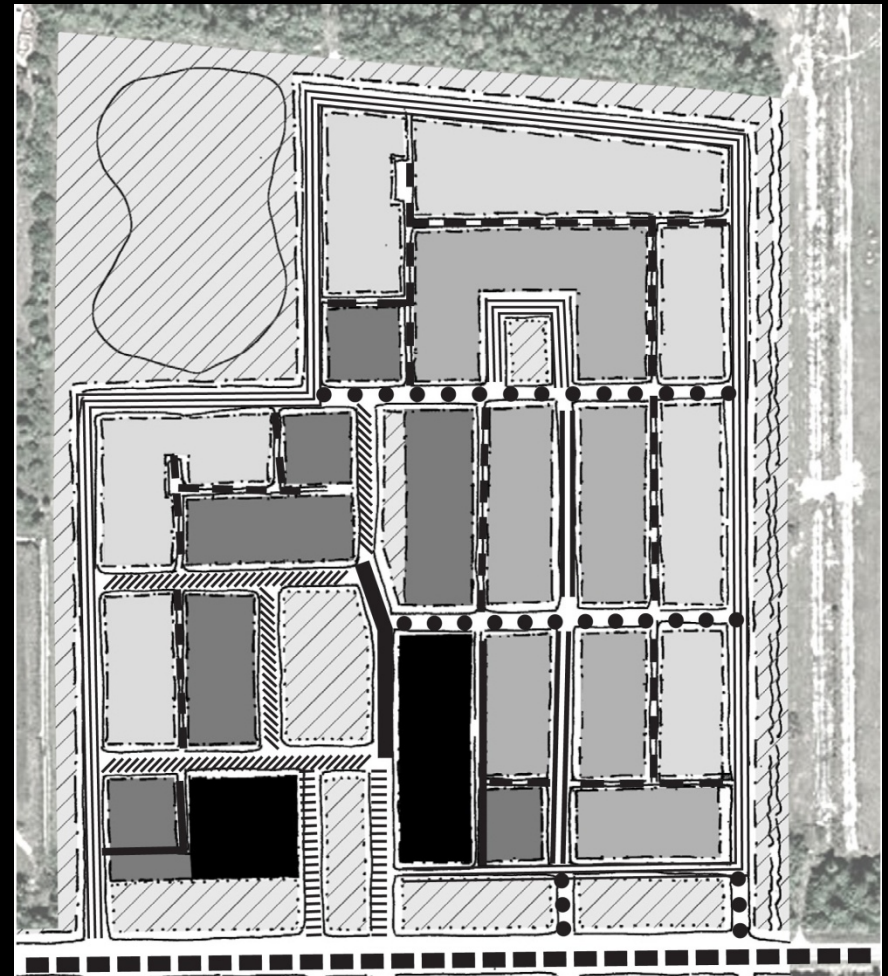


# What is shown on the conceptual regulating plan?

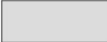




1. Transect zones

2. Lot Types













3. Street types



## Transect Legend

	Edge
	General
	Center
	Core
	Civic

## Street Atlas

	Boulevard		Street E
	Avenue		Street F
	Street A		Drive
	Street B		Road
	Street C		Alley
	Street D		Lane



# street types

TABLE 32-221

<b>Street Type</b>	<b>(movement type)</b>	<b>Transect Zones</b>				
		<i>Core</i>	<i>Center</i>	<i>General</i>	<i>Edge</i>	<i>Civic</i>
<b>Boulevard</b>	(speed / slow)	X	X	X		
<b>Avenue</b>	(slow)	X	X	X		X
<b>Street A</b>	(free)	X	X	X		X
<b>Street B</b>	(slow)			X	X	X
<b>Street C</b>	(slow)	X	X	X		X
<b>Street D</b>	(free)	X	X	X	X	X
<b>Street E</b>	(slow)	X	X	X		X
<b>Street F</b>	(slow)			X	X	X
<b>Drive</b>	(slow)			X	X	X
<b>Road</b>	(free)				X	X
<b>Rear Alley</b>	(slow)	X	X	X		
<b>Rear Lane</b>	(yield)			X	X	



# street types

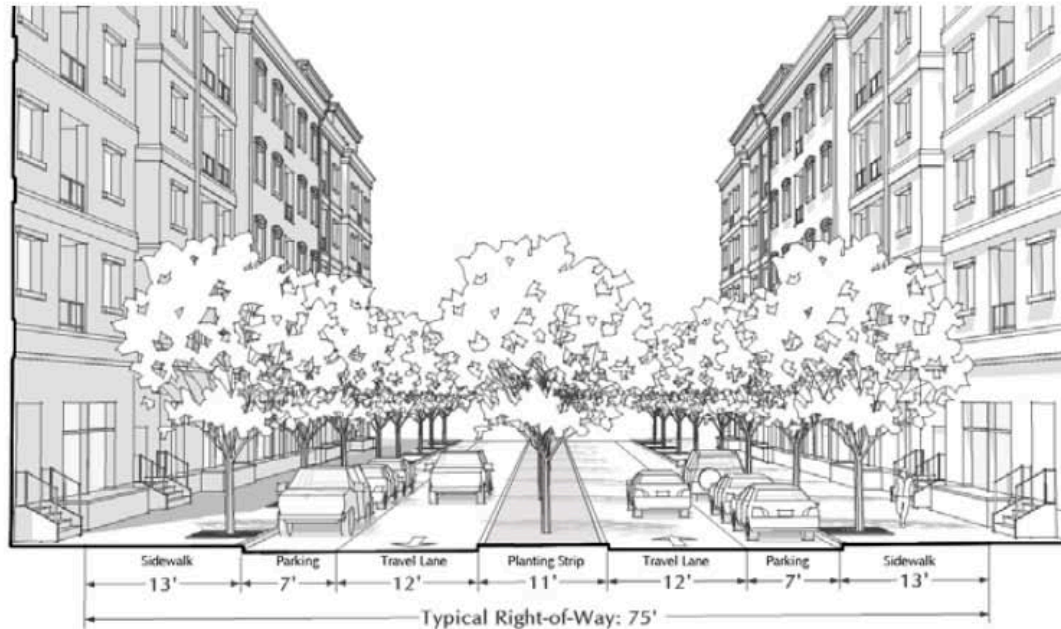
## Boulevard

Core	●
Center	●
General	●
Edge	
Civic	



## Avenue

Core	●
Center	●
General	●
Edge	
Civic	●

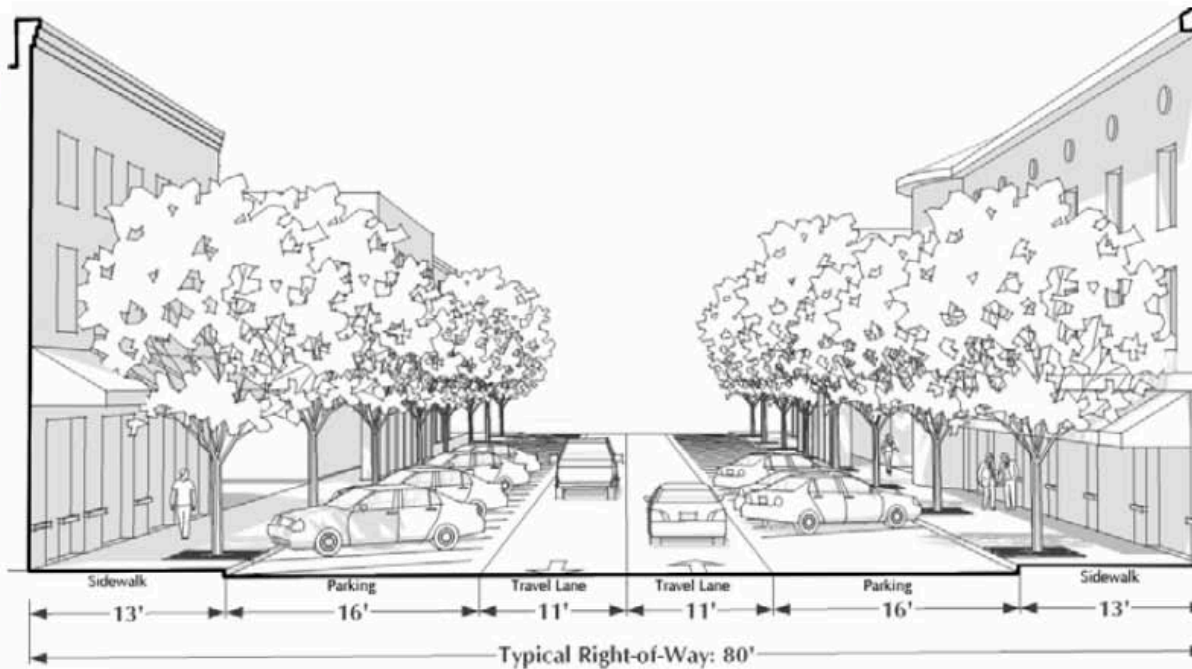




# street types

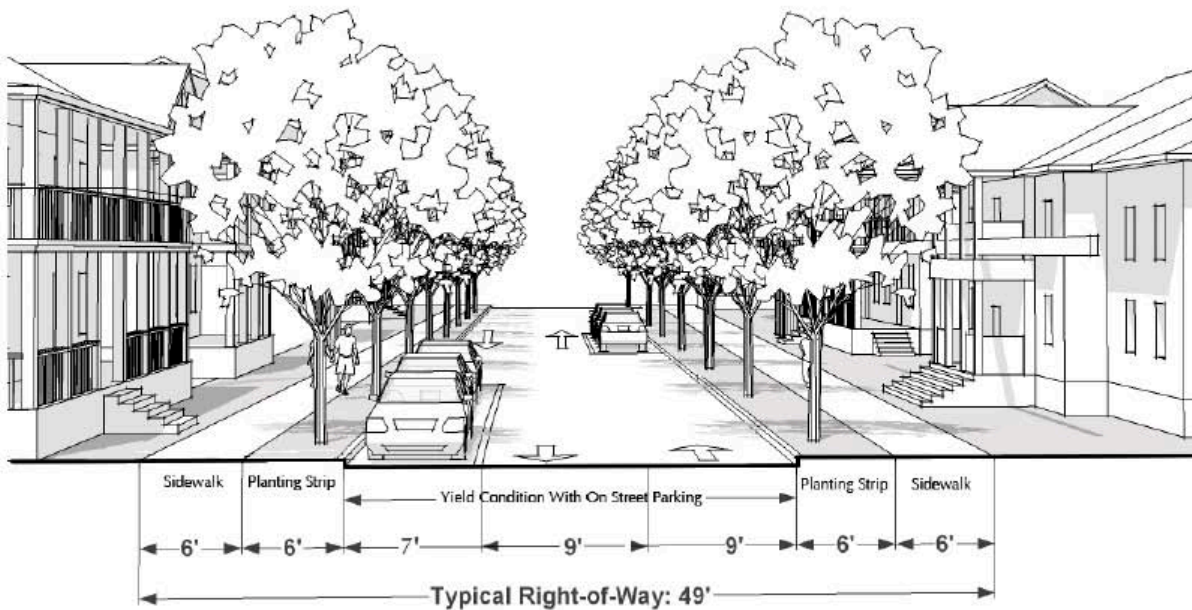
## Street C (angle parking)

Core	●
Center	●
General	●
Edge	●
Civic	●



## Street F

Core	
Center	●
General	●
Edge	●
Civic	●





# design in public

