Creating Place:
Effective Place Making in Planning

September 12, 2019

Effective Place Making in Planning

1. “In the Beginning”… Foundations
2. Evolution of Planning Practice
3. Placetype Anatomy and Applications
4. Applications for Hawaii

Introductions

Orion Planning + Design

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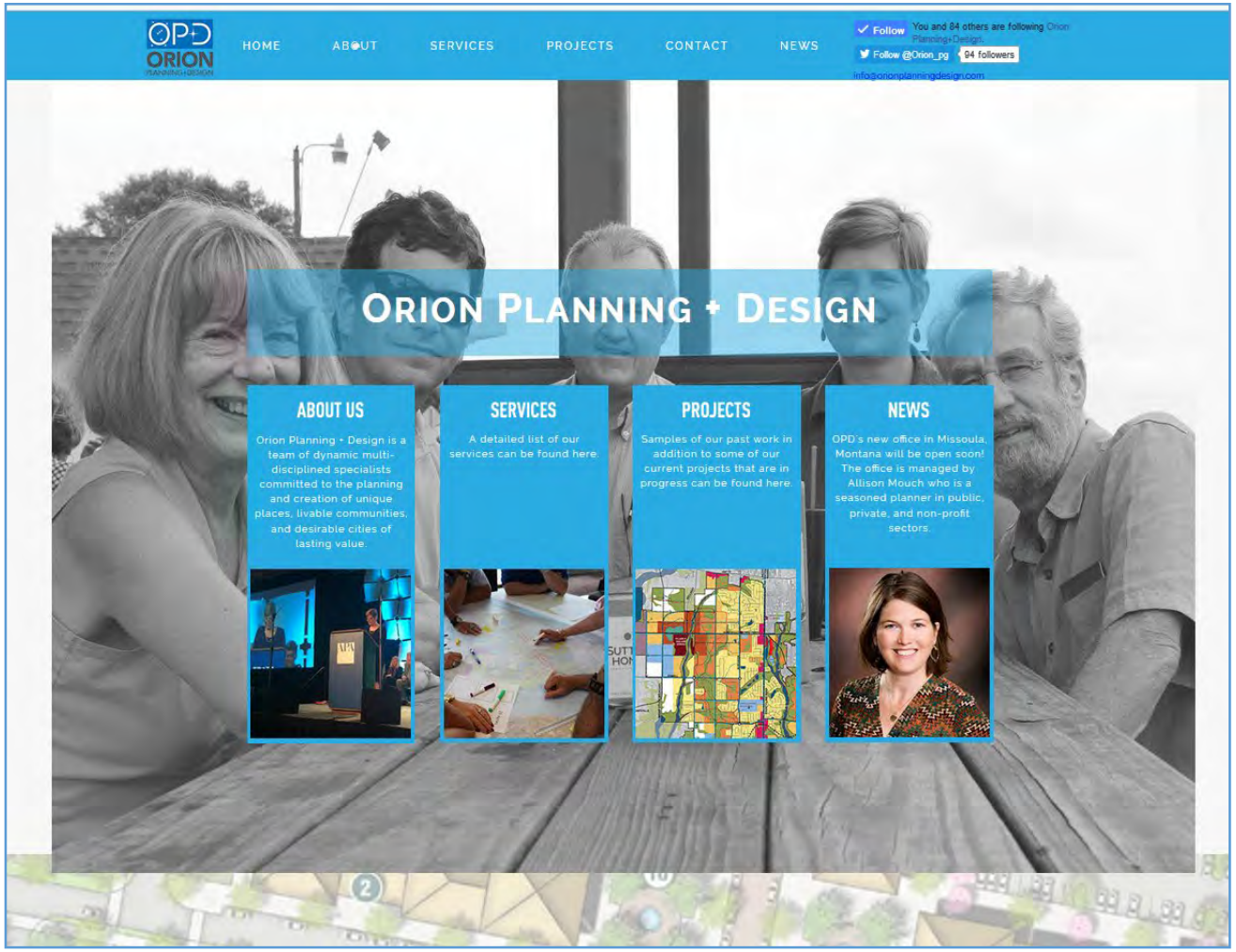
Planning Supervisor, Maui County Long Range Planning

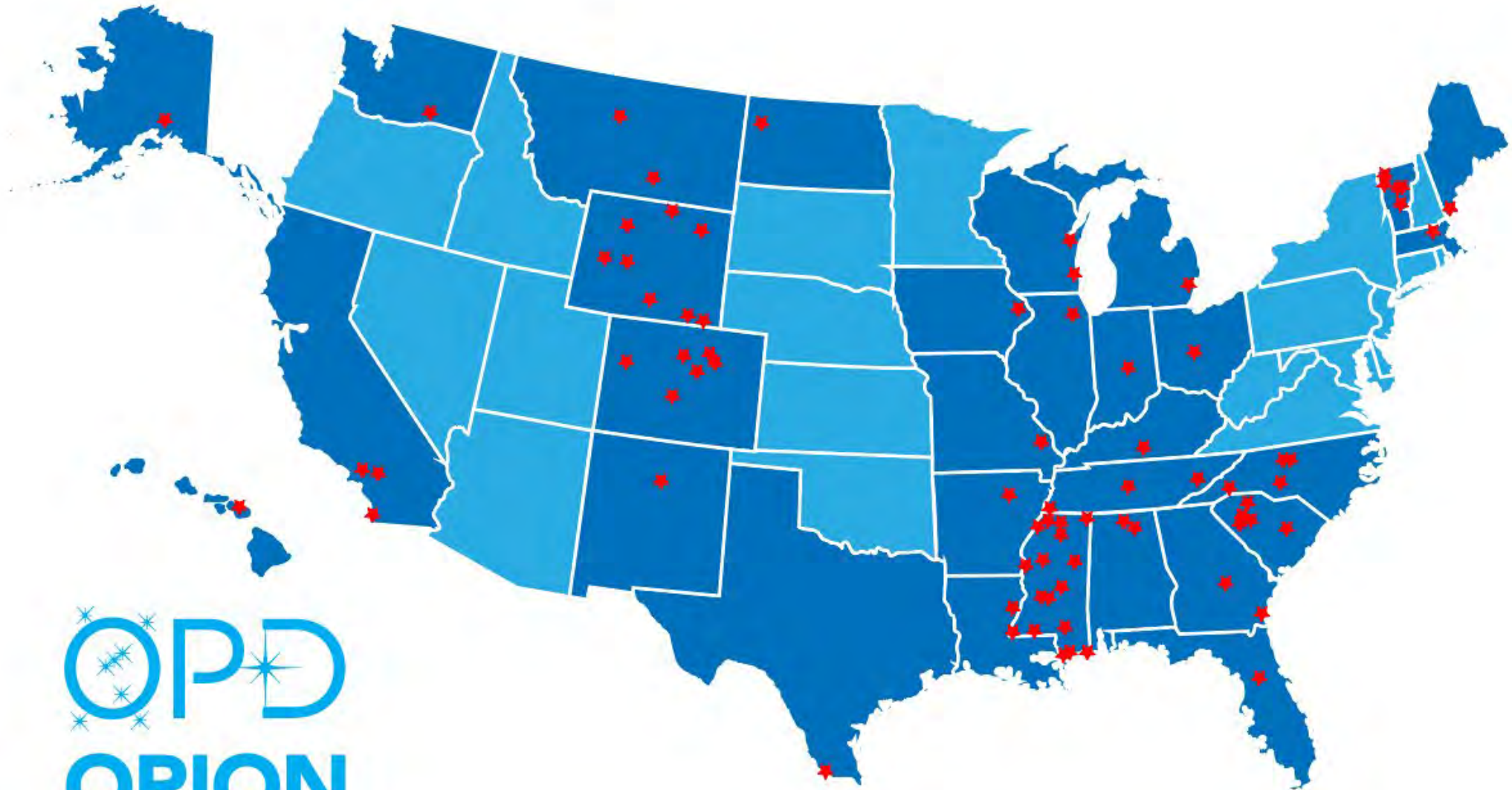
ORION PLANNING+DESIGN

WWW.ORIONPLANNINGDESIGN.COM

- Comprehensive Planning
- Development Coding
- Design Standards
- Special Area Planning
- Parks and Greenways
- Environmental
- Private Development Design
- Entitlement
- Community Engagement and Training



Hernando, MS ⋆ Huntsville, AL ⋆ Boulder, CO ⋆ Sheridan, WY ⋆
St. Simmons Island, GA * Missoula. MT



OPD

ORION

PLANNING+DESIGN

Project Sites

BRANDON COMPREHENSIVE PLAN,
BRANDON, MS

TIMNATH COMPREHENSIVE PLAN,
TIMNATH, CO

VISION 2037: CITY
COMPREHENSIVE PLAN,
OXFORD, MS

NORTH PLATTE COMPREHENSIVE PLAN,
NORTH PLATTE, NE

CORINTH 2040 COMPREHENSIVE PLAN,
CORINTH, MS
(IN PROGRESS)

PASCAGOULA COMPREHENSIVE PLAN,
PASCAGOULA, MS
(IN PROGRESS)

OUR TOWN BELMONT!
COMPREHENSIVE PLAN,
BELMONT, NC

SHERIDAN LAND USE PLAN,
SHERIDAN, WY

TIMNATH LAND USE CODE,
TIMNATH, CO

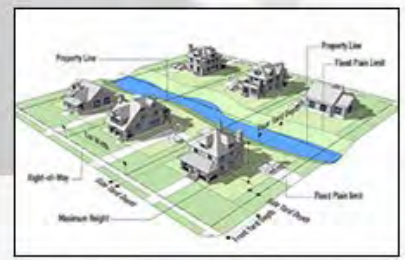
LAKE GREENWOOD MASTER PLAN,
GREENWOOD, LAURENS, & NEWBERRY
COUNTIES, SC

W. JACKSON STREET PLAZA AND
REDEVELOPMENT,
DUBLIN, GA

HATTIESBURG LAND
DEVELOPMENT CODE,
HATTIESBURG, MS

HELENA DOWNTOWN CODE,
HELENA, MT

WESTSIDE MASTER PLAN,
MADISON, AL

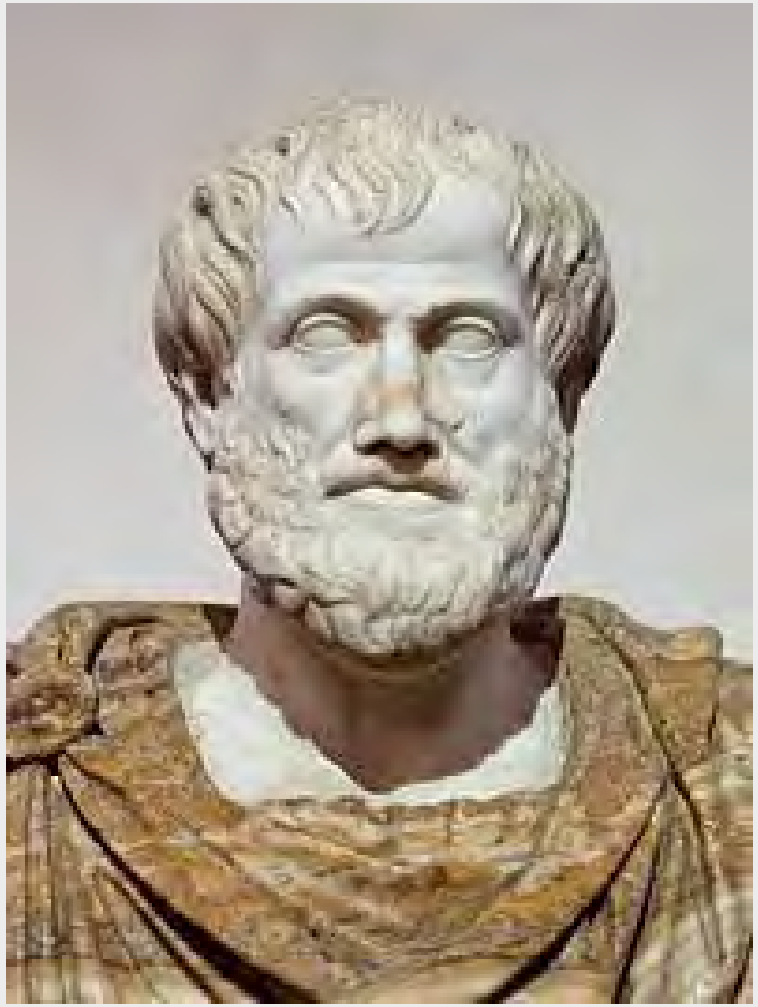


SEVIERVILLE ZONING ORDINANCE,
SEVIERVILLE, TN

DR. MARTIN LUTHER KING, JR.
COMMEMORATIVE PLAZA,
DUBLIN, GA

Jennifer Mayden, AICP

Origins of Planning Thought

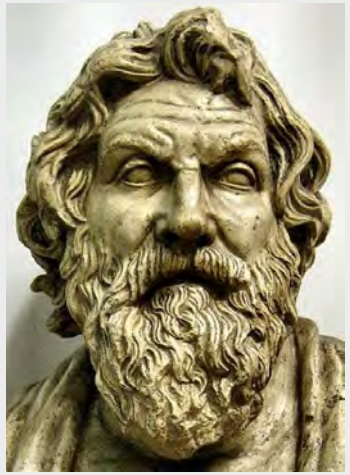


*"We ought to plan the ideal of our city with an eye to four considerations…. **health…defense ….. convenience…and beauty"***

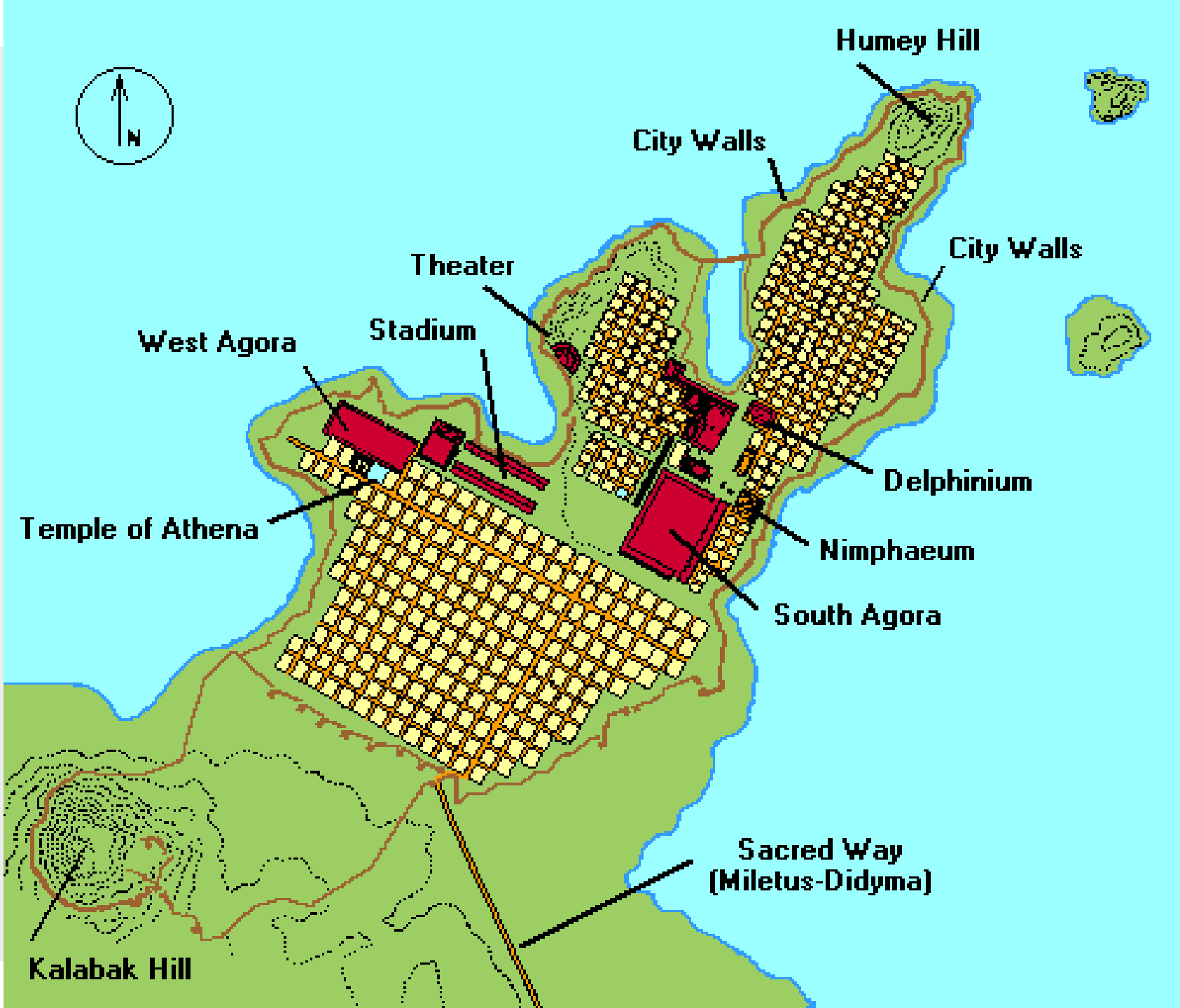
Aristotle, Politics ca. 350 B.C

Hippodamus

498 – 408 BC



- Grid plans
- Series of broad, straight streets, at right angles
- Miletus is prototype
- Wide central area to be kept open
- Prediction and estimation
- Evolved to the "*Agora*", the center of both the city and the society.

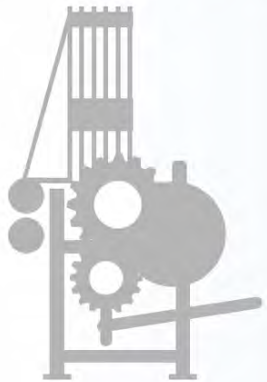


From Industry 1.0 to Industry 4.0

Degree of complexity

First Industrial Revolution

based on the introduction of mechanical production equipment driven by water and steam power



First mechanical loom, 1784

Second Industrial Revolution

based on mass production achieved by division of labor concept and the use of electrical energy

First conveyor belt, Cincinnati slaughterhouse, 1870

Third Industrial Revolution

based on the use of electronics and IT to further automate production

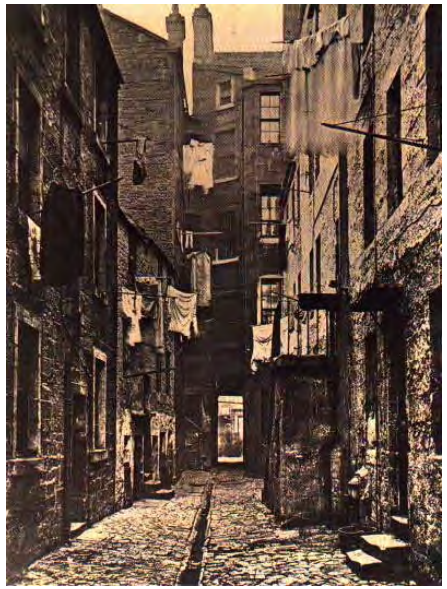
First programmable logic controller (PLC) Modicon 084, 1969

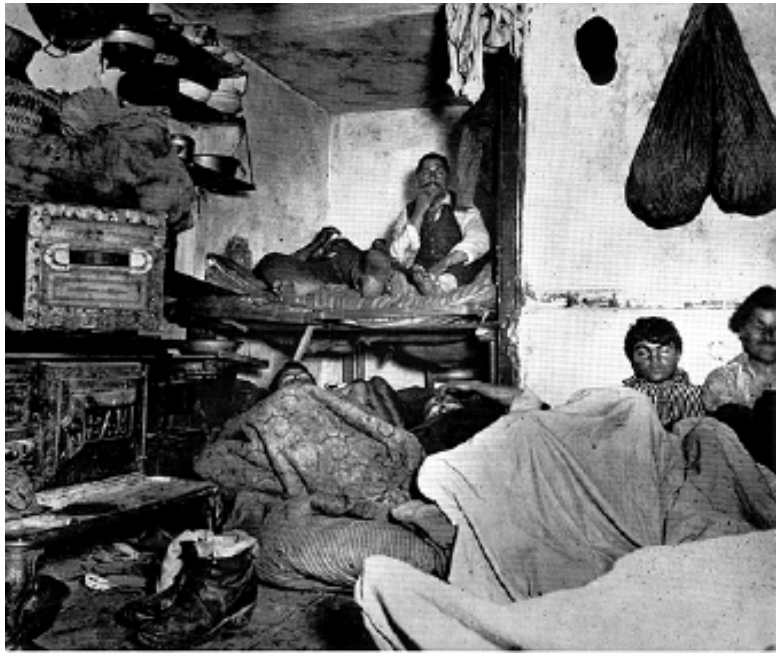
Fourth Industrial Revolution

based on the use of cyber-physical systems

1800 1900 2000 Today Time

- Crowded tenements, 10 and 12 people to a room
- Homes built 15 feet x 12 feet
- Cholera outbreaks
- No sewers





19th Century Movement of Sanitation Reform

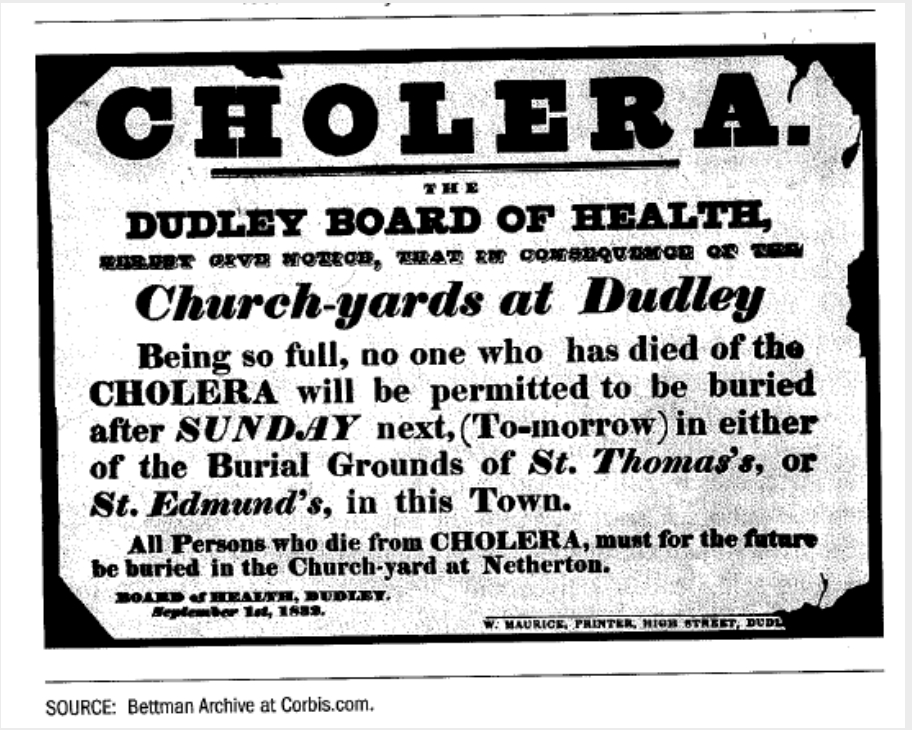
- Rapid Urbanization
  - 1800 - 6% of the population lives in cities
  - 1920 - 51% of the population lives in cities

- Urban landscape viewed as “crowded, dirty, polluted, smelly, noisy and dangerous” and diseases originate and spread in poor neighborhoods

- Miasma theory used to explain cities and disease

- U.S. Sanitation Commission established in 1861; Fredrick Law Olmstead appointed Secretary during the civil war

- Council of Hygiene and Public Health in New York established in 1864 calls for elimination of noxious gas sources, dirty streets and overflowing sewers


CHOLERA.

THE

DUDLEY BOARD OF HEALTH,

HEREBY GIVE NOTICE, THAT IN CONSEQUENCE OF THE

Church-yards at Dudley

Being so full, no one who has died of the CHOLERA will be permitted to be buried after *SUNDAY* next, (To-morrow) in either of the Burial Grounds of *St. Thomas's*, or *St. Edmund's*, in this Town.

All Persons who die from CHOLERA, must for the future be buried in the Church-yard at Netherton.

BOARD of HEALTH, DUDLEY.
September 1st, 1832.

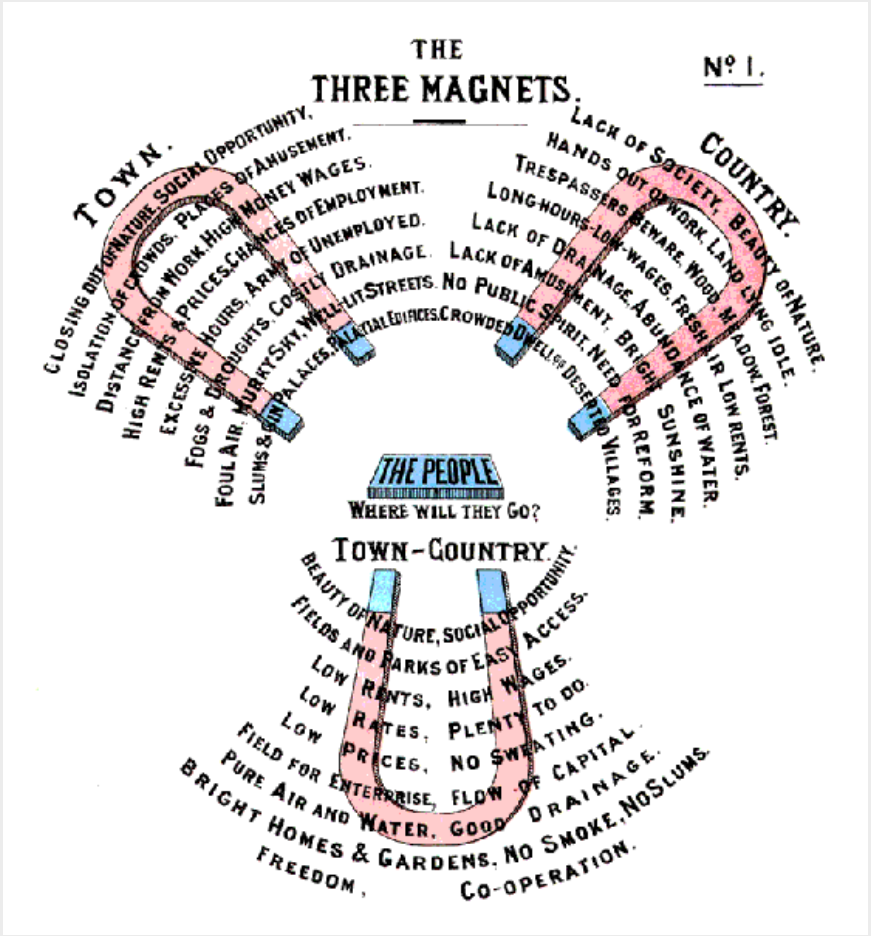
W. MAURICE, PRINTER, HIGH STREET, DUDL

SOURCE: Bettman Archive at Corbis.com.

John Snow – 1854
Broad Street, London

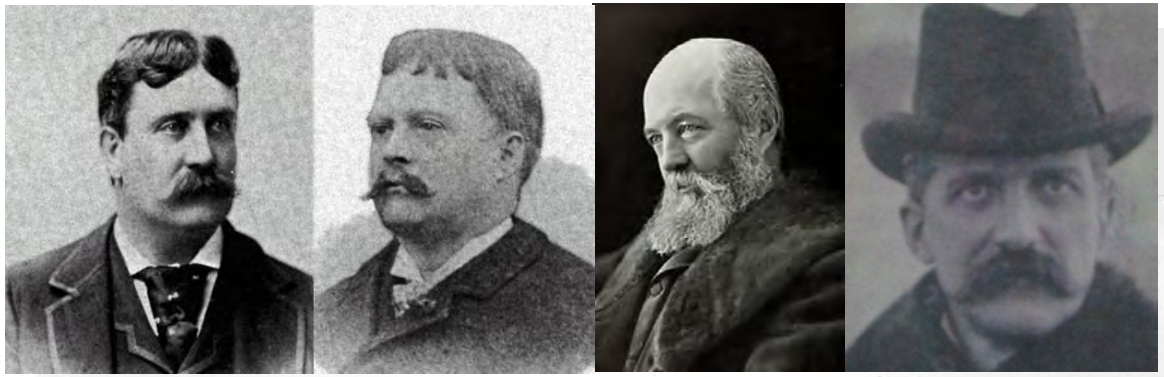
Established a connection of physical form and health

Ebenezer Howard and the “Garden Cities of Tomorrow” (1898)



Garden City Principles have influenced development all over the world, with large scale examples on every continent, such as Canberra, New Delhi and New Deal towns in the USA; and smaller settlements and suburbs in South Africa, France, Germany, Czech Republic, Poland, Brazil, Canada and Japan.

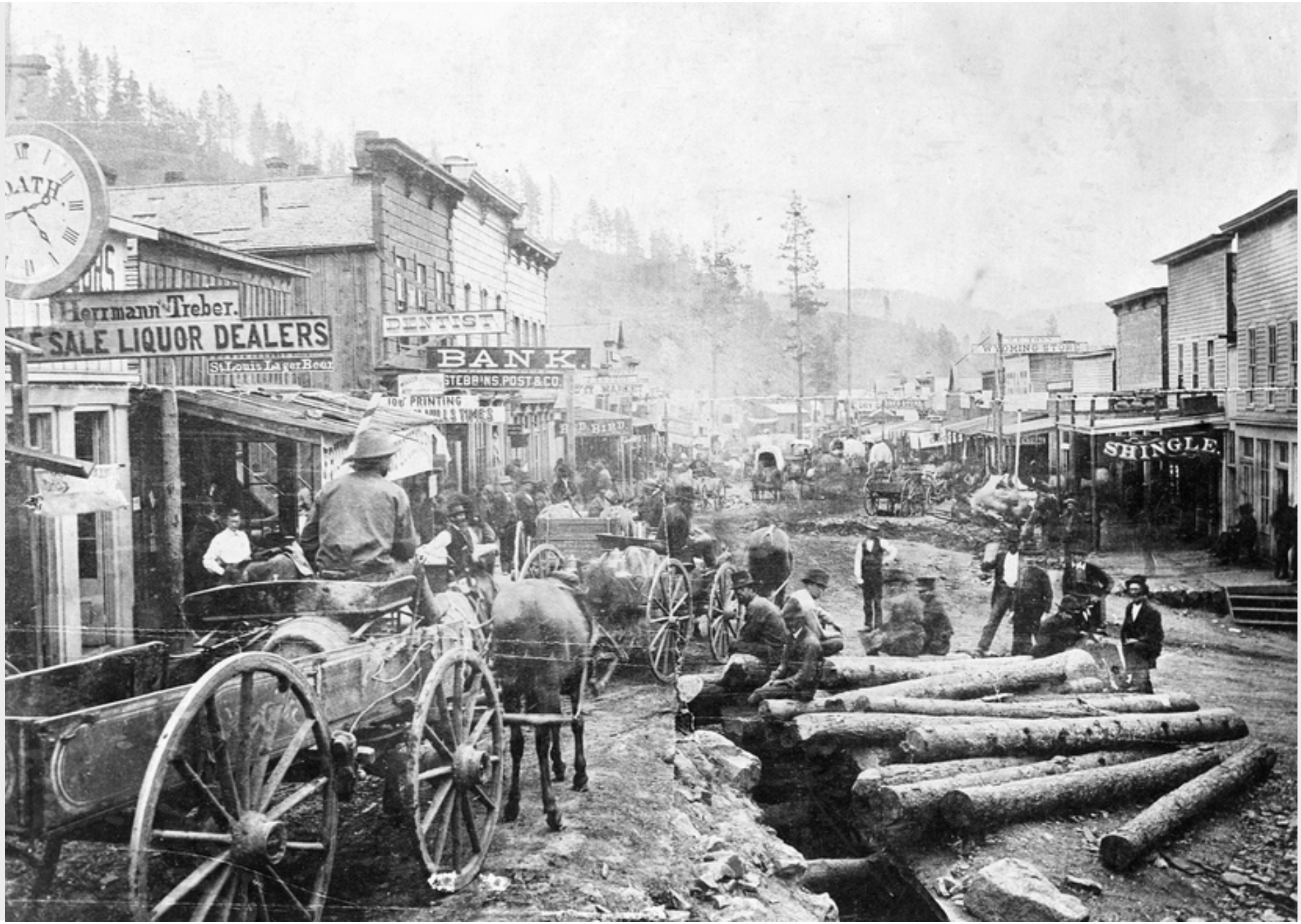
Letchworth, UK



Designers: Burnham, Root, Olmstead, Atwood

"American City Planning 1890"

The Inspiration of the City Beautiful – Columbian Exposition of 1893

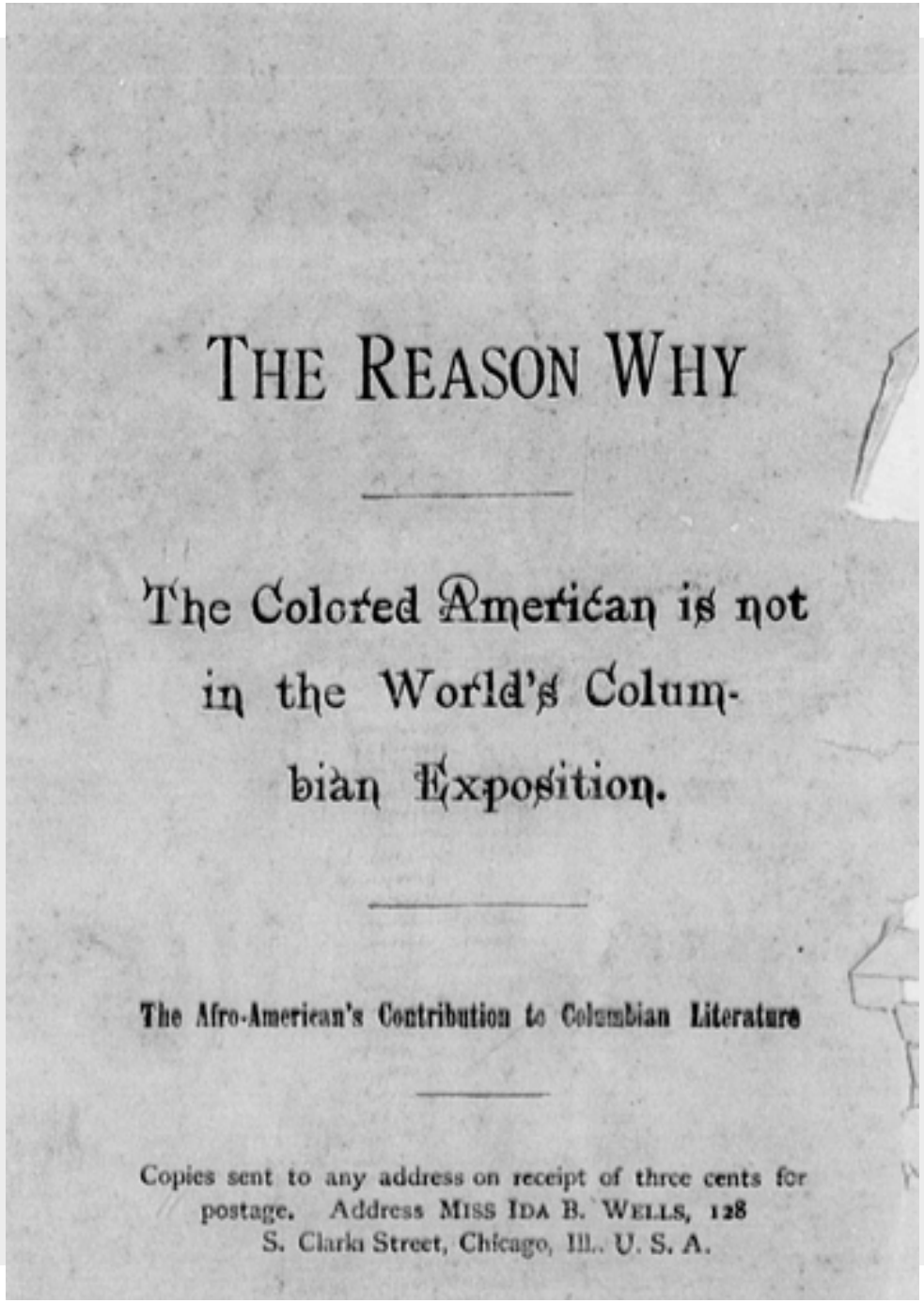

Herrmann Treber.
SALE LIQUOR DEALERS
St Louis Lager Beer
DENTIST
BANK
STEBBINS, POST & CO.
SHINGLE.

What was the Columbian Exposition's answer to the Paris World's Fair center piece?


Explorehistory.com

The Kilauea cyclorama on the Midway Plaisance at the World's Columbian Exhibition, Chicago, 1893.

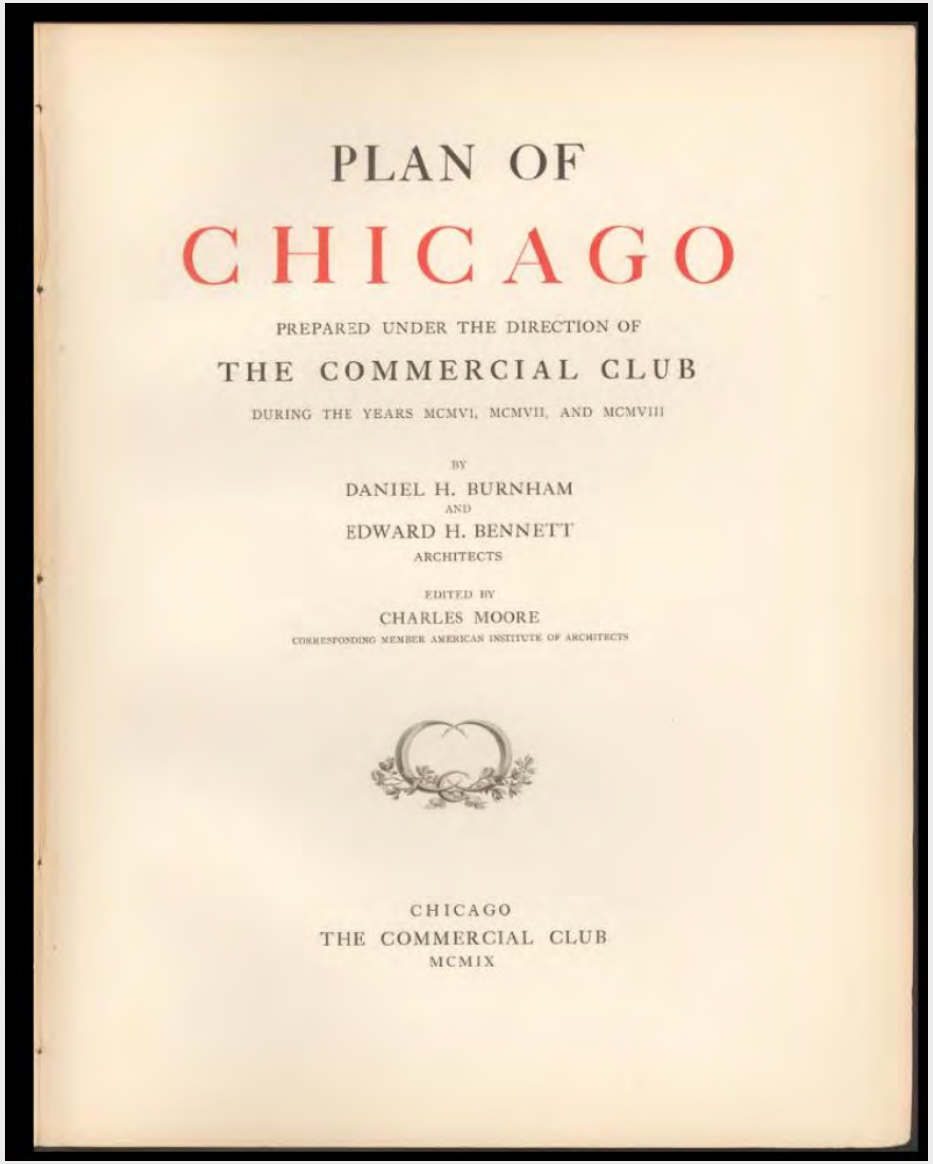
The Hawaiian Cyclorama on the Midway of the Columbian Exposition of 1893


THE REASON WHY
The Colored American is not in the World's Columbian Exposition.
The Afro-American's Contribution to Columbian Literature
Copies sent to any address on receipt of three cents for postage. Address MISS IDA B. WELLS, 128 S. Clark Street, Chicago, Ill., U. S. A.

Ida B. Wells

Year	Total Population	Native Hawaiian Population
1778	110,000-1,000,000	110,000-1,000,000
1831	130,313	130,313
1853	73,137	71,019
1872	56,897	51,531
1890	89,990	40,622
1900	154,001	39,656
1920	255,881	41,750
1940	422,770	64,310
1960	632,772	102,403
1980	964,691	115,500
2000	1,211,537	239,655

Precedents of Practice


PLAN OF

CHICAGO

PREPARED UNDER THE DIRECTION OF

THE COMMERCIAL CLUB

DURING THE YEARS MCMVI, MCMVII, AND MCMVIII

BY

DANIEL H. BURNHAM

AND

EDWARD H. BENNETT

ARCHITECTS

EDITED BY

CHARLES MOORE

CORRESPONDING MEMBER AMERICAN INSTITUTE OF ARCHITECTS

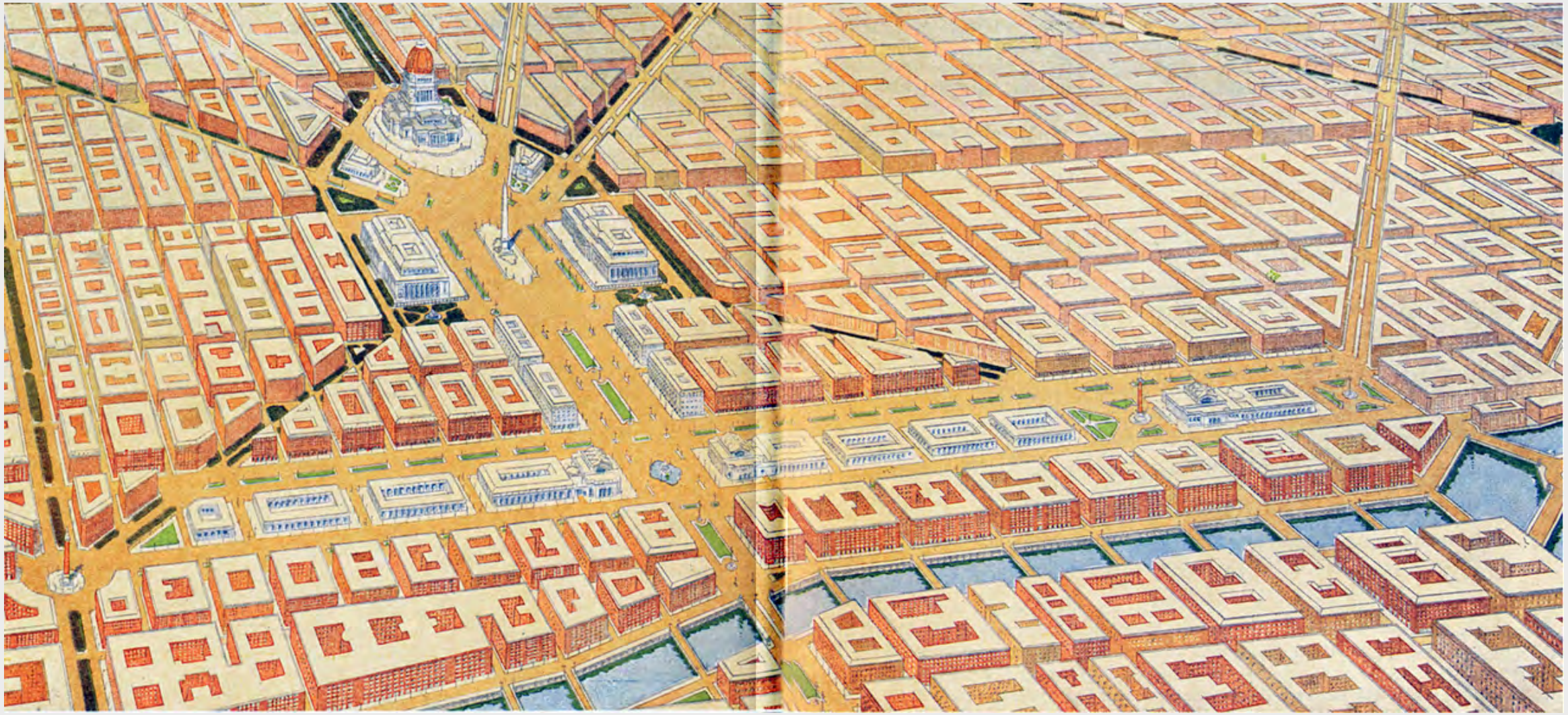
CHICAGO

THE COMMERCIAL CLUB

MCMIX

Plan of Chicago

a. Monumental Aspects of Place
b. Concentration on Development Dynamics
c. Holistic in View
d. Project Heavy, Regulation Light



XLIV. CHICAGO. GENERAL MAP SHOWING TOPOGRAPHY, WATERWAYS, AND COMPLETE SYSTEM OF STREETS, BOULEVARDS, PARKWAYS, AND PARKS.
The parks and parkways encircle the city; they are placed in relation to the radiating arteries, and increase in area in proportion to their distance from the center (green). Also showing railroads (red), the proposed harbors at the mouths of the Chicago and Calumet rivers, and the location of outlying townships. The elevation of the ground is shown by increasing depth of color (orange), from the center of the city.

Precedents of Practice

Functionalism, Pragmatism, Separation

Precedents of Practice

1909 Los Angeles Residential District Ordinance

Divides city into 27 districts, including one large zone restricted to residences

Precedents of Practice

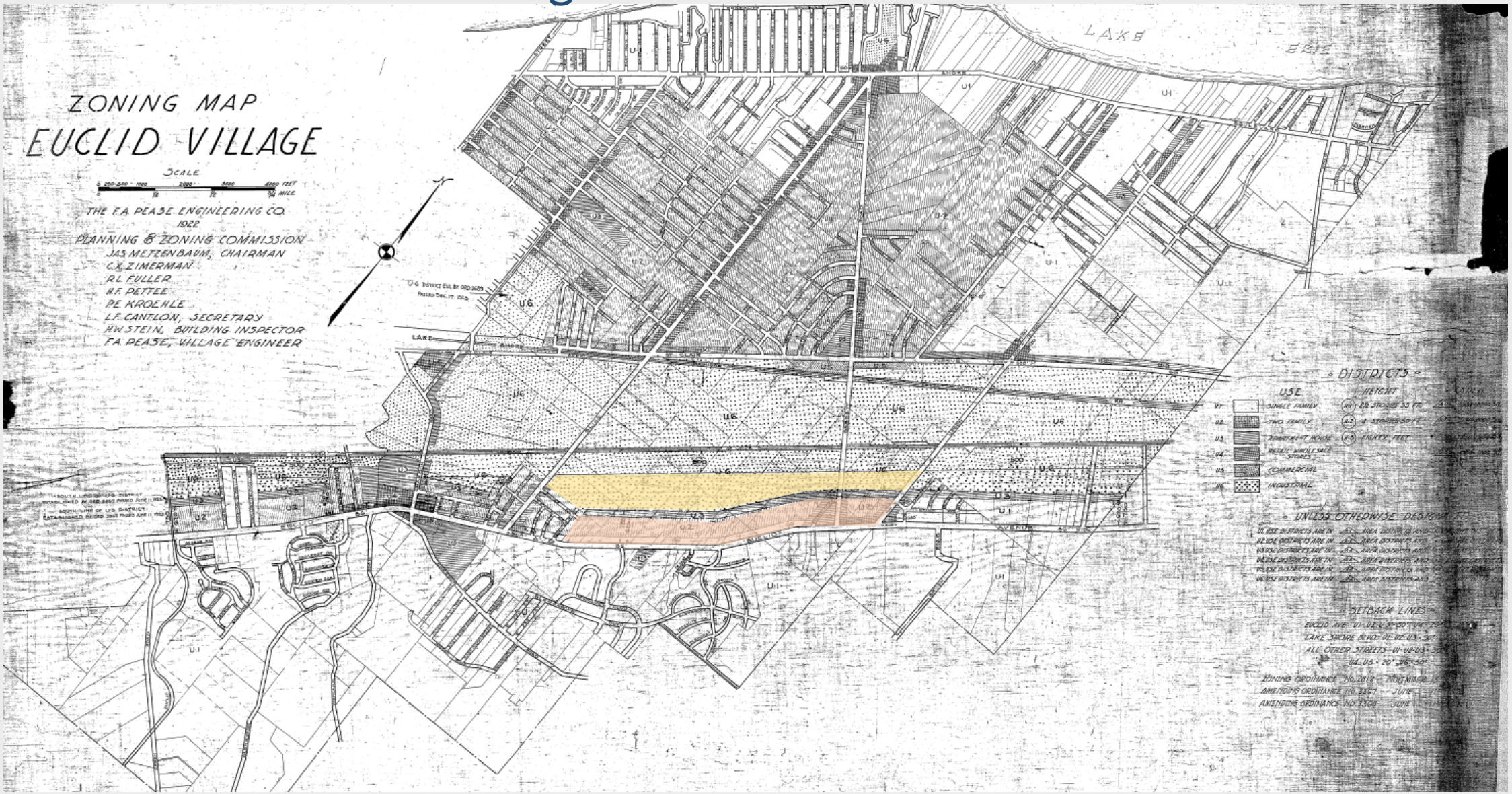
1916 New York City adopts first comprehensive zoning ordinance

3 Districts

- Residential
- Business
- Unrestricted

Ordinance remains in effect until 1961

Gotham come to the Village!



Euclid V. Ambler

Euclidean Zoning is a type of zoning named for the Village of Euclid where zoning was upheld in 1926 as a legitimate governmental power under the police powers of government.

The 1922 zoning ordinance of the Village of Euclid was challenged in court on the basis that restricting the use of property violated the Fourteenth Amendment to the United States Constitution.

Though initially ruled unconstitutional by lower courts, the zoning ordinance was upheld by the U.S. Supreme Court in Village of Euclid v. Ambler Realty Co. (1926). I

Euclidian zoning codes are based on the earliest comprehensive ordinances and the Standard State Zoning Enabling Act (1922). They are characterized by establishing and regulating land based on use.

Eminent Domain

Police Power

Rational

Reasonable

Proportionate

U.S. Supreme Court

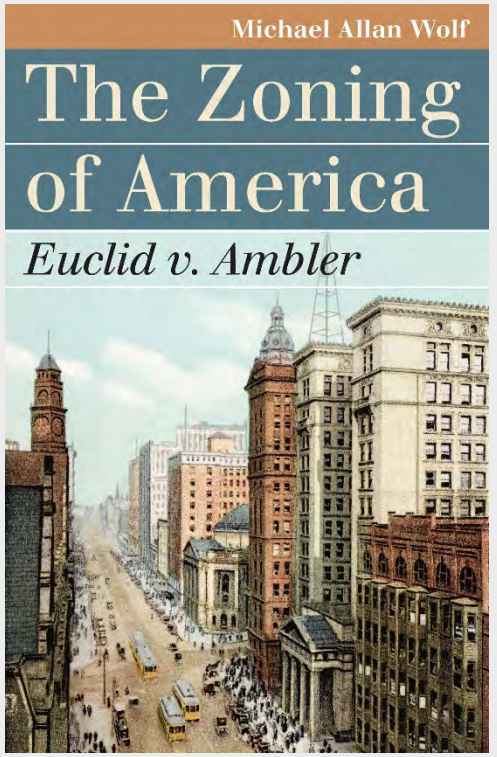
VILLAGE OF EUCLID, OHIO v. AMBLER REALTY CO., 272 U.S. 365 (1926)

272 U.S. 365

VILLAGE OF EUCLID, OHIO, et al.
v.
AMBLER REALTY CO.
No. 31.

Reargued Oct. 12, 1926.
Decided Nov. 22, 1926.

Alfred Bettman defended the practice of zoning on the basis of advancing the public health safety and welfare in 1926.



Evolution of Planning Practice

Standard City Planning Enabling Act
And the
Zoning Primer

DEPARTMENT OF COMMERCE

HERBERT HOOVER, SECRETARY

A STANDARD CITY PLANNING ENABLING

BY THE

ADVISORY COMMITTEE ON CITY PLANNING AND Z

OF THE U. S. DEPARTMENT OF COMMERCE

UNITED STATES
GOVERNMENT PRINTING OFFICE
WASHINGTON
1928

HERBERT HOOVER, SECRETARY

A STANDARD CITY PLANNING ENABLING ACT

BY

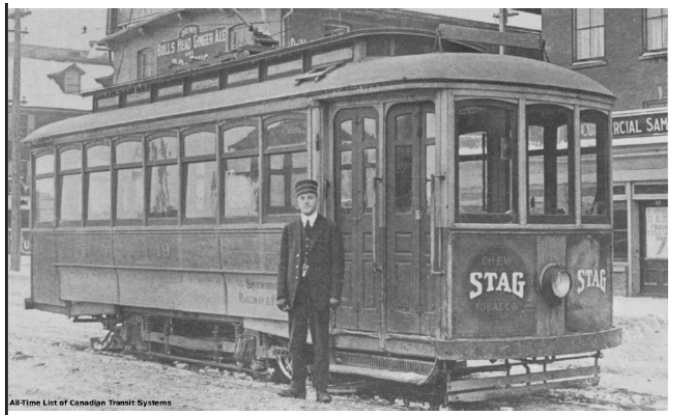
THE ADVISORY COMMITTEE ON CITY PLANNING AND ZONING

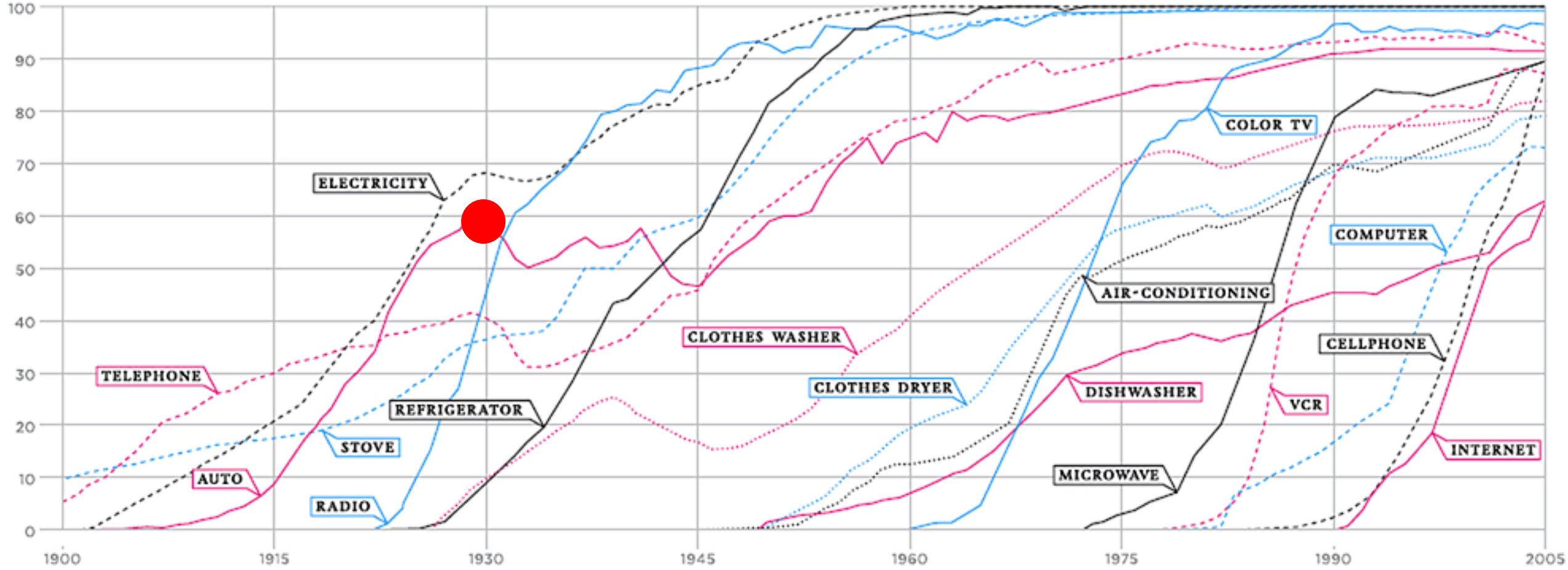
APPOINTED BY SECRETARY HOOVER

CHARLES B. BALL . . . . . Municipal Engineer.	Secretary-Treasurer, City Planning Division, American Society of Civil Engineers.
EDWARD M. BASSETT . . . . . Lawyer.	Counsel, Zoning Committee of New York.
ALFRED BETTMAN . . . . . Lawyer.	American City Planning Institute and National Conference on City Planning.
IRVING B. HIETT . . . . . Realtor.	Ex-President, National Association of Real Estate Boards.
JOHN IHLDER . . . . . Housing Consultant.	Manager, Civic Development Department of the Chamber of Commerce of the United States.
MORRIS KNOWLES . . . . . Consulting Engineer.	From the Chamber of Commerce of the United States; Chairman, City Planning Division, American Society of Civil Engineers.
J. HORACE McFARLAND . . . . . Master Printer and Civic Investigator.	Ex-President, The American Civic Association.
FREDERICK LAW OLMSTED . . . . . Landscape Architect.	Ex-President, The American Society of Landscape Architects; Ex-President, American City Planning Institute.
LAWRENCE VEILLER . . . . . Housing Expert.	Secretary and Director, The National Housing Association.

JAMES SPEAR TAYLOR, Secretary

Planning thought coincides with the rise of the automobile.





Evolution of Planning Practice

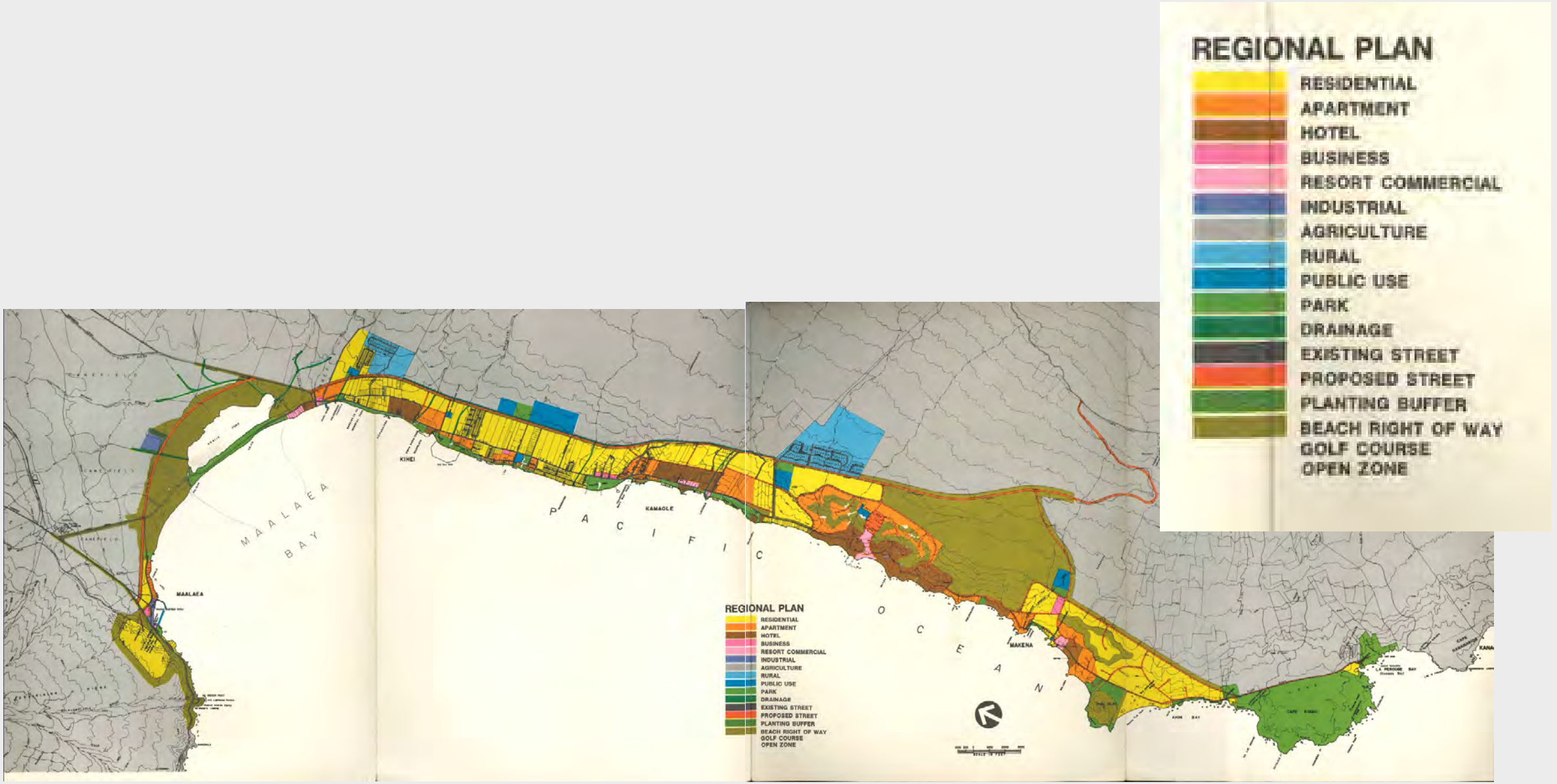
701 Planning - 1954

Housing Act of 1954

Institutionalizing Planning with HUD's 701 Program

Kihei

Civic Development Plan


REGIONAL PLAN
RESIDENTIAL
APARTMENT
HOTEL
BUSINESS
RESORT COMMERCIAL
INDUSTRIAL
AGRICULTURE
RURAL
PUBLIC USE
PARK
DRAINAGE
EXISTING STREET
PROPOSED STREET
PLANTING BUFFER
BEACH RIGHT OF WAY
GOLF COURSE
OPEN ZONE
MAALAEA
BAY
KIHEI
KAMAOLE
MAKENA
P A C I F I C
O C E A N
REGIONAL PLAN
RESIDENTIAL
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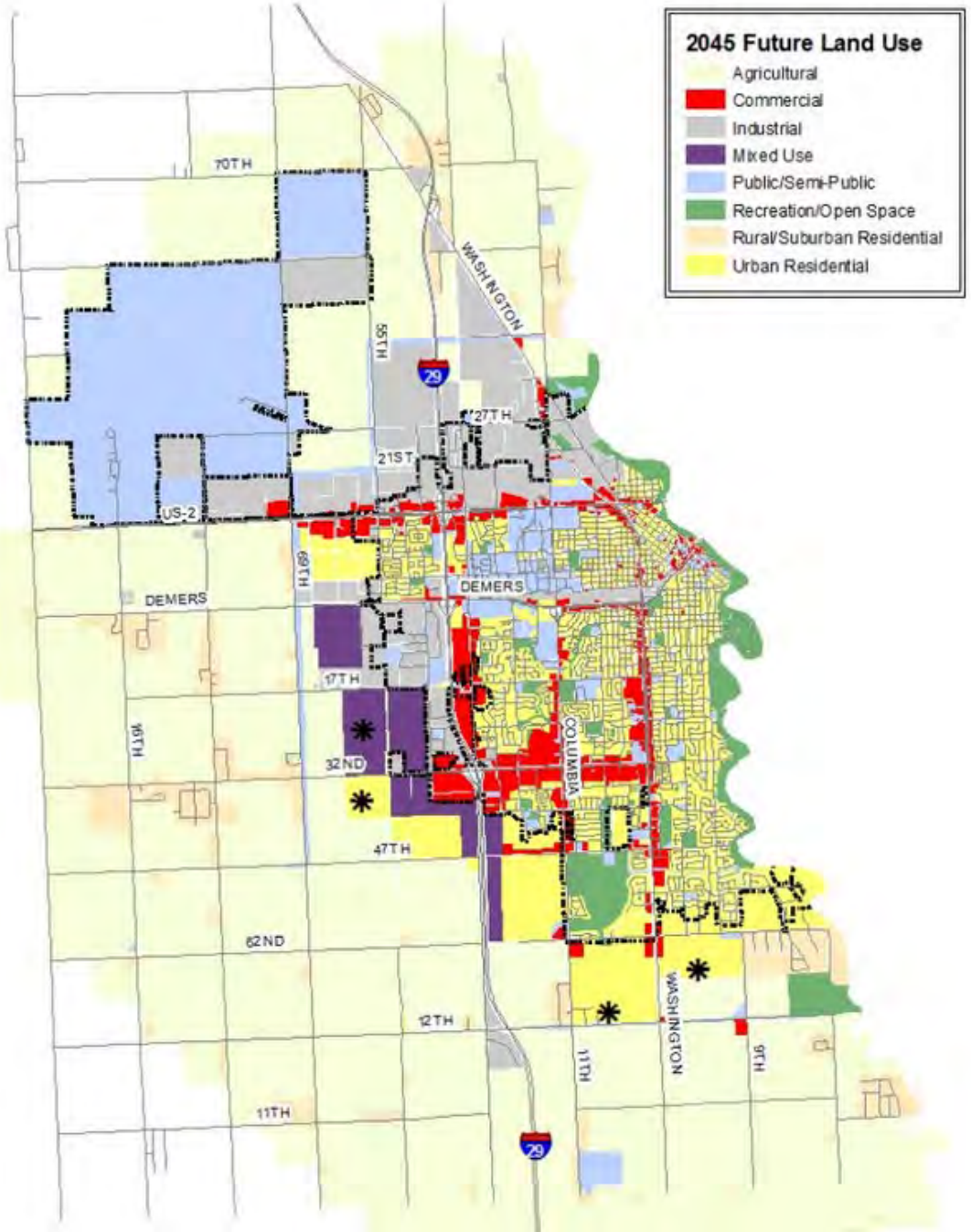
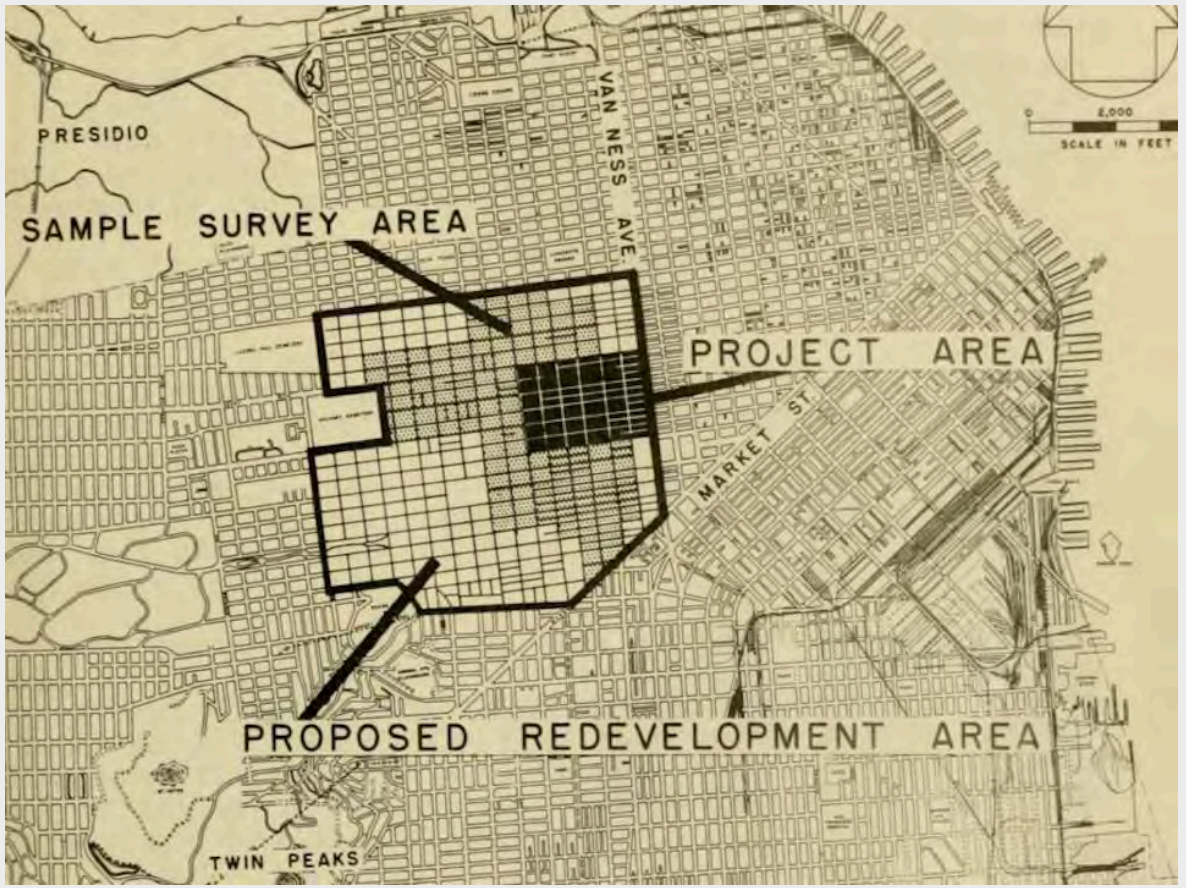


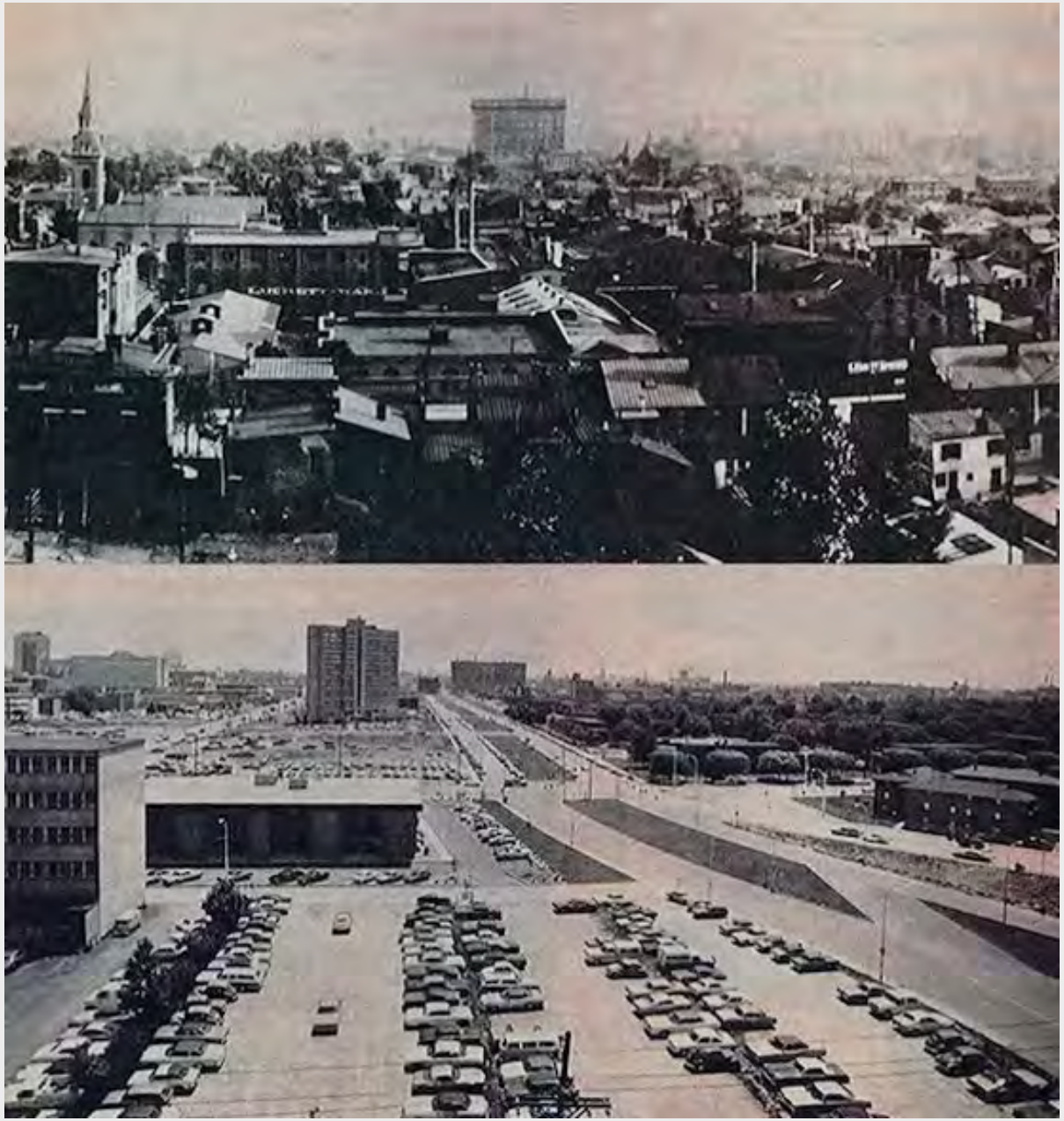
Section 701 of the Housing Act of 1954, as amended, authorizes comprehensive planning assistance to state, areawide and local public agencies for solving planning problems including those resulting from the increasing concentration of populations in metropolitan and other urban areas and lack of coordinated development of resources and services in rural areas. The planning grants are designed to facilitate comprehensive planning for urban and rural development, including coordinated transportation systems, and to encourage local governments to establish and improve planning staffs and techniques on an areawide basis.

Grants may be made for up to two-thirds of the total of planning work and, in areas where development has significance for the purpose of national growth and urban development objectives may cover up to 75% of the costs.

Exclusively Based on Land Use

Urban Renewal and Interstates

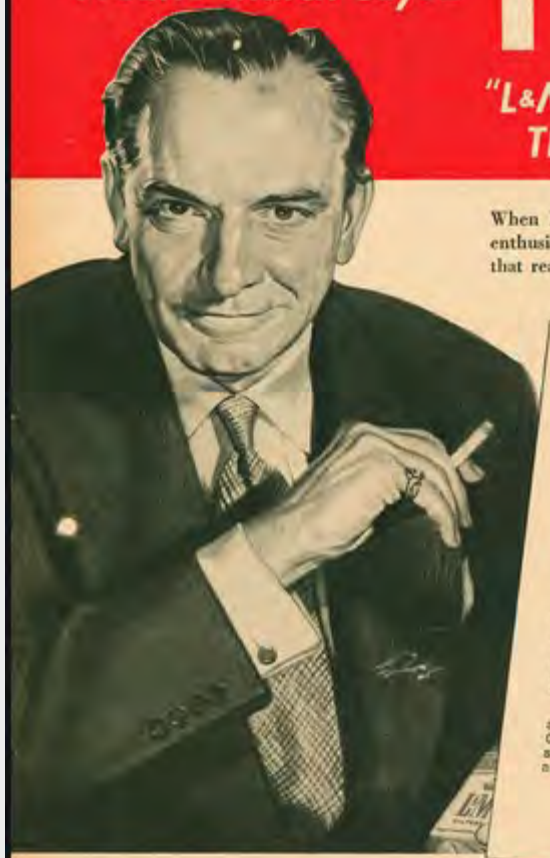





Google

Fredric March says— THIS IS IT

"L&M FILTERS ARE JUST WHAT THE DOCTOR ORDERED!"



When I read Dr. Darkis' letter I tried L&M Filters. I'm really enthusiastic about them. They're a wonderful smoke—with a filter that really does the job. I'm sure you'll like them as much as I do.

Fredric March

Liggett & Myers Tobacco Co.
INC.
630 Fifth Avenue
New York 20, N.Y.

Dr. F. R. Darkis
Director of Research

Extensive investigations of possible filter media were initiated in our laboratory and by our consultants early in 1951. The search continued until a strictly non-mineral material was found that effectively filtered the smoke. This is the material used in "L&M" Filter Tip cigarettes and is a highly purified alpha cellulose. Pure white in color, and used as an additive in certain foods, it is entirely harmless to health.

Alpha cellulose is the purest material now available to filter cigarette smoke. It removes over one-third of the smoke without impairing its satisfying taste. The "L&M" alpha cellulose filter* is specially designed to remove the heavier particles from the smoke stream leaving a truly light smoke.

When you smoke "L&M" cigarettes, made and guaranteed by Liggett & Myers Tobacco Company, you draw into your mouth much less smoke with much less nicotine and other nitrogenous constituents.

Liggett & Myers Tobacco Co.

*U. S. Patent Pending

Light and Mild
MUCH MORE FLAVOR
MUCH LESS NICOTINE

ONLY L&M FILTERS GIVE YOU ALL THIS...

1. **Effective Filtration, from a Strictly Non-Mineral Filter Material**—Alpha Cellulose. Exclusive to L&M Filters, and entirely pure and harmless to health.
2. **Selective Filtration**—the L&M Filter selects and removes the heavy particles, leaving you a light and mild smoke.
3. **Much Less Nicotine**—the L&M Filter* removes one-third of the smoke, leaves you all the satisfaction.
4. **Much More Flavor and Aroma.** At last a filter tip cigarette with *plenty* of good taste. Reason—L&M Filters' premium quality tobaccos, a blend which includes special aromatic types.

*U. S. Patent Pending

L&M FILTER TIP *Cigarettes*

Recovering True Community Building

Jane Jacobs

The Death and Life of Great American Cities, Jane Jacobs' impassioned defense of city life, is often cited as **one of the most important non-fiction books of the 20th century**. For contemporary architects, civic planners and city dwellers, Jacobs' book is a foundational text of humane urban planning. Her ideas, considered radical when the book was published in 1961, are now settled thought.

Some Quotes

"Designing a dream city is easy; rebuilding a living one takes imagination."

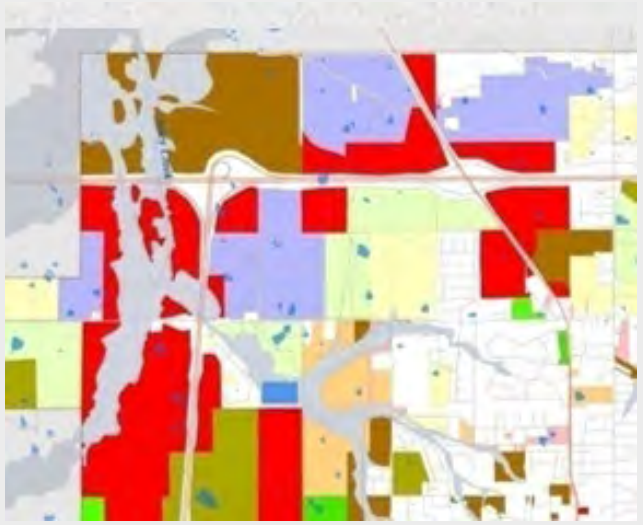
"Intricate minglings of different uses in cities are not a form of chaos. On the contrary, they represent a complex and highly developed form of order."

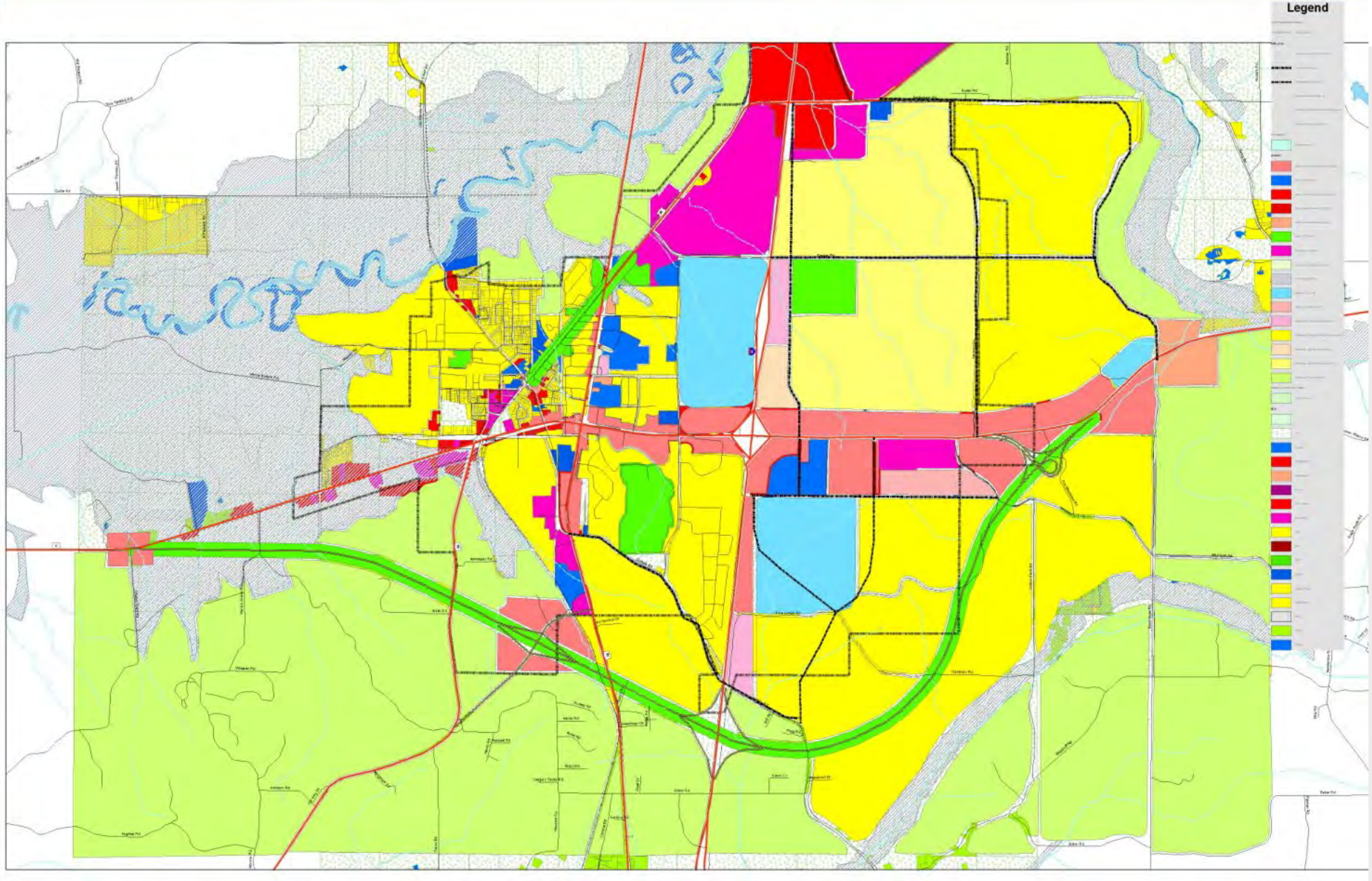
"That the sight of people attracts still other people, is something that city planners and city architectural designers seem to find incomprehensible. They operate on the premise that city people seek the sight of emptiness, obvious order and quiet."

" When we deal with cities we are dealing with life at its most complex and intense. Planners are guided by principles derived from the behavior and appearance of suburbs, tuberculosis sanatoria, fairs and imaginary dream cities - from anything but cities themselves."

Jane Jacobs

What does commercial mean?




Legend

Planning Continuum or Transect

What is a Place Type?

- A detailed description of a particular land use, development and mobility pattern
- A prescription for how an area will be developed, redeveloped, preserved, used, and experienced including how people and goods will move about within the area and connect to other places

The Purpose of Place Types

- To create a sense of place
- To reflect and preserve what is unique
- To define, enable, and help establish community
- To provide depth and distinction in the landscape
- To offer choice

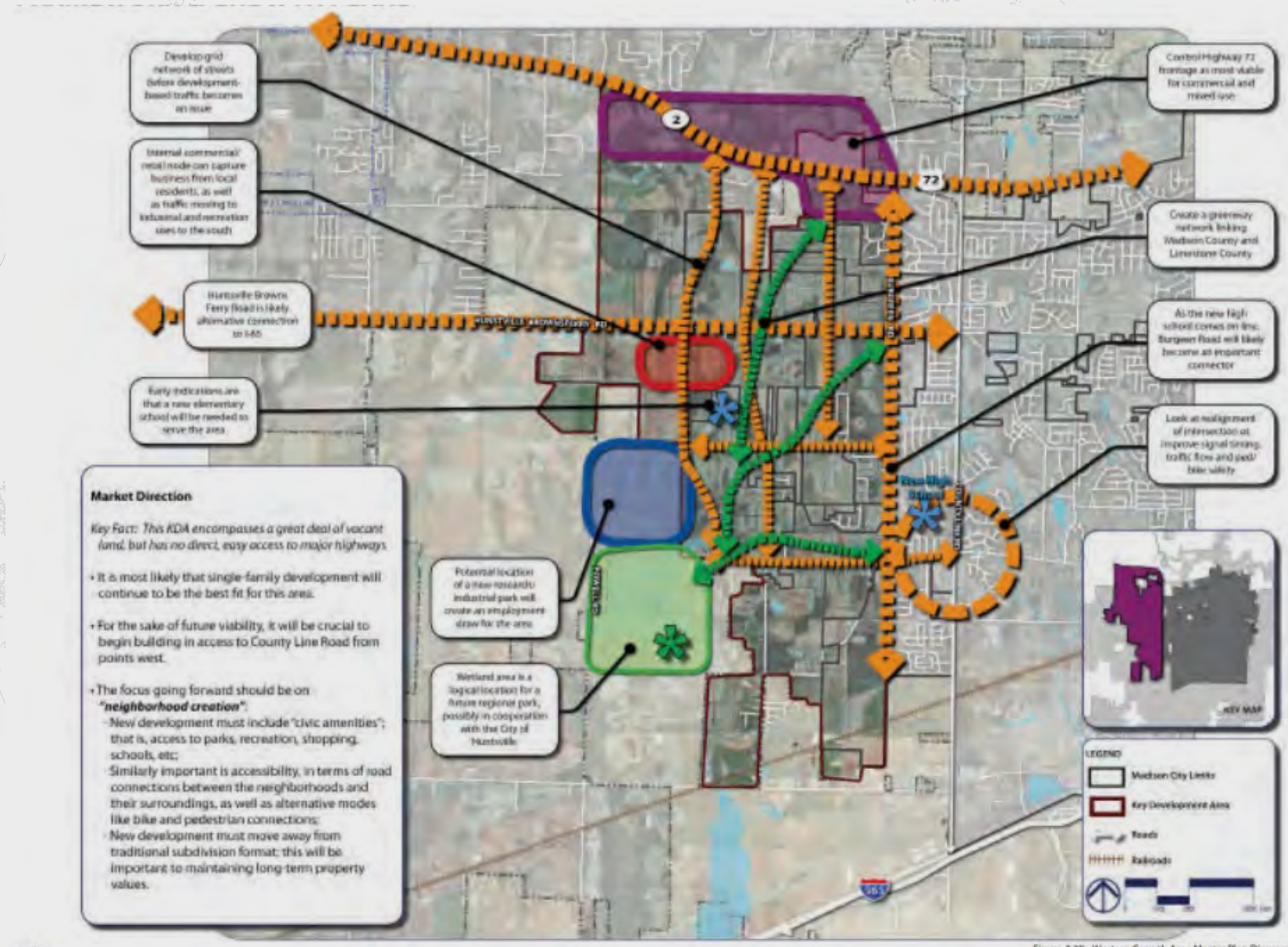
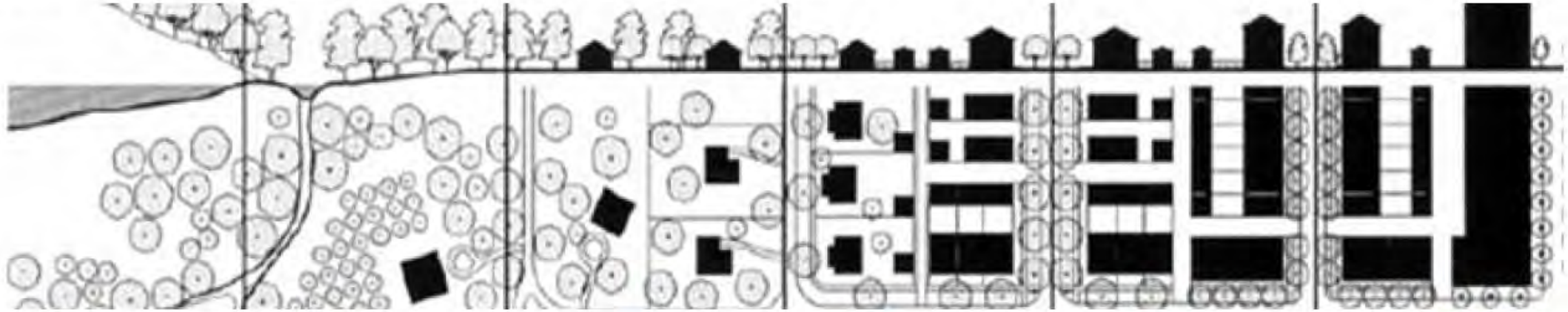


Figure 2.39 - Western Growth Area Master Plan Diagram

Typical Place Types

- City
- Town
- Village
- Rural/Natural/Agricultural
- Neighborhoods/Nodes/Centers

Planning areas are used to ensure that the right zoning districts are applied in the right places. Context areas are distinguished from one another by the current and anticipated physical and environmental characteristics of the City of Oxford.



A. Natural (N-)

B. Consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. A natural landscape with agricultural use often present.

C. Rural (R-)

D. Consists of sparsely settled lands in open or cultivated states. Typical buildings are farmhouses, agricultural buildings and camps. Limited retail activity is located in specifically designated

G. Suburban (S-)

H. Consists of single-family detached housing with some opportunities for attached housing. Commercial activity is typically concentrated in nodes and corridors along major roadways.

I. Urban (U-)

J. Consists of attached and detached housing types such as single-family houses, row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes.

K. Center (C-)

L. Consists of the highest density and height, with the greatest variety of uses. Attached buildings form a continuous street wall. The highest pedestrian and transit activity is encouraged.

M. Special (SP-)

N. Consists of large scale civic, institutional, heavy industrial, conservation and recreation areas which do not fit easily into other contexts. These uses may also occur within other context areas in smaller concentrations.

What is Required for Good Place Typing?

- Understanding
- Accurate description

What is Included in a Place Type?

- Use and development patterns
- Street and mobility typologies/methods
- Lots of background information that may not be immediately obvious

What do Good Place Types Have in Common?

- Robust public engagement
- Clear intent
- Lots of illustrations and photos
- Emotional response
- Defined geographies
- Fit
- Potential for implementation

Place Type Examples

Corinth	Pascagoula	Sevierville	Oxford	Yalobusha County
Place Types in Common				
• Traditional neighborhoods • Suburban commercial		• Suburban residential • Urban core		Rural Agriculture
Distinctive Place Types (Existing)				
Downtown Gateway	Waterfront Series (Working, Natural, Residential, Recreational)	Tourism Accommodation	University Edge	Conservation
Traditional Neighborhood Infill	Mixed Residential	Tourism Entertainment	Urban Corridors	Seasonal Living
	Medical District	Riverfront	Urban Corridor	
New Place Types				
Traditional Neighborhoods (New)	Traditional Neighborhoods (New)	Urban Core	Traditional Neighborhoods (New)	None

LAND USE TYPOLOGIES

Our Town Belmont

Comprehensive Blueprint for Our Future

LOWER DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

HIGHER DENSITY RESIDENTIAL

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

MIXED-USE NEIGHBORHOOD CENTER

PARKS / RECREATION

Oregon DOT and Department of Land Place Types

https://www.oregon.gov/ODOT/Planning/PTVSV/PlaceType_Flyer.pdf

Regional Center

- High densities of housing and employment
- Region's center of employment
- Street design and transit-supportive densities expand access to jobs in denser core area

Close in Community

- Medium densities of housing and employment
- Located adjacent and with good access to the region's employment center
- Lower densities decrease multi-modal access to jobs

Suburban/Town

- Lower densities of jobs and/or housing
- Lower accessibility to regional jobs
- Lower densities decrease multi-modal access to jobs

Low Density/Rural

- Very low densities of jobs and housing
- Very low accessibility to jobs and services
- Generally outside of UGB or undeveloped areas within UGB
- Auto dependent transportation, due to low densities of jobs and services

Area Type

Regional Role

Area Type is used to describe the role of each neighborhood district compared to the rest of the region, e.g. how centered is a district to jobs in the region. Area Type is primarily determined by the destination accessibility and, density, and job accessibility in areas of high levels of street design.

Area Type is measured by:

Destination Accessibility

- How accessible are the region's employment centers to each location?

Density

- How concentrated are the activities (jobs and households) in each location?
- Do densities support a multi-modal transportation system?

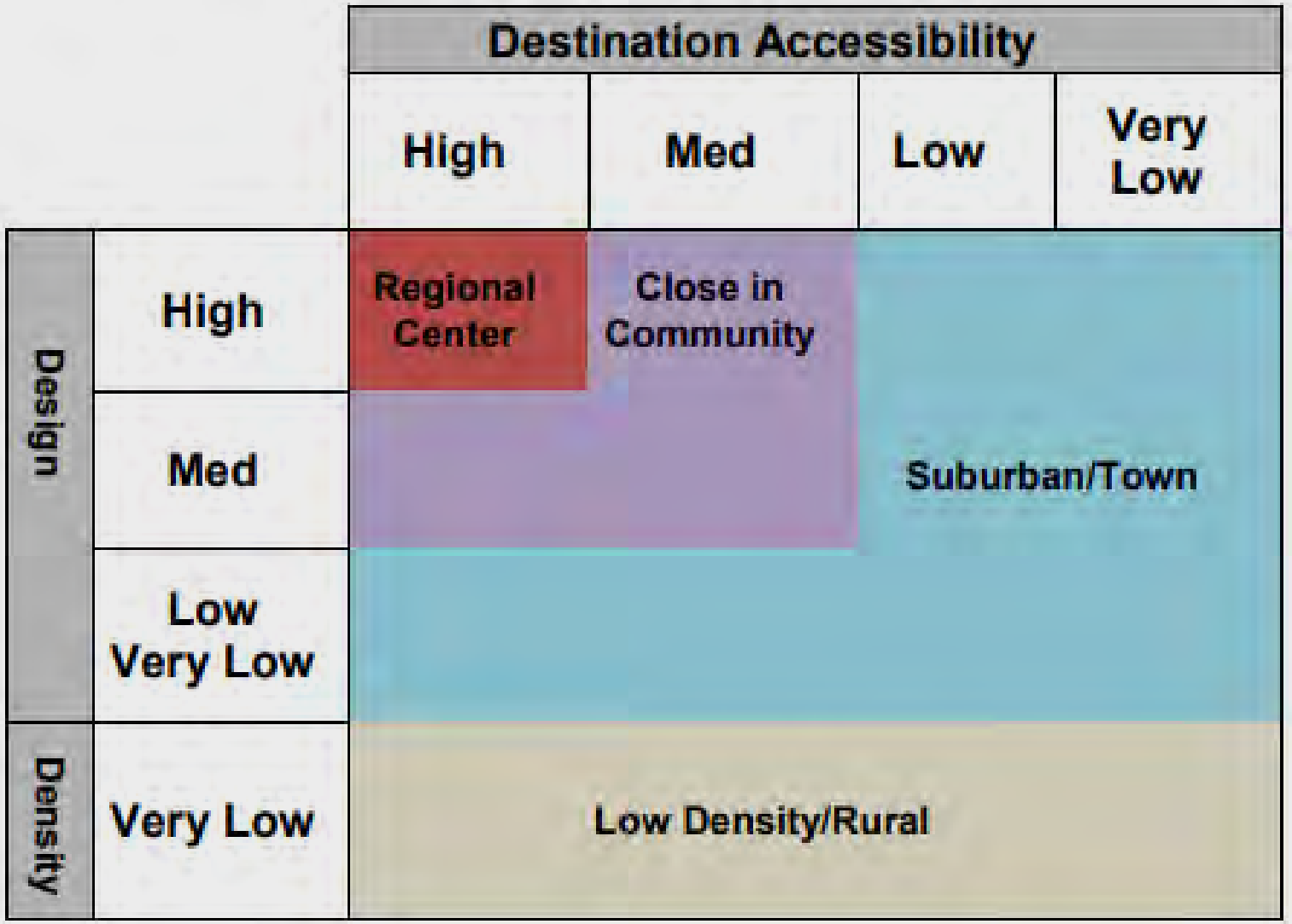
Design

- What modes of transportation does the street system support (e.g. auto, bike, ped)?
- How well connected is the street network?

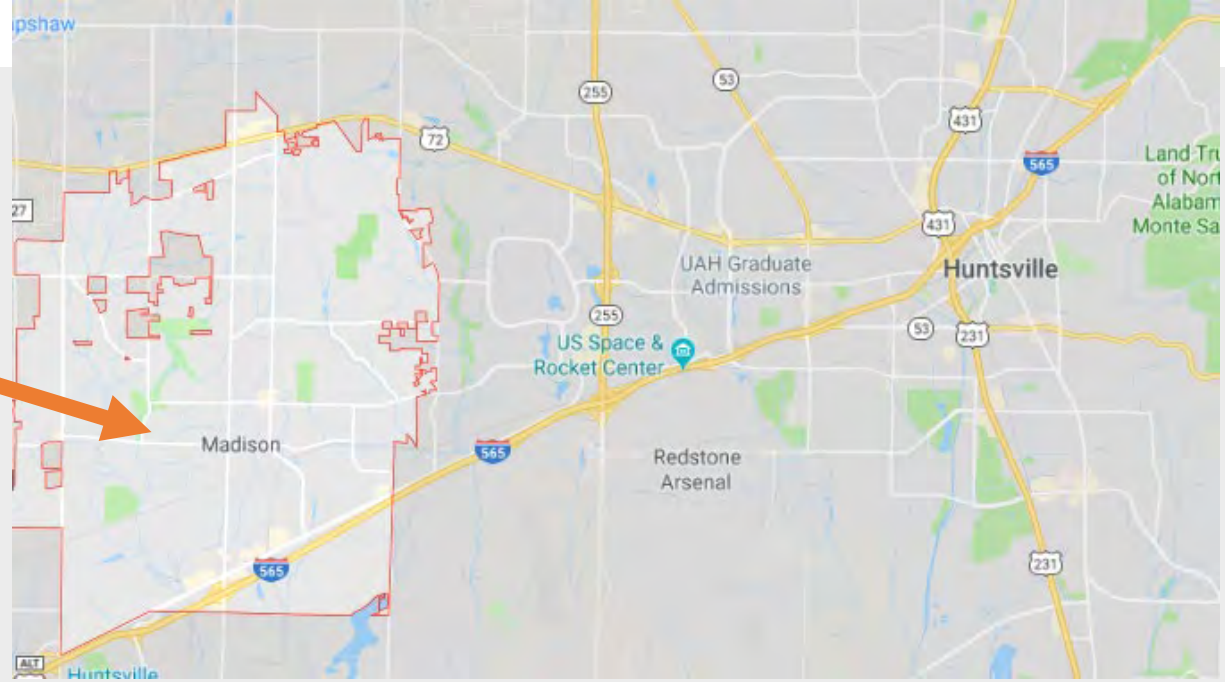
Oregon DOT and Department of Land Place Type Definitions

https://www.oregon.gov/ODOT/Planning/PTVSV/PlaceType_Flyer.pdf

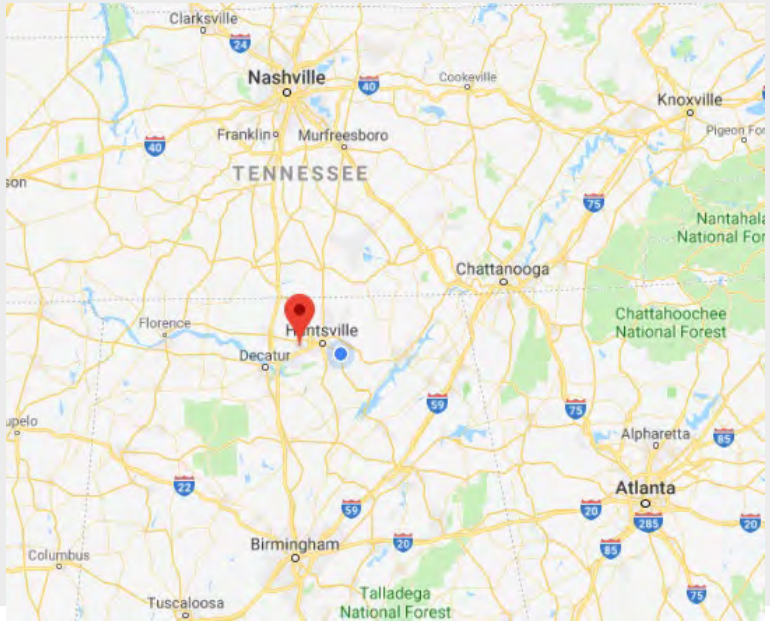
Area Types are defined using information about the built environment



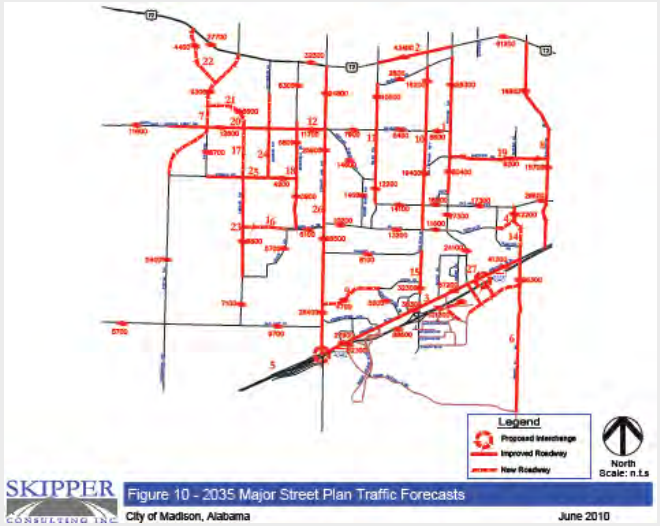
Anatomy of a Place Type

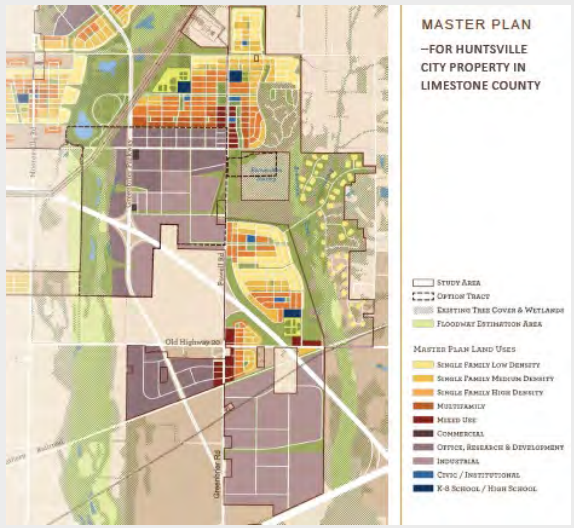


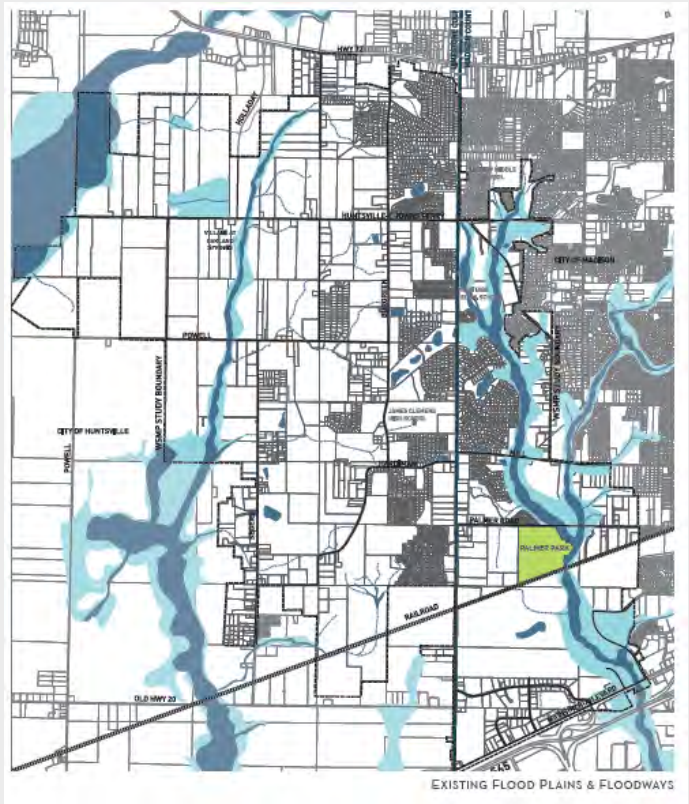
Madison, Alabama West Side



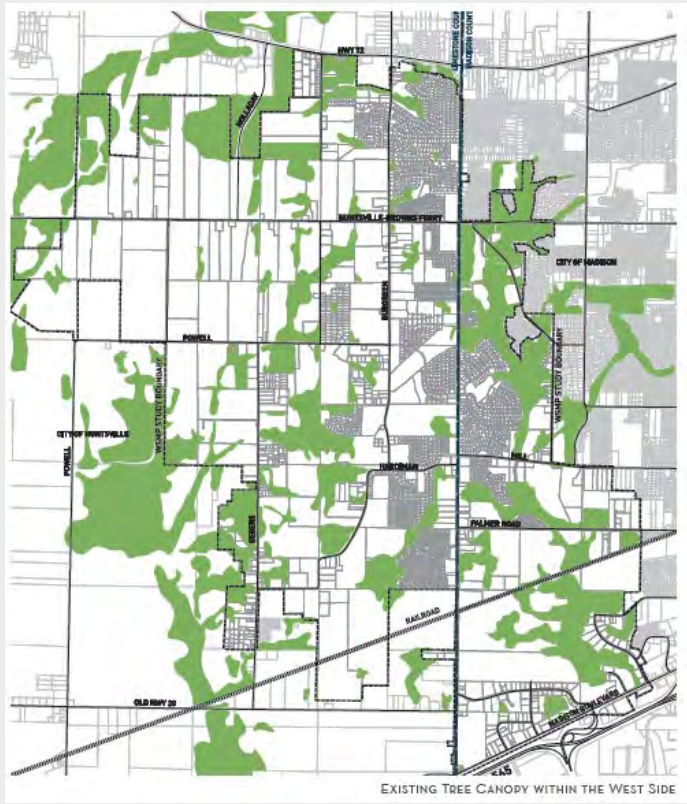
Idea map produced during a public outreach workshop.







EXISTING FLOOD PLAINS & FLOODWAYS



EXISTING TREE CANOPY WITHIN THE WEST SIDE

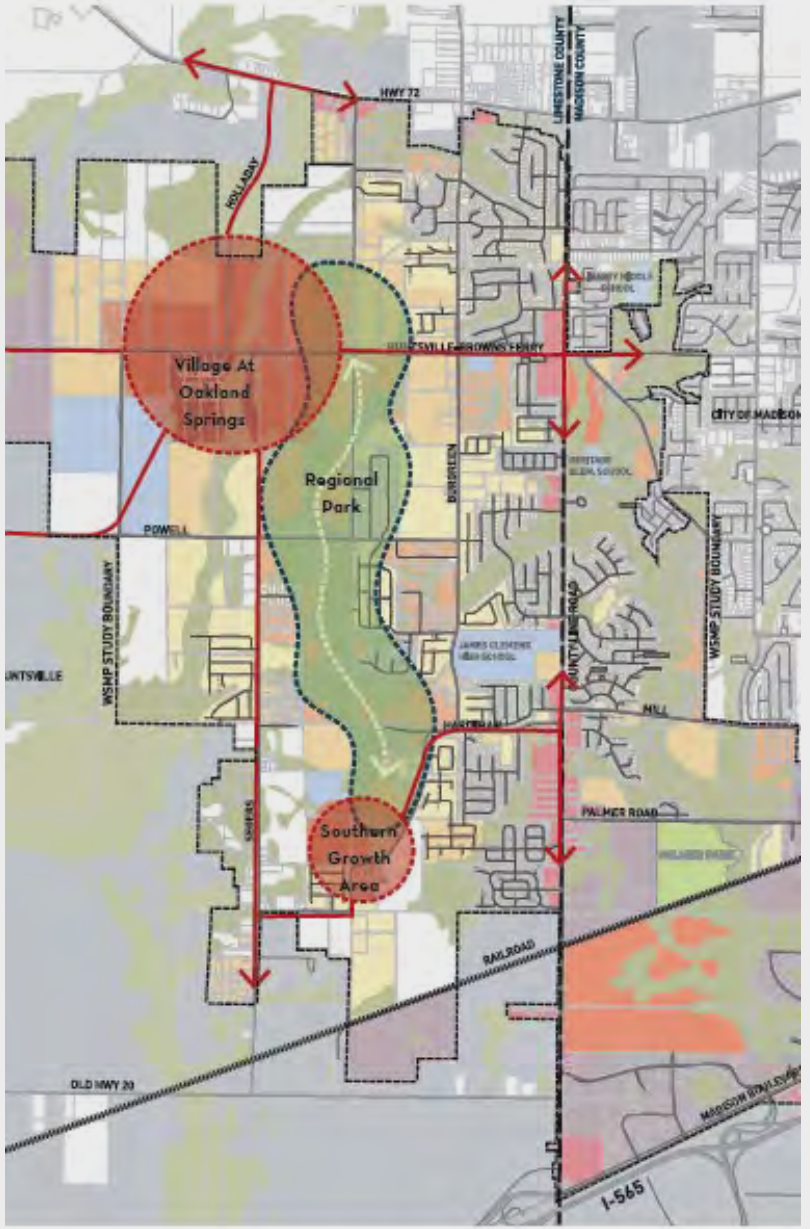
THE IMPACT OF GROWTH ON CITY FINANCES

The City of Madison derives its revenue from a number of sourc including taxes, licenses, permits, fines, and contributions and d nations. The City does not collect impact fees to offset the cost growth, nor does it require adequate public facilities or developme agreements, as many cities do, to help with the staging and financi of infrastructure. The single largest source of income for the City Madison, and likely all cities in Alabama, is sales tax. Sales tax repr sented 38% of total revenues for the fiscal year ended September 3 2015. Property tax and payments in lieu of taxes generated 17% the revenue, and licenses and permits another 16% for the same f cal year rounding out the top four largest revenue generators. Near every structure that is added to the city adds to the tax base, and ne residents and employees as well as businesses contribute sales tax

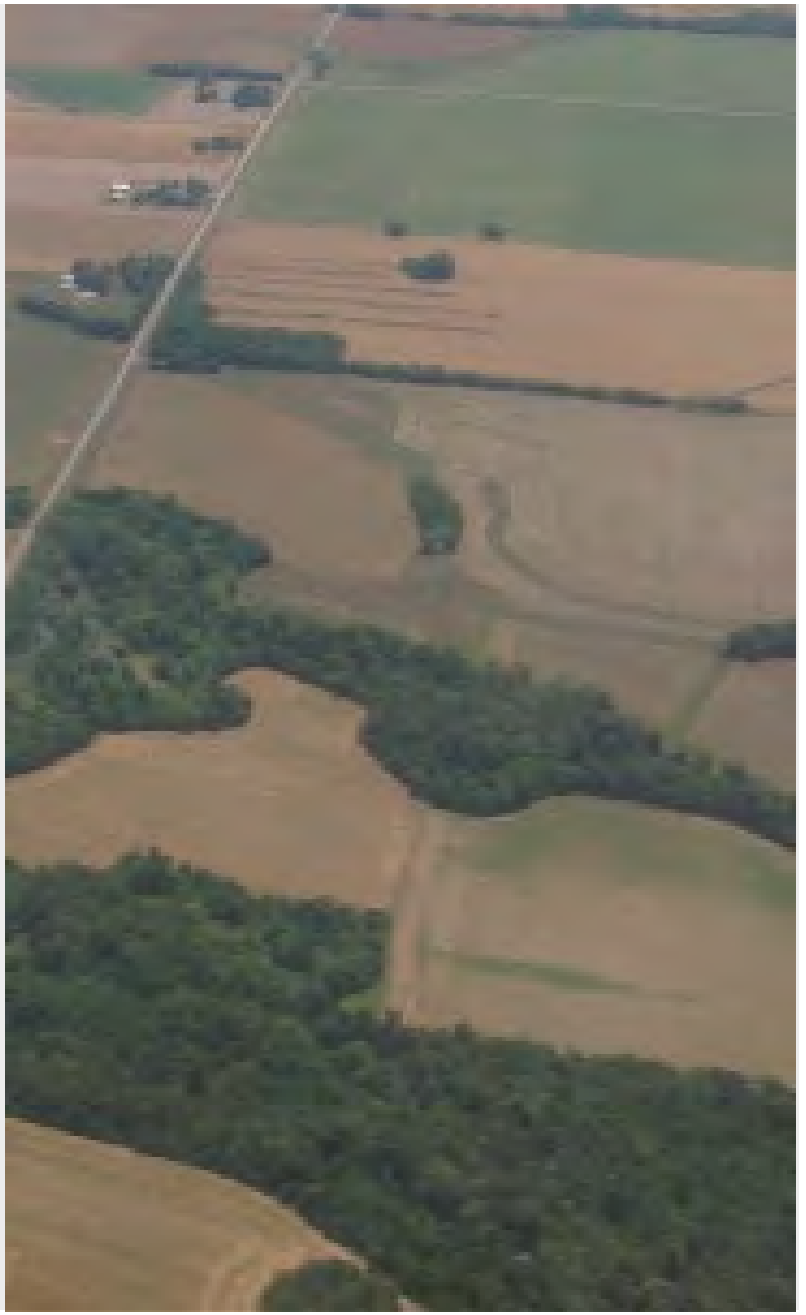
While growth increases tax base and other revenue streams, it al costs the City in terms of services and facilities. During the tim frame of this planning process, the relationship between land use ar revenue was studied by TischlerBise in an effort to better understar land use impacts on city finances. Five residential land use prot types were studied along with eight non-residential prototypes:

Residential Prototypes

- Single-Family Detached: Lot Size -12,000 SF
- Single-Family Detached: Lot Size <12,000 SF
- Single-Family Attached (Townhouse)
- Multi-Family: Apartments
- Mixed-Use: Apartments



Priority Growth Diagram for the West



Place Types:

Park and Natural Areas

Rural & Transitional Areas

Suburban Single-Family

Mixed Residential

Mixed Residential Conservation

Neighborhood Mixed-Use

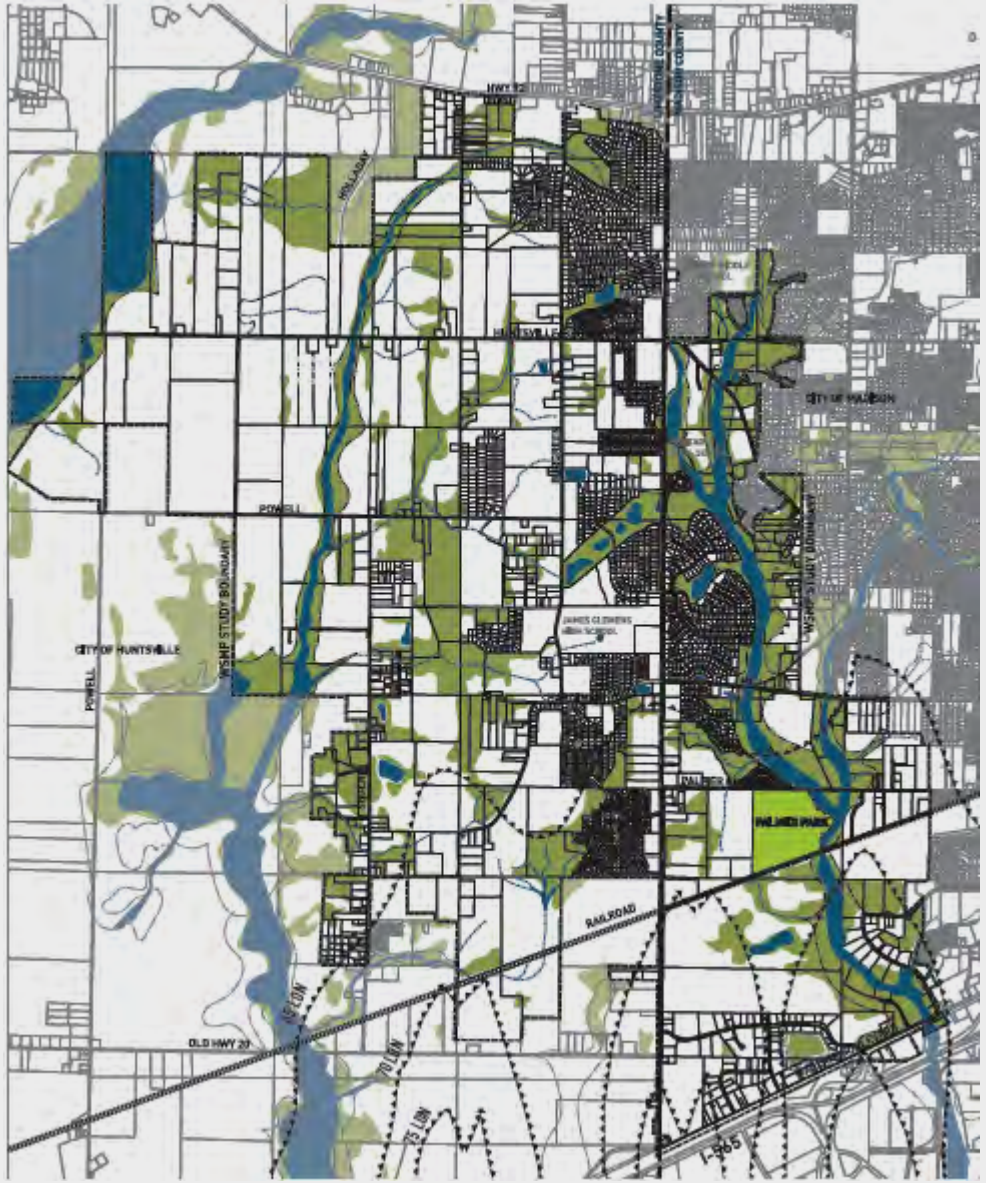
Commercial Mixed-Use

Convenience Commercial

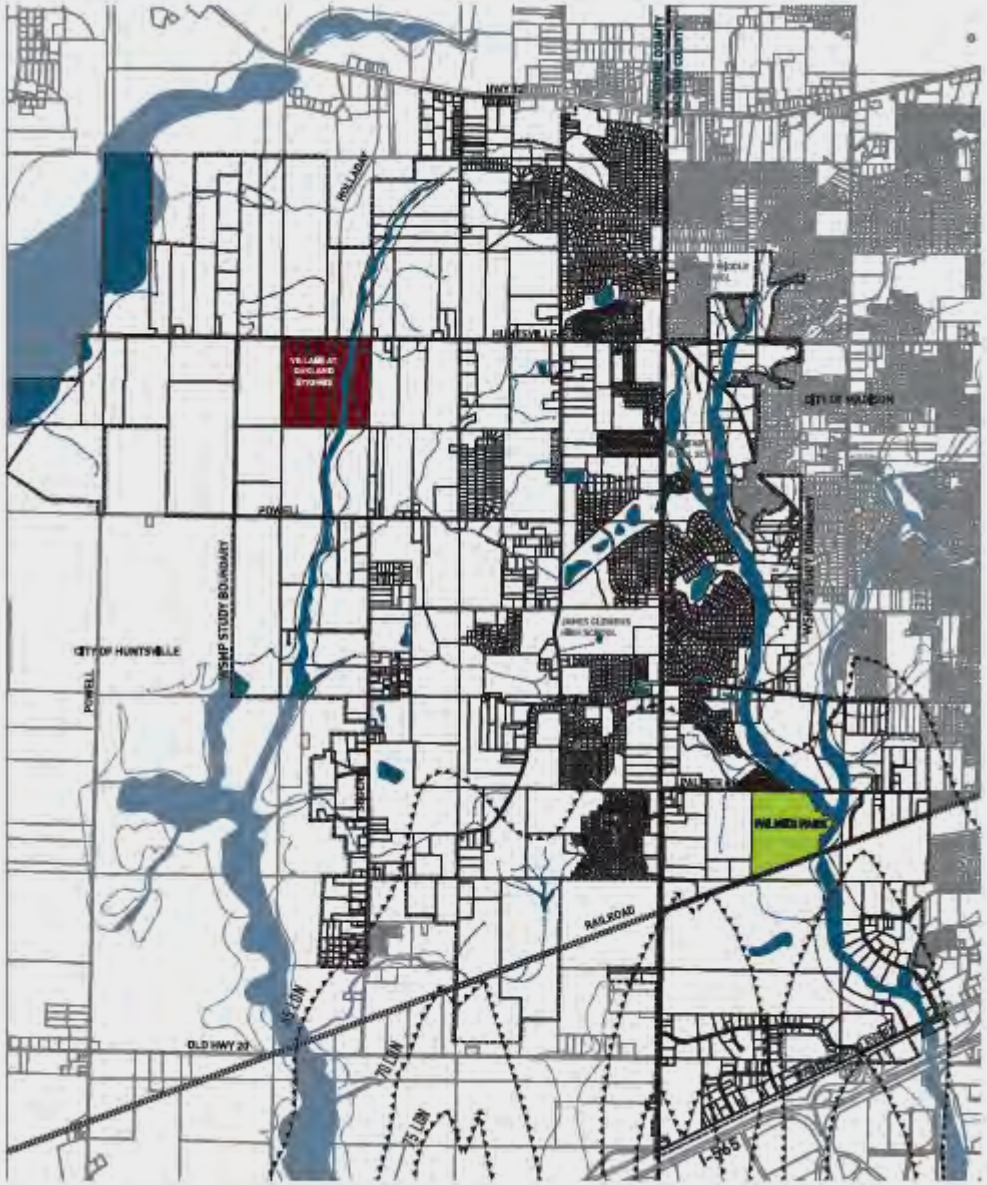
Town Centers

Community Facilities

Industry



Park and Natural Area Place Type Detail	
General Use Character	
Primary Land Uses	• Active and passive recreation • Preservation • Forested areas and wildlife habitat
Secondary Land Uses	• Flood protection • Conservation areas
Density/Intensity	• N/A
Development Considerations and Opportunities	• FEMA Flood hazard requirements • Development easements • Preservation easements • Recreation easements • Riparian buffers
General Design Character	
Building Placement	• Park buildings are placed to serve recreation needs • Buildings in natural areas respect topography, have little if any impact on sensitive areas and complement the character of their surroundings
Building Frontage Characteristics	• None
Building Height Maximum	• None
Parking Characteristics	• Parking areas are buffered where adjacent to public streets, residential areas, or protected areas and have little if any impact on sensitive areas
Access Characteristics	• Limited curb cuts
Landscaping Characteristics	• Natural
Mobility Characteristics	• Accessible by car, bike and pedestrians



Town Center Place Type Locations

PROPOSED PLACE TYPES

- PNA — PARK & NATURAL AREAS
- RTA — RURAL & TRANSITIONAL AREAS
- SSF — SUBURBAN SINGLE-FAMILY
- MR — MIXED RESIDENTIAL
- MRC — MIXED RESIDENTIAL CONSERVATION
- NMU — NEIGHBORHOOD MIXED-USE
- CMU — COMMERCIAL MIXED-USE
- CC — CONVENIENCE COMMERCIAL
- TC — TOWN CENTER
- CF — COMMUNITY FACILITIES
- I — INDUSTRY

- FLOOD WAY / EXISTING BODIES OF WATER
- 100 YR FLOOD PLAIN OUTLINE
- STREAMS
- PROPOSED LAKE / STORMWATER RETENTION
- ROAD
- FAA NOISE CONTOURS

Town Center (TC)

Town Centers are focal points for the community. They are exemplified by high density commercial and mixed-use centers surrounded by gradually less dense mixed-use and residential areas. Town Centers are readily and safely accessible by car, bicycle, and foot, and provide excellent opportunities for transit.

Town Centers are designed to provide places where people can live, work and play meeting the needs of at least some residents in ways that allow them to carry out their daily lives within this relatively small, defined area. Because of this focus, Town Centers are vibrant and often become destinations.

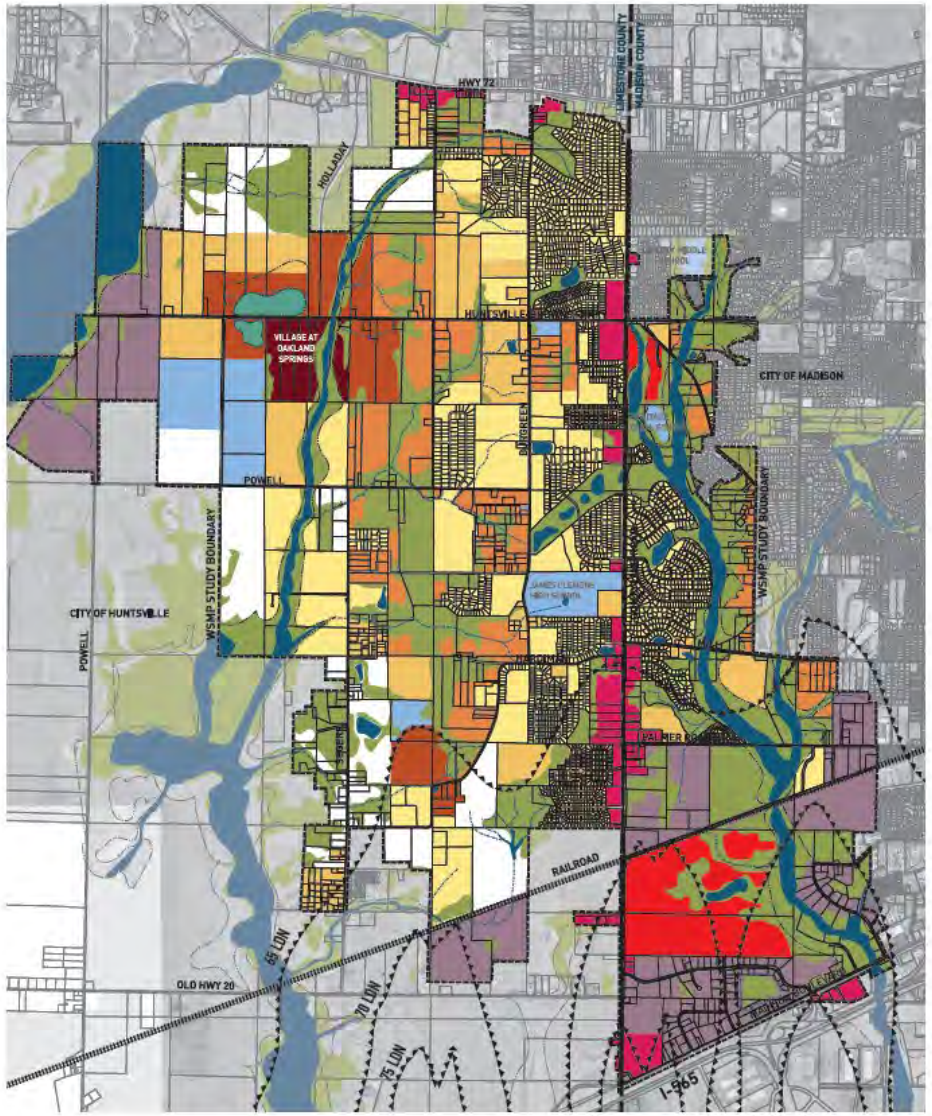
Non-residential uses are accommodated in mixed-use buildings. The street level use of all mixed-use buildings is predominately retail and restaurant. Subsequent floors may include a range of uses including residential.

As density increases, design becomes ever more important to ensure that buildings, infrastructure, parks, open spaces, landscaping and other urban elements are designed sufficiently to provide a safe, livable, and sustainable community. Proposals to establish or increase a

Example Imagery

Community Facilities (CF)	
General Use Character	
Primary Land Uses	• Public and private schools • Public safety stations
Secondary Land Uses	• Libraries • Community and recreation centers • Public and private performing arts centers • Single-family attached residential • Retail and service establishments • Single-family detached residential • Accessory residential
Density/Intensity	• 5 to 12 dwelling units per acre • Non-residential FAR: .5-1.5 • Maximum lot coverage: 40%
Development Considerations and Opportunities	• Clustering required • Underground utilities • Constructed stormwater facilities • Tree canopy and natural area preservation
Public and Private Amenities	• 15% of the gross site is dedicated to permanent park or open space. Fees-in-lieu or offsite-offsets may be required or accepted by the City instead.
General Design Character	
Building Placement	• Building facades set close to the street
Building Frontage Characteristics	• Street-facing facades have at least one entrance that faces the street
Building Height Maximum	• 35 feet or 3 stories
Parking Characteristics	• Garages are located behind the front facade or placed to the rear of the lot • Parking lots are located predominately to the rear of primary buildings and may be accessed by alleyways
Access Characteristics	• Limited curb-cuts • Individual and shared driveways • Multi-family and congregate care homes may provide entry to units through a shared interior space such as a lobby, hallway or foyer
Landscaping Characteristics	• Significant landscaping along the perimeter of the site unless adjoining a natural amenity, park or open space. • Street trees on both sides of the street • Parking areas have a perimeter landscape buffer where adjacent to streets or property lines
Mobility Characteristics	• Accessible by car, bike and pedestrians • Sidewalks on both sides of the street • Cyclists may be expected to share the street or have access to discreet bikeways or shared use paths • Streets are normally grid pattern with curb and gutter • Transit may be feasible

Town Center (TC)	
General Use Character	
Primary Land Uses	• Retail • Office • Service • Community facilities
Secondary Land Uses	• Light industry • Hotels, including bed and breakfast establishments and small inns • High density residential
Density/Intensity	• 20+ dwelling units per acre • Non-residential FAR: 2.0-3.0 • Maximum lot coverage: 100%
Development Considerations and Opportunities	• Underground utilities • Constructed stormwater facilities
Public and Private Amenities	• 25% of the gross site is dedicated to permanent park, open space or approved public amenities such as outdoor dining, plazas, etc. Fees-in-lieu or offsite-offsets may be accepted by the City for a portion of the gross site requirement if the site is adjacent to a planned or constructed public facility.
General Design Character	
Building Placement	• Building facades are adjacent to the public sidewalk or fronted by a courtyard or outdoor dining area that serves to continue the building wall pattern
Building Frontage Characteristics	• Buildings front the primary street or are designed to address a significant corner • Buildings are clustered to form groupings
Building Height Maximum	• 100 feet or 10 stories
Parking Characteristics	• Parking is not allowed between the front facade and the street. • Parking between buildings is limited to one double-loaded aisle
Access Characteristics	• Limited curb-cuts • Shared access • Cross access between developments
Landscaping Characteristics	• Significant constructed screening or landscaping for parking areas and the service side of buildings (typically but not always the rear of the building)
Mobility Characteristics	• Accessible by car, bike and pedestrians • Sidewalks on both sides of the street • Marked bikeways • Streets are grid pattern with curb and gutter • Transit is feasible



CONSOLIDATED MAP OF ALL WEST SIDE PLACE TYPES

PROPOSED PLACE TYPES

- PNA — PARK & NATURAL AREAS
- RTA — RURAL & TRANSITIONAL AREAS
- SSF — SUBURBAN SINGLE-FAMILY
- MR — MIXED RESIDENTIAL
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- 100 YR FLOOD PLAIN OUTLINE
- STREAMS
- PROPOSED LAKE / STORMWATER RETENTION
- ROAD
- FAA NOISE CONTOURS

Opposite page: A composite map of all the proposed West Side Place Types.

KEY AMENITIES

In addition to providing a guide for smart growth in the West Side, the Vision Map establishes several key amenities that will serve both local and regional communities and will vastly contribute to the overall livability and appeal of the West Side. A stormwater retention lake, regional linear park, extensive pathway network, and a seamless mobility network will all contribute to how people live, work, and play within the West Side. Each of these amenities is discussed in greater detail on the following pages.

Pathway Typologies

Paved Multi-Use Paths




Paved Multi-use Paths

These paths are used for both recreation and transportation and often connect destinations such as parks, schools, commercial areas, and libraries. They are off-street paths, but occasionally have to cross roadways at engineered intersections, and provide family-friendly bicycle and pedestrian transportation options. Multi-use paths often follow utility corridors, streams, floodplains, easements, and open-spaces and would be classified as greenways. Paths must be a minimum of 10 feet in width but 12 feet in width is recommended for safety and usability.

Side Paths





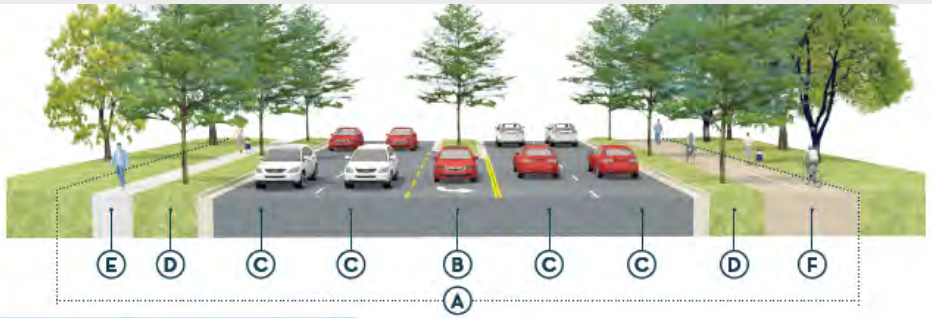
Side Paths

Side paths are typically paved paths located within the right-of-way and parallel roadways but with a physical separation such as a planting strip or other physical barrier that provides a level of comfort to the user. They cater to both the recreational user as well as those who use non-motorized transportation. Side paths provide direct connections between neighborhoods, schools, and shopping, and can potentially be funded by packaging them with road projects. They should have a minimum width of 10 feet for a shared-use path and 5 to 6 feet for pedestrian-based sidewalks.

Natural Surface Trails







Recommended Cross Section (PKWY)

Alternative Cross Section (PKWY-A-1)

B

C Travel Lane

D Tree Lawn / Swale

E Side Path - Sidewalk

F Side Path - Shared Use

G Parking

H On-Street Bike Facility

medians; the medians can be broken to provide a left turn bay. Signalized intersections are spaced further apart on parkways to better facilitate vehicular mobility. Depending on traffic counts, mid-block pedestrian crossings can be installed on long (>600') blocks to maintain walkability in areas where pedestrian usage could be heavy. Parkways should include consistent streetscape elements such as street trees, lighting as well as furnishings that are consistent with the character of the West Side. Active transportation modes on parkways are supported by shared use side paths or dedicated on-street bike facilities such as buffered bike lanes or a cycle track.

Huntsville-Browns Ferry Road is the only future Parkway recommended to service the West Side.

As an alternative to a closed (curb + gutter) drainage system, the City may opt to incorporate a Low-Impact Design solution consisting of an open-swale drainage system. In which case, typical LID design standards will apply.

Parkway Design Parameters	
Design Elements	**Description**
Number of Lanes	4 travel lanes with center turn lane / median
Parking	Off-Street
Pedestrian Facilities	Yes
Bicycle Facilities	Shared use side path (preferred) or protected bike lanes
Drainage	Open (swale) or closed (curb + gutter); context dependent
Streetscape	Appropriate street trees in median and tree lawn
Furnishings	Yes in urban contexts; optional in rural
Lighting	Yes in urban contexts; optional in rural

Parkway Design Parameters		
Component	**Description**	**Dimensions**
A	Right-of-way width	(PKWY) 85' min.; (PKWY-A-1) 80' min.; (PKWY-A-2) 94' min.
B	Median / turn lane width	12'-16'
C	Travel lane width	11'-12'
D	Tree lawn	5' min. - 6' or more preferred
E	Side path - sidewalk	5' min. - 6' preferred
F	Side path - shared use	10' min. - 12' preferred

Street Trees

As defined in the street type section of the plan, street trees are an integral element for future roads and roadway improvements. Street trees are essential to a well designed street and their absence is often more noticeable than their presence. Most would agree that a tree-lined street is more hospitable and aesthetically pleasing than a street without street trees, which is often reflected in property values. Not only do street trees give the street a unique character and soften the abrasiveness of the concrete and asphalt, they also provide shade which is a huge asset for pedestrians in the hot summers experienced in Madison.

Existing neighborhood in the West Side without street trees

Existing neighborhood in the West Side with street trees

Recommended Street Tree Pallette		
Latin Name	**Common Name**	**Comments**
SMALL STREET TREES SUITABLE FOR NARROW TREE LAWNS (5'-9' IN WIDTH) OR USE UNDER / NEAR UTILITY LINES		
Acer buergeranum	Trident Maple	Very adaptable, no substantial problems
Acer ginnala	Amur Maple	Rounded form
Acer griseum	Paperbark Maple	Oval form; exfoilating bark; best in well-drained areas
Acer nikoense	Nikko Maple	Good fall color; slow growing; vase shaped form
Cercis canadensis	Eastern Redbud	Showy flowers; requires adequate drainage; shade tolerant
Cornus kousa	Kousa Dogwood	'Milky Way Select' cultivar; shade tolerant; good flowers / fall color
Cotinus coggygria	Smoketree	'Daydream' - good cultivar; adaptable
Cotinus obovatus	American Smoketree	Excellent fall color
Crataegus viridis	Green Hawthorn	Tolerates dry soils and poor drainage
Tetradium daniellii	Korean Evodia	Adaptable; dark lustrous foliage; white flowers in July
Lagerstroemia spp.	Crapemyrtle	Large variety of cultivars; adaptable; showy flowers
Malus spp.	Flowering Crabapple	'Adirondack' - good cultivar; ornamental merit; disease resistant
Prunus cerasifera	Cherry Plum	'Krauter Vesuvius' - good cultivar; purple foilage
Prunus serrulata	Japanese Cherry	Columnar form; needs well-drained sites
LARGE STREET TREES SUITABLE FOR NARROW TREE LAWNS (5'-9' IN WIDTH)		
Ulmus parvifolia	Lacebard Elm	Shade tolerant; tolerates poor drainage
Gingko biloba	Gingko	Shade tolerant; tolerates poor drainage
Carpinus betulus	European Hornbeam	Shade tolerant; tolerates poor drainage
Tilia cordata	Litlle Leaf Linden	Shade tolerant; tolerates poor drainage; blooming
Acer rubrum	Red Maple	Shade tolerant; tolerates poor drainage; native
Quercus shumardii	Shumard Oak	Shade tolerant; native
Quercus nigra	Water Oak	Tolerates poor drainage; native
Quercus phellos	Willow Oak	Shade tolerant; tolerates poor drainage; native
Pistacia chinensis	Chinese Pistache	Shade tolerant; tolerates poor drainage
LARGE STREET TREES SUITABLE FOR TREE LAWNS 10' OR MORE IN WIDTH		
Taxodium distichum	Bald Cypress	Native; tolerates poor drainage; evergreen
Fagus grandiflora	American Beech	Native
Betula nigra	River Birch	Native; great for wet areas; shade tolerant
Nyssa sylvatica	Black Gum	Native
Cedrus deodara	Deodar Cedar	Native; evergreen
Juniperus virginiana	Eastern Red Cedar	Native; evergreen
Cryptomeria japonica	Japanese Cryptomeria	Tolerates poor drainage; evergreen
Ilex opaca	American Holly	Shade tolerant; native; evergreen
Magnolia grandiflora	Southern Magnolia	Shade tolerant; native; blooming; evergreen
Acer saccharum	Sugar Maple	Shade tolerant; native
Quercus virginiana	Live Oak	Shade tolerant; tolerates poor drainage; native; evergreen
Quercus nuttalii	Nuttall Oak	Shade tolerant; native
Quercus lyrata	Overcup Oak	Shade tolerant; tolerates poor drainage; native
Quercus falcata	Southern Red Oak	Shade tolerant; native
Liriodendron tulipifera	Tulip Poplar	Shade tolerant; tolerates poor drainage; native; blooming

Coding Place Types

- Good place types make coding easier
- Predictability
- Consistency

DISTRICT ABBREVIATION AND NAME		DISTRICT TYPE	DISTRICT CATEGORY
R-1A	Single-Family Estate	Base	Residential
R-1C	Single-Family Conservation	Base	Residential
R-2	Single-Family Neighborhood	Base	Residential
R-3	Single-Family Urban Residential	Base	Residential
R-3A	Single-Family Detached Residential	Base	Residential
R-4	Multi-Family	Base	Residential
RZ	Single-Family Patio Home	Base	Residential
RC-1	Residential Cluster District Number 1	Base	Residential
RC-2	Residential Cluster District Number 2	Base	Residential
B1	Neighborhood Business	Base	Non-Residential
B2	Community Business	Base	Non-Residential
B3	General Business	Base	Non-Residential
TND	Traditional Neighborhood Development	Base	Mixed-Use
UC	Urban Center District	Base	Mixed-Use
MU	Mixed Use	Base	Mixed-Use
M-1	Restricted Industrial District	Base	Non-Residential
M-2	General Industrial District	Base	Non-Residential
AG	Agriculture District	Base	NA
HIS	Historic District	Overlay	NA
DRI	Downtown Redevelopment Incentive District	Overlay	NA
WSP	Water Supply Protection District	Overlay	NA
ANI	Airport Noise Influence District	Overlay	NA

5-4-8 RZ, SINGLE-FAMILY PATIO HOME DISTRICT *(Former Sec. 4-3A)*

PURPOSE

The purpose of the RZ Zoning District is to provide for zero-lot-line development that maximizes the efficient use of space through compact form and flexibility of design while maintaining density, setback, and lot coverage controls that are compatible with adjacent and nearby development.

EXAMPLE BUILDING TYPE

INTENSITY AND DIMENSIONAL STANDARDS

Minimum Lot Area (square feet)	7,500
Minimum Lot Width (feet)	60
Maximum Residential Density (dwelling units/acre)	5.80
Maximum Lot Coverage (%)	40
Maximum Height (feet/stories)	35[1]/2
Minimum Front Yard Setback (feet), major/minor street	25
Minimum Side Yard Setback (side 1 (inches)/side 2 (feet)	1/16[2]
Minimum Rear Yard Setback (feet)	20
Minimum Building Separation (feet + inches)	16+1

EXAMPLE LOT PATTERN

SELECTED CROSS REFERENCES

Additional Intensity and Dimensional Standards	Section 5-6
Permitted Uses, Special Exceptions, and Conditions	Article VI
Design Standards including Parking and Loading	Article VII
Environmental Protection, Infrastructure, Mobility	Article VIII
Sign Requirements	Article IX
Administration and Enforcement / Processes and Procedures	Article X / XI
Definitions	Article XII

NOTES

[1] *Side yards adjacent to a right-of-way shall be at least 20 feet.*

[2]

EXAMPLE DEVELOPMENT CONFIGURATION

5-4-14 TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT *(Former Sec. 4-12)*

PURPOSE

The purpose of a Traditional Neighborhood Development Zoning District ("*TND District*") is to encourage mixed-use, compact development integrating a variety of land uses within proximity of one another. This district's intent is to provide for the traditional development practices and flexible land use alternatives, rather than prohibiting conventional development.

SOME EXAMPLE BUILDING TYPES

INTENSITY AND DIMENSIONAL STANDARDS

Minimum Lot Area (ft[2])	NA		
Minimum Lot Width (feet), min/max	Mixed Residential	SF Detached 26/100	SF Attached 18/36
	Neighborhood Center	18/NA	
	Neighborhood Edge	60/120	
Maximum Residential Density (dwelling units/acre)		NA	
Lot Coverage (%), min/max			
Building Height (stories), single-family residential/all other buildings		3/5	
Front Yard Setback (feet), min/max[1]	Mixed Residential	SF Detached 6/20	SF Attached 6/18
	Neighborhood Center	2/12	
	Neighborhood Edge	16/30	
Side Yard Setback (feet), min/max	Mixed Residential	SF Detached 4[2]/NA	SF Attached 0[3]/NA
	Neighborhood Center	0/24	
	Neighborhood Edge	4[2]/NA	
Rear Yard Setback (feet), minimum	Mixed Residential	5[4]	
	Neighborhood Center	3, or 15 from centerline of alley if provided	
	Neighborhood Edge	25	

EXAMPLE LOT PATTERN

SELECTED CROSS REFERENCES

Additional Intensity and Dimensional Standards—Sec. 5-6	Sign Requirements—Article IX
Permitted Uses, Special Exceptions, and Conditions—Article VI	Administration and Enforcement / Processes and Procedures—Articles X & XI
Design Standards including Parking and Loading-- Article VII	
Environmental Protection, Infrastructure, Mobility—Article VIII	Definitions—Article XII

NOTES

[1] *Front porches and steps may encroach into the front setback provided no such encroachment may extend into a public easement or conflict with other City regulations.*

[2] *Must maintain 10-foot minimum distance between single family detached.*

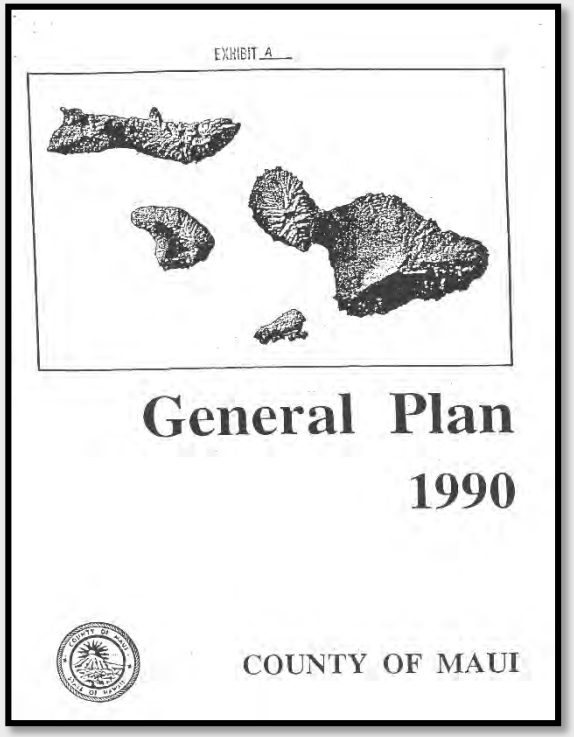
[3] *Zero lot line allowed for single family provided an attached dwelling have reciprocal access easements.*

[4] *When public utility/drainage easements are located in a rear yard – the setback must be one foot greater than the public easement.*

Past Planning for Maui

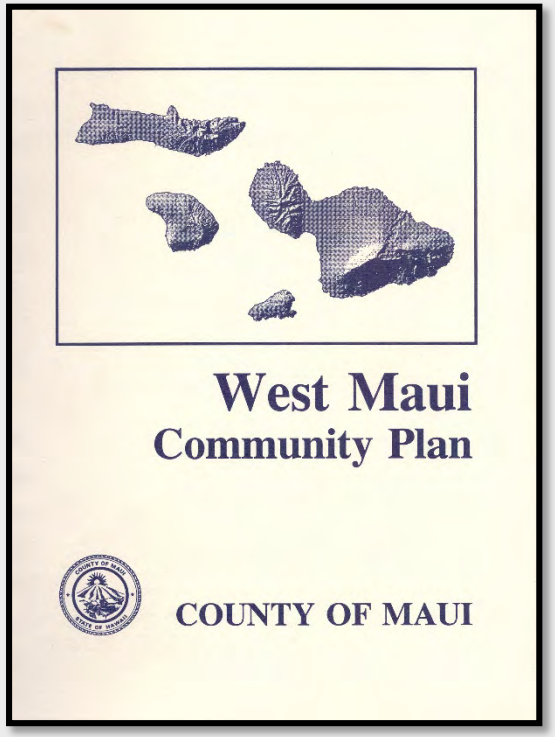
Maui County General Plan

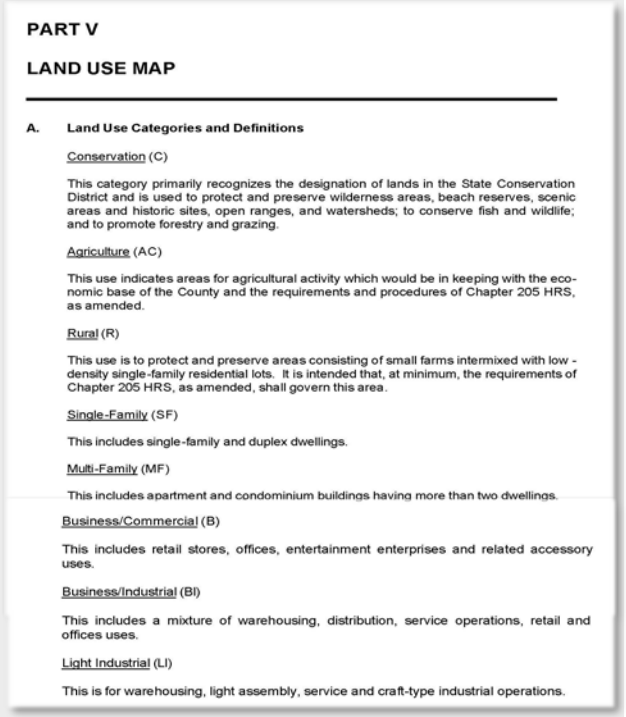
- Broad Policies



Community Plans

- Policies, actions and land use map





PART V

LAND USE MAP

A. Land Use Categories and Definitions

Conservation (C)

This category primarily recognizes the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas and historic sites, open ranges, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

Agriculture (AC)

This use indicates areas for agricultural activity which would be in keeping with the economic base of the County and the requirements and procedures of Chapter 205 HRS, as amended.

Rural (R)

This use is to protect and preserve areas consisting of small farms intermixed with low - density single-family residential lots. It is intended that, at minimum, the requirements of Chapter 205 HRS, as amended, shall govern this area.

Single-Family (SF)

This includes single-family and duplex dwellings.

Multi-Family (MF)

This includes apartment and condominium buildings having more than two dwellings.

Business/Commercial (B)

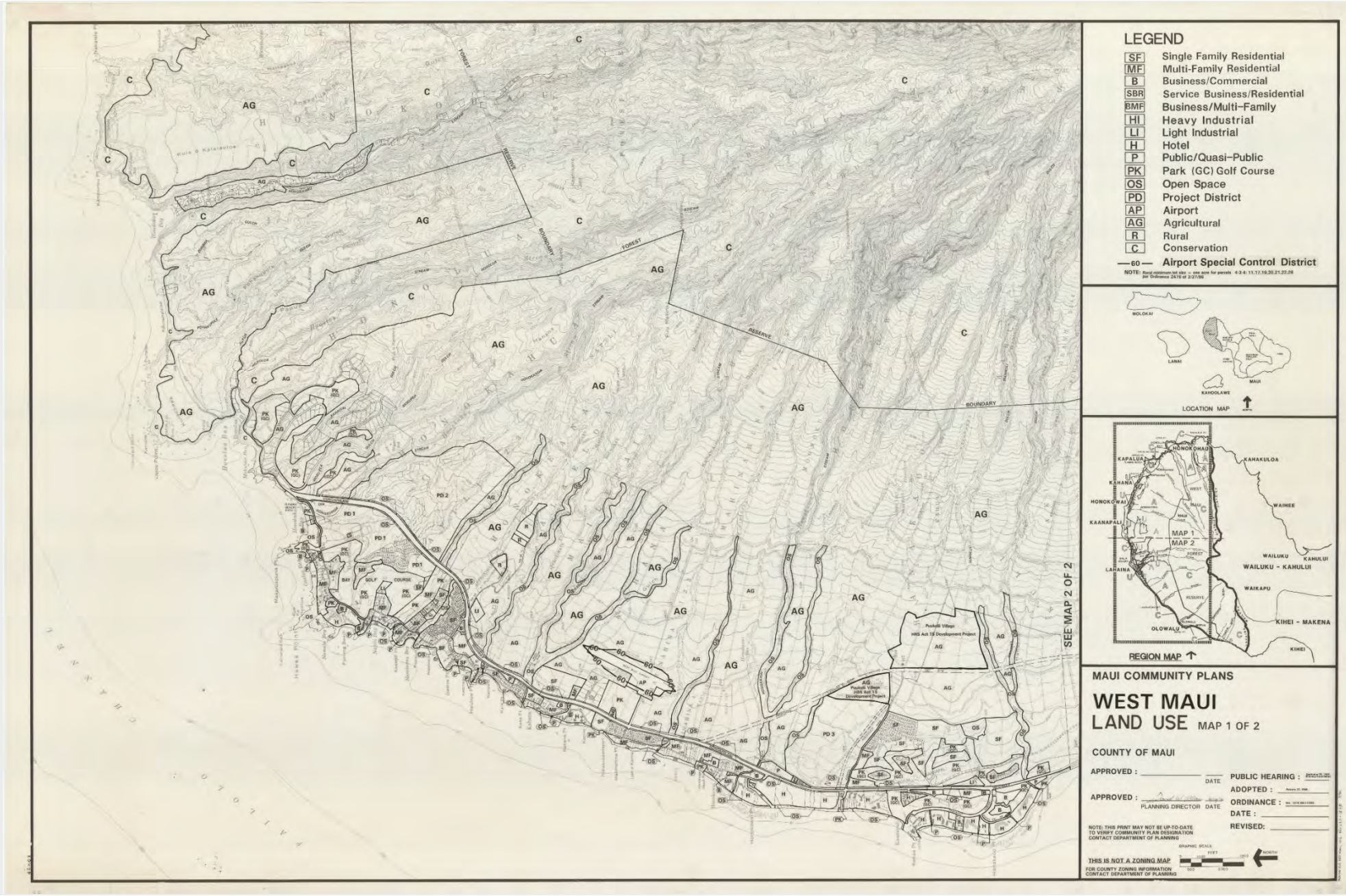
This includes retail stores, offices, entertainment enterprises and related accessory uses.

Business/Industrial (BI)

This includes a mixture of warehousing, distribution, service operations, retail and offices uses.

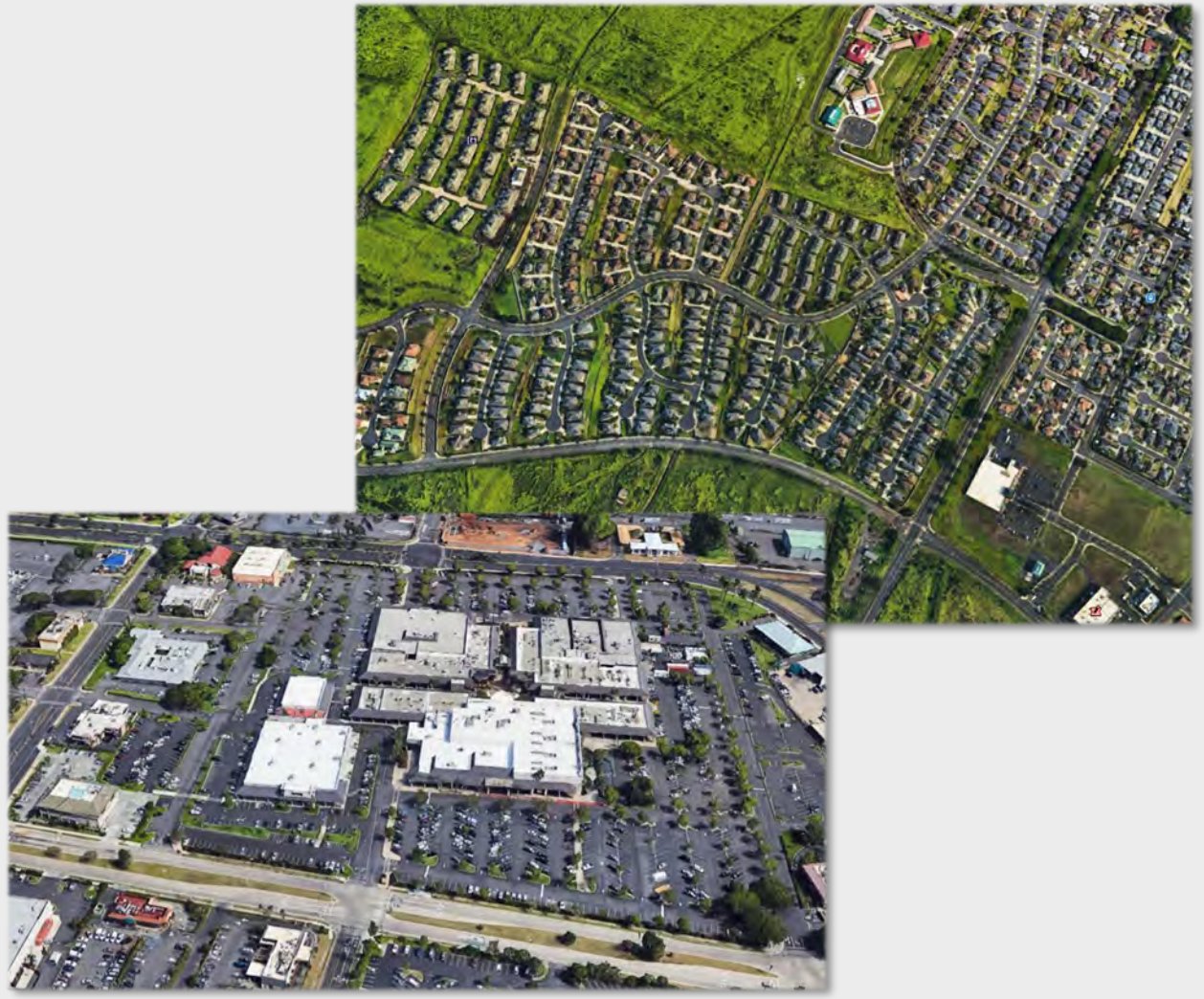
Light Industrial (LI)

This is for warehousing, light assembly, service and craft-type industrial operations.


LEGEND
SF Single Family Residential
MF Multi-Family Residential
B Business/Commercial
SBR Service Business/Residential
BMF Business/Multi-Family
HI Heavy Industrial
LI Light Industrial
H Hotel
P Public/Quasi-Public
PK Park (GC) Golf Course
OS Open Space
PD Project District
AP Airport
AG Agricultural
R Rural
C Conservation
—60— Airport Special Control District
NOTE: Rural minimum lot size – one acre for parcels 4-3-4: 11,17,19,20,21,22,26 per Ordinance 2476 of 2/27/86
MOLOKAI
LANAI
KAHOOLAWE
MAUI
LOCATION MAP
HONOKOHAU
KAPALUA
KAHAKULOA
KAHANA
HONOKOWAI
WAINEE
KAANAPALI
MAP 1
MAP 2
WAILUKU
KAHULUI
WAILUKU - KAHULUI
LAHAINA
WAIKAPU
KIHEI - MAKENA
OLOWALU
KIHEI
REGION MAP
SEE MAP 2 OF 2
MAUI COMMUNITY PLANS
WEST MAUI
LAND USE MAP 1 OF 2
COUNTY OF MAUI
APPROVED : DATE
APPROVED : PLANNING DIRECTOR DATE
PUBLIC HEARING :
ADOPTED :
ORDINANCE :
DATE :
REVISED:
NOTE: THIS PRINT MAY NOT BE UP-TO-DATE TO VERIFY COMMUNITY PLAN DESIGNATION CONTACT DEPARTMENT OF PLANNING
GRAPHIC SCALE
FEET
NORTH
THIS IS NOT A ZONING MAP
FOR COUNTY ZONING INFORMATION CONTACT DEPARTMENT OF PLANNING

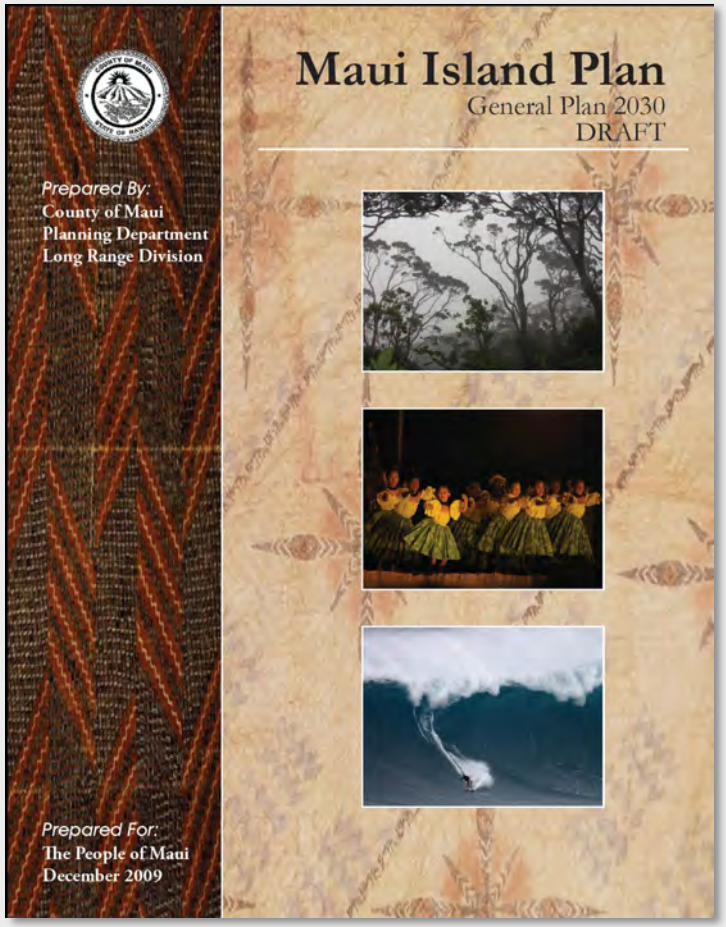
Issues and Results of Past Planning

- Focused on uses
- Uses are segregated
- Very little guidance on creating communities
- Homogeneous neighborhoods
- Auto-centric towns and communities
- Planning and zoning are muddled

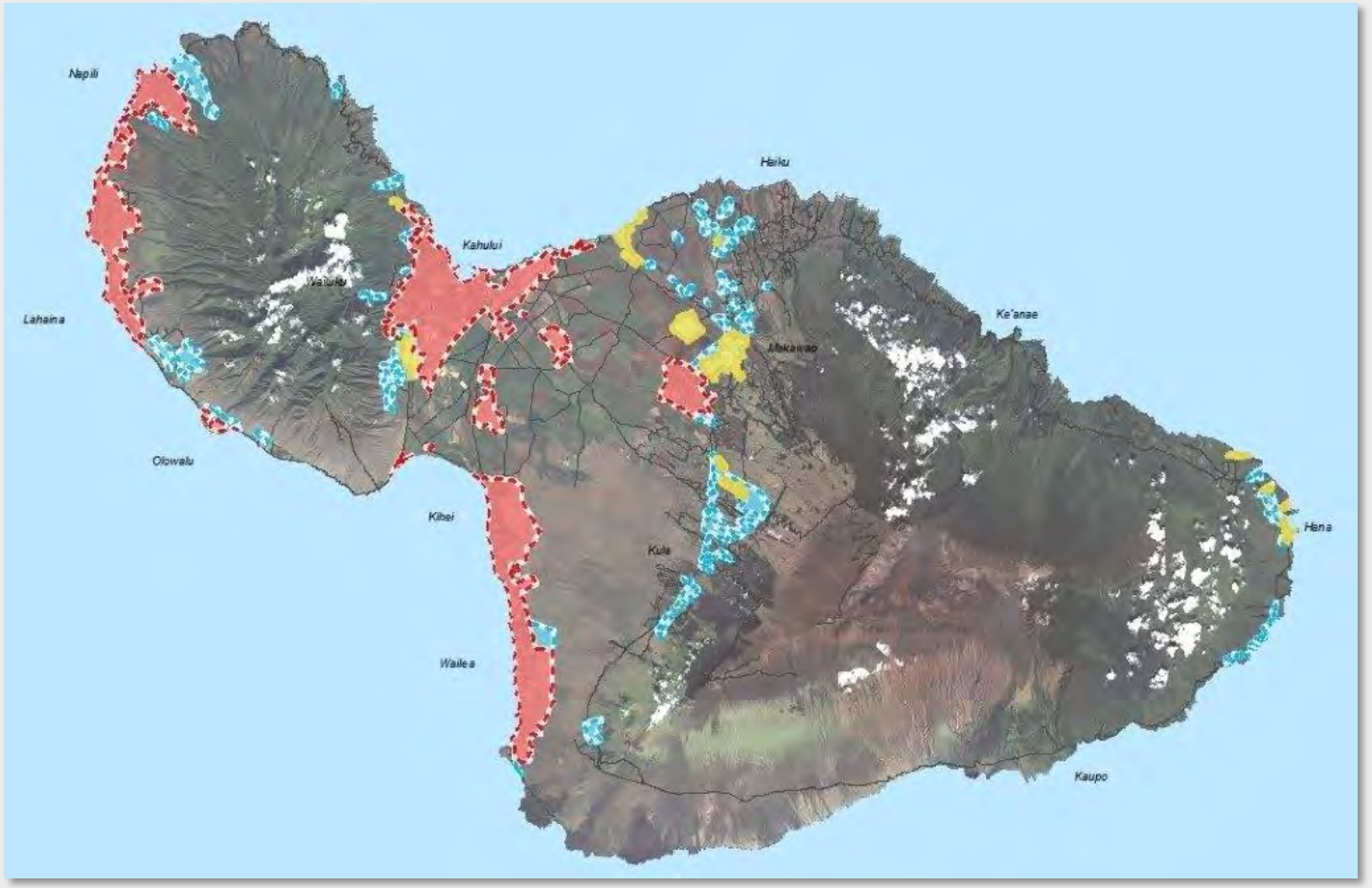


Planning for Maui in the 21st Century

Maui Island Plan



Growth Boundaries



COUNTYWIDE POLICY PLAN

MAUI ISLAND PLAN

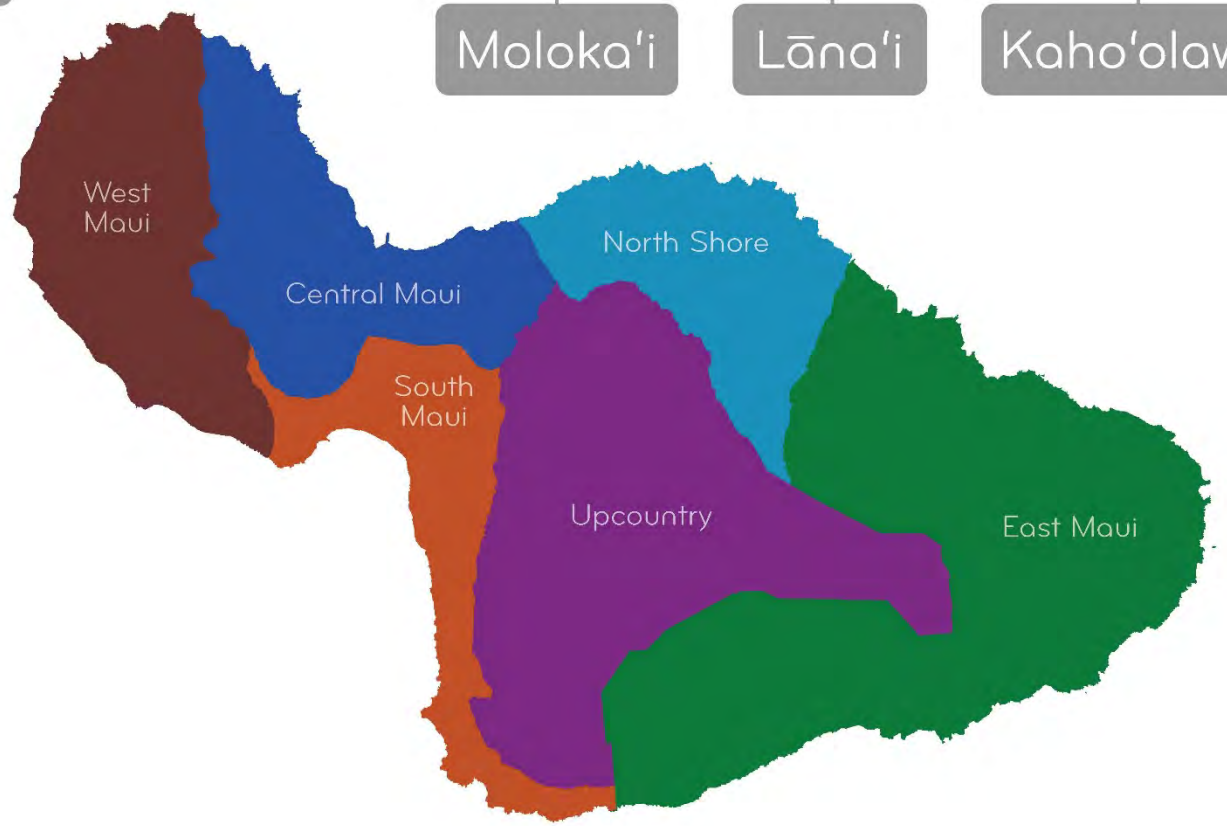
COMMUNITY PLANS

- West Maui
- South Maui
- Central Maui
- Upcountry
- North Shore
- East Maui

we are

COMMUNITY/ISLAND PLANS

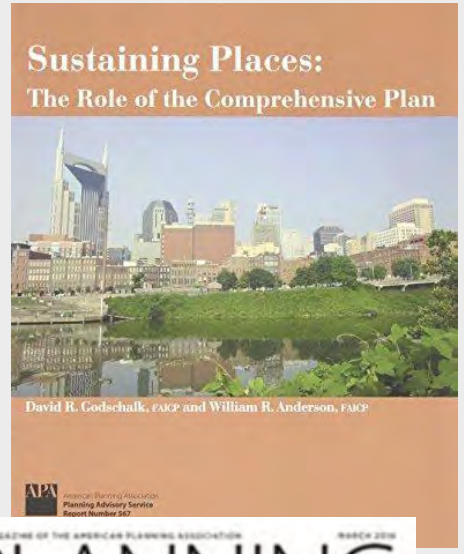
- Molokaʻi
- Lānaʻi
- Kahoʻolawe

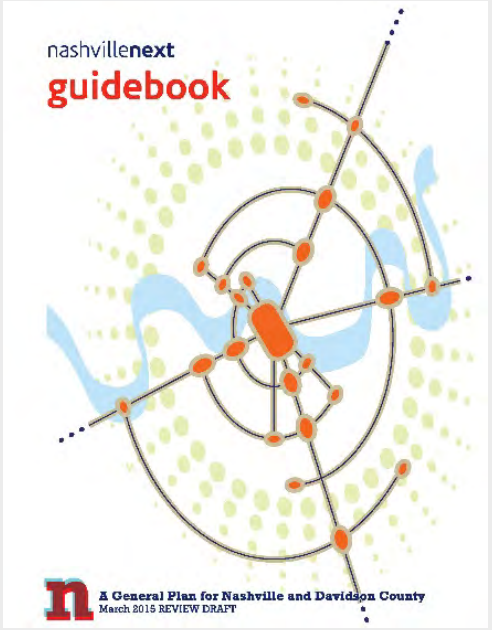


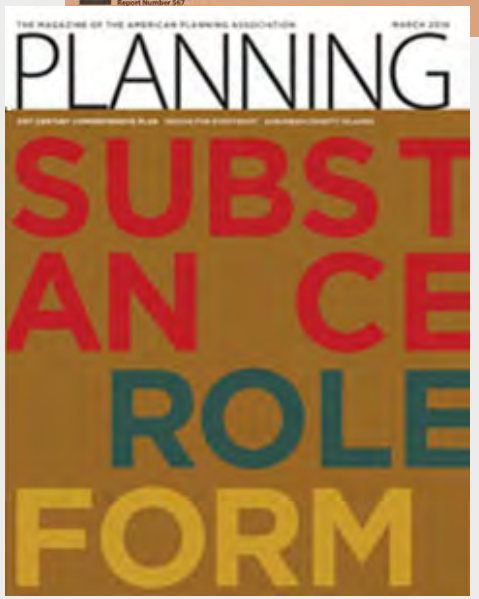
Community Plan Updates after the MIP

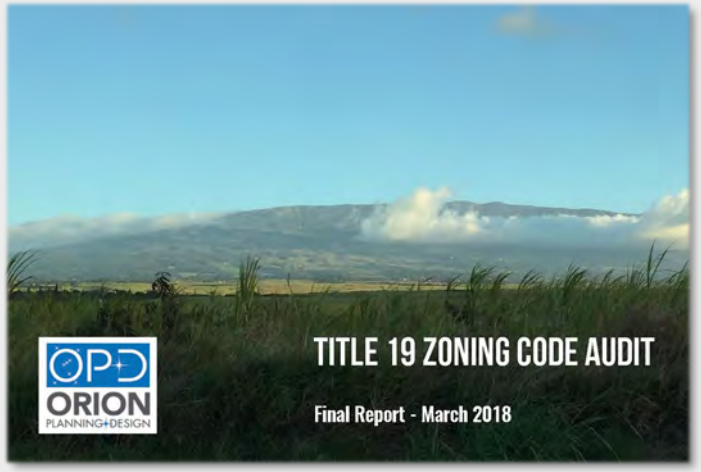
- Look and function differently than the plans of the past.
- Consistent with the Maui Island Plan regional policies and directed growth plan.
- Focused on guiding the character and design of future growth and development within the community plan area.
- We needed new tools!

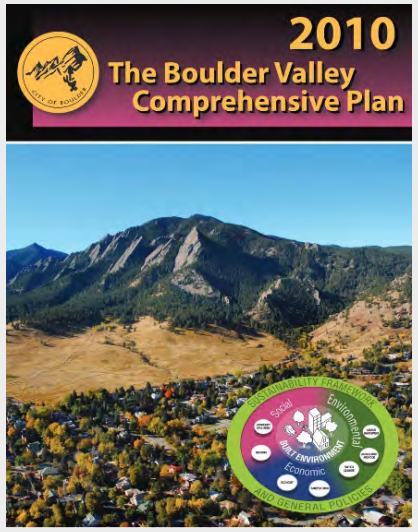
Inspiration!

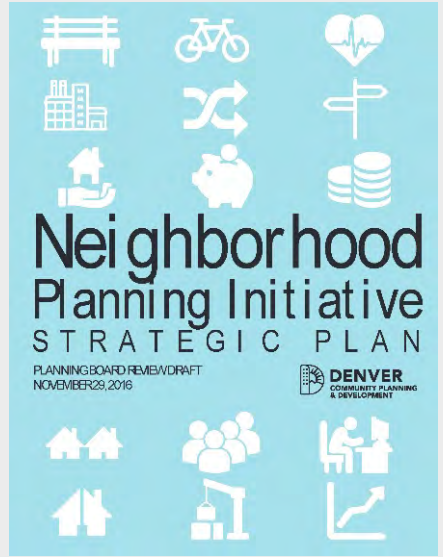




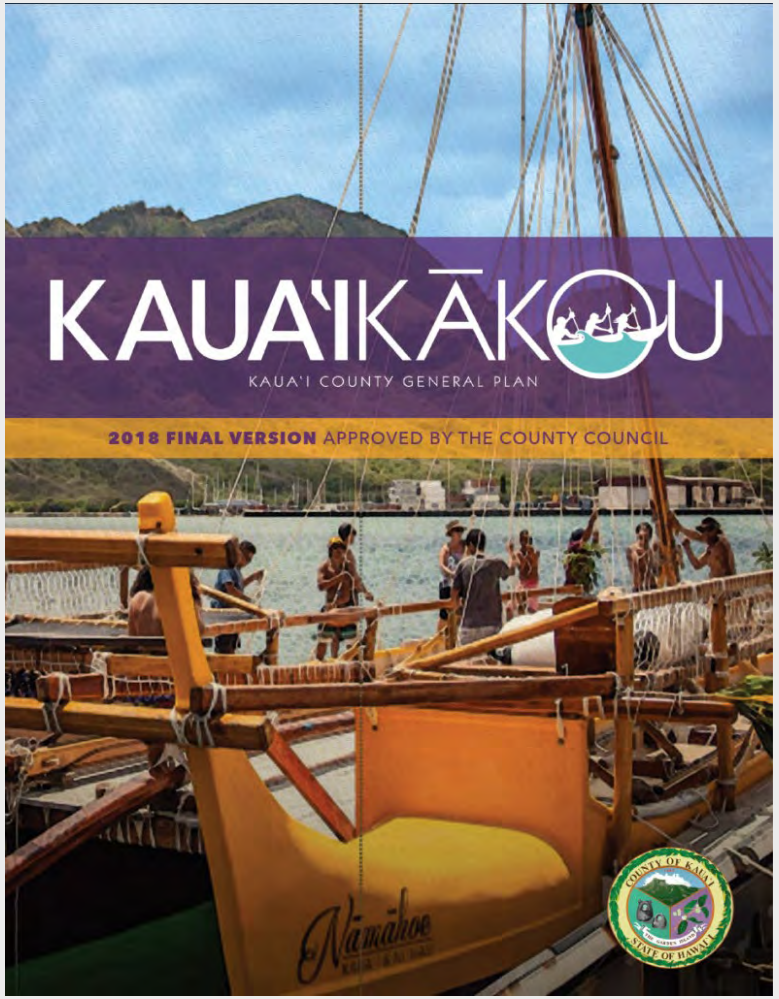








Inspiration from Kaua‘i County



West Maui Community Plan

Two Key Goals:

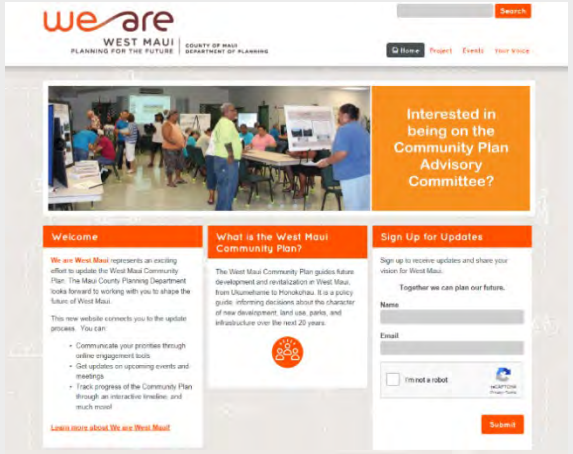
Engagement - A transparent and inclusive process to reach a broader cross section of West Maui residents and increase community trust and involvement.

Create Place – The right tools to create complete and connected communities that address resident needs and respect the character of special places.

Community Engagement Goals

- Engage the community early and often.
- Provide many diverse options to participate and bring the process to the community.
- Provide transparency and better understanding of the community plan update process.

“Slow is smooth and smooth is fast.”



COMMUNITY ENGAGEMENT AT A GLANCE

57 public and stakeholder meetings, workshops, open houses & online activities

1535 participants

146,974 page views

15,851 sessions

9,548 users

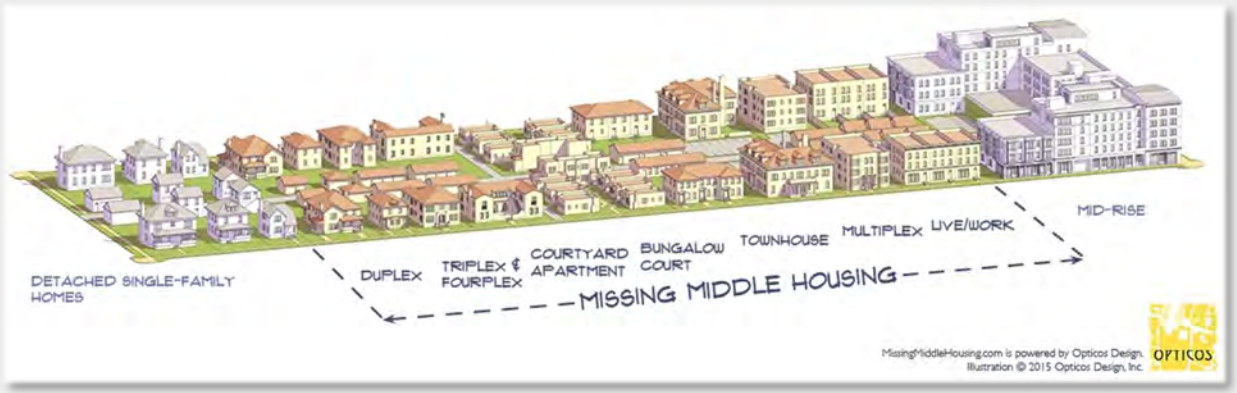
1752 responses to online questionnaires and other activities

Place Types

- Shift focus from segregating uses to creating places
- Provide the opportunity for a range of compatible & complementary uses
- Provide urban design guidance – density, intensity & range of uses, parks & public amenities, street connectivity & mobility

Place Types

- Promote a mix of housing types
- Preserve existing neighborhoods & special places that communities love



Residential (RES)

DRAFT 11/30/2018

General Description

The Residential community plan designation is intended to establish, protect and appropriately infill low-to-moderate-density residential areas. This designation encourages a range of housing types such as single-family, `ohana units, duplex, tri-plex, townhouses and small-scale multi-family units. New Residential developments should include pedestrian, bicycle and transit connections to provide residents with access to services and amenities in adjacent districts, and existing Residential neighborhoods should be retrofitted to allow these multi-modal connections. Related and compatible uses include, but are not limited to, parks, schools, churches, and other public/quasi-public uses.

Development Pattern

Example Imagery

Typical Street Types

Rural Residential (RR)

DRAFT 2/28/2019

General Description

The Rural Residential community plan designation is intended to preserve rural character. Rural residential areas are generally developed with large-lot subdivisions, family farms, and estates. This designation serves as a transition between agricultural areas and more urban development. Clustered development is encouraged to preserve sensitive natural features, common open space, or working agricultural lands. The primary use in this designation is low-density residential, and support uses such as parks, schools, and farming.

Development Pattern

Example Imagery

Typical Street Types

Neighborhood Center (NC)

DRAFT 11/30/2018 **General Description**

The Neighborhood Center community plan designation is intended to include services that support nearby residential within pedestrian-oriented commercial nodes. Uses within this designation are primarily neighborhood serving, with small scale buildings, like traditional "Mom and Pop" shops, providing opportunities for people to take care of daily activities close to home. Pedestrian, bicycle and transit connections provide residents with access to the neighborhood center. This designation may also include residential such as small-lot single-family, multiplex, and human-scale, mixed-use buildings that include residential. Related and compatible uses include, but are not limited to, parks, schools, churches, and other public/quasi-public uses.

Development Pattern

Example Imagery

Typical Street Types

Type: Minor Streets | Class: Main Street | Type: Collectors | Class: Major Collector

Small Town Center (STC)

DRAFT 11/30/2018 **General Description**

The Small Town Center community plan designation is intended to preserve the character of Maui's smaller towns and communities, and allow for development of new, low-to-medium-density commercial centers with a mix of uses that service nearby neighborhoods. The mix of uses and human-scale design in Small Town Centers is similar to Neighborhood Centers, however these areas typically cover a larger area and may serve more neighborhoods. Some Neighborhood Centers may evolve into Small Town Centers over time. Ground floor commercial with second floor apartments is encouraged to provide live-work opportunities for residents. A mix of medium density housing types are also encouraged. Preferred design elements include smaller blocks, buildings fronting property lines, ample pedestrian, bicycle and transit facilities, as well as public/private amenities, civic spaces and parks.

Development Pattern

Example Imagery

Typical Street Types

Type: Minor Streets | Class: Main Street | Type: Collectors | Class: Major Collector

Urban Center/Corridor (UCC)

DRAFT 11/30/2018 **General Description**

The Urban Center/Corridor community plan designation is intended to create transit-friendly areas that are, or are planned to be, characterized by a mix of higher-density commercial and residential uses. Within this designation, residential, retail, and businesses serving local or regional markets mix to create pedestrian-friendly activity centers and multi-modal corridors with vibrant street life. Housing types in this designation include a mix of medium to high density development. Preferred design elements include buildings fronting property lines, pedestrian, bicycle and transit facilities, public/private amenities, civic space and parks. Developments within Urban Center/Corridor designations should be designed to provide the majority of the services residents would need on a daily basis, within walking distance.

Development Pattern

Example Imagery

Typical Street Types

Type: Collectors | Class: Major Collector | Type: Arterials | Class: Arterial

Next...Coding!

Questions and Discussion

Then

LEGAL NOTICE

...7 Wolf Rd., Ste. 101, ...bany, NY 12205, regd. ...t, upon whom process ...y be served. Purpose: ...y lawful act.

LEGAL NOTICE

...TICE OF FORMATION ... Community News ...oup, LLC Articles of ...anization filed with ...retary of State of New ...k (SSNY) on June 9, ...14. Office location: NY ...unty. SSNY has been ...signated as an agent ...on whom process ...ainst the LLC may be ...ved. The address to ...ich SSNY shall mail a ...y of any process ...ainst the LLC is to: ...mmunity News Group, ..., 515 Canal Street ...t 1C, New York, NY ...013 Purpose: To en...ge in any lawful act or ...ivity.

served. SSNY shall mail copy of process to: Kim Bryan Projects LLC, 57 Thames St., #4J, Brooklyn, NY 11237. Purpose: any lawful purpose.

LEGAL NOTICE

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: STAR ENTERPRISE REALTY LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 05/09/14. Office location: Kings County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the LLC, 1829 58th Street, Brooklyn, New York 11204. Purpose: For any lawful purpose.

LEGAL NOTICE

NOTICE OF FORMATION of limited liability company (LLC). Name: MARKETING MONSTER LLC. ...filed with Secretary of State of New York (SSNY) on 06/10/2014. Office location: Kings County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: Ekua Odoi, 212 Hancock Street, Apt 6, Brooklyn, NY 11216. Purpose: any lawful purpose.

LEGAL NOTICE

NOTICE OF FORMATION of limited liability company (LLC). Name: KEYSHIA & KEYS LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 01/07/2014. Office location: Kings County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: C/O United States Corporation Agents, Inc., 7014 13th Avenue, Suite 202, Brooklyn, NY 11228. Purpose: any lawful purpose.

...ny (LLC). Name: GREEN STATIONS LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 05/20/2014. Office location: Kings County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: C/O United States Corporation Agents, Inc., 7014 13th Ave., Ste. 202, Brooklyn, NY 11228. Purpose: any lawful purpose.

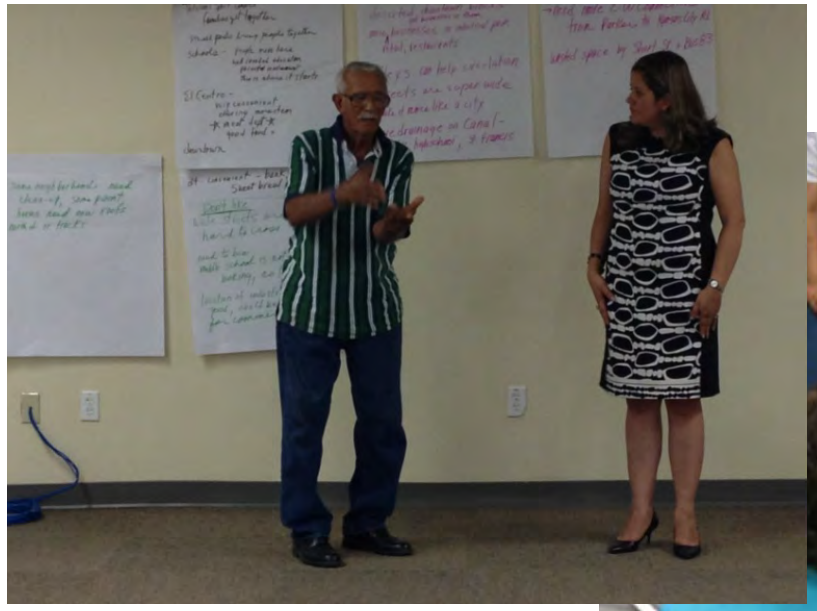
LEGAL NOTICE

NOTICE OF FORMATION of limited liability company (LLC). Name: BROOKLYN IRON GYM, LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 04/25/2014. Office location: Kings County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: Steve ...Purpose: any lawful purpose.

LEGAL NOTICE

Notice of Qualification of 29 FLATBUSH REST, LLC Authority filed with Secy. of State of NY (SSNY) on 05/06/14. Office location: Kings County. LLC formed in Delaware (DE) on 01/22/13. Princ. office of LLC: 66 Rockwell Pl., Brooklyn, NY 11217. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 2711 Centerville Rd., Ste. 400, Wilmington, DE 19808. Arts. of Org. filed with DE Secy. of State, Div. of Corps., John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Real estate investments.

Now



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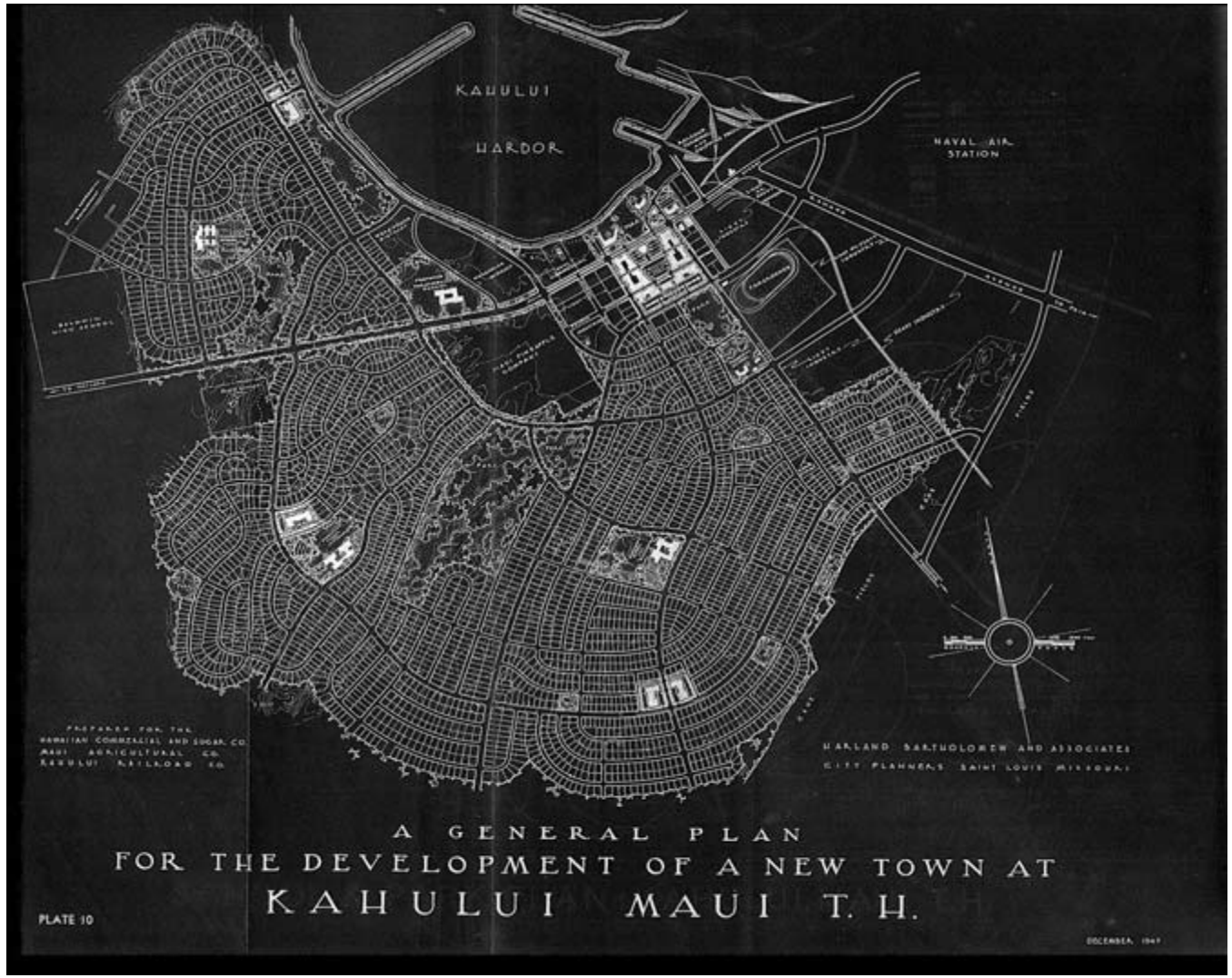
KAHULUI
HARBOR
NAVAL AIR STATION
PREPARED FOR THE
HAWAIIAN COMMERCIAL AND SUGAR CO.
MAUI AGRICULTURAL CO.
KAHULUI RAILROAD CO.
HARLAND BARTHOLOMEW AND ASSOCIATES
CITY PLANNERS SAINT LOUIS MISSOURI
A GENERAL PLAN
FOR THE DEVELOPMENT OF A NEW TOWN AT
KAHULUI MAUI T. H.
PLATE 10
DECEMBER 1947