

# Creating Place: Effective Place Making in Planning

September 12, 2019



2019 HC  
PO





# 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

- Bob Barber, FAICP
- Carol Rhea, FAICP

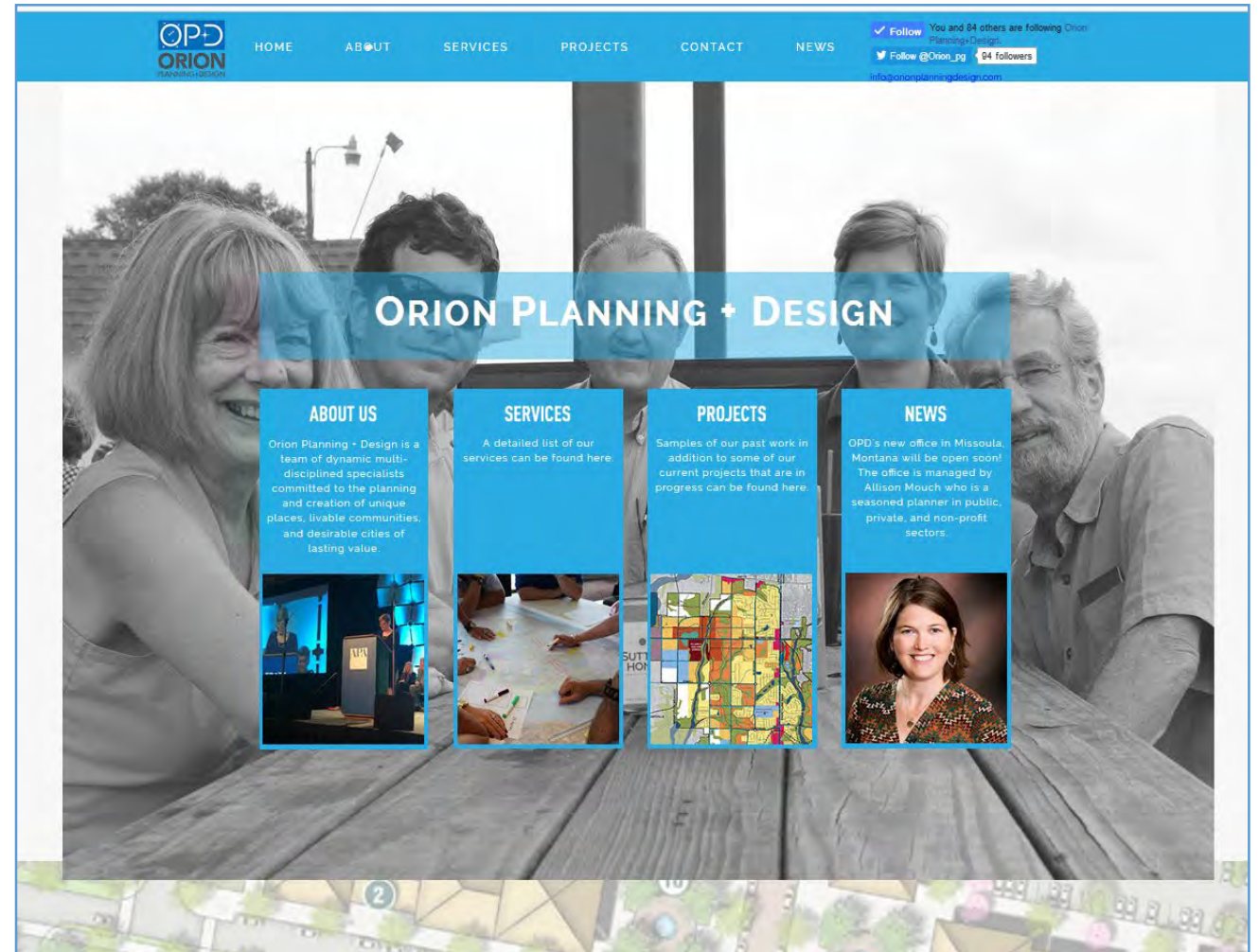
## Jen Mayden, AICP

Planning Supervisor, Maui County Long Range  
Planning



- 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







**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

weare

WEST MAUI  
PLANNING FOR THE FUTURE

COUNTY OF MAUI  
DEPARTMENT OF PLANNING



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# Origins of Planning Thought





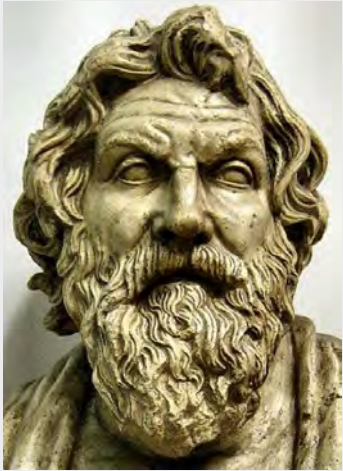
*“We ought to plan the ideal of our city  
with an eye to four considerations....  
**health...defense .....**  
**convenience...and beauty”***

Aristotle, Politics ca. 350 B.C

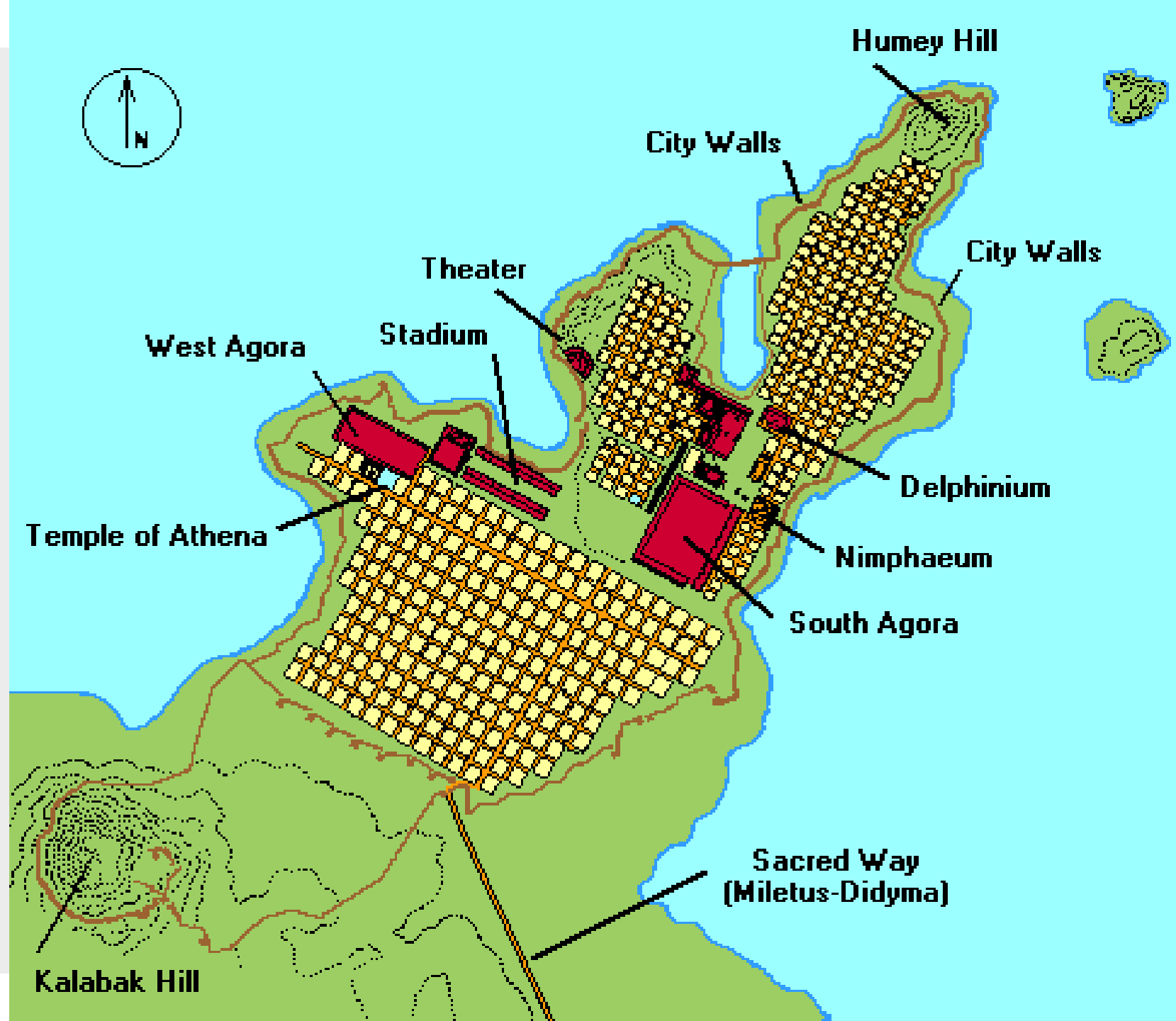


# Hippodamus

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.

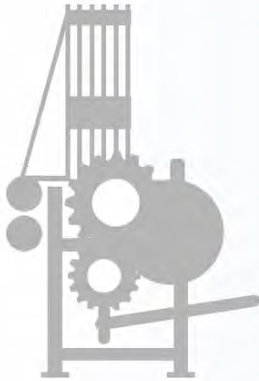




# From Industry 1.0 to Industry 4.0

## 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



Degree of complexity



1800

1900

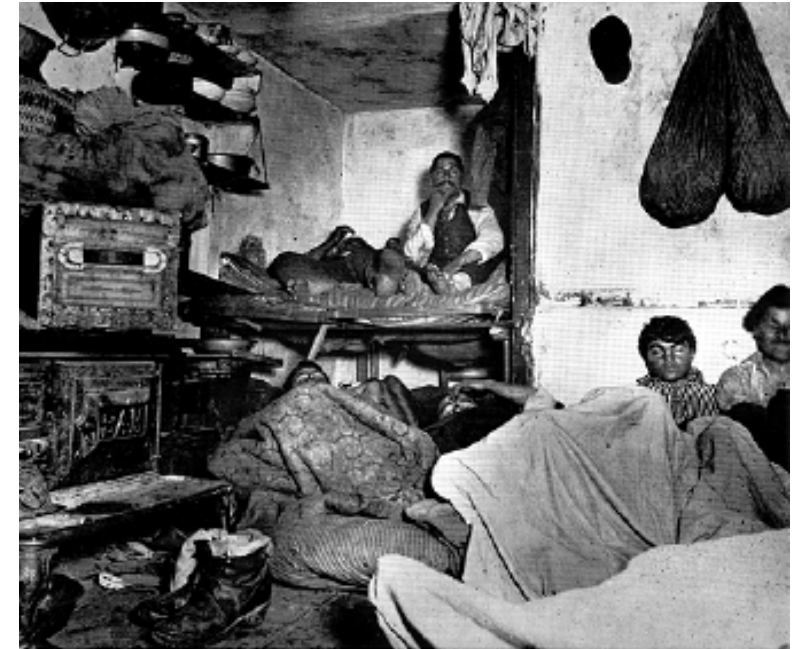
2000

Today

Time



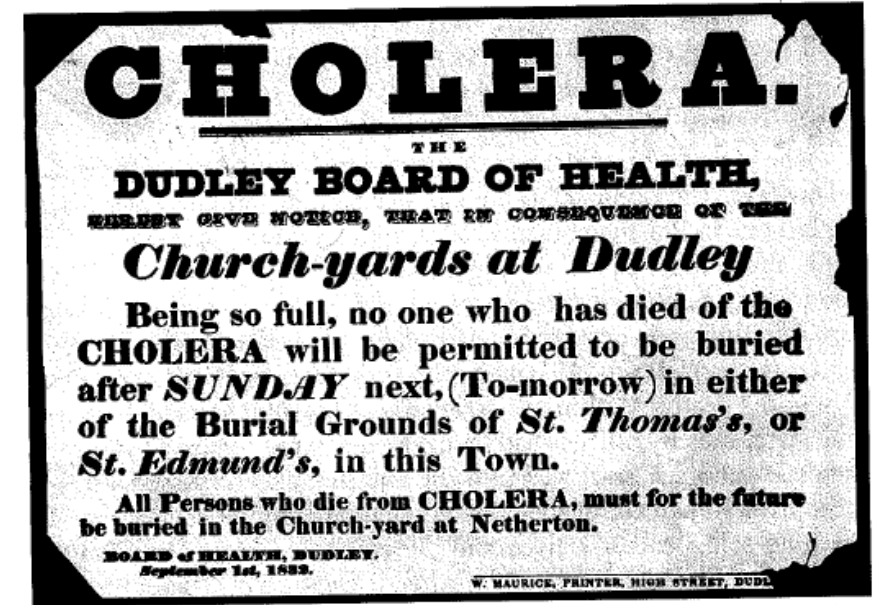
- Crowded tenements, 10 and 12 people to a room
- Homes built 15 feet x 12 feet
- Cholera outbreaks
- No sewers





# 19<sup>th</sup> 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



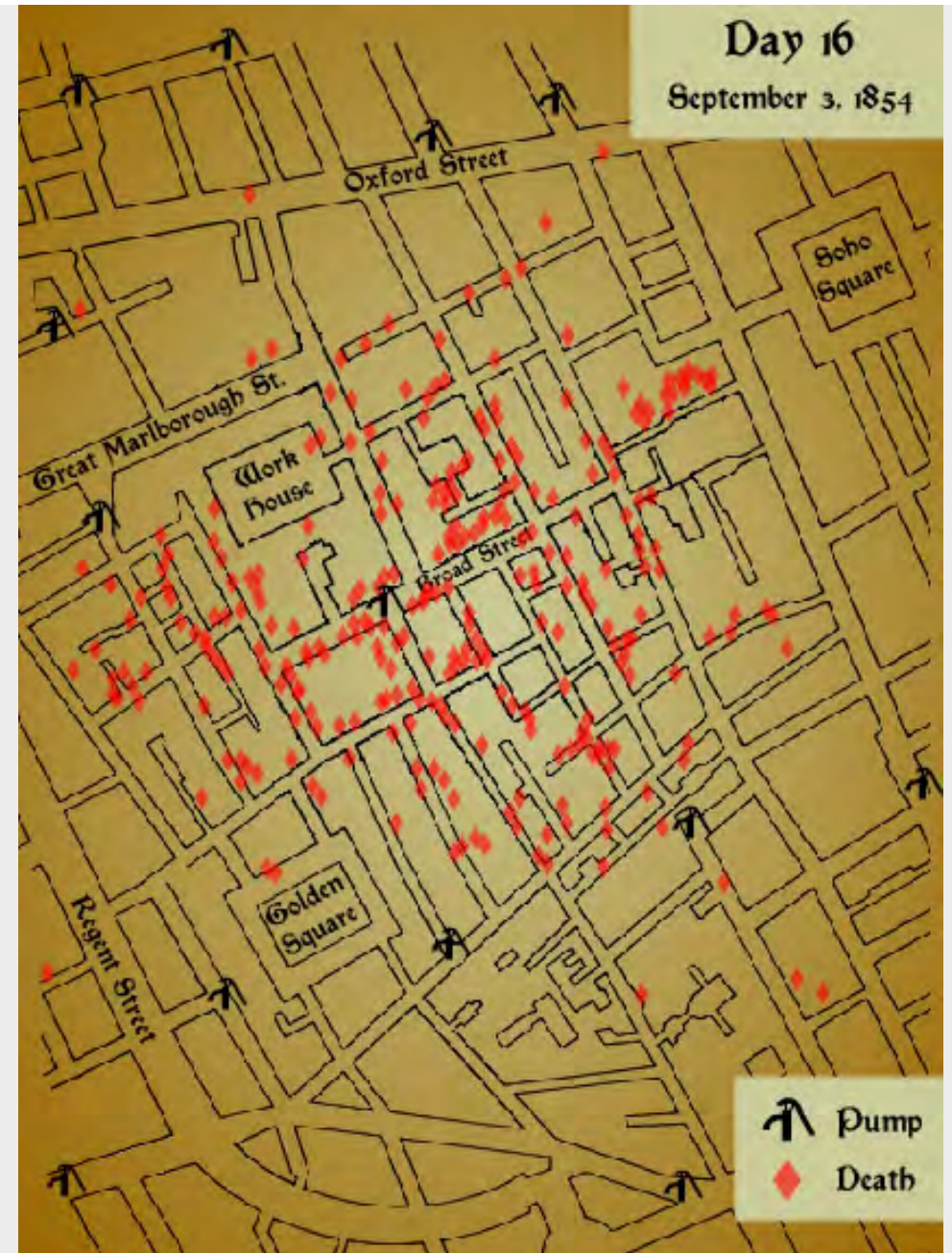
SOURCE: Bettman Archive at Corbis.com.





## John Snow – 1854 Broad Street, London

Established a connection of physical form and health









**HEALTH of the COUNTRY  
COMFORTS of the TOWN**



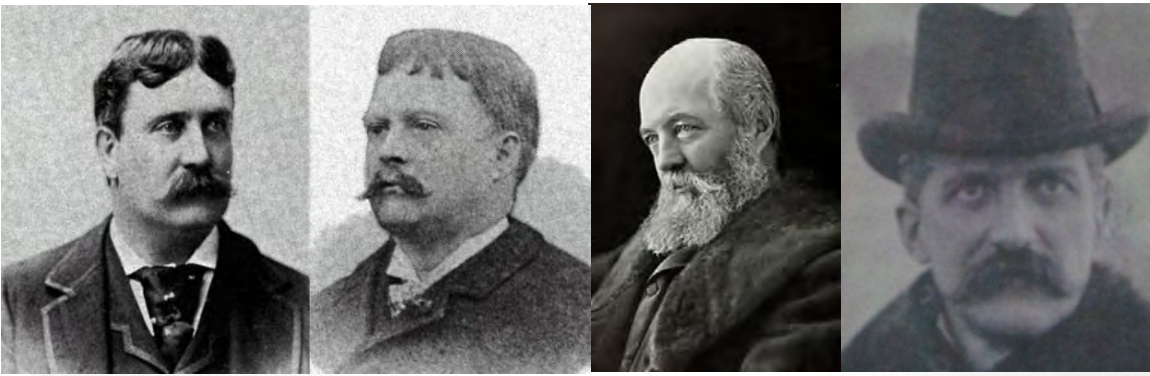
**LETCHWORTH**  
**The FIRST GARDEN CITY**

Letchworth, UK





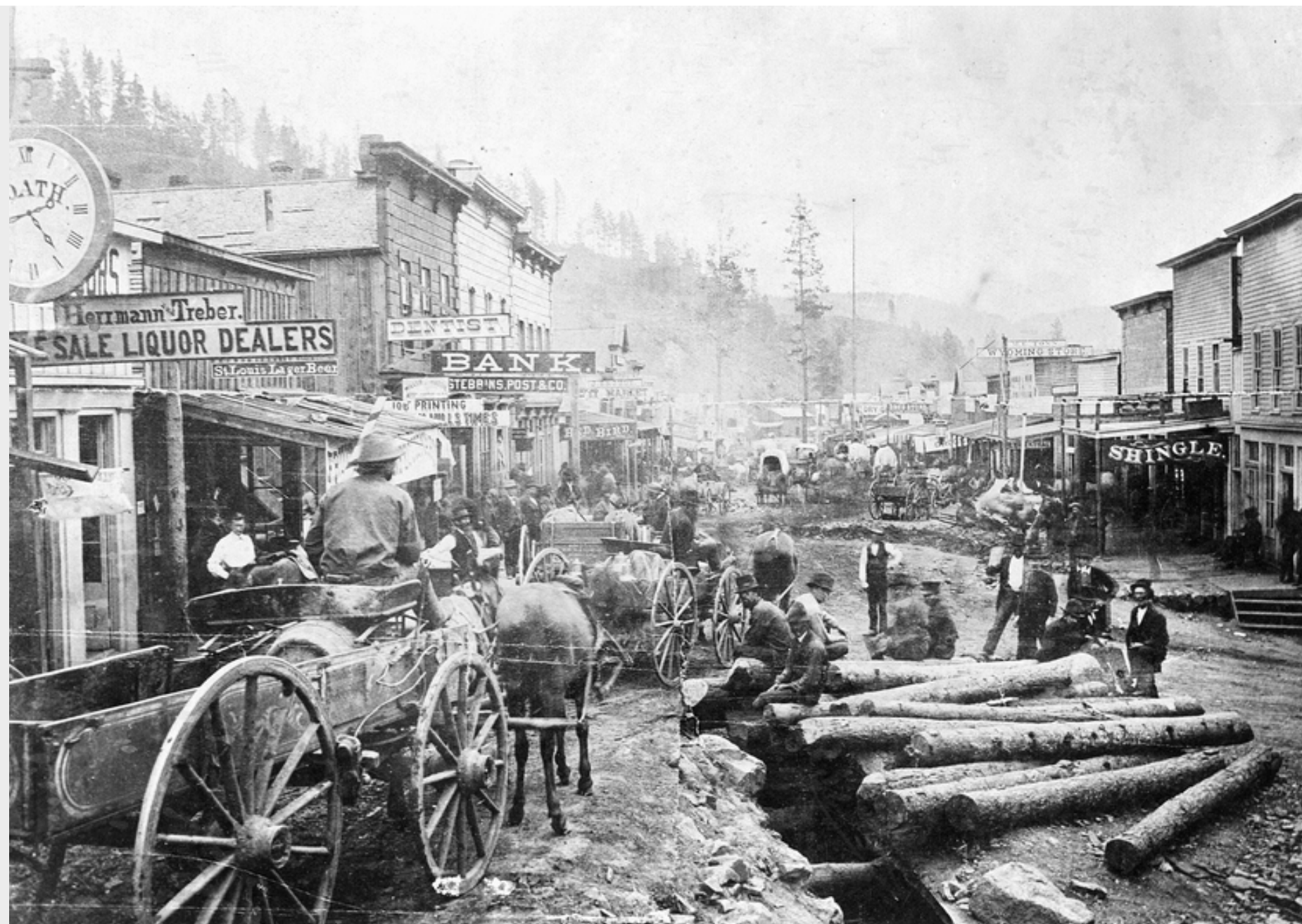
Designers: Burnham, Root,  
Olmstead, Atwood



"American City Planning 1890"

The Inspiration of the City Beautiful – Columbian Exposition of 1893









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





Explorehistory.com





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

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



# THE REASON WHY

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The Colored American is not  
in the World's Colum-  
bian Exposition.

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**The Afro-American's Contribution to Columbian Literature**

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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



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# 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

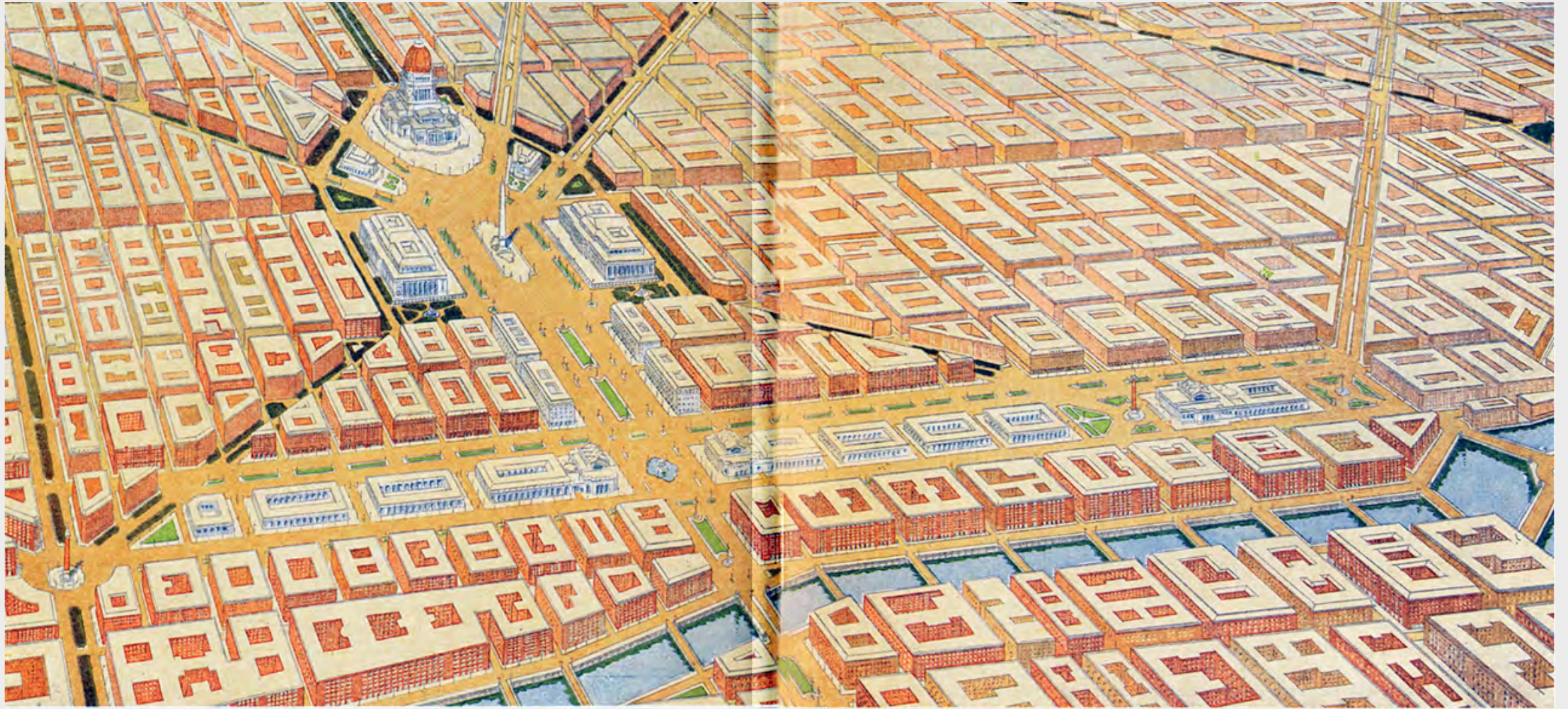


CHICAGO  
THE COMMERCIAL CLUB  
MCMIX

## Plan of Chicago

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











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!

**ZONING MAP  
EUCLID VILLAGE**

SCALE  
1" = 100 FEET  
1" = 200 FEET  
1" = 400 FEET  
1" = 800 FEET  
1" = 1600 FEET

THE F.A. PEASE ENGINEERING CO.  
1922

PLANNING & ZONING COMMISSION  
JAS. MEYERBAUM, CHAIRMAN  
C.K. ZIMMERMAN  
R.L. FULLER  
W.F. DETTEE  
P.E. KROENKE  
L.F. CANTLON, SECRETARY  
H.W. STEIN, BUILDING INSPECTOR  
F.A. PEASE, VILLAGE ENGINEER

**DISTRICTS**

**USE**

U-1 SINGLE FAMILY  
U-2 TWO FAMILY  
U-3 APARTMENT HOUSE  
U-4 RETAIL WHOLESALE STORES  
U-5 COMMERCIAL  
U-6 INDUSTRIAL

**HEIGHT**

U-1 25 FEET  
U-2 35 FEET  
U-3 35 FEET  
U-4 35 FEET  
U-5 35 FEET  
U-6 35 FEET

**UNLESS OTHERWISE DESIGNATED**

U-1 DISTRICTS ARE IN 25' HEIGHT DISTRICTS  
U-2 DISTRICTS ARE IN 35' HEIGHT DISTRICTS  
U-3 DISTRICTS ARE IN 35' HEIGHT DISTRICTS  
U-4 DISTRICTS ARE IN 35' HEIGHT DISTRICTS  
U-5 DISTRICTS ARE IN 35' HEIGHT DISTRICTS  
U-6 DISTRICTS ARE IN 35' HEIGHT DISTRICTS

**SETBACK LINES**

EUCLID AVE. 10' FROM 100' TO 200'  
LAKE SHORE RD. 10' FROM 100' TO 200'  
ALL OTHER STREETS 10' FROM 100' TO 200'  
U-1 10' FROM 100' TO 200'  
U-2 10' FROM 100' TO 200'  
U-3 10' FROM 100' TO 200'  
U-4 10' FROM 100' TO 200'  
U-5 10' FROM 100' TO 200'  
U-6 10' FROM 100' TO 200'

REVISIONS: MAY 1913, NOVEMBER 1913, JUNE 1914, JUNE 1915, JUNE 1916, JUNE 1917, JUNE 1918, JUNE 1919, JUNE 1920, JUNE 1921, JUNE 1922, JUNE 1923, JUNE 1924, JUNE 1925, JUNE 1926, JUNE 1927, JUNE 1928, JUNE 1929, JUNE 1930, JUNE 1931, JUNE 1932, JUNE 1933, JUNE 1934, JUNE 1935, JUNE 1936, JUNE 1937, JUNE 1938, JUNE 1939, JUNE 1940, JUNE 1941, JUNE 1942, JUNE 1943, JUNE 1944, JUNE 1945, JUNE 1946, JUNE 1947, JUNE 1948, JUNE 1949, JUNE 1950, JUNE 1951, JUNE 1952, JUNE 1953, JUNE 1954, JUNE 1955, JUNE 1956, JUNE 1957, JUNE 1958, JUNE 1959, JUNE 1960, JUNE 1961, JUNE 1962, JUNE 1963, JUNE 1964, JUNE 1965, JUNE 1966, JUNE 1967, JUNE 1968, JUNE 1969, JUNE 1970, JUNE 1971, JUNE 1972, JUNE 1973, JUNE 1974, JUNE 1975, JUNE 1976, JUNE 1977, JUNE 1978, JUNE 1979, JUNE 1980, JUNE 1981, JUNE 1982, JUNE 1983, JUNE 1984, JUNE 1985, JUNE 1986, JUNE 1987, JUNE 1988, JUNE 1989, JUNE 1990, JUNE 1991, JUNE 1992, JUNE 1993, JUNE 1994, JUNE 1995, JUNE 1996, JUNE 1997, JUNE 1998, JUNE 1999, JUNE 2000, JUNE 2001, JUNE 2002, JUNE 2003, JUNE 2004, JUNE 2005, JUNE 2006, JUNE 2007, JUNE 2008, JUNE 2009, JUNE 2010, JUNE 2011, JUNE 2012, JUNE 2013, JUNE 2014, JUNE 2015, JUNE 2016, JUNE 2017, JUNE 2018, JUNE 2019, JUNE 2020, JUNE 2021, JUNE 2022, JUNE 2023, JUNE 2024, JUNE 2025, JUNE 2026, JUNE 2027, JUNE 2028, JUNE 2029, JUNE 2030, JUNE 2031, JUNE 2032, JUNE 2033, JUNE 2034, JUNE 2035, JUNE 2036, JUNE 2037, JUNE 2038, JUNE 2039, JUNE 2040, JUNE 2041, JUNE 2042, JUNE 2043, JUNE 2044, JUNE 2045, JUNE 2046, JUNE 2047, JUNE 2048, JUNE 2049, JUNE 2050, JUNE 2051, JUNE 2052, JUNE 2053, JUNE 2054, JUNE 2055, JUNE 2056, JUNE 2057, JUNE 2058, JUNE 2059, JUNE 2060, JUNE 2061, JUNE 2062, JUNE 2063, JUNE 2064, JUNE 2065, JUNE 2066, JUNE 2067, JUNE 2068, JUNE 2069, JUNE 2070, JUNE 2071, JUNE 2072, JUNE 2073, JUNE 2074, JUNE 2075, JUNE 2076, JUNE 2077, JUNE 2078, JUNE 2079, JUNE 2080, JUNE 2081, JUNE 2082, JUNE 2083, JUNE 2084, JUNE 2085, JUNE 2086, JUNE 2087, JUNE 2088, JUNE 2089, JUNE 2090, JUNE 2091, JUNE 2092, JUNE 2093, JUNE 2094, JUNE 2095, JUNE 2096, JUNE 2097, JUNE 2098, JUNE 2099, JUNE 2100, JUNE 2101, JUNE 2102, JUNE 2103, JUNE 2104, JUNE 2105, JUNE 2106, JUNE 2107, JUNE 2108, JUNE 2109, JUNE 2110, JUNE 2111, JUNE 2112, JUNE 2113, JUNE 2114, JUNE 2115, JUNE 2116, JUNE 2117, JUNE 2118, JUNE 2119, JUNE 2120, JUNE 2121, JUNE 2122, JUNE 2123, JUNE 2124, JUNE 2125, JUNE 2126, JUNE 2127, JUNE 2128, JUNE 2129, JUNE 2130, JUNE 2131, JUNE 2132, JUNE 2133, JUNE 2134, JUNE 2135, JUNE 2136, JUNE 2137, JUNE 2138, JUNE 2139, JUNE 2140, JUNE 2141, JUNE 2142, JUNE 2143, JUNE 2144, JUNE 2145, JUNE 2146, JUNE 2147, JUNE 2148, JUNE 2149, JUNE 2150, JUNE 2151, JUNE 2152, JUNE 2153, JUNE 2154, JUNE 2155, JUNE 2156, JUNE 2157, JUNE 2158, JUNE 2159, JUNE 2160, JUNE 2161, JUNE 2162, JUNE 2163, JUNE 2164, JUNE 2165, JUNE 2166, JUNE 2167, JUNE 2168, JUNE 2169, JUNE 2170, JUNE 2171, JUNE 2172, JUNE 2173, JUNE 2174, JUNE 2175, JUNE 2176, JUNE 2177, JUNE 2178, JUNE 2179, JUNE 2180, JUNE 2181, JUNE 2182, JUNE 2183, JUNE 2184, JUNE 2185, JUNE 2186, JUNE 2187, JUNE 2188, JUNE 2189, JUNE 2190, JUNE 2191, JUNE 2192, JUNE 2193, JUNE 2194, JUNE 2195, JUNE 2196, JUNE 2197, JUNE 2198, JUNE 2199, JUNE 2200, JUNE 2201, JUNE 2202, JUNE 2203, JUNE 2204, JUNE 2205, JUNE 2206, JUNE 2207, JUNE 2208, JUNE 2209, JUNE 2210, JUNE 2211, JUNE 2212, JUNE 2213, JUNE 2214, JUNE 2215, JUNE 2216, JUNE 2217, JUNE 2218, JUNE 2219, JUNE 2220, JUNE 2221, JUNE 2222, JUNE 2223, JUNE 2224, JUNE 2225, JUNE 2226, JUNE 2227, JUNE 2228, JUNE 2229, JUNE 2230, JUNE 2231, JUNE 2232, JUNE 2233, JUNE 2234, JUNE 2235, JUNE 2236, JUNE 2237, JUNE 2238, JUNE 2239, JUNE 2240, JUNE 2241, JUNE 2242, JUNE 2243, JUNE 2244, JUNE 2245, JUNE 2246, JUNE 2247, JUNE 2248, JUNE 2249, JUNE 2250, JUNE 2251, JUNE 2252, JUNE 2253, JUNE 2254, JUNE 2255, JUNE 2256, JUNE 2257, JUNE 2258, JUNE 2259, JUNE 2260, JUNE 2261, JUNE 2262, JUNE 2263, JUNE 2264, JUNE 2265, JUNE 2266, JUNE 2267, JUNE 2268, JUNE 2269, JUNE 2270, JUNE 2271, JUNE 2272, JUNE 2273, JUNE 2274, JUNE 2275, JUNE 2276, JUNE 2277, JUNE 2278, JUNE 2279, JUNE 2280, JUNE 2281, JUNE 2282, JUNE 2283, JUNE 2284, JUNE 2285, JUNE 2286, JUNE 2287, JUNE 2288, JUNE 2289, JUNE 2290, JUNE 2291, JUNE 2292, JUNE 2293, JUNE 2294, JUNE 2295, JUNE 2296, JUNE 2297, JUNE 2298, JUNE 2299, JUNE 2300, JUNE 2301, JUNE 2302, JUNE 2303, JUNE 2304, JUNE 2305, JUNE 2306, JUNE 2307, JUNE 2308, JUNE 2309, JUNE 2310, JUNE 2311, JUNE 2312, JUNE 2313, JUNE 2314, JUNE 2315, JUNE 2316, JUNE 2317, JUNE 2318, JUNE 2319, JUNE

ZONING MAP  
EUCLID VILLAGE

THE F. A. PEASE ENGINEERING CO.  
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L. F. CANTLON, SECRETARY  
H. W. STEIN, BUILDING INSPECTOR  
F. A. PEASE, VILLAGE ENGINEER

• DISTRICTS •

	USE	HEIGHT	NOTES
01.	SINGLE FAMILY	(H) 12 STORIES 35 FT	12' MIN. CLEARANCE
02.	TWO FAMILY	(H) 4 STORIES 30 FT	12' MIN. CLEARANCE
03.	TRANSIENT HOUSE	(H) EIGHTY FEET	12' MIN. CLEARANCE
04.	RESIDENTIAL USE - STORES		12' MIN. CLEARANCE
05.	COMMERCIAL		
06.	INDUSTRIAL		

• UNLESS OTHERWISE DESIGNATED

[illegible]

SETBACK LINES™

EIGHTH AVE. - W. 11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-



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.

# Euclid V. Ambler

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.**

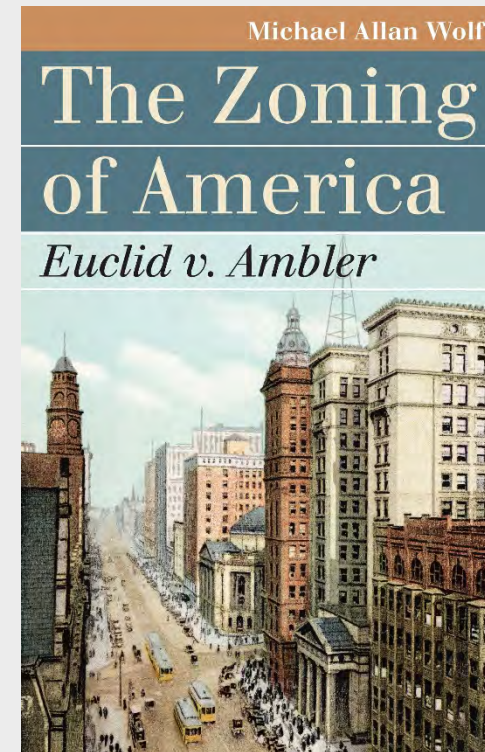
**No. 31.**

**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 ACT

BY THE

ADVISORY COMMITTEE ON CITY PLANNING AND ZONING  
OF THE U. S. DEPARTMENT OF COMMERCE



UNITED STATES  
GOVERNMENT PRINTING OFFICE  
WASHINGTON  
1922

HERBERT HOOVER, SECRETARY

# A STANDARD CITY PLANNING ENABLING ACT

BY

THE ADVISORY COMMITTEE ON CITY PLANNING AND ZONING

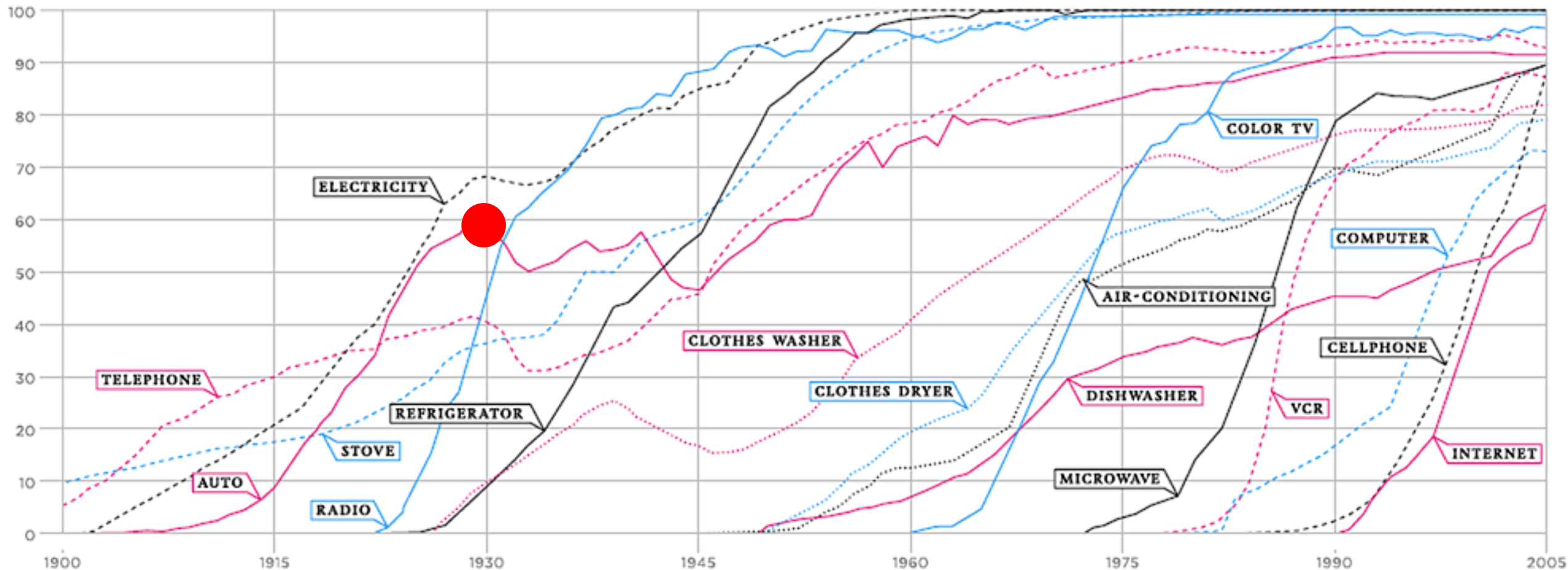
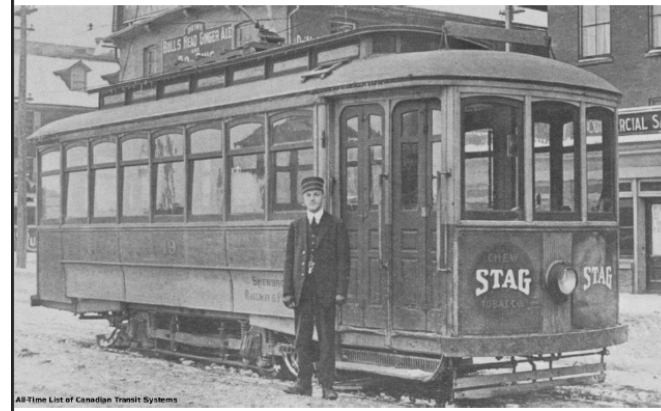
APPOINTED BY SECRETARY HOOVER

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

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

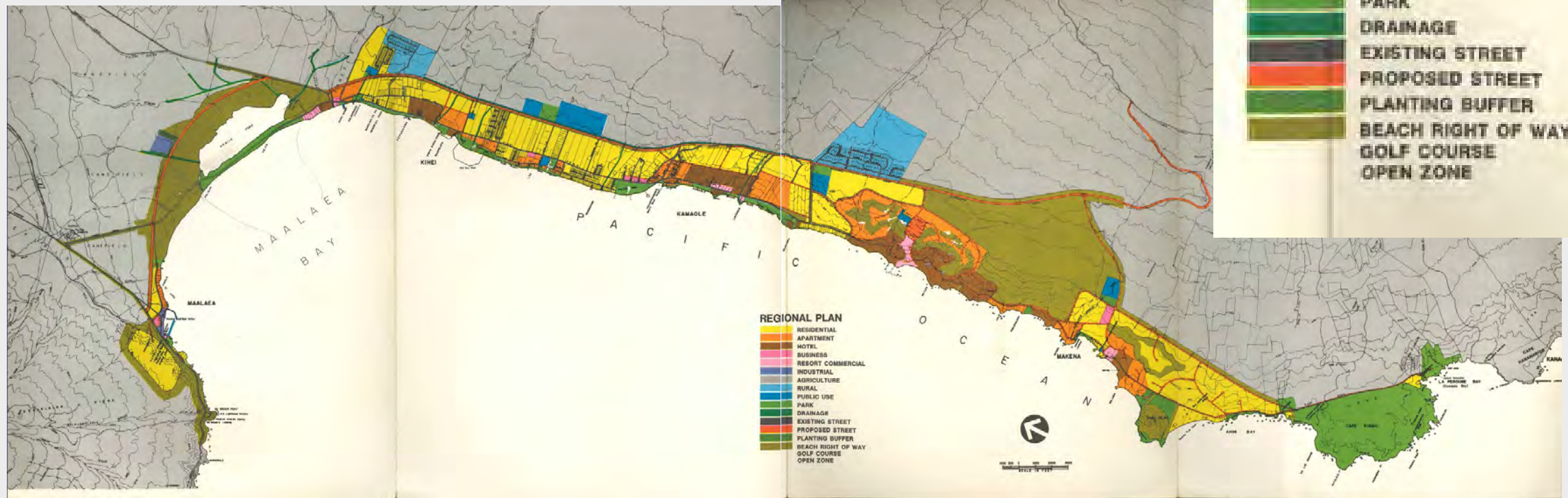


# Kihei

## Civic Development Plan



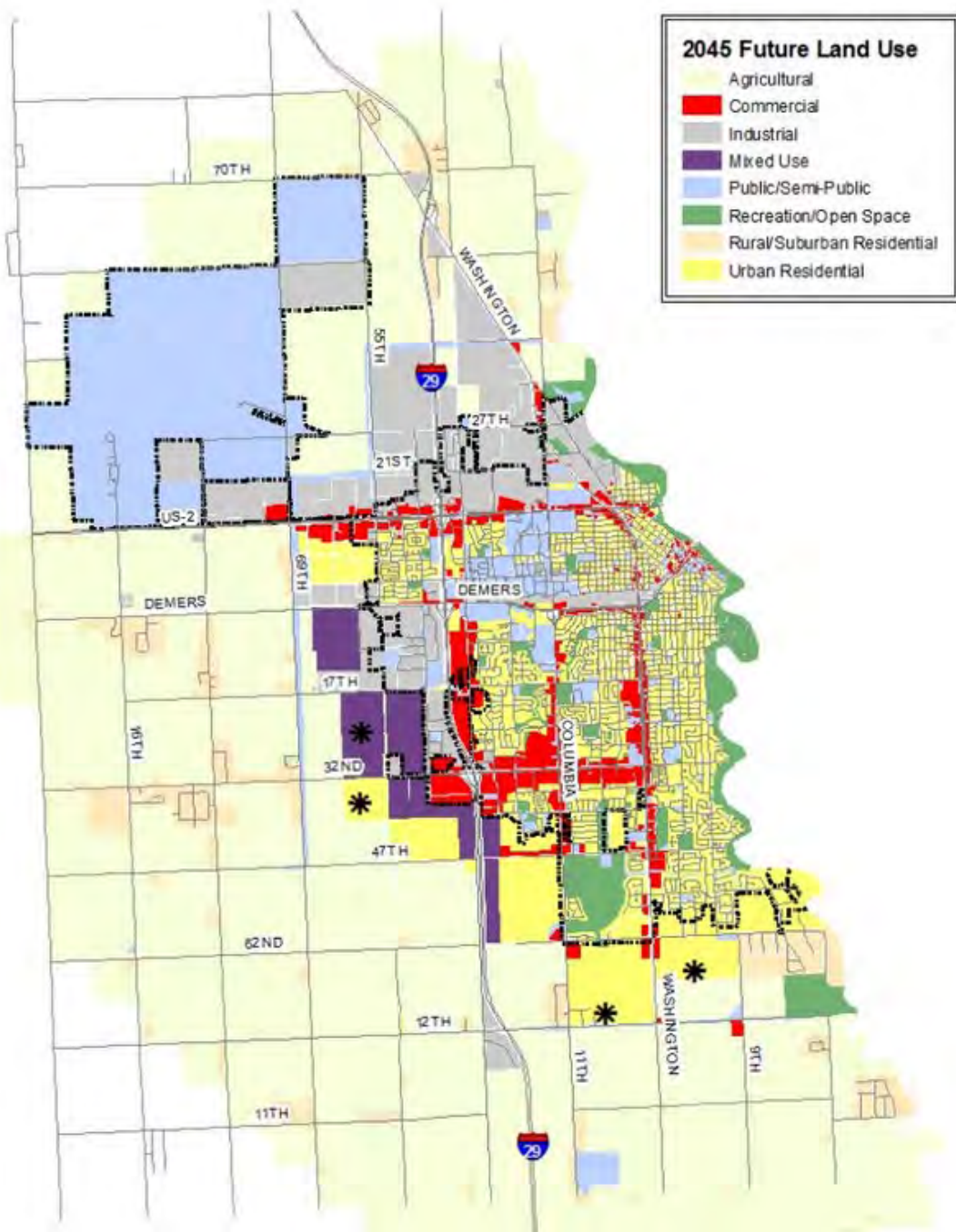




## REGIONAL PLAN

- 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





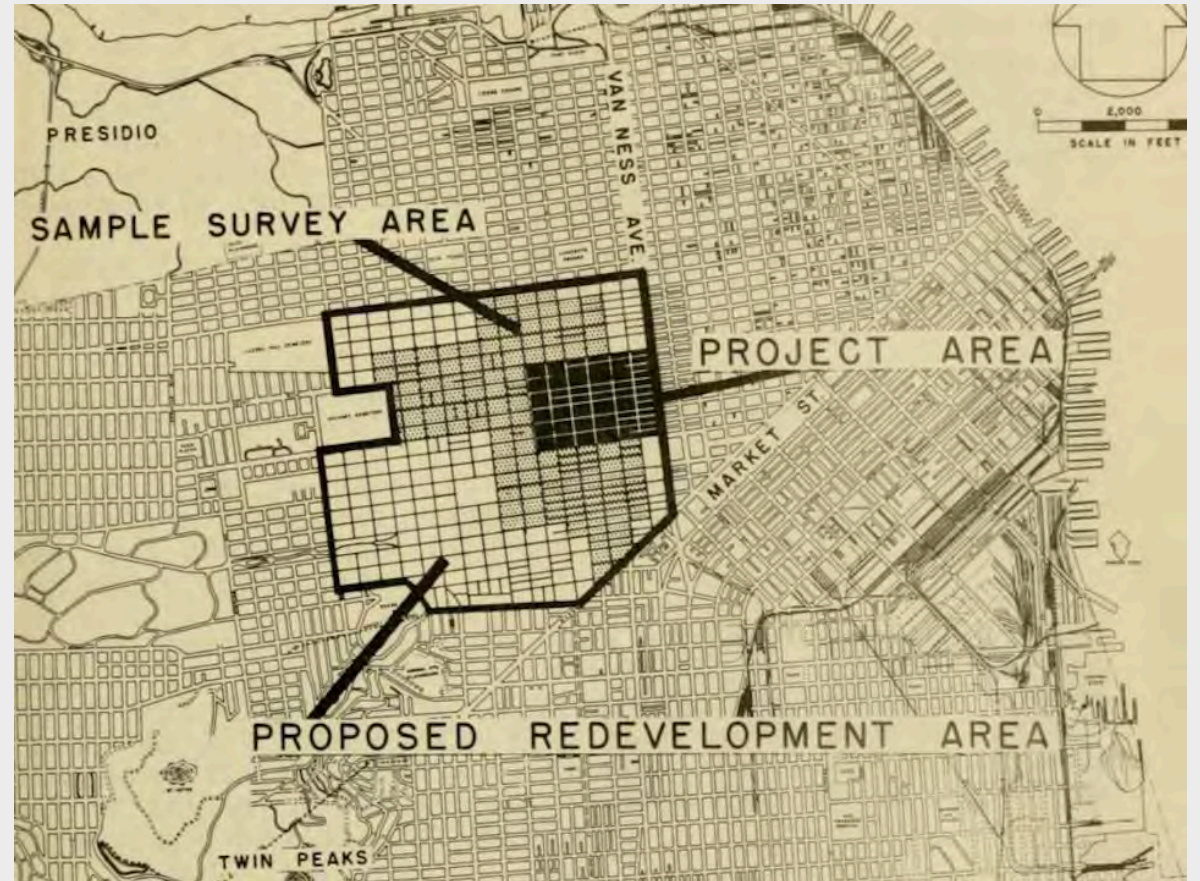
Section 701 of the Housing Act of 1954, as amended, authorizes comprehensive planning assistance to state, areawide and local public agencies for solving planning problems including those resulting from the increasing concentration of populations in metropolitan and other urban areas and lack of coordinated 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

















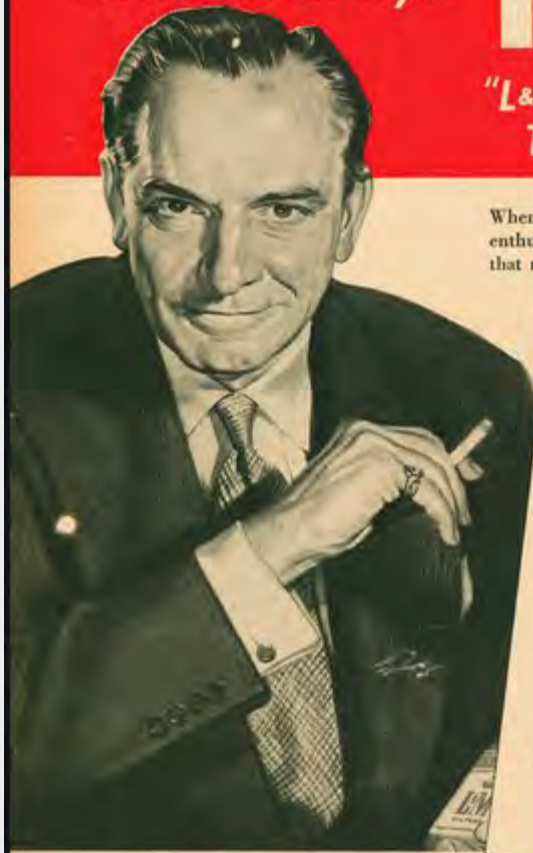




*Fredric March says—*

# 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.  
410 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 was found that effectively non-mineral material is the material used in "L&M" Filter 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



**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.”*

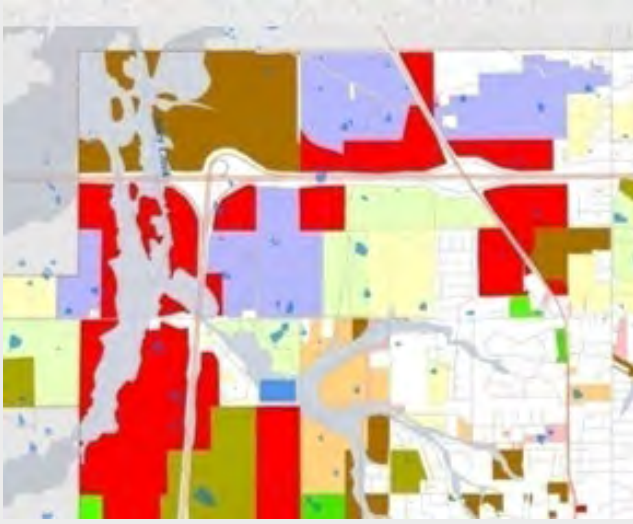
*“That the sight of people attracts still other people, is something that city planners and city architectural designers seem to find incomprehensible. They operate on the premise that city people seek the sight of emptiness, obvious order and quiet.”*

*“ 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.”*

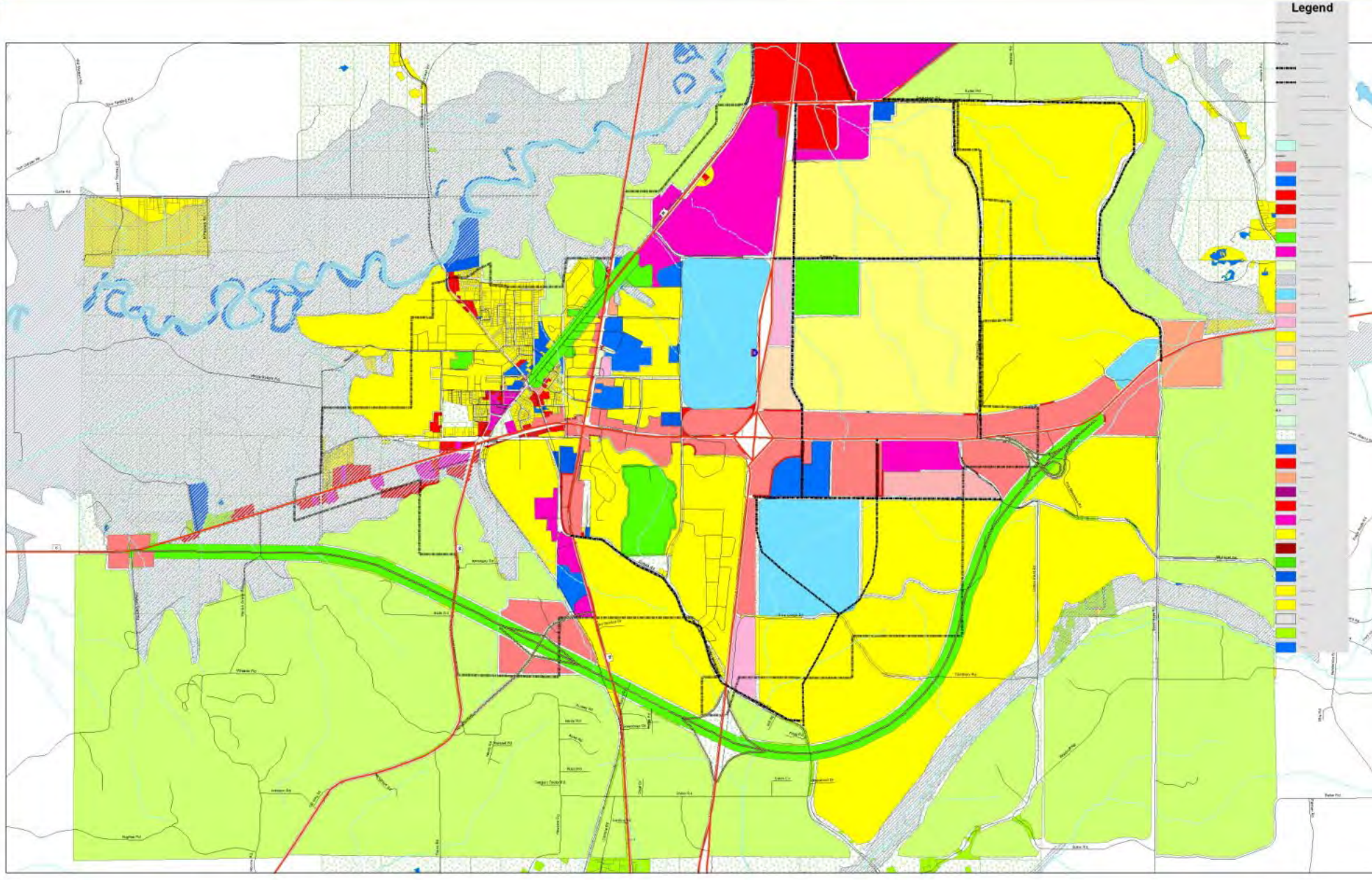
*Jane Jacobs*



# What does commercial mean?









# 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



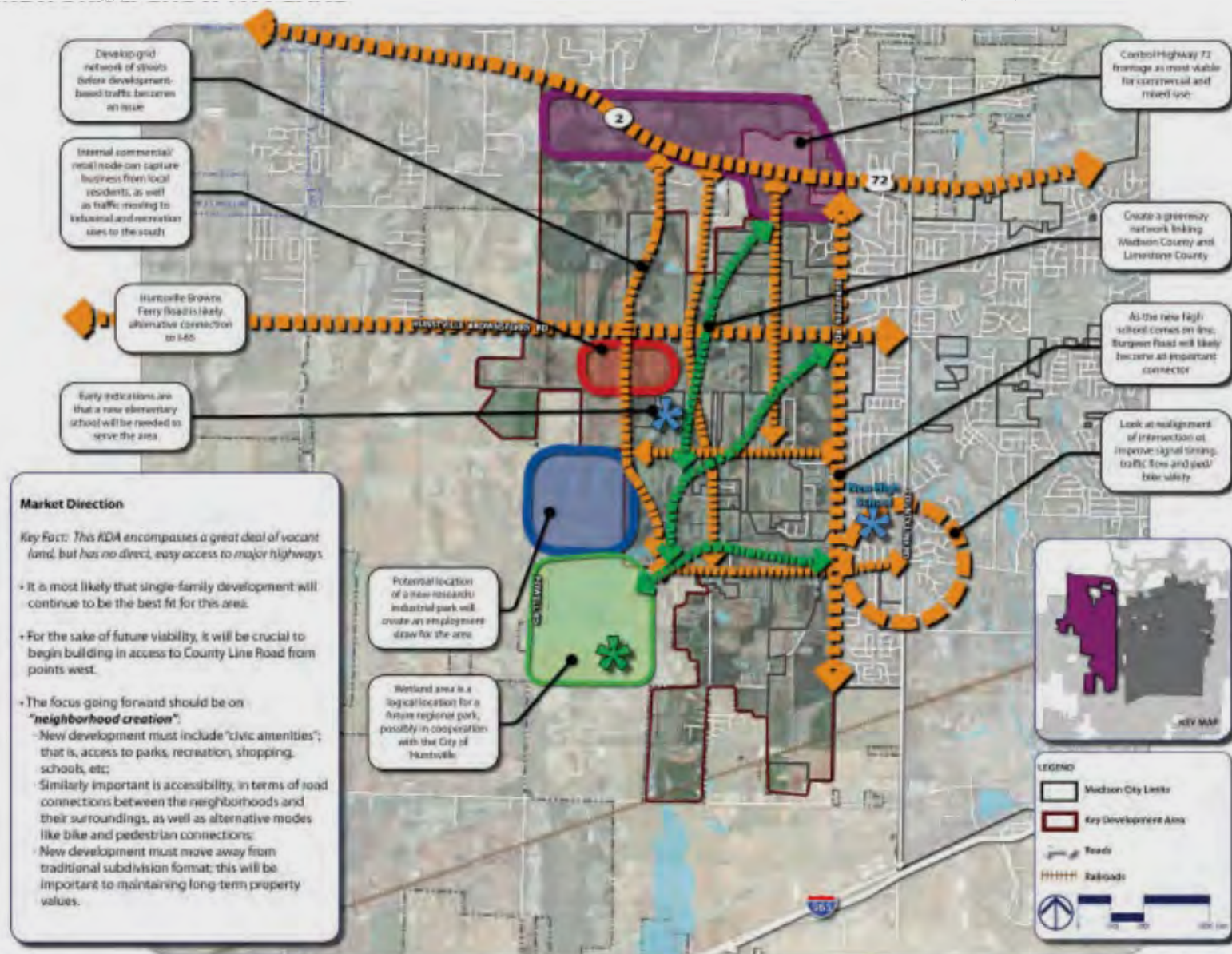


Figure 2.39 - Western Growth Area Master Plan Diagram

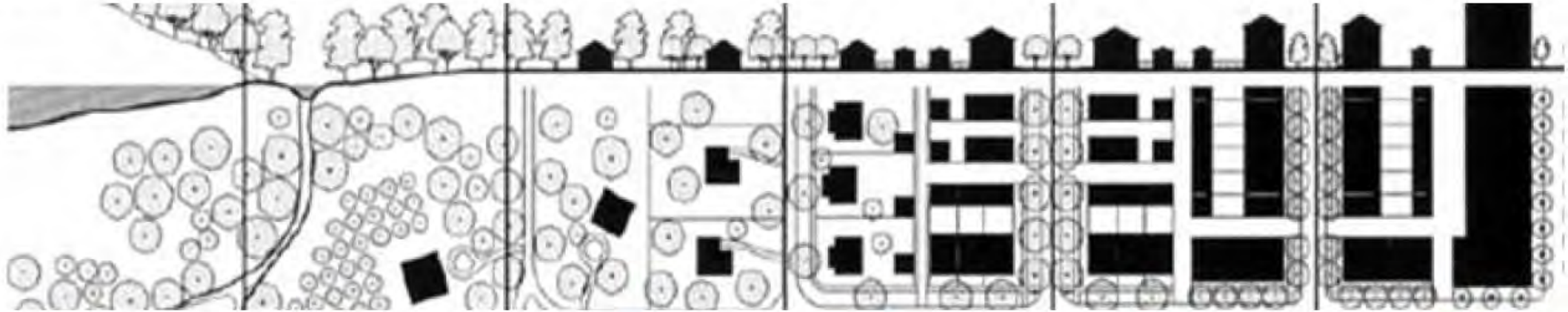


# Typical Place Types

- 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				
<ul style="list-style-type: none"><li>Traditional neighborhoods</li><li>Suburban commercial</li></ul>		<ul style="list-style-type: none"><li>Suburban residential</li><li>Urban core</li></ul>		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



**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](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?



**Area Types are defined using information about the built environment**

## **Oregon DOT and Department of Land Place Type Definitions**

[https://www.oregon.gov/ODOT/Planning/PTVSV/PlaceType\\_Flyer.pdf](https://www.oregon.gov/ODOT/Planning/PTVSV/PlaceType_Flyer.pdf)

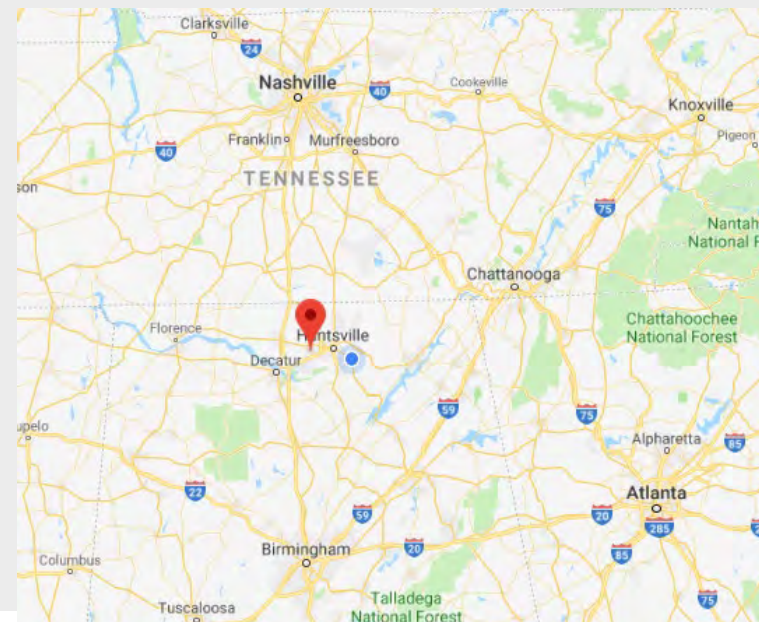
		Destination Accessibility			
		High	Med	Low	Very Low
Design	High	Regional Center	Close in Community	Suburban/Town	
	Med				
	Low Very Low				
Density	Very Low	Low Density/Rural			



# Anatomy of a Place Type



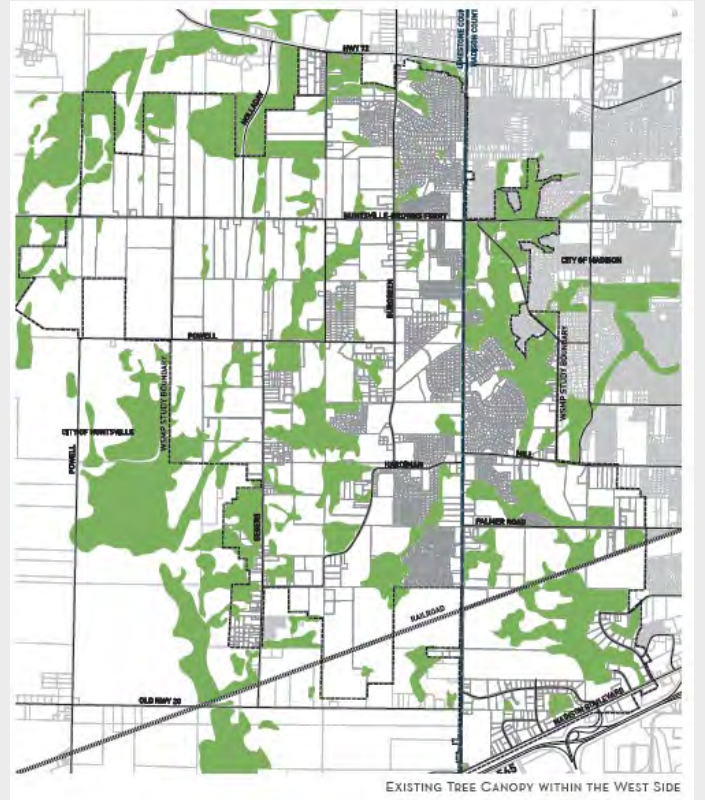
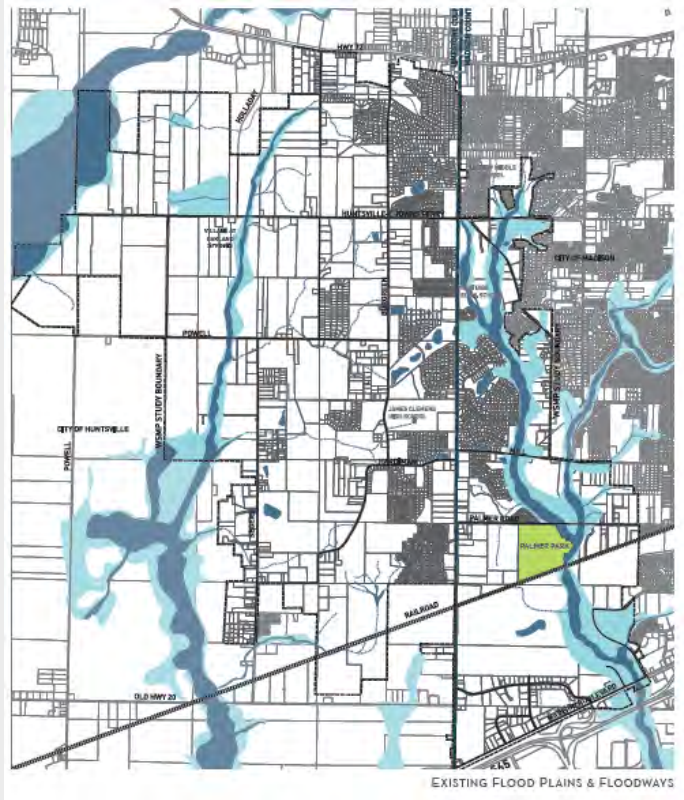
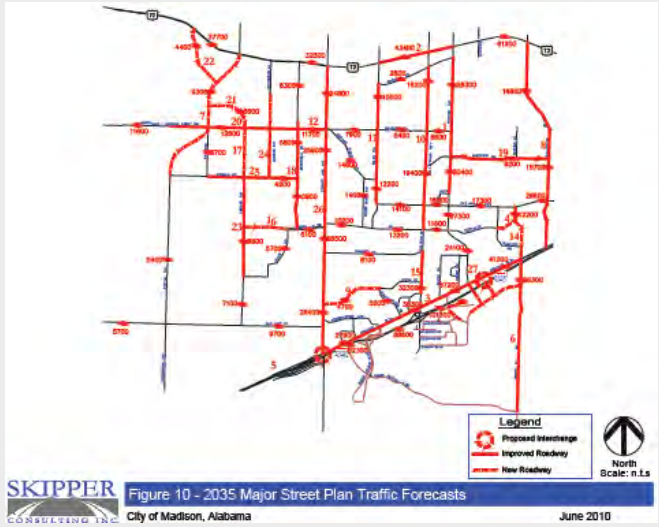
Madison, Alabama West Side













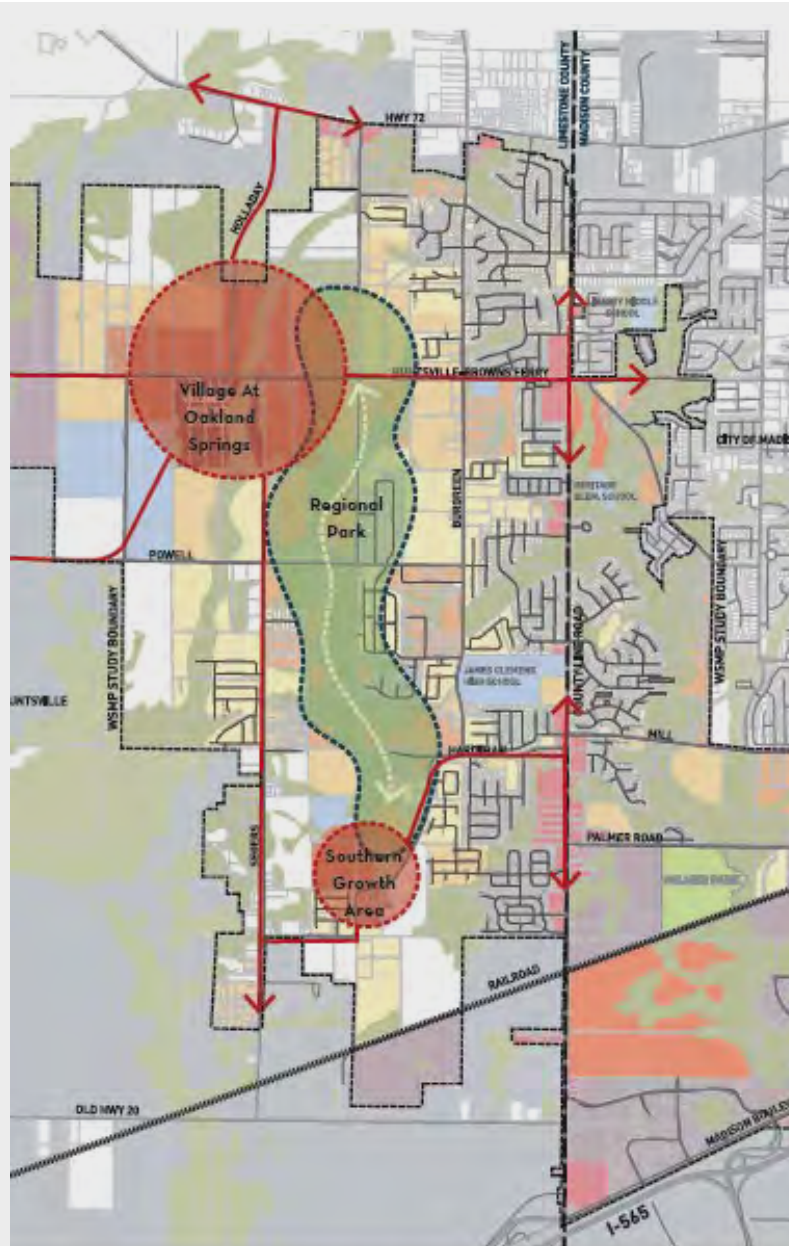
# THE IMPACT OF GROWTH ON CITY FINANCES

The City of Madison derives its revenue from a number of sources including taxes, licenses, permits, fines, and contributions and donations. The City does not collect impact fees to offset the cost of growth, nor does it require adequate public facilities or development agreements, as many cities do, to help with the staging and financing of infrastructure. The single largest source of income for the City of Madison, and likely all cities in Alabama, is sales tax. Sales tax represented 38% of total revenues for the fiscal year ended September 30, 2015. Property tax and payments in lieu of taxes generated 17% of the revenue, and licenses and permits another 16% for the same fiscal year rounding out the top four largest revenue generators. Nearly every structure that is added to the city adds to the tax base, and new residents and employees as well as businesses contribute sales tax.

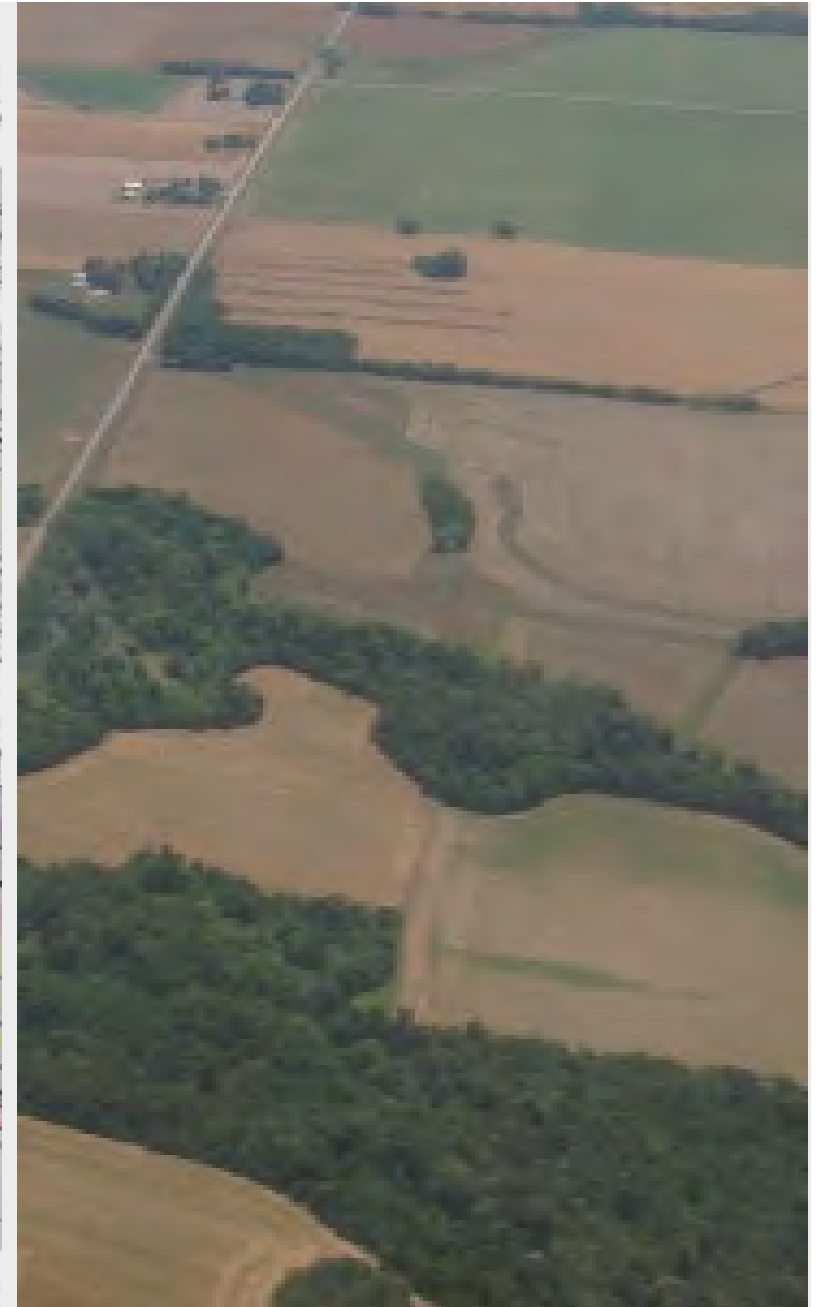
While growth increases tax base and other revenue streams, it also costs the City in terms of services and facilities. During the time frame of this planning process, the relationship between land use and revenue was studied by TischlerBise in an effort to better understand land use impacts on city finances. Five residential land use prototypes 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



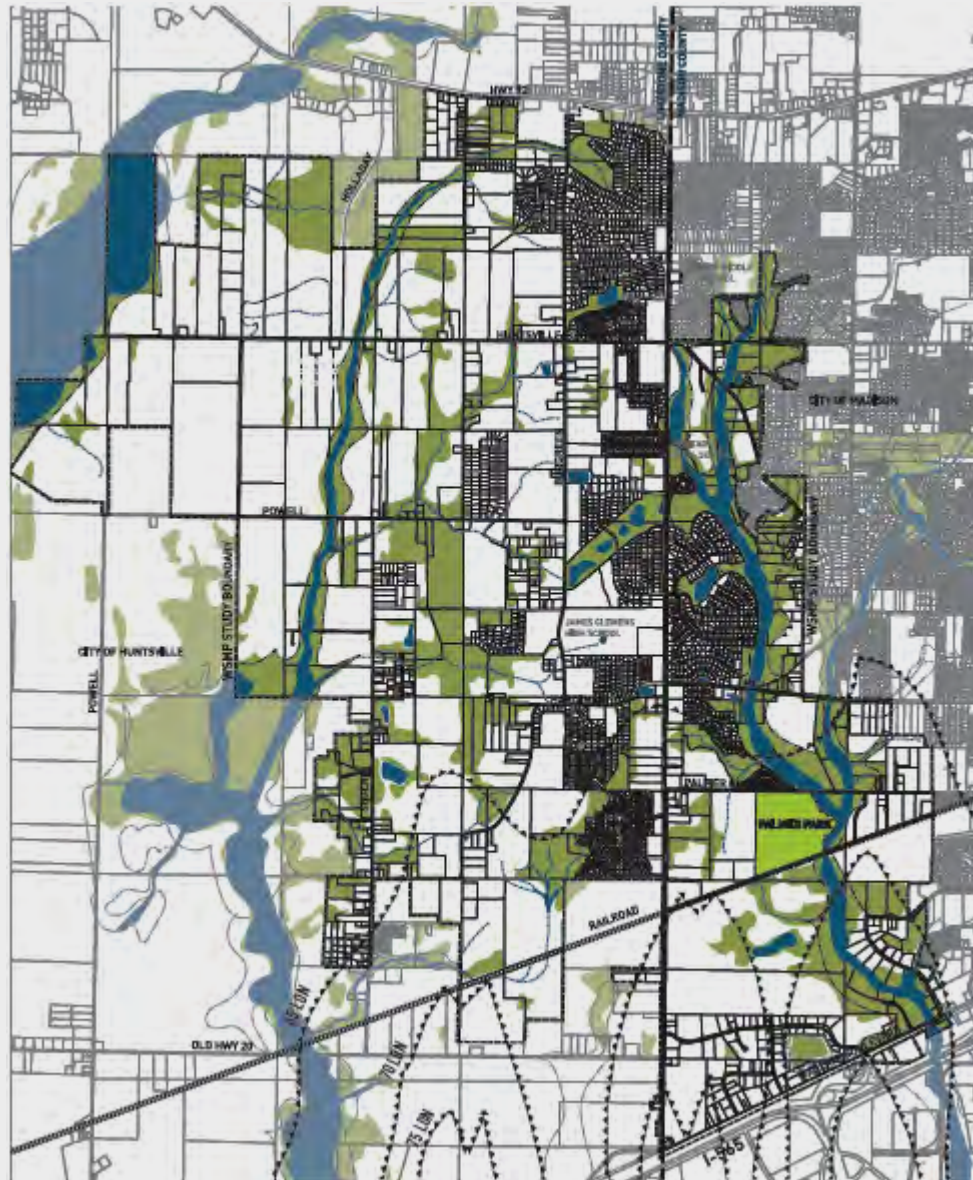


PLACE TYPES:

- 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

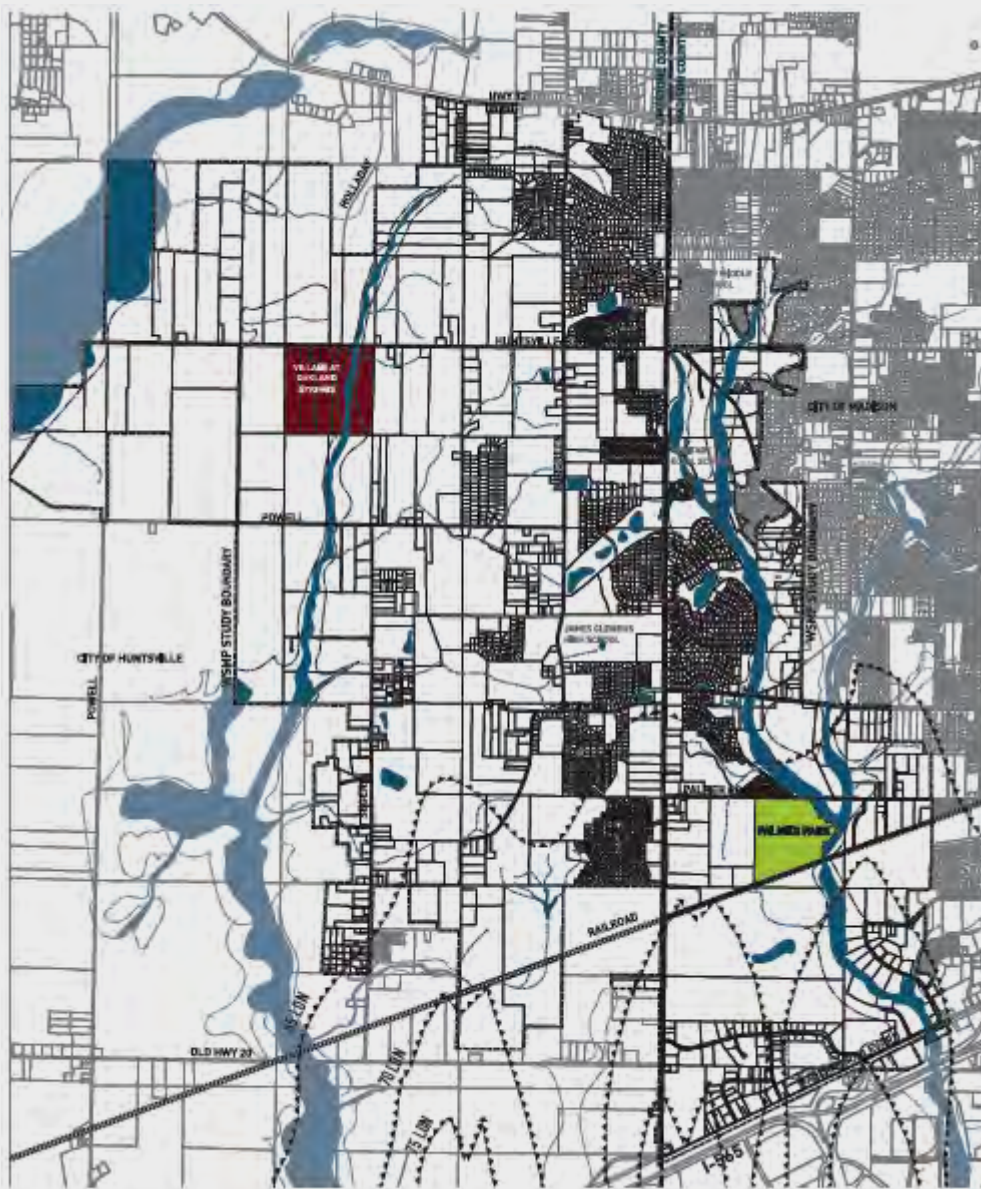






PARK AND NATURAL AREA PLACE TYPE DETAIL	
GENERAL USE CHARACTER	
Primary Land Uses	<ul style="list-style-type: none"> <li>• Active and passive recreation</li> <li>• Preservation</li> <li>• Forested areas and wildlife habitat</li> </ul>
Secondary Land Uses	<ul style="list-style-type: none"> <li>• Flood protection</li> <li>• Conservation areas</li> </ul>
Density/Intensity	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
Development Considerations and Opportunities	<ul style="list-style-type: none"> <li>• FEMA Flood hazard requirements</li> <li>• Development easements</li> <li>• Preservation easements</li> <li>• Recreation easements</li> <li>• Riparian buffers</li> </ul>
GENERAL DESIGN CHARACTER	
Building Placement	<ul style="list-style-type: none"> <li>• Park buildings are placed to serve recreation needs</li> <li>• Buildings in natural areas respect topography, have little if any impact on sensitive areas and complement the character of their surroundings</li> </ul>
Building Frontage Characteristics	<ul style="list-style-type: none"> <li>• None</li> </ul>
Building Height Maximum	<ul style="list-style-type: none"> <li>• None</li> </ul>
Parking Characteristics	<ul style="list-style-type: none"> <li>• Parking areas are buffered where adjacent to public streets, residential areas, or protected areas and have little if any impact on sensitive areas</li> </ul>
Access Characteristics	<ul style="list-style-type: none"> <li>• Limited curb cuts</li> </ul>
Landscaping Characteristics	<ul style="list-style-type: none"> <li>• Natural</li> </ul>
Mobility Characteristics	<ul style="list-style-type: none"> <li>• Accessible by car, bike and pedestrians</li> </ul>





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
<hr/>	
	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

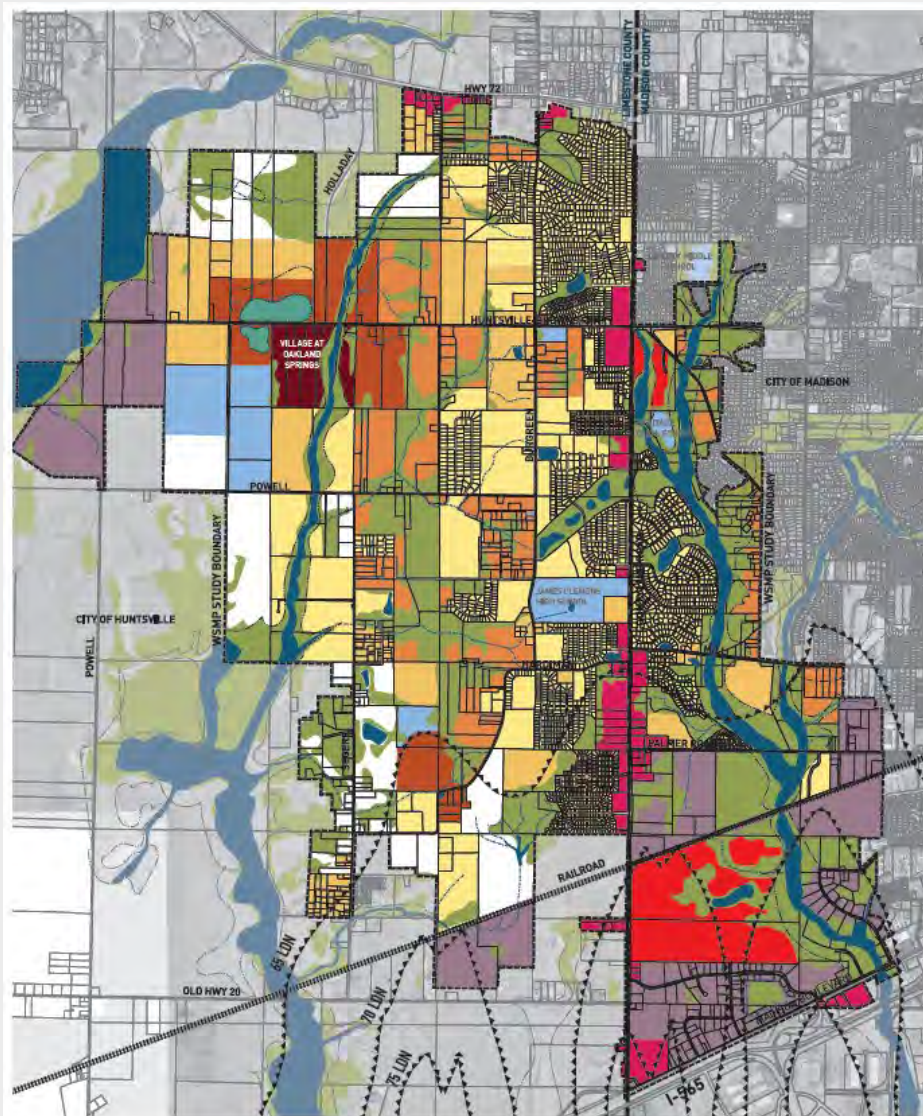




COMMUNITY FACILITIES (CF)	
GENERAL USE CHARACTER	
Primary Land Uses	<ul style="list-style-type: none"> <li>Public and private schools</li> <li>Public safety stations</li> </ul>
Secondary Land Uses	<ul style="list-style-type: none"> <li>Libraries</li> <li>Community and recreation centers</li> <li>Public and private performing arts centers</li> <li>Single-family attached residential</li> <li>Retail and service establishments</li> <li>Single-family detached residential</li> <li>Accessory residential</li> </ul>
Density/Intensity	<ul style="list-style-type: none"> <li>5 to 12 dwelling units per acre</li> <li>Non-residential FAR: .5-1.5</li> <li>Maximum lot coverage: 40%</li> </ul>
Development Considerations and Opportunities	<ul style="list-style-type: none"> <li>Clustering required</li> <li>Underground utilities</li> <li>Constructed stormwater facilities</li> <li>Tree canopy and natural area preservation</li> </ul>
Public and Private Amenities	<ul style="list-style-type: none"> <li>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.</li> </ul>
GENERAL DESIGN CHARACTER	
Building Placement	<ul style="list-style-type: none"> <li>Building facades set close to the street</li> </ul>
Building Frontage Characteristics	<ul style="list-style-type: none"> <li>Street-facing facades have at least one entrance that faces the street</li> </ul>
Building Height Maximum	<ul style="list-style-type: none"> <li>35 feet or 3 stories</li> </ul>
Parking Characteristics	<ul style="list-style-type: none"> <li>Garages are located behind the front facade or placed to the rear of the lot</li> <li>Parking lots are located predominately to the rear of primary buildings and may be accessed by alleyways</li> </ul>
Access Characteristics	<ul style="list-style-type: none"> <li>Limited curb-cuts</li> <li>Individual and shared driveways</li> <li>Multi-family and congregate care homes may provide entry to units through a shared interior space such as a lobby, hallway or foyer</li> </ul>
Landscaping Characteristics	<ul style="list-style-type: none"> <li>Significant landscaping along the perimeter of the site unless adjoining a natural amenity, park or open space.</li> <li>Street trees on both sides of the street</li> <li>Parking areas have a perimeter landscape buffer where adjacent to streets or property lines</li> </ul>
Mobility Characteristics	<ul style="list-style-type: none"> <li>Accessible by car, bike and pedestrians</li> <li>Sidewalks on both sides of the street</li> <li>Cyclists may be expected to share the street or have access to discreet bikeways or shared use paths</li> <li>Streets are normally grid pattern with curb and gutter</li> <li>Transit may be feasible</li> </ul>

TOWN CENTER (TC)	
GENERAL USE CHARACTER	
Primary Land Uses	<ul style="list-style-type: none"> <li>Retail</li> <li>Office</li> <li>Service</li> <li>Community facilities</li> </ul>
Secondary Land Uses	<ul style="list-style-type: none"> <li>Light industry</li> <li>Hotels, including bed and breakfast establishments and small inns</li> <li>High density residential</li> </ul>
Density/Intensity	<ul style="list-style-type: none"> <li>20+ dwelling units per acre</li> <li>Non-residential FAR: 2.0-3.0</li> <li>Maximum lot coverage: 100%</li> </ul>
Development Considerations and Opportunities	<ul style="list-style-type: none"> <li>Underground utilities</li> <li>Constructed stormwater facilities</li> </ul>
Public and Private Amenities	<ul style="list-style-type: none"> <li>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.</li> </ul>
GENERAL DESIGN CHARACTER	
Building Placement	<ul style="list-style-type: none"> <li>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</li> </ul>
Building Frontage Characteristics	<ul style="list-style-type: none"> <li>Buildings front the primary street or are designed to address a significant corner</li> <li>Buildings are clustered to form groupings</li> </ul>
Building Height Maximum	<ul style="list-style-type: none"> <li>100 feet or 10 stories</li> </ul>
Parking Characteristics	<ul style="list-style-type: none"> <li>Parking is not allowed between the front facade and the street.</li> <li>Parking between buildings is limited to one double-loaded aisle</li> </ul>
Access Characteristics	<ul style="list-style-type: none"> <li>Limited curb-cuts</li> <li>Shared access</li> <li>Cross access between developments</li> </ul>
Landscaping Characteristics	<ul style="list-style-type: none"> <li>Significant constructed screening or landscaping for parking areas and the service side of buildings (typically but not always the rear of the building)</li> </ul>
Mobility Characteristics	<ul style="list-style-type: none"> <li>Accessible by car, bike and pedestrians</li> <li>Sidewalks on both sides of the street</li> <li>Marked bikeways</li> <li>Streets are grid pattern with curb and gutter</li> <li>Transit is feasible</li> </ul>





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
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

#### 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.

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



## 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

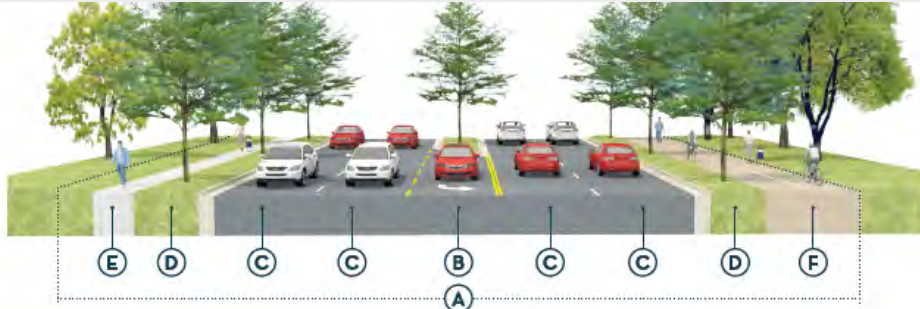
Side paths are typically paved paths located within the right-of-way and parallel roadways but with a physical separation such as a planting strip or other physical barrier that provides a level of comfort to the user. They cater to both the recreational user as well as those who use non-motorized transportation. 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) MEDIAN / TURN LANE
- (C) TRAVEL LANE
- (D) TREE LAWN / SWALE
- (E) SIDE PATH - SIDEWALK
- (F) SIDE PATH - SHARED USE
- (G) PARKING
- (H) ON-STREET BIKE FACILITY

commensurate with the context. Parkway with rural land use may require 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. Parkway 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
G	Parking	Off-Street
H	On-street bike facility	5' min. - 6' preferred



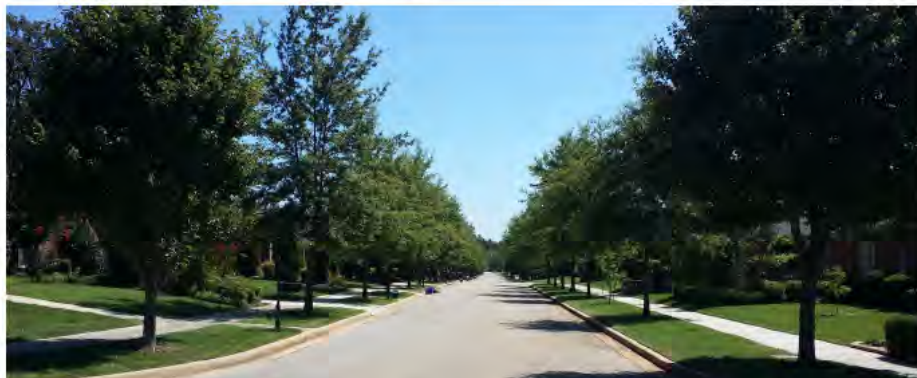
## STREET TREES

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 buergerianum	Trident Maple	Very adaptable, no substantial problems
Acer ginnala	Amur Maple	Rounded form
Acer griseum	Paperbark Maple	Oval form; exfoliating 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.	Crape myrtle	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 foliage
Prunus serrulata	Japanese Cherry	Columnar form; needs well-drained sites
LARGE STREET TREES SUITABLE FOR NARROW TREE LAWNS (5'-9' IN WIDTH)		
Ulmus parvifolia	Lacebark Elm	Shade tolerant; tolerates poor drainage
Ginkgo biloba	Ginkgo	Shade tolerant; tolerates poor drainage
Carpinus betulus	European Hornbeam	Shade tolerant; tolerates poor drainage
Tilia cordata	Little 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 nuttallii	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





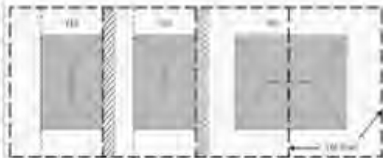
# Coding Place Types




- Good place types make coding easier
- Predictability
- Consistency



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



5-4-8 RZ, SINGLE-FAMILY PATIO HOME DISTRICT (Former Sec. 4-3A)		
PURPOSE		EXAMPLE BUILDING TYPE
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.		
INTENSITY AND DIMENSIONAL STANDARDS		EXAMPLE LOT PATTERN
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)	35½	
Minimum Front Yard Setback (feet), major/minor street	25	
Minimum Side Yard Setback (side 1 (inches)/side 2 (feet))	1/16²	
Minimum Rear Yard Setback (feet)	20	
Minimum Building Separation (feet + inches)	16+1	
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		EXAMPLE DEVELOPMENT CONFIGURATION
¹ Side yards adjacent to a right-of-way shall be at least 20 feet.		
²		

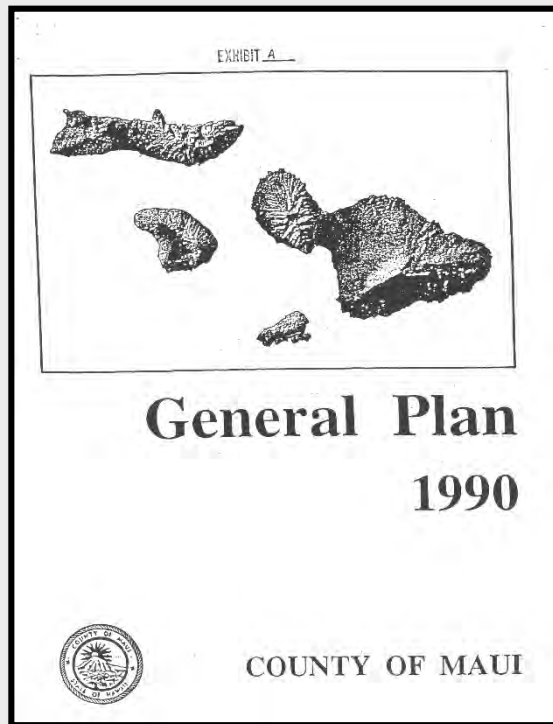
5-4-14 TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (Former Sec. 4-12)						
PURPOSE			SOME EXAMPLE BUILDING TYPES			
The purpose of a Traditional Neighborhood Development Zoning District ("TND District") is to encourage mixed-use, compact development integrating a variety of land uses within proximity 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.			 			
INTENSITY AND DIMENSIONAL STANDARDS			EXAMPLE LOT PATTERN			
Minimum Lot Area (ft <sup>2</sup> )	NA					
Minimum Lot Width (feet), min/max	Mixed Residential	SF Detached    SF Attached				
		26/100    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 <sup>1</sup>	Mixed Residential	SF Detached    SF Attached				
		6/20    6/18				
	Neighborhood Center	2/12				
	Neighborhood Edge	16/30				
Side Yard Setback (feet), min/max	Mixed Residential	SF Detached    SF Attached				
		4 <sup>2</sup> /NA    0 <sup>3</sup> /NA				
	Neighborhood Center	0/24				
	Neighborhood Edge	4 <sup>2</sup> /NA				
Rear Yard Setback (feet), minimum	Mixed Residential	5 <sup>4</sup>				
	Neighborhood Center	3, or 15 from centerline of alley if provided				
	Neighborhood Edge	25				
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						
<sup>1</sup> 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.						
<sup>2</sup> Must maintain 10-foot minimum distance between single family detached.						
<sup>3</sup> Zero lot line allowed for single family provided an attached dwelling have reciprocal access easements.						
<sup>4</sup> 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

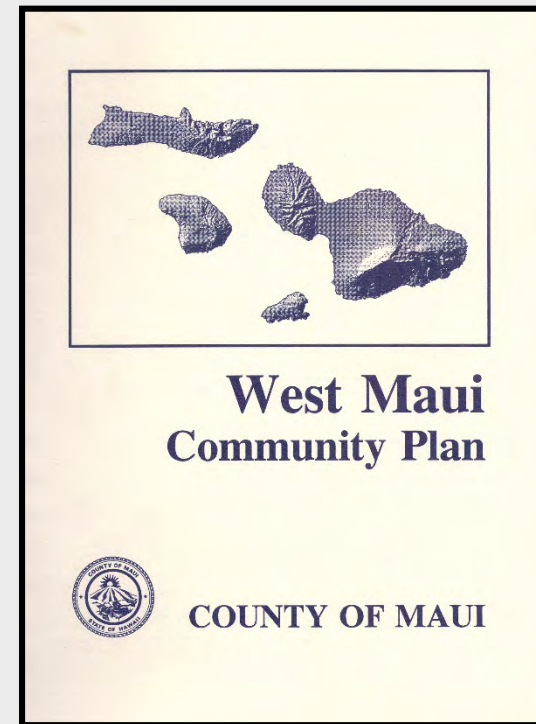
## Maui County General Plan

- 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

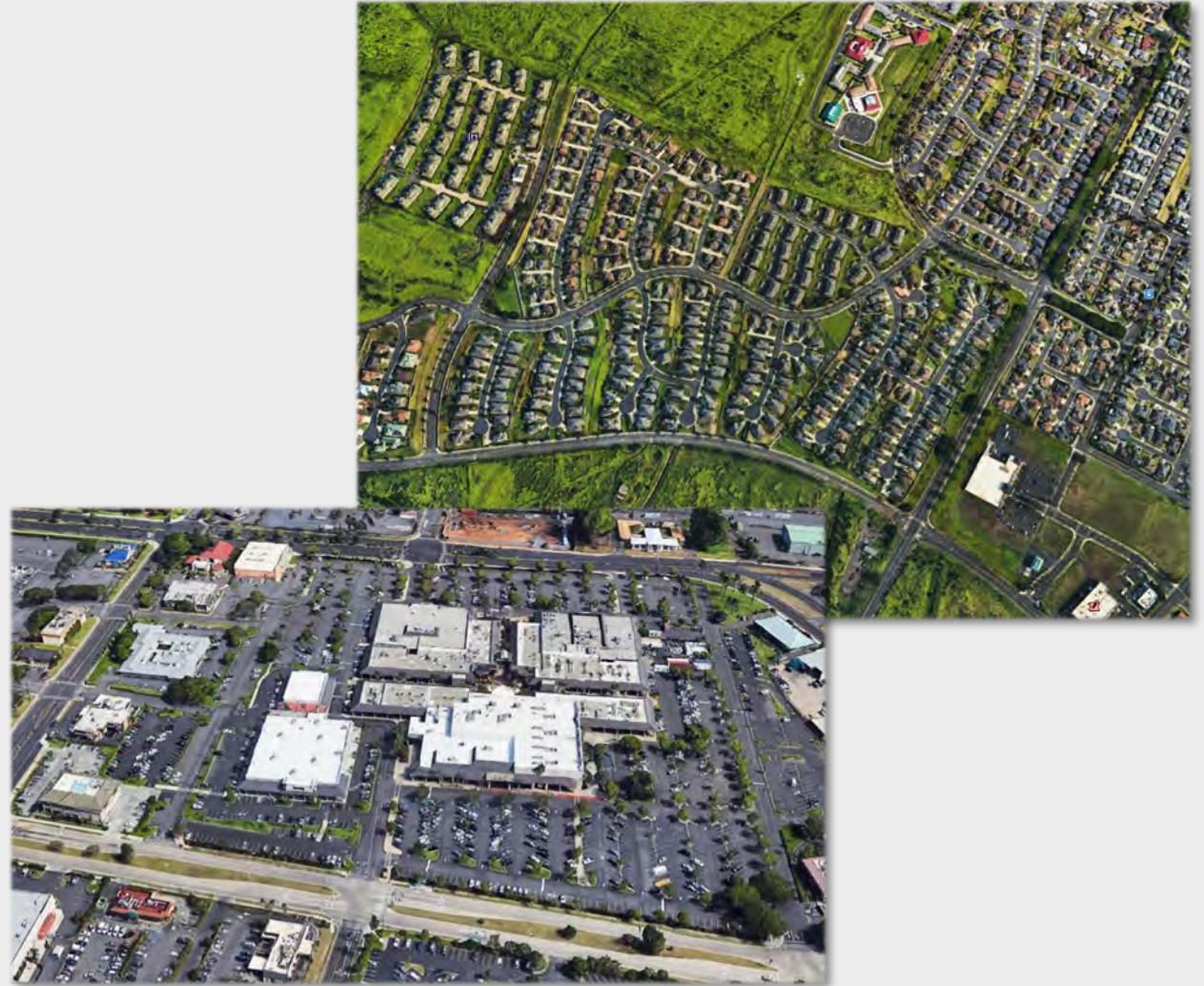
- SF Single Family Residential
- MF Multi-Family Residential
- B Business/Commercial
- SBR Service Business/Residential
- BMF Business/Multi-Family
- HI Heavy Industrial
- LI Light Industrial
- H Hotel
- P Public/Quasi-Public
- PK Park (GC) Golf Course
- OS Open Space
- PD Project District
- AP Airport
- AG Agricultural
- R Rural
- C Conservation
- 60 Airport Special Control District

NOTE: Base information may be out of date for parcels 4-5-6-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-12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# Issues and Results of Past Planning

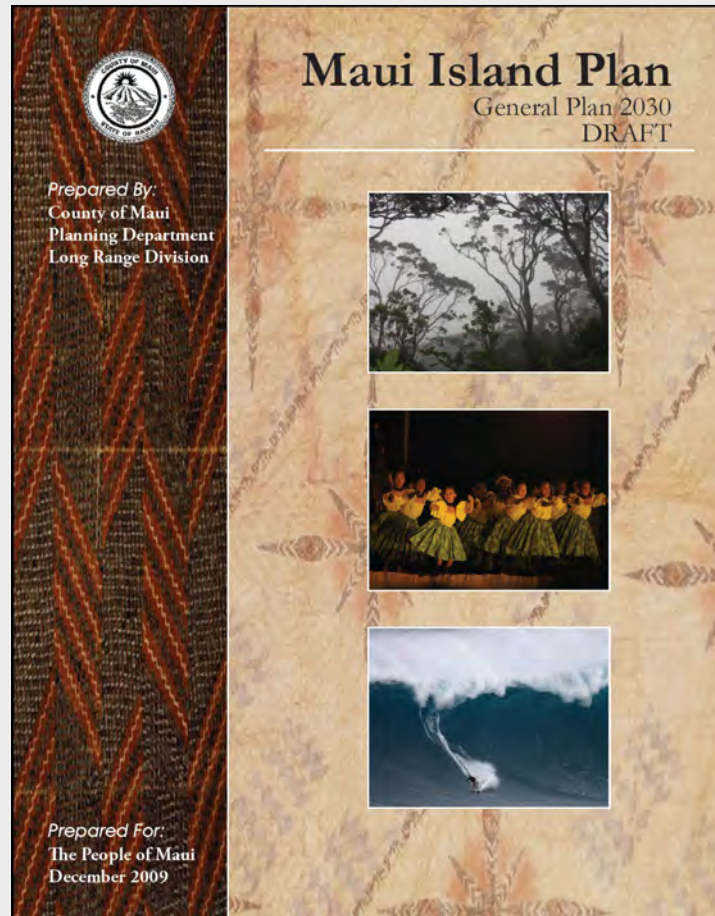
- Focused on uses
- Uses are segregated
- Very little guidance on creating communities
- Homogeneous neighborhoods
- Auto-centric towns and communities
- Planning and zoning are muddled



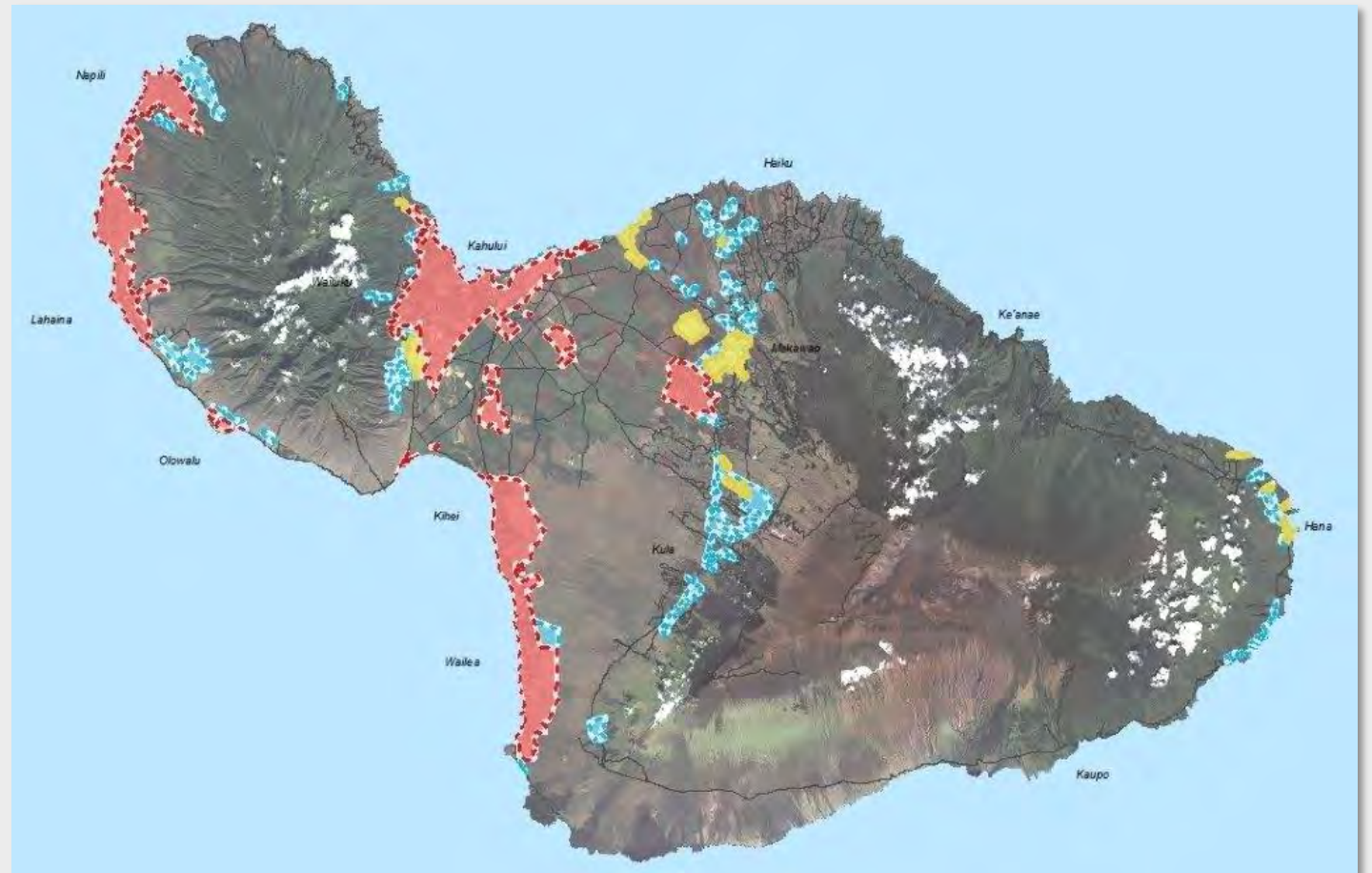


# Planning for Maui in the 21<sup>st</sup> Century

## Maui Island Plan



## Growth Boundaries





# COUNTYWIDE POLICY PLAN

## MAUI ISLAND PLAN

### COMMUNITY PLANS

we are

West Maui

South Maui

Central Maui

Upcountry

North Shore

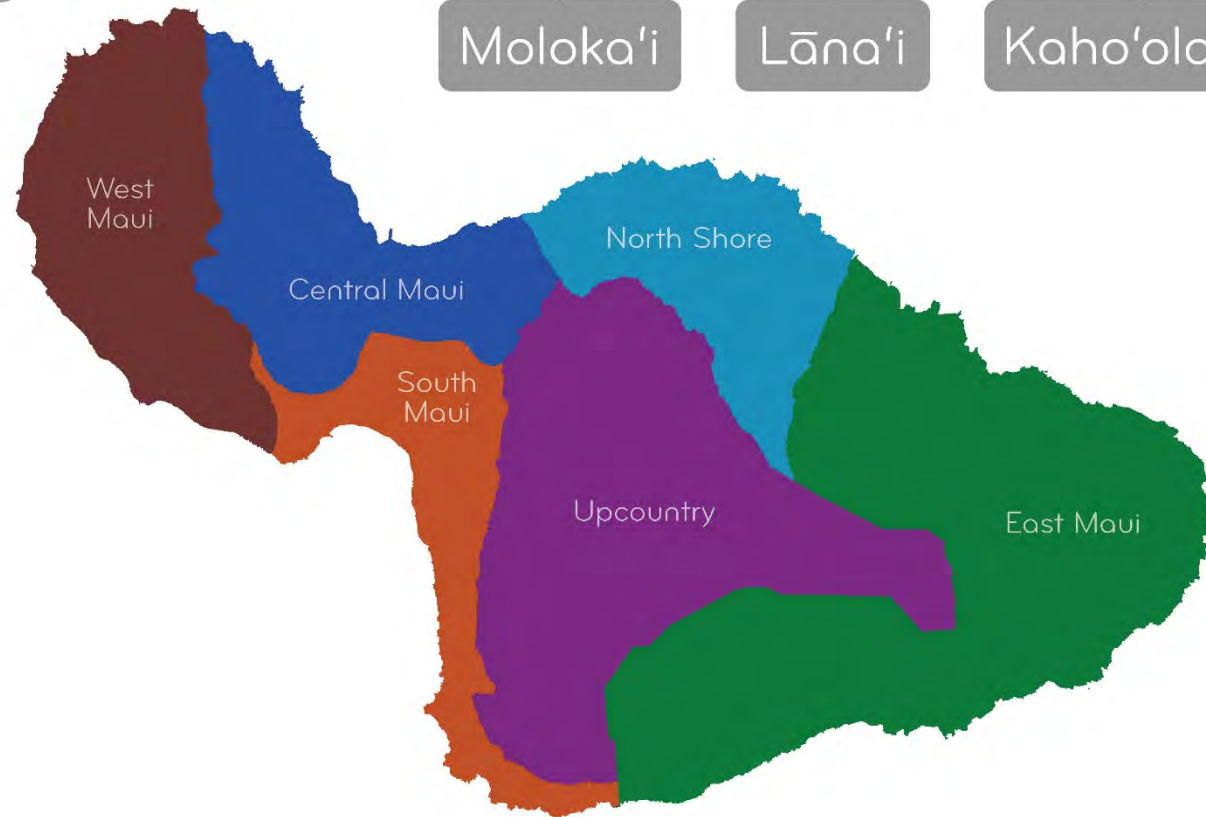
East Maui

### COMMUNITY/ISLAND PLANS

Moloka'i

Lāna'i

Kaho'olawe



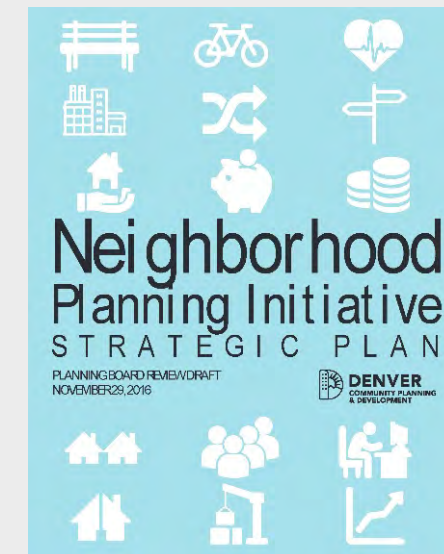
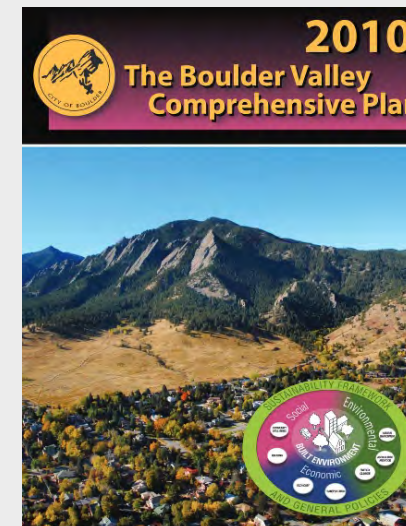
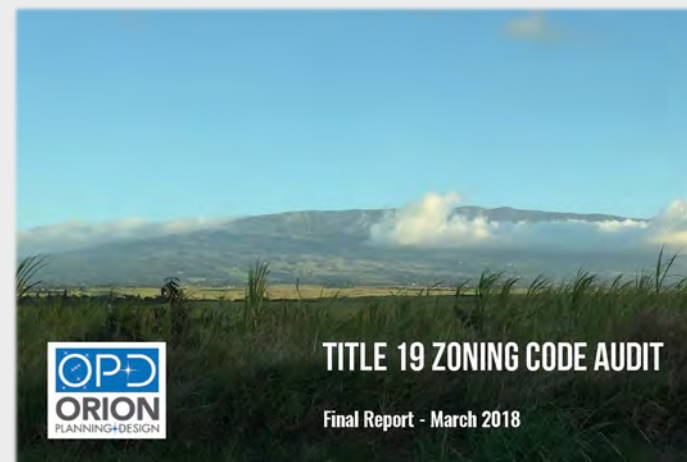
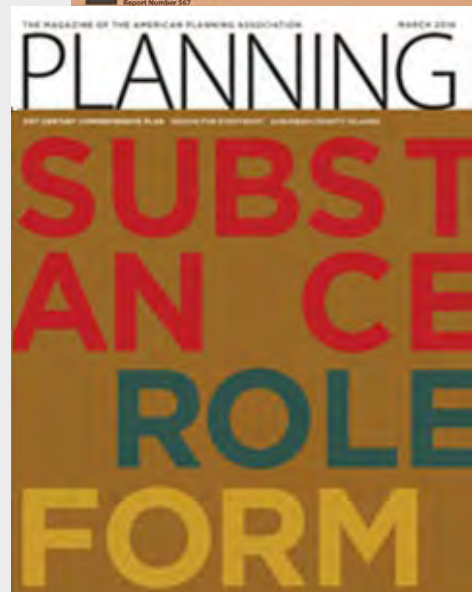
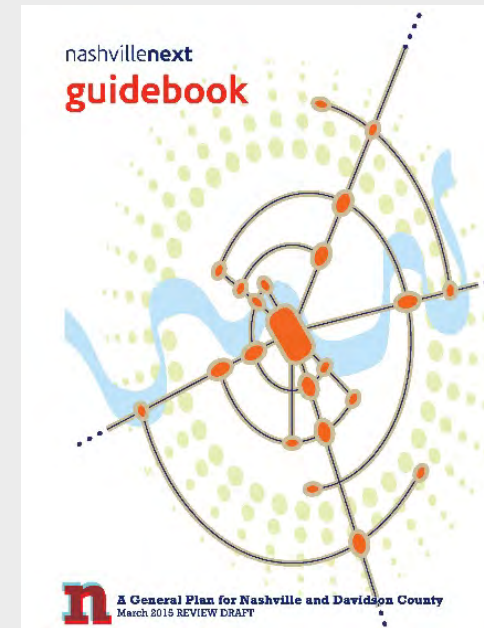
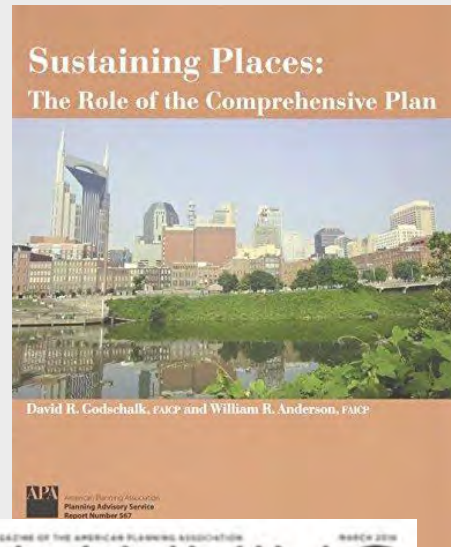


# Community Plan Updates after the MIP

- 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!

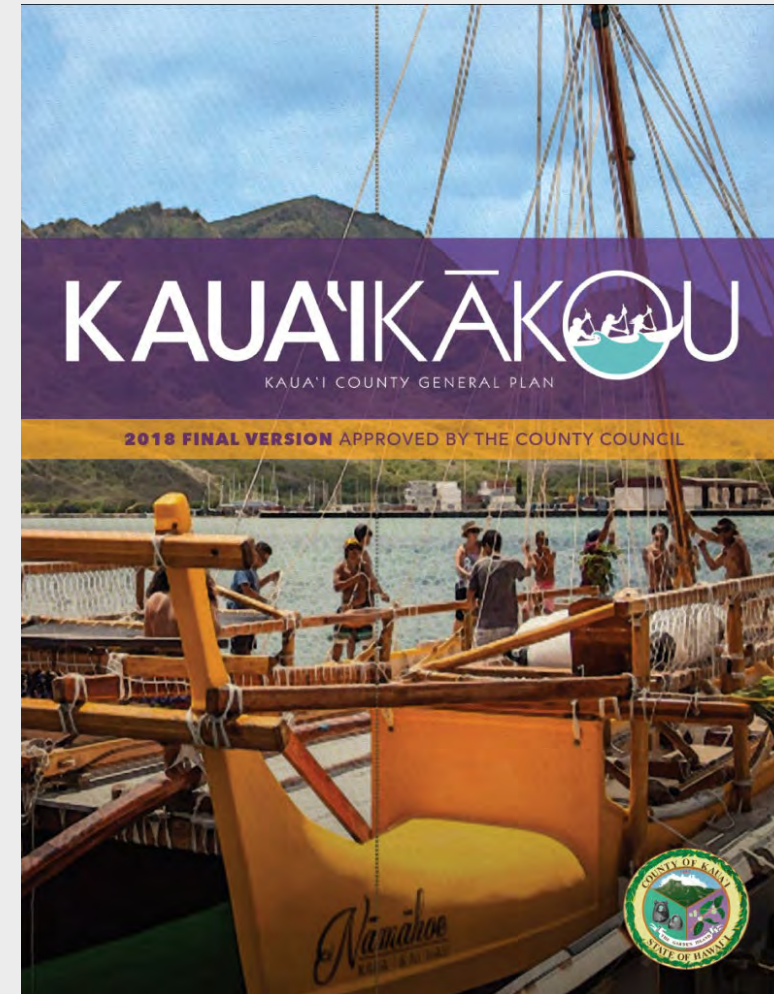


# Inspiration!





# Inspiration from Kaua'i County





# West Maui Community Plan

Two Key Goals:

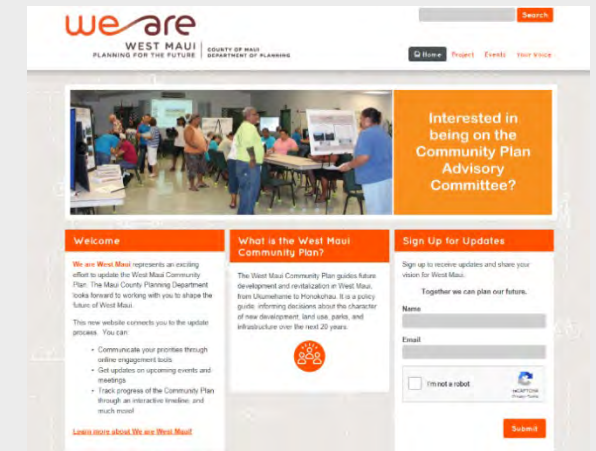
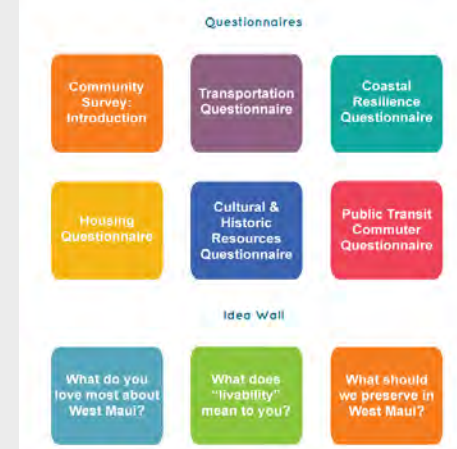
**Engagement** - A transparent and inclusive process to reach a broader cross section of West Maui residents and increase community trust and involvement.

**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
<p>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.</p>	
Development Pattern	
	
Example Imagery	
	
Typical Street Types	
	
Type: Minor Streets	Class: Minor Street    Type: Collectors    Class: Major Collector

Rural Residential (RR)	
DRAFT 2/28/2019	General Description
<p>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.</p>	
Development Pattern	
	
Example Imagery	
	
Typical Street Types	
	
Type: Minor Streets	Class: County Road    Type: Minor Streets    Class: Minor Street



## 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



## 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



## 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





Next...Coding!





# Questions and Discussion



Then



mailing address is 1545

**LEGAL NOTICE**

57 West Rd., Ste. 101, Barry, NY 12205, regd. it upon whom process may be served. Purpose: any lawful act.

**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: Ekue 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.

**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

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 Qualification**  
of 29 FLATBUSH REIT, 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





Now









