Araujo, Jaclyn

From: Luke Miller <lmiller@doverkohl.com>
Sent: Wednesday, June 28, 2023 8:52 AM
To: Planning Internet Mail
Subject: Dover, Kohl & Partners Qualifications for HRS 103D-304
Attachments: County of Hawaii 2023 On-Call.pdf

Hello Mr. Zendo Kern,

Thank you for the opportunity to continue our work with the County of Hawai'i. Attached, please find our qualifications package for HRS 103D-304.

Please let me know if you have any questions.

Thanks,

Luke Miller
Communications Leader
Dover, Kohl & Partners
Town Planning | doverkohl.com
1571 Sunset Drive, Coral Gables, FL 33143
+1-305-666-0446
lmiller@doverkohl.com

PROFESSIONAL SERVICES FOR FY 2023-2024

HRS 103D-304

JUNE 30, 2023

Submitted to:
County of Hawai'i, Hawai'i

DK&P

Dover, Kohl & Partners
1571 Sunset Drive
Coral Gables, FL 33143
305-666-0446
info@doverkohl.com

doverkohl.com

County of Hawai'i, HRS 103D-304

Dover, Kohl & Partners Statement of Qualifications

June 30, 2023

Thank you for your invitation to submit our qualifications.

We are happy to have received your Notice to Providers of Professional Services (HRS 103D-304). We were pleased to have been placed on your list of qualified consultants in previous fiscal years, and hope to once again be placed into consideration for future Community Planning tasks in the upcoming year. Our qualifications and past projects show how we adapt our techniques for each specific situation, and we look forward to evolving our approach to fit the needs of a specific assignment for Hawai'i County.

Our team specializes in charrette-based town planning, using a proven methodology that supports genuine public participation. For over 35 years we have earned a solid reputation for engaging, visually-oriented town planning on behalf of local governments, redevelopment agencies, private developers, and community groups all over the country. We call our approach "Designing in Public."

The following pages detail our Statement of Qualifications to provide Community Planning services for the County of Hawai'i. We look forward to our next conversation with you.

Respectfully,
DOVER, KOHL & PARTNERS

Victor Dover, FAICP, LEED-AP & CNU Fellow
Founding Principal

DK&P

Firm Information:

Name of Company:

The Image Network, Inc.,
d/b/a Dover, Kohl & Partners

Contact Information:

1571 Sunset Drive
Coral Gables, Florida 33143
United States of America

Website: www.doverkohl.com

Telephone: +1 (305)-666-0446

Number of Employees:

24

Age of Firm:

36 years

Form of Organization:

Corporation (Delaware)

The firm is led by a board of five directors who are also long-time employees:

Victor Dover, Joseph Kohl, James Dougherty, Amy Groves, & Jason King

Dover, Kohl & Partners was founded in 1987. Our expertise lies in balancing the visionary 'civic art' of planning with the practical consensus-building needed to make projects succeed. We are trained in the principles of town planning and architecture and have perfected techniques for gathering meaningful community input. Dover, Kohl & Partners is best known for public design charrettes, detailed master plans, and illustrative codes that emphasize complete neighborhoods as the basis for sound communities.

Our client list includes public agencies, developers, and citizen groups, among others. Our plans focus on walkable neighborhood design and smart growth, emphasizing that there does not have to be a trade-off between livability and economic prosperity. Often our projects have revealed potential in overlooked real estate and have helped challenge outdated zoning or transportation policies.

We strive for the maximum public involvement in planning and stress a hands-on visual approach, using techniques that merge design studio, policy-making, and town meetings. Video imaging (pioneered by our firm) and collaborative drawing make planning more accessible and meaningful for citizens and clients. To accompany most Master Plans, we produce simplified, illustrated Codes that can replace conventional zoning. We clearly understand that a plan and code are only as good as the ability for them to be implemented.

Victor Dover's and John Massengale's book, *Street Design: The Secret to Great Cities and Towns*, is required reading at major universities. Our work has also been published in *Progressive Architecture*, in *Metropolitan Home*, in numerous planning journals, and has been featured on National Public Radio, CNN's Earthwatch, and in Business Week. DK&P projects have also been profiled in *The New Urbanism* by Peter Katz, *Rural By Design* by Randall Arendt, *Sustainable Urbanism* by Douglas Farr, *Form-Based Codes* by Daniel Parolek, *Retrofitting Suburbia* by Ellen Dunham-Jones, as well as *Land Use Strategies* and *Public Participation Tools*, both published by the Center for Livable Communities.

Firm principals Victor Dover and Joseph Kohl have both been cited by DK&P projects have also been recognized as exemplary by leading planning and urbanism organizations; recent awards have included the Charter Award of Excellence by the Congress for the New Urbanism, awards from state and regional chapters of the American Planning Association (including in Florida, Alabama, Arkansas, Missouri, and Hawaii), as well as recognition from the Form-Based Codes Institute, the National Association of Homebuilders, the American Institute of Architects and the EPA.

Firm principals Victor Dover and Joseph Kohl have both been cited by *Architecture* magazine as being among “the country’s best urban designers and architects.”

VALUES COMMUNITY & PLACEMAKING

We believe that design is the missing element in much of contemporary town planning, and our work centers on re-introducing form and design into master plans, comprehensive plans, and land development regulations. We believe that with good design, change and growth can make things better rather than worse.

We study the details of what makes a place unique, and then use this analysis as a foundation for a plan that is sensitive to and builds upon the dynamic attributes of a place. We create easy-to-understand strategies for sustainable development, specializing in plans and visualizations that focus on the physical aspects of future growth and conservation. Our process has helped communities across the country to visualize change before it occurs.

EMBRACES GENUINE PUBLIC PARTICIPATION

Community involvement is an integral component in all our projects. The DK&P team has pioneered and is constantly evolving numerous techniques in building community consensus and helping communities establish an implementable plan. By “designing in public” we strive for a hands-on visual approach, using techniques that merge design studio, policy-making, and town meetings.

UTILIZES TOOLS THAT ARE VISIONARY & USABLE
Any kind of plan should be visionary, setting long-term goals that prescribe a sustainable future. Plans also need to set short-term goals that are achievable and are correlated to larger plan ideas. Our approach to every project includes both long-term visioning and short-term strategies that ultimately allow for the complete fulfillment of plan objectives over time.

HAS THE EXPERIENCE TO PULL IT OFF
Many communities around the world are rethinking development and growing in smarter ways. Dover, Kohl & Partners has helped many of them create memorable, sustainable neighborhoods, towns, and cities, in turn creating a better quality of life for their citizens. We have a strong history of experience leading multi-disciplinary planning teams in local and regional planning efforts, with successful results. We have included a sampling of recent projects that showcase the firm's expertise and in themselves have provided the opportunity to continue to advance effective techniques in community participation, urban design, and successful implementation strategies. For more samples of our work please visit our website: doverkohl.com.

PROVIDES QUALITY ASSURANCE / QUALITY CONTROL
Dover, Kohl & Partners has a proven history of providing service of the highest quality on time and within budget. We have proven experience in directing the work of multidisciplinary team members to bring in the required expertise at the right times to provide the most benefit to our clients. Victor Dover and Joseph Kohl, as firm founders, will serve as Quality Control officers and review all work products before they are delivered in final form to the client.

EFFECTIVELY ALLOCATES RESOURCES
For each project a Primary Point of Contact will be responsible for all communications with the client as well as with the sub-consultant team. They will direct the project, giving out assignments and ensuring that deadlines are met. Our firm leadership team will meet weekly and communicate constantly to schedule the work flow, provide unmatched responsiveness, and reserve the manpower needed for new assignments from the client.

VICTOR DOVER, FAICP, LEED-AP, CNU FELLOW | FOUNDING PRINCIPAL

In 1987 Victor Dover co-founded the firm that became Dover, Kohl & Partners, and he serves as Principal-in-charge. Along with his partner Joseph Kohl, Mr. Dover's practice focuses on the creation and restoration of real neighborhoods as the basis for sound communities. Victor has personally led over 140 charrettes worldwide. Mr. Dover lectures widely around the United States and internationally on the topics of livable communities and sustainable development.

Mr. Dover was cited by Architecture magazine as being among "the country's best urban designers and architects." Dover-Kohl's projects are profiled in many textbooks, including *The New Urbanism* by Peter Katz, *Community by Design* by Kenneth Hall, *Sustainable Urbanism* by Doug Farr, and *Retrofitting Suburbia* by Ellen Dunham-Jones and June Williamson. *Street Design: The Secret to Great Cities and Towns*, co-authored by Victor Dover and John Massengale, is required reading at major universities.

Victor Dover is former Chair of the Congress for the New Urbanism (CNU) and was the Founding Chair of the CNU Florida Chapter, the first of its kind. He was a key player in the creation of the Form-Based Codes Institute and the National Charrette Institute, both leading think tanks for sustainable urbanism and community-based planning. Victor is a Fellow of the American Institute of Certified Planners and the CNU. He served on the Core Committee setting sustainable urbanism certification standards for the Leadership in Energy and Environmental Design for Neighborhood Development rating system (LEED-ND). Victor is a five-time Ironman triathlete.

SERVICE

President, Parks Foundation of Miami-Dade, (Board Member 2018 to present; President, 2021 to present)
Tropical Audubon Society, Board Member, 2021 to present)
Board Member, National Recreation & Parks Association, 2018 to present
Chair, Wheels Florida, 2014 to present
Member, FDOT Multimodal Design Task Force, 2015
Chair, Congress for the New Urbanism (CNU), 2010 to 2012
Vice-Chair, Congress for the New Urbanism, 2008 to 2010
Founding Chair, Florida Chapter, Congress for the New Urbanism, 2004-2006
Charter Member, Congress for the New Urbanism (CNU), 1993 to present
Emeritus & Founding Board Member, NCI, 2001 to present
Board Director and Co-Founder, Form-Based Codes Institute, 2004 to present
Paul Harris Fellow, Rotary International, 1996
Assistant District Governor, Rotary Club of South Miami, 1998-1999
President, Rotary Club of South Miami, 1996-1997

SELECTED LECTURES

CIVIQ Lecture Series, Chattanooga, TN, 2019
Ayala Planning Conference, Makati, Philippines, 2019
CNU Florida / Tallahassee Chamber, Tallahassee, FL, 2019
CNU National Conference, 2012 (W. Palm Beach), 2011 (Chicago), 2010 (ATL)
APA National Conference, 2013 (Chicago), 2012 (Los Angeles), 2009 (Minn.)
CNU Transportation Summit/Prowalk Probike, Long Beach, CA 2012

EDUCATION

Master of Architecture in Suburb and Town Design
University of Miami
Coral Gables, Florida

Bachelor of Architecture
Virginia Polytechnic Institute
Blacksburg, Virginia

PROFESSIONAL EXPERIENCE

Co-Founder & Principal
1987 to Present
Dover, Kohl & Partners
Coral Gables, Florida

Faculty
2004 - Present
Form-Based Code Institute

Faculty
1995, 1997, 2003,2018
Mayors Institute on City Design

Adjunct Faculty
1988-1997, 2015-Present
University of Miami
School of Architecture
Coral Gables, Florida

PUBLICATIONS

Street Design: The Secret to Great Cities and Towns (2014)
Victor Dover &
John Massengale

JOSEPH KOHL, CNU-A | FOUNDING PRINCIPAL

Joseph Kohl was among the founders who, in 1987, established the firm that became Dover, Kohl & Partners. Concerned with ever-increasing suburban sprawl, Joe and Victor Dover began designing sustainable streets, towns, and regions for municipalities and private clients across the country and internationally. Together, they have developed a successful public design process, combining cutting-edge visualization techniques with community participation strategies.

Joe is recognized nationally as an innovator in urban design and graphic communication. He pioneered the use of computer simulations for urban design projects, winning several national awards for his work. He is known for his expertise in applying graphic techniques to development ordinances, and he has authored many of the firm's illustrated land development regulations. Joe is responsible for daily business operations and internal management of the firm. He oversees the firm's urban design, working hands-on with the Town Planners to refine and constantly improve designs for walkable, sustainable urban places.

Joe received his Bachelor of Architecture degree from Virginia Polytechnic Institute, where he also studied at their Washington-Alexandria Center for Architecture. He received his Master of Architecture in Suburb and Town Design from the University of Miami. Joe is a charter member of the Congress for the New Urbanism (CNU), the leading organization promoting walkable, neighborhood-based development as an alternative to suburban sprawl, and is a CNU-Accredited Professional. Joe is also a founder and board member of the Form-Based Codes Institute, a not-for-profit think tank that focuses on quality control, education, and advancement of form-based codes as an alternative to Euclidean zoning. He serves as the Institute's treasurer and he frequently instructs courses on the application and implementation of Form-Based Codes. Joe has also taught numerous design and media courses at the University of Miami.

SERVICE

Treasurer, Form-Based Codes Institute, 2004 to 2012, 2016-018
Chair, Dreihaus Form-based Codes Award Program, 2015 & 2016
Instructor, Form-Based Codes Institute courses:
FBCI 201 Course, Savannah GA, November 2015, Tampa FL, April 2013
FBCI 201 Course, Providence RI, June 2011
FBCI 201 & 301 Courses, Portland ME, May 2011
Panelist, Urban Land Institute, Coral Springs, FL, May-June 2013
Panelist, FBCI Codes Forum, Chicago IL, April 2013
Member, Technical Review Committee, South Miami-Dade Watershed Plan, 2004-2006
Design Expert/ Resource Team Member, Florida Public Officials Design Institute, 2002
Charter Member, Congress for the New Urbanism, 1993 to present

EDUCATION

Master of Architecture in Suburb and Town Design
University of Miami
Coral Gables, Florida

Bachelor of Architecture
Virginia Polytechnic Institute
Blacksburg, Virginia

PROFESSIONAL EXPERIENCE

Co-Founder & Principal
1987 to Present
Dover, Kohl & Partners
Coral Gables, Florida

Project Director
Image Transformation Laboratory
University of Miami
School of Architecture
Coral Gables, Florida

Intern Architect
Ward/Hall Associates
Fairfax, Virginia

TEACHING

Faculty
2004 - present
Form-Based Code Institute

Visiting Instructor
University of Miami
School of Architecture
Coral Gables, Florida

Faculty
Florida Governor's Summer Program for Architecture and Design

EDUCATION

Master of Community Planning (MCP)
Bachelor of Arts in English (BA)
University of Rhode Island
South Kingston, Rhode Island

PROFESSIONAL EXPERIENCE

Principal Town Planner
2006 to Present
Dover, Kohl & Partners
Coral Gables, Florida

AFFILIATIONS

American Institute of Certified Planners Certified Member (AICP)
Congress for the New Urbanism Accredited Member (CNU-a)

PUBLICATIONS

The Climate Planner (2021)

Jason King
Sustainable Urbanism (2007)
Doug Farr, contr. Jason King

SELECTED LECTURES

Miami Smart City Expo (2021)
"The Climate Planner"

CNU Park Bench (2021)
"Next Steps in Climate Planning"

CNU Park Bench (2020)
"Planning for Climate Migration"

Rail Volution Pre-Conference (2020)
"Miami's Potential and Challenges for the Future"

Eco El Paso 12th Annual Conference (2019): "El Paso, Texas: 2050"

CPEX Smart Growth Conference (2016): "Innovations in City Building"

JASON KING, AICP, CNU-A | PRINCIPAL & SENIOR DIRECTOR

Jason King serves as Principal and Senior Project Director at Dover, Kohl & Partners. He has directed multidisciplinary teams around the country and has served as the project director and prime author on over 200 plans for cities, towns, neighborhoods, and corridors. He has led several virtual charrettes across the U.S. since the appearance of COVID and the first virtual charrette in Missoula, Montana in March of 2020 according to the National Charrette Institute.

From the first plan he worked on for the Tarautao Islands of Thailand, to the multiple plans he authored in Coastal Louisiana, Southeast Florida, and the American Southwest, Jason's work has focused on social, economic, and climate change resilience. Jason authored the book: The Climate Planner: Overcoming Pushback Against Local Mitigation and Adaptation Plans (Routledge 2021). Jason's work is featured in numerous planning texts such as Sustainable Urbanism (2007), Form-Based Codes (2008), and Street Design (2014) and he has been interviewed by the New York Times, Planning Magazine, and National Public Radio.

SELECTED PROJECTS

Missoula Downtown Master Plan, Missoula, Montana

The Master Plan Update serves as a guide for decisions over the next 10 years impacting Missoula's historic downtown and adjoining neighborhoods, including modifications to land use and planning regulations, public and private investment decisions, and prioritization for allocation of municipal and community resources. Jason served as project manager for the project.

Plan NoBe & CRA Plan, Miami Beach, Florida

Jason King led a multi-disciplinary team to create a Master Plan for the North Beach District of Miami Beach and recommend an economic and revitalization strategy. The Plan establishes priorities for public sector action while simultaneously providing direction for complementary private-sector decisions. This plan led to the creation and implementation of a CRA for the North Beach area to assist in implementation.

SEVEN50, The Prosperity Plan for Southeast Florida

Seven50 is the plan for the seven counties of Southeast Florida for the next fifty years. The region includes 121 municipalities and over six million people. Plan creation involved over 5,000 people participating in a series of regional summits and local workshops and over one million people via an interactive website with online weekly polls, a scenario modeler, social media, discussion forums, and a regional data warehouse. Jason led a fifteen-firm, multidisciplinary consultant team as it worked closely with local universities and regional planning councils, the Florida Department of Transportation, and a 200-member public and private partnership. Jason was principal author of the Seven50 Prosperity Report. Seven50 was funded by the US Office of Sustainable Housing and Communities and was featured on National Public Radio and in The New York Times.

El Paso Comprehensive Plan, El Paso, Texas

Jason headed the Plan El Paso planning initiative which involved multiple charrettes and a multi-disciplinary team which worked with residents, stakeholders, and officials from the City, state and Fort Bliss Army Base, to create the El Paso's overarching policy document. Jason advises plan implementation which involves capital projects, land development policy, TOD development, and the form-based coding of large sections of the City.

KENNETH GARCIA, AICP, CNU-A | SENIOR DESIGN LEAD

Kenneth has been with Dover, Kohl & Partners since 2007 and has participated in over 75 design charrettes. He produces many of the firm's illustrations and renderings, using a combination of computer graphics and traditional watercolor techniques. He oversees the design efforts by staff in the Coral Gables studio, trains team members, and assists firm principals and project directors with assuring the best quality in the work at Dover, Kohl & Partners. Kenneth received both his Master of Architecture and his Bachelor of Architecture from Andrews University, a leading center for the study of New Urbanism. He is CNU-Accredited by the Congress for the New Urbanism (CNU), and is a Certified Charrette Planner through the National Charrette Institute. Kenneth grew up in Costa Rica and Mexico, and is fluent in Spanish.

EDUCATION

Master of Architecture
Andrews University
Berrien Springs, Michigan

Bachelor of Architecture
Andrews University
Berrien Springs, Michigan

PROFESSIONAL EXPERIENCE

Town Planner & Urban Designer
2007 to Present
Dover, Kohl & Partners
Coral Gables, Florida

HONORS

CNU *Academic Charter Award*, 2007: The Saucier Town Plan

TAU SIGMA DELTA Honor Society in Architecture, Andrews University

AFFILIATIONS

Congress for the New Urbanism
Member, 2004 to Present

National Charrette Institute
Certified Charrette Planner, 2007

SELECTED PROJECTS

Downtown Oakland Specific Plan: Senior Town Planner
The Plan Downtown Oakland project is an interactive planning process for the creation of a Downtown Specific Plan. In October 2015, DK&P led a well attended 9-day charrette located in a storefront in the heart of downtown. Working with a group of equity specialists, the Plan was relaunched in 2017. Kenneth serves as town planner and illustrator for this project.

Capitol Corridor Plan Lansing, MI: Project Manager, Illustrator
The Capitol Corridor plan extends approximately 19 miles from the capitol building to the town of Webberville. Spanning 10 municipalities, the corridor transverses cities, towns and countryside. The resulting plan outlines a vision to guide future growth, change and preservation in the corridor; it also provides recommendations for municipalities and key stakeholders to carry these ideas to implementation.

Water Campus Master Plan Baton Rouge, LA: Project Manager
Working for the Baton Rouge Area Foundation, DK&P led the initial design of the 30 acre campus that will house The Water Institute of the Gulf. The campus is expected to grow into a major center for the science and research of river deltas. The Water Campus' walkable streets, public spaces and urban buildings will be a major step toward fostering a better connection between downtown Baton Rouge and Louisiana State University.

Clematis Street, West Palm Beach, Fl: Illustrator
Clematis Street is West Palm Beach's Main Street, containing a diverse array of civic buildings, restaurants, apartments, hotels, shops, and bars. Dover, Kohl and Partners created a design for streetscape improvements that provided more street trees for shade and wider sidewalks. These wider sidewalks contain more space for seating, street furniture, and other amenities. The design for the new street is also completely curbless, creating the feel of a shared space. The plan for the new streetscape was created in close collaboration with the City of West Palm Beach, Kimley-Horn, community businesses and stakeholders, as well as members of the broader community.

WORK EXAMPLES

A TEAM OF 24 CERTIFIED PLANNERS, ILLUSTRATORS, DESIGNERS, AND PROJECT DIRECTORS

Designing New Neighborhoods · Planning Cities & Regions · Retrofitting Suburbia · Revitalizing Downtowns & Historic Places · Reinventing Corridors · Shaping Transit-Oriented Development · Form-Based Codes

SELECTED AWARDS:

Congress for the New Urbanism (CNU) Charter Awards:
The Downtown Plan for Panama City, FL (2020)
Plan NoBE in Miami Beach, FL (2017)
Columbia Pike Corridor Plan in Arlington County, VA (2014)
South Main in Buena Vista, CO (2016)
Code SMTX: Tactical Urbanism Intervention for San Marcos, TX (2015)

American Planning Association (APA) Awards:
Downtown Plan for Richmond, VA (2009)
Columbia Pike Neighborhoods Plan (2012)

American Society of Landscape Architects (Florida Chapter) Award of Honor:
Clematis Street (2021)

DK&P

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300 ACRES
Project Area

2020
Adopted

James Slaton
City Manager
City of Lake Wales
Phone 863-678-4182
jslaton@lakewalesfl.gov

LAKE WALES CONNECTED, LAKE WALES, FL

Lake Wales Connected is a strategy for revitalization of Lake Wales' historic Downtown and one of its most important close-in neighborhoods. Together, the Downtown and Northwest Redevelopment Area comprise the "Core of Lake Wales." The core neighborhoods are meant to be inspiring, beautiful places. The famous Olmsted Brothers firm, the landscape architects who planned both the town and Bok Tower, had a bold, green vision that Lake Wales should be a living, growing work of art, a city as a garden. The new plan for Downtown and Northwest Lakes Wales is to revive that Olmsted vision, replanting lost trees, upgrading streets, and attracting new residents, customers, and businesses. Companion report documents detail the community-based vision for the future, as well as unique strategies and plan recommendations for each area. Following plan completion, DK&P has been assisting the City with implementation, including improvements to Park Avenue and the local/regional trail network, and updates to downtown design standards.

BELOW: Existing Conditions on Park Avenue

BELOW: Existing conditions on 1st Street

BELOW: Market Square Plaza can extend across Park Avenue in the heart of Downtown.

BELOW: Reimagining 1st Street with a protected bikeway, street trees, and new/restored buildings.

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SEVEN50, SOUTHEAST FLORIDA

7 COUNTIES
IN SOUTHEAST FLORIDA
Project Area

36 MONTHS
Timeline

Contact: Marcela Camblor
Principal Marcela Camblor & Associates, Inc
Phone: (772) 708-1108
marcela@marcelacamblor.com

Seven50 (“seven counties, 50 years”) is a blueprint for growing a more prosperous and resilient Southeast Florida during the next 50 years and beyond. The plan works to encourage socially inclusive communities, a vibrant and robust economy, and careful stewardship of the fragile Southeast Florida ecosystem as it quickly becomes one of the world’s most important mega-regions.

Dover, Kohl & Partners led a multidisciplinary consultant team to create the plan, mapping a strategy for the best possible quality of life for the over six million residents in Monroe, Miami-Dade, Broward, Palm Beach, Martin, St. Lucie and Indian River counties. DK&P worked closely with the South Florida and Treasure Coast Regional Planning Councils.

Planning for Resilience

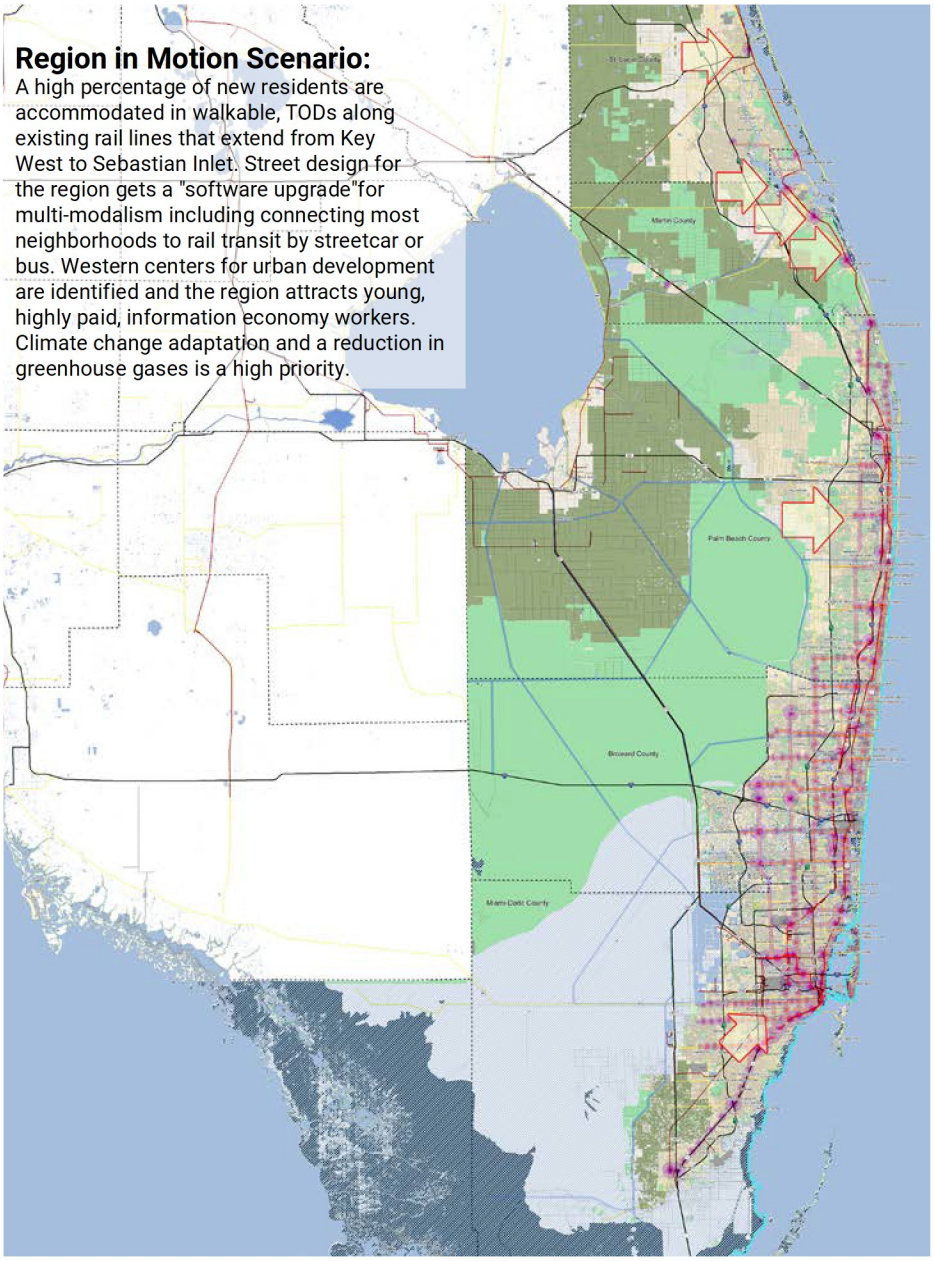
South Florida’s many coastal cities and barrier islands are already beginning to see the impacts of climate change. Seven50 modeled the potential severity in Southeast Florida, and describes strategies for adaptation, retrofit, and retreat. The plan makes a commitment to low-lying, high-investment places that will see future investments in resilience infrastructure.

1. Existing Conditions

2. Rise of 4 feet, no adaptation

3. Rise of 8 feet, no adaptation

4. Rise of 8 feet, significant adaptation



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1,200 ACRES
Project Area

12 MONTHS
Timeline

Contact: Vania Pedraja Castro, MPA
Economic Development Specialist
Tourism, Culture & Economic Development
1700 Convention Center Dr, Miami Beach, FL 33139
Phone: (305) 673-7577 or Cell: (305) 450-4888
Email: VaniaPedraja@miamibeachfl.gov

Town Center Illustrative Plan

Normandy Fountain reconfigured around a pedestrian-oriented district with a combination of preservation and enhancement

Above: A dedicated transit lane along Collins Avenue with new development on the West Lots

Below: Proposed Main Street for NoBe

PLAN NOBE, MIAMI BEACH, FL

Dover, Kohl & Partners led a multi-disciplinary team to create a Master Plan for the North Beach District of Miami Beach and recommended an economic and revitalization strategy.

Plan NoBe provides the basis for public policy in the North Beach area regarding physical development. The Plan establishes priorities for public-sector action while simultaneously providing direction for complementary private-sector decisions. The Plan and its guidelines serve as a tool to evaluate new development proposals, direct capital improvements, and to guide public policy in a manner that ensures North Beach continues to be the community that its residents want it to be. The Plan contains illustrative plans, diagrams, maps, and pictures to make concepts clear and accessible to City officials, residents, developers, community groups, and other stakeholders.

The Process: Direct community input shaped the ideas and recommendations found in Plan NoBe. The public process began in November 2015 with a kickoff session to introduce the community to the project and the consultant team and included a trolley tour of key sites in the area. The design process centered around a Charrette—an intensive, open planning process that combines hands-on community brainstorming with "designing in public." In February 2016, the team set up a week-long Open Design Studio at the Byron Carlyle Theater where the team met with more than 1,000 interested residents and stakeholders.

Status: The Plan was adopted by City Council in October 2016. Based on the Plan's recommendations a voter referendum was passed increasing the FAR for the Town Center and new development guidelines are underway. In addition, four new historic districts were designated, nearly doubling the number of historic structures receiving protection in Miami Beach.

A long term vision for a complete Town Center

County of Hawai'i Professional Services

>>

Town of Jean Lafitte & CPEX
Clients

2013
Year Adopted

Above: Before and After Renderings

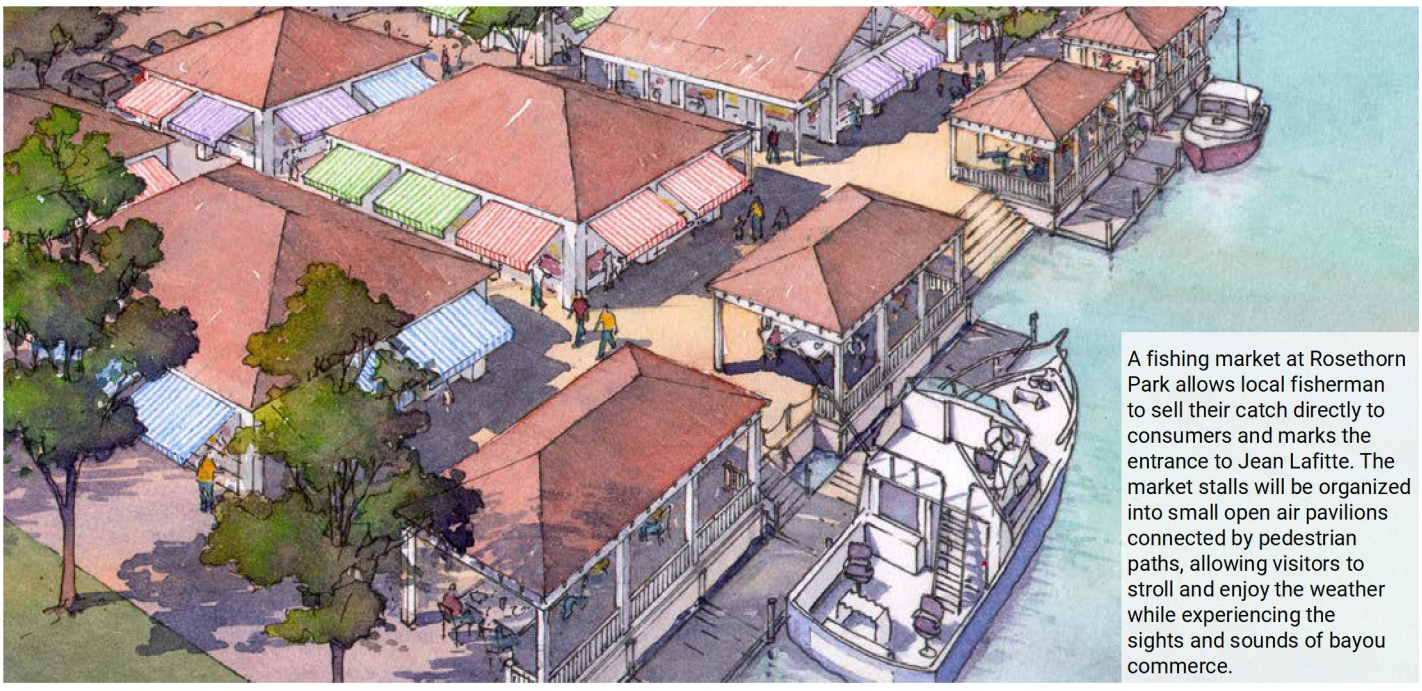
Above: Master Plan

JEAN LAFITTE TOMORROW, JEAN LAFITTE, LA

Jean Lafitte is an historic fishing community south of New Orleans, outside the current levee system. The community has been hit hard by flooding from natural disasters, made worse by the loss of bayou and higher flood waters due to the levee systems around New Orleans, and the 2010 BP oil spill in the Gulf. The Town of Jean Lafitte, working with the Center for Planning Excellence (CPEX), set out to create a comprehensive resilience plan that combines previous planning efforts and studies to create a roadmap to guide decisions related to economic, social and physical resilience.

Working with local and economic consultants, Dover, Kohl & Partners held a public charrette in the Town in November 2011. During the charrette, six principles for resilience were developed: Assess Opportunities & Threats, Enhance Local Assets, Focus on the Heart of Town, Diversify Mobility Options, Build Stronger & Safer, and Live with Water. With these elements a series of Town projects like the expansion of their boardwalk system through the bayou, developing a nature center, adding a new dock, creating a fish market at Rosethorn Park, and enhancing the availability to their long history to help draw tourists were developed to show short-term success, giving confidence to the people in the town that they could still be there tomorrow.

As a result of the outpouring of community participation and working with consultants from the Army Corps of Engineers, Jean Lafitte's ring levee was included as part of phase 1 projects in the 2012 Coastal Master Plan for a Sustainable Coast. The *Jean Lafitte Tomorrow Plan* was unanimously adopted by the Town Council in April 2013. The fish market is open and the community is focusing on the heart of town that is better protected by the levee systems. **The plan was awarded the Special Jury Award by the CNU in 2014, for its innovative approaches to overwhelming resilience concerns.**



A fishing market at Rosethorn Park allows local fisherman to sell their catch directly to consumers and marks the entrance to Jean Lafitte. The market stalls will be organized into small open air pavilions connected by pedestrian paths, allowing visitors to stroll and enjoy the weather while experiencing the sights and sounds of bayou commerce.

>> PULELEHUA, MAUI, HI

APA-HI winner
2005

1 week
charrette

The Project: The idea of malama`aina – caring for, protecting and preserving the land – is a traditional value within the Hawaiian culture. The town of Pulelehua, located near the Kapalua Airport in West Maui, is an example of this philosophy put into practice. Developer Maui Land & Pineapple Company (ML&P), one of the largest employers on the island and owner of substantial land holdings, has pledged to engage in responsible stewardship of the environment. While the majority of the company's land holdings are to remain in agriculture or preserved open space, Pulelehua was to have been established to serve a critical function – to provide affordable housing within close proximity to work for ML&P's employees and other working families.

Led by Dover, Kohl & Partners, a plan for a compact, sustainable community of three distinct neighborhoods was designed to offer a mix of uses, housing types, and activities to support a diverse population. Affordable and market-rate housing options as well as live-work units, retail, and office locations were seamlessly integrated within a network of connected streets, green space, and walking and bike trails. A holistic community, the design for Pulelehua also respected the area's natural beauty and fragile ecosystems with the careful placement of buildings and streets. By providing the opportunity for people to live close to where they work, the town was designed to increase quality of life by decreasing daily commutes and traffic congestion. Additional consultants who contributed to the development of this plan were Chael, Cooper & Associates, Hall Planning & Engineering, and Seth Harry & Associates.

Process and Principles: During the week of March 19 - 26, 2004, West Maui residents joined with Maui Land & Pineapple Company and our team of town planners, designers, and engineers to create a plan for the new neighborhoods. Through a series of public planning workshops, the design team created a vision for the site that would achieve the following goals: create a compact, sustainable community; provide affordable housing with dignity; offer mixed uses for livability; value traditional Hawaiian architecture, and more. This plan won the Hawai'i Chapter of the American Planning Assoication 'Current Topic Award: Housing Choice & Affordability' Award in 2005.

Above: The central Crossroads area vision included a mix of uses and housing types, such as terrace houses.

Above: Houses located along streets that run perpendicular to the shore were to frame vistas to the water.

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HALI'IMAILE, MAUI, HI

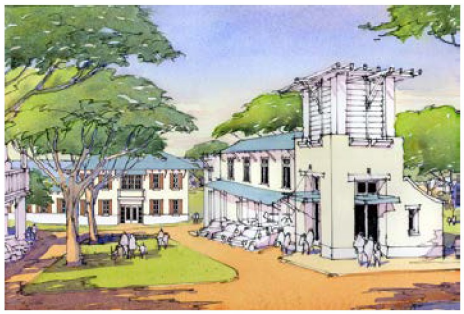
Urban Land Green
spring 2009 feature

1 week
charrette

The Project: In 2006, Maui Land & Pineapple Company, Inc. (ML&P) and A&B Properties, Inc. joined together to plan the extension of historic Hali'imaile Town, located in upcountry Maui, Hawai'i. The town founders set important goals for the completion of the town, to ensure that new development enhanced the quality of life for all upcountry residents. Among these goals were the preservation of the town's agricultural legacy and ensuring that growth in Hali'imaile embraces the true essence of the land and its people. Dover, Kohl & Partners led the project, working together with Chael, Cooper & Associates, Seth Harry & Associates, and Charlier Associates. In collaboration with the DoverKohl team, William McDonough + Partners and WSP Environmental developed the Cradle to Cradle Community Framework for Hali'imaile.

Process and Principles: During the week of March 10, 2006, upcountry residents joined together with leaders from Maui Land & Pineapple Company, A&B Properties, and the planning team in a series of on-site workshops to create a plan for future growth. At the conclusion of the community planning workshop week, a draft plan, which illustrated traditional urban design, livable transportation, sustainable agriculture and eco-effective water and energy systems, was presented. All of these ideas together will create a cohesive community that can set a precedent for the sustainable development of an island community. The Plan for Hali'imaile sets forth a coordinated strategy to guide appropriate growth by mixing land uses, creating an interconnected network of streets, and providing a wide range of housing options.

In 2008, Hali'imaile was featured in the National Building Museum's Green Community exhibit for contemporary innovations in sustainable urbanism. The project was also featured in the Spring 2009 edition of Urban Land Green.



Above: Located at the heart of town, the farmer's market hall is one of the most important gathering places, and can host a variety of community functions.

Above: The proposed village center is located at the intersection of Hali'imaile Road and the General Store. The core of the Plan offers buildings with vertically mixed-uses, open spaces for public gatherings, and views toward Haleakala.

REFERENCES

City of Thomasville
Kenneth.Thompson@thomasville.org
(229) 227-4093

THOMASVILLE BLUEPRINT 2028, GA
Reference: Kenneth Thompson, Planner
DK&P and HPE were commissioned by the City of Thomasville in March 2017 to create a Comprehensive Plan for the city.

City of Bradenton
Myra.Schwarz@cityofbradenton.com
(941)932-9403

FORM-BASED CODE, BRADENTON, FL
Reference: Myra R. Schwarz, Senior Planner
DK&P was commissioned by the City to lead a public process, the goal of which was the creation of a form-based code implementing the community's goals of revitalization, sustainability, and preservation of community character.

City of Lake Wales
jslaton@lakewalesfl.gov
(863) 678-4182

LAKE WALES CONNECTED, LAKE WALES, FL
Reference: James Slaton, City Manager
Lake Wales Connected is a strategy for revitalization of Lake Wales' historic Downtown and one of its most important close-in neighborhoods.

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SEVEN50, SOUTHEAST FLORIDA
Marcela Camblor, Principal
Seven50 ("seven counties, 50 years") is a blueprint for growing a more prosperous and resilient Southeast Florida during the next 50 years and beyond. The plan works to encourage socially inclusive communities, a vibrant and robust economy, and careful stewardship of the fragile Southeast Florida ecosystem as it quickly becomes one of the world's most important mega-regions.

City of Panama City
mmcqueen@pcgov.org
(850) 872-3010

A STRATEGIC VISION FOR HISTORIC DOWNTOWN AND ITS WATERFRON, PANAMA CITY, FL
Reference: General Mark McQueen, City Manager
The Strategic Vision for Historic Downtown and its Waterfront aims to direct future growth while also preserving the city's history, connection to the waterfront, and strong sense of community, providing a foundation for Panama City to become the premier city in the Panhandle.