

Collier County

Receiving/Neutral Lands

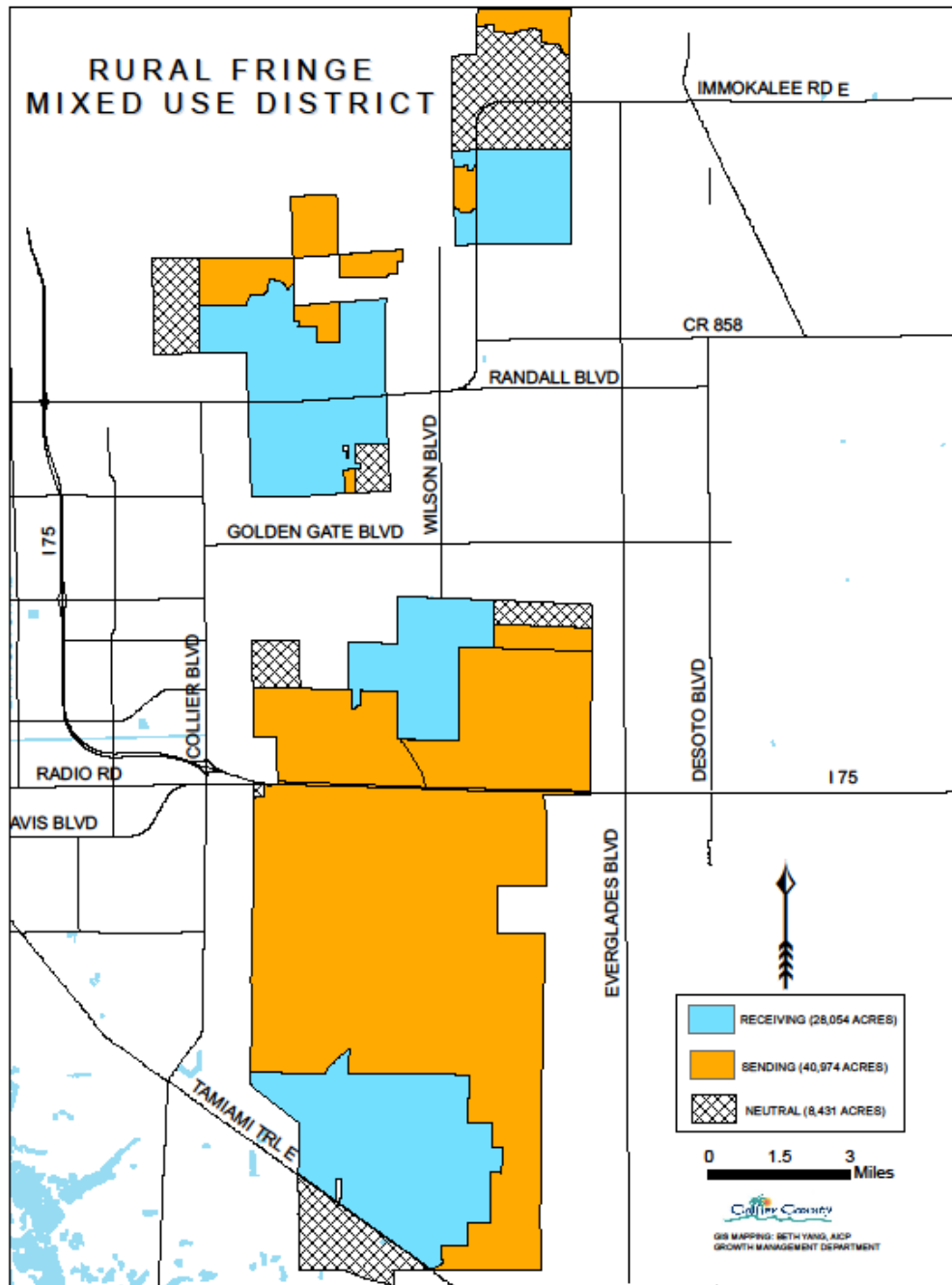
26 April, 2016

Agenda

- Introductions
- Review of last meeting (what we heard)
- Stakeholder Engagement (table exercise)
- Discussion
- Wrap up

Three land use designations

- Neutral: black & white
- Receiving: blue
- Sending: yellow



Discussion:

1. What are your specific issues and/or concerns about the future growth and development of the Receiving Lands Area?
2. What are the improvements/changes you would like to see happen in the Receiving Lands study area?
3. What do you like best about the Receiving Lands area?
4. Do your same opinions about the Receiving Lands apply to the Neutral Lands?

What we heard:

1. What are your specific issues and/or concerns about the future growth and development of the Receiving Lands Area?

- Quality of life amenities
- More than houses
- Increased population
- Roadway capacity and traffic
- Density increase
- Concerns that the program caters only to large land owners/developers
- Integration of the appropriate amounts of open space. (is 70% too excessive?)
- Availability of TDR's

What we heard:

2. What are the improvements/changes you would like to see happen in the Receiving Lands study area?

- Limit Gated Communities
- More density in concentrated areas (limit sprawl)
- Mixed – use. Balance of land uses
- Demographic mix
- Walking and biking safety
- More thoughtful community design. A defined place
- Review Village/Neighborhood size
- Connected roadways and green systems

What we heard:

3. What do you like best about the Receiving Lands area?

- Existing Natural Conditions
- Close Community
- Chance to do something different than current urban style of development
- Buffer areas
- Transportation corridor in place

Discussion:

4. Do your same opinions about the Receiving Lands apply to the Neutral Lands?

- Neutral and Receiving Lands must stay separate
- Concentrate development to Receiving Lands
- Neutral Lands were intended to be a rural area / lifestyle
- Perhaps re-evaluate neutral lands on a periodic basis

Vision starter ideas:

Creating and fostering a sustainable new community.

Vision starter ideas:



Vitality:

- Job Creation
- Business
- Mix of Uses

Developer Interests:

- Revenues
- Costs
- Profits/loss

Environment

Natural Environment

- Air
- Water
- Plant and Animal Habitat

Built Environment

- Infrastructure
- Neighborhoods
- Activity Centers and Districts
- Corridors

Individuals

- Health
- Safety
- Welfare
- Education

Associations:

- Families
- Businesses
- Governments
- Religions

Land Uses Currently Permitted in Neutral and Receiving Area

Typical Characteristics	Neutral and Receiving RFMUD Base Rights	Receiving RFMUD Clustering	Receiving RFMUD Village
Size	Minimum 5 acres	Minimum 40 acres	300-2,500 acres
Residential Gross Density	1 unit per 5 acres	1 unit per acre	2-3 units per acre
Land Use	<ul style="list-style-type: none"> • Ag • SF and MF • Staff housing • Family Care Facilities • Farm labor housing • Sporting and Recreation camps • Essential Services • Golf Courses • Conditional Uses 	<ul style="list-style-type: none"> • Ag • SF and MF • Staff housing • Family Care Facilities • Farm labor housing • Sporting and Recreation camps • Essential Services • Golf Courses • Conditional Uses 	<ul style="list-style-type: none"> • Diversity of SF and MF with a minimum of 2 neighborhoods • Neighborhood Center max 10 acres, 8,500 SF leasable floor area/ac • Village Center max 10% total village area, 10,000 SF leasable floor area/ac • Research & Technology park max 4% total village acreage • Civic and public parks min 10% total village acreage
Recreation and Open Space	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Open Space 70% of gross acres 	<ul style="list-style-type: none"> • 40% open space • Green belt 300' average width
Transportation	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Formal grid design • Pedestrian paths and bikeways for access and connectivity

Neighborhoods:

The size of a neighborhood is scaled upon a typical 5 minute walk (1/4 mile) from its center, resulting in neighborhoods of about 160 acres in size. At a gross density of 3.5 homes per acre, a typical neighborhood would contain about 560 homes.



Neighborhood Size



Neighborhood Housing



Neighborhood Center



Neighborhood Streets and Blocks

Neighborhoods:



Neighborhoods:



Neighborhoods:



Neighborhoods:



Neighborhoods:

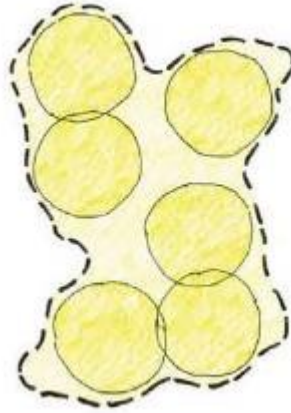


Neighborhoods:



Villages:

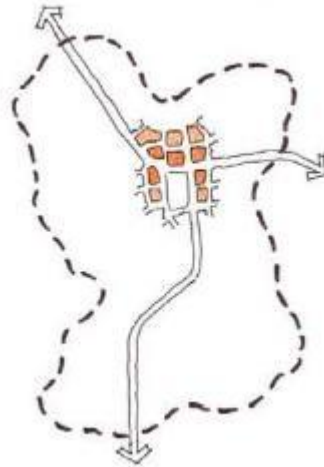
A typical village will have about 3,000 units, contain 6-8 neighborhoods and be 1,000 to 1,500 acres in size. This scale provides the residential population necessary to support an elementary school and some supporting commercial services.



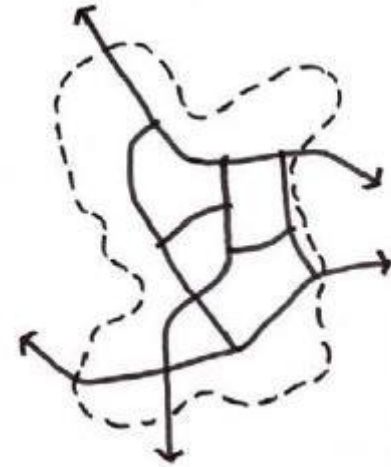
Village Size



Village Housing



Village Center



Village Streets

Villages:



Villages:



Villages:



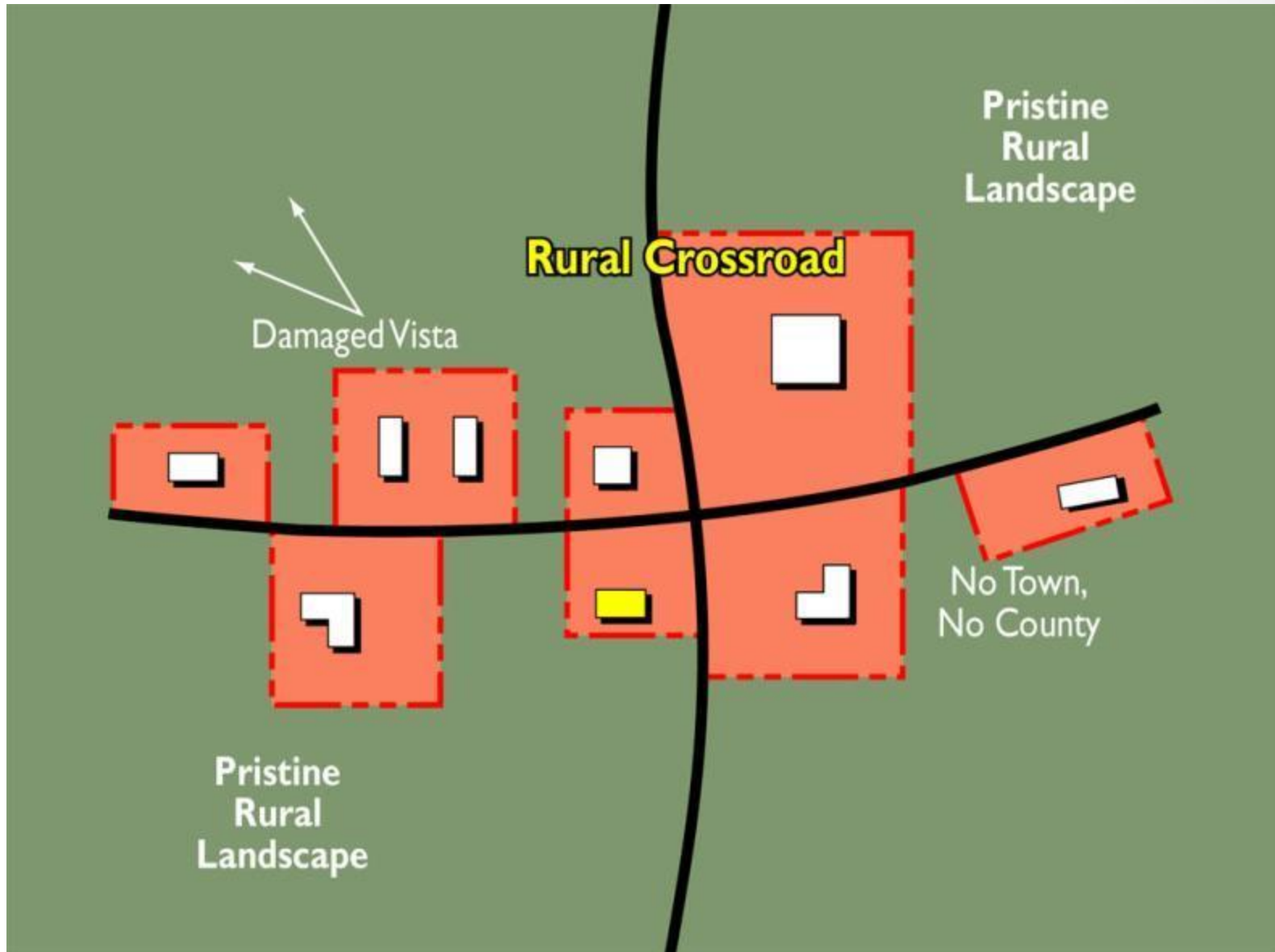
Villages:



Lack of street network strings out development

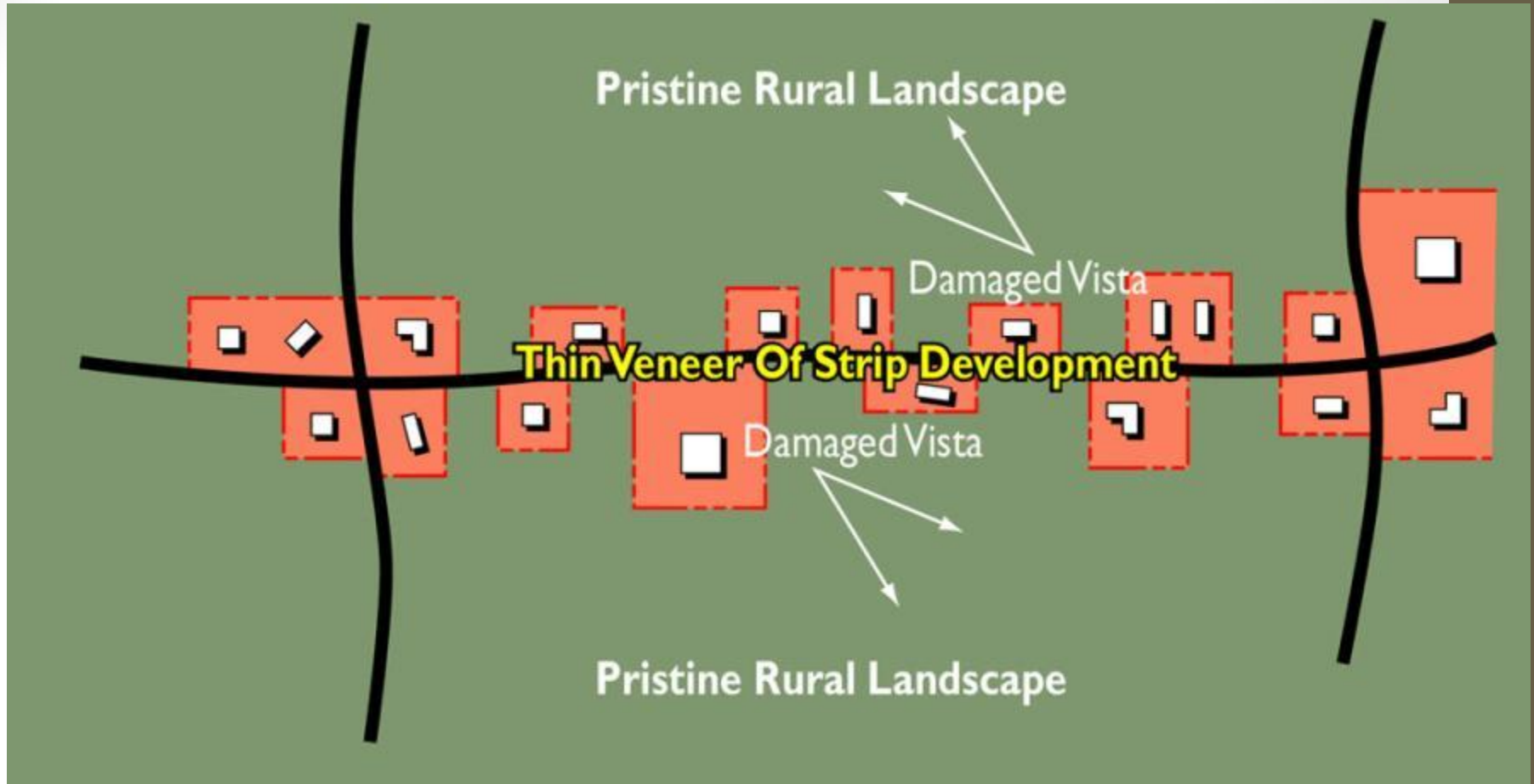


Lack of street network strings out development



Preserve open space and farmland

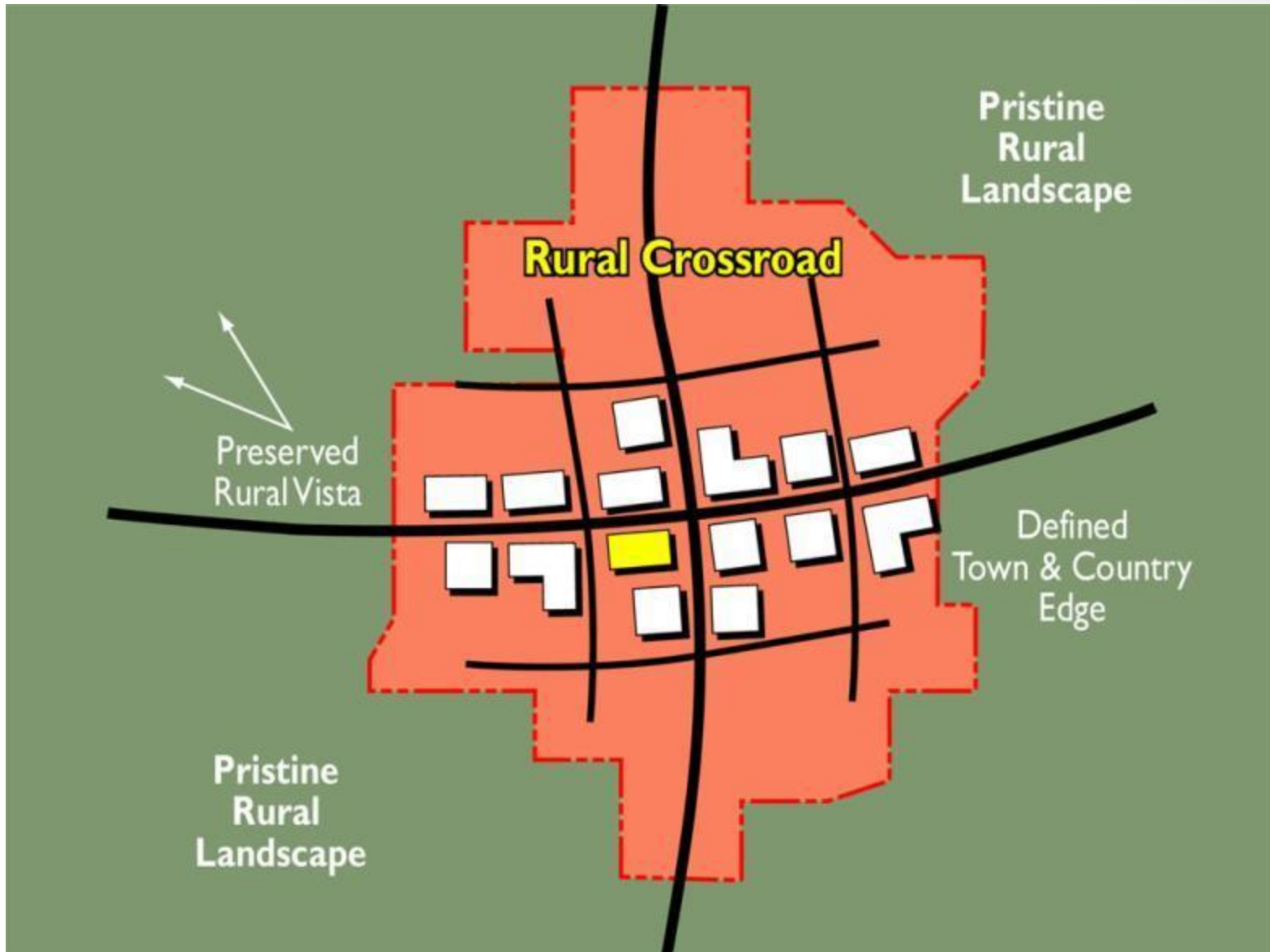
Lack of street network strings out development



Street network creates a rural place

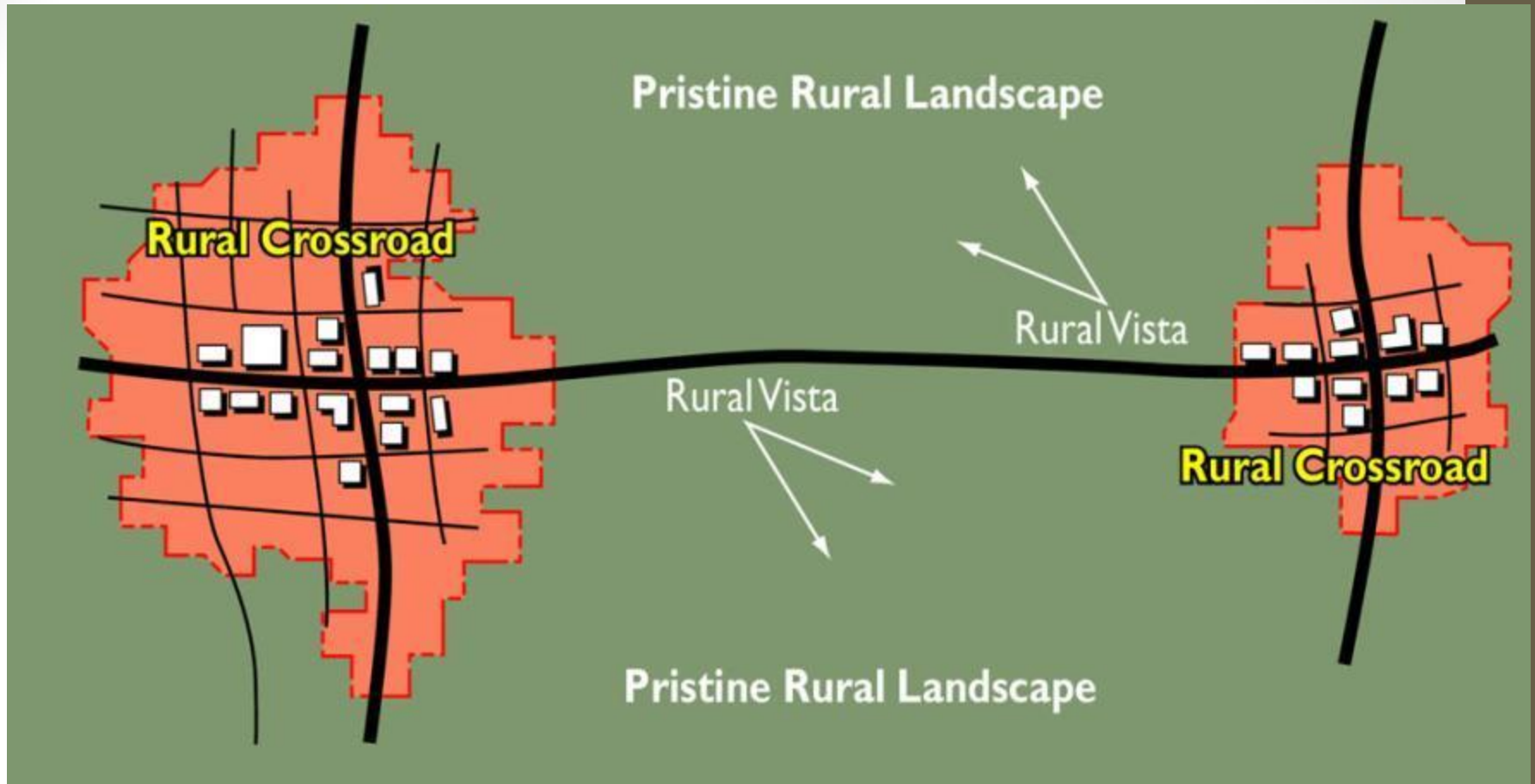


Development drawn to rural crossroads



Preserve open space and farmland

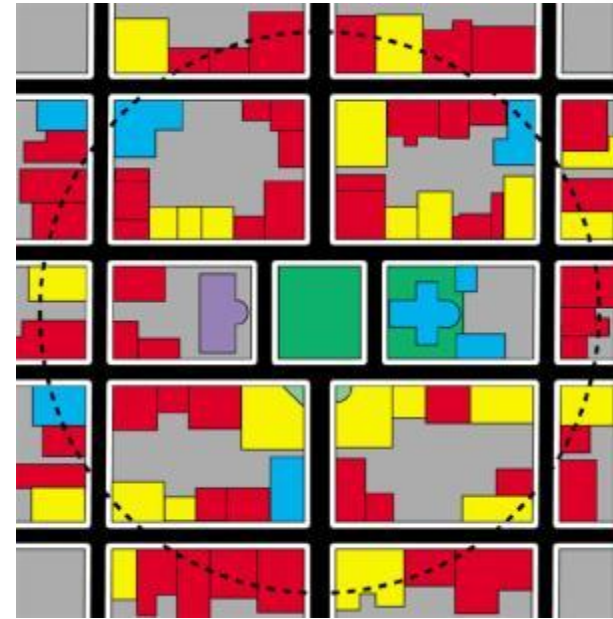
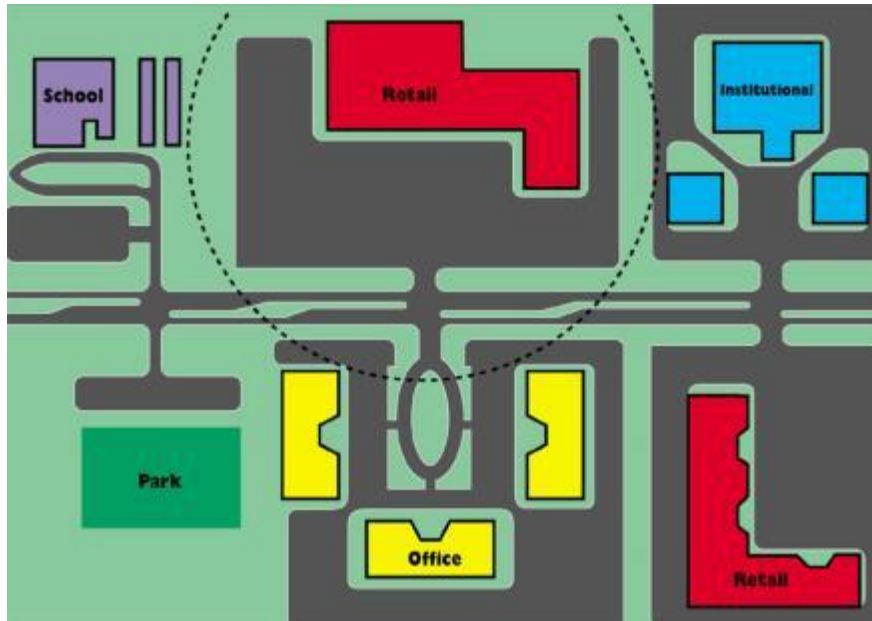
Rural development in defined places preserves vistas



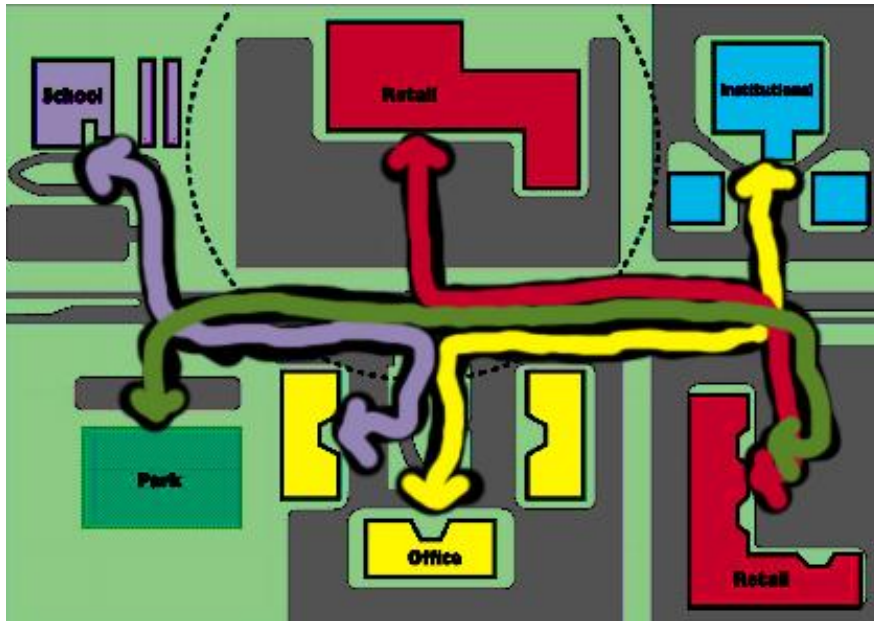
“Identify the location of nodes to accommodate nonresidential development and prevent the sprawl of strip development.”

Preserve open space and farmland

Development Form:



Development Form:



Development Form (Conventional):



Conventional Model:

- All garage fronts
- No sidewalks
- No canopy
- Massing of housing, lack of public open space
- Minimal Connectivity



Development Form (New Model):



Model of Integration:

- Inclusive Open Space
- Intimate relationship to natural systems
- Well Connected
- Mix of uses
- Walkable

Exercise: Framework Mapping

- **Purpose:** Develop a framework plan identifying destinations, developable areas/buffers, street networks, and green systems.
- **Activity:** Divide into groups; identify edges, landmarks and nodes to develop Neighborhoods and Villages; as a large group ascertain common themes.
- **Discussion**

Framework Mapping

- **Nodes**
- Centers of activity that are suitable for gathering. These can be found in the form of public plazas, buildings, intersections and parks.



Framework Mapping

- **Landmarks**
- Prominent features that aid urban navigation. Normally, landmarks are not occupiable spaces; they are built or natural features that serve as wayfinding devices



LANDMARKS

Framework Mapping

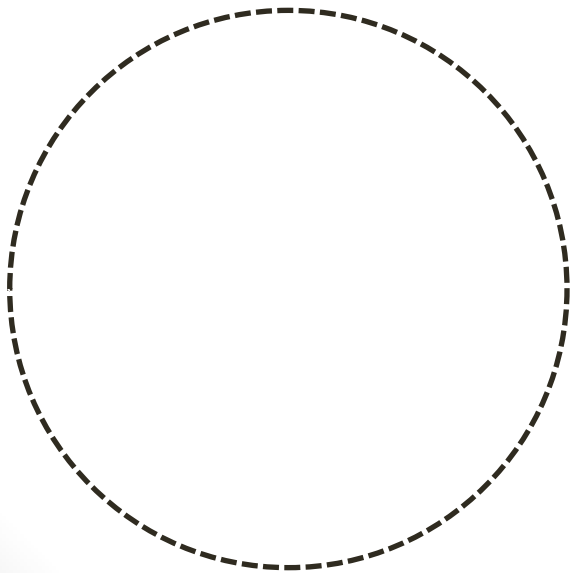
- **Edges**
- Edges are linear elements that serve to separate features through a delineation in scale, material or elevation. Edges may either be solid or permeable.



EDGES

Framework Mapping

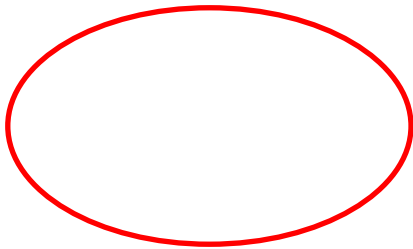
- **Neighborhoods**
- Use the Nodes, Landmarks and edges indicated. Place the provided neighborhood templates in locations that take advantage of these features. (Overlap is ok.)



NEIGHBORHOODS

Framework Mapping

- **Village Center**
- Where neighborhoods overlap. Center of activity. Village Centers can be Commercial, Employment and Education focused areas.



VILLAGE CENTER

Framework Mapping

- **Roadway Connections**
- Connect Neighborhoods to each other and to regionally significant roadways. Discuss local, collector and arterial roadways.

———— **Road Network**

Framework Mapping

- **Green / Park / Open Space Connections**
- Connect neighborhoods and village center nodes with green systems. - identify greenways, natural areas, parks and open space



**Green
Infrastructure**

Discussion:

“Community planning begins not with design aesthetics but rather with an exploration of how people will live there.”

Clarence Stein