

---

plan matters

---

[doverkohl.com](http://doverkohl.com)













where

---

what

---

how

where

---

what

---

how



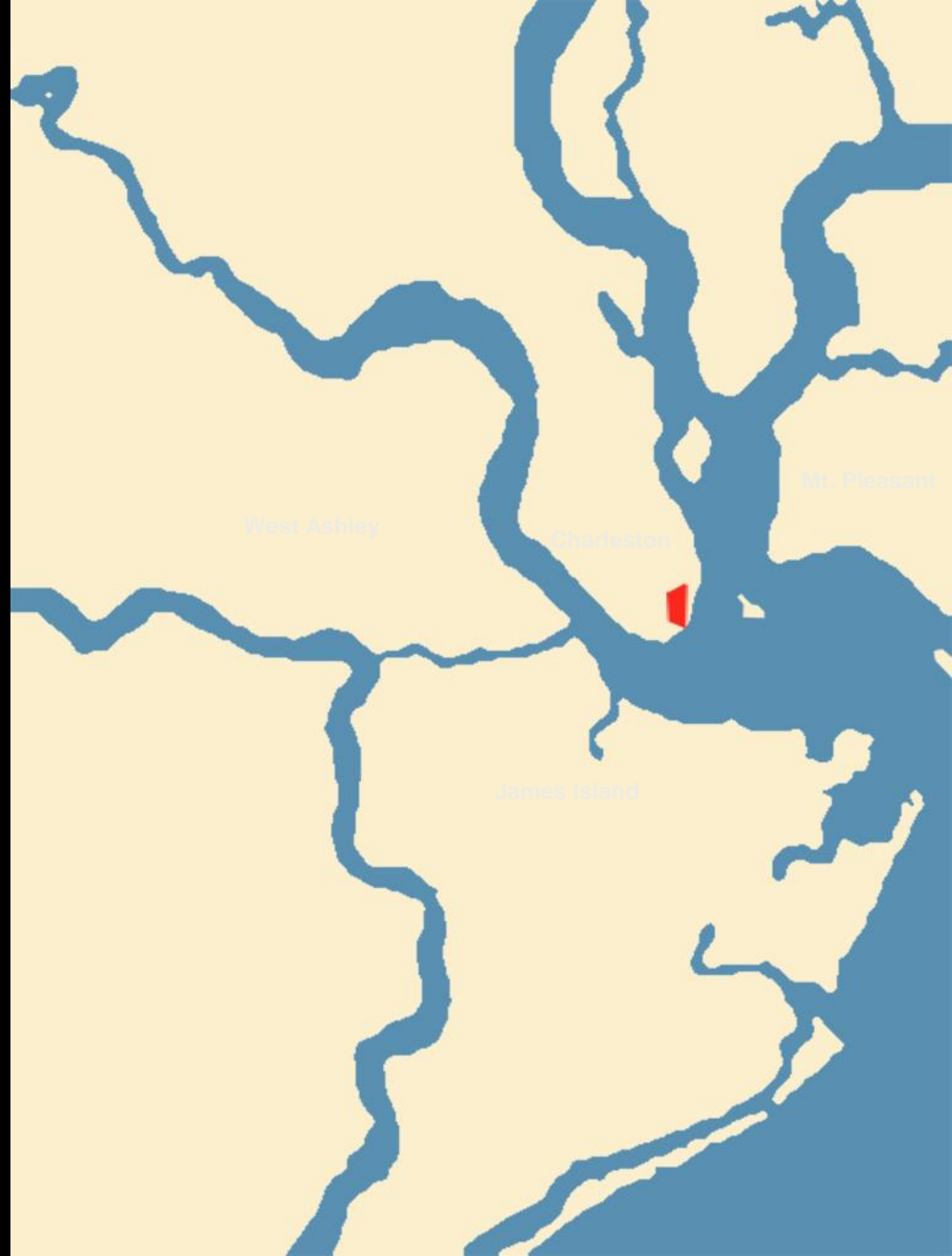
# the legacy

**Charleston 1725**

**65 Acres**

**5,000 People**

**Population Density: 77/acre**



# the legacy

**Charleston 1790**

**400 Acres**

**17,000 People**

**Population Density: 42/acre**





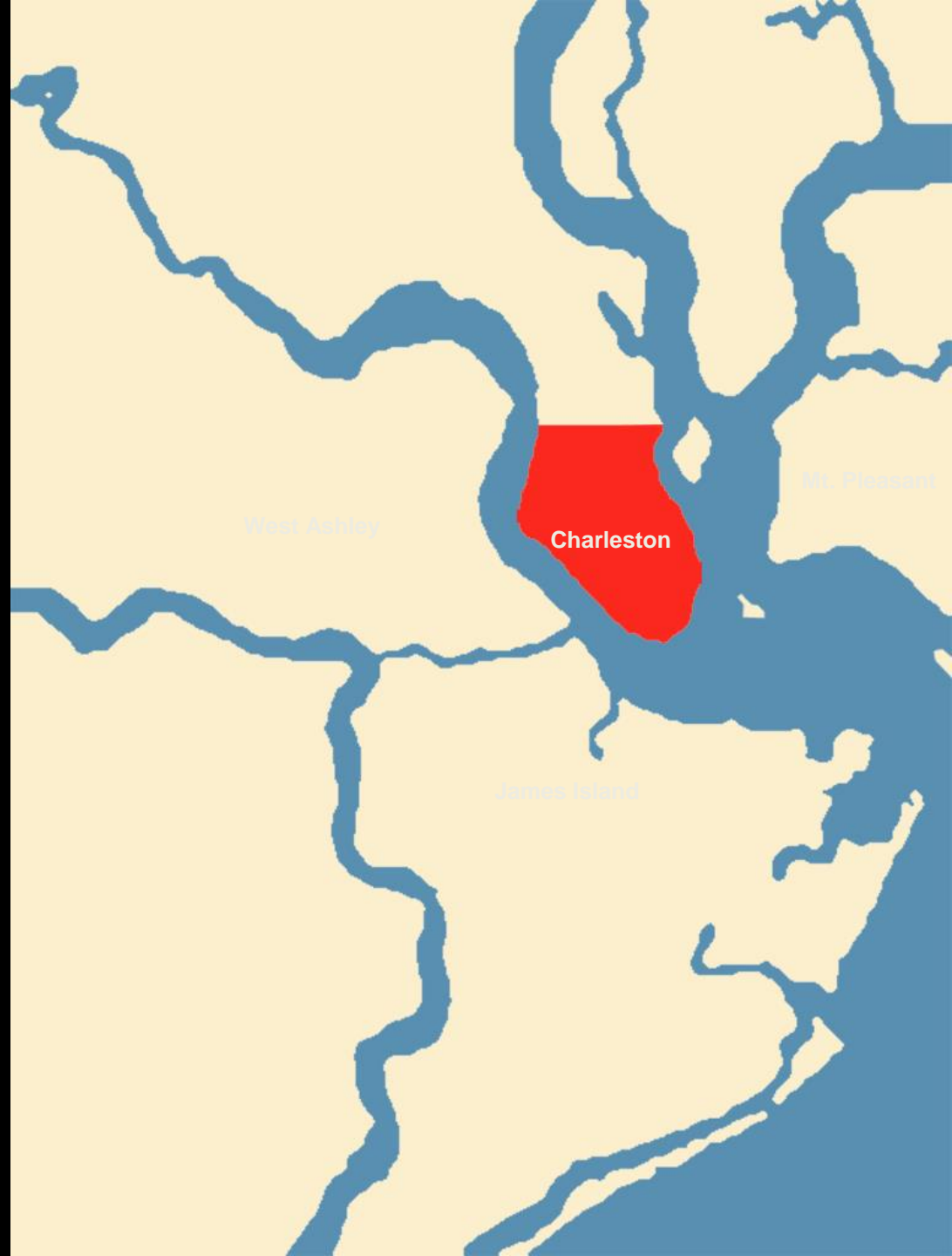
# the legacy

**Charleston 1960**

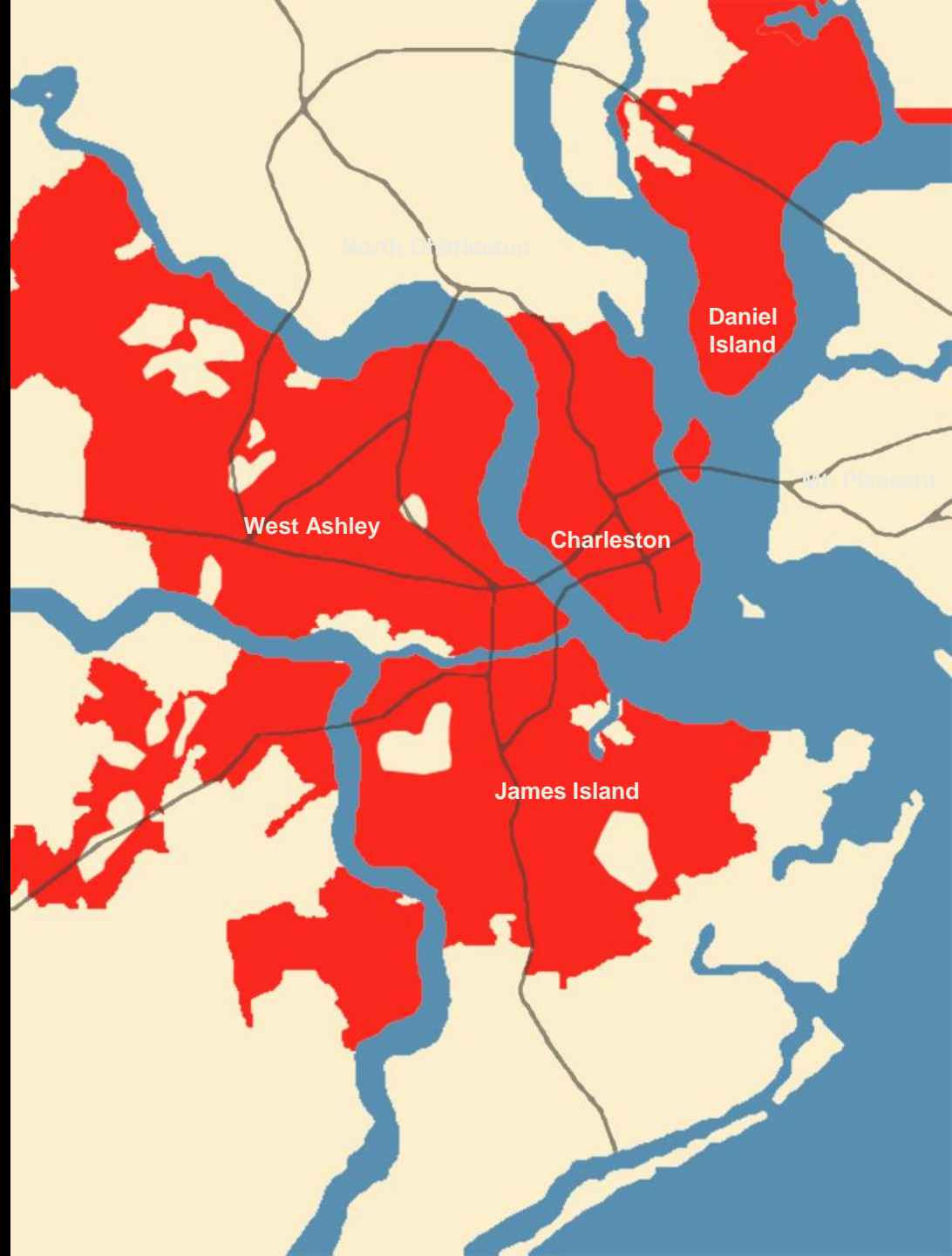
**3,000 Acres**

**70,000 People**

**Population Density: 23/acre**



# the legacy



**Charleston Today**

**65,000 Acres**

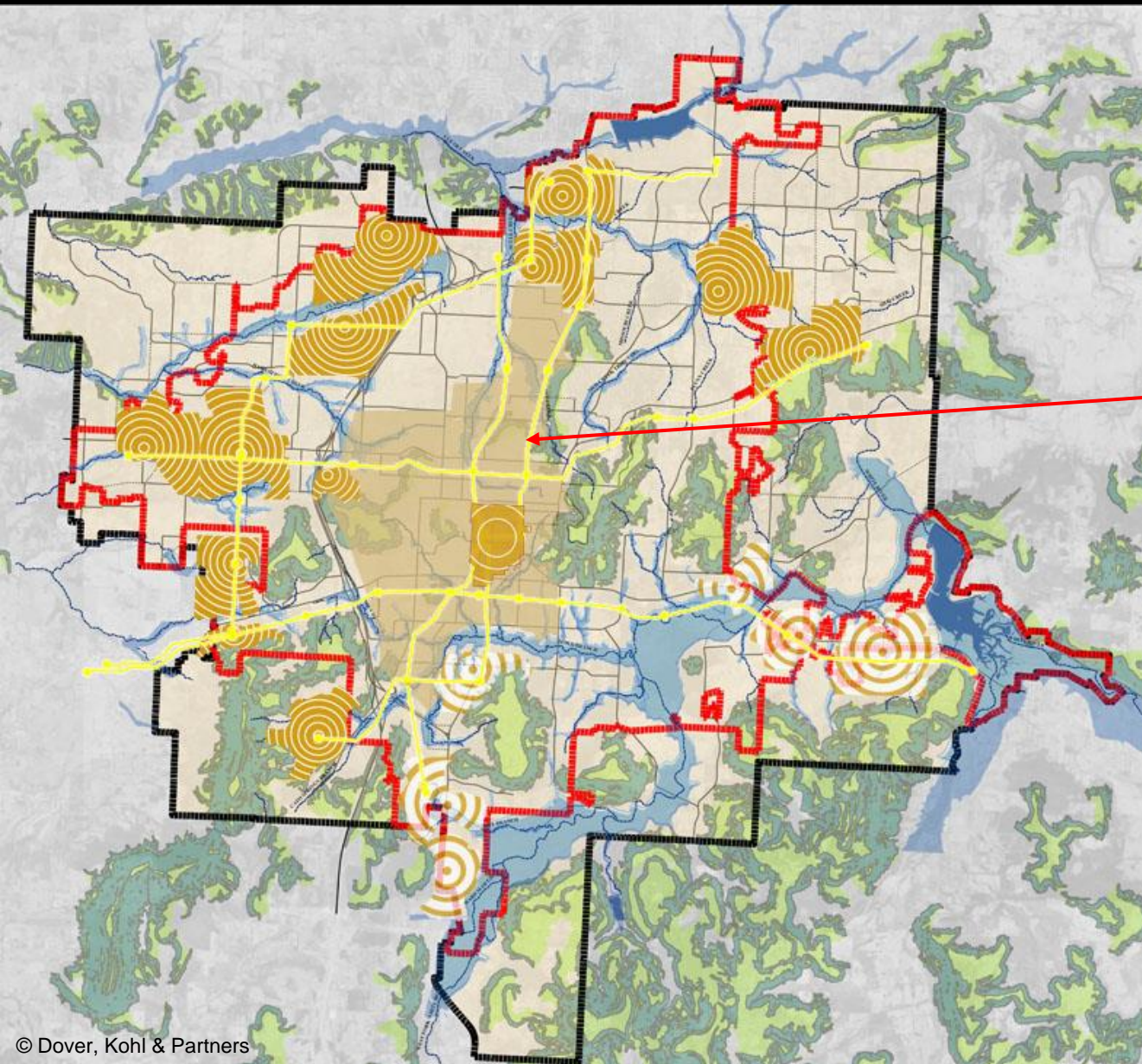
**112,000 People**

**Population Density: 1.7/acre**









anticipated  
transit lines





# reclaiming lost space



## GLENWOOD PARK

ATLANTA, GEORGIA

for GREENSTREET PROPERTIES  
by TUNNELL-SPANGLER & ASSOCIATES / DOVER, KOHL & PARTNERS





© Dover, Kohl & Partners

Glenwood Park, Atlanta GA



# visualizing change



Spring Hill, Mobile, Alabama - today



# visualizing change



Spring Hill, Mobile, Alabama - tomorrow

where

---

what

---

how



where would you prefer to live?





where would you prefer to live?







Delipollo

MOTORCYCLE PARTS  
AND STEAKS

202-408-0000

3.87

4.03

4.09

4.13

4.01

CAR ALARMS  
WINDOW TINTS  
AUTO STEREO

Spin Sides

Matress

FOR LEASE

SW 92 AV

305-553-1760

Pizza

tadeo

305-553-1760

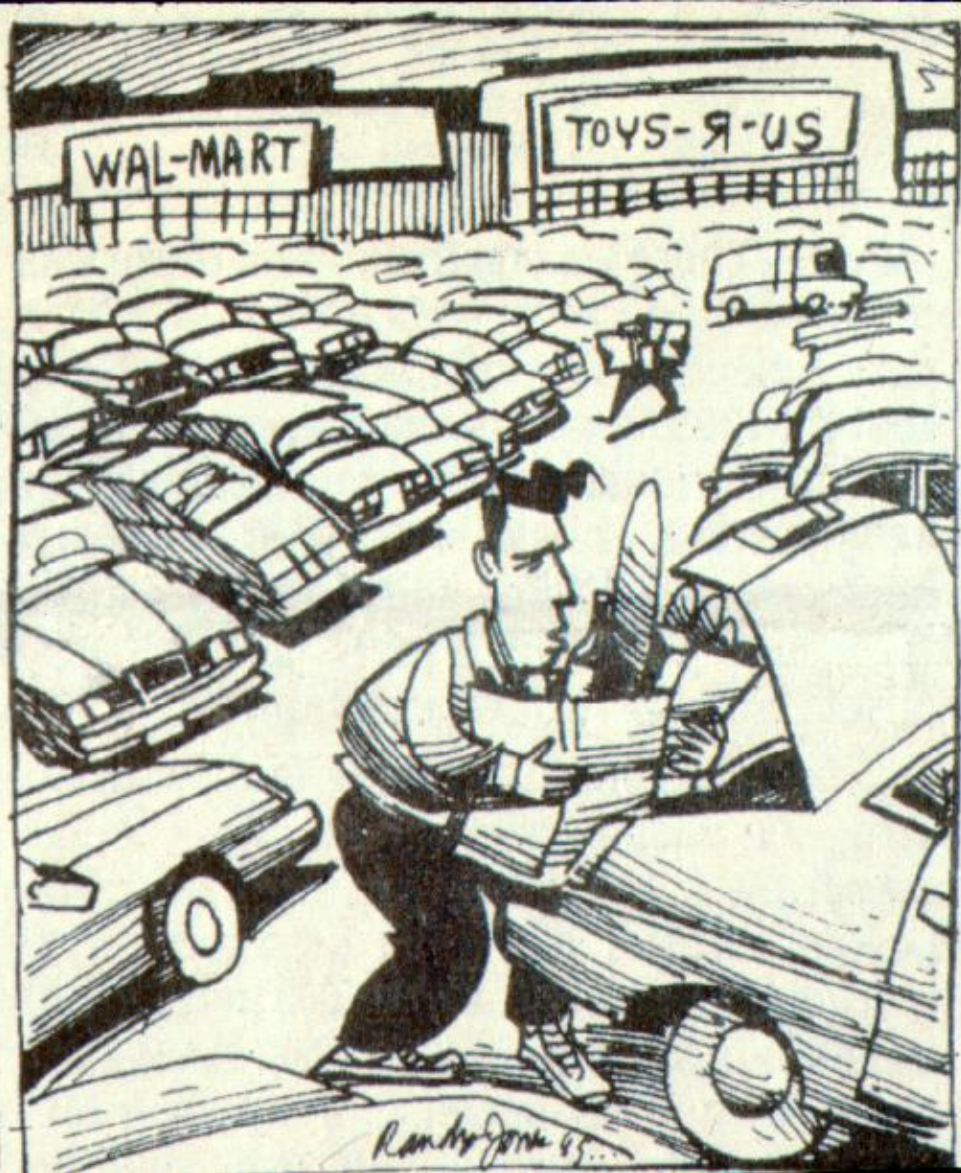
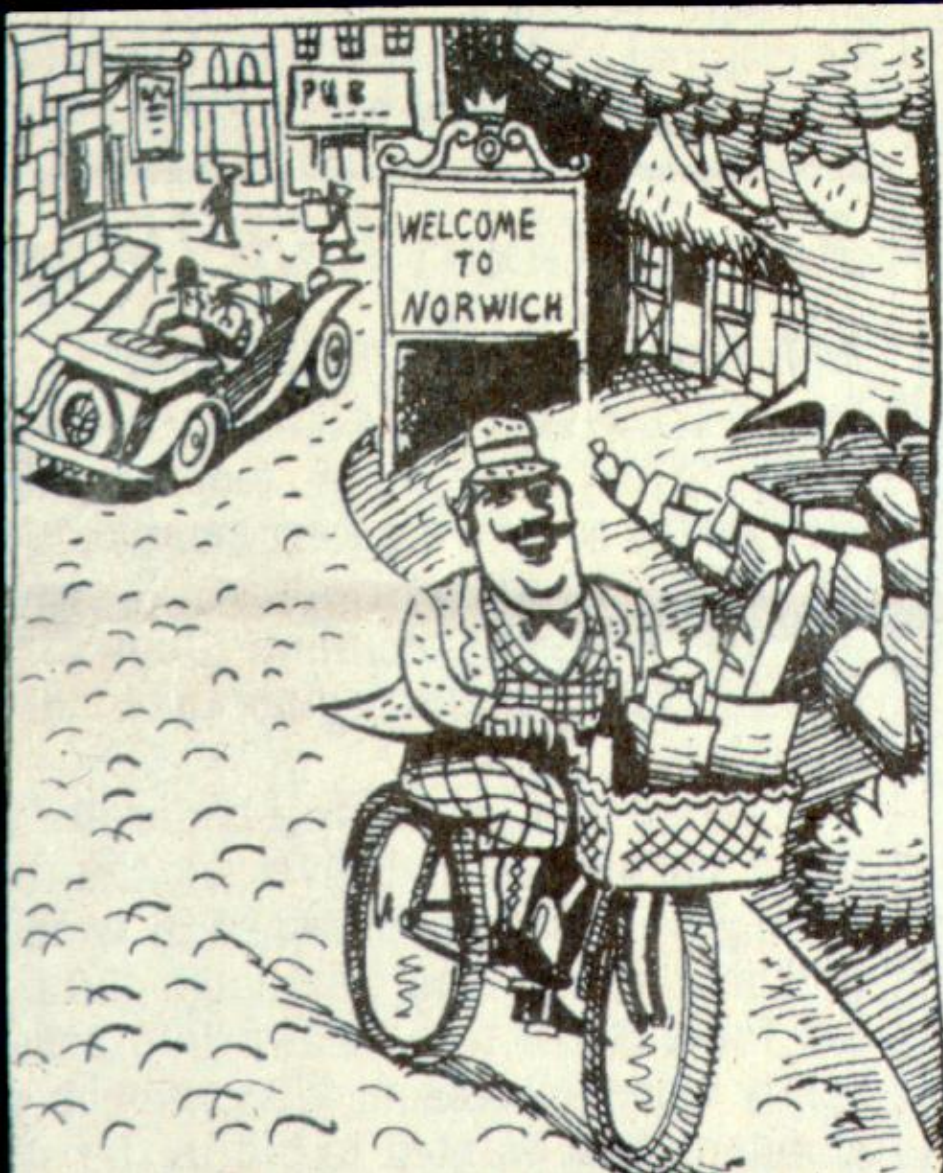


reguli 386¢  
silver 413¢  
ultra 419¢

Fine  
30



# revived interest in livable communities





the public realm





the public realm?





this is red on the map



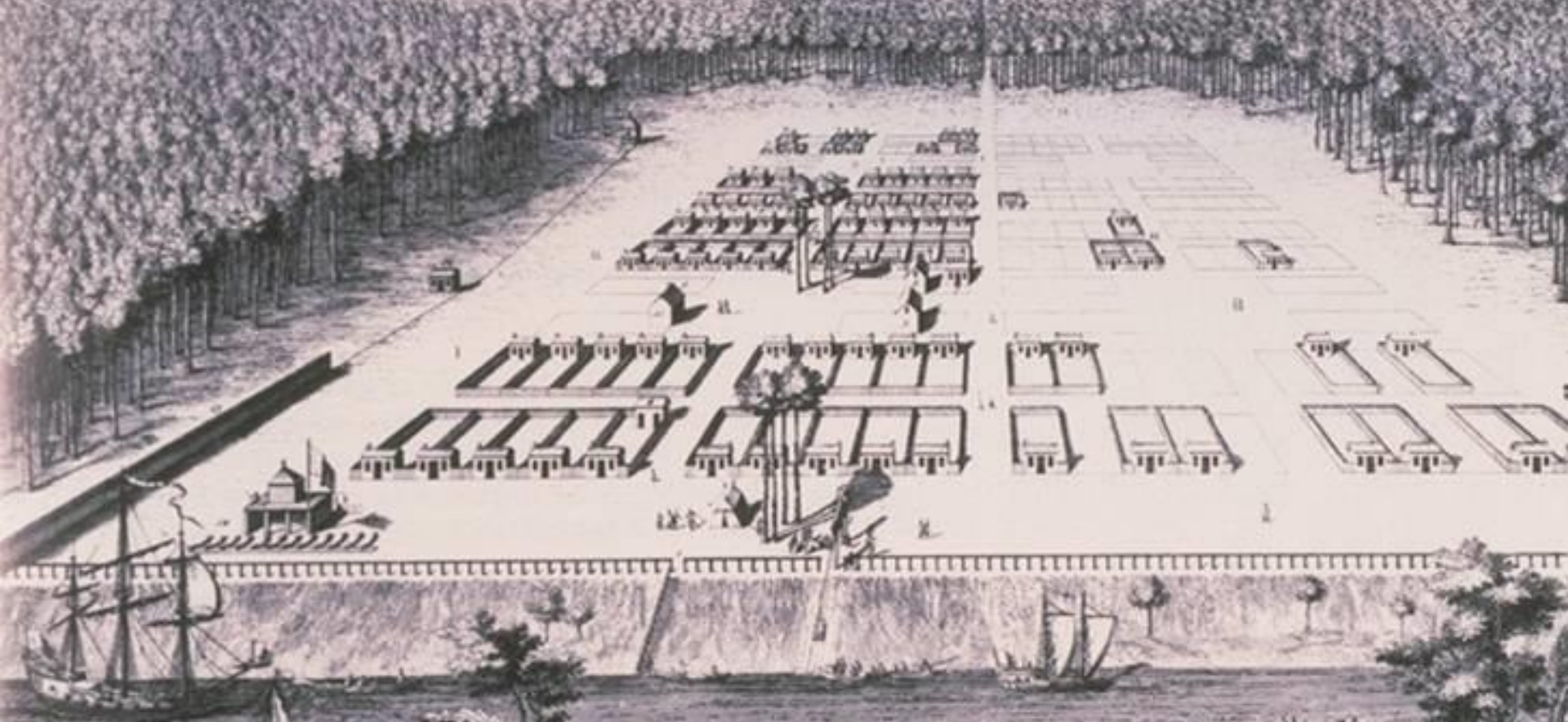
Saratoga Springs, NY

this is red on the map, too



strip shopping center

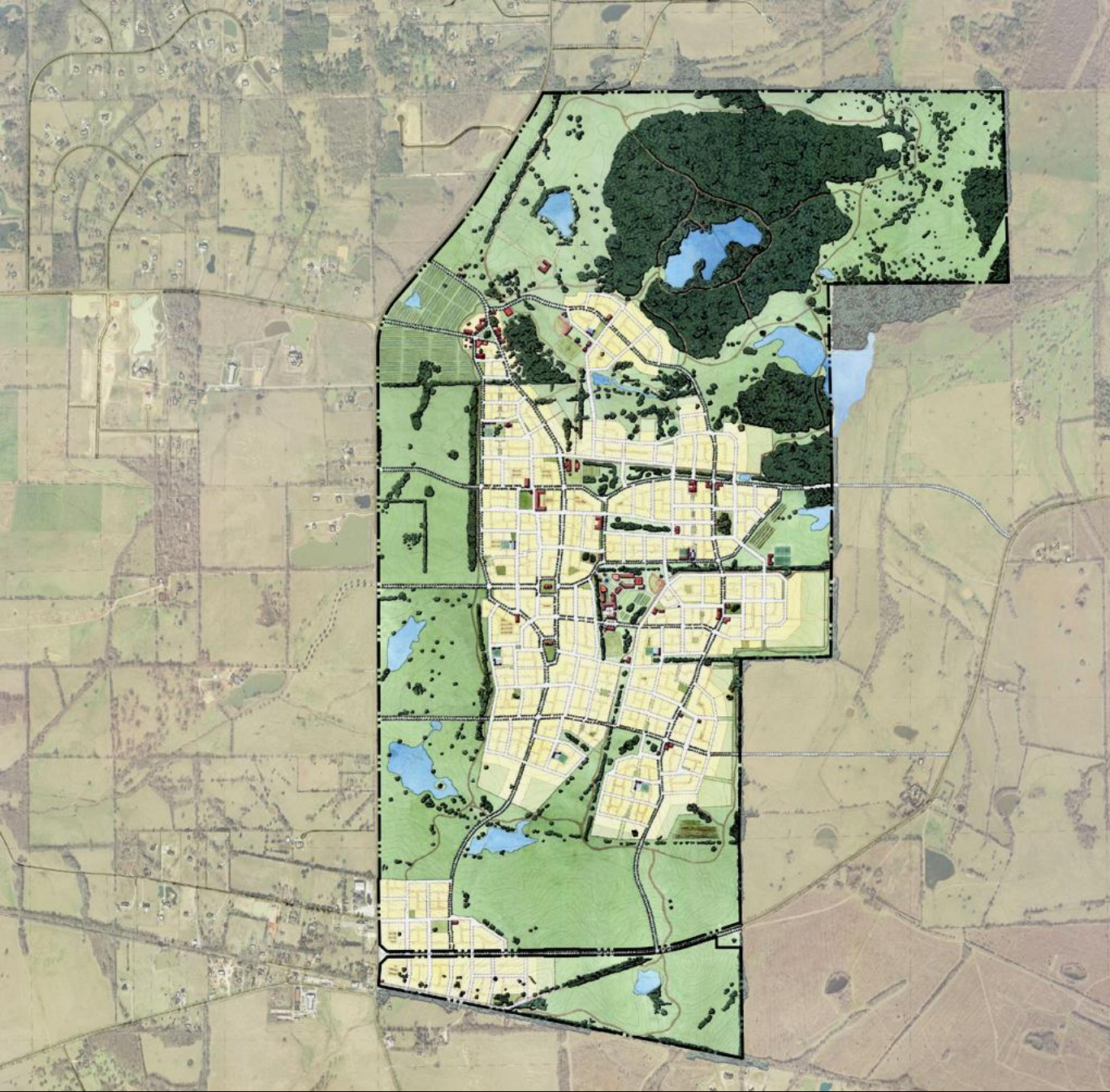












Hudson







# The Power of Connected Streets

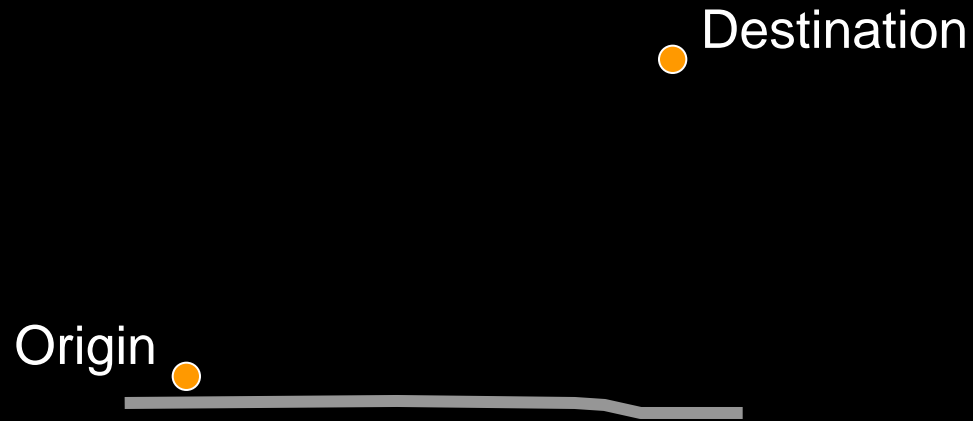
Origin 

 Destination

How do we get from here to there?



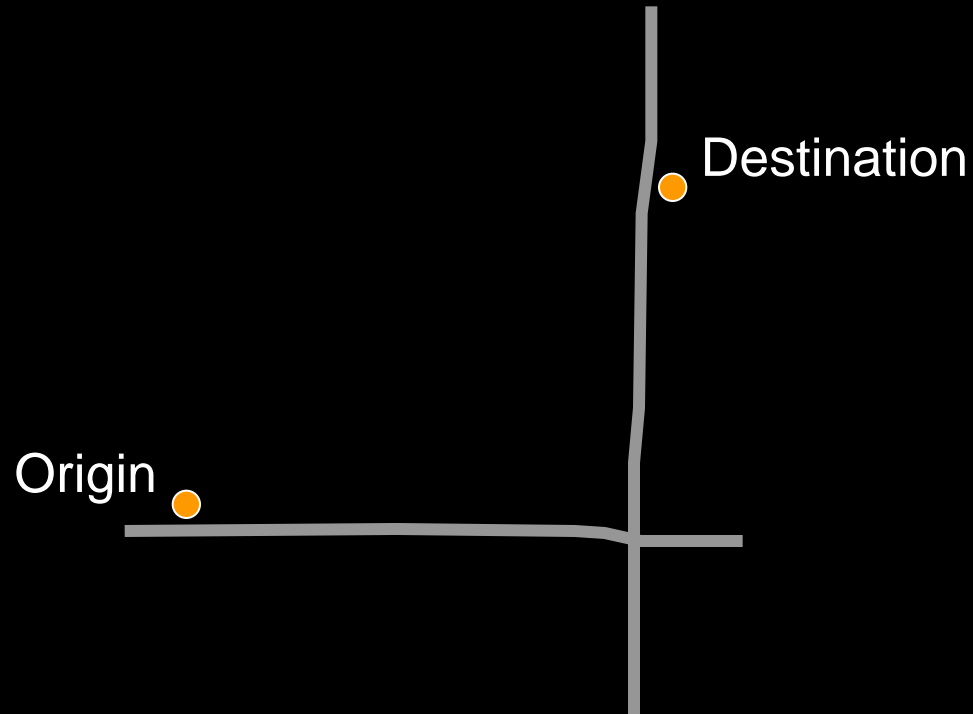
# The Power of Connected Streets



How do we get from here to there?

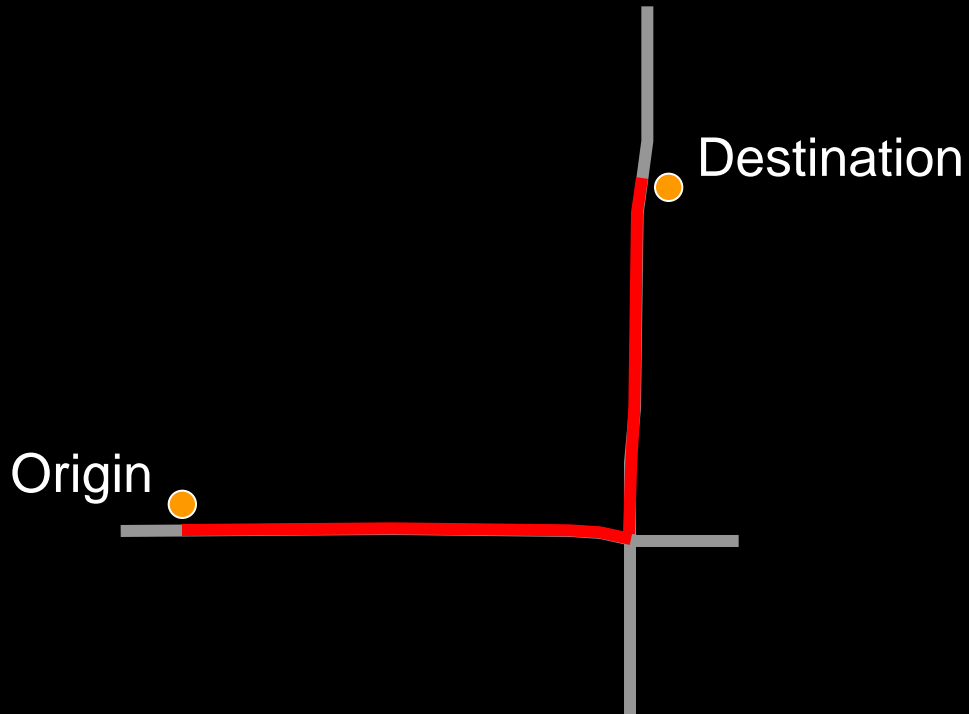


# The Power of Connected Streets



How do we get from here to there?

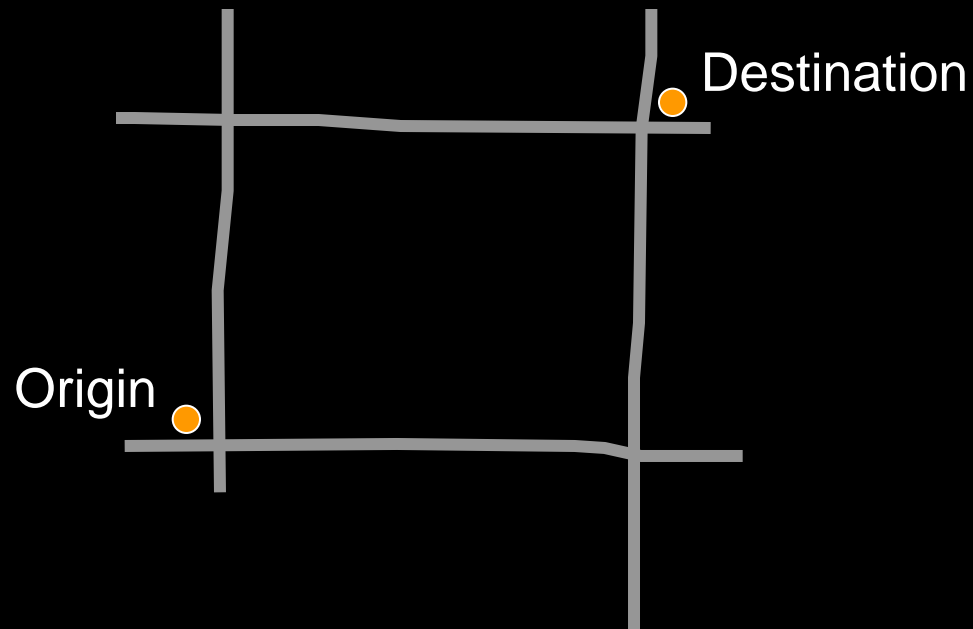
# The Power of Connected Streets



1 Possible Route

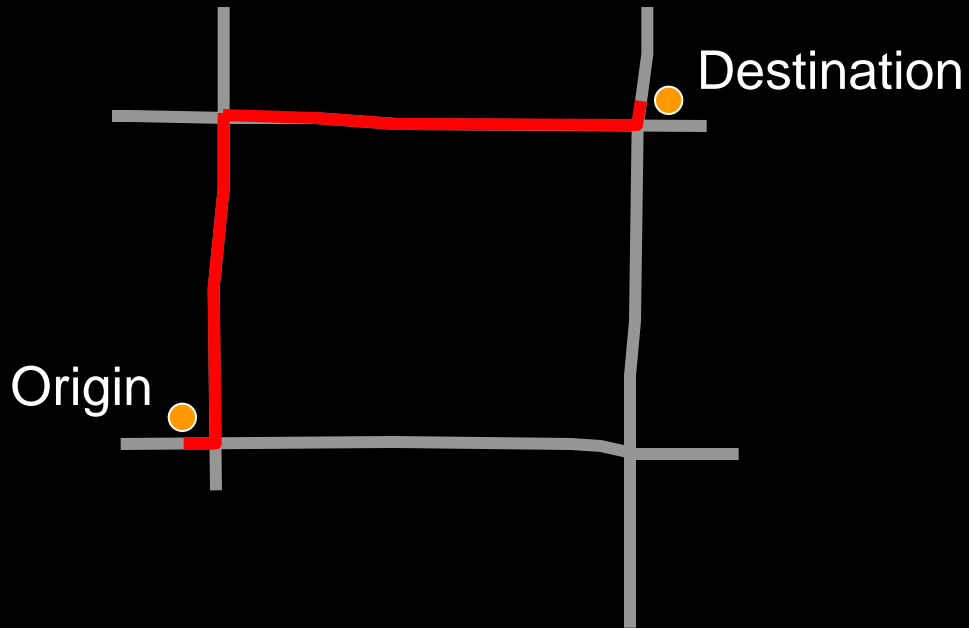


# The Power of Connected Streets



Add a second pair of streets to the network, and...

# The Power of Connected Streets



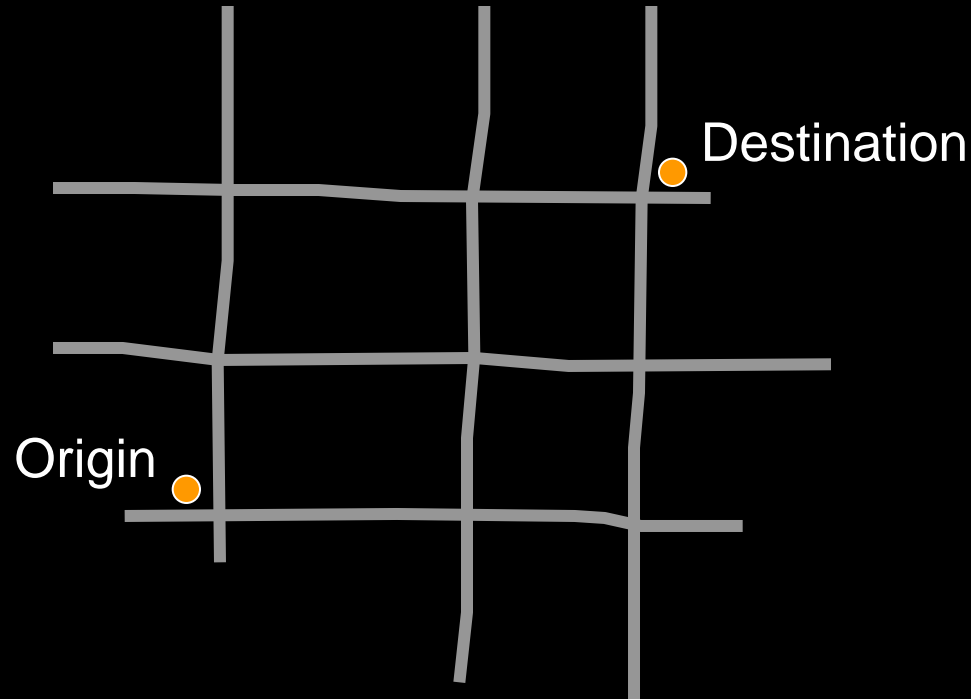
2 Possible Routes



# The Power of Connected Streets

$x = 2$

$y = 2$

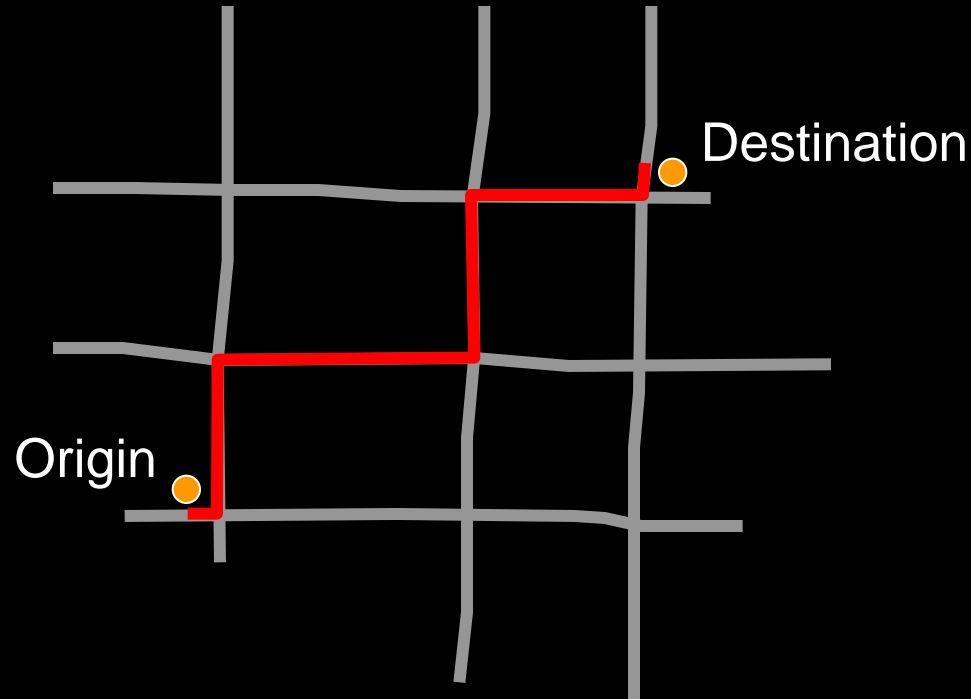


Add another street in each direction...

# The Power of Connected Streets

$x = 2$

$y = 2$



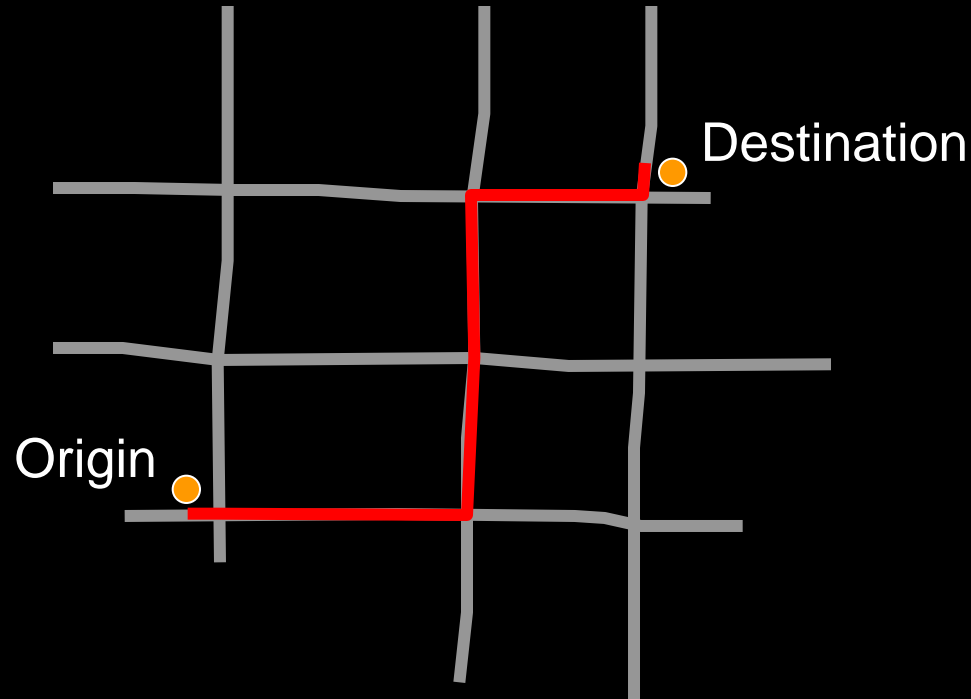
More Possible Routes



# The Power of Connected Streets

$x = 2$

$y = 2$

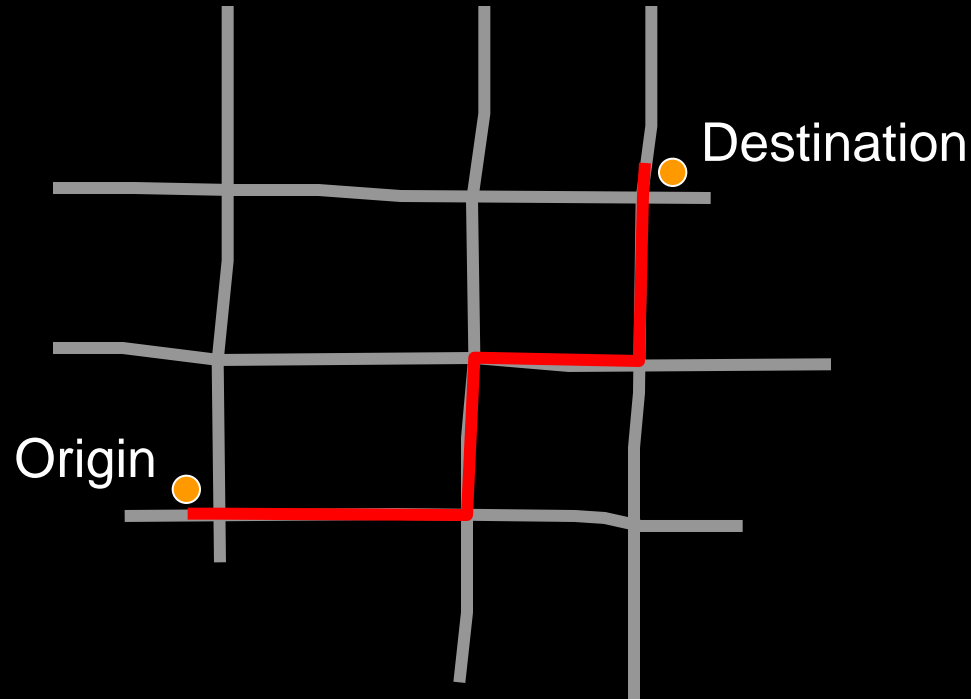


More Possible Routes

# The Power of Connected Streets

$x = 2$

$y = 2$



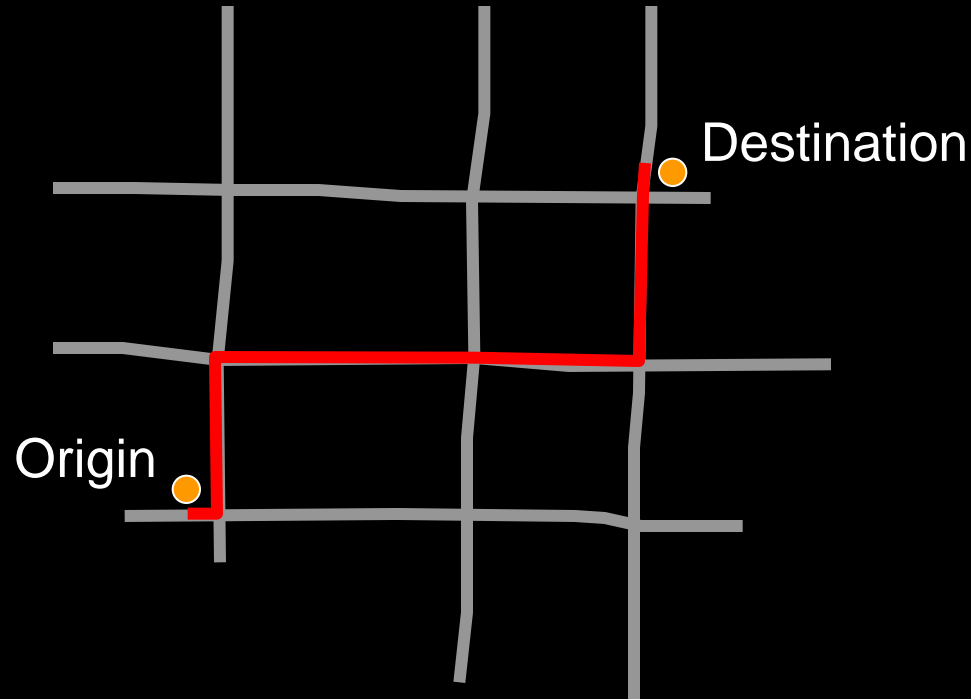
More Possible Routes



# The Power of Connected Streets

$x = 2$

$y = 2$



More Possible Routes: **6 in all, without doubling back**

# The Power of Connected Streets

$$\frac{(x+y)!}{(x!)(y!)} = \text{\# of possible routes}$$

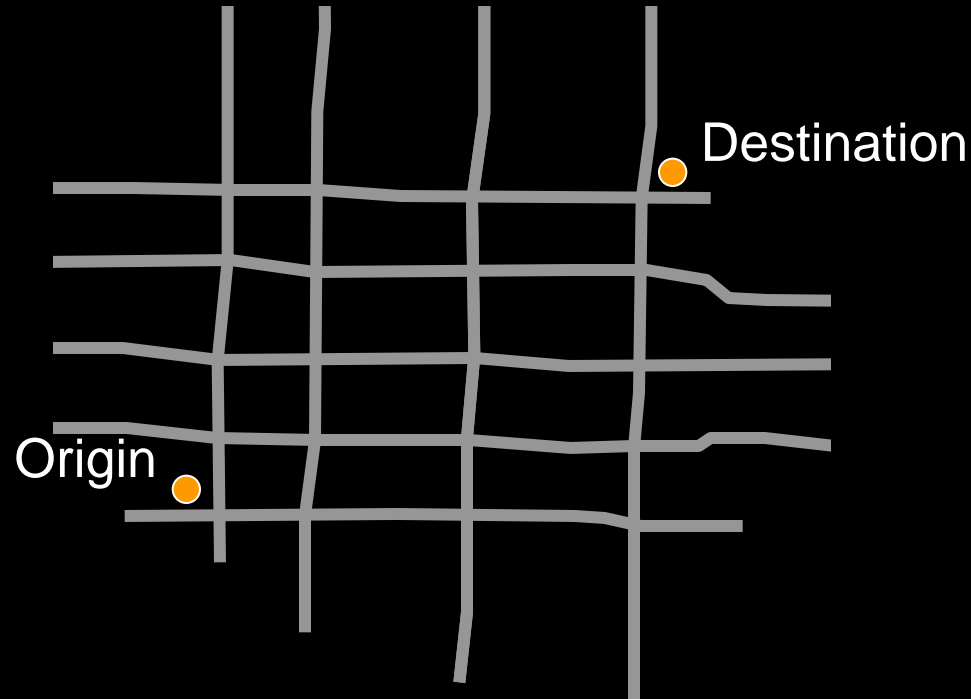
The Casey Hawthorne Traffic Routes Equation (only accounts for one direction)



# The Power of Connected Streets

$x = 3$

$y = 4$



Continue enhancing the network: 4 x 3 grid yields **35 routes**

# The Power of Connected Streets



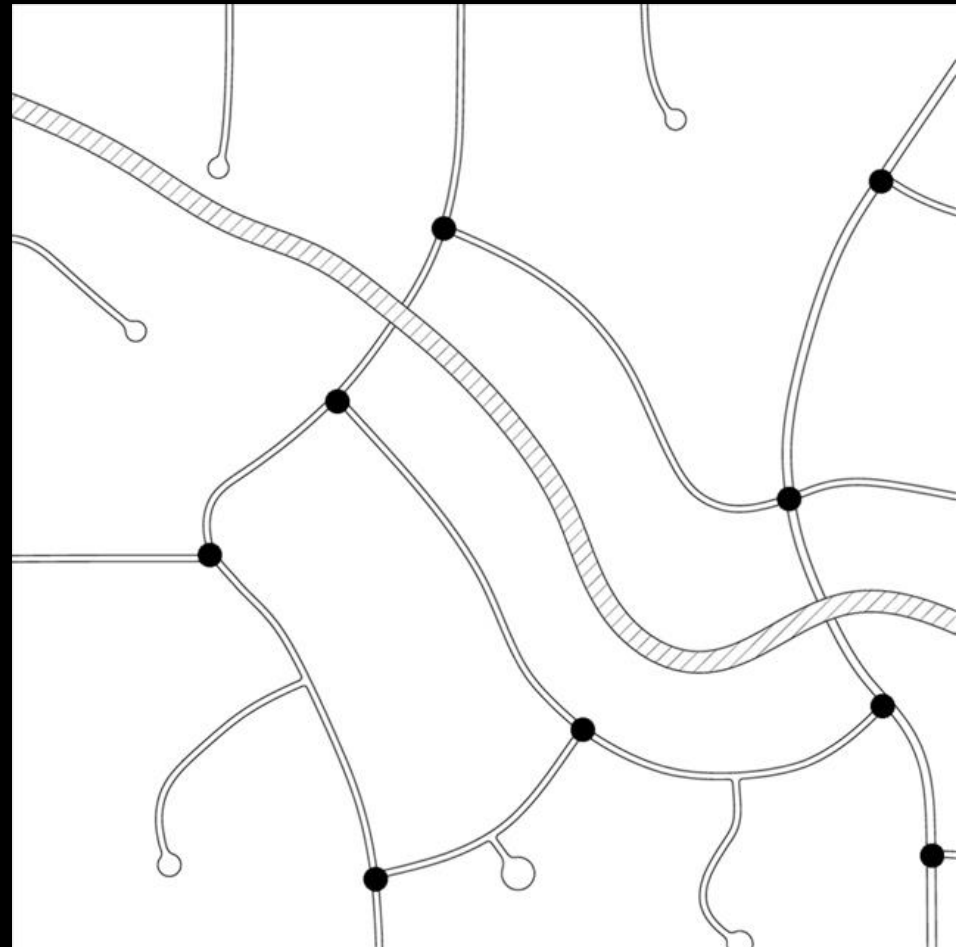
Continue enhancing the network: 5 x 4 grid yields **126 routes**



# The Power of Connected Streets

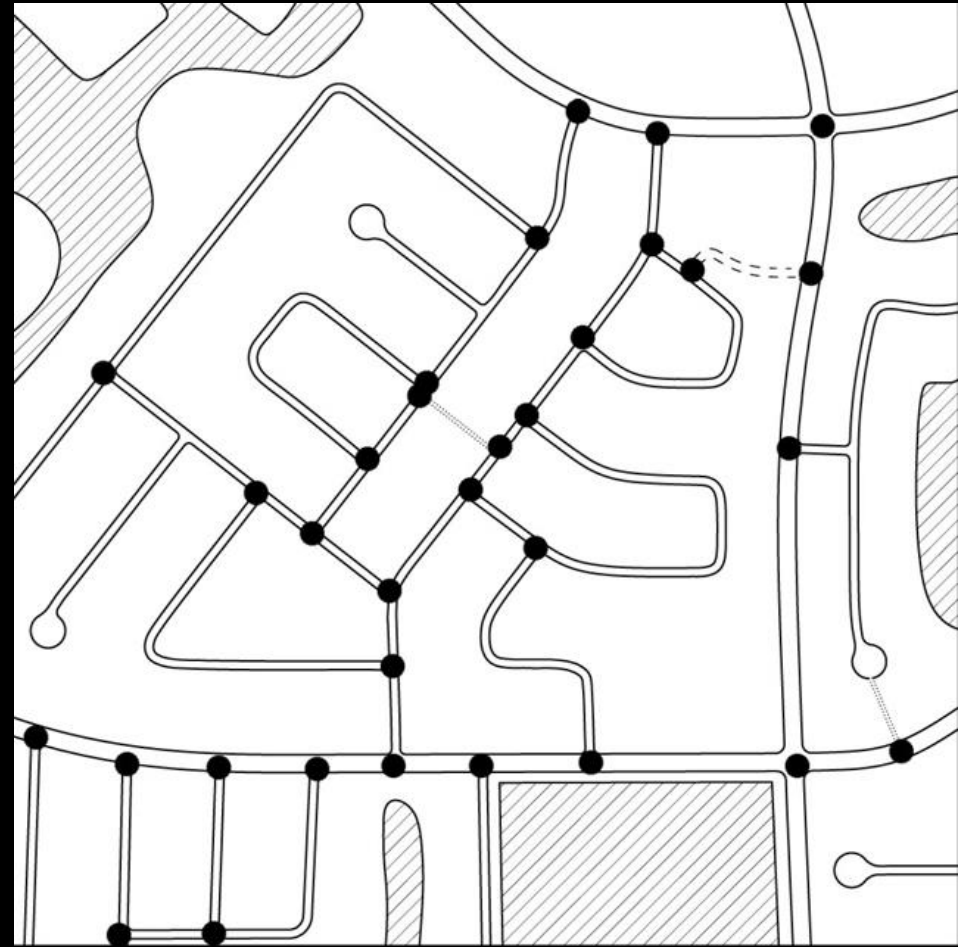


Make a town, not “pods.” 8 x 8 grid yields **12,870 routes**



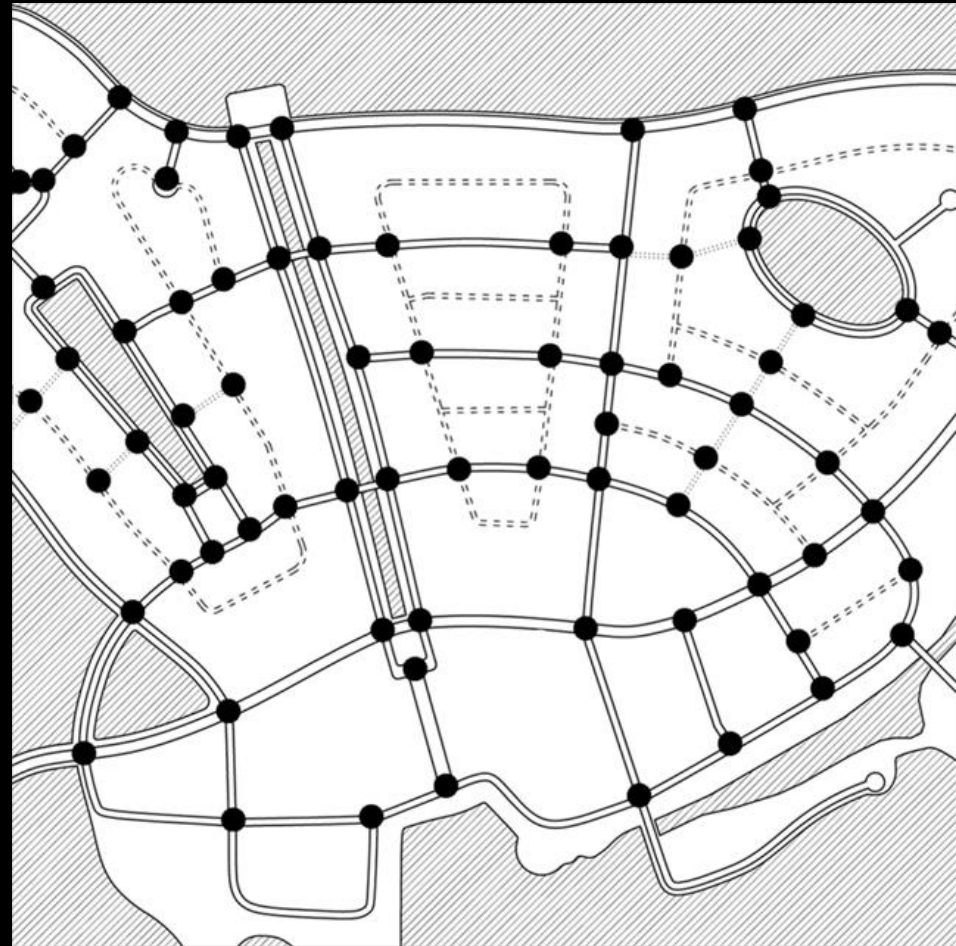
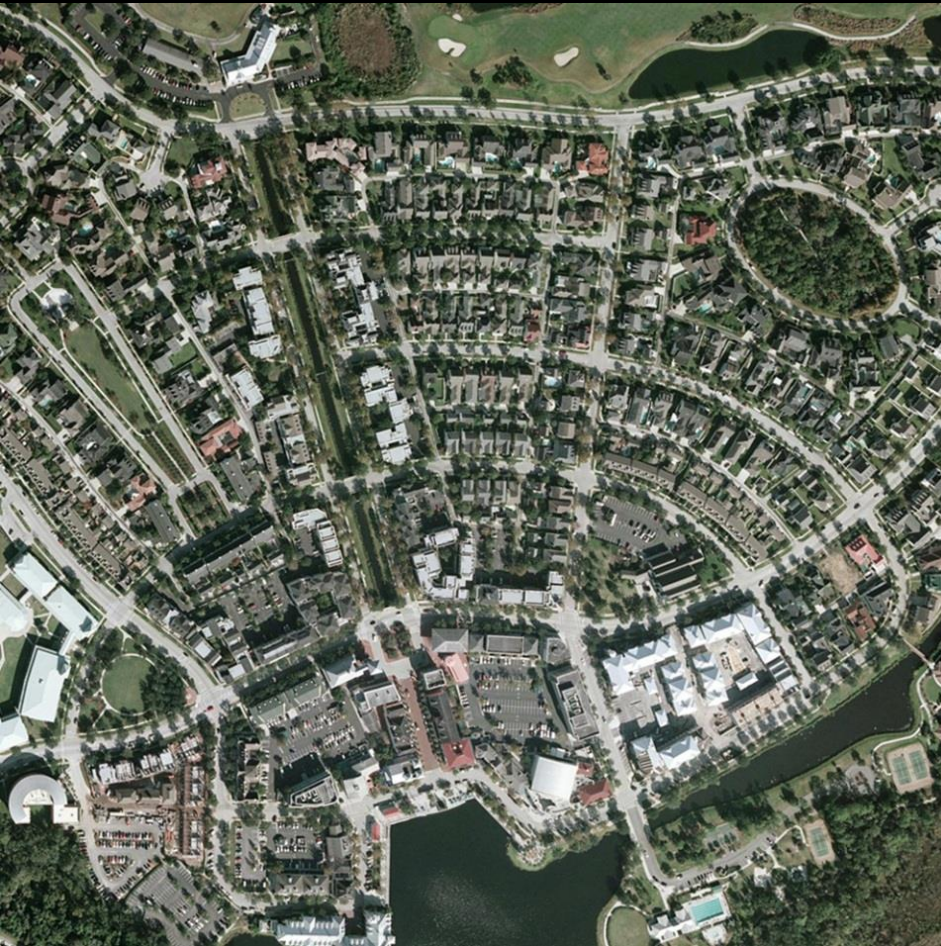
The Woodlands, Texas – 36 intersections per square mile





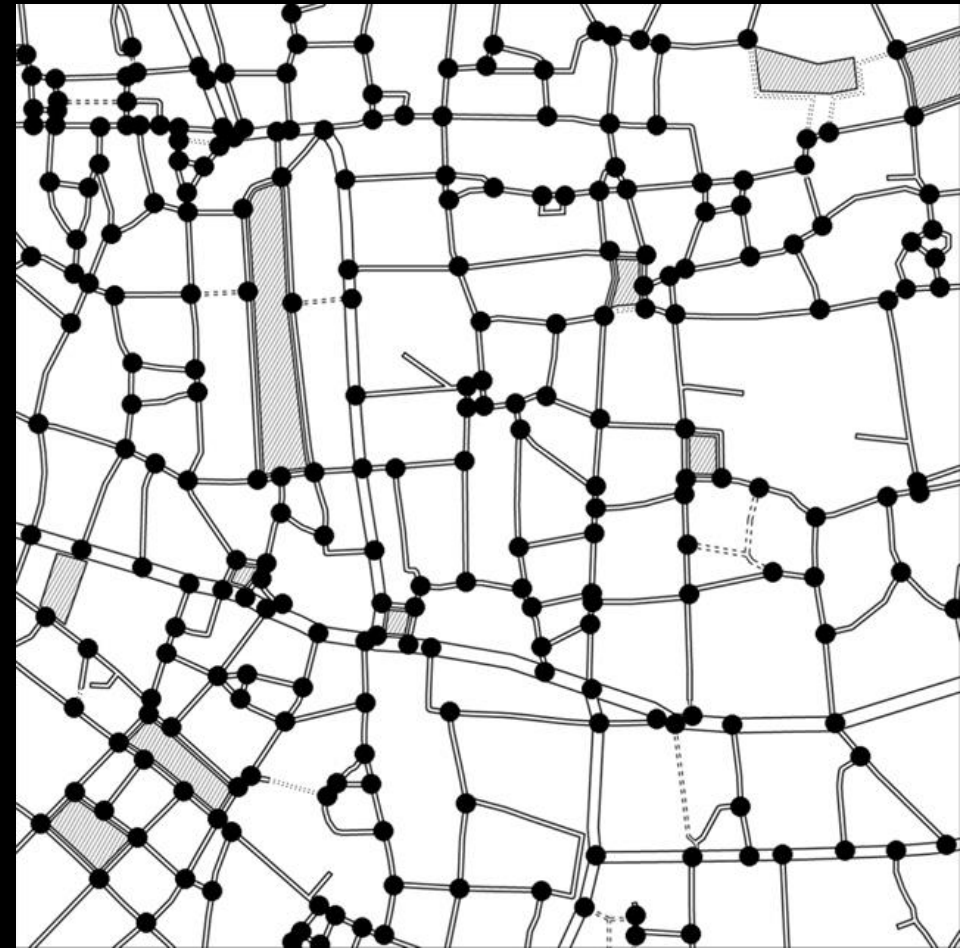
Miami Lakes, Florida – 141 intersections per square mile





Celebration, Florida – 377.8 intersections per square mile





Rome, Italy – 1029.2 intersections per square mile





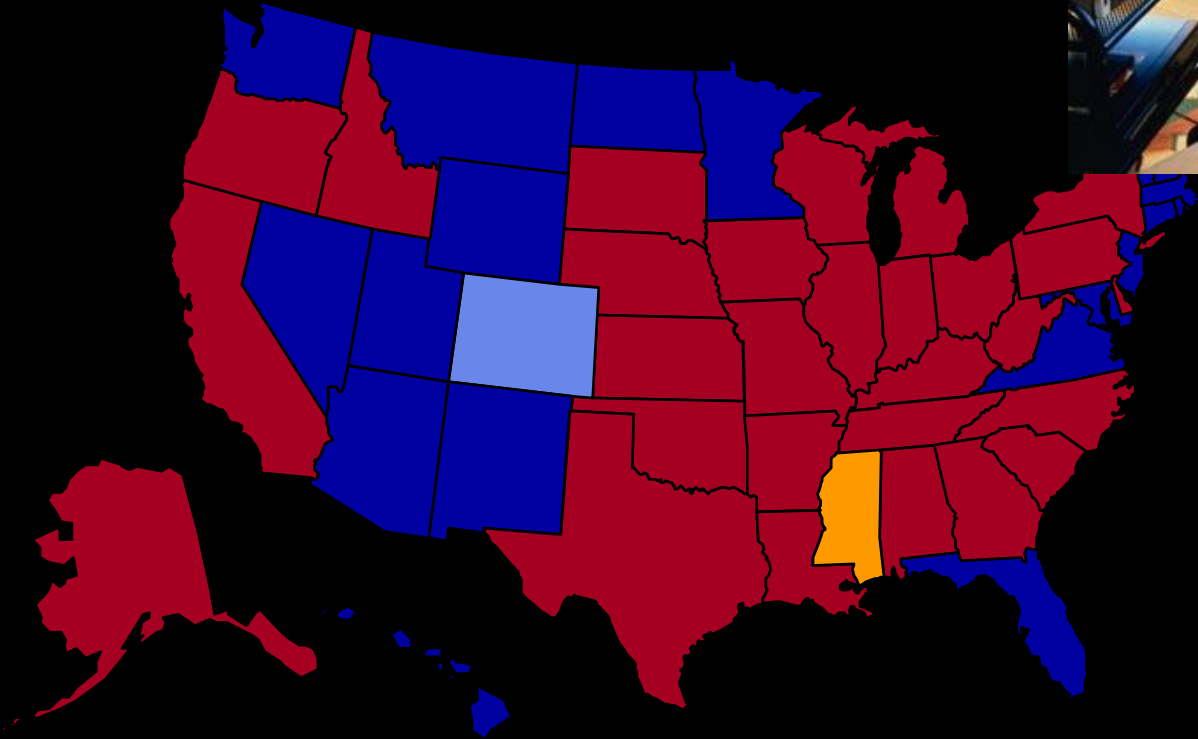
Ninety-nine Steps, St Thomas USVI



Longitude Lane, Charleston SC

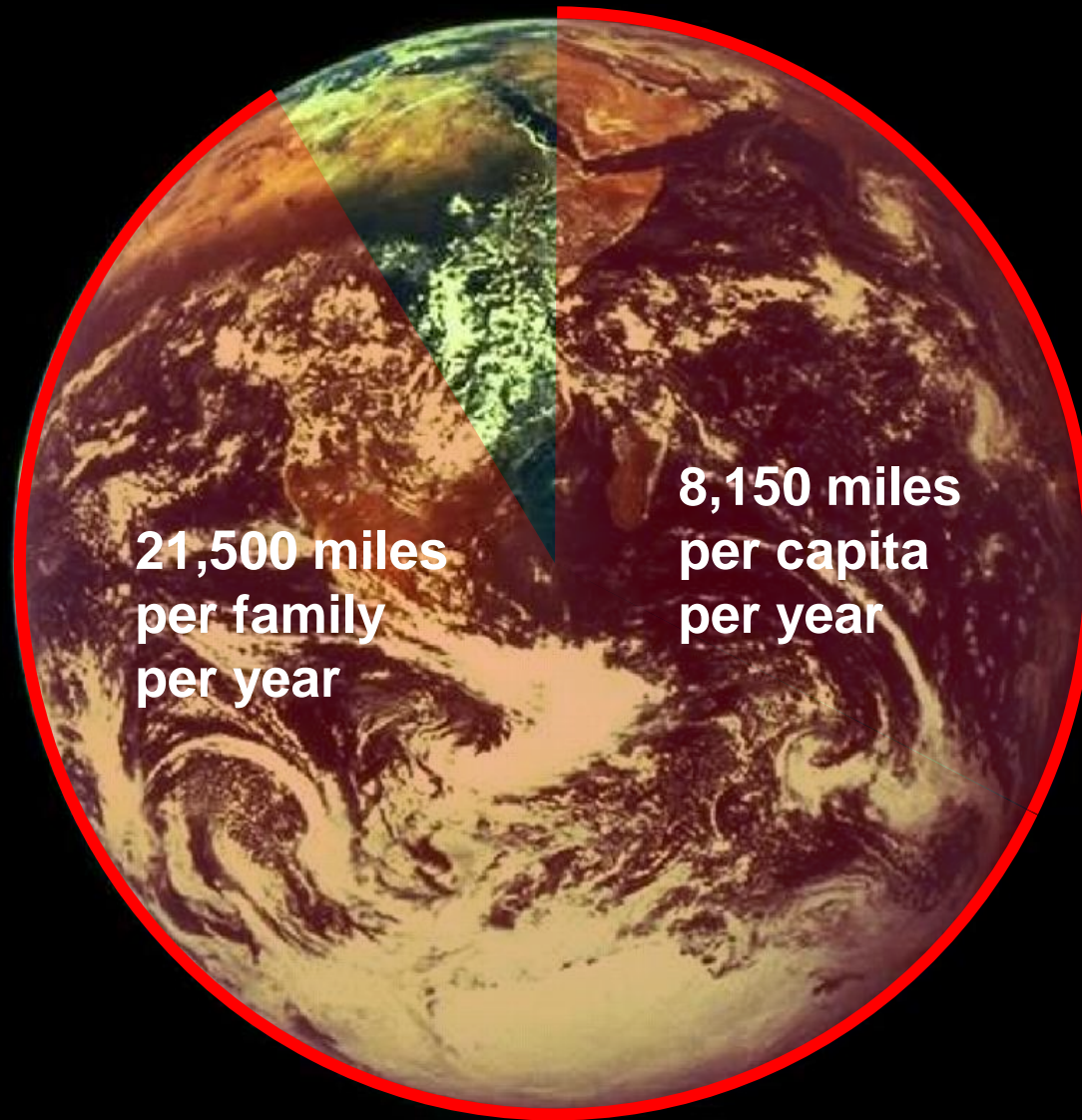


# obesity trend



No Data  <10%  10%-14%  15-19%  ≥20%  ≥25% 

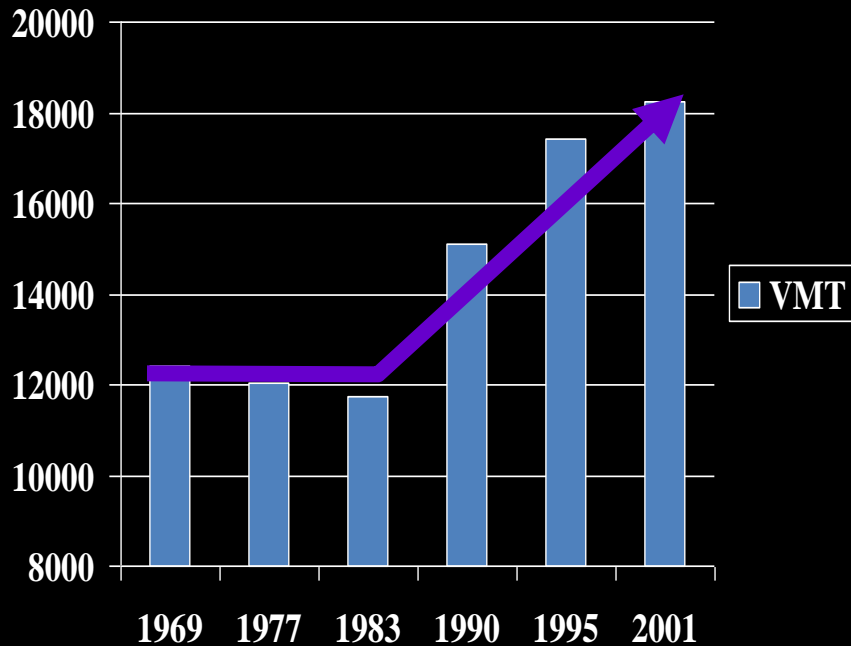
Source: Mokdad AH  
CDC Behavioral Risk Factor Surveillance System  
Source: Marla Hollander



## US. Vehicle Miles Traveled - Year 2000

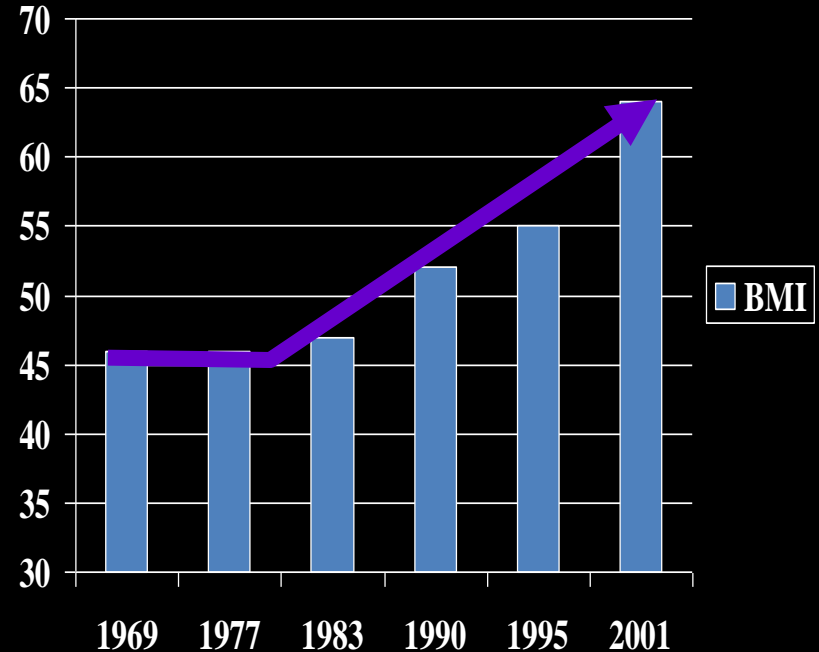


# growth in motoring, growing overweight



Growth trend for annual household vehicle miles of travel

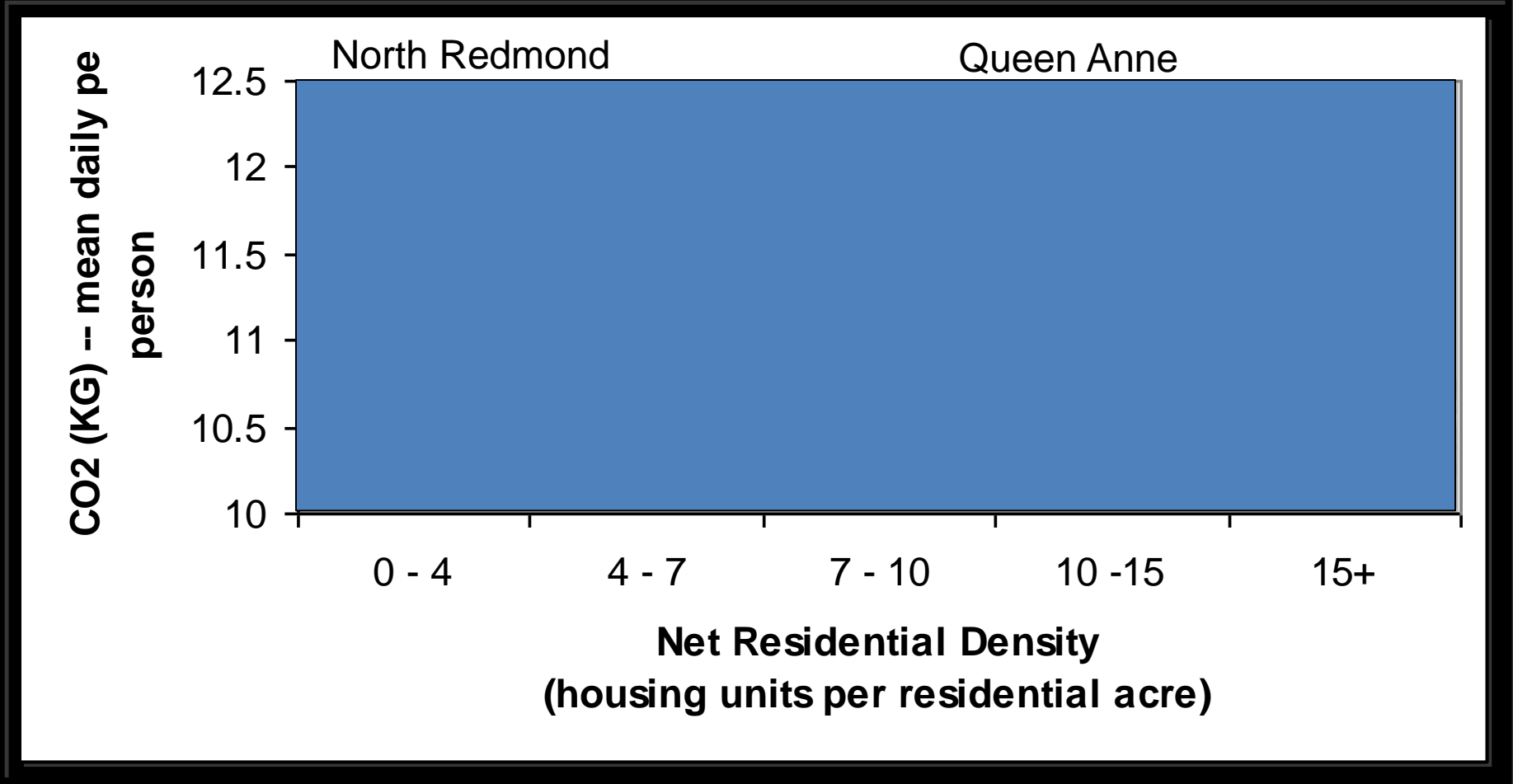
(50% overall growth)



Growth trend for percent of Americans 'overweight'

(40% overall growth)

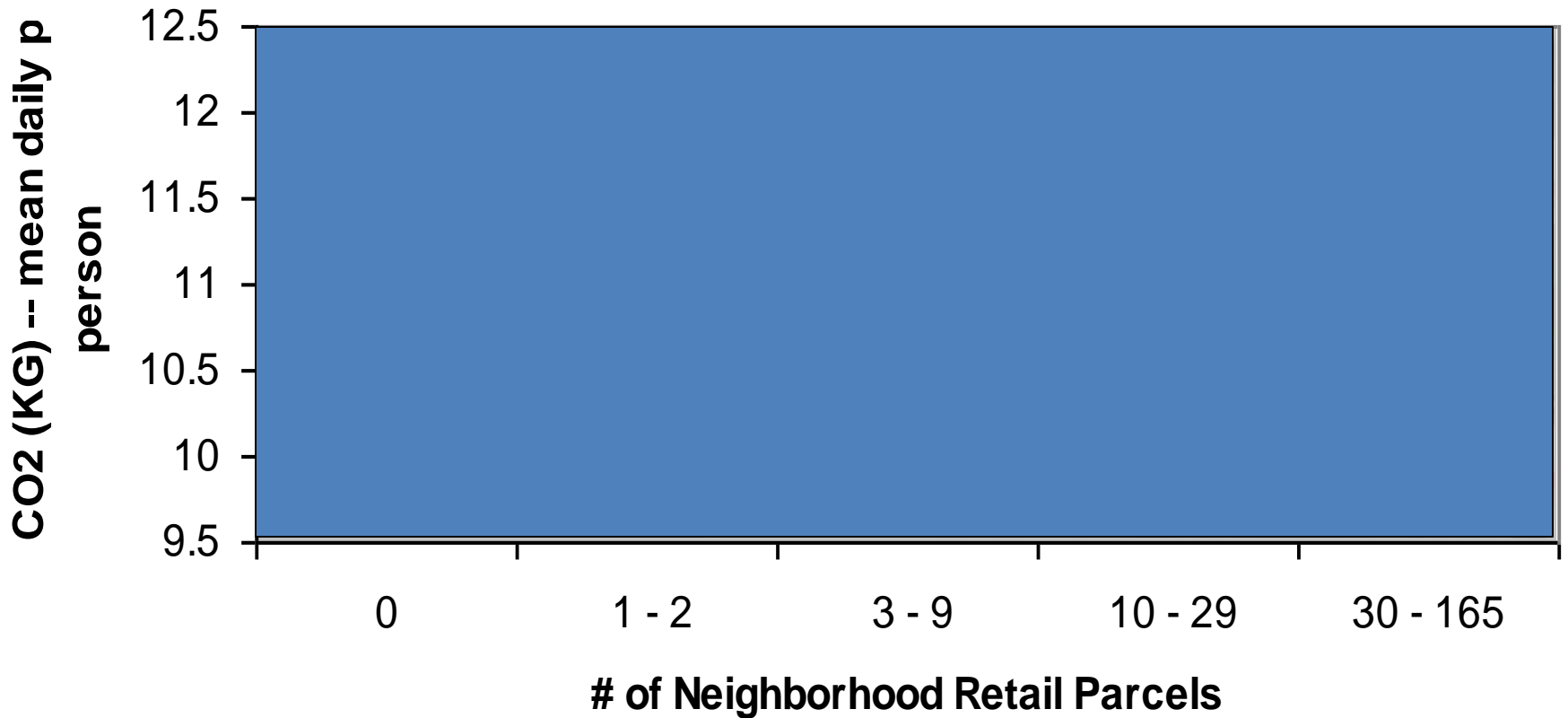
# lower the carbon footprint



Source: LUTAQH final report, King County ORTP, 2005



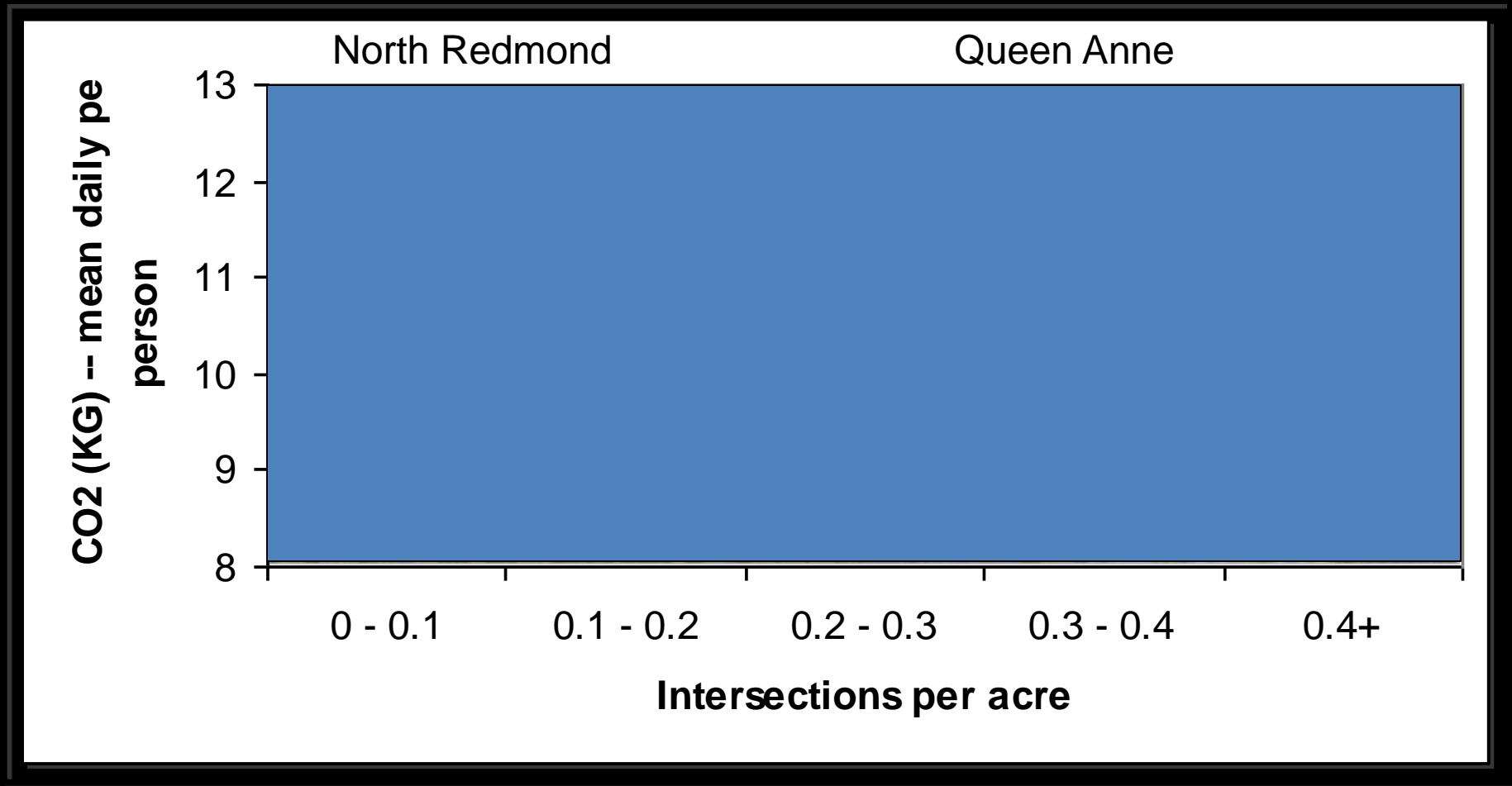
# lower the carbon footprint



Source: LUTAQH final report, King County ORTP, 2005

CO<sub>2</sub> and convenient retail

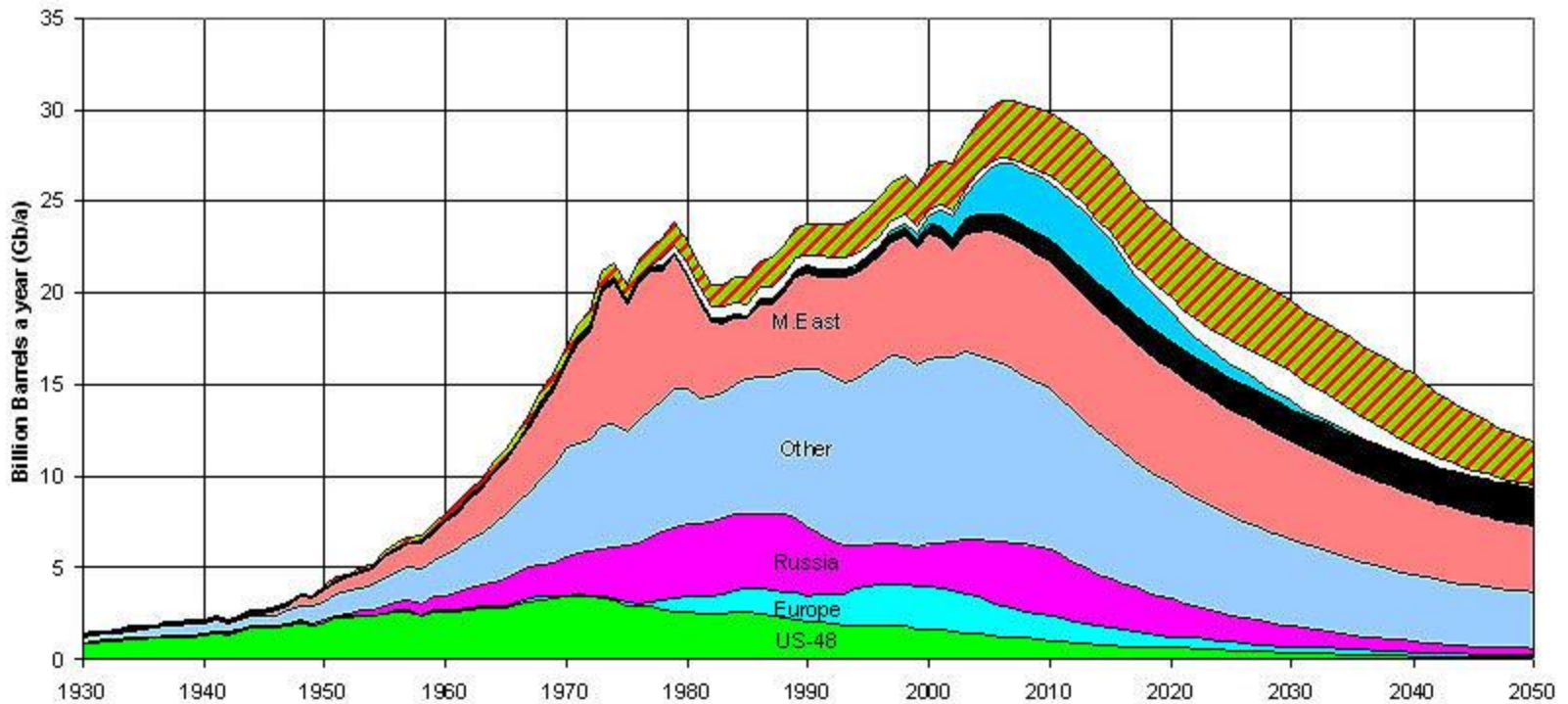
# lower the carbon footprint



Source: LUTAQH final report, King County ORTP, 2005



# OIL AND GAS LIQUIDS 2004 Scenario



## WORLD-WATCH

Volume 19, Number 1 Vision for a Sustainable World January/February 2006

# Peak Oil

- Five Easy Pieces:
- » Kjell Aleklett
  - » Red Cavaney
  - » Christopher Flavin
  - » Robert Kaufmann
  - » Vaclav Smil

- plus
- » Eban Goodstein on Extinction

## THE INDEPENDENT

### Blair vs The Independent

OUR READERS ANSWER BACK - A LETTERS SPECIAL, IN EXTRA

Scientists challenge major review of global reserves and warn that supplies will start to run out in four years' time

# A WORLD WITHOUT OIL

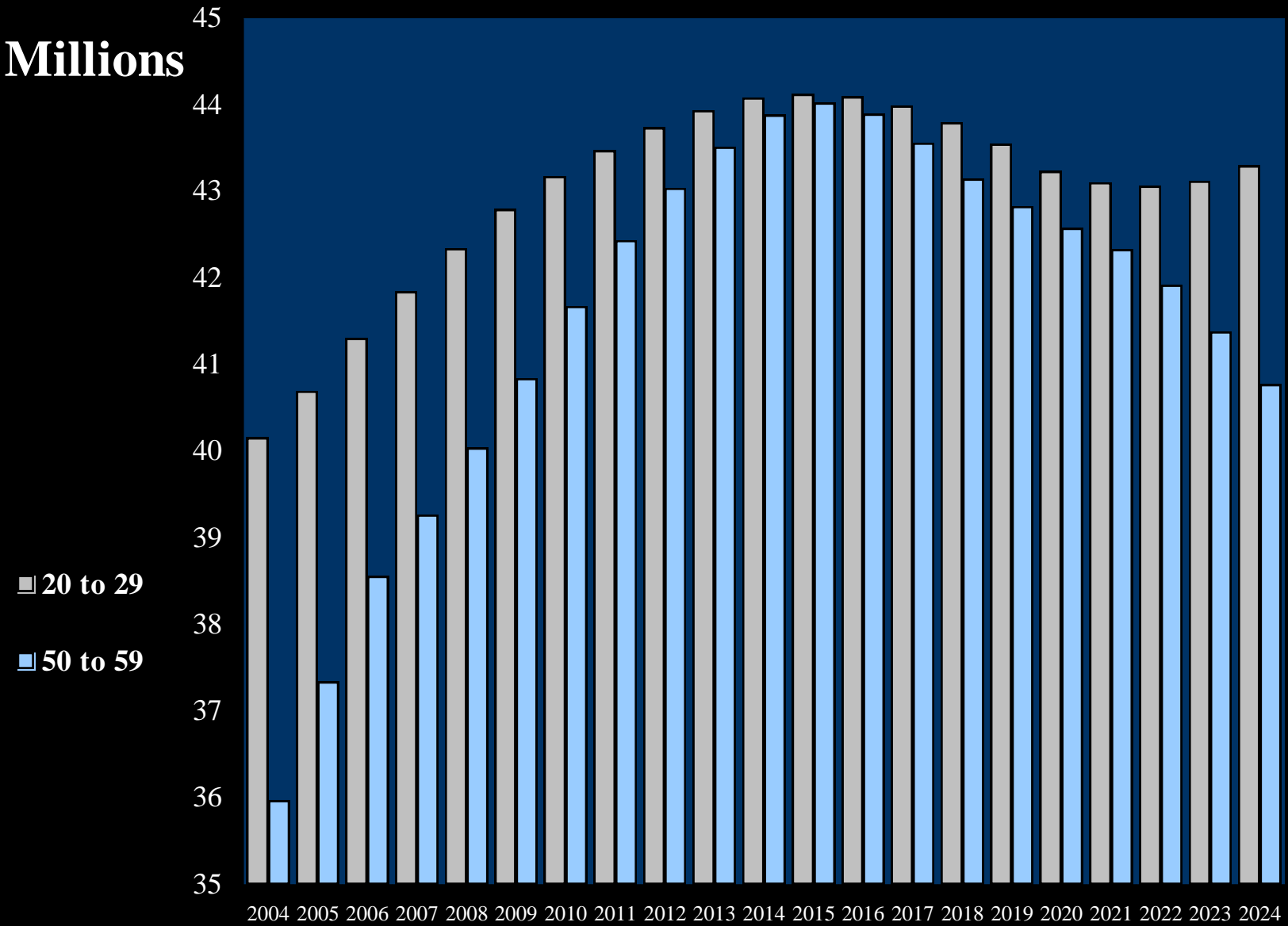


## NATIONAL GEOGRAPHIC

### THE END OF CHEAP

# Oil

# evolving housing market



Source: Zimmerman-Volk





where

---

what

---

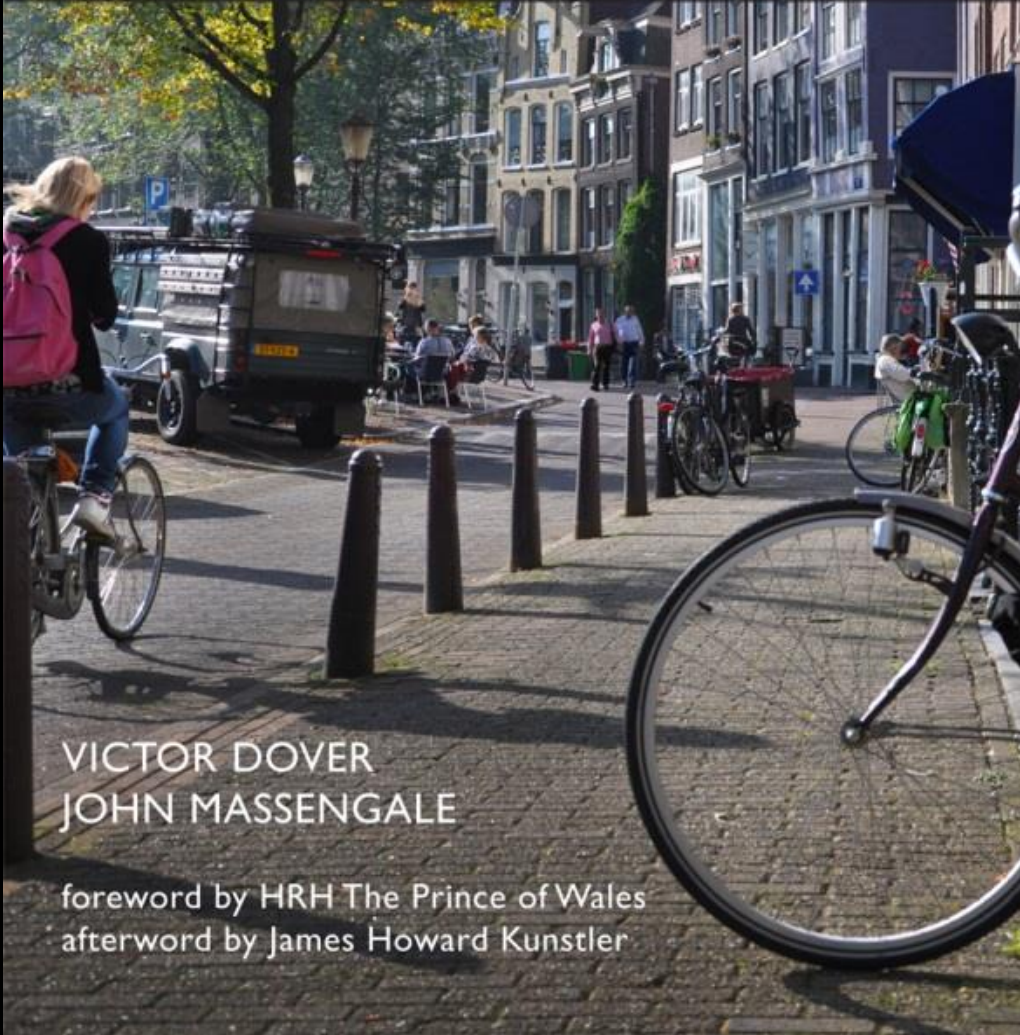
how





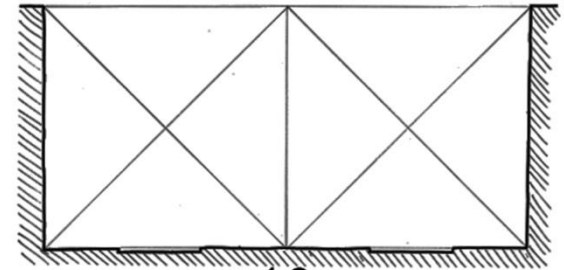
# STREET DESIGN

The Secret to Great Cities and Towns

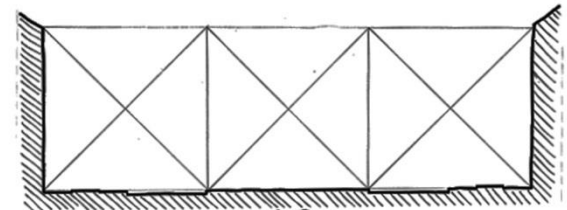


VICTOR DOVER  
JOHN MASSENGALE

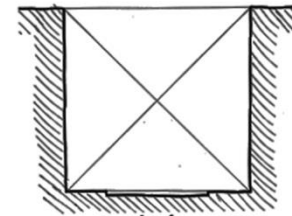
foreword by HRH The Prince of Wales  
afterword by James Howard Kunstler



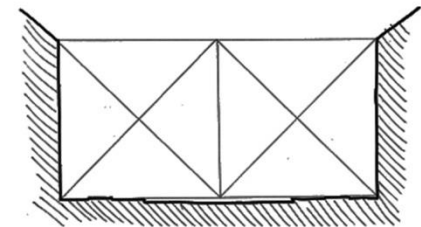
1:2



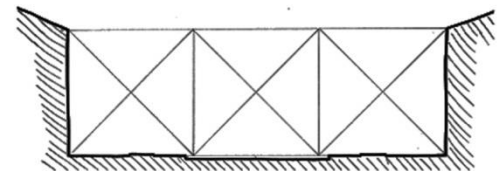
1:3



1:1



1:2



1:3





13059. - DUMFRIES, HIGH STREET



a place for people?



College Avenue (U.S. 71B), Fayetteville AR





Clothing & Accessories

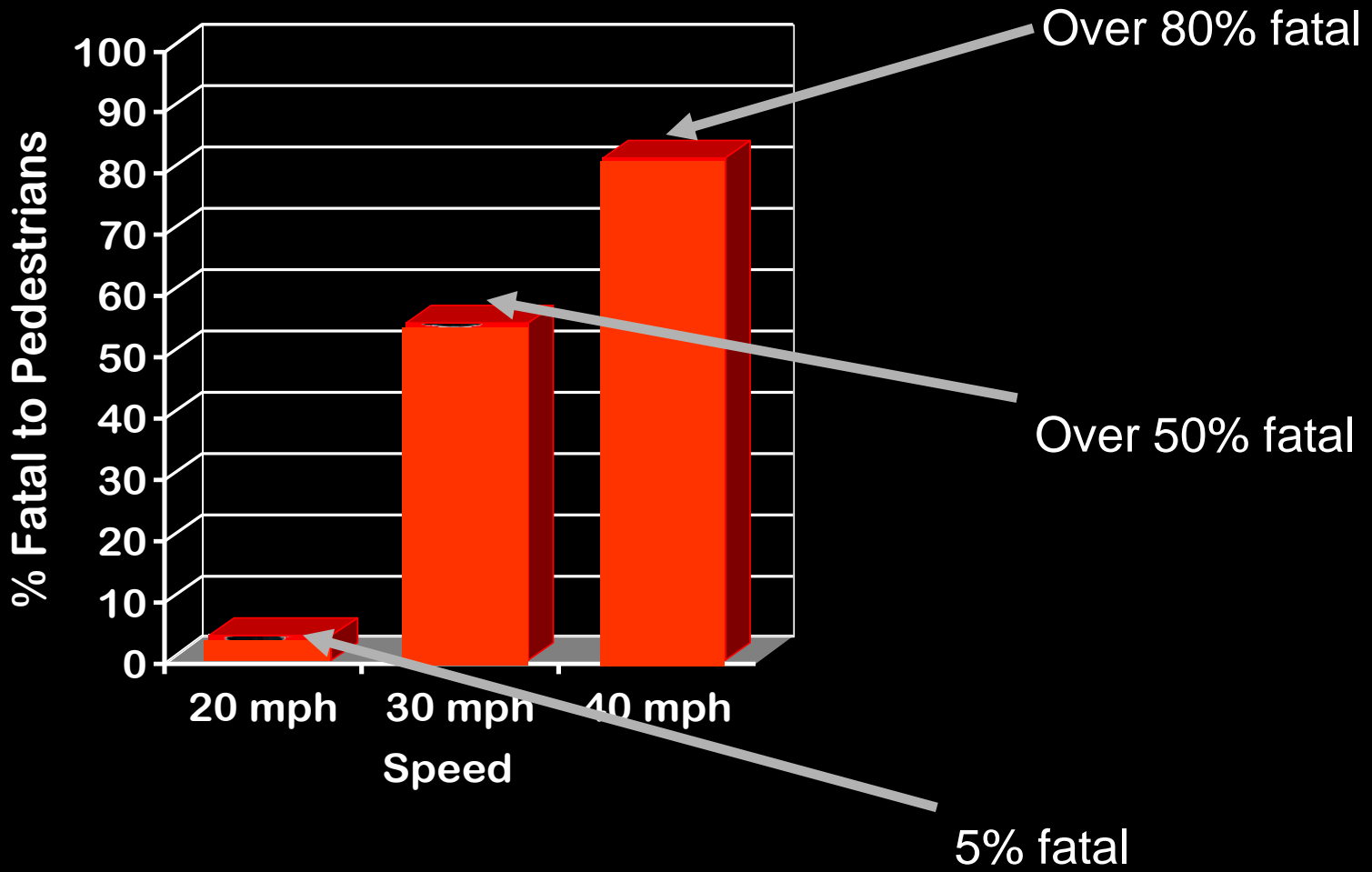
Figaro FINE JEWELRY

Sotheby's

SALE 50-80% OFF

SALE 50-80% OFF

# pedestrian fatalities & speed





**SPEED  
LIMIT  
18**







SHARE  
THE ROAD









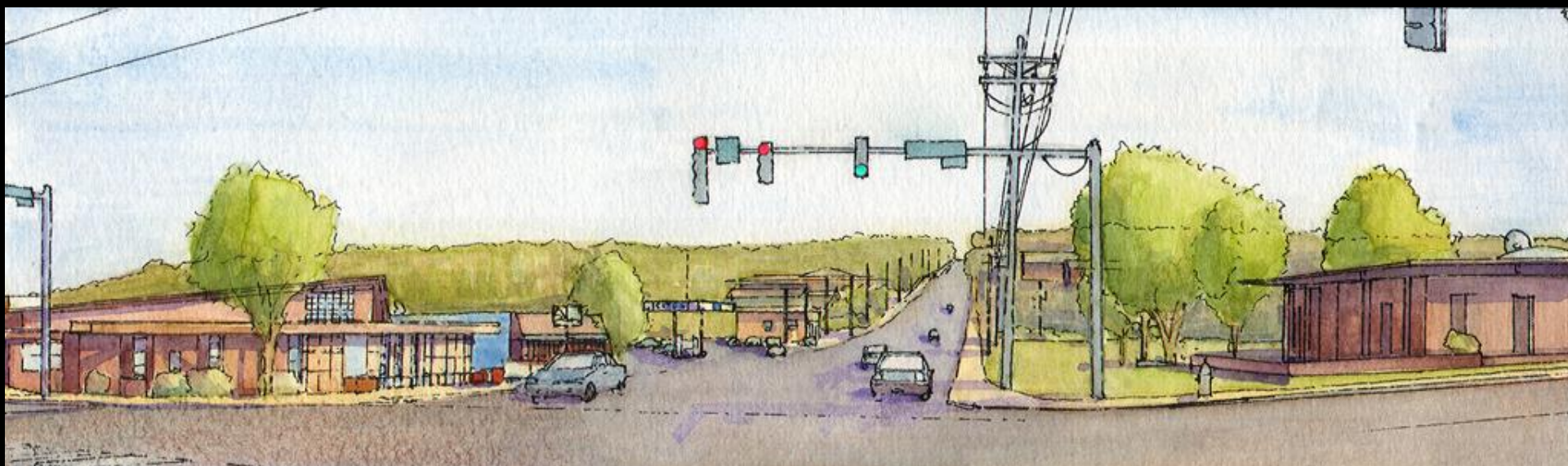
Tollgate Wetlands, Fairview Park



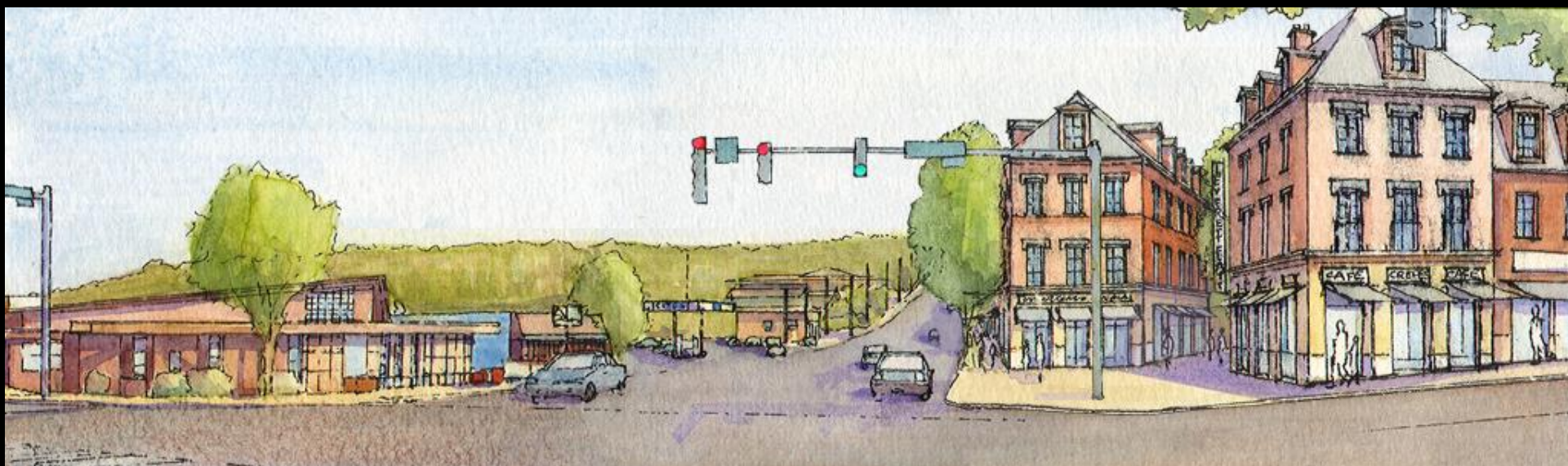


Tollgate Wetlands, Fairview Park



















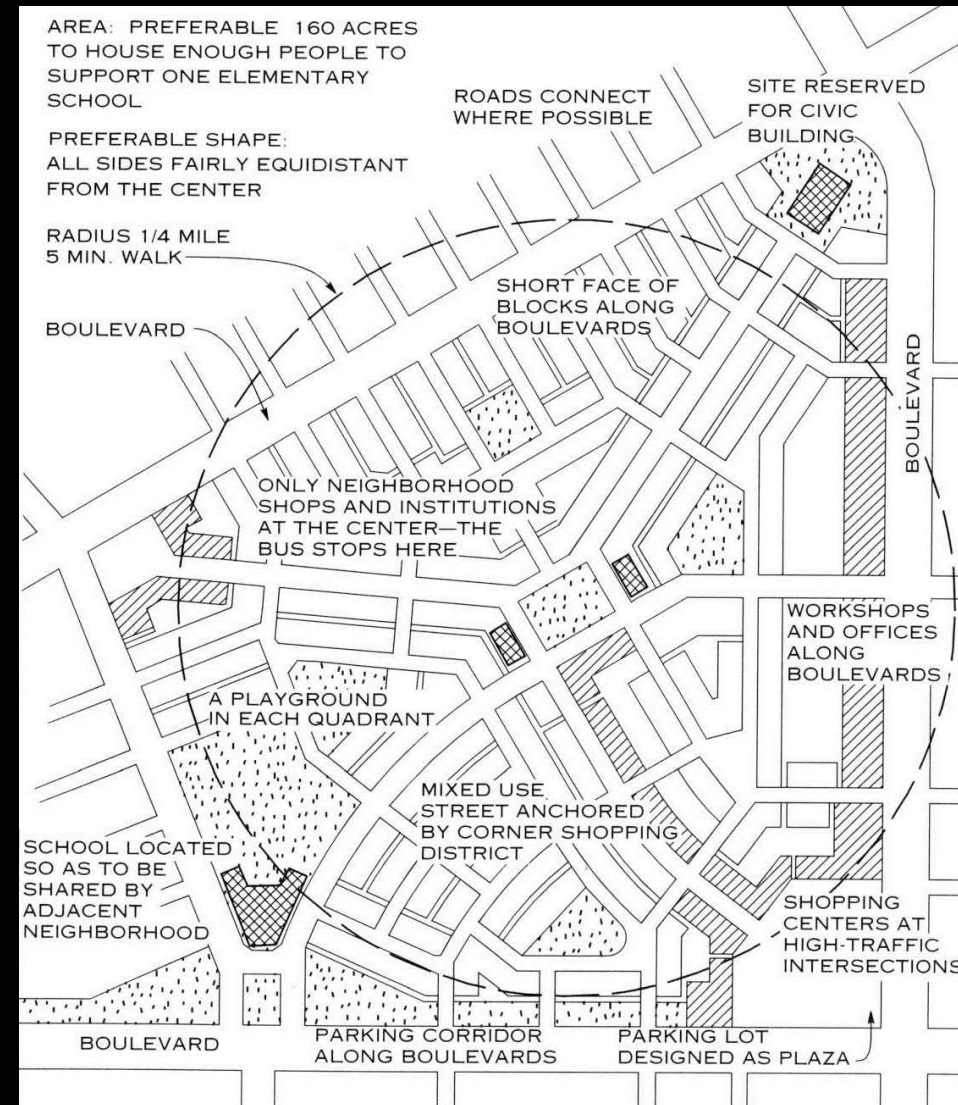
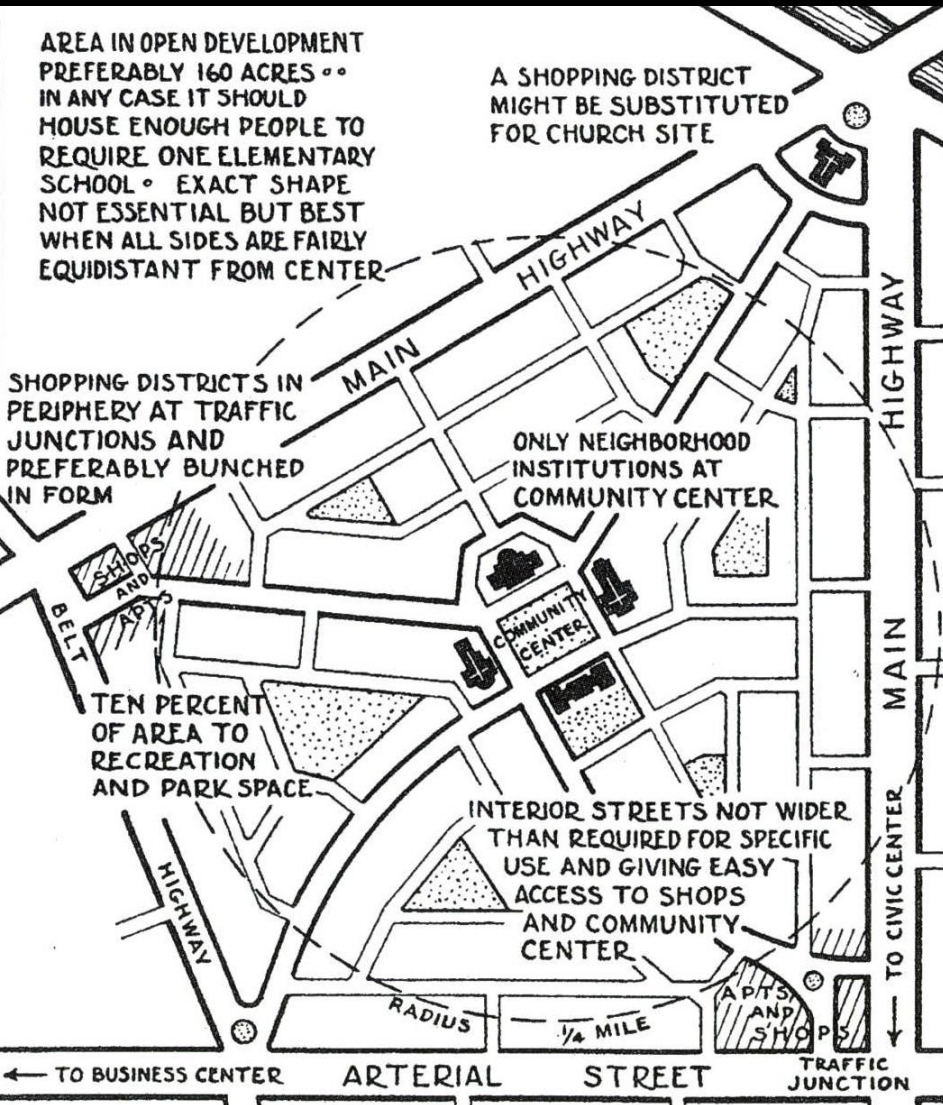








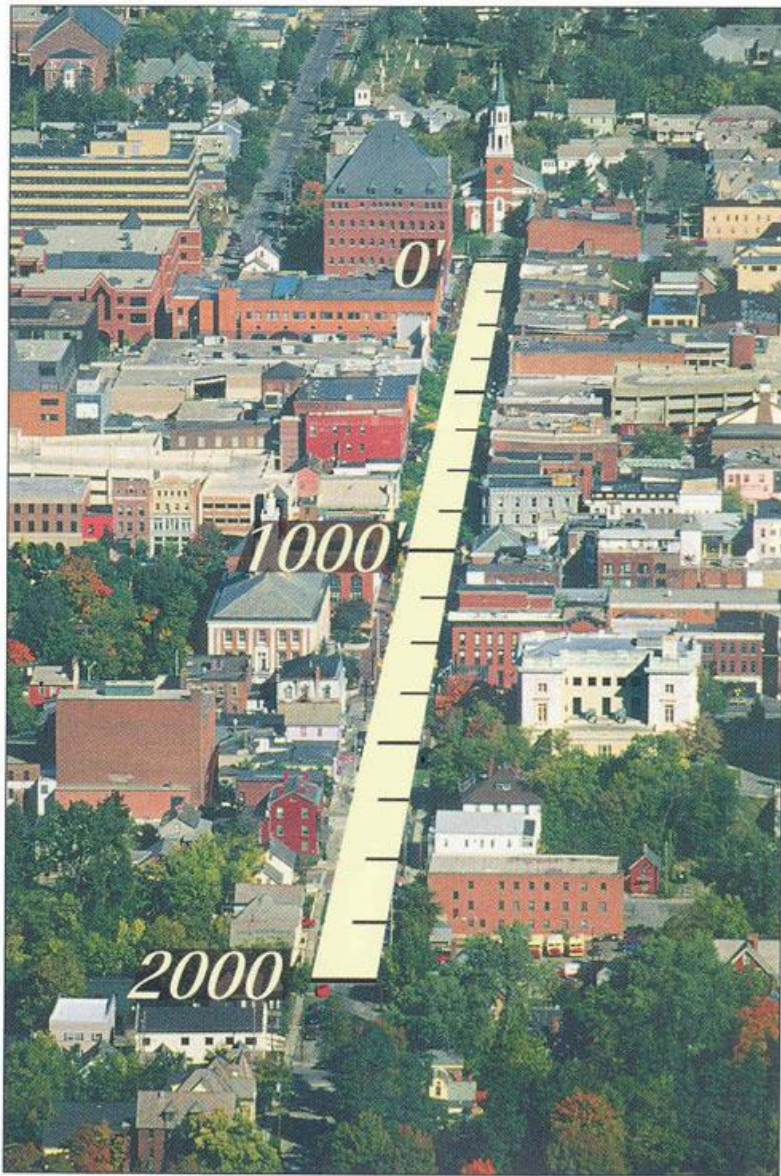
# the neighborhood unit



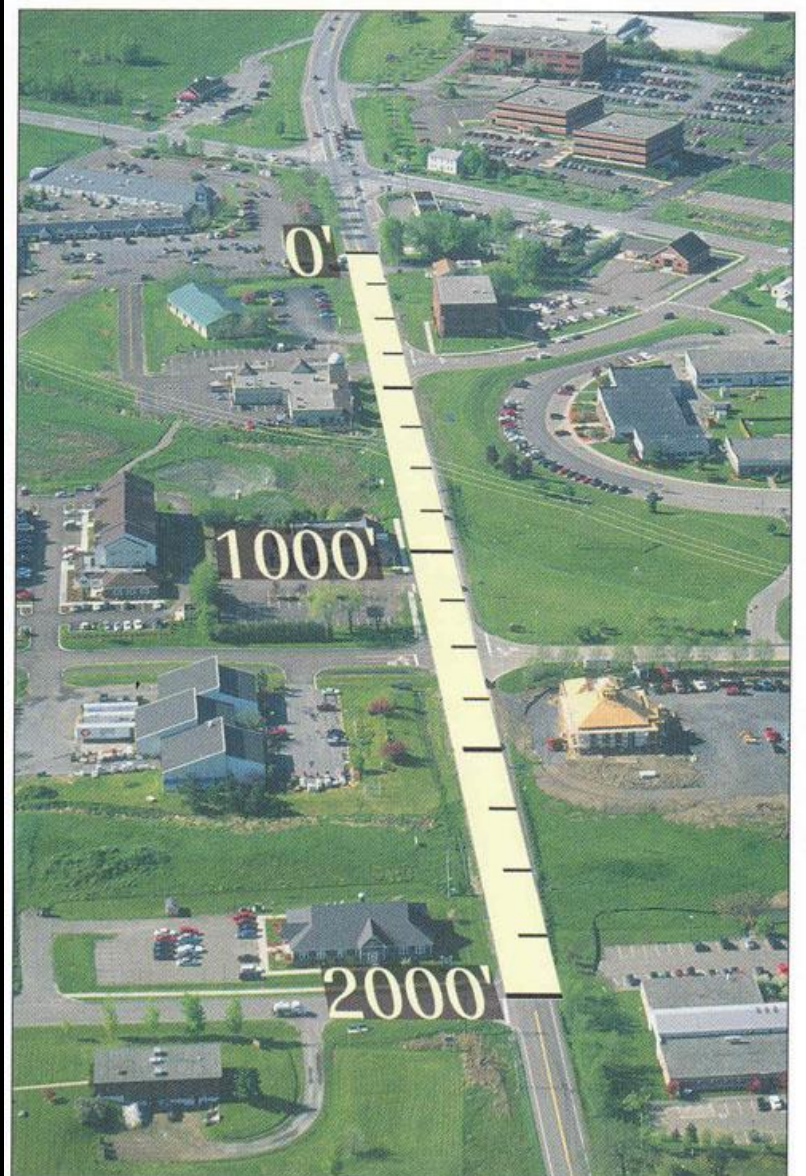
Clarence Perry's Neighborhood Unit

AIA Graphic Standards (1994)





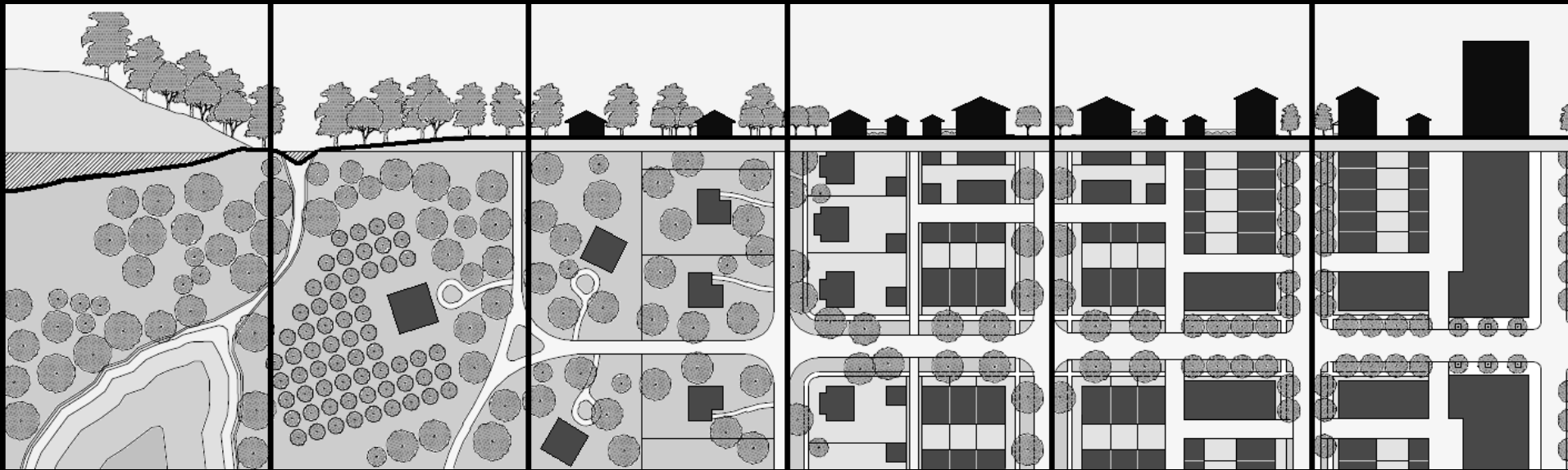
8.2 Aerial view of Church Street in Burlington, Vermont.



8.3 Aerial view of Tafts Corners in Williston.



# organizing concept: "transect"



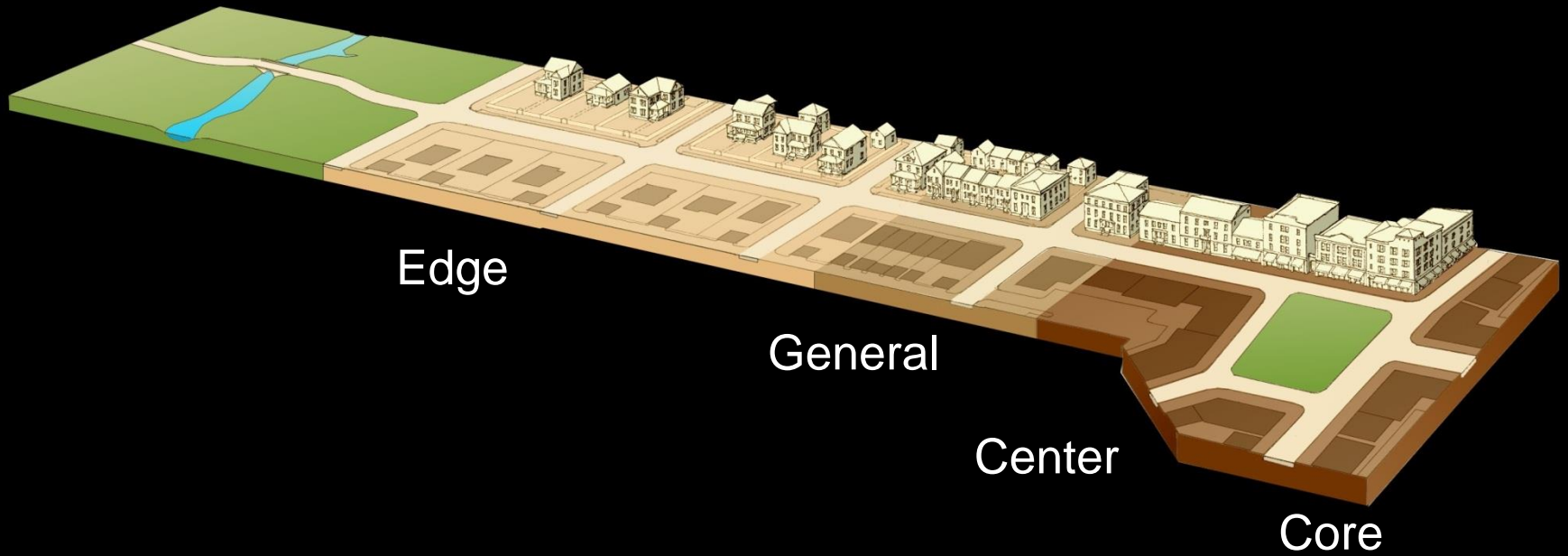
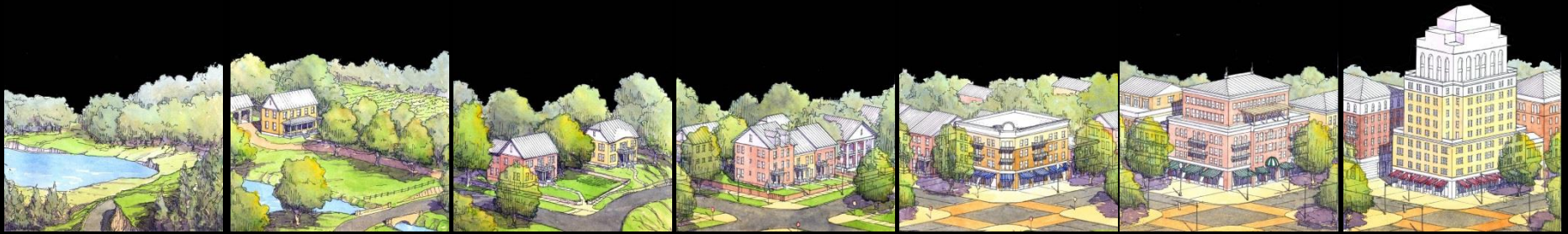
DPZ & Co.

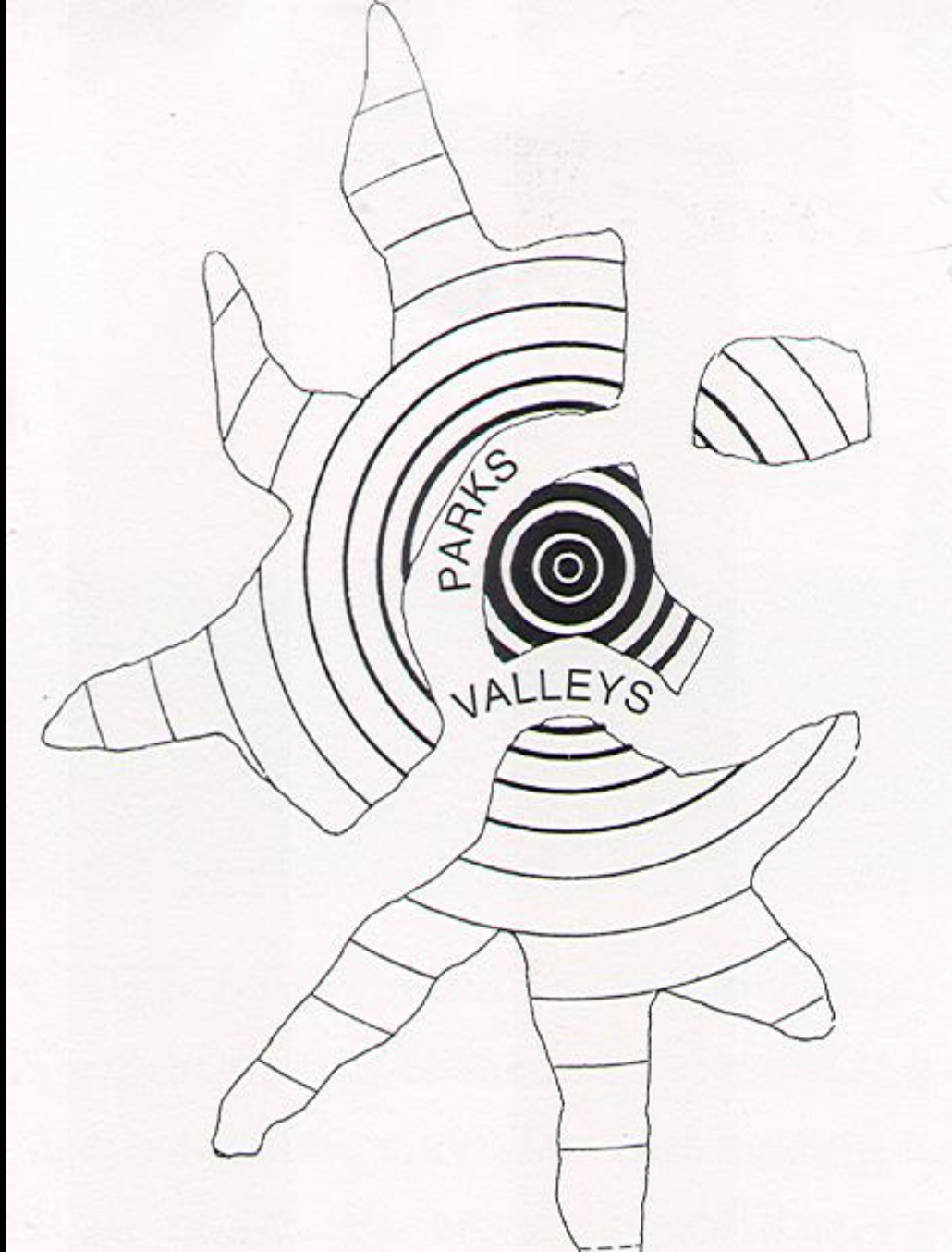


Dover, Kohl & Partners



# “transect”

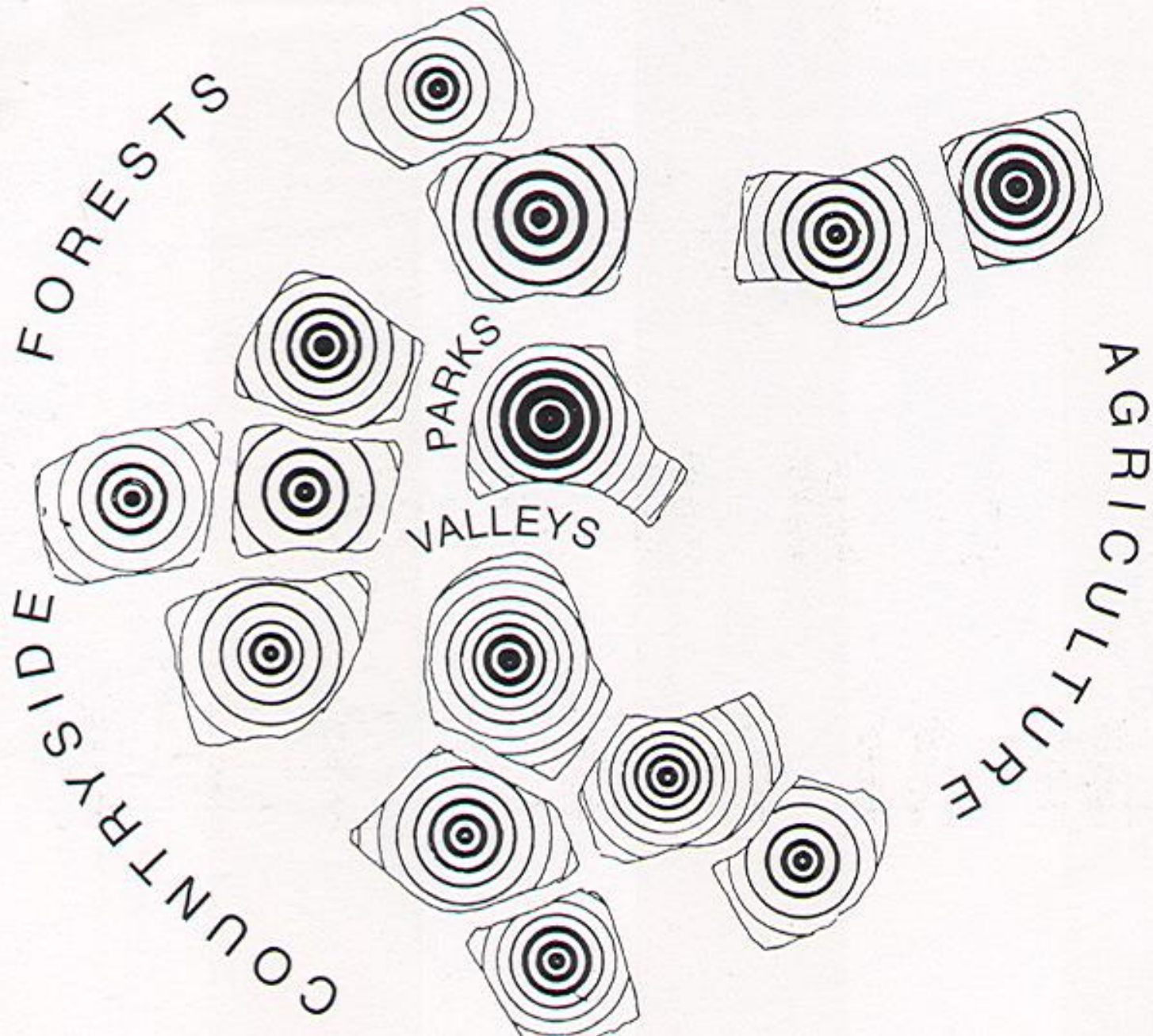




“Architecture, Choice Or Fate”

Leon Krier





“Architecture, Choice Or Fate”

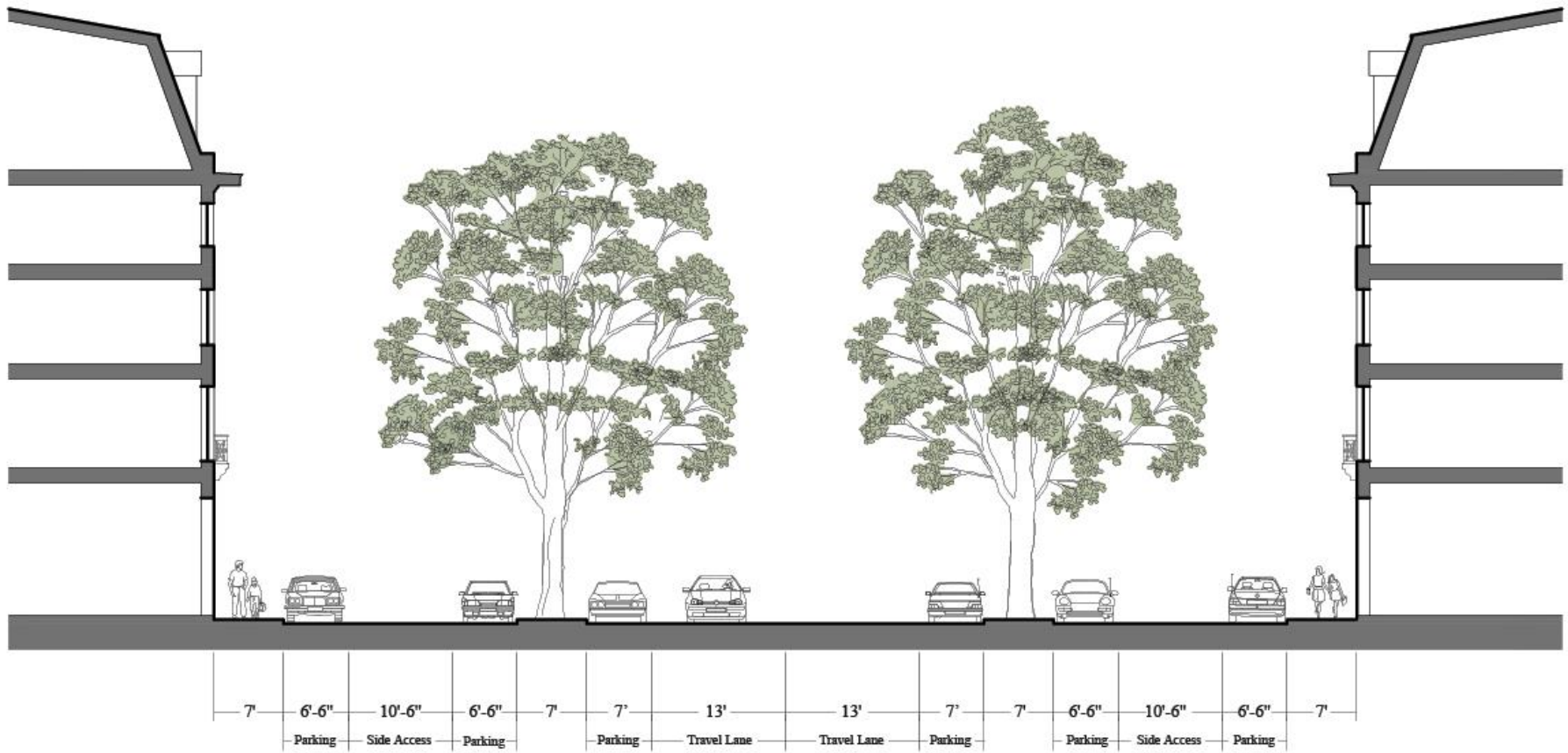
Leon Krier





Avenue d'Iena, Paris





Avenue d'Iena, Paris