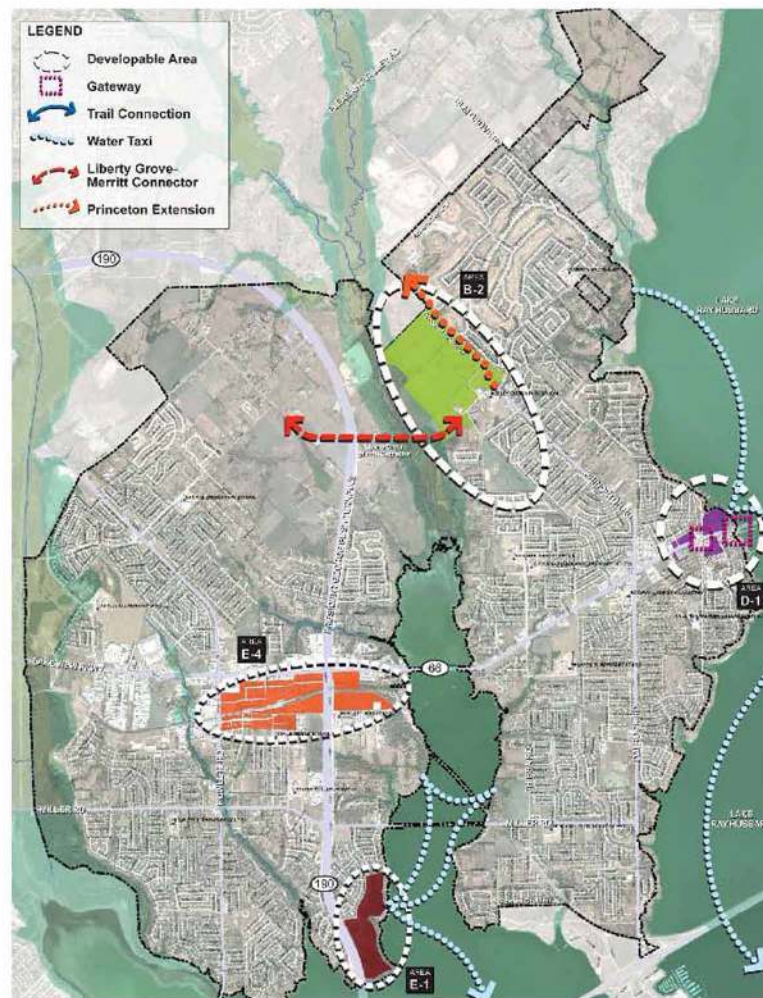
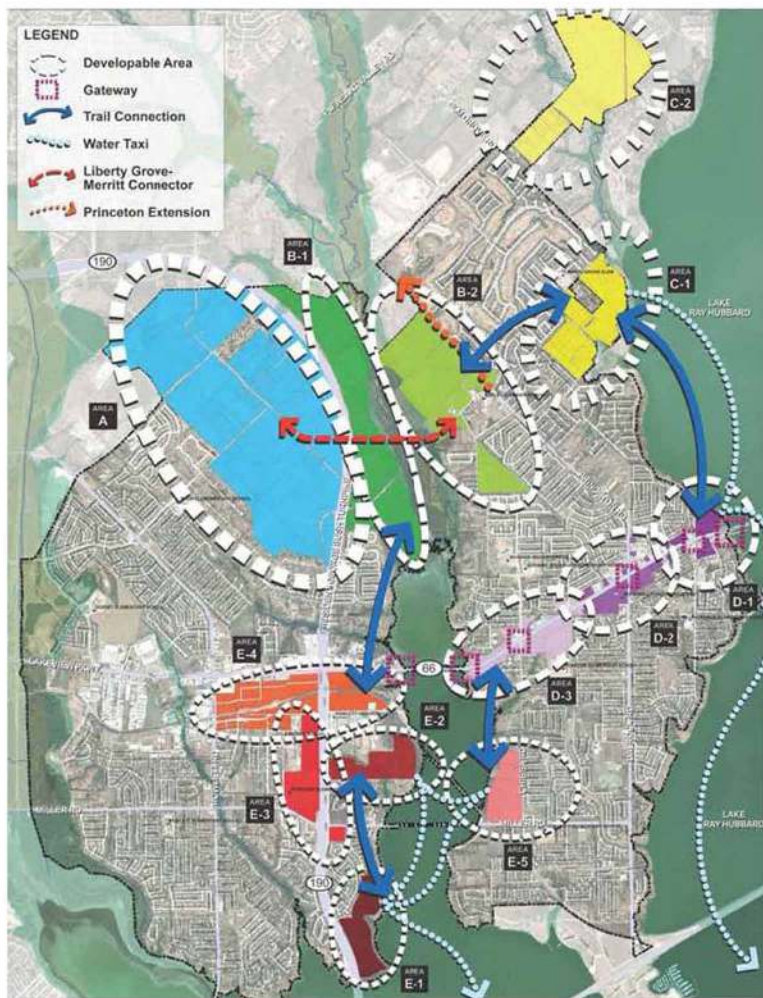


# CITY OF ROWLETT COMPREHENSIVE PLAN



TARGET AREAS FOR FORM BASED DISTRICTS



# DOWNTOWN ROWLETT

## MAIN STREET (BUILT RESULTS)



IMAGE TAKEN AFTER INCORPORATION OF FBC STREETSCAPE REQUIREMENTS



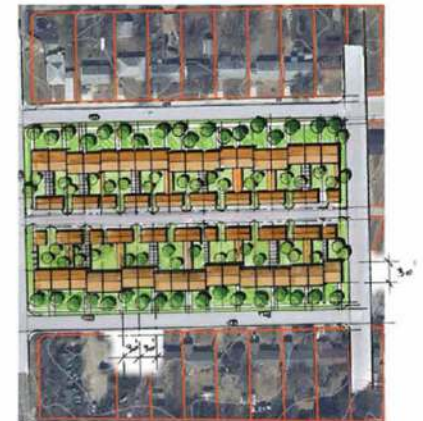
## DOWNTOWN ROWLETT MAIN STREET (BUILT RESULTS)



IMAGE TAKEN AFTER INCORPORATION OF FBC STREETSCAPE REQUIREMENTS



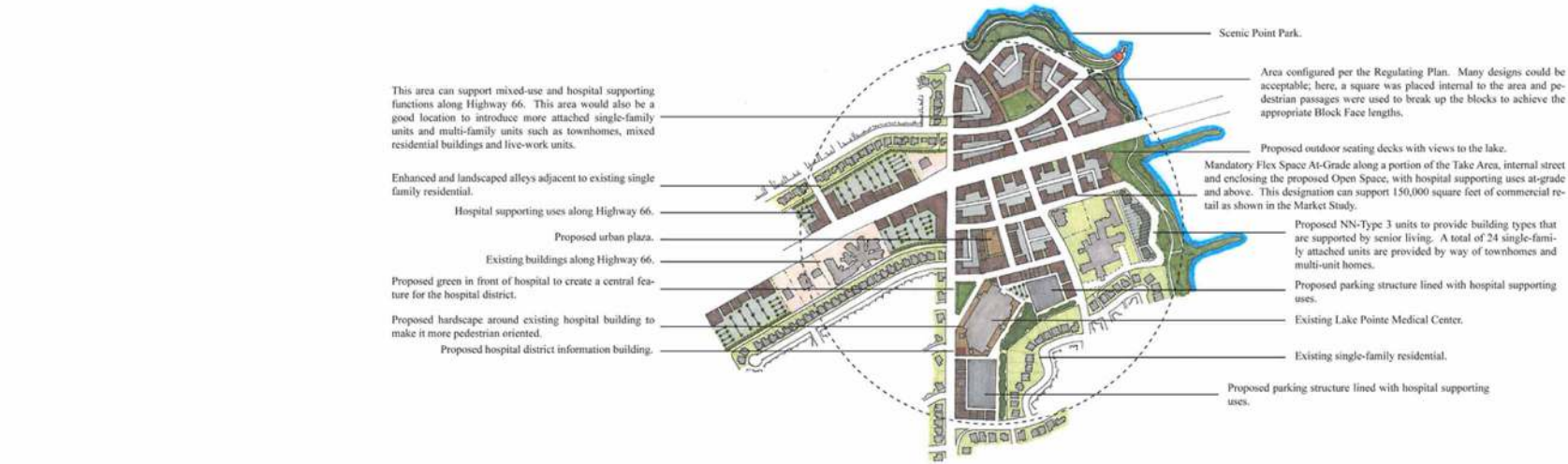
# DOWNTOWN REGULATING PLAN



STUDY AREAS FOR GENERATING REGULATING PLAN



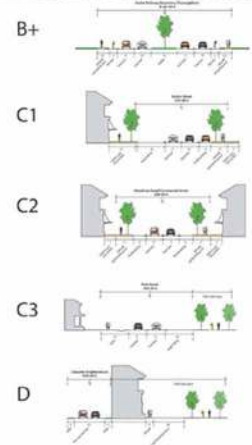
## HEALTHY LIVING REGULATING PLAN



Healthy Living (D1) - Regulating Plan



Healthy Living (D1) - Cross Sections



## DIAGRAMS FOR HEALTHY LIVING REGULATING PLAN

THE HOMESTEAD AT LIBERTY GROVE  
REGULATING PLAN

[illegible]

\*The Figure Ground to the right did not take into account the changes proposed in the previous diagram regarding a primary street and secondary street structure. It is based off of the initial concept plan.

Consider curving the green street: from original starting point off of the main space or to this lot. This will result in a closer curvature and better structure. Plus, due to the curvature you will have multiple vistas down the street leading to the ultimate axis. This also allows you to have a new terminus but it does not have to be overly grand. A straight line requires a very special grand terminated vista in order to be convincing. With a curved street, you can have convincing terminus with amplified features but they do not have to be overly ornate.

[illegible]

3. Jan O'Connell is DOW's first internal consultant plan to talk to O'Connell about steeling lightning.  
4. Jan will talk to Fife Marshall about access prior to pre-application meeting.  
5. Jan will talk to Waste Management regarding service prior to pre-application meeting.  
6. Jan will be in contact with the City of Portland regarding the permit application.  
7. We will send infrastructure specifications to Staff prior to February 1, 2013.  
8. Jan will be in contact with the City of Portland regarding the permit application. Assistant City Manager will talk to the City Advisory Board. This item may take some time, thus the City cannot make a commitment at this time. Moreover, since the effect portion of the concept plan will be in the future, the City will not be able to make a commitment at this time.  
9. Jan will talk to Linda about the proposed amendment to Waterline. Linda is fine showing the connection on the concept plan, however the City cannot connect to the connection at this time.  
10. Jan will be in contact with the City of Portland regarding the permit application. Assistant City Manager mentioned that Newark (Lead Fife Consultant) and the City of Portland are ready to discuss the permit application. Jan will be in contact with the City of Portland regarding the permit application.  
11. Jan will meet with the City of Portland to discuss how to abandon the right-of-way for Princeton.

Additional comments pertaining to the initial consent plan can be found in Exhibit B.

This space should not be adjacent to the northern sub-center. Blocks should adequately open and close around a space to provide appropriate enclosure and experience.

**Required:** The alignment to Princeton Road does need to be looked at in further detail (see next diagram).

In order to improve circulation on the str, the attached greens were removed on the primary street network. The removed green streets and attached greens could be reinstated along secondary streets. Maybe this street remains a secondary street and the cross section changes to guide people right rather than left (as proposed).

A street hierarchy instills an innate way-finding mechanism throughout the site. This diagram clearly illustrates the path of the neighborhood and the way one would progress through the sequence of streets.



Alleys theoretically can be looked at two ways: 1) They should connect through secondary streets to provide good connection for service and circulation. They also can be very beautiful if landscaped well with rear yard trees and carriage units; 2) Alleys should not be connected because they are places where children play. Whichever theory you choose, please be able to relay the information and circulation modifications to Waste Management.

The way the concept plan is laid out, this space acts more like the main space due to the fact that it is centralized, is the highest point on the sight, and houses the Amenity Center.

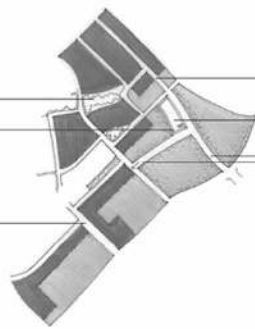
Upon further review, I think this attached green should be opened up to have adequate circulation around the main space.

This urban quadrant needs a sub-center/local point.

**Southeastern with center**

The blocks around this green should be organic rather than angular, as shown here. This is to be consistent with the way the blocks are laid out in the rest of the plan.

These two partial Urban Village Blocks will share an alley with New Neighborhood. The Urban Village portion will be very deep. This could be seen as an advantage by being able to get multiple stories and be able to surface park.



**Required:** There needs to be a better connection provided to the Urban Village section in order to align with Princeton Road. This placement will allow you to still preserve the tree line and efficiently develop the blocks adjacent to the Waterview Subdivision.

**Transitional:** Two-week units should be placed on the east and west side of the plaza in order to guide people to the primary street.

**Mandatory:** Six-space should be placed along these two street segments to pull people to the primary street.



# THE HOMESTEAD AT LIBERTY GROVE

## REGULATING PLAN



DIAGRAM SHOWING EXAMPLE OF WHAT THE PROCESS GENERATES



THE HOMESTEAD AT LIBERTY GROVE  
REGULATING PLAN



DIAGRAM SHOWING EXAMPLE OF WHAT THE PROCESS GENERATES



# THE SIGNATURE GATEWAY REGULATING PLAN

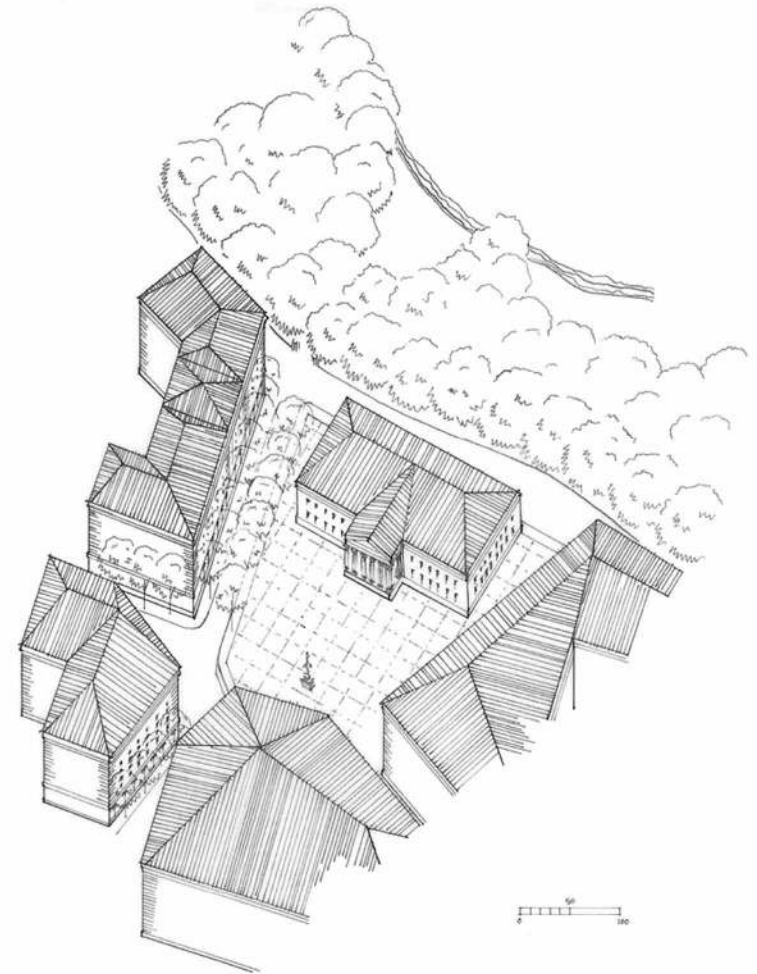
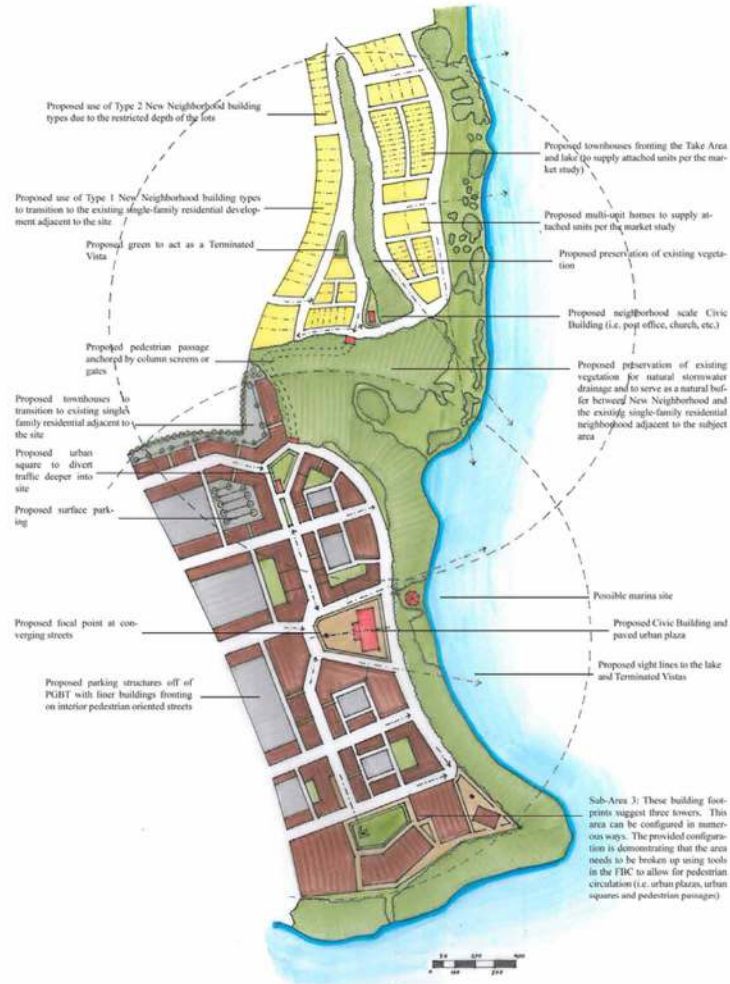


DIAGRAM SHOWING PROCESS BEHIND REGULATING PLAN



# THE SIGNATURE GATEWAY REGULATING PLAN

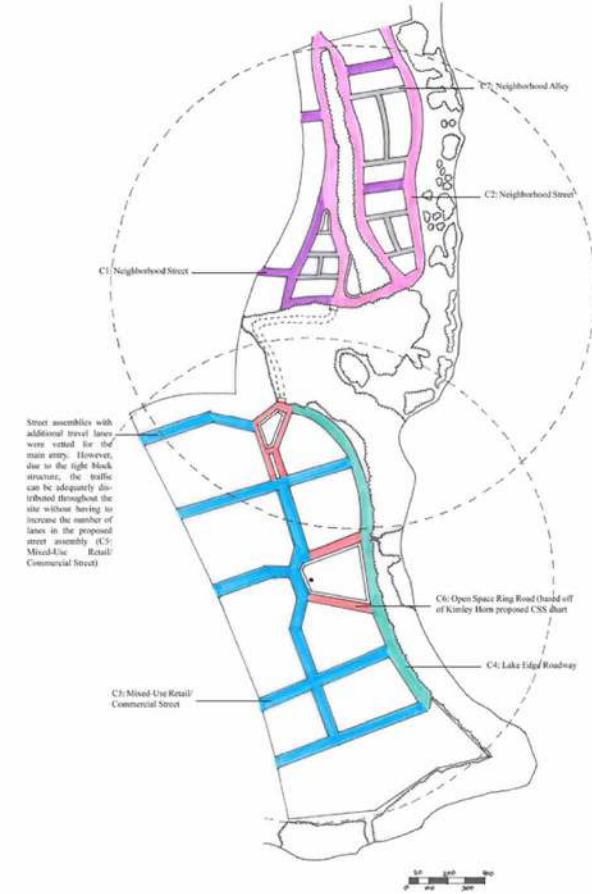
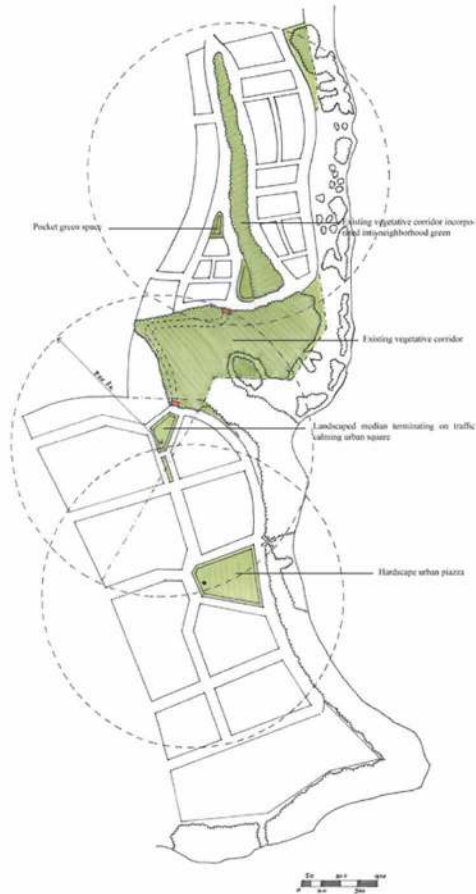
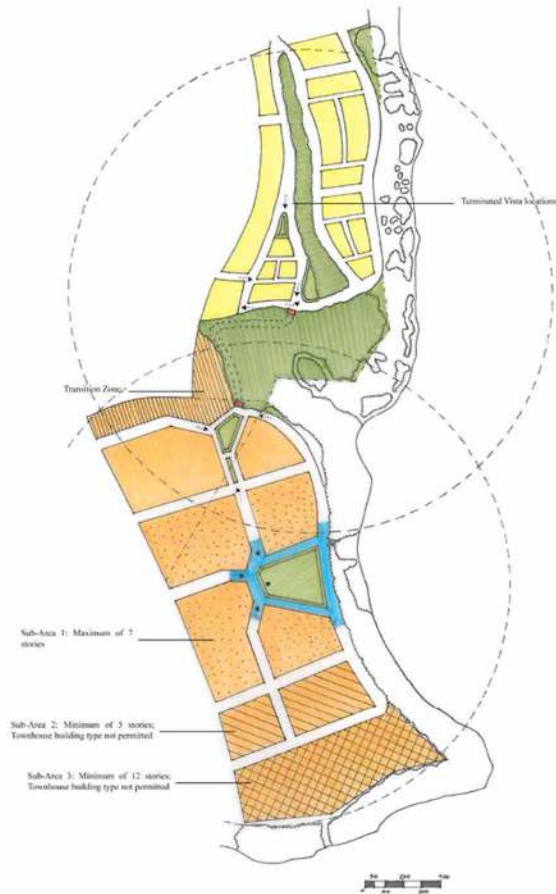


DIAGRAM SHOWING PROCESS BEHIND REGULATING PLAN



# VILLAGE OF ROWLETT

## EXAMPLE REGULATING PLAN



DIAGRAM SHOWING FUTURE DEVELOPMENT DOWNTOWN