

MASTER PLANNING & COMMUNITY DESIGN

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DEFINE PROJECT APPROACH BACKGROUND STUDIES

- REVIEW EXISTING DATA
- MEET WITH CLIENT
- VISIT PROJECT SITE
- COORDINATE WITH PROJECT TEAM

SITE ANALYSIS AND EVALUATION

- PROPERTY CONFIGURATION
- RELATIONSHIP WITH ADJOINING LAND
- ACCESS POTENTIAL
- EXISTING DEVELOPMENT
- STUDY VIEWS
- LAND CHARACTERISTICS
- SOILS
- VEGETATION
- WETLANDS
- ENVIRONMENTALLY SENSITIVE AREAS

PROGRAMMING & ALTERNATIVE DEVELOPMENT DIAGRAMS

- CONDUCT DESIGN WORKSHOP/CHARRETTE
- EVALUATE CLIENT PROGRAM
- REVIEW MARKET DATA
- LAND USE DENSITIES
- CIRCULATION
- PHYSICAL DEVELOPMENT PROGRAM

PRELIMINARY MASTER PLAN

- OVERALL LANDUSE CHARACTER
- MAJOR ACCESS POINTS
- VEHICULAR CIRCULATION
- STREET CROSS SECTIONS
- NEIGHBORHOOD DEFINITIONS AND SPECIAL DISTRICTS
- RECREATION AND OPEN SPACE
- PRELIMINARY ACREAGE AND DENSITY DATA
- PRELIMINARY PHASING

MASTER DEVELOPMENT PLAN

- COMMUNITY STRUCTURE
- NEIGHBORHOOD AND DISTRICTS
- ROAD LAYOUTS
- VEHICULAR CIRCULATION
- CORRIDORS
- PARKS, OPEN SPACE AND CONSERVATION AREAS
- LAND USE TABULATIONS
- ACREAGES
- DENSITIES
- YIELD
- PHASING

SITE DEVELOPMENT PLAN

- CHARACTER OF DEVELOPMENT
- ARRANGEMENT OF BUILDINGS
- VEHICULAR PEDESTRIAN AND BICYCLE CIRCULATION
- STREETScape
- OPEN SPACE

DEVELOPMENT GUIDELINES & PATTERN BOOK

- GUIDE PROSPECTIVE SITE DEVELOPERS, BUILDERS AND USERS IN A UNIFORM ACCOMPLISHMENT OF THE DESIRED COMMUNITY DESIGN CONCEPT

PRESENTATION GRAPHICS AND MODELS

- ILLUSTRATIVE PLAN
- PERSPECTIVE RENDERING
- SCALE MODEL