

# **1ST STREET SITE: SKETCH DESIGN VARIATIONS**

**LAKE WALES, FLORIDA**

**PREPARED BY DOVER, KOHL & PARTNERS  
DRAFT SEPTEMBER 21, 2022**

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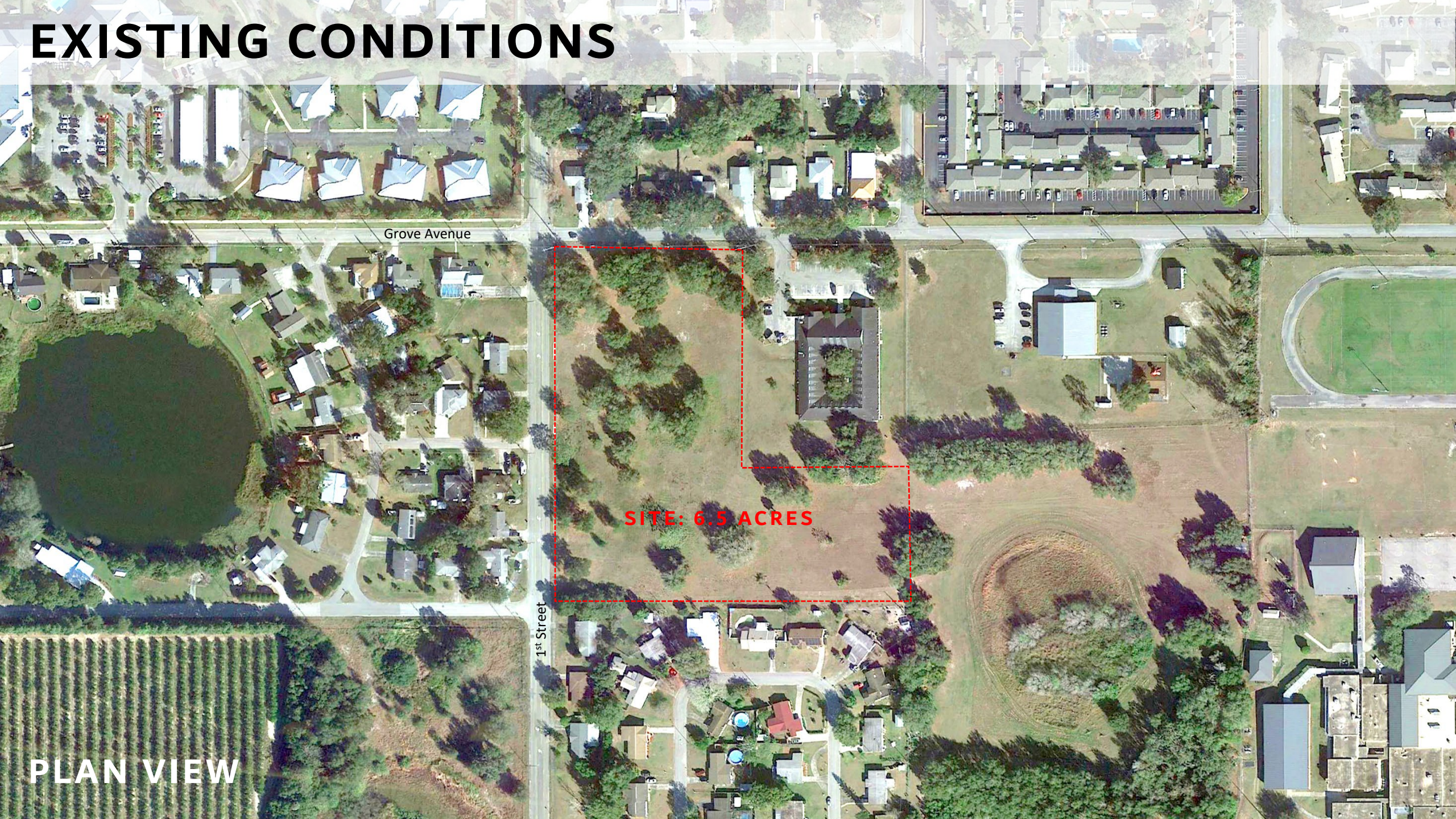
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DK&P



# EXISTING CONDITIONS



PLAN VIEW



# VARIATION 01 SINGLE FAMILY AND COTTAGE LOTS

The northwest corner of the site is configured as a green square, shaped by the fronts of new buildings, preserving large existing trees.

Rear alleys provide service and parking access for new buildings.

A mid-block pedestrian passage, shaped by the fronts of new buildings.

This “L”-shaped street provides access through the site and features wide sidewalks, street trees and on-street parking.

Closely-spaced trees along the property line form a visual screen of adjacent properties.

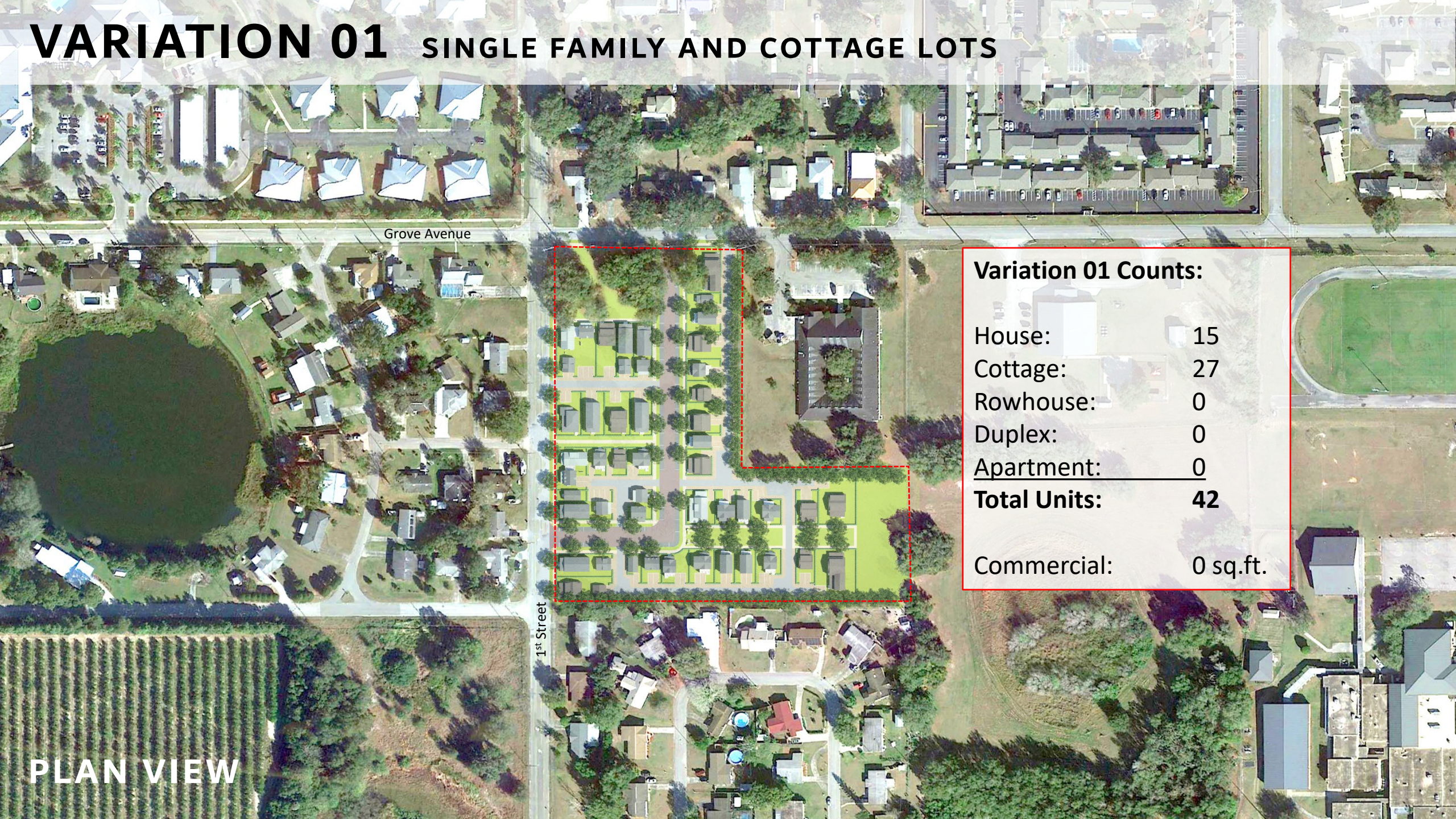
Buildings front this linear pedestrian green space which provides a car-free connection to the school property to the east.

Greens and squares can also help provide storage for storm water.

PLAN VIEW



# VARIATION 01 SINGLE FAMILY AND COTTAGE LOTS



## Variation 01 Counts:

House: 15

Cottage: 27

Rowhouse: 0

Duplex: 0

Apartment: 0

**Total Units: 42**

Commercial: 0 sq.ft.

PLAN VIEW



# LINEAR PEDESTRIAN GREEN SPACE



This linear pedestrian green space provides a car-free connection to the school property to the east.

PLAN VIEW



# LINEAR PEDESTRIAN GREEN SPACE



EXAMPLE: HOBBS-HANLEY "GREEN STREET" (BALDWIN PARK, FL)



# LINEAR PEDESTRIAN GREEN SPACE



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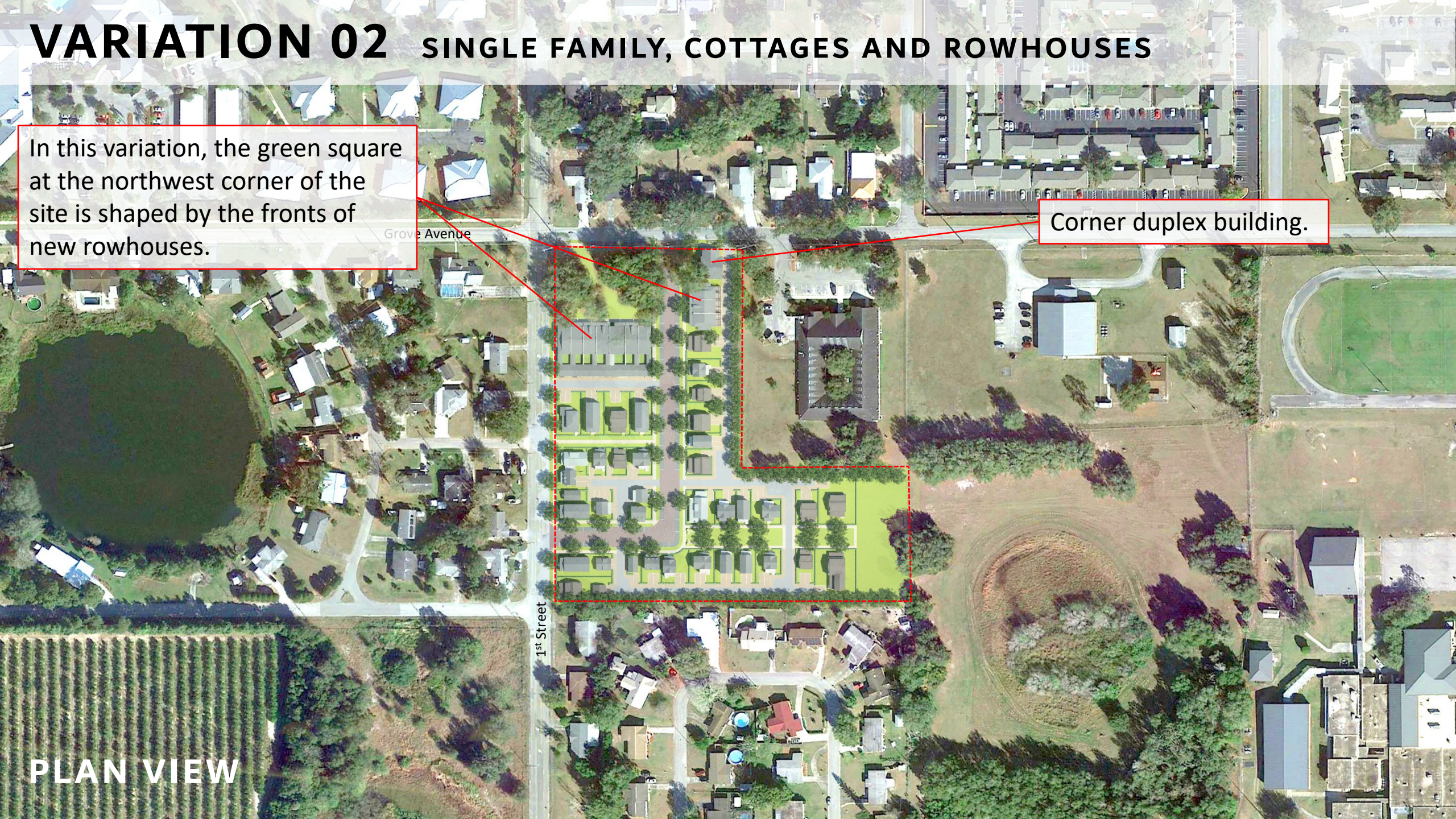


# VARIATION 02 SINGLE FAMILY, COTTAGES AND ROWHOUSES

In this variation, the green square at the northwest corner of the site is shaped by the fronts of new rowhouses.

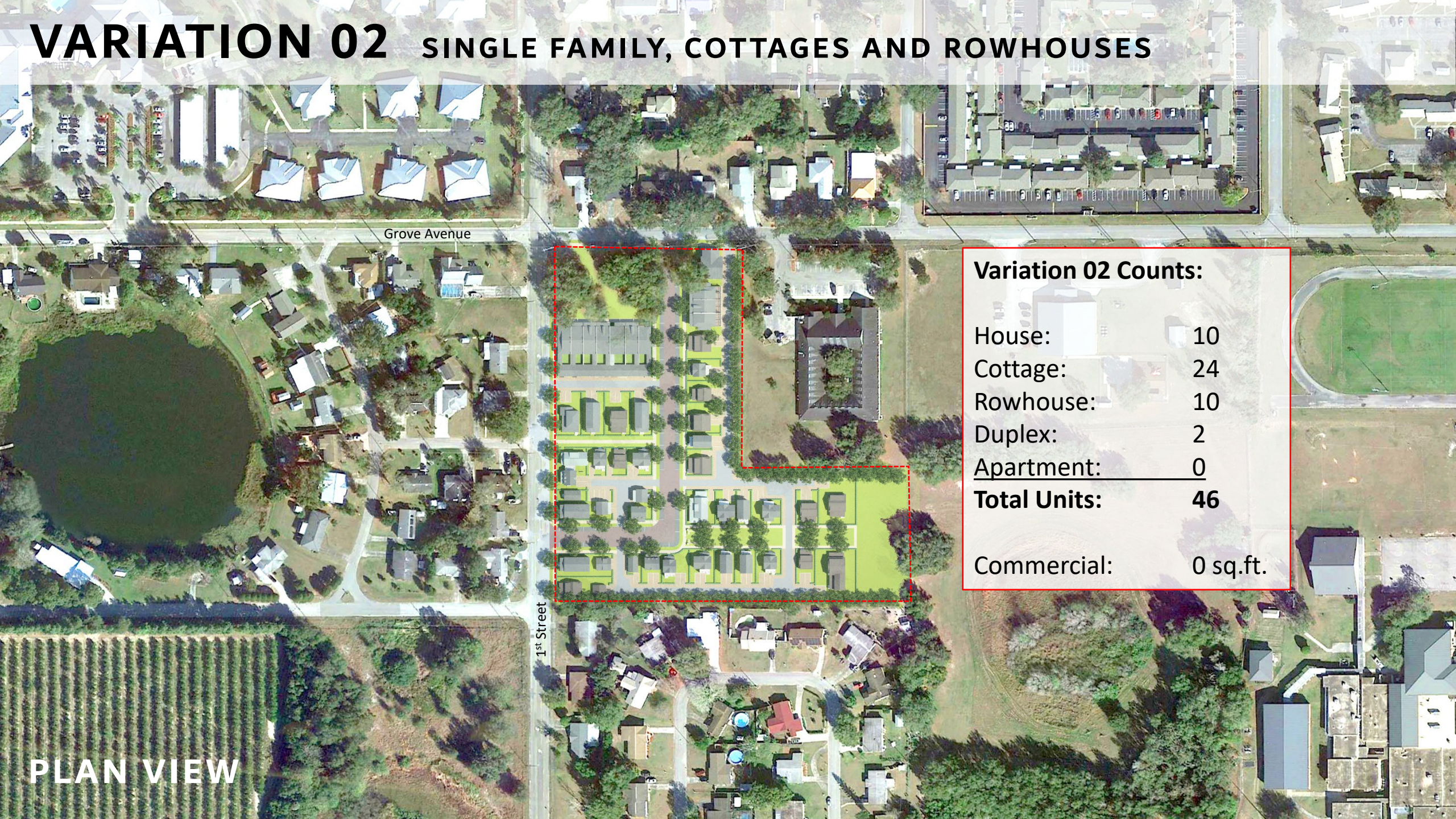
Corner duplex building.

PLAN VIEW





# VARIATION 02 SINGLE FAMILY, COTTAGES AND ROWHOUSES



## Variation 02 Counts:

House: 10

Cottage: 24

Rowhouse: 10

Duplex: 2

Apartment: 0

**Total Units: 46**

Commercial: 0 sq.ft.

PLAN VIEW

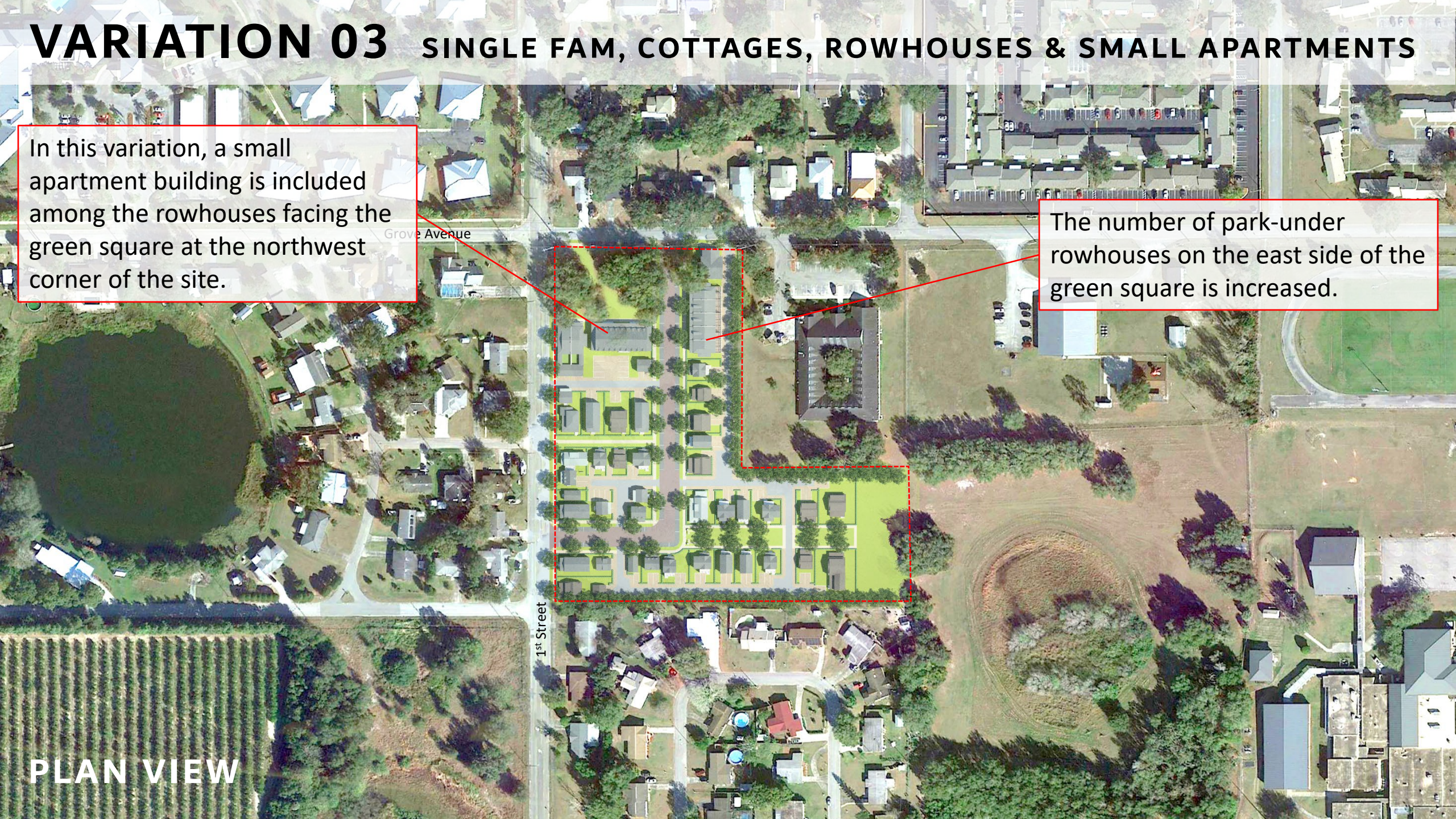


# VARIATION 03 SINGLE FAM, COTTAGES, ROWHOUSES & SMALL APARTMENTS

In this variation, a small apartment building is included among the rowhouses facing the green square at the northwest corner of the site.

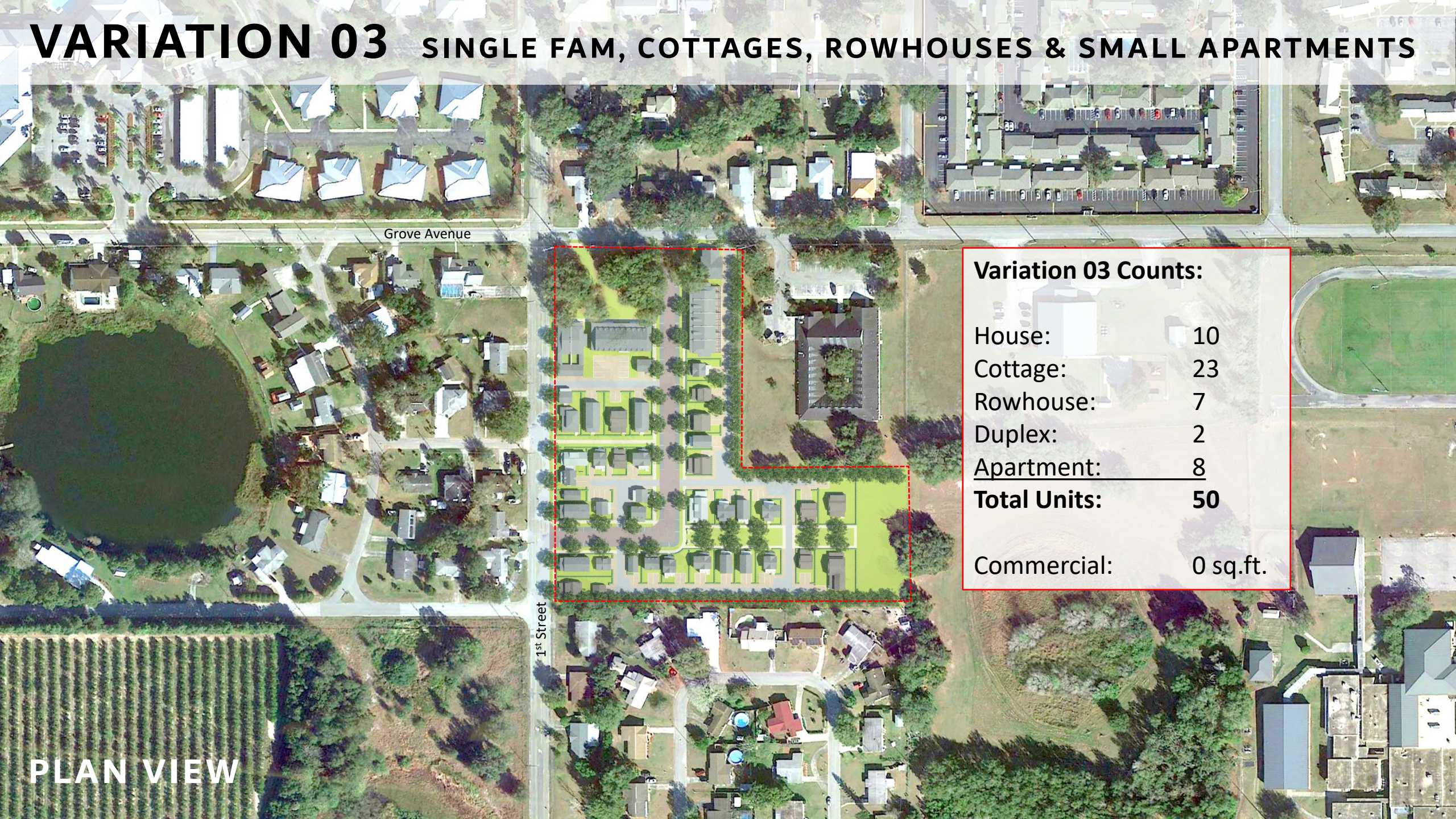
The number of park-under rowhouses on the east side of the green square is increased.

PLAN VIEW





# VARIATION 03 SINGLE FAM, COTTAGES, ROWHOUSES & SMALL APARTMENTS



Grove Avenue

1st Street

## Variation 03 Counts:

House: 10

Cottage: 23

Rowhouse: 7

Duplex: 2

Apartment: 8

**Total Units: 50**

Commercial: 0 sq.ft.

PLAN VIEW



# VARIATION 04 ADDITIONAL ROWHOUSES, SMALL COMMERCIAL BUILDING

In this variation, a small corner commercial building is included on the green square. It is placed next to 1<sup>st</sup> Street for visibility.

The number of rowhouses is further increased. These are grouped around a new mid-block green space.

PLAN VIEW





# VARIATION 04 ADDITIONAL ROWHOUSES, SMALL COMMERCIAL BUILDING



Grove Avenue

1st Street

## Variation 04 Counts:

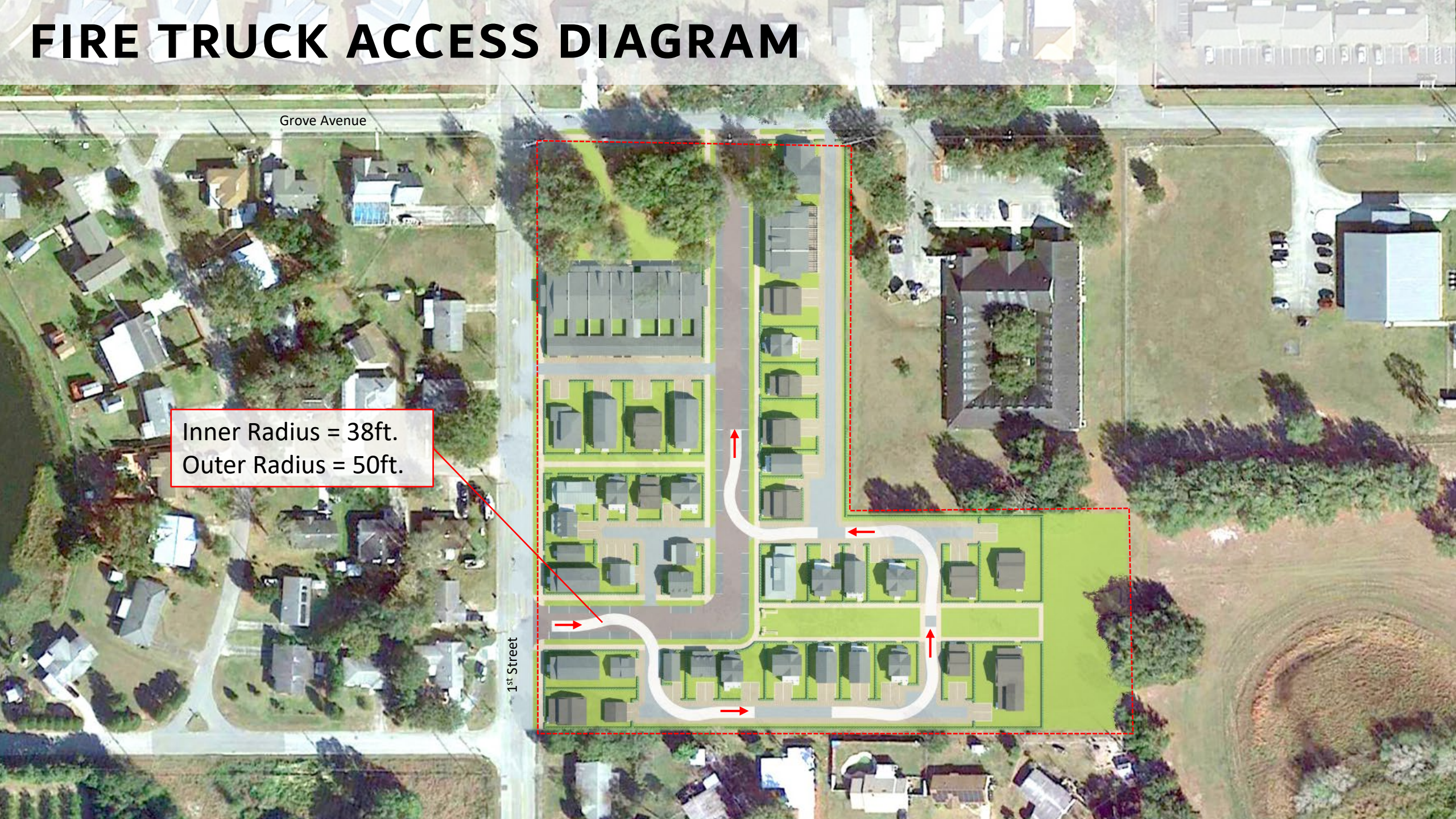
House:	7
Cottage:	15
Rowhouse:	20
Duplex:	2
Apartment:	8
<b>Total Units:</b>	<b>52</b>

Commercial: 1,200 sq.ft.

PLAN VIEW



# FIRE TRUCK ACCESS DIAGRAM



Grove Avenue

Inner Radius = 38ft.  
Outer Radius = 50ft.

1st Street



# EXISTING CONDITIONS



VIEW 1



# VARIATION 01 SINGLE FAMILY AND COTTAGE LOTS



VIEW 1



# VARIATION 02 SINGLE FAMILY, COTTAGES AND ROWHOUSES



VIEW 1



# VARIATION 03 SINGLE FAM, COTTAGES, ROWHOUSES & SMALL APARTMENTS



VIEW 1



# VARIATION 04 ADDITIONAL ROWHOUSES, SMALL COMMERCIAL BUILDING



VIEW 1



# EXISTING CONDITIONS



VIEW 2



# VARIATION 01 SINGLE FAMILY AND COTTAGE LOTS



VIEW 2



# VARIATION 02 SINGLE FAMILY, COTTAGES AND ROWHOUSES



VIEW 2



# VARIATION 03 SINGLE FAM, COTTAGES, ROWHOUSES & SMALL APARTMENTS



VIEW 2



# VARIATION 04 ADDITIONAL ROWHOUSES, SMALL COMMERCIAL BUILDING



VIEW 2



# EXISTING CONDITIONS



VIEW 3

Google Earth

Image Landsat/Coverage  
Data 2011-2020, US Navy, NOAA, GEBCO

80 ft



# VARIATION 01

## SINGLE FAMILY AND COTTAGE LOTS



## VIEW 3

gle Earth

IntegerLand Ltd / Spinnicus  
Box 26, Mount U.S. Hwy 104, OROON

1st Street

80



# VARIATION 02 SINGLE FAMILY, COTTAGES AND ROWHOUSES



VIEW 3

Google Earth

Image Landsat Copernicus  
Data 2014-2024, US Navy, NOAA, GEBCO

80 ft



# VARIATION 03 SINGLE FAM, COTTAGES, ROWHOUSES & SMALL APARTMENTS



VIEW 3

Google Earth

Image Landsat/Coverage  
Data 2014-2024, US Navy, NOAA, GEBCO

80 ft



# VARIATION 04

## ADDITIONAL ROWHOUSES, SMALL COMMERCIAL BUILDING



## VIEW 3

gle Earth

Image/Landolt/Copernicus  
Data: 1964, U.S. Navy, NOAA, GEBCO

1<sup>st</sup> Street