

A photograph of the Charlotte skyline, featuring several skyscrapers under a clear blue sky. The buildings are modern and vary in height and color, with some having glass facades. The foreground shows a street with some greenery and a few cars.

# CNU Transportation Summit Charlotte, NC

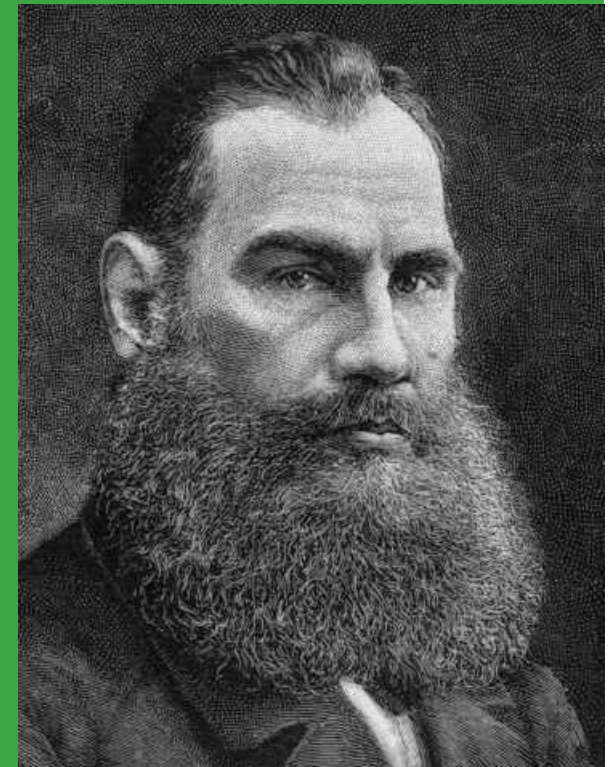
November 6, 2008

Vince Graham

[vince@iongroup.com](mailto:vince@iongroup.com)

“Most men...can seldom accept even the simplest and most obvious truth if it be such as would oblige them to admit the falsity of conclusions, which they have delighted in explaining to colleagues, which they have proudly taught to others, & which they have woven, thread by thread, into the fabric of their lives.”

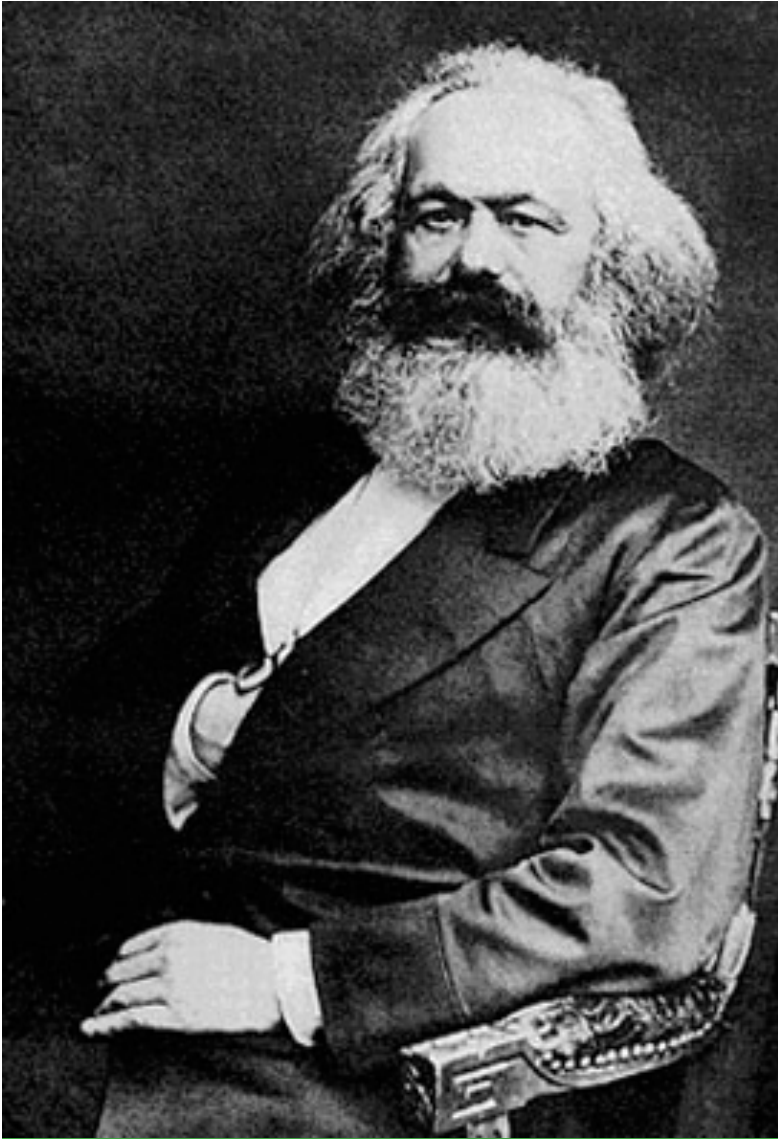
- Leo Tolstoy



# The Public Realm



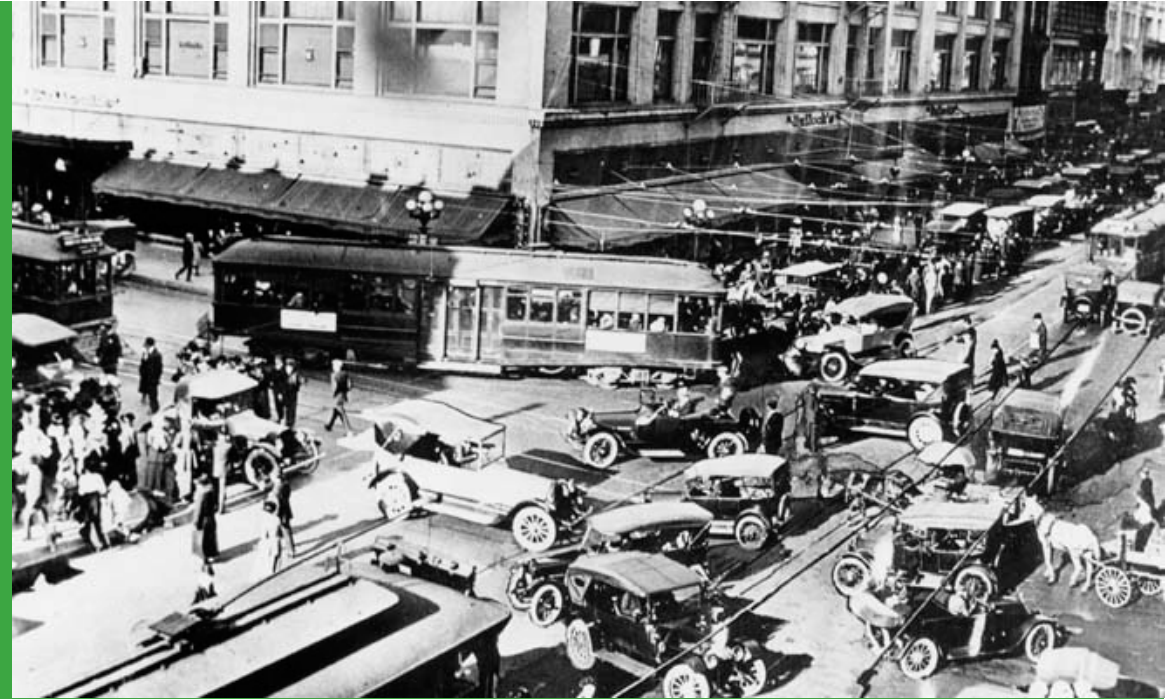
**“What makes modern society so difficult to bear is not the number of people involved, but the fact that the world between them has lost its power to gather them together, to relate and to separate them.”**



Called for “abolition of the distinction between town and country by a more equable distribution of the population over the countryside.”

- Karl Marx

*The Communist Manifesto* (1848)

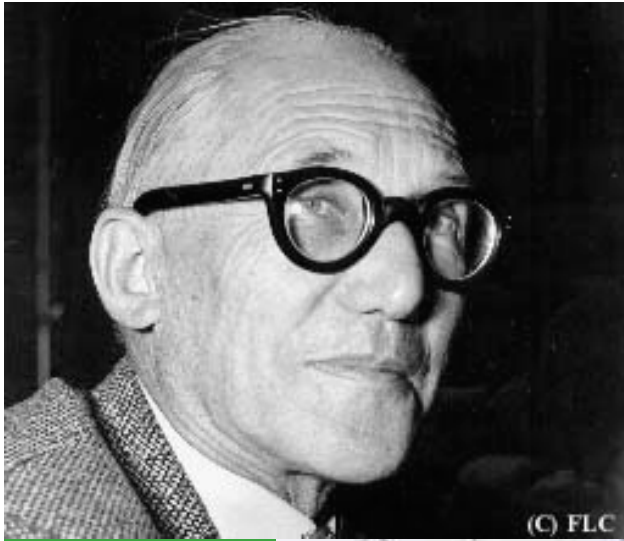


**“We shall solve the City  
problem by leaving the City.”**

**- Henry Ford (1922)**

# Limits to Technology.



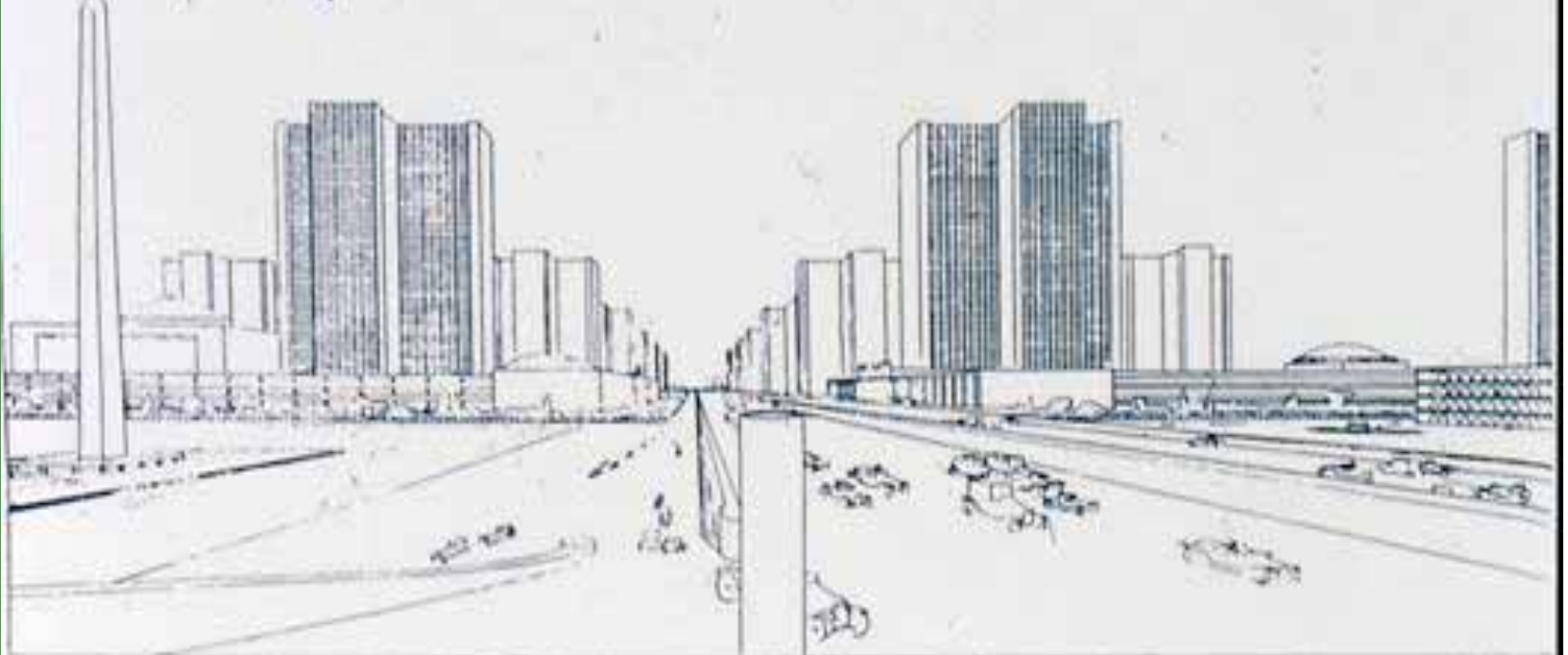


(C) FLC

## “Cars, cars, fast, fast!” (1924)

-Le Corbusier

*The City of the Future*

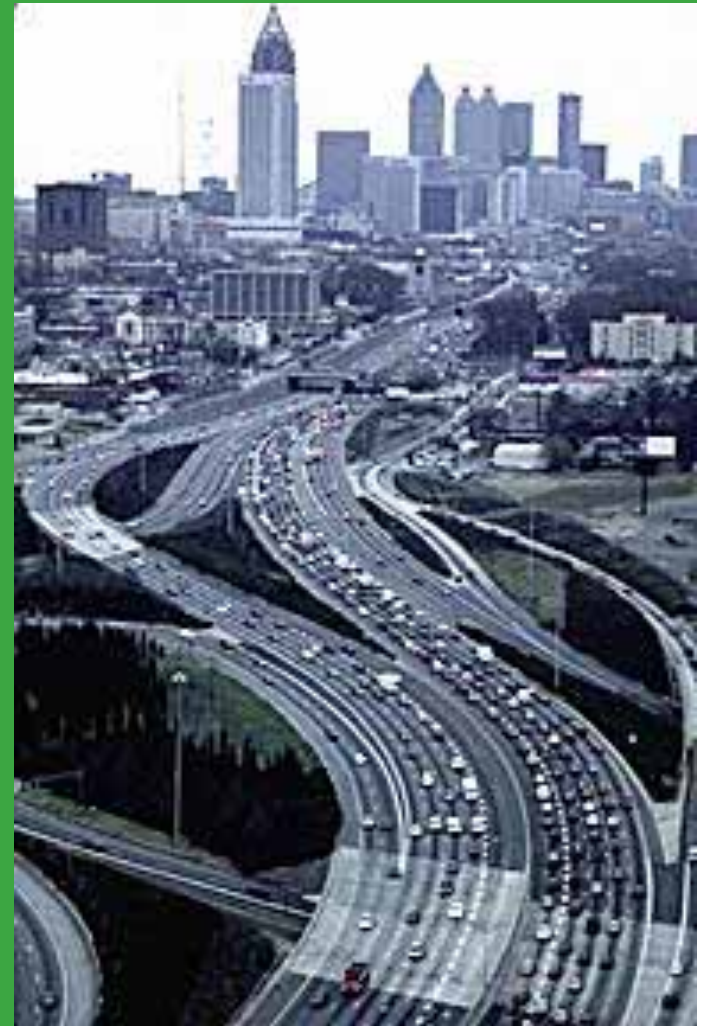


A superhighway forms a triumphal entryway leading directly into the center of the Contemporary City (1922). From *Oeuvre complet de 1910–1929*.

# Limits to Technology: Corbu's Vision applied to Atlanta

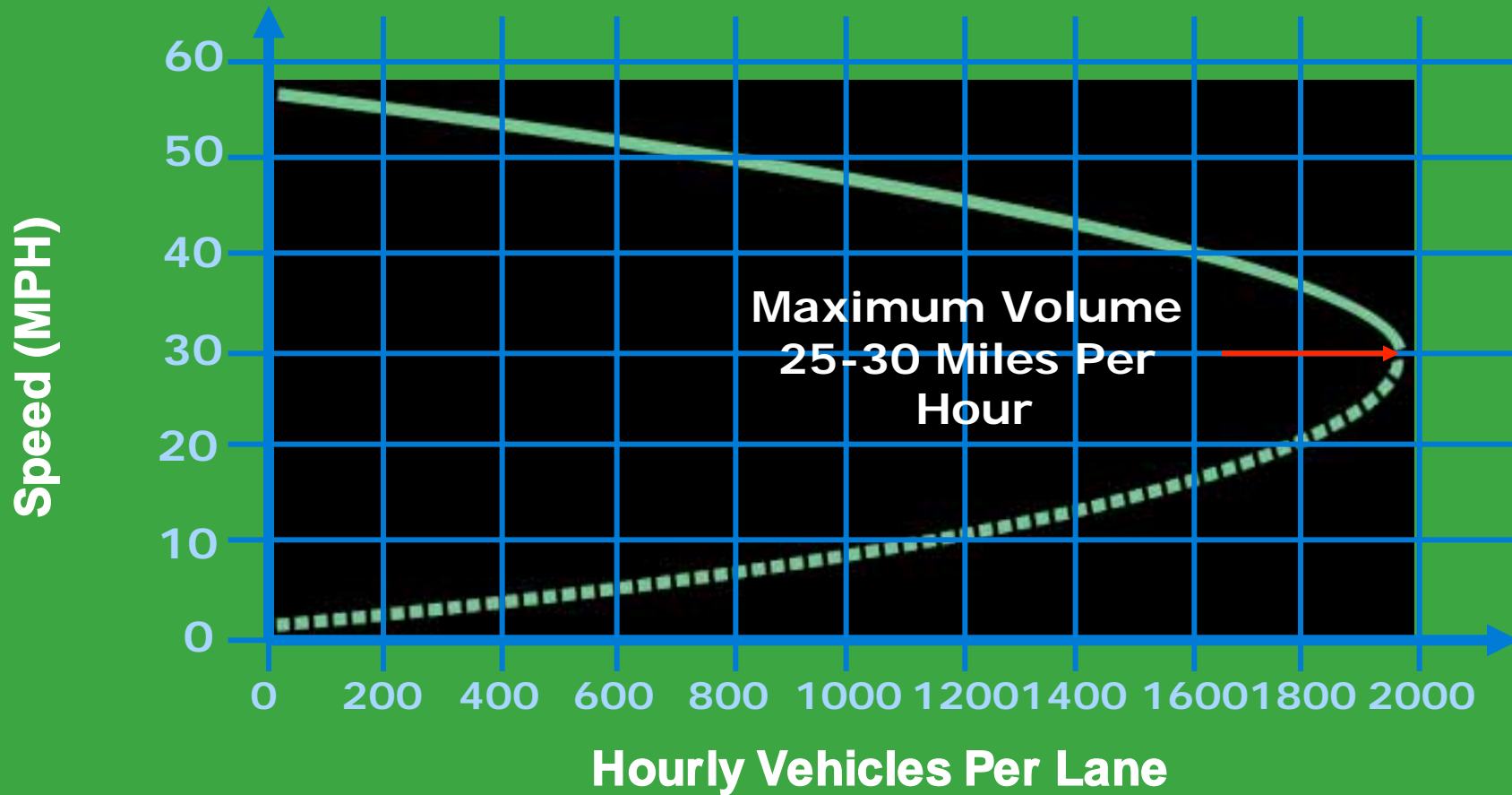


A superhighway forms a triumphal entryway leading directly into the center of the Contemporary City (1922). From *Oeuvre complet de 1910–1929*.



# Limits to Technology

## “Speed/Flow/Capacity”







**Anything worth doing is worth doing  
slowly.**

**- Mae West**

# Vision



**“If you want to move people it has to be toward a vision that’s positive for them”**

**- Dr. Martin Luther King, Jr.**

# Dense network of Streets





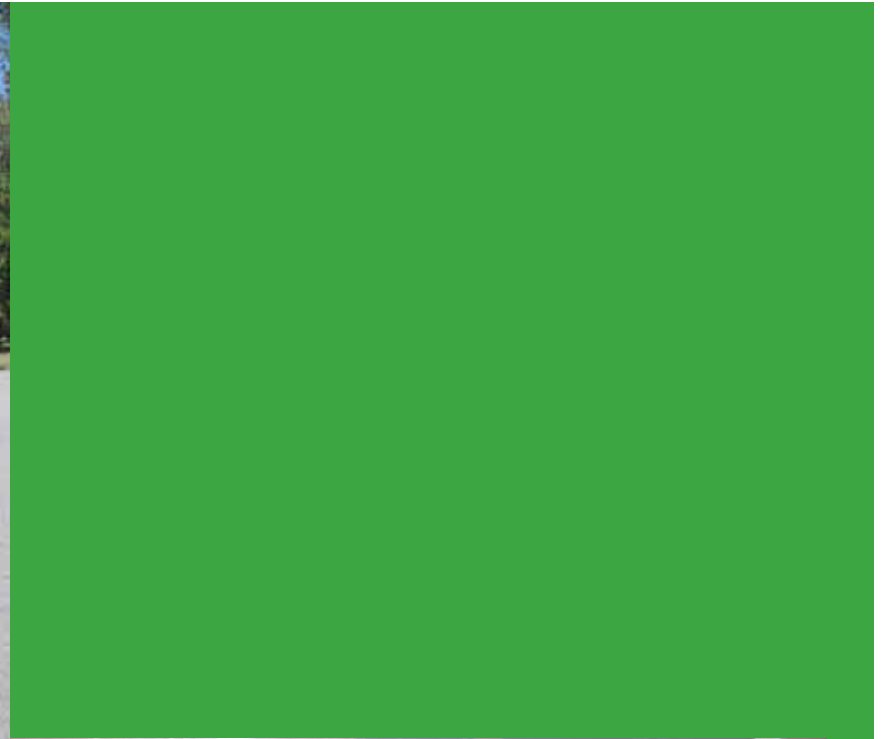
**“Broad is the road that leads  
to destruction...narrow is the  
road that leads to life.”**

**- Jesus**

**(Mathew 7:13-14)**

# Human Scale Design





## Beauty, Space, Privacy, Peace and Quiet

The Landings on Skidaway Island is a private residential community located just 12 miles south of historic Savannah on one of Georgia's golden coastal islands. An award-winning Master Plan precludes over-crowding at The Landings and protects the natural beauty of the land. Generous half-acre homesites give each Landings resident his own tranquil space among stately oaks and pines, along golf fairways or quiet lagoons, or along the expansive salt marsh with tidal creeks, rivers and the Atlantic beyond. Custom homes at The Landings are all designed with due respect for the natural surroundings.

The Landings is a private community - not a resort. Outstanding recreational facilities are enjoyed by Landings Club members rather than crowds of tourists. Play is relaxed at The Landings. It's the pleasure it should be and only a part of the gracious, unhurried lifestyle which is a constant at The Landings, season after season, year after year.

Given the choice... The Landings on Skidaway Island.  
Come visit us or call us while you are in Savannah. Directions are in the brochure found on this display.



# Newpoint

53 Acres

130 Homes + Commercial











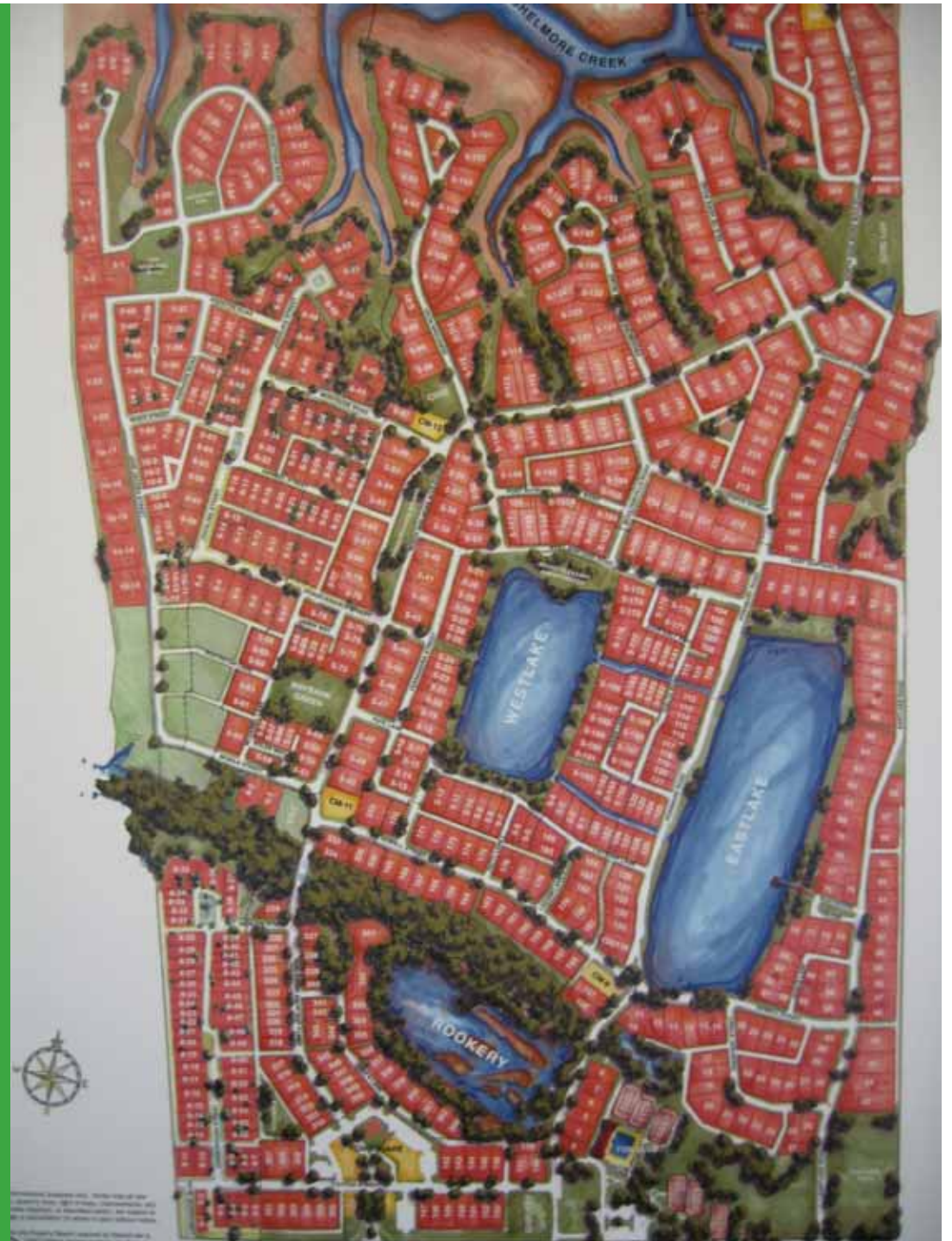
# I'On

244 Acres

762 Homes + Commercial  
and Civic



Jacob Bond I'On





I'On 1997



I'On 2006



I'On Historic District  
Circa 1998











# Civic Buildings.



# Morris Square

2.6 Acres

70 Homes + Commercial, 3 Parks

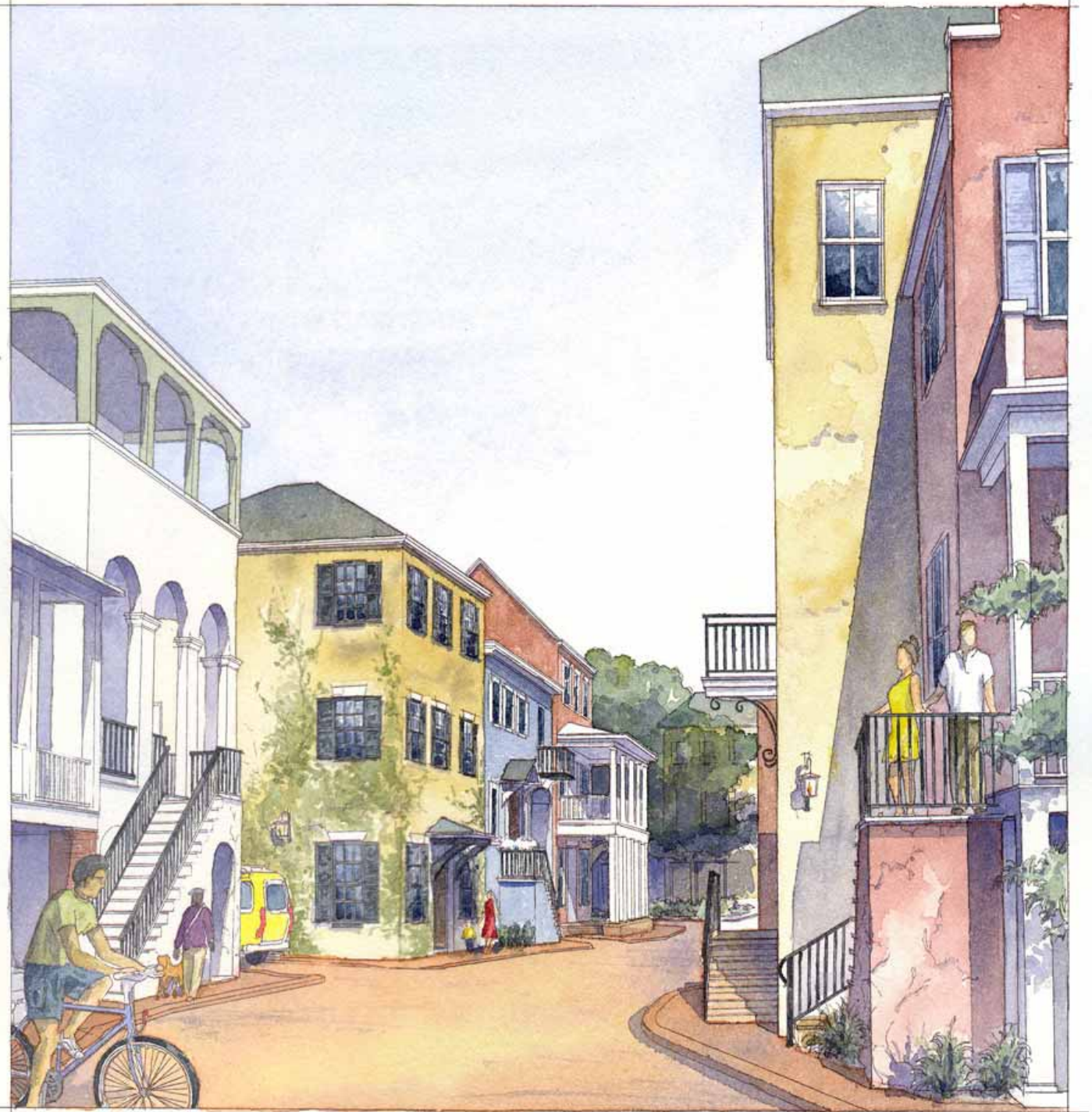
[morris-square.com](http://morris-square.com)





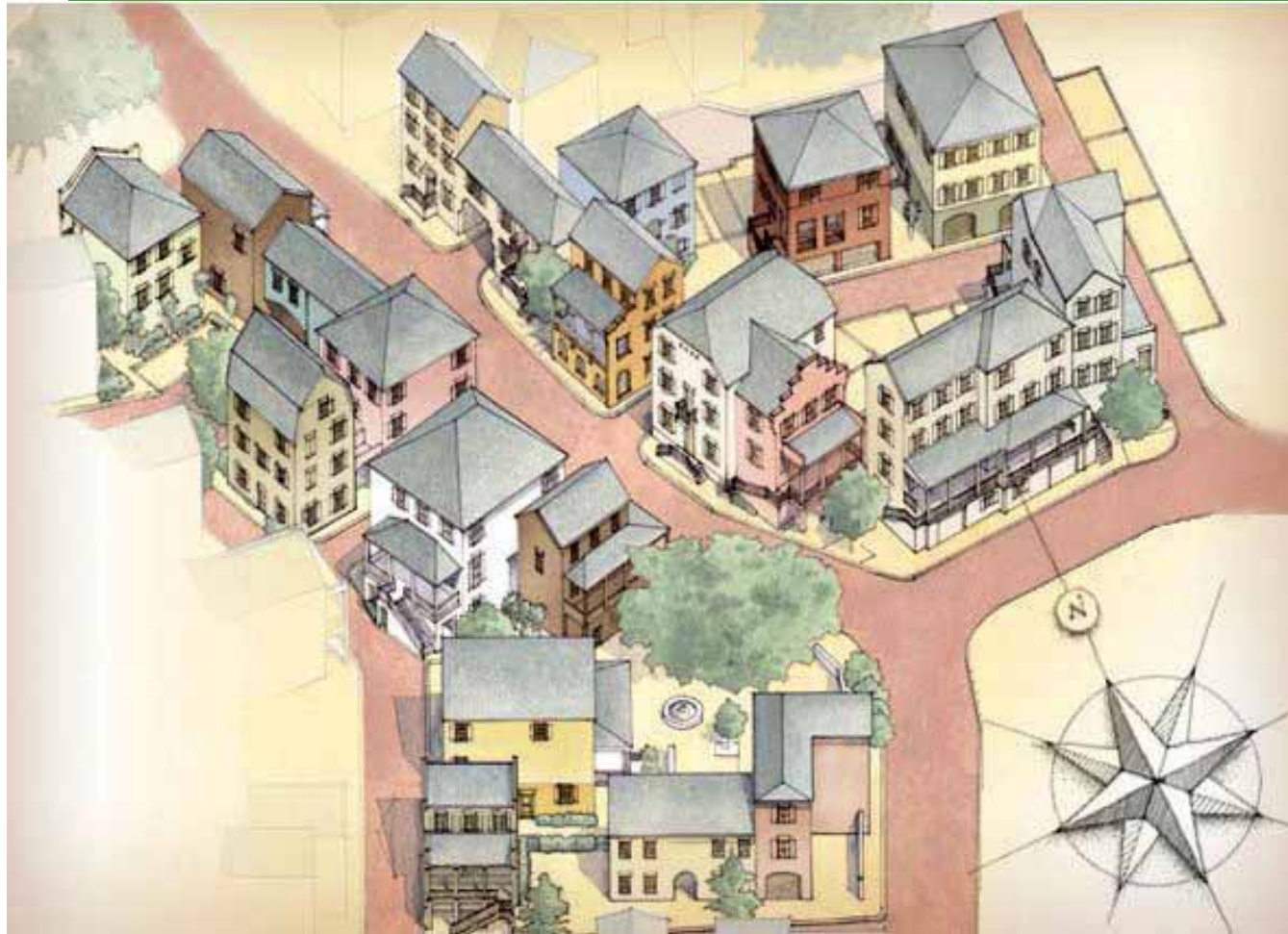


# Mixson



NORTH CHARLESTON, SOUTH CAROLINA

[www.insidemixson.com](http://www.insidemixson.com)



# Mixson





# cottingham dr. to I-526

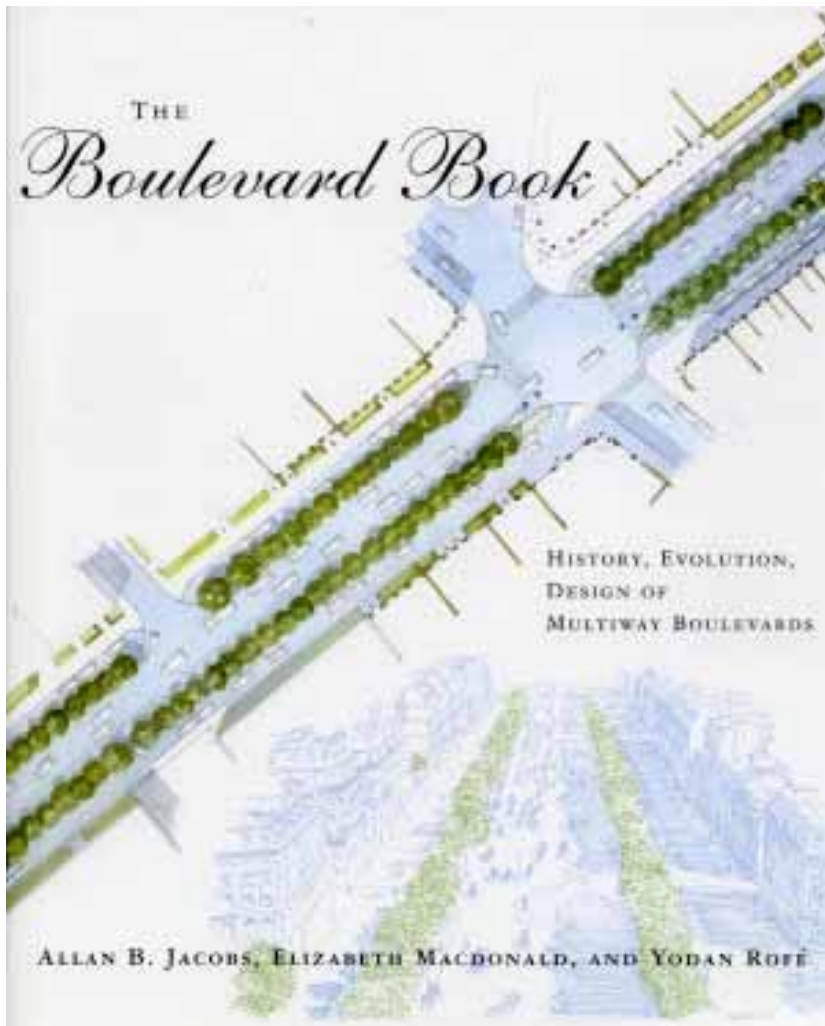




# Johnnie Dodds Boulevard

# Mt. Pleasant





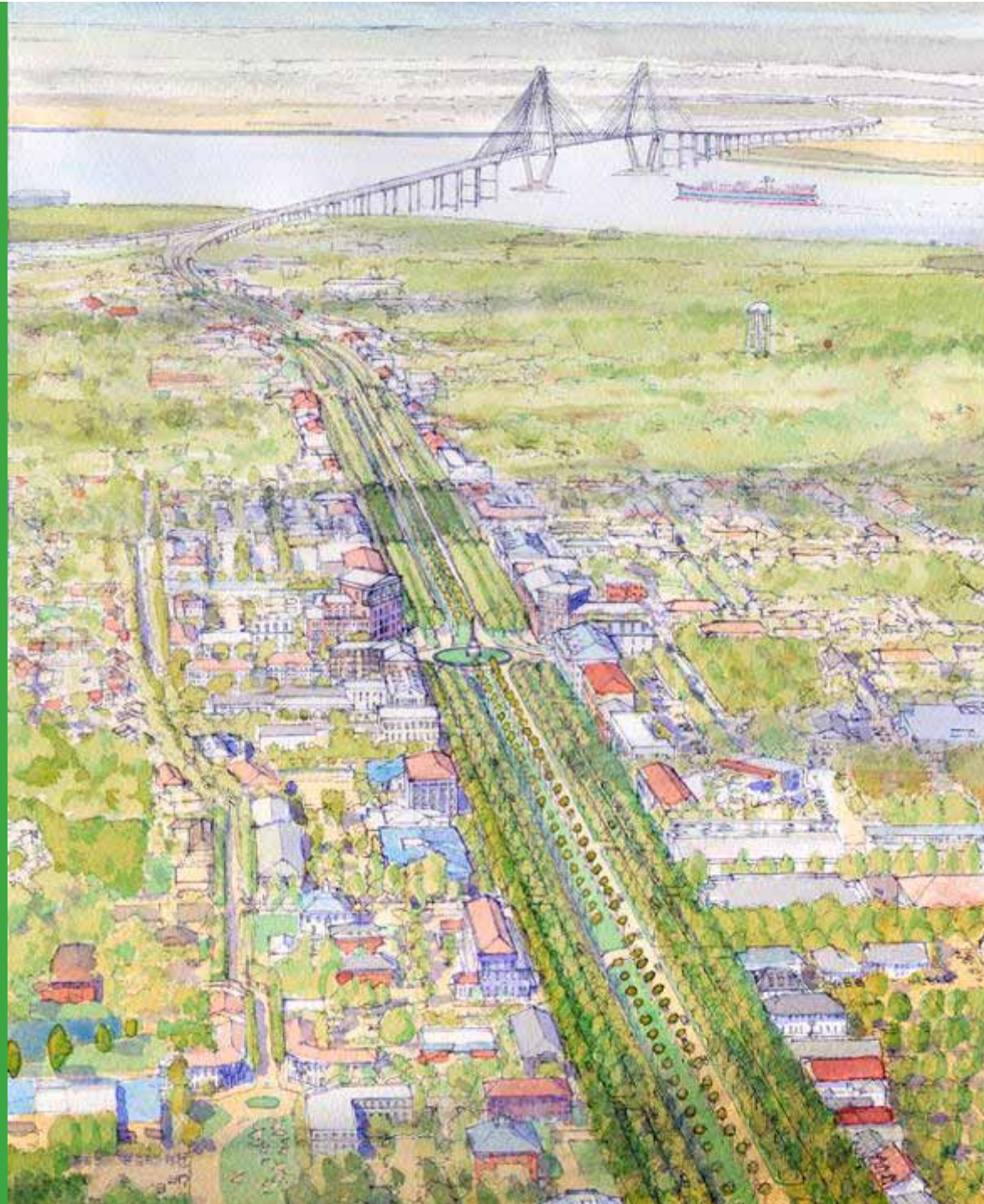
20 - BARCELONA - Saló de San Juan.



# Johnnie Dodds Boulevard Action Plan

Dover, Kohl & Partners  
Hall Planning & Engineering  
ZHA Inc.

January 2006



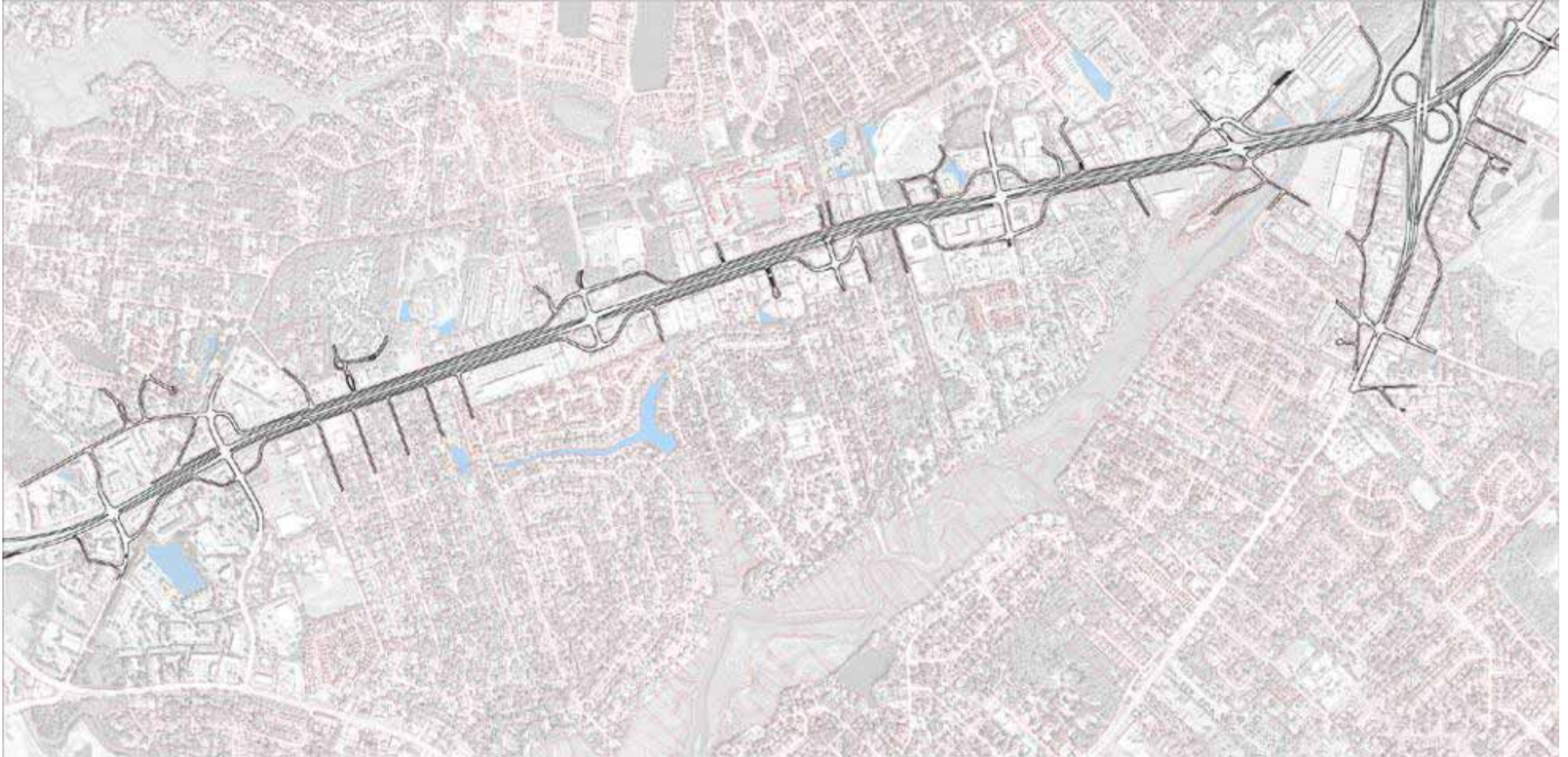
# goals

- 1. balanced travel - local/through**
- 2. alternative travel - transit, ped, bike**
- 3. safety**
- 4. urban development pattern**
- 5. effective plan w/ minimal impacts**

# the plan



# existing conditions





# boulevard



# growing a parallel street network



# Johnnie Dodds Boulevard master plan





The plan handles high volume traffic



The plan supports redevelopment and new street front development

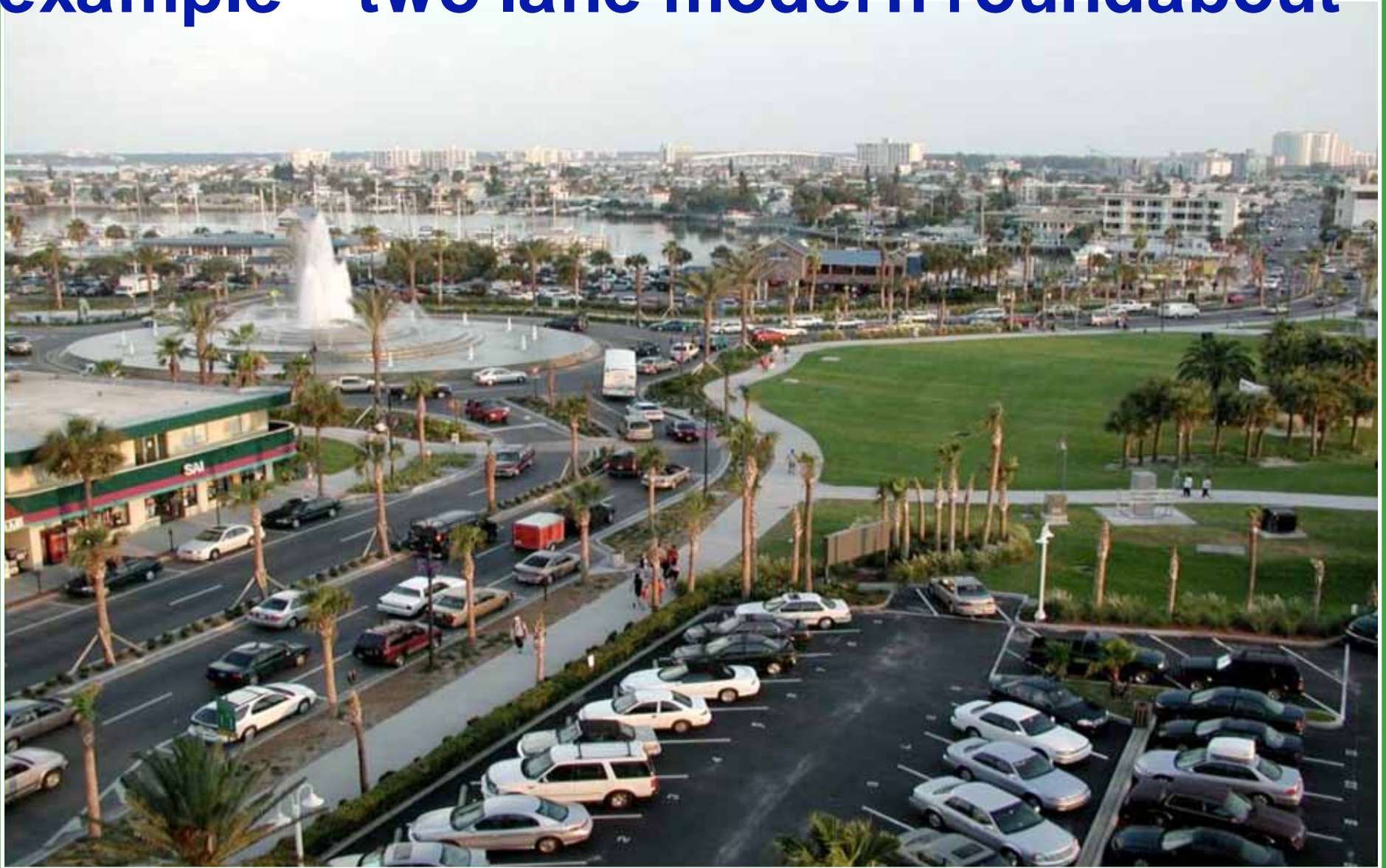


The plan includes pedestrian friendly planted medians creating miles of new parks and trails



The plan supports managed speeds increasing pedestrian and vehicular safety

# example – two lane modern roundabout



Clearwater Beach, FL

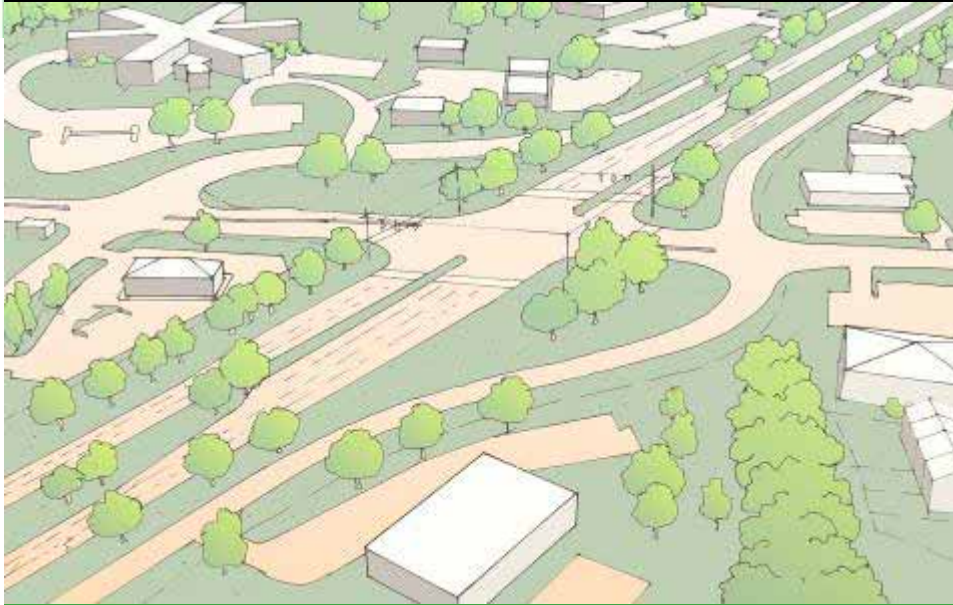
58,000 vehicles & 6,000 pedestrians per day



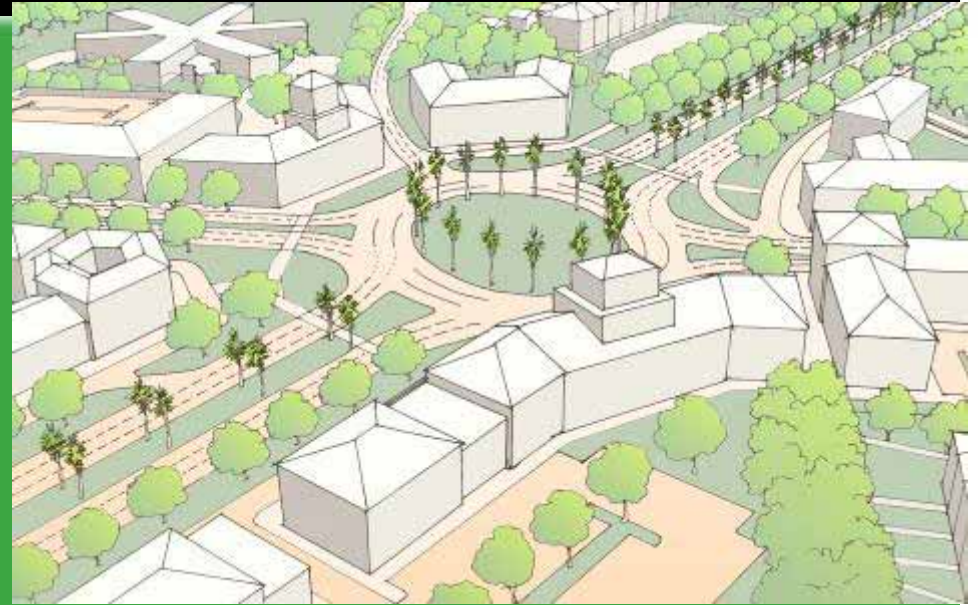
# travel time

- free flow
  - current - na
  - projected – 9-10 minutes
- signalized
  - current – 11 minutes
  - projected – 13 minutes
- roundabouts
  - current - na
  - projected – 9 – 15 minutes

# evolution of the boulevard



current



future

Bowman Road and the boulevard over 25 years

# **economic impacts**

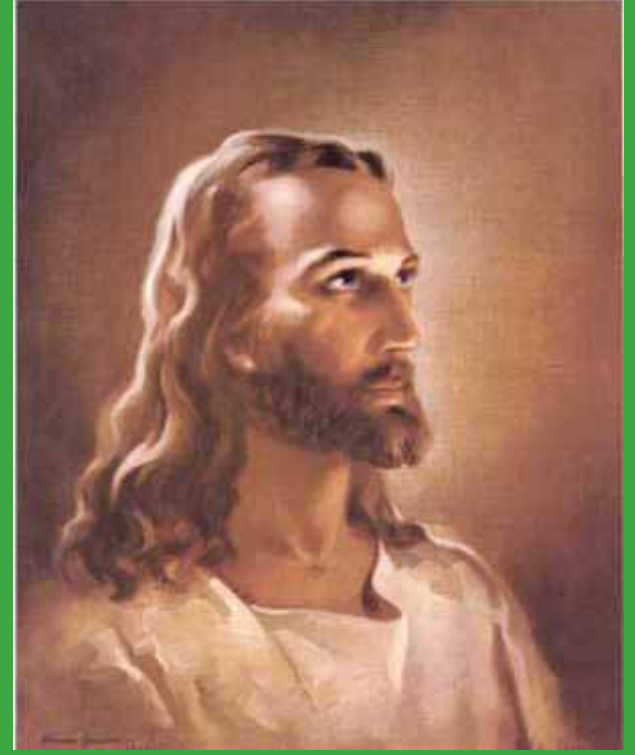
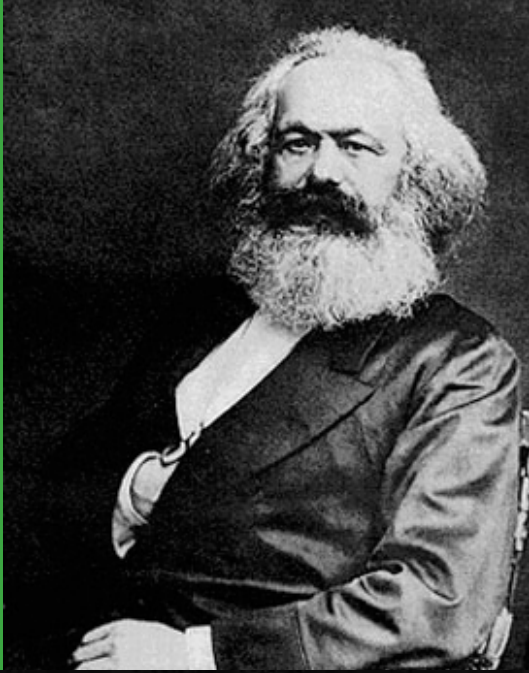
- **goal: find most economically “balanced” alternative for JDB**
- **determine impacts by parcel with scoring**
- **measure impacts over varying time periods**

# revenue comparison over 25 years

	Boulevard/Roundabouts	Flyovers
2006 – 2010 Annual property taxes	\$4,520,000 X 5 = \$22,600,000	\$4,316,000 X 5 = \$21,580,000
2006 – 2010 Annual sales tax revenues	<div style="background-color: yellow; border: 2px solid black; padding: 10px; text-align: center;"> <p><b>\$165,685,000</b> (not including <b>\$9 - \$44 million</b> construction costs)</p> </div>	
2010– 2020 Annual property taxes		
2010 – 2020 Annual sales tax revenues		
2020-2030 Annual property taxes		
2020 – 2030 Annual sales tax revenues	\$40,033,000 X 10 = \$400,330,000	\$30,152,000 X 10 = \$301,520,000
<b>Total Revenues over 25 years</b>	<b>\$1,000,660,000</b>	<b>\$834,975,000</b>
<b>Net gain w/boulevard and roundabouts over 25 years</b>	<b>\$165,685,000</b> (not incl. \$20-\$40 million saved on construction)	



# Which side are you on?



or



# What kind of South Carolina shall we leave to future generations?

