

New Urbanism in Sussex County

The Villages of Five Points



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THE VILLAGES
OF FIVE POINTS

Downtown Lewes



Everything old is new again...

Lewes Core Value

Lewes is a community of diversity. It is a vital year round working community with a mixture of ages, income levels, architectural styles, industrial and commercial activities and physical environments. **Cohesion exists because of good pedestrian traffic throughout the Town.**

Affordable rental units are scarce. New commercial businesses target the tourist population, leaving fewer services available year round.

For Lewes to remain fully functioning community, **it must have a mixture of homes and rental affordable to people of varying income levels. Preserve the Town's architectural and historical diversity thru community design guidelines and regulations.**

OUR DESIGN PRINCIPLE:

Mix residential housing for varied income integrated with retail services and recreational facilities in a pedestrian oriented site plan.

- Develop an architectural palette spanning several design periods; develop guidelines for all elements – site, road, housing and shopping. Architecture is designed to maintain a cohesive appearance and provide residents with a sense of place – diverse styles allow an individual identity within a larger community.
- Incorporate a broad product range for the residential component at different price points. With a mix of apartments, town homes, condo flats, single family building sites and single family homes, residents will reflect a variety of age groups, lifestyles and income.
- Establish strong HOA governing documents as well as detailed architectural guidelines to ensure review and conformance through out the development period.
- Retail and office uses should primarily serve the community and the immediate surrounding area.
- **Establish recreational facilities, open space and community center within walking distance of the residence.**

Lewes Core Value

Lewes values its humane town scale and sense of face-to-face intimacy that is characteristic of its quality of life. Characteristics of these are: **easy walking distances, porches, sidewalks, safe streets, key focal points of activity, an identifiable town center and community activities.** It captures the essence of Lewes. This is threatened by high privacy fences on front yards, deep front yard setbacks, loss of open space, and lack of sidewalks.

OUR DESIGN PRINCIPLE:

Develop a town center as the central axis, locating all neighborhood business along a main street. Link the residential housing to retail services with an extensive network of sidewalks, pathways and safe bikeways.

- Establish a hierarchy for internal streets based on use, destination and estimated vehicle speed and **design the network of streets in the project to promote walk ability and integrate the bike as a form of internal transit.**
- **Provide interconnected street patterns through site; create a series of intersecting streets consisting of “blocks,” which in turn allow for frequent pedestrian/bike linkage home-to-home; residences-to-shopping; residences-to-amenities.**
- Provide attractive streetscapes, generally consisting of a row of street trees along the curb and adequately sized sidewalks.
- Provide a main street and town center with adjoining community open space and configure this center so it is activated by the use of the shops, the residence and the open space.
- Locate a continuous building line along both sides of the streets for a strong street definition.
- Position all single family homes to the front of the lot line, therefore close to the sidewalks and the pedestrian traffic.

Delaware Bay

Lewes









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Mph

VILLAGE DIRECTORY

RESIDENTS	COMMUNITY
LOCAL BUSINESS	LOCAL SERVICES
LOCAL GOVERNMENT	LOCAL EDUCATION
LOCAL RECREATION	LOCAL TRANSPORTATION























