



...mostly good news, and...





natural human habitat: the town



natural human habitat: the town



evolving preferences



Results Pair #14

+6

-4.4

where would you prefer to live?



where would you prefer to live?



/96

Developers Discover Old Values Can Bring Astonishing Returns

By CHRISTINA BINKLEY

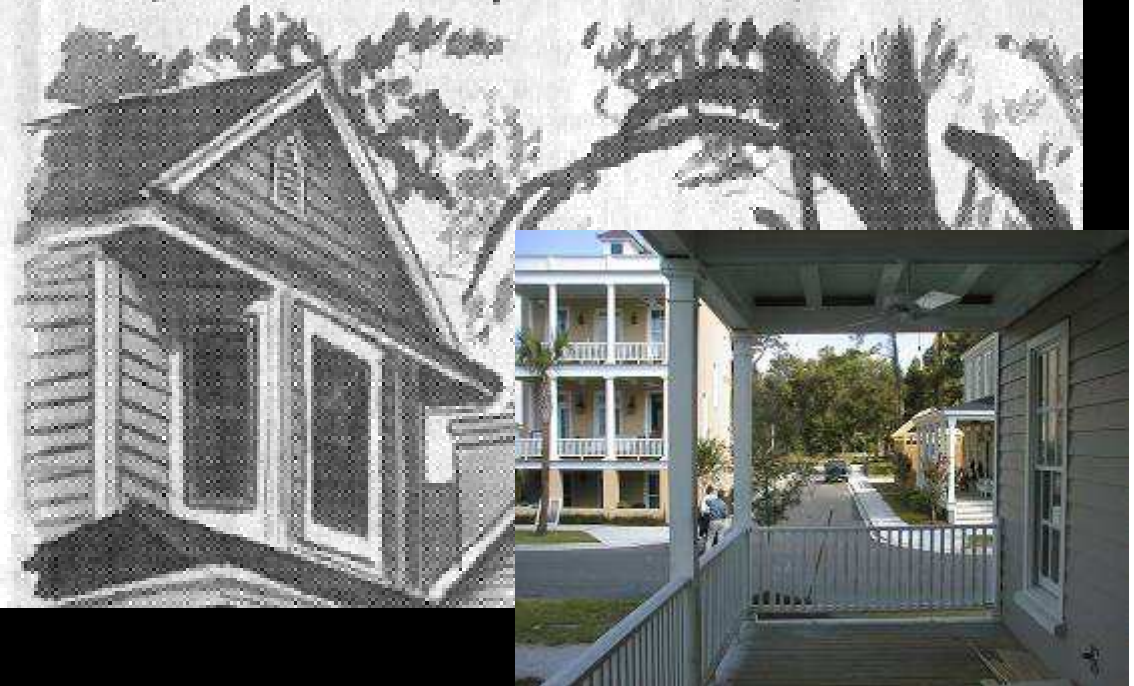
Staff Reporter of THE WALL STREET JOURNAL
BEAUFORT, S.C.—Like many famous historic districts, this Lowcountry town's 19th-century core is full of pricey real estate.

A three-bedroom clapboard home with vintage plumbing and creaky stairs sells for upward of \$300,000—nearly three times the area's median home value. It took a century for prices to rise to those they-don't-build-'em-like-that-anymore levels.

But the town's pricey old homes are being eclipsed by some newcomers. A few miles away, developers Vince Graham and Bob Turner are building a New Age twin to old Beaufort called Newpoint. Like many "new urban" developments around Florida and the Southeast, the meticulously designed town recalls neighbor-

Cashing In on 'New Urbanism'

How developers Vince Graham and Bob Turner created Newpoint, S.C.



PARADE



Across the nation, citizens with vision and a new community spirit are transforming once run-down urban areas—such as in Chattanooga, Tennessee—into exciting, people-friendly towns.

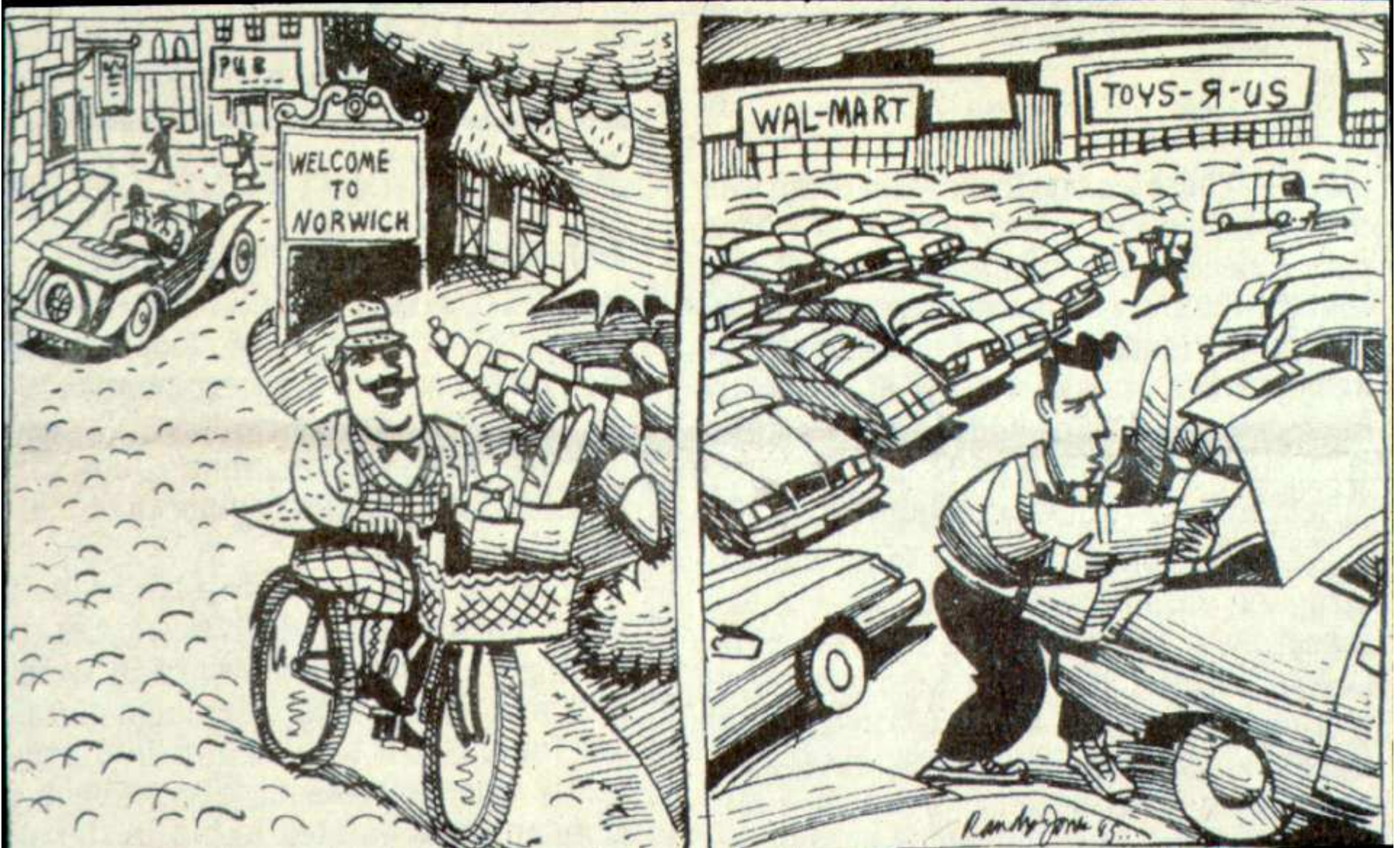
The Choo Choo's back: Mayor Don Kinsey (lower right) with some of the citizens who helped revive their city.

The Reborn American City A Place You Might Want To Live

A Report By Lamar Graham

INSIDE: What Is "Deep Play"?...By Diane Ackerman

interest in livable communities



from *The Wall Street Journal*

1

teaming up

CNU

1993

CNU I

100 attendees

200 members

2005

CNU XIII

1250 attendees

2800 members

18 chapters

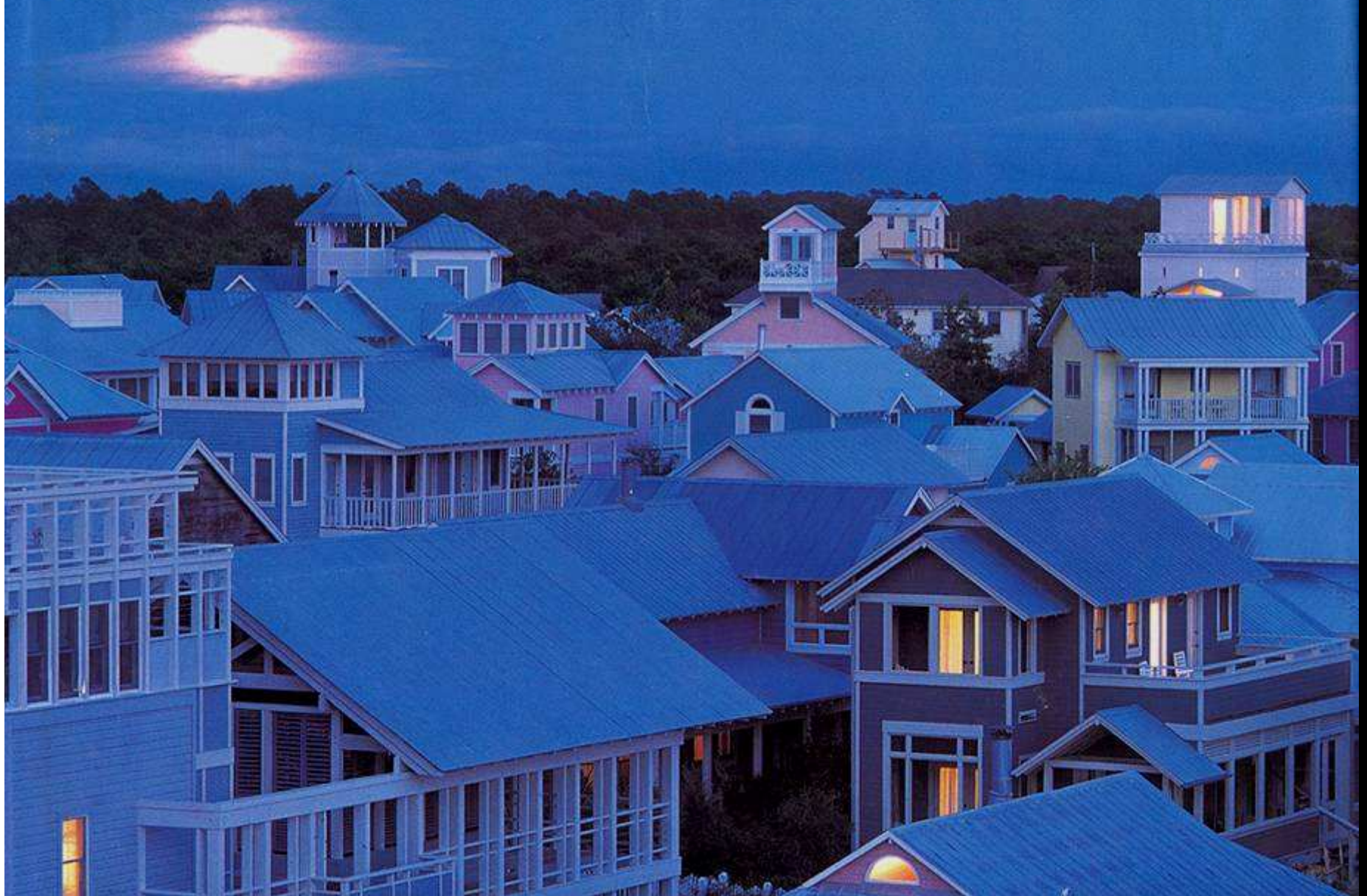
organizing or
formed

Peter Katz

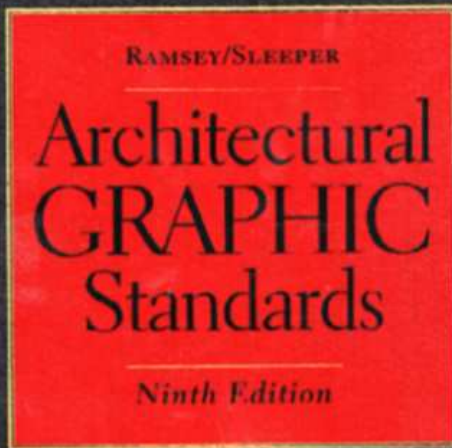
Afterword by
Vincent Scully

The New Urbanism

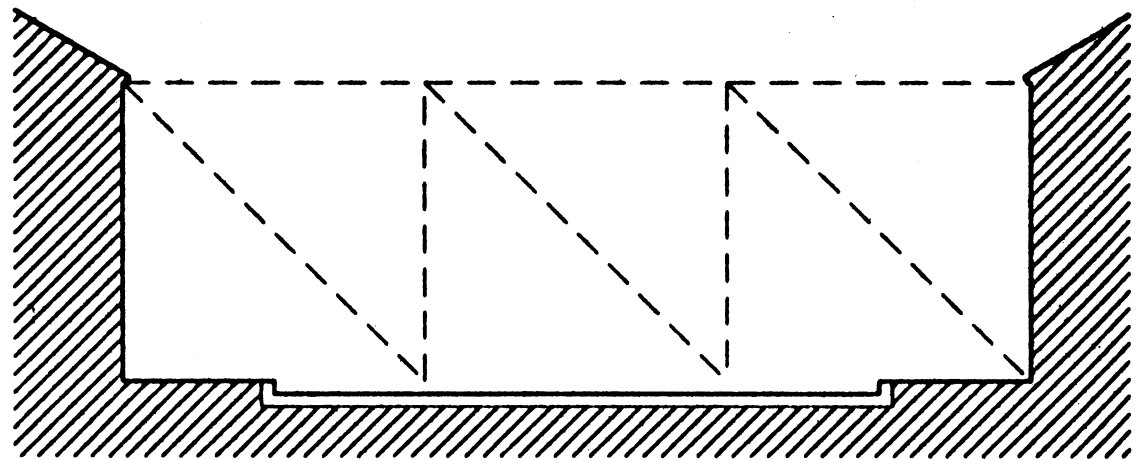
Toward an Architecture of Community



'capturing the transmitters'



The height-to-width ratio of the space generates spatial enclosure, which is related to the physiology of the human eye. If the width of a public space is such that the cone of vision encompasses less street wall than sky opening, the degree of spatial enclosure is slight. The ratio of 1 increment of height to 6 of width is the absolute minimum, with 1 to 3 being an effective minimum if a sense of spatial enclosure is to result. As a general rule, the tighter the ratio, the stronger the sense of place and, often, the higher the real estate value. Spatial enclosure is particularly important for shopping streets that must compete with shopping malls, which provide very effective spatial definition. In the absence of spatial definition by facades, disciplined tree planting is an alternative. Trees aligned for spatial enclosure are necessary on thoroughfares that have substantial front yards.



RATIO 1 : 3

Height-to-Width Ratio



C.I.A.M.

1928

La Sarraz organizational declaration

1933, *S.S. Patris*

“Charter of Athens” (pub. 1943)

1953-56

Breakaway led by Smithsons

CHARTER OF THE NEW URBANISM

THE CHARTER FOR THE NEW URBANISM views development as a central issue, the spread of planning growth, increasing urbanization by race and income, environmental deterioration, loss of agricultural lands and wilderness, and the erosion of society's built heritage as one intertwined community-building challenge.

WE STAND for the restoration of thriving urban centers and vibrant active vibrant metropolitan regions, the revitalization of sprawling suburbs into communities of real neighborhood and diverse districts, the conservation of natural environment, and the preservation of our built heritage.

WE ENCOURAGE that physical solutions by themselves will not solve social and economic problems, but neither can economic studies, community studies, and environmental health be pursued without a coherent and supportive physical framework.

WE ADVOCATE the conservation of public, public, and development practices to support the following principles: neighborhood should be

designed to use and population, communities should be designed for the pedestrian and transit as well as the car; cities and towns should be shaped by physically defined and generally accessible public spaces and community institutions; urban plans should be framed by architecture and landscape design that celebrate local history, climate, topography, and building practices.

WE SUPPORT a broad-based consensus, composed of public and private sector leaders, community activists, and multidisciplinary professionals. We are committed to establishing the relationship between the art of building and the making of community through citizen-based processes, planning and design.

WE EDUCATE ourselves to re-learning our history, blocks, rooms, parks, neighborhood, districts, towns, cities, regions, and development.

WE ASKED the following principles to guide public policy, development practice, urban planning, and design:

The region, metropolitan, city, and town

1. Metropolitan regions are best served when geographic boundaries are not rigidly enforced, creating flexible, functional regional and city forms. The capacity to look beyond city boundaries for the services, services, and jobs is a desirable characteristic.

2. The metropolitan region is best served when the metropolitan area is not fragmented into numerous small municipalities, but rather, organized into a few large, vibrant, and diverse municipalities, each with a clear role in the region.

3. Metropolitan regions should be organized in a way that allows for the development of a strong, vibrant, and diverse metropolitan area, with a clear role in the region.

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The neighborhood, block, and the corridor

1. The neighborhood, block, and the corridor are the basic units of urban form and should be designed to be vibrant, functional, and diverse.

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The block, the street, and the building

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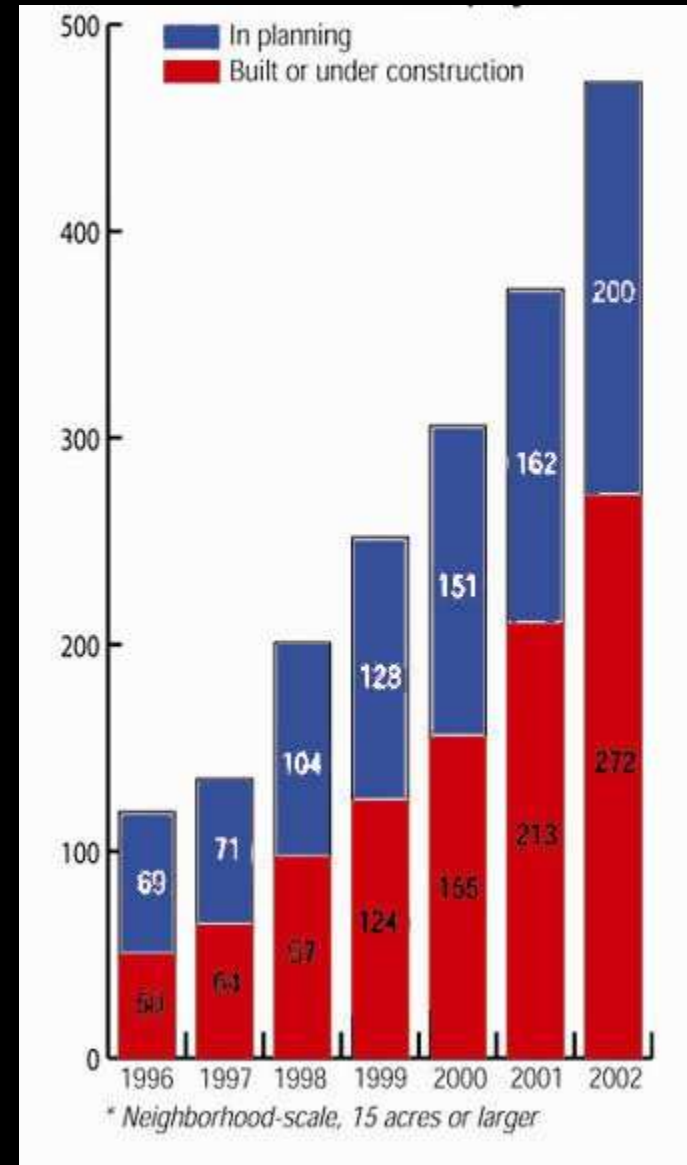
2004: 188 signers

2

building & testing

the state of New Urbanism

Neighborhood-scale NU projects: an indicator



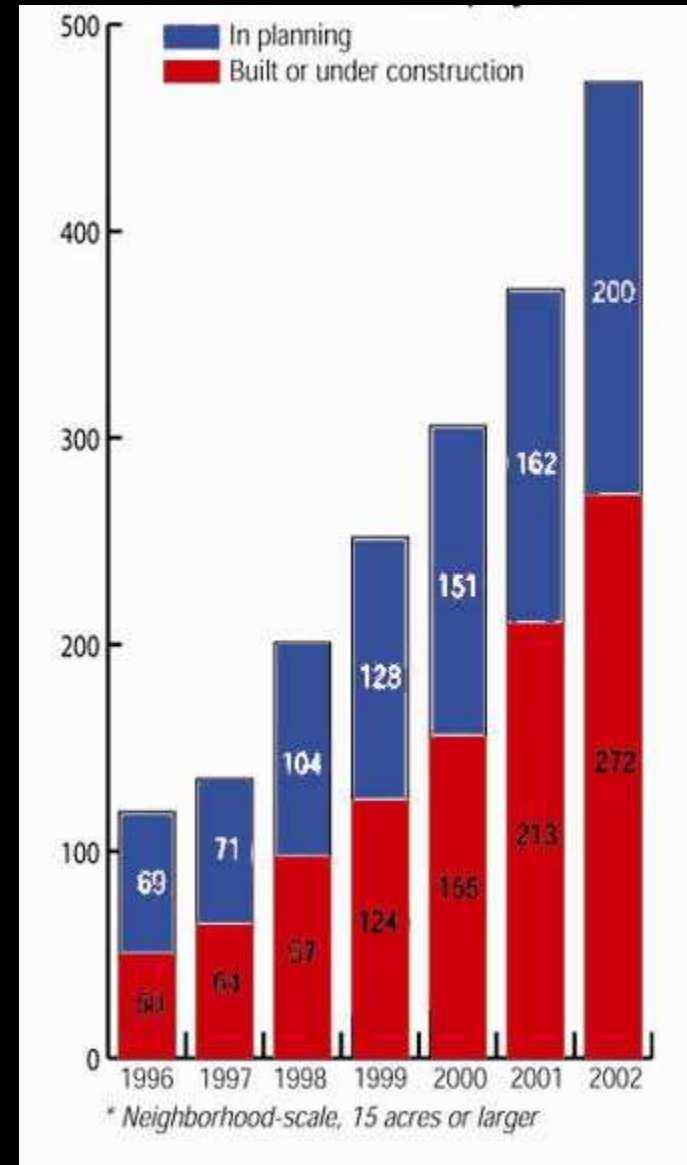
Growth in US New Urban projects

the state of New Urbanism

**27% rise in new projects
under construction in 2002**

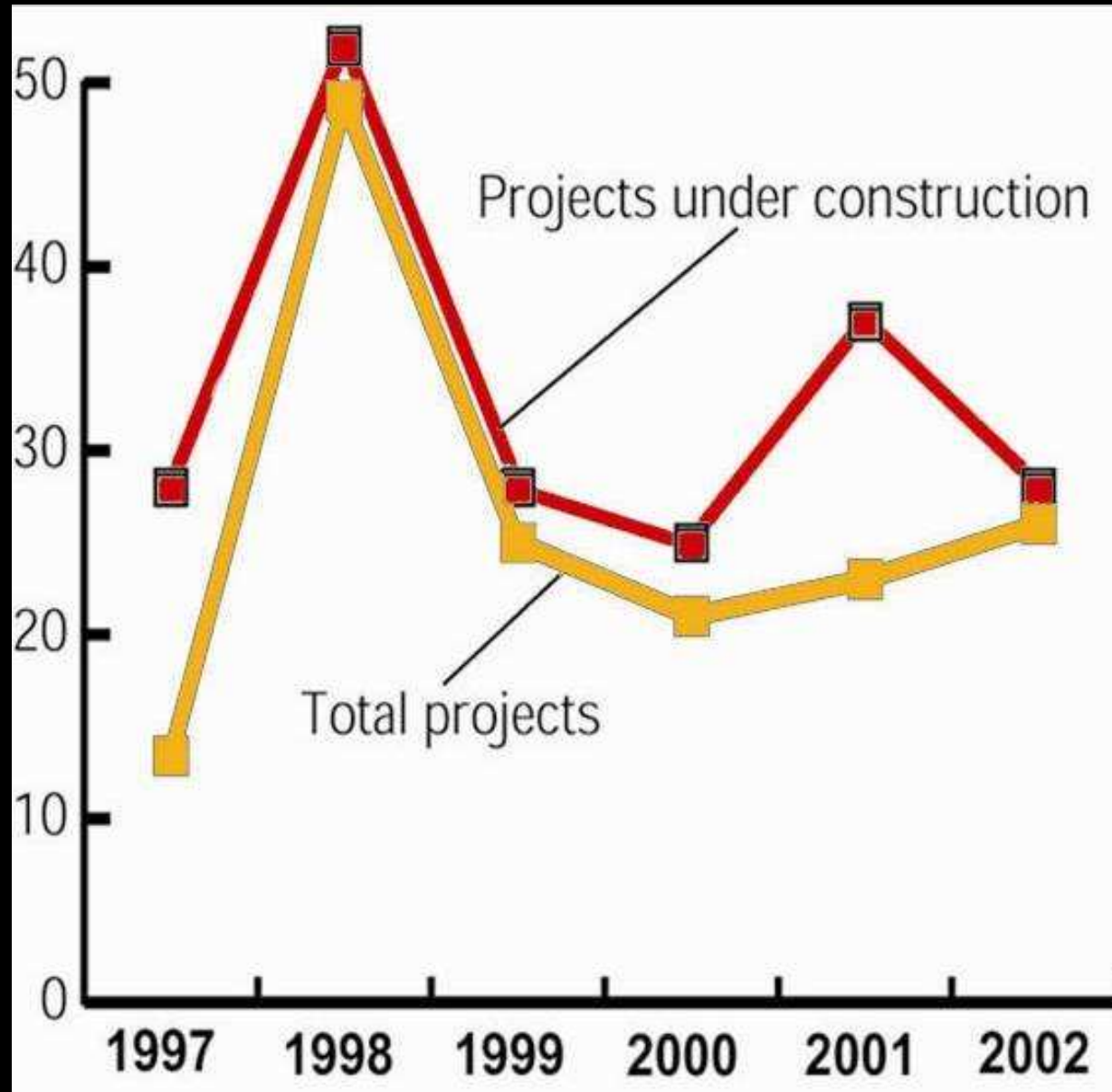
36% rise in 2001

25% rise in 2000



Growth in US New Urban projects

the state of New Urbanism

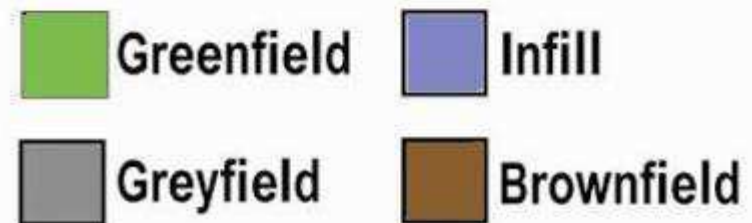
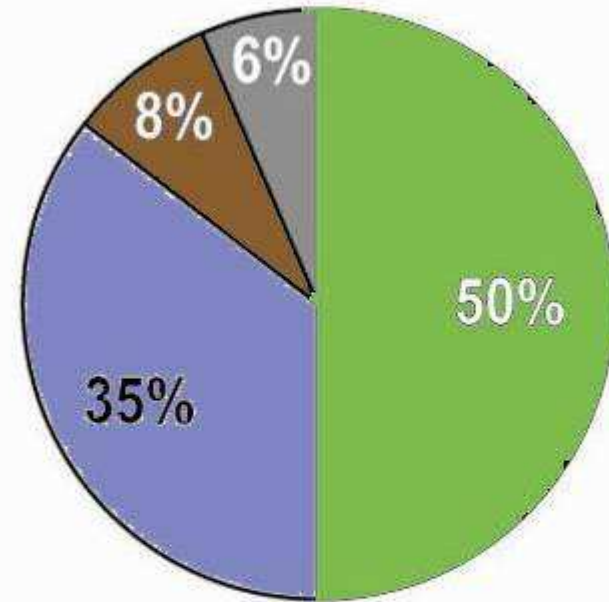
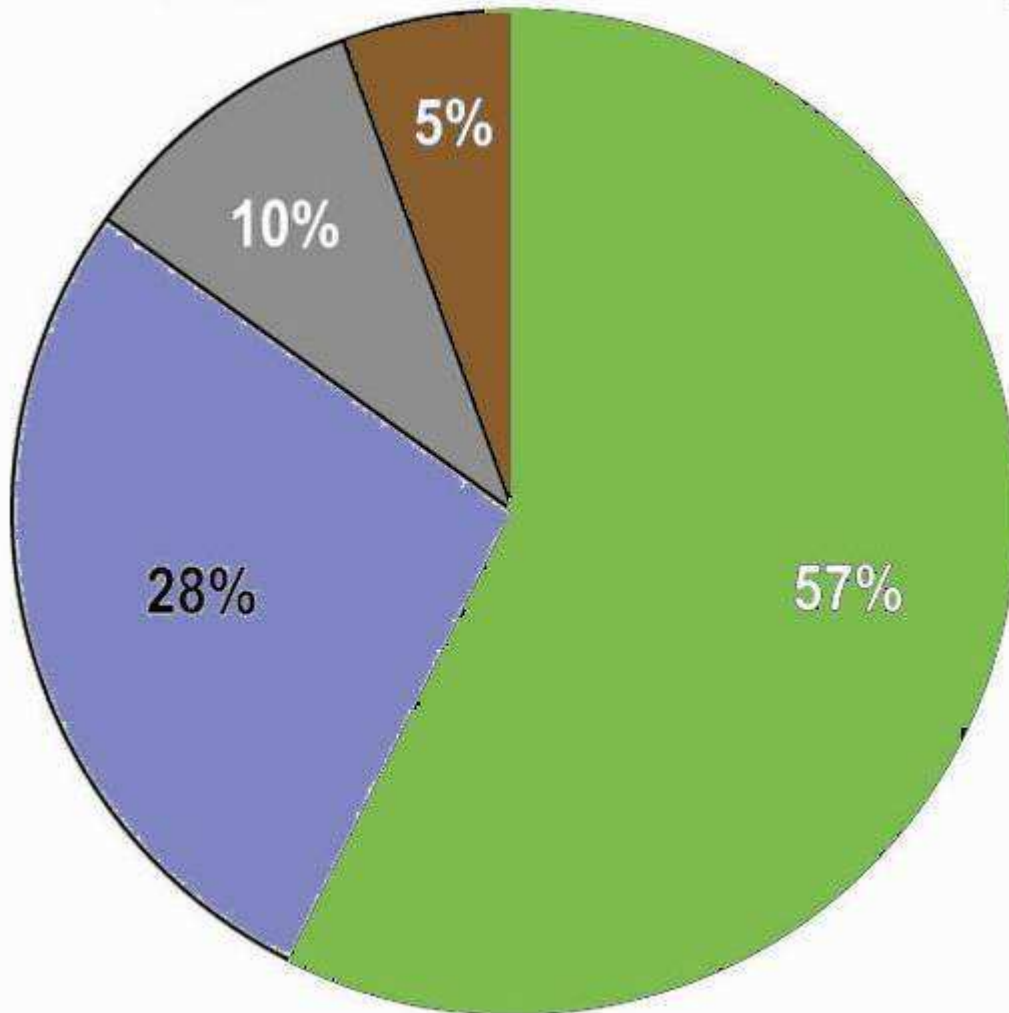


Rate of growth of New Urban communities

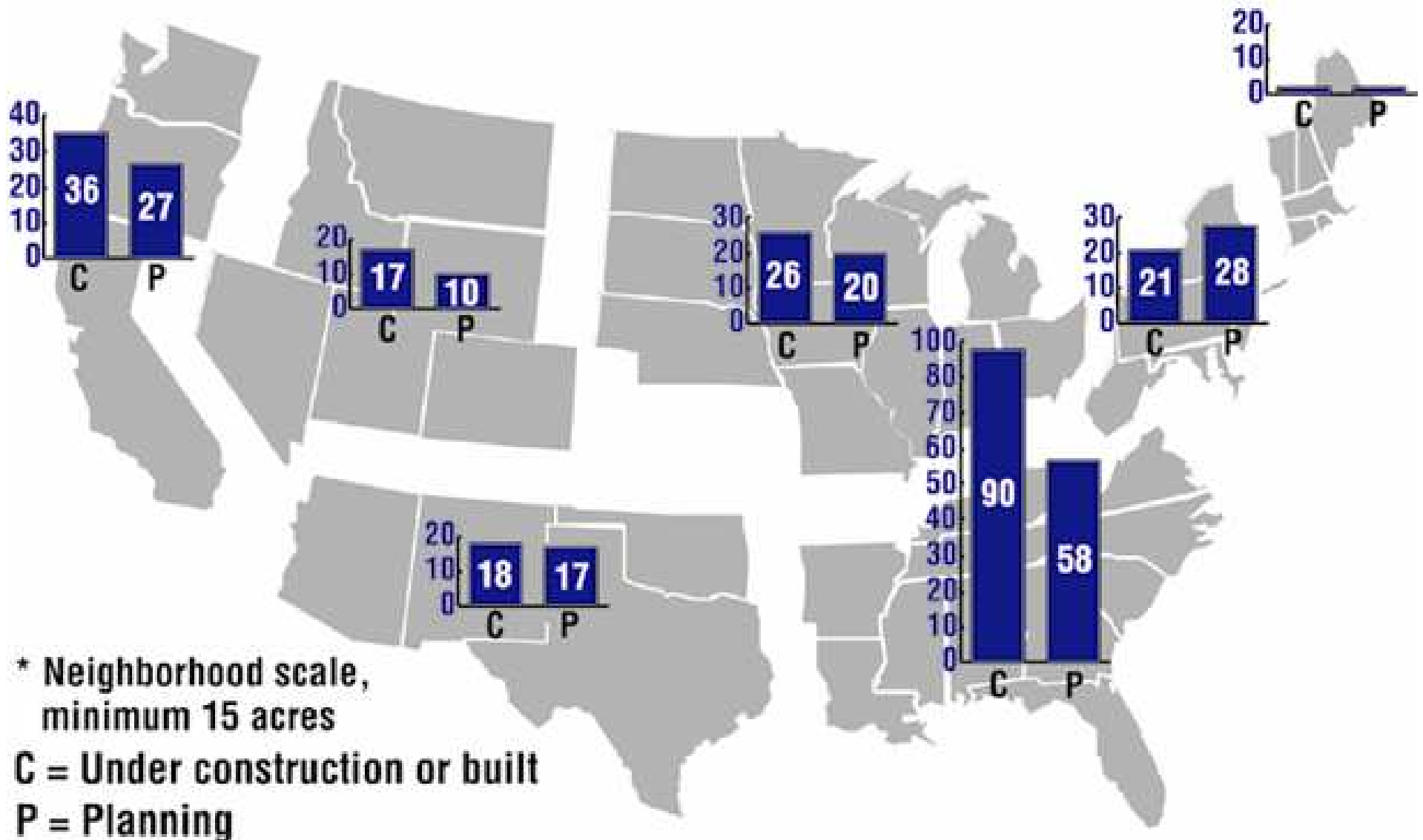
the state of New Urbanism

All projects under construction

Projects beginning construction 2002

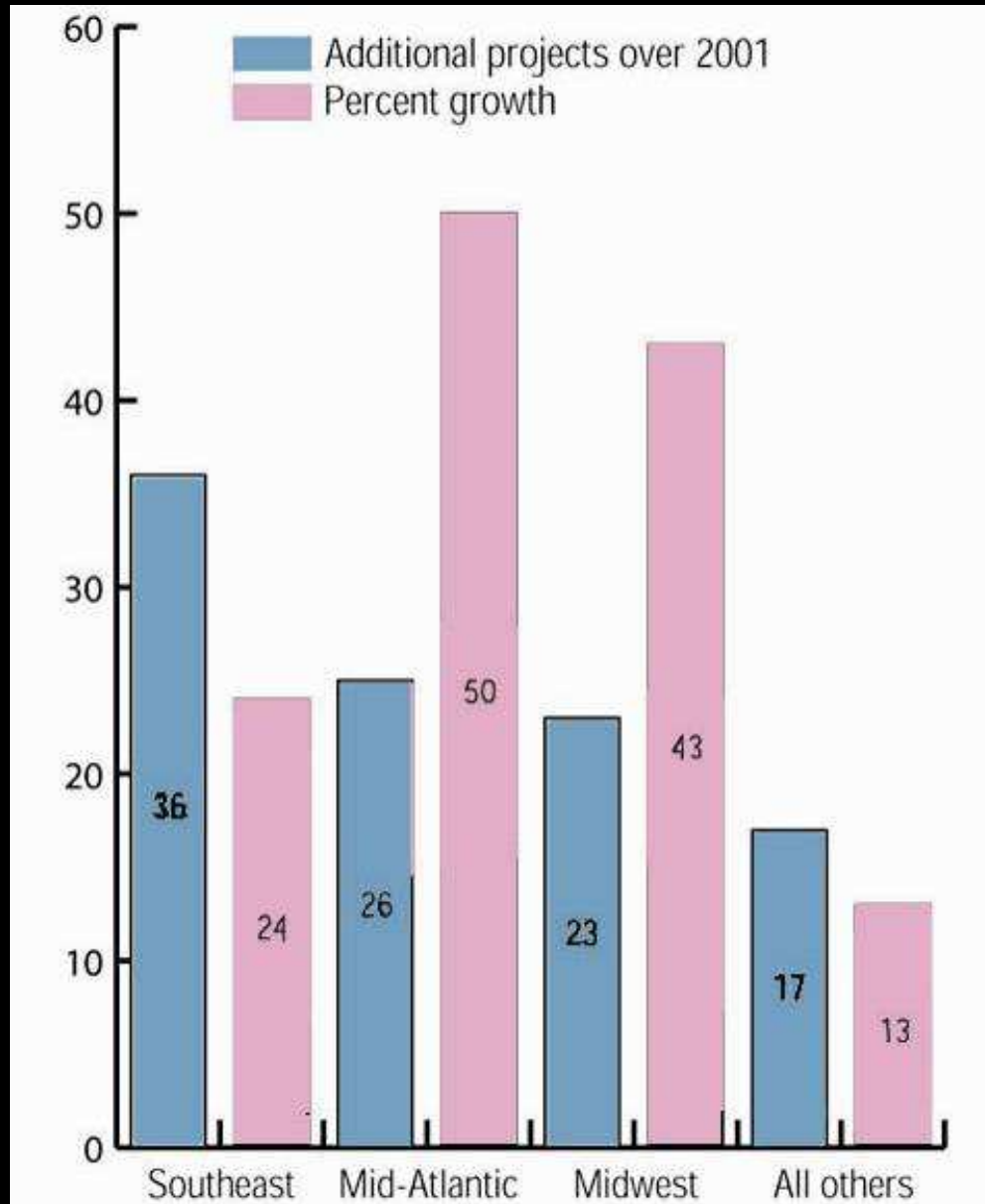


the state of New Urbanism



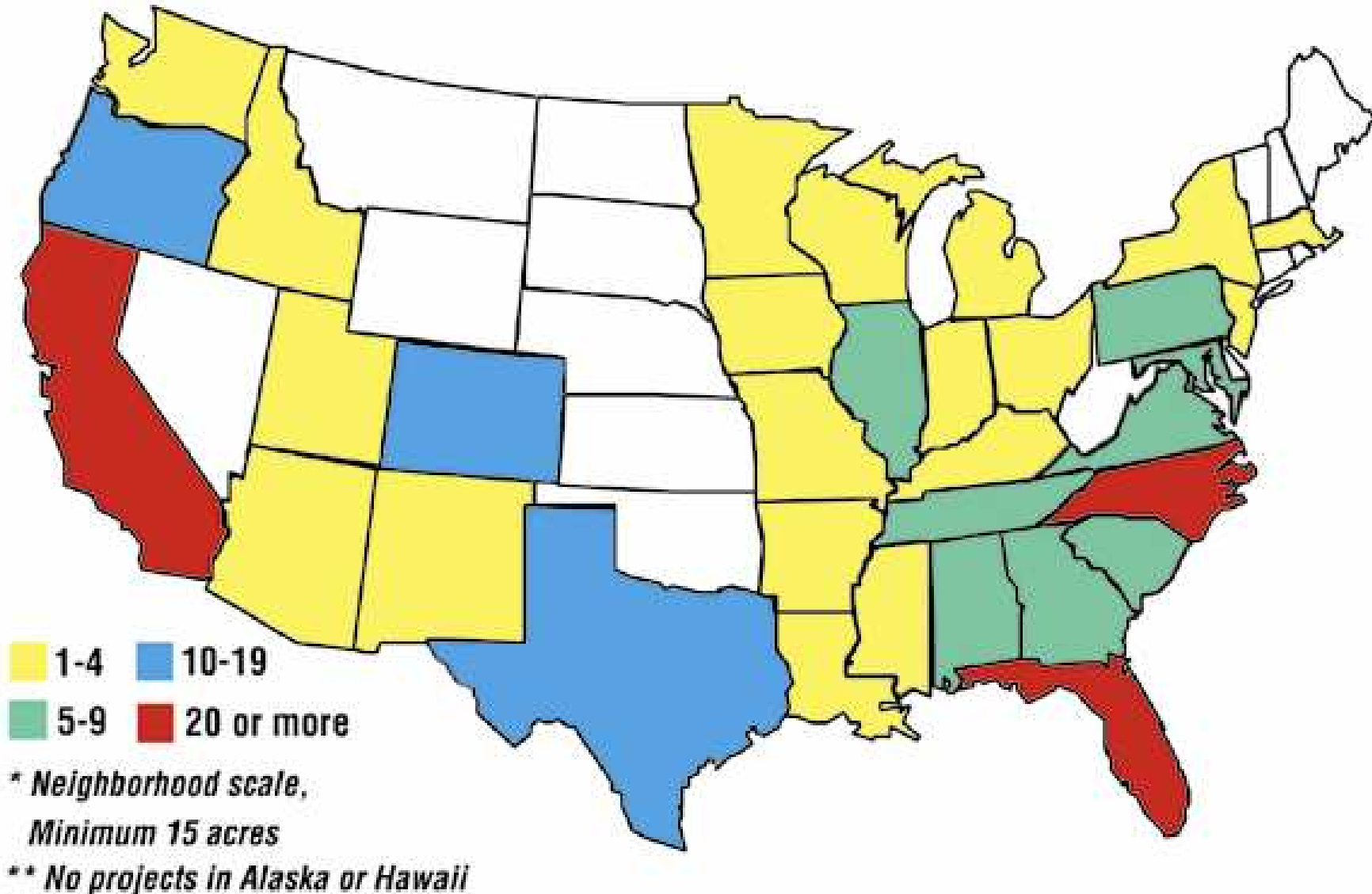
New Urbanist projects by region

the state of New Urbanism



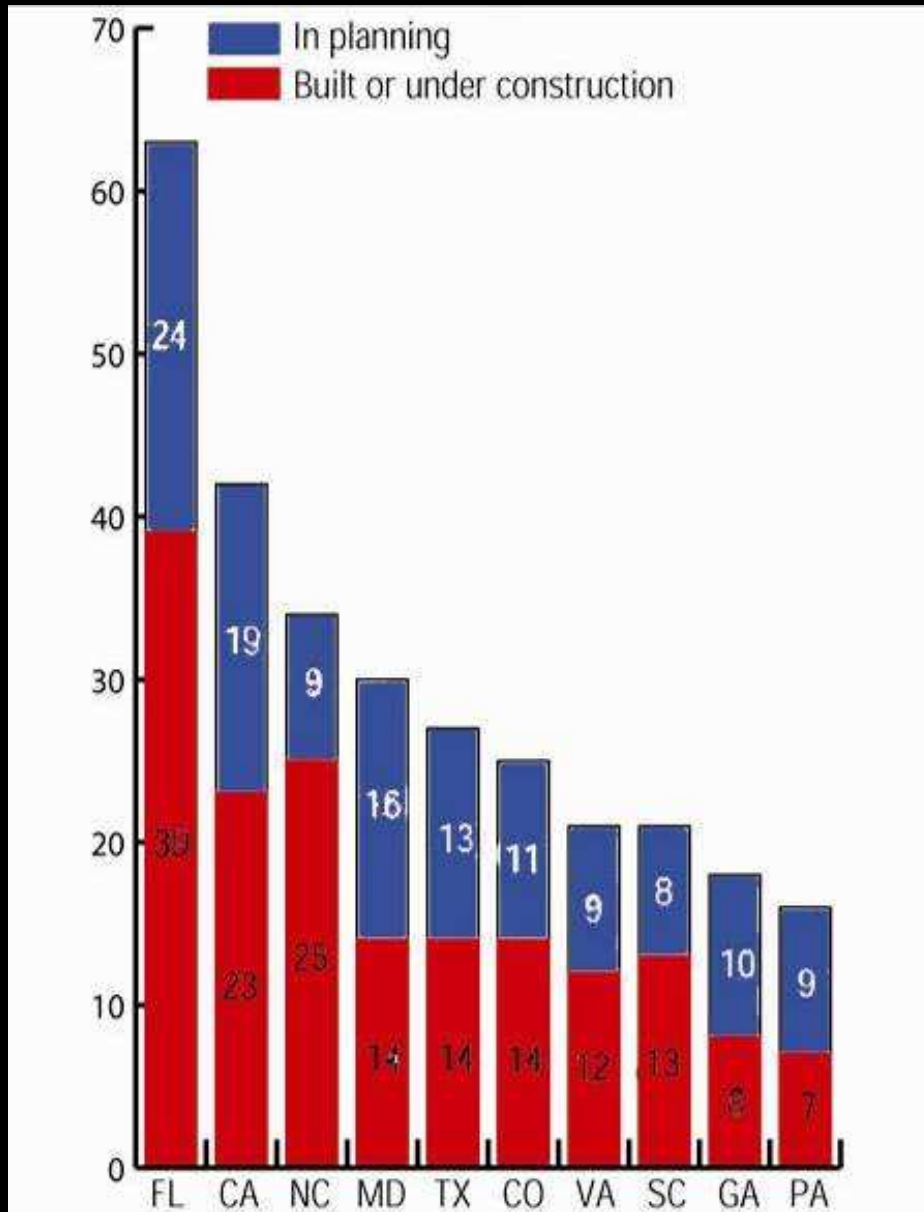
New Urbanist projects by region

the state of New Urbanism



New Urbanist projects under construction by state

the state of New Urbanism



New Urbanist projects by state

TND Projects Built or Under Construction*

Alabama	Baldwin Park/Owensdo	Maryland	Center City/Bickory	Newspaper/Boulder County
Gordon's Hill/Flygah	Belmore Heights/Tampa	Clarkburg Town Center/Clarkburg	Cheshire/Black Mountain	New Springs/Millington
Historic Malibu/Daphne	Bohannon Sea Place/Daphne	Downtown Silver Spring/Silver Spring	Clear/Conover	South Park Village/Monte Carlo
Metropolitan Gardens/Birmingham	Bradenton Village/Bradenton	Big House Court/Baltimore	Devon Park/Cabot	Village at Montebello/Annapolis
Mid Laurel/Birmingham	Cape Crossing/Owensdo	Gateway Crossing/Eggenstown	First Ward/Charlotte	Tranmere
North/Orange Beach	Catonsville/Owensdo County	Greenview Village/Bethesda	Happy Hill/Winston Salem	Conover, The Town/East Memphis
The Preserve/Birmingham	CityPlace/West Palm Beach	Hanover Park/Baltimore	Kinship Park/Winston Salem	Eastgate Town Center/Chattanooga
Arizona	Downtown Waterfront District/Spartanburg	Heritage Crossing/Baltimore	Mayfair Town Center/Wilmington	Old City Neighborhood/Nashville
Chasco/Tucson	Falchun/Tellusville	Kristina/Gaitherburg	Meadowcroft/Chapel Hill	Hooper Town/Memphis
Prescott Valley Town Center/Prescott	Hale Village Center/Gainesville	King Farm/Rockville	Monticello/Hickoryville	Leopold Gardens/Memphis
Wards/Rocky	Homesown Place/South Miami	Lakeland/Gaitherburg	New Neighborhood in Old Devon	Loon Village/Nashville
Arkansas	Lake Sawyer/Owensdo	Prospect View Gardens/Baltimore	Park at Oak Lawn/Charlotte	Midtownville Commons/Cincinnati
Har-Sie Meadows/Spring Dale	Longleaf/New Port Richey	Seaside Island/Ocean City	Southside Village/Chapel Hill	Mid Town Center/Memphis
California	Miami Lakes Town Center/Miami	The Terraces/Baltimore	Southside/Columbus	Westlake/Nashville
Bay Meadows/San Mateo	Lakes	Water View/Middle River/Denver	Stowe Meadows/Colorado	Tran
Bernal Property/Placerville	Minor Park/Santa Rosa	Massachusetts	Tillman/Colorado	Adrian Circle/Adrian
Central City Project/Yuba City	Northside Park at Lake Nona/Owensdo	Churchill Neighborhood/Pittsfield	Woodford/Honolulu	Brookside Village/Boston
Coluca BART Plaza/Daly City	Pointe West/West Beach	Harbor Point	Willow Oaks/Concord	Color Park Town Center/Colorado Park
Constance Village/Santa Rosa	Post Harbor Place/Tampa	Midwest Commons/Madison	Winners/Chapel Hill/Carolina	Crug Ranch/McKinney
The Crossing/Missouri	Rosemary Beach/Walton County	Michigan	Woodring/State	Prison Square/Phoenix
Del Paso News/Sacramento	Seaside/Walton County	Cherry Hill Village/Canton Township	Ohio	Home Town/North Richmond Hills
Deer Mill Neighborhood/Chicago	Silver Oaks Village/Appleby Hills	Frontier Square/Adrian Hills	Barbours Annex/Barbours	Jefferson Center/Williamson County
Downtown Broadline	Southwood/Tallahassee	Macomb Top, Downtown/Macomb	The Central Neighborhood/Cleveland	Legacy Town Center/Phoenix
Downtown Core Place/Cathedral City	St. Croix/Lakeville Lakes	Top	City West/Cincinnati	Magnolia Square/The Colony
The Gateway/East Palo Alto	Tapestry Park/Pasadena City	Masso Bay/Moore	Crocker Park/Cleveland	Carrollton
Jackson Taylor/San Jose	Town at Tequesta/Gainesville	Shady Town Center/Sixby Township	Harbor Walk/Lorain	Plan Creek/Kyle
Mission Bay/San Francisco	Townsend/Gainesville	Town Commons/Irvine	Longwood/Cleveland	Southside Town Center/Southlake
Mountain Access/Ontario	Village of Bridgewater/Owensdo County	Minnesota	Villages of Central/Cleveland	Speech Oaks/Deer Cave
Nazel Center River/San Diego	Washington Ridge/Lakeville	Cherry Field/Chicago	Oklahoma	Tuttle Creek Village/Southern Park
Playa Vista/Los Angeles	WaterColor/Walton & Bay Counties	Northeast Quadrant/St. Paul	Ogden Hills/Tulsa	Village at Colleyville/Culleyville
Richmond Transit Village/Richmond	Westlake Neigh.Lake Park	Park Commons/St. Louis Park	Oregon	Utah
Riverbank/Santa Clara	Winter Park Mall/Winter Park	Old Lake Ranch, PA	Aspen Village/Bend	Owensdo/Seattle
San Diego Hills/San Diego	Winter Springs Town Center/Winter Springs	Mississippi	Bella Beach/Beach	Virginia
Santa Rosa/Santa Rosa	Windsor Springs	Canton District/Stateville	Brewery Block/Portland	Annie-Arlington Ridge/Madison Co.
Silicon City Revival/Silicon City	Windsor Springs	Downtown Tapelo/Tapelo	Carroll Run Neighborhood/Bendwood	Beltway Bay/Prince William Co.
Uptown District/San Diego	Georgia	Township at Colony Park/Walpole	Fairview Village/Irvine	Beltway Green/London County
Waterfront District/Marietta	Atlanta Station/Atlanta	Missouri	Garfield Station/Irvine	Broad Creek Renaissance/Norfolk
Colorado	Carver Neighborhood/Atlanta	New Longwood/Lexington	North Mountain Neighborhood/Atlanta	Carlyle/Jalisco
Belle Creek/Commerce City	Clark's Grove/Covington	Shed Creek Village/Kansas City	Northwest Crossing/Bend	Evans Farm/McLean
Belmont/Lakewood	Historic Watson Village/Atlanta	Village of Cherry Hill/Columbia	Oregon Station/Irvine	New Town/Wilmington
Brookside/Westminster	Lindberg Center/Bethesda	Wildwood Town Center/Wildwood	Shelby Riverfront/Bend	Prospect Yard/Alexandria Arlington
City Center Englewood/Englewood	Reverdy/Atlanta	Minnesota	Sunnyvale Village/Clarkston County	Station Town Center/Boston
Dakota Ridge/Boulder	Sageya Town Center/Sageya	Illigie Meadows/Missoula	Town Place/Bend	Spokane Courthouse Village
Denver Commons/Denver	Historic Kirkwood/Kirkland	New Jersey	Twin Creeks/Central Point	Washburn/Portsmouth
Eight Ranch Neighborhood Center	Honolulu Oversee/Denver	Elizabethport Neighborhood/Elizabeth	West Bend Village/West Bend	Wheatley/Owensdo/Richmond
Highlands Garden Village/Denver	Honor Redevelopment/Chicago	Metuchen Town Center/Metuchen	Pennsylvania	Washington
Lowry/Colorado Springs	Mill Creek Village Center/Denver	Morris Canal-Lafayette/Jersey City	Crowfoot Square/Pittsburgh	Fort Lewis Redevelopment/Fort Lewis
Lowry/Denver-Aurora	North Crossing Station Village/Overland Park	Washington Town Co./Washington Twp.	Englewood/Owensdo Township	Innapah Highlands/Innapah
Prospect/Louisville	Town Center Place/Panhandle	New Mexico	Lantern Hill/Durham	Lakewood Ridge/Washington New Holly/Seattle
Ridgely Farm/H. Collins	Indiana	Alto de Santa Fe/Santa Fe	McCalister Village/Durham	Northwest Landing/Durham
Stapleton/Denver	Beachwalk/Michigan City	Canyon Land Plaza/Tucson	Schuykill Falls/Philadelphia	Redwood Town Center/Redwood
Wellington/Breckenridge	Coffee Creek Center/Casserton	Downtown Albuquerque (Albany)	Sonnenmet at Frick Park/Pittsburgh	West Virginia
District of Columbia	Village of West/Cary/Carroll	Quinnman/Los Alamos	Waldenstone/West Viscor Township	Hamfield/Charles Town
Fredrick Douglass Station	Iowa	New York	South Carolina	Whodling Hope V/Westling
Dwellings	Beachwalk/Michigan City	Aspen Grove/Carroll	Acadia Hills/Concord	Wisconsin
Parkside	Coffee Creek Center/Casserton	Harbor West/Syosset	Burns/Fort Mill	Deer Line/BM/Walker
Windsor Creek	Village of West/Cary/Carroll	North Carolina	Colony/Bend	Midtown Hills/Madison
Florida	Iowa	Alto Village/Concord	Collis Street Neighborhood/Columbia	Milltown Commons/Madison
Alacorn/Daphne	Keosauqua/Keosauqua	Alder Glen/Charlotte	Daniel Island/Charlotte	Providence/San Prairie
Aurora Park/Fremontville Beach	Keosauqua/Keosauqua	Aprey/Charlotte	Hibernian/Boston County	South's Crossing/San Prairie
Arizona/Pennacola	Park DeNails/Louisville	Busy Street/Devon	Harborside/Richland County	
Arden Park/Owensdo	Louisiana	Bridle Village/The Green/Baltimore	FOB/Mount Pleasant	
Avondale/Spartan	River Ranch/Lafayette	Capstone Village/Cary	Married Springs/Concord	

* This list is part of a larger survey that is researched and published by New Urban News. For a complete listing of new urban projects, please contact New Urban News by phone at 687.375.3887 or e-mail at mail@newurbannews.com.

greenfield

new traditional neighborhood



Growing new neighborhoods

new traditional neighborhood



I'On, SC

I'On, Mount Pleasant SC



I'On, Mount Pleasant SC

new traditional neighborhood



I'On, Mount Pleasant SC

new traditional neighborhood



I'On, Mount Pleasant SC

new traditional neighborhood



I'On, SC

I'On, Mount Pleasant SC

new traditional neighborhood



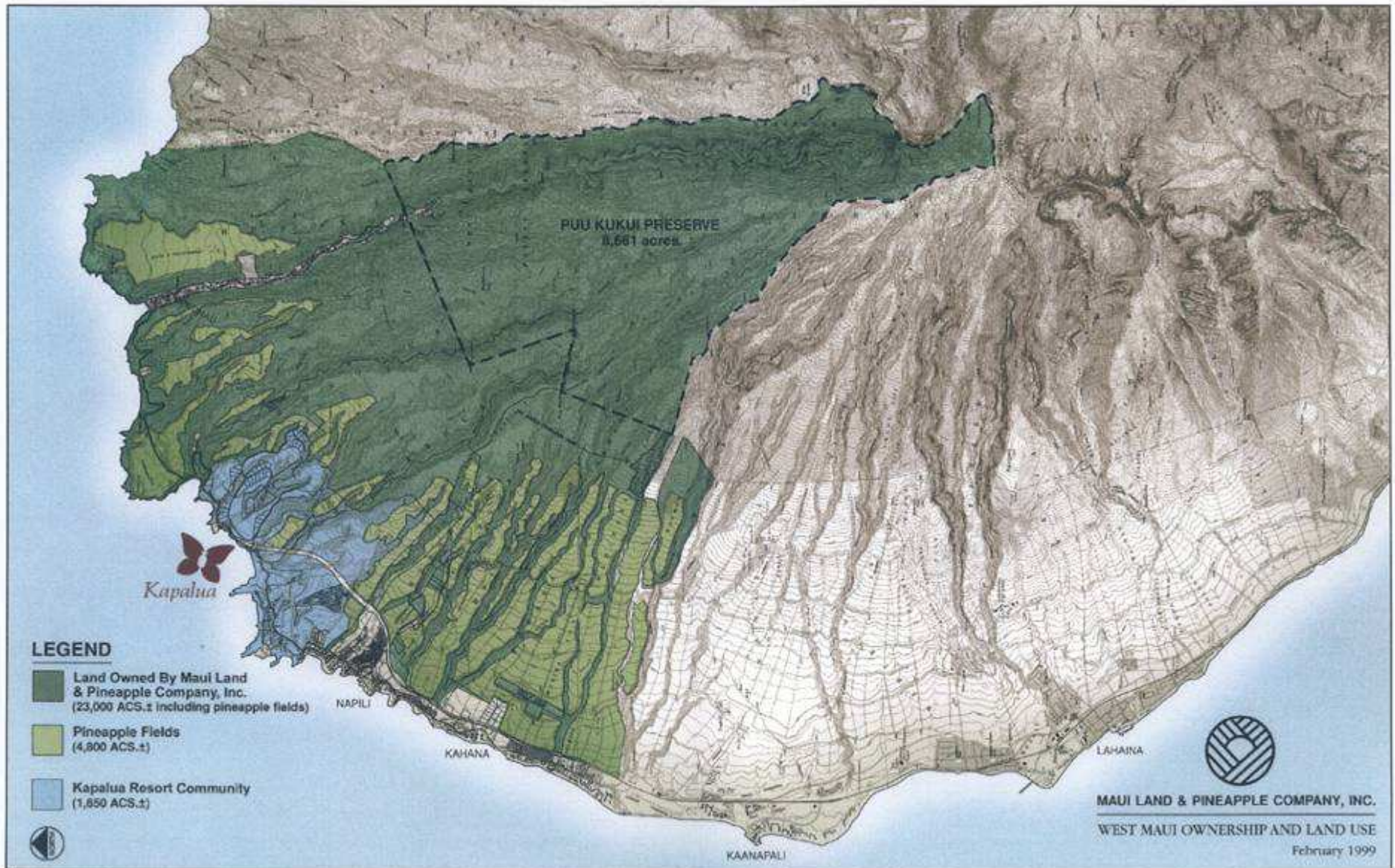
New Attached Houses: Celebration FL

new traditional town centers



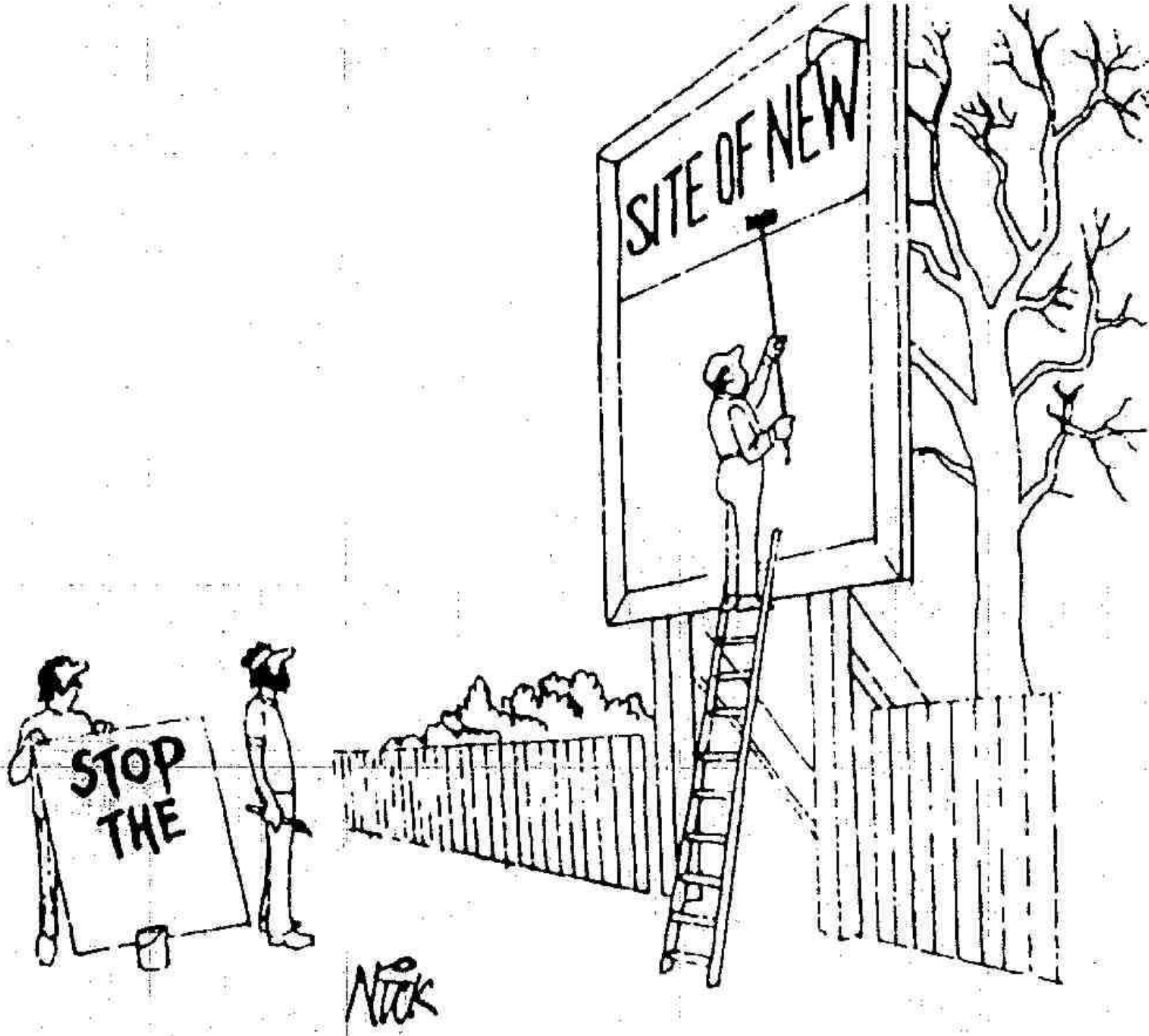
A new mixed-use center in the suburbs

new traditional town



new traditional town





infill / revitalization



West Palm Beach FL



West Palm Beach FL



Buena Vista CO



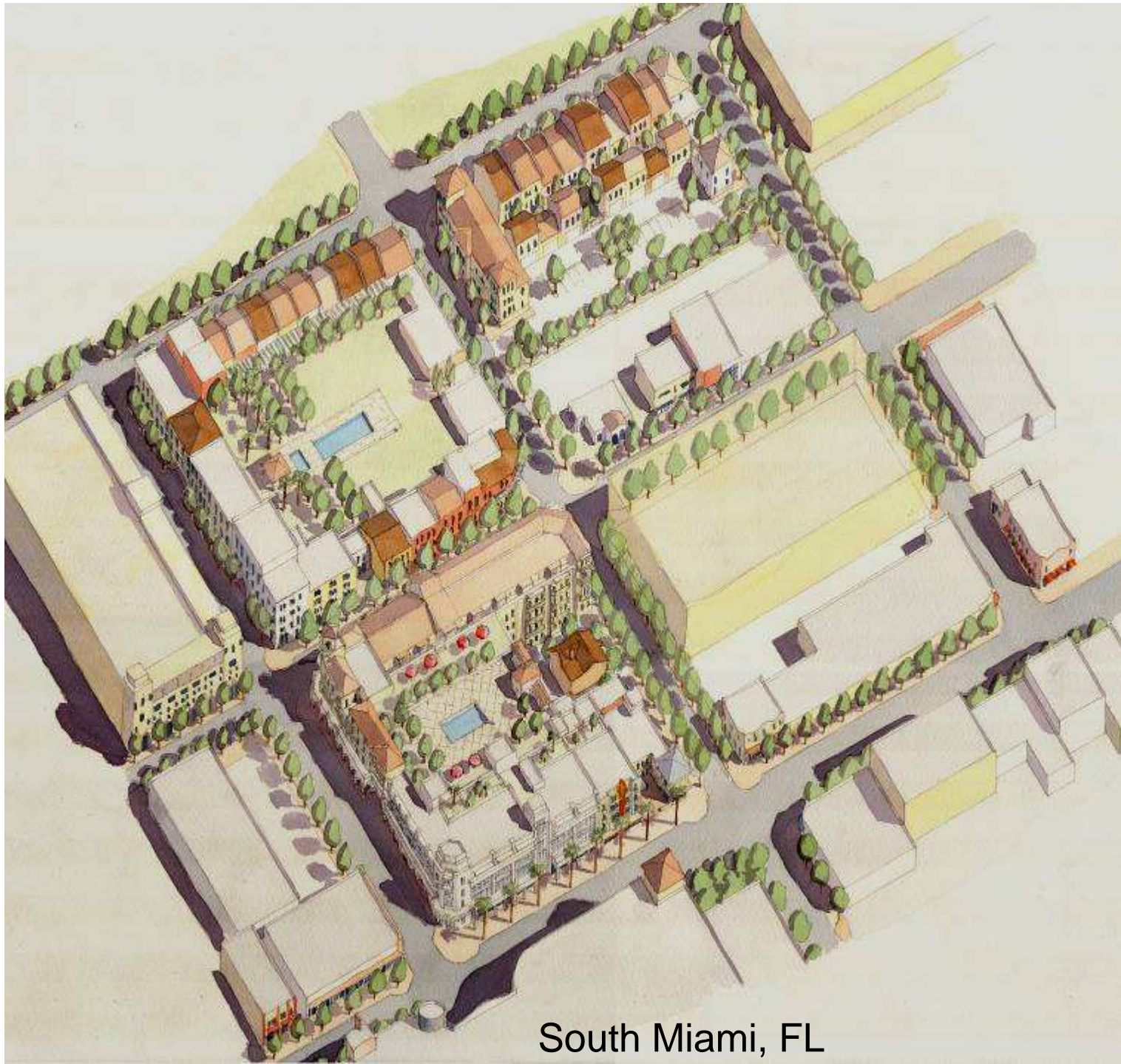
Edenton NC



Port Royal SC



Fort Myers Beach FL



South Miami, FL



South Miami, FL



South Miami, FL



South Miami, FL



South Miami, FL

new urbanism in Florida

infill	49	71%
greenfield	15	22%
neighborhood plan	3	4%
regional plan	2	3%
total	69	100%

source: 2005 guidebook to NU in Florida

brownfield

new traditional neighborhood



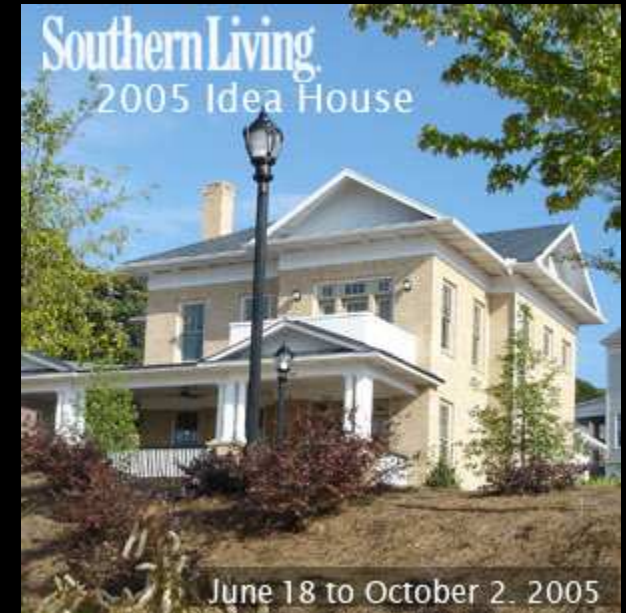
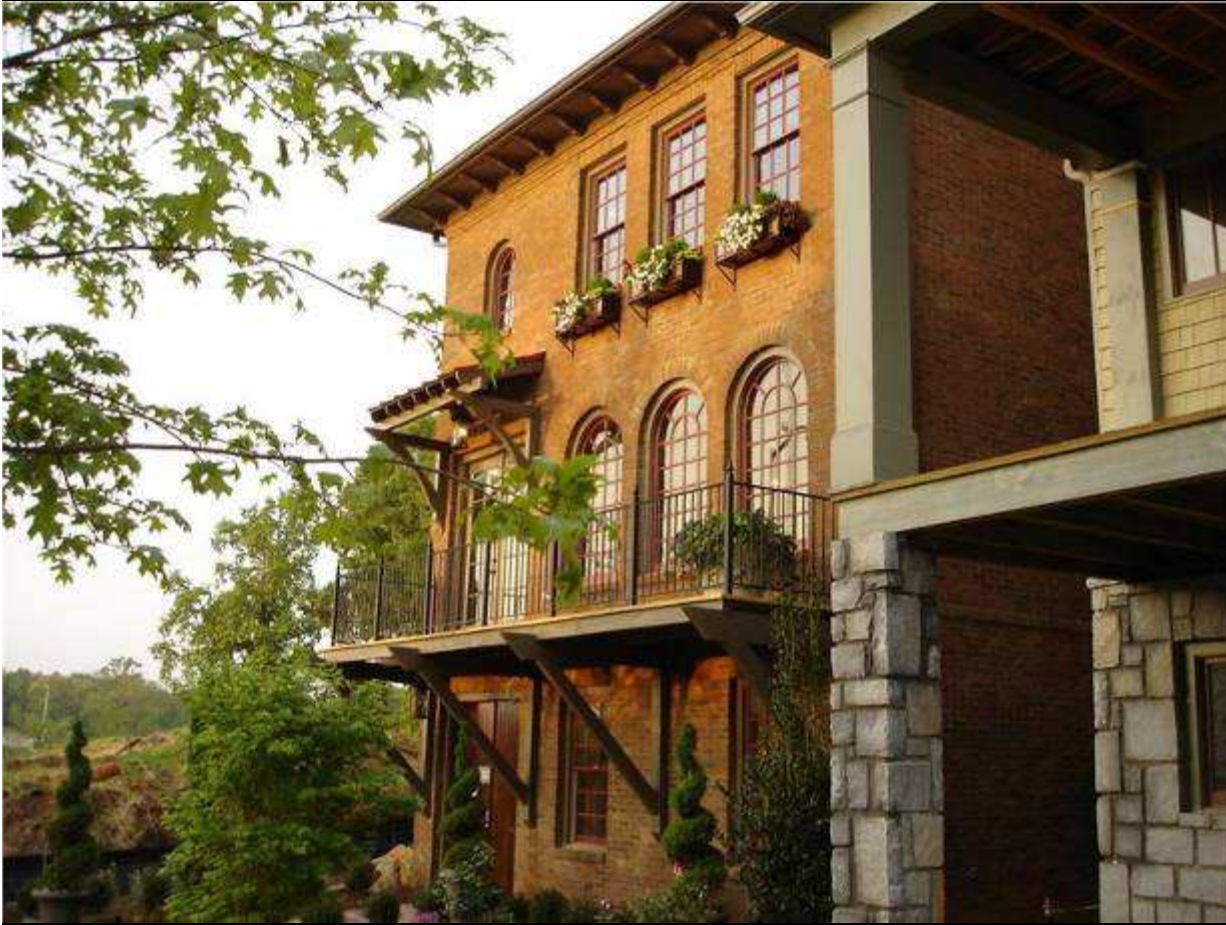
GLENWOOD PARK

ATLANTA, GEORGIA

for GREENSTREET PROPERTIES

by TUNNELL-SPANGLER & ASSOCIATES / DOVER, KOHL & PARTNERS

Former concrete plant site, Atlanta





GLENWOOD PARK

Master Plan & Code

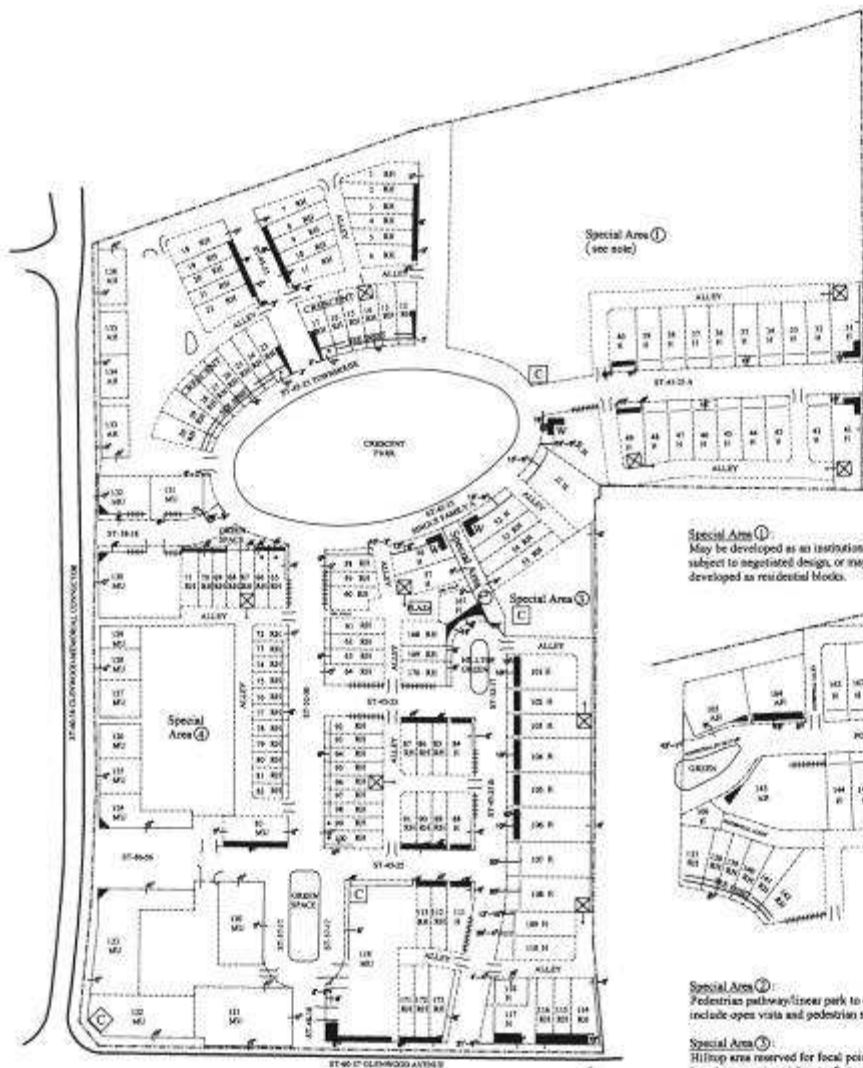
These Development Standards contain regulations that impact the design and character of the public spaces of Glenwood Park. The intent of these standards and regulating plan is to shape high-quality street spaces by using buildings to form a valuable neighborhood for its inhabitants, while also keeping the environment interesting and safe for pedestrians, bicyclists and motorists.

How To Use This Code:

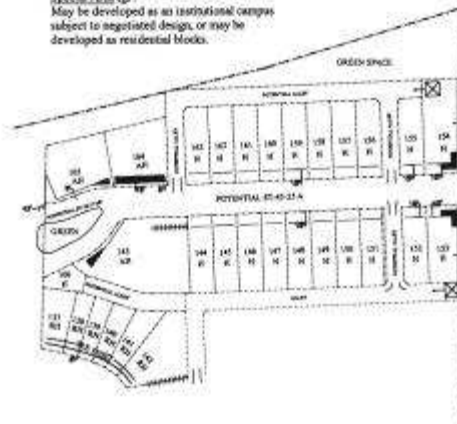
1. Find the lot type on the Regulating Plan. Look for any additional requirements such as build-to line locations and required building elements.
2. Next, review the Urban Standards for specific provisions that correspond to the lot.
3. Finally, review the Architectural Standards, which contain specific rules for buildings.

Contents:

- I. Conceptual Buildout page 1.1
- II. Regulating Plan page 2.1
The *Regulating Plan*, identifies streets, lots, open spaces, building type locations and build-to line/setback locations, and special design features based on the overall master plan.
- III. Urban Standard page 3.1
The *Urban Standards*, regulate building placement on development lots and height of buildings.
- IV. Architectural Standards page 4.1
The *Architectural Standards*, regulate the building materials, configurations, and details that impact the neighborhood's quality and character.
- V. Glossary Page 5.1



Special Area ①
 May be developed as an institutional campus subject to negotiated design, or may be developed as residential blocks.



Special Area ②
 Pedestrian pathway/linear park to connect the Hilltop Green to Crescent Park; to include open vista and pedestrian stairway.

Special Area ③
 Hilltop area reserved for focal point building, subject to negotiated design; building is to incorporate artful tower feature.

Special Area ④
 Mid-block area may be developed as surface parking lot or as a parking structure; not subject to lot coverage or impervious area restrictions.

LEGEND

---	LOT LINE
ST-40-21	STREET TYPE
---	BUILD-TO LINE
---	BUILD-TO ZONE
++++	MANDATORY FENCE OR GARDEN WALL
	MANDATORY W/AF-AROUND PORCH
□	MANDATORY CUPOLA FEATURE
⊗	MANDATORY OUTLEADING SURVEILLANCE AXZ
---	PERMITTED CURB CUT
RH	BOWTIE LOT
ALL	APARTMENT HOUSE LOT
H	HOUSE LOT
ME	NEED-USE BUILDING LOT
1-27	LOT NUMBER
*	1 STORY RAMP
---	MINIMUM SETBACK

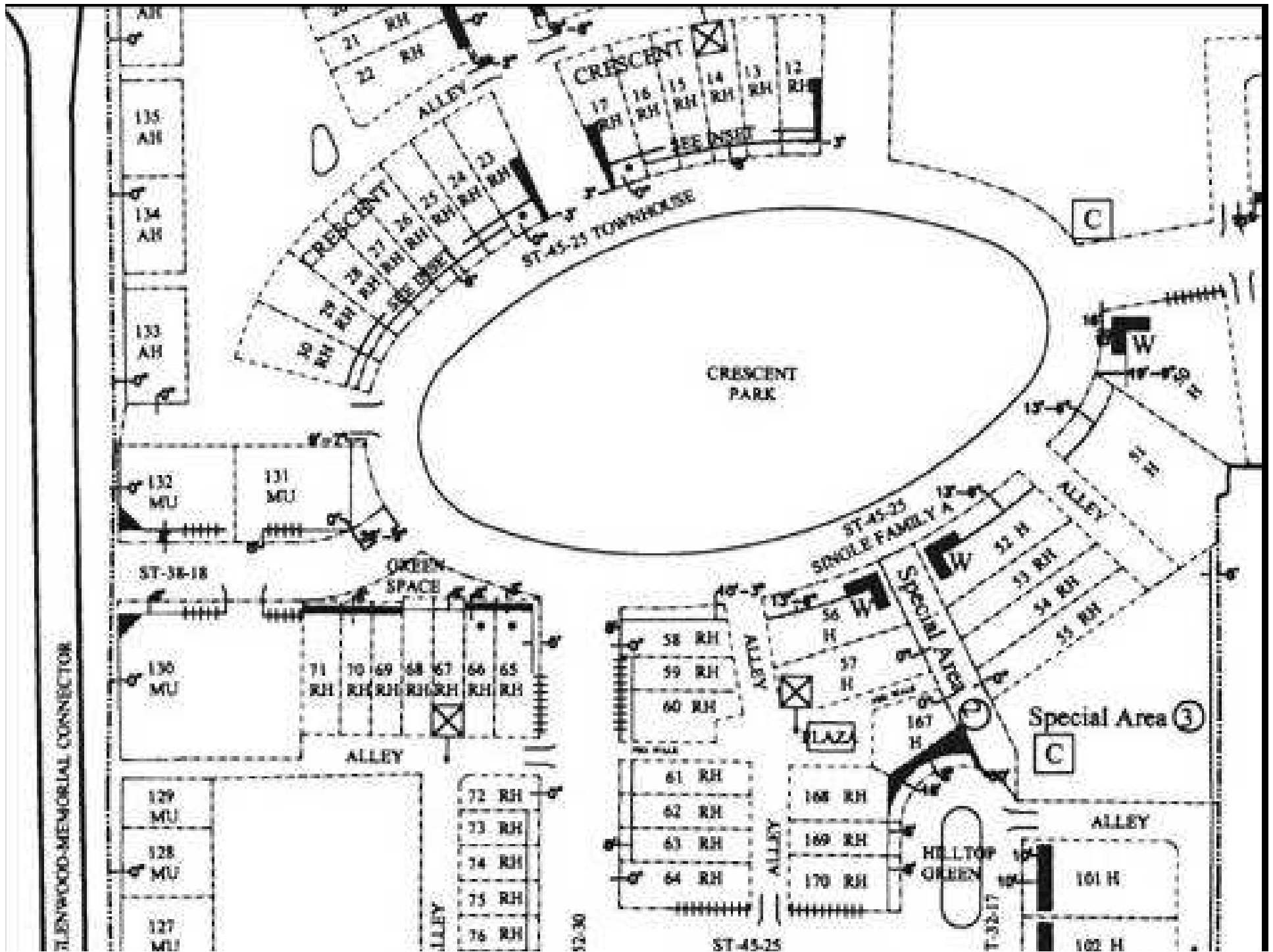
REGULATING PLAN for:
GLENWOOD PARK

for: GREENSTREET PROPERTIES
 by: TUNNELL-SPANGLER & ASSOCIATES / DOVER, EDL & PARTNERS.



August 11, 2001

Glenwood Park –
 Atlanta, Georgia



TRENWOOD-MEMORIAL CONNECTOR

52-30

ST-45-25

T-32-17

135 RH

134 RH

133 RH

132 MU

131 MU

ST-38-18

136 MU

71 RH

70 RH

69 RH

68 RH

67 RH

66 RH

65 RH

129 MU

128 MU

127 MU

72 RH

73 RH

74 RH

75 RH

ALLEY

CRESCENT

CRESCENT

ST-45-25 TOWNHOUSE

CRESCENT PARK

ST-45-25 SINGLE FAMILY A

SPECIAL ALLEY

Special Area 3

58 RH

59 RH

60 RH

61 RH

62 RH

63 RH

64 RH

168 RH

169 RH

170 RH

ALLEY

56 H

57 H

58 H

59 H

60 H

61 H

62 H

52 H

53 RH

54 RH

55 RH

56 H

57 H

58 H

59 H

60 H

61 H

HILLTOP GREEN

101 H

102 H

C

C

W

W

W

W

W

W

W

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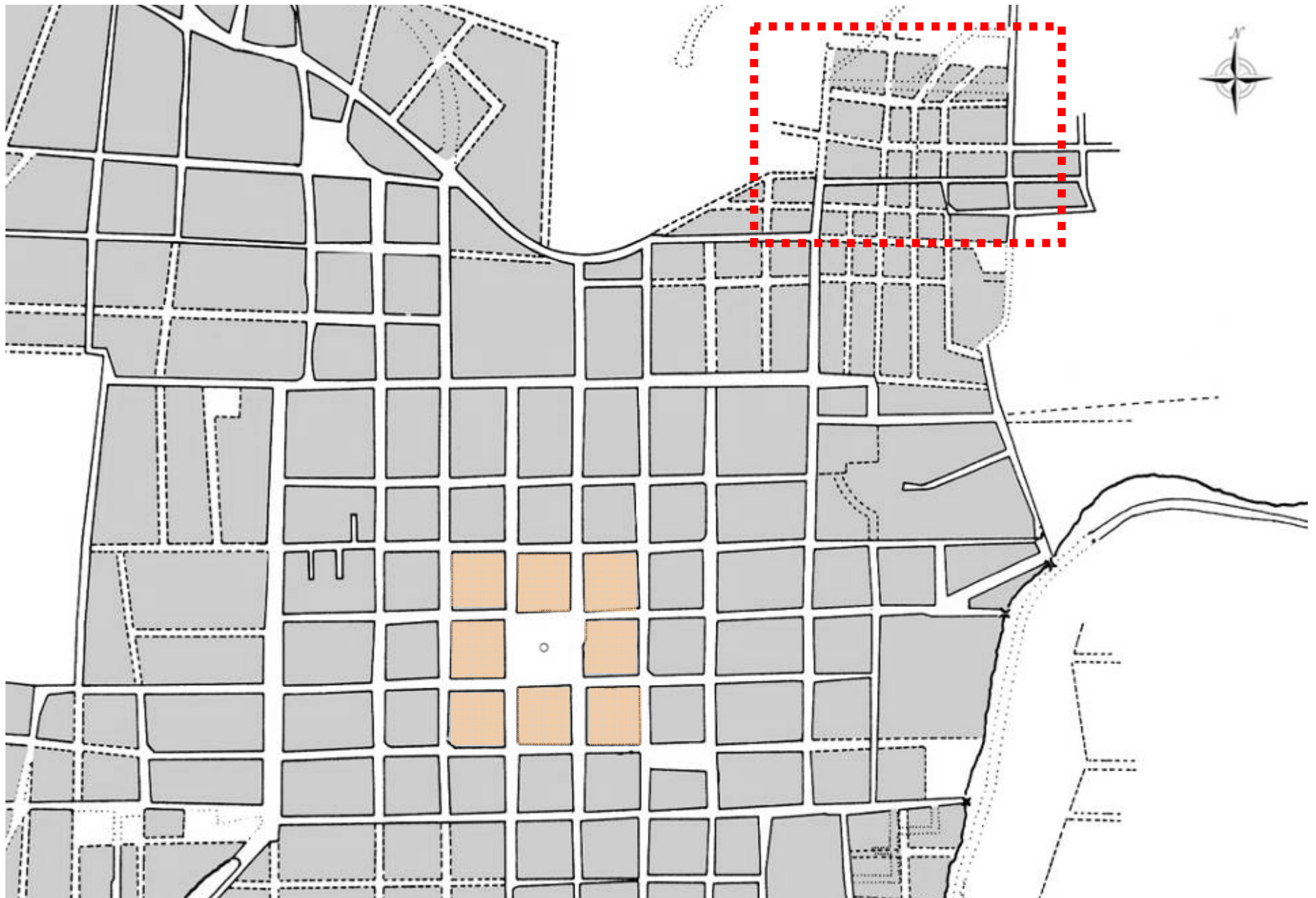
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“brownfield site”

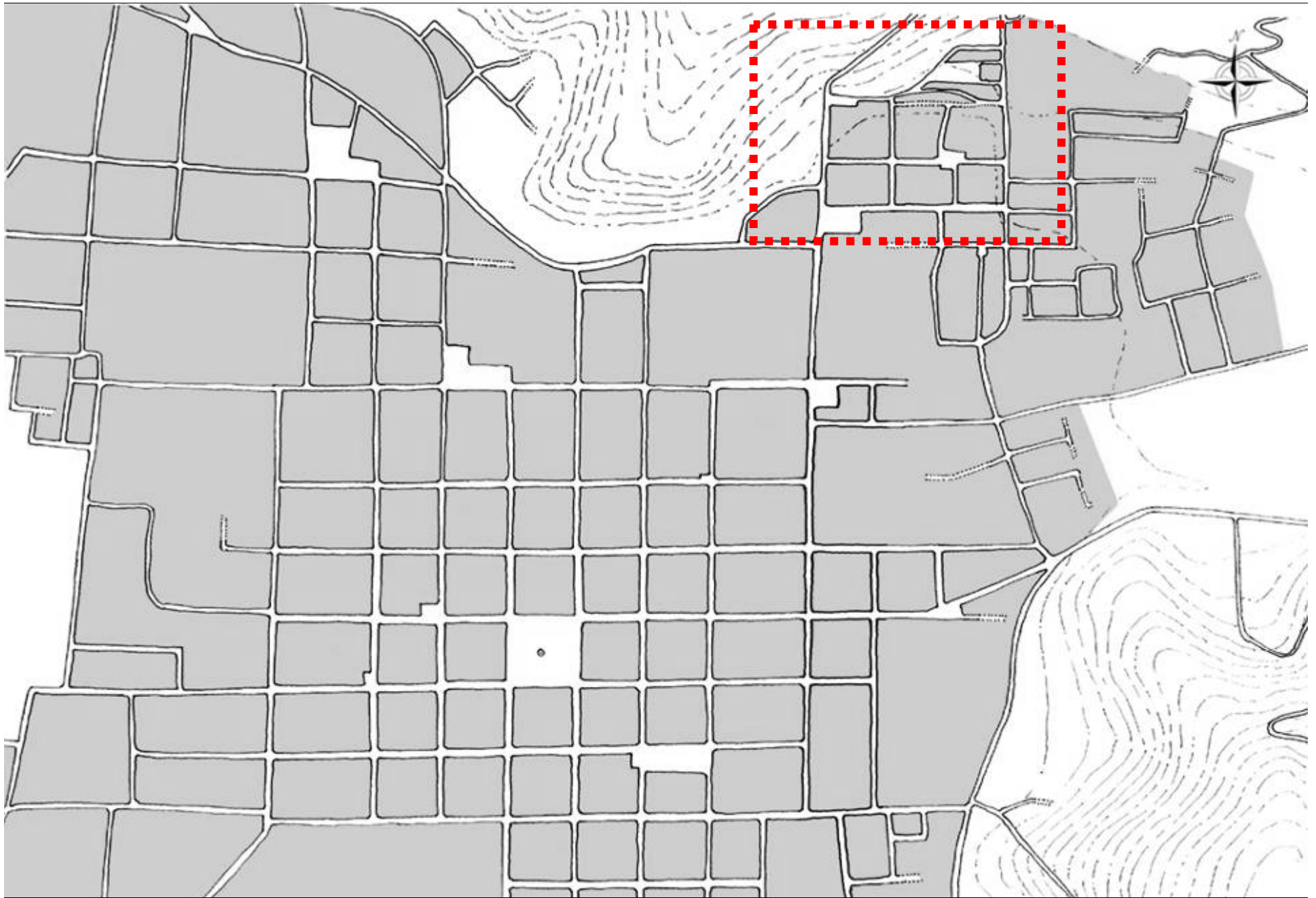




Antigua Guatemala - before the 20th century



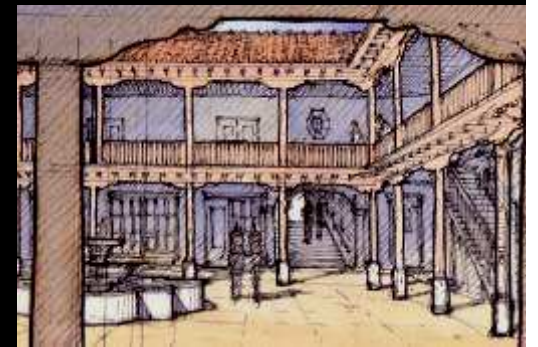
Antigua Guatemala - during the 20th century



Antigua Guatemala - after the 20th century



La Candelaria, Antigua, Guatemala



La Candelaria, Antigua, Guatemala

transit-supportive



“The Datran-Dadeland Regional Activity Center”



Downtown Kendall



Dadeland Boulevard



Dadeland Boulevard

re-imagining 'edge city'



Figure 1: Illustrative Master Plan

colonnaded or tree-lined streets with wide sidewalks and well-proportioned squares, equitably serving the needs of the pedestrian, the bicycle, public transit and the automobile, with design emphasis given to the pedestrian.

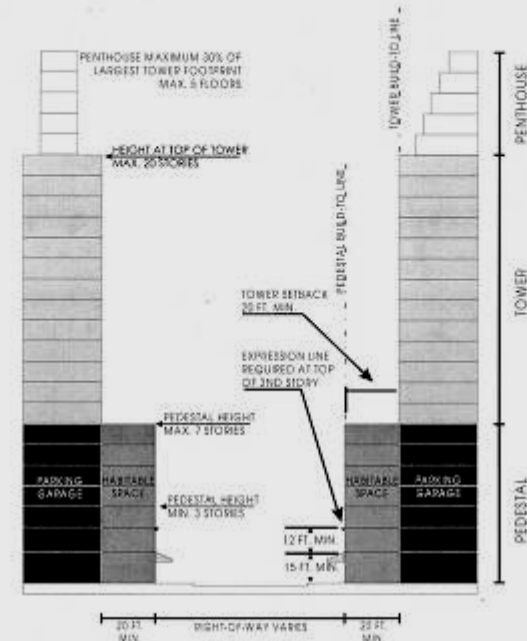
Street frontages will be activated with habitable space such as storefronts, lobbies, courtyard entries, porches, stoops and the like, to promote pedestrian amenity. Frequently spaced doors and windows facing the street will encourage activity and contribute to public safety.

Private buildings will form a disciplined edge for public space, spatially delineating street and park space and the private block interior.

A high density of uses, mixing retail, commercial and residential activities in close proximity, will be interspersed throughout the area to promote the use of transit.

The housing stock will be inclusive, serving a range of income and age groups. The workplace stock will be inclusive, providing

"A" STREET - CORE ZONE



Building Height	Pedestal - At street front 4 stories minimum / 7 stories maximum. Tower - 20 stories maximum, including pedestal. Penthouse - 5 stories additional maximum. Floorplate maximum is 30% of largest tower footprint below.
Building Placement	Front - 0 ft. setback for pedestal / 20 ft. minimum setback for tower. Side / Rear - 0 ft. setback for pedestal / 20 ft. minimum setback for tower. Frontage Length - minimum 80% of lot width.
Streetwalls	Colonnade - two story high for full required frontage at build-to-line. 15 ft. minimum depth, colonnade depth shall not exceed colonnade height. Exterior of colonnade shall be no closer than 2ft. from curb line. Interior wall of colonnade shall be a minimum of 70% clear-glazed area except for jewelry stores, which may be a 20% minimum. Vehicular Entries - not permitted. If other frontages do not permit vehicular entries, the maximum vehicular entry width permitted shall be 30 ft. Habitable Space - 20 ft. depth minimum for full height and length of pedestal. Expression Lines - Required at the top of the 3 rd story.
Off-Street Parking	Colonnade Levels - 20 ft. minimum setback from interior wall of colonnade. Other Levels - 20 ft. minimum setback from pedestal build-to-line.

Sales brisk as groundbreaking gets closer

Metropolis



The building's sleek and contemporary exterior epitomizes a cosmopolitan look.

With its pre-construction sales going strong, Metropolis at Dadeland has been buzzing with activity in the weeks leading up to 2003 and groundbreaking ceremonies for the development, says a company executive.

More than 97 percent of the condominium residences of Metropolis One are reserved and developer Terra Archiplan is set to close on a \$41-million construction loan for the 25-story tower with a leading financial services company later this month.

"We are extremely excited to be on schedule and in preparation for groundbreaking on Metropolis One," said Pedro Martin of Terra-ADL, which is developing the two-acre site.

"The novelty of Metropolis — its location, pricing, services — has propelled sales from day one."

Metropolis' opening weekend this summer

draw interest from nearly 1,000 potential buyers. Since then, the sales of Metropolis' lofts, and one- and two-bedroom condominiums have been brisk and the sales center continues to receive dozens of inquiries about the project every day, says Martin.

The building's sleek and contemporary exterior epitomizes a cosmopolitan look and is the product of the architectural firm of Nichols Brosch & Sandoval Associates.

Meanwhile, the tower's trend-setting interiors will be crafted by Tessa Garcia and Associates, says Martin. The design firm will create modern, evocative common spaces, which will be ideal for the residents, he says.

Metropolis will feature a range of services and amenities consistent with a high-end condominium, including valet parking, a 24-hour attended lobby, on-site security, a covered parking garage and housekeeping services.

Residents are to use an expansive view of the city from such as a 59-of-the-art fitness den.

Plans for the groundbreaking, the spring of 2003

Metropolis' street from the a Dutran Sales Center Blvd., Suite 103

A model kitchen available for preview Friday from 10 a.m. to 11 a.m. For more info visit www.metro

Metropolis Two to be launched on January 17

The developer of Metropolis, the first high-rise condominium tower in Dadeland, will follow up the project's initial sales success by launching a second tower on Friday, Jan. 17.

Metropolis One and Metropolis Two will each rise 25 stories. Metropolis will feature an expansive recreation area, which will have a fully-equipped fitness center, a clubroom, a business center, a pool and a clubhouse.

Introduced this summer, Metropolis One quickly sold its lofts, one- and two-bedroom units, and penthouses to an eclectic mix of buyers, including empty nesters and young

professionals, says a company spokesperson.

In two months of sales, more than 200 residences were purchased.

According to developer Pedro Martin of Terra-Archiplan, the extraordinary sales pace and high demand led to the accelerated launch of Metropolis Two.

"The incredible pricing of our condominiums and the project's proximity to Miami's work and play zones have led to our success. We're a fresh, novel project because there's nothing like us in the

SEE METROPOLIS, 218



Metropolis One and Metropolis Two will each rise 25 stories in downtown Dadeland.

greyfield



Winter Park Mall

2010



Redevelopment & Infill

the conceptual leap



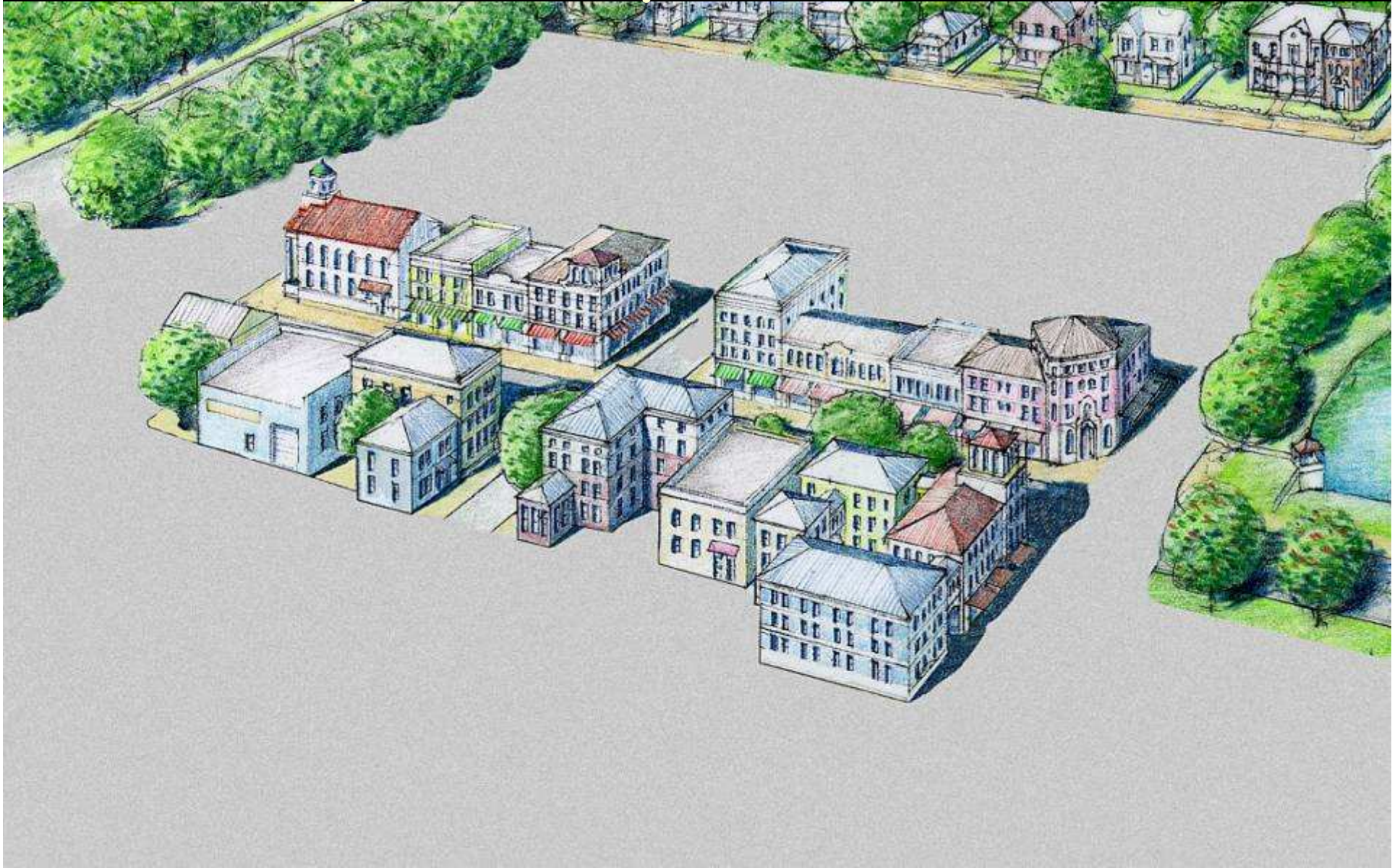
The standard “fried egg” mall format; the power of common management

the conceptual leap



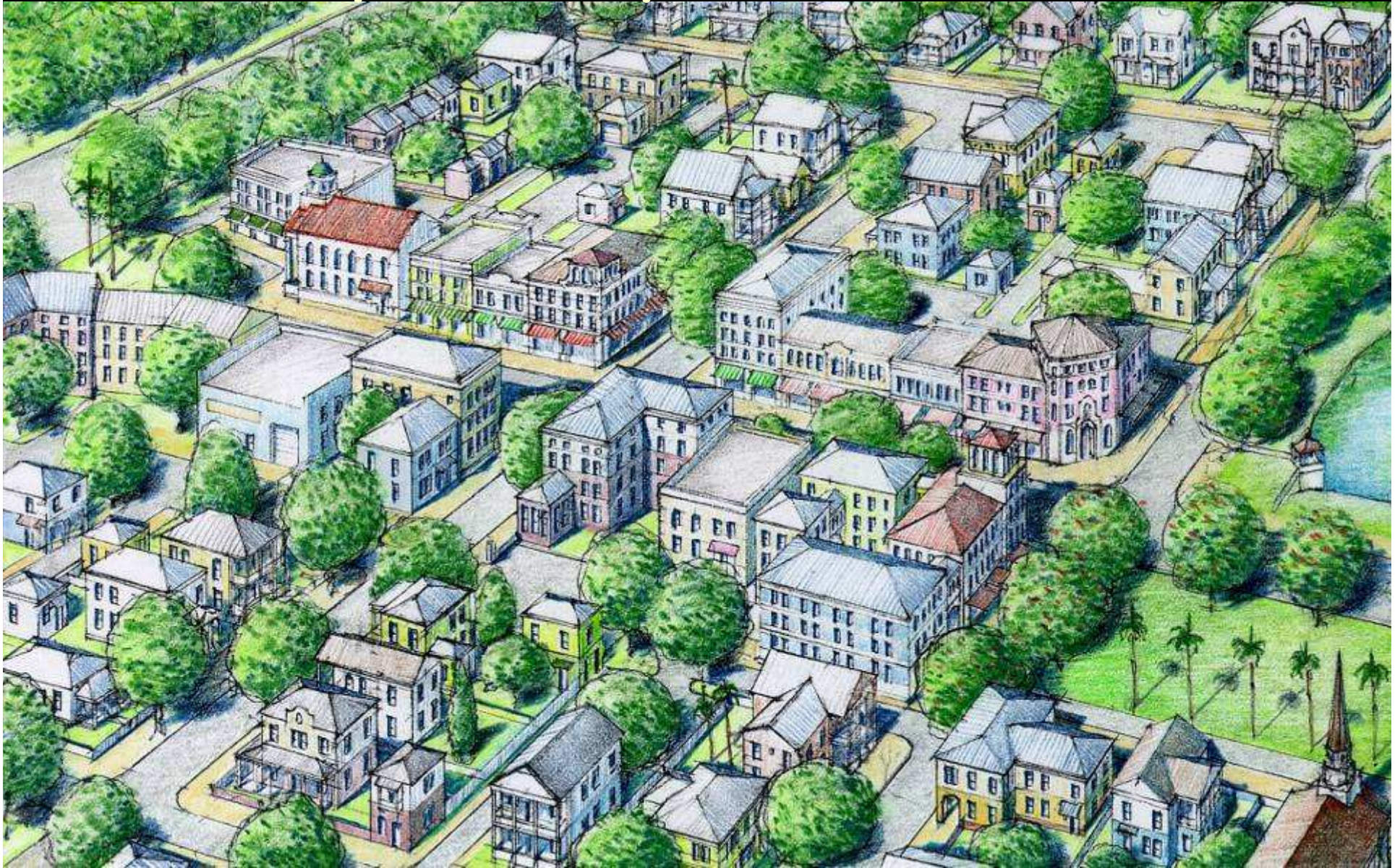
Streets as the public spaces

the conceptual leap



Mixing uses, sharing parking: free land for other profit centers

the conceptual leap



The key step: connecting to the surrounding community

corridor

fixing the corridors



Columbia Pike, Arlington VA

fixing the corridors



Columbia Pike, Arlington VA

fixing the corridors



region







designing in public



designing in public



designing in public



designing in public



3

learning lessons
the hard way

the state of New Urbanism

- 900,000 new homes in 2001
- 1-2 percent truly new NU
- 5 percent urban infill of various sorts and quality
- 93 percent sprawl

a spectrum of enabling reforms

addressing
NIMBYism

financial
innovations

big-picture
regulatory
reform

smaller,
neighborly
schools

development
industry
adapting

rethinking
retail
formats

local
regulatory
reform

retraining
architects
et al

transit
reborn

Some of the key topics: much is underway, much remains to be done

a spectrum of enabling reforms

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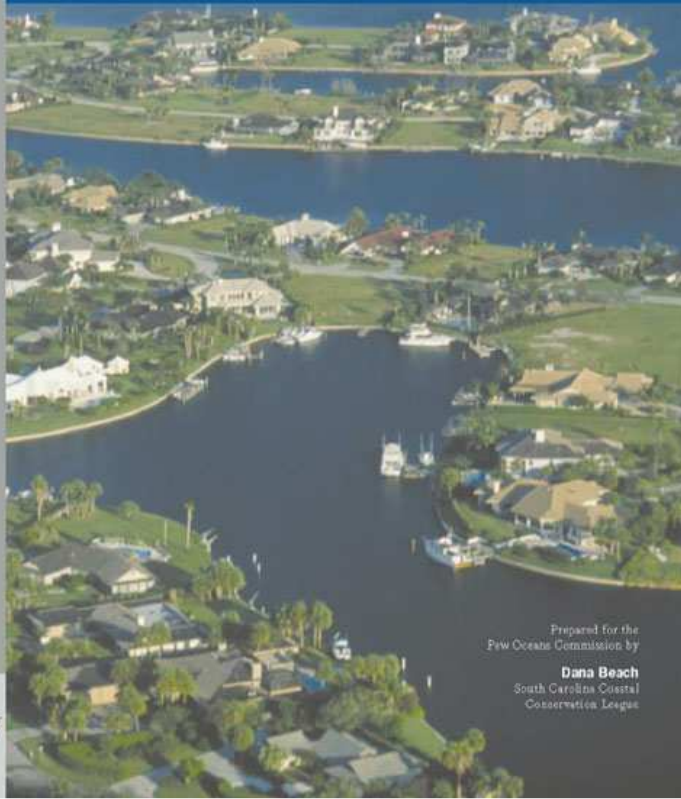
financial

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reform

smaller,
neighborly
schools

Coastal Sprawl

THE EFFECTS OF URBAN DESIGN
ON AQUATIC ECOSYSTEMS
IN THE UNITED STATES



local
regulatory
reform

retraining
architects
et al



Prepared for the
Pew Oceans Commission by
Dana Beach
South Carolina Coastal
Conservation League

Some of the key topics: much is underway, much remains to be done

a spectrum of enabling reforms

addressing
NIMBYism

financial

big-picture

smaller,
neighborly
schools

development
industry
adapting

retraining
architects
et al

transition
reborn

Institute for Traditional Architecture

Classical Council

Alexandria, Virginia
June 22-24



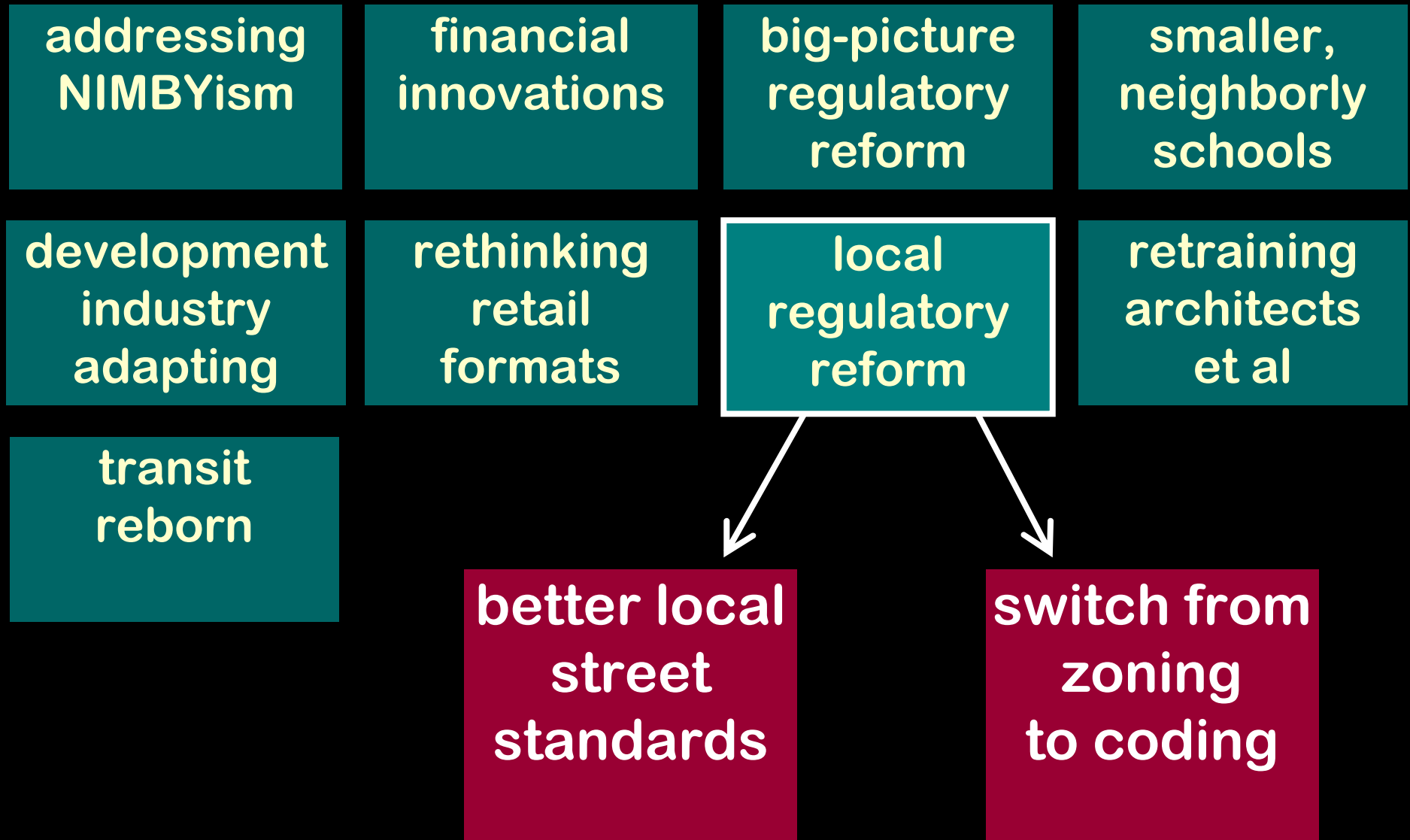
MATLAND ROBINSON LIBRARY

ERITH & TERRY ARCHITECTS

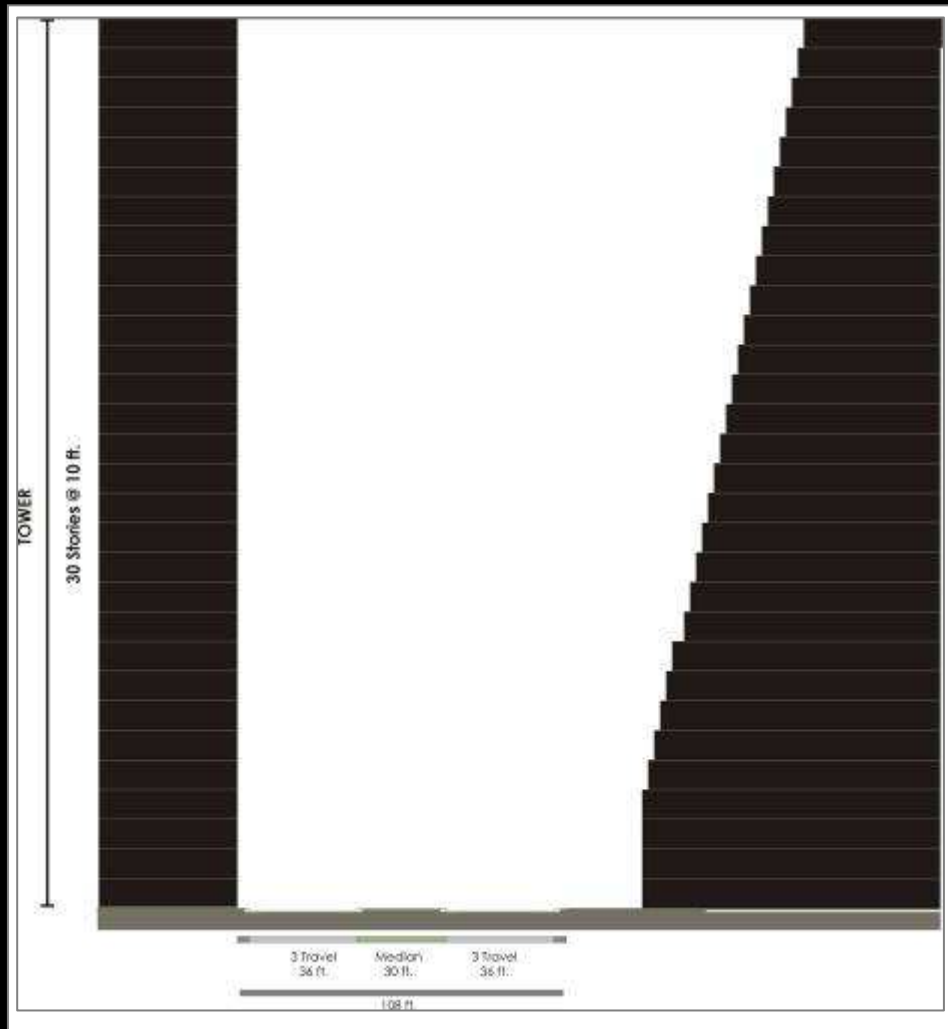
Traditional and Classical architects today rarely have the chance to discuss their work with their peers. But from June 22 to 24, many of the best Classical, Traditional and New Urban architects will meet in Alexandria, Virginia for the Classical Council, to share their work and ideas. If you are a Classical or Traditional architect – or are passionately interested in Classical architecture, Traditional architecture or New Urbanism – the Institute for Traditional Architecture

Some of the key topics: much is underway, much remains to be done

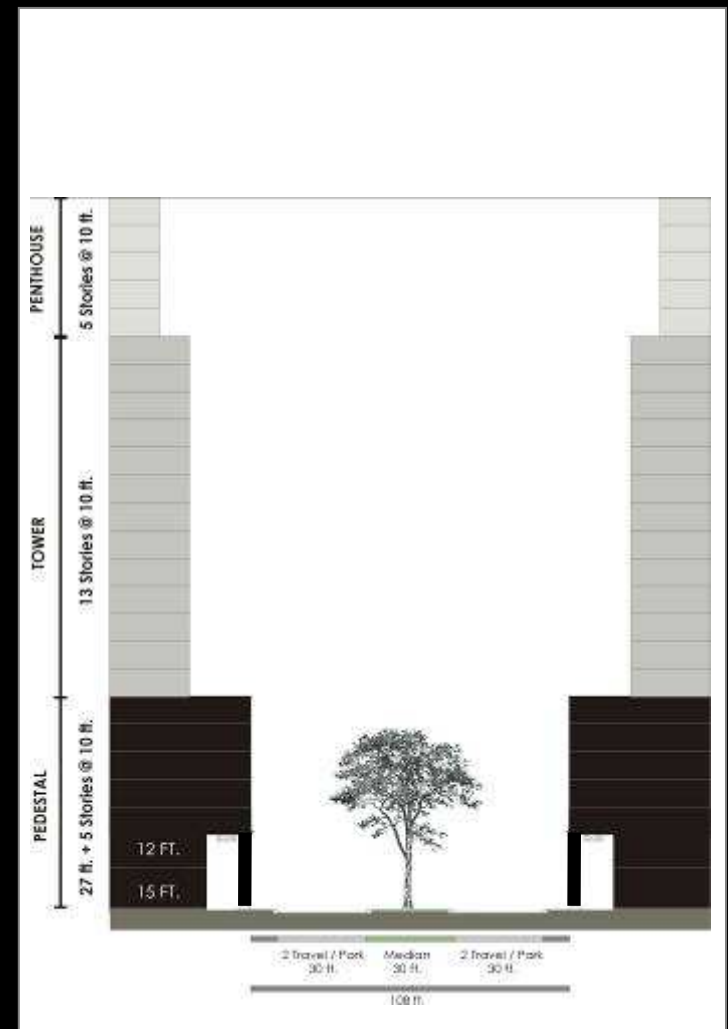
a spectrum of enabling reforms



Some of the key topics: much is underway, much remains to be done



Former Zoning



Downtown Kendall Code

NEW URBAN NEWS

COVERING DESIGN &

VOLUME 8 • NUMBER 1

Zoning reform sprawl and ine

Congress for the New Urbanism (CNU) and others are pushing form-based,

NEW URBAN NEWS

Model Codes

Name	Prepared By	Status	Electronic Information
Envision Utah Model Codes and Land Use Analysis Tools for Quality Growth, and Urban Planning Tools for Quality Growth	Fregonese Calthorpe Associates, Envision Utah	Completed	www.envisionutah.org
From Policy to Reality: Model Ordinances for Sustainable Development	Minnesota Planning Environmental Quality Board	Completed September 2000	www.mnplan.state.mn.us/SD1/ordinancestoc.html
SmartCode	Duany Plater-Zyberk & Co	Completed	www.smartcode.org
Wisconsin: Model TND Ordinance	Brian W. Ohm, James A. LaVro, Jr., and Chuck Strawser	Adopted July 28, 2001	www.wisc.edu/urpl/people/ohm/index.html
Smart Codes for Maryland's Smart Growth: Building Rehabilitation Code	Maryland Dept. of Housing & Community Development	Adopted June 1, 2001	www.mdp.state.md.us/smartgrowth/smartcode/rehabcode2.pdf
Washington State: Model Code Provisions: Urban Streets & Subdivisions	Washington State Community Trade and Economic Development	Completed October 1998	www.ocd.wa.gov/info/lgd/growth/publications/index.tpl
State of Maryland: Extensive set of model codes and guidelines	Maryland Department of Planning	Many publications complete, materials being added on an ongoing basis	www.mdp.state.md.us/planning/m&gnew.html

Source: Congress for the New Urbanism

NEW URBANISM

COVERING DESIGN & DEVELOPMENT

VOLUME 8 • NUMBER 1

Zoning reform advances sprawl and inertia

Congress for the New Urbanism (CNU), Local Government Center and others are pushing form-based, mixed-use codes.

Zoning and planning codes promoting New Urbanism (selected)

Mandatory Optional & Mandatory Provisions Optional

Belmont, NC Traditional Neighborhood District Ordinance (Regulating Ord. Ch. 4-11), adopted August 1995. <i>Principal writers:</i> Duany Plater-Zyberk with city staff. <i>Online info:</i> www.belmont.nc.us <i>Phone:</i> 704-825-5586 <i>Description:</i> Rewrite of code for textile town with historic town center eliminated minimum lot widths to encourage mixed lot sizes. Mixed use is allowed in neighborhood center.
Burnsville, MN Heart of the City District Ordinance (Ch. 22-B), adopted 1999. <i>Principal writers:</i> Dahlgren, Shardlow & Urban Inc, citizen steering committee. <i>Online info:</i> www.co.cal.md.us/planning/compplan/compmain.htm <i>Phone:</i> 952-895-4455 <i>Description:</i> Establishes certain Street Types for the purpose of regulating downtown building types, land uses and setbacks.
Chattanooga, TN North Shore Commercial/Mixed Use Zone (Ord. 10717) & Commercial District, adopted March 1998. <i>Principal writers:</i> Chattanooga-Hamilton County Regional Planning Agency. <i>Online info:</i> www.chattanooga.gov/ordres/ordinances%201998/10717codezoningpart_vc-1/northshorecommercialmixed-use-zone.txt <i>Phone:</i> 423-266-5948, 423-757-5216. <i>Description:</i> Design guidelines (mostly oriented on streetscape and public space design) to guide the review of North Shore infill projects proposals.
Cornelius, NC Land Development Code, adopted October 1996. <i>Principal writers:</i> City staff. <i>Online info:</i> www.cornelius.org <i>Phone:</i> 704-896-2461 <i>Description:</i> Full new urbanist code replaced conventional zoning.
Fort Collins, CO Land Use Code, adopted June 2001. <i>Principal writers:</i> City staff with Calthorpe Associates, Claron Associates. <i>Online info:</i> ordlink.com/codes/fortcoll_landuse <i>Phone:</i> 970-221-6750 <i>Description:</i> Provides for mixed use districts, street connectivity (maximum block size 660 feet) and minimum density of five units per acre. Garages must be recessed and take up no more than 50 percent of building front.
Gresham, OR Community Development Code: Land Use Districts and Plan Districts, adopted May 2001. <i>Principal writers:</i> City staff. <i>Online info:</i> www.ci.gresham.or.us/departments/cedd/dp/code.htm <i>Phone:</i> 503-618-2859, 2783 <i>Description:</i> The whole code is transit, mixed-use and pedestrian oriented. It contains several sets of provisions that implement these objectives regarding the specific characteristics of each type of zone.
Hercules, CA Regulating Code for the Central Hercules Plan, adopted July 2001. <i>Principal writers:</i> Dover-Kohl & Partners. <i>Online info:</i> www.hercules-plan.org <i>Phone:</i> 510-799-8248 <i>Description:</i> Coding of building types corresponds with street types.
Hillsboro, OR Zoning Ordinance Vol. II: Station Community Planning Areas, adopted and amended April 1997. <i>Principal writers:</i> City staff. <i>Online info:</i> www.ci.hillsboro.or.us/Planning_Department/Default.asp <i>Phone:</i> 503-681-6153 <i>Description:</i> Regulation establishes 14 zoning districts for areas surrounding transit stations, distinguished by differences in emphasis on primary uses and intensity of development. However, each shares a number of design and development standards.
McKinney, TX Regional Employment Center Urban Design Standards, adopted February 2000. <i>Principal writers:</i> Gateway Planning Group and Duany Plater-Zyberk. <i>Online info:</i> www.mckinneytxas.org/development/planning/information/info.htm <i>Phone:</i> 972-547-7400 <i>Description:</i> Design standards organized and divided into three overlay zoning categories, completed by a set of standards applicable to the whole area.
Orlando, FL Southeast Sector Plan Development Guidelines and Standards (Land Development Code Ch. 68), adopted October 1999. <i>Principal writers:</i> Calthorpe Associates. <i>Online info:</i> www.municode.com/CGIBINorm_isapi.dll?infobase=13349.inf&query=nevalue&record=0604A&softpage=newTestMainnonFrame <i>Phone:</i> 407-245-2120 <i>Description:</i> Regulations implementing new urbanist plan for major urban expansion area.
Pasadena, CA Multifamily Residential Districts (City of Gardens), adopted February 1999. <i>Principal writers:</i> Solomon Architecture & Urban Design. <i>Online info:</i> www.ci.pasadena.ca.us/planning/deporg/dtp/gardens.asp <i>Phone:</i> 626-744-4009 <i>Description:</i> Regulations specific to multifamily buildings based on detailed study of local building and landscape tradition.
Seattle, WA Station Area Overlay District Ordinances, adopted July 2001. <i>Principal writers:</i> City staff. <i>Online info:</i> http://www.cityofseattle.net/dco/rail/default.htm <i>Phone:</i> 206-684-8609 <i>Description:</i> Overlay code for future light rail station areas. Works in combination with underlying station area zoning.
Calvert County, MD Comprehensive Plan, Guidelines, adopted 1997. <i>Principal writers:</i> Calvert County Planning and Zoning Department. <i>Online info:</i> www.co.cal.md.us/planning/compplan/compmain.htm <i>Phone:</i> 410-535-2348 <i>Description:</i> Focuses on the development of compact, mixed-use town centers and encourages transportation alternatives to the automobile.
Chesapeake City, MD User's Manual & Design Guidelines, adopted June 1999. <i>Principal writers:</i> City staff and Redman & Johnson. <i>Phone:</i> 410-885-5298 <i>Description:</i> Gathers information from the different planning documents. Zoning ordinance creates a TND district and a floating TND district for future implementation. Set of decision guidelines supplemental to the design standards requirements.
Concord, NC Unified Development Ordinance, adopted March 2001. <i>Principal writers:</i> Freilich Leitner & Carlisle. <i>Online info:</i> www.ci.concord.nc.us/ <i>Phone:</i> 704-920-5120 <i>Description:</i> Creates on a county-coordinated basis two Traditional Neighborhood Development districts that may be requested by landowners or developers, and a Transit-Oriented Development district.
Davidson, NC Planning Ordinance Overlay, adopted June 2001. <i>Principal writers:</i> Town staff. <i>Phone:</i> 704-892-7591 <i>Description:</i> Divides town into four zones: village center, neighborhood/infill, lakashore, and rural neighborhood. Allows mix of building types in most zones. Does not set density standards or lot sizes, although minimum open space is required. Code is parallel to conventional zoning, but incentives make it the only practical choice.
Gainesville, FL Land Development Code: Traditional Neighborhood Development (Art. VII, Div. V), adopted June 1999. <i>Principal writers:</i> City staff. <i>Online info:</i> www.gru.net/domz/tnd.htm <i>Phone:</i> 352-334-5022 <i>Description:</i> Creates a Traditional Neighborhood Development district and an administrative process that may be requested by landowners or developers. Applies to sites 16 to 200 acres. The city also has a mandatory code for smaller infill sites.
Huntersville, NC Town Zoning Ordinance, adopted November 1996. <i>Principal writers:</i> Town staff. <i>Online info:</i> www.huntersville.org/planning/ordinances.htm <i>Phone:</i> 704-875-6541 <i>Description:</i> Full new urbanist code replaced conventional zoning.
San Antonio, TX Unified Development Code (Ch. 35), adopted May 2001. <i>Principal writers:</i> Freilich, Leitner & Carlisle (Mark White). <i>Online info:</i> www.sanantonio.gov/dsd/index.asp?res=832&ver=true <i>Phone:</i> 210-207-7873 <i>Description:</i> New code for entire city with mandatory and optional provisions both incorporating new urbanist principles.
Sonoma, CA Development Code, adopted 2000. <i>Principal writers:</i> Crawford, Multari & Clark, and Moule & Polyzoides. <i>Online info:</i> www.sonomacity.org/ManiCode/index.shtml <i>Phone:</i> 707-565-1900 <i>Description:</i> New code for the entire city with provisions incorporating new urbanist principles, as for instance, standards and guidelines for streetscape and block.
Washington County, OR Community Development Code, adopted June 2000. <i>Principal writers:</i> Planning staff. <i>Online info:</i> www.co.washington.or.us/deptmts/lut/pland1/codapd/code.htm <i>Phone:</i> 503-846-8761 <i>Description:</i> Regulation establishes nine TOD zoning districts distinguished by differences in emphasis on primary uses and intensity of development. However, each of these shares a number of design and development standards. Two overlay districts ensure a development compatible with transit in areas surrounding future transit stations.
Austin, TX Traditional Neighborhood District Ordinance (Austin Code, Vol. II, Ch. 25-3), adopted 1997. <i>Principal writers:</i> City staff. <i>Online info:</i> www.ci.austin.tx.us/smartgrowth/tnd.htm <i>Phone:</i> 512-974-3496 <i>Description:</i> Traditional Neighborhood District Ordinance. New zoning category for developments of 40-250 acres. Provides for neighborhood center, mix of uses, narrower streets in modified grid, alleys, civic spaces. Highly illustrative.
Columbus, OH Traditional Neighborhood Development Article, adopted May 2001. <i>Principal writers:</i> City staff & Duany Plater-Zyberk. <i>Online info:</i> www.columbusinfobase.org/electblehome.htm <i>Phone:</i> 614-645-8898 <i>Description:</i> Creates four Traditional Neighborhood Development districts and an administrative process that may be requested by landowners or developers.

Source: Congress for the New Urbanism with additional research by *New Urban News*.

environmental quality

Density Limits Only Add To Sprawl

Large Lots Eat Up Area Countryside

By PETER WHORISKY
Washington Post Staff Writer

The war on sprawl around Washington has made a profound impact on the metropolitan landscape.

More than half of the land surrounding the nation's capital is now protected from typical suburban housing development, according to a Washington Post review of land plans in 14 counties in Virginia and Maryland. Restrictions in these "rural" areas limit home builders to no more than one house for every three acres, with several counties curtailing development even more.

"You know you see those pretty water-color paintings of houses and trees and fields? It's like that here," said Ginger Dietsch, an IBM project manager with a new home on a five-acre lot in Montgomery County. "It's a pastoral setting, very green and very pretty."

No other U.S. region of comparable size has protected so much land this way, according to a survey of urban planners.

But while the limits on rural building are supposed to be saving farmland, forests and meadows, a regional view of development patterns indicates that many of these anti-sprawl measures have accelerated the consumption of woods and fields and pushed developers outward in their search for home sites.

The side effects—rarely noted in crusades for more "open space" but widely rec-

See SPRAWL, A14, Col. 1

THE WASHINGTON POST

Large Lots Eating Up Rural Land

SPRAWL, From A14

Some look for sites outside the county where rules may be more permissive and land cheaper.

Some build exactly where "smart growth" planners want new construction, in areas already slated for roads and other services.

And some carve their land into large lots, as required by the development limits, and build very expensive homes. Though environmentalists often frown on this as just a more extravagant form of sprawl, it does hold some financial and aesthetic appeal. Five-acre, \$700,000 estates look better than new townhouses, many neighbors believe, and they tend to balk at public coffers: Their owners pay more in taxes than they demand in government services.

The tax angle might seem a minor point, but it is critical in places such as Loudoun, where planners figured that a single-family home worth less than \$439,000 doesn't pay its way.

"We are somewhat tired of having to build a classroom every week to keep up with growth in the county," said Scott K. York (R-At Large), chairman of the Loudoun Board of Supervisors. "People cannot afford to have their taxes go up to build school after school."

Many planners in the region who have helped craft the home-building limits acknowledge the potential for sprawling side effects.

Homes on large lots "are a primary source of sprawl and environmental degradation," according to a 2002 report from the Maryland Department of Planning, a leader in "smart growth" thinking.

The report further indicates that roughly twice as much land in the state is being consumed by residential development in "rural" and other preservation areas as in designated growth areas—in part because the rural lots are so much bigger.

Despite those results, planners defend the limits in rural areas, saying they need to be stricter—less dense than one house per 20 acres, maybe—and more widespread. That, planners have maintained, might really force developers to build in designated growth areas.

"You put a couple of 10-acre estates next to one another and you do have a lot of green space," said Audrey E. Scott, Maryland's new secretary of planning. "But that is not agricultural preservation. . . . We have a long way to go."

Unfulfilled Aims

So far, the limits haven't achieved their loftiest goals: They haven't stopped the loss of farmland, they haven't stopped sprawl and, according to real estate studies, they've helped push real estate prices out of the reach of many.

The majority of the land protection plans are supposed to promote farming, but agriculture in the region has continued its steady decline.

Montgomery's agricultural reserve stands as a good example because it was established more than 20 years ago and boasts some of the strictest development limits.

THE REGION

SUNDAY, MARCH 9, 2003 A15



In the Waterford Glen community in western Loudoun, houses start at \$550,000. Such prices have pushed affordable housing west, to places as distant as Charles Town, W.Va.

Yet in each of the last four Censuses of Agriculture reports, the amount of county land in farms has dropped—from 106,000 acres in 1982 to 77,000 acres in 1997, the most recent of the federal surveys.

"These are pastoral landscapes that have more of an emotional than a practical meaning," said Maryn Morris, a senior researcher at the American Planning Association. "But if you can't make money farming them, people have a right to ask, 'What's the point?'"

Moreover, despite Montgomery's strict home-building limits, developers have not been idle.

Bruce Wooden farmed hundreds of acres in the county—120 his own, the rest sharecropped—for about 30 years. A few years ago, he decided it was time to develop.

A grandfather clause in the one-house-per-25-acres restriction allowed him to build eight homes. Neighbors across the road propose to build 53, and on the other side, 10 more are in planning.

"M-O-N-E-Y," Wooden said. "There is a lot of demand to live out here. A few people, very few, are making a little money on farming. But I see a lot of it going into small estates, hobby farms."

Counties with looser building restrictions see even more rural land lost to small estates.

"From what we understand, the 10-acre lots in our rural areas are one of the hottest-selling types in the market," said Sean T. Conroy (R-At Large), chairman of the Prince William Board of County Supervisors, adding that he welcomes the trend. "To have a healthy community, you need to have homes in every price range."

Shortage of Housing

Efforts to limit home development, meanwhile, coincide with a well-documented housing shortage in the region.

During the 1990s, the failure to build housing fast enough to keep up with job growth led to a deficit of 43,200 residential units, according to George Mason University's Center for Regional Analysis.

The home-building limits have contributed to the shortage and are driving up housing costs, economists say.



Bruce Wooden once farmed hundreds of acres in Montgomery. Then he decided to start developing. "You can make 10 times what you would farming," he said.

"If you restrict supply in the face of growing demand, and if the supply is less than demand, you are going to have higher housing prices," said Chris Nelson, a planning professor at Virginia Tech and co-author of a study on the subject.

To compensate for development limits on rural land, a few counties have raised the number of homes permitted

elsewhere. But in no case have they made up for the rural area's full development potential.

"It's sensible to stop development out in some rural places," Nelson said. "But you've got to put it somewhere else because, whether they want it or not, it is coming."

Rising prices add to sprawl by pushing affordable housing farther out, to places as distant from Washington as Hagerstown, Md., Charles Town, W.Va., and York, Pa.

"I've loved to have lived in Loudoun County—I just can't afford it," said Jonathan Howard, who recently moved to Charles Town and commutes to eastern Loudoun. "I'm sympathetic to the zoning there for 10-acre and 20-acre lots, because it's beautiful there. But it comes at the expense of people who want to live near where they work."

Conspicuous Consumption

One of the most frequently cited measures of suburban sprawl, automobile travel per capita, continues to rise. From 1990 to 2000, the area's population grew 15 percent, while the number of miles traveled grew about 27 percent, according to figures from the Texas Transportation Institute.

Similarly, land consumption is outpacing population growth, studies show. In the 1990s, the developed areas in suburban Virginia grew nearly three times as fast as the population; in Maryland, they grew more than twice as fast.

"We're just consuming more land than we ever have," said Gary T. Johnson, a planning professor at Virginia Commonwealth University planning professor.

Without additional incentives for building in urban areas, and more obstacles to building in rural areas, many foresee only more sprawling and conspicuous consumption.

"Developing homes on 3-, 10-, 15-, 20-acre lots—they're all just variations on the same theme. I call it lifestyle zoning," said Ed Risse of Symery Planning, who has worked for developers and environmentalists. "It's not good planning. It's just the path of least resistance."

environmental quality



1996

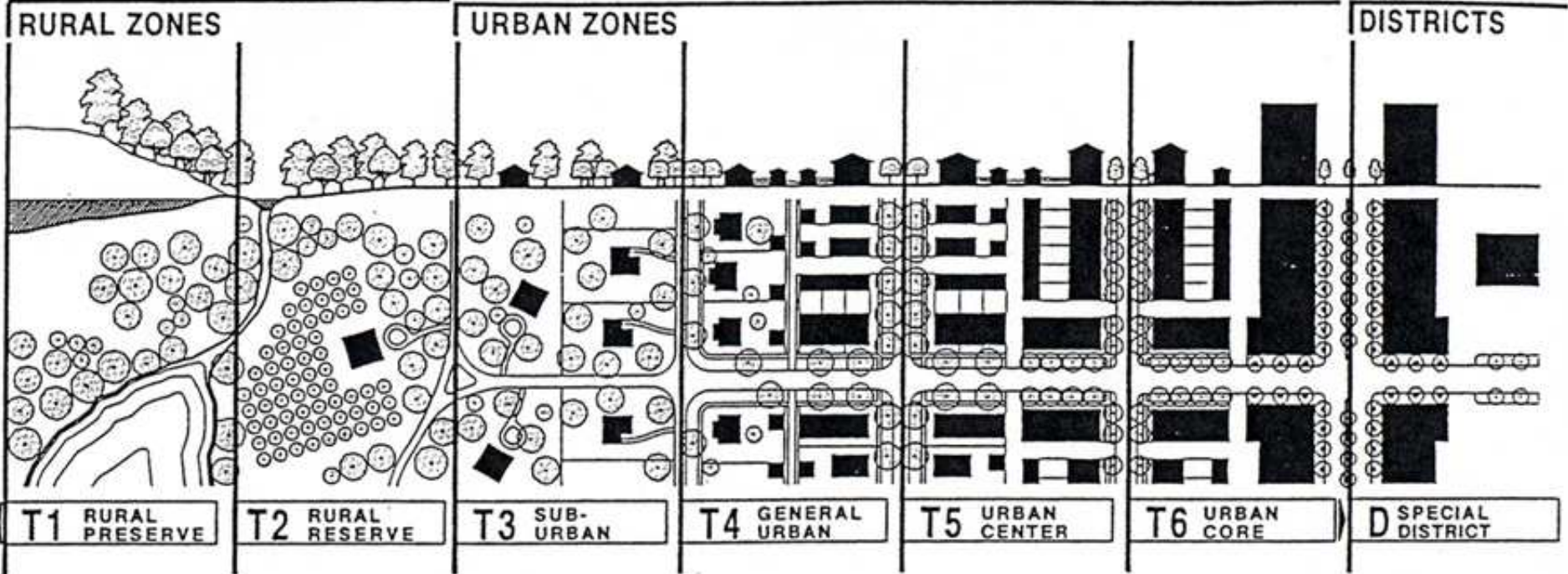
water quality

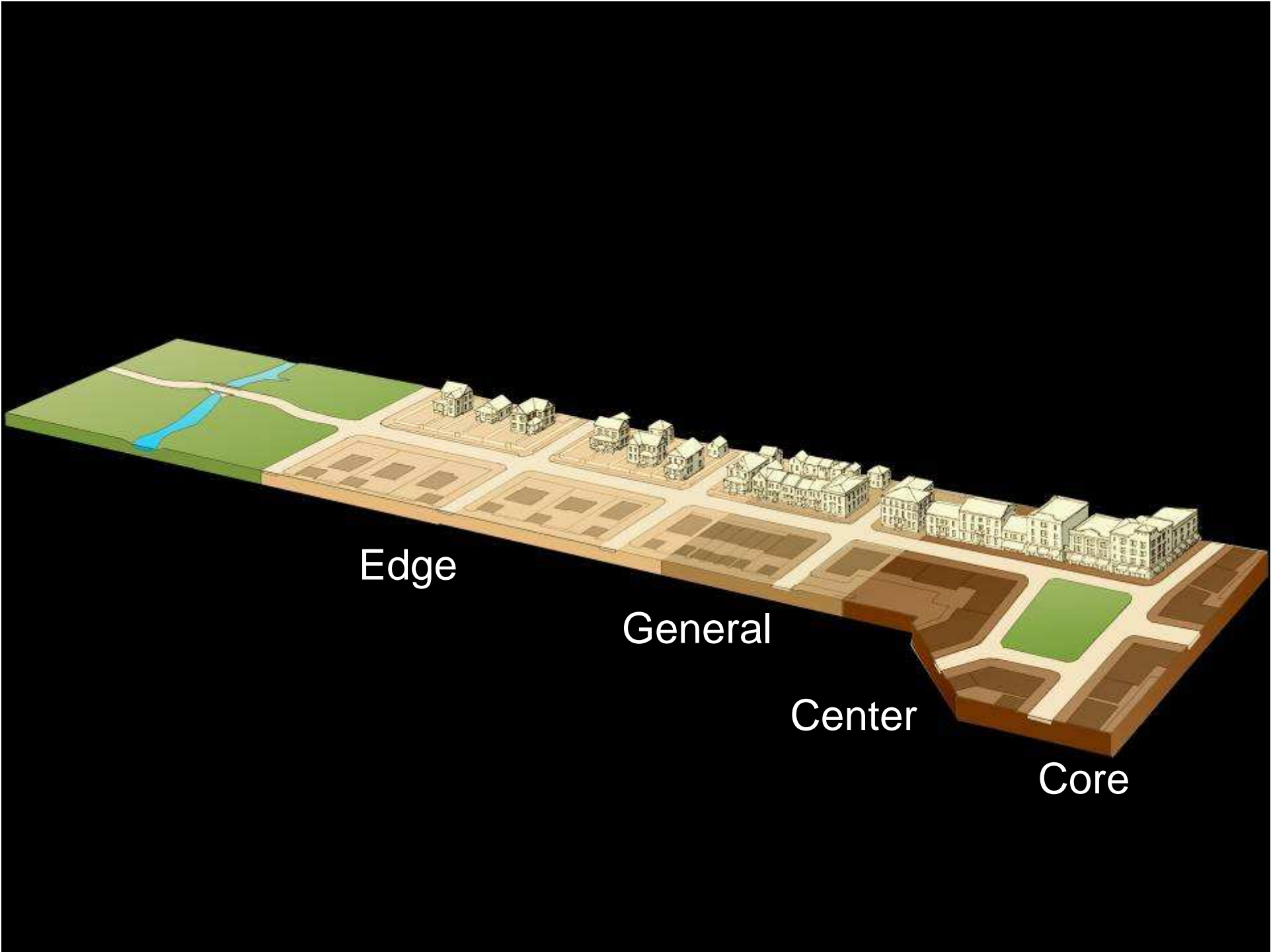


water quality

	Forest	Sprawl	Town
Runoff (inches)	0.04	0.33	0.23
Sediment (tons)	1.29	17.36	4.72
Nitrogen (lbs/acre)	0.02	0.13	0.04
Phosphorus (lbs/acre)	0.01	0.06	0.02
Chemical Oxygen Demand (lbs/a	0.5	2.86	1.68

RURAL TRANSECT URBAN





Edge

General

Center

Core



Winter Park Mall

the architecture matters



Problems: In the Absence of Good Instructions & Good Habits

the architecture matters



Basic Corrections

the architecture matters



Problems: In the Absence of Good Instructions & Good Habits

the architecture matters



Basic Corrections

the architecture matters



Basic Corrections

the architecture matters



Avoid the Cold Dead Hand of Common Management: Use More Architects

the architecture matters



Avoid the Cold Dead Hand of Common Management: Use More Architects

the architecture matters



Avoid the Cold Dead Hand of Common Management: Use More Architects

the architecture matters



Plan for Change Over Time





Aqua

DPZ



Aqua

DPZ



Aqua

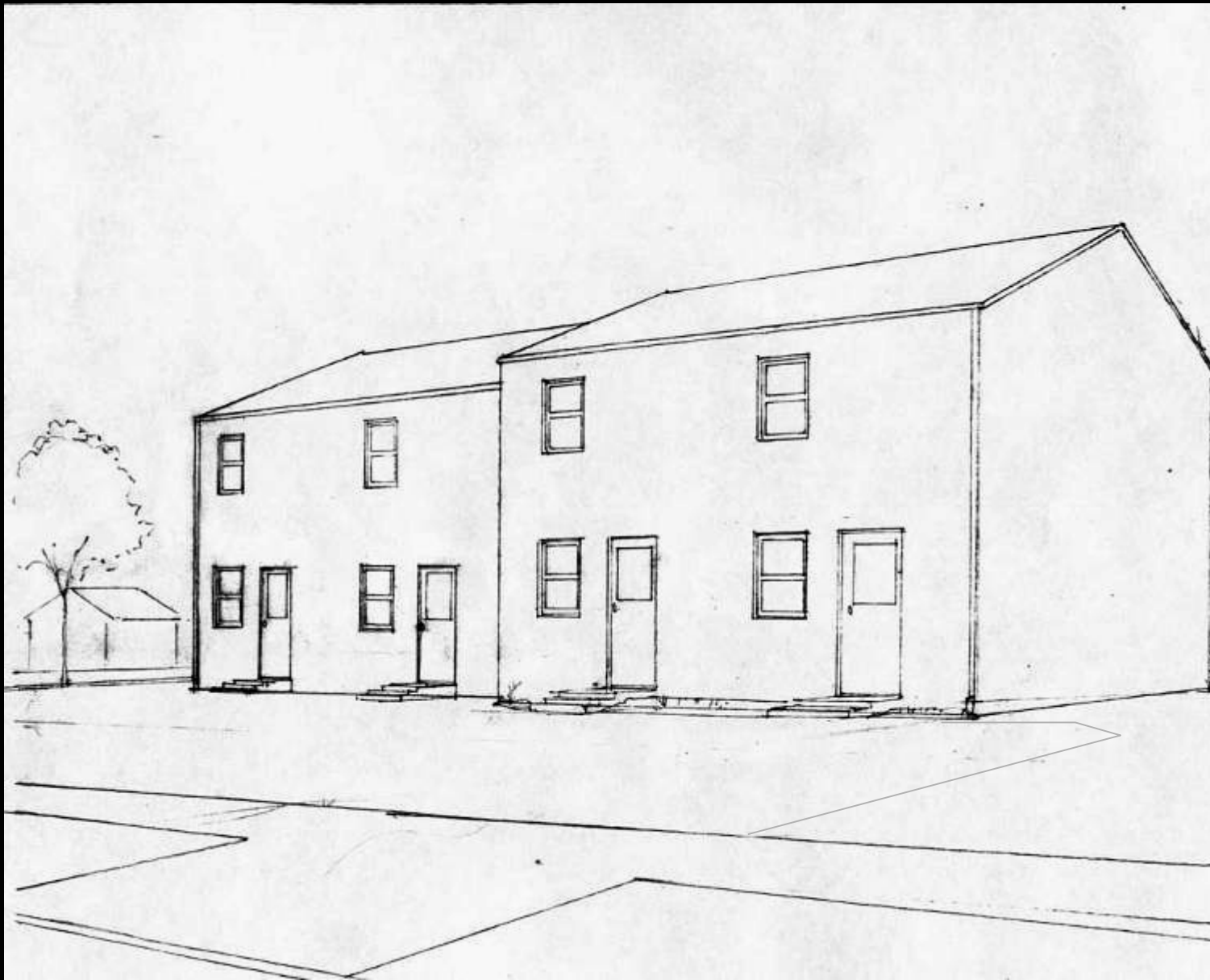
DPZ

denser?



Denser Housing Has Earned a Bad Reputation

denser?



Density Without Design is the Problem

growing more complete



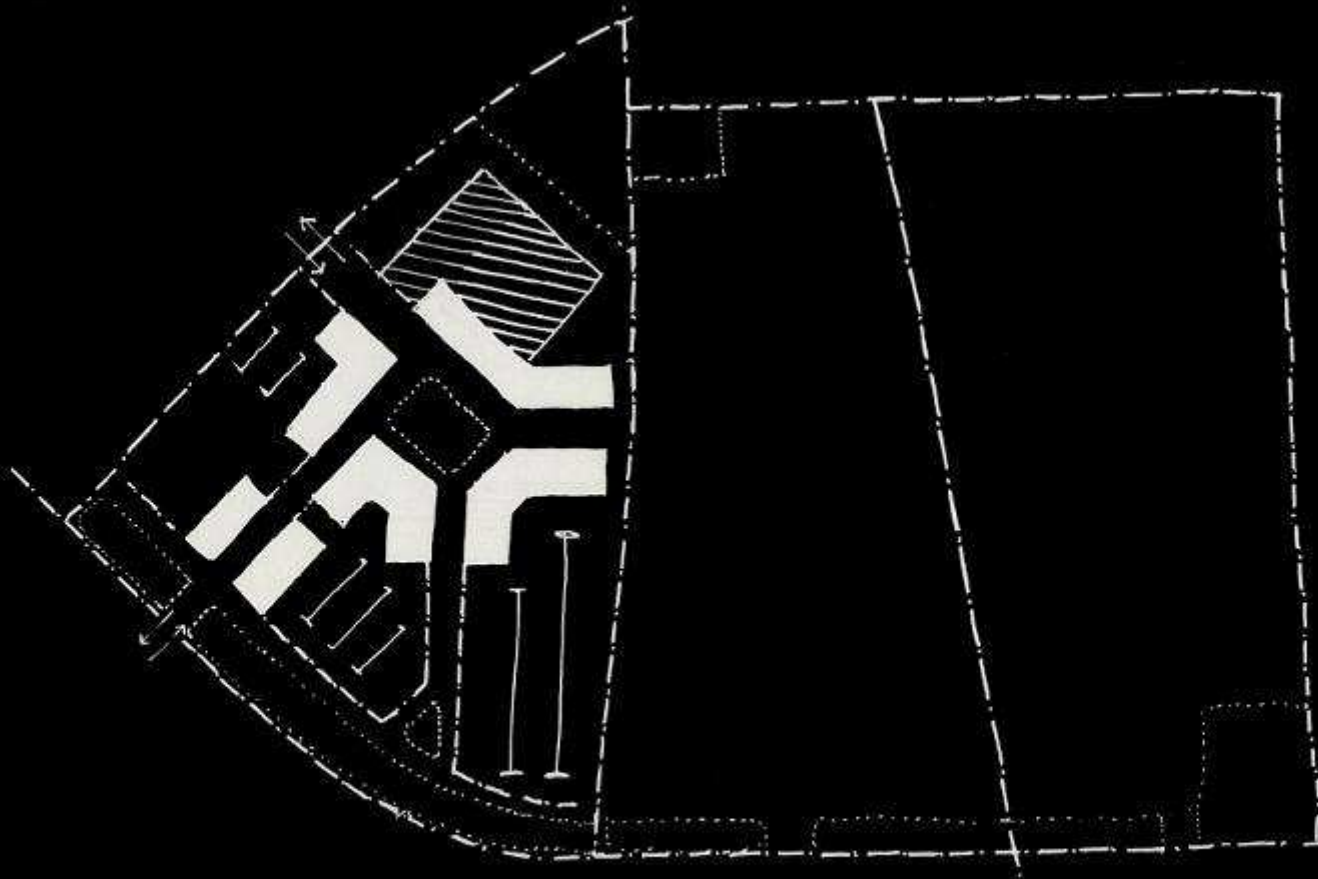
The Grammar of "Fronts & Backs"

growing more complete



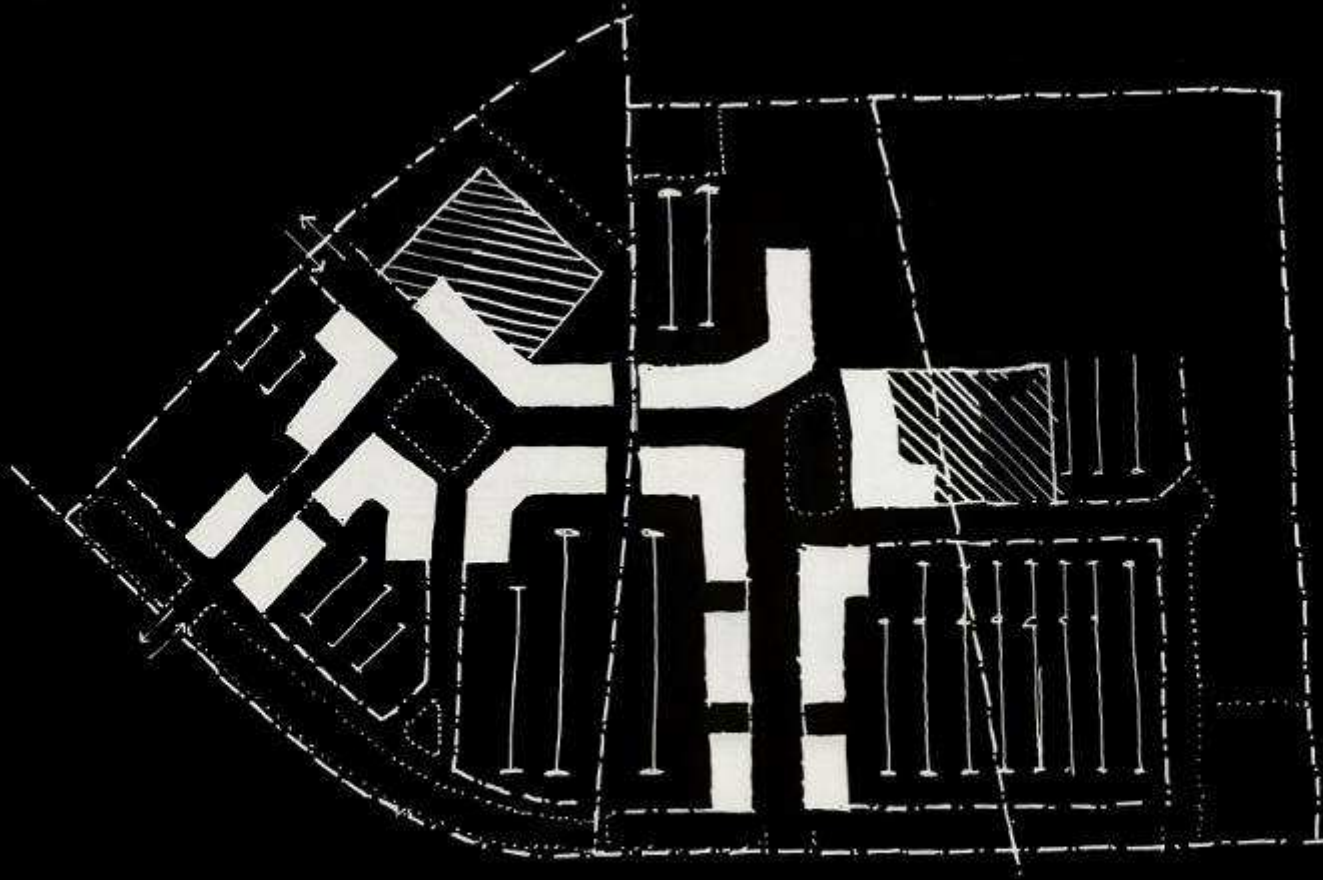
Good Building Types Encourage Reinvestment by Neighbors

change over time



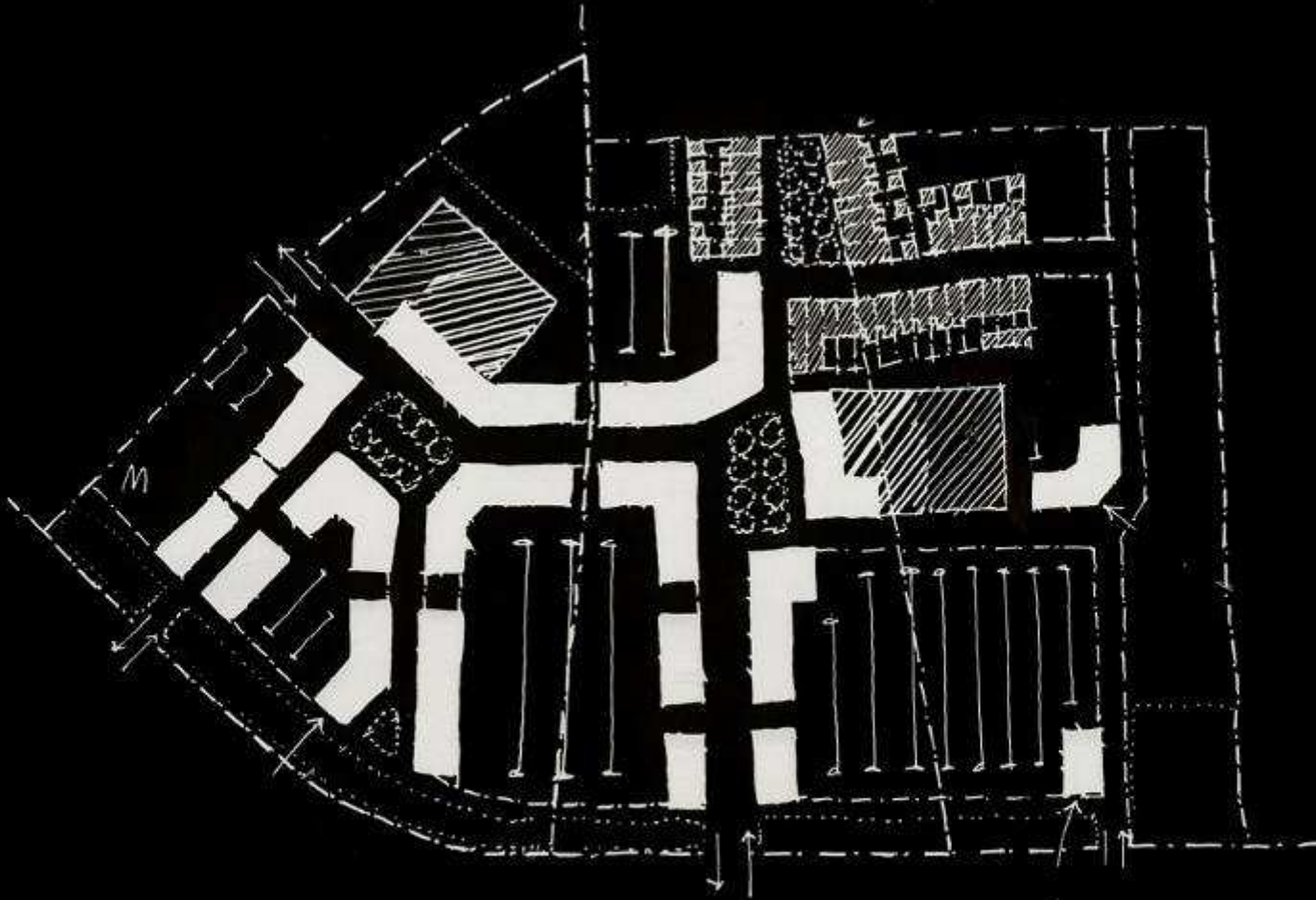
Getting Started: Creating "Place"

change over time



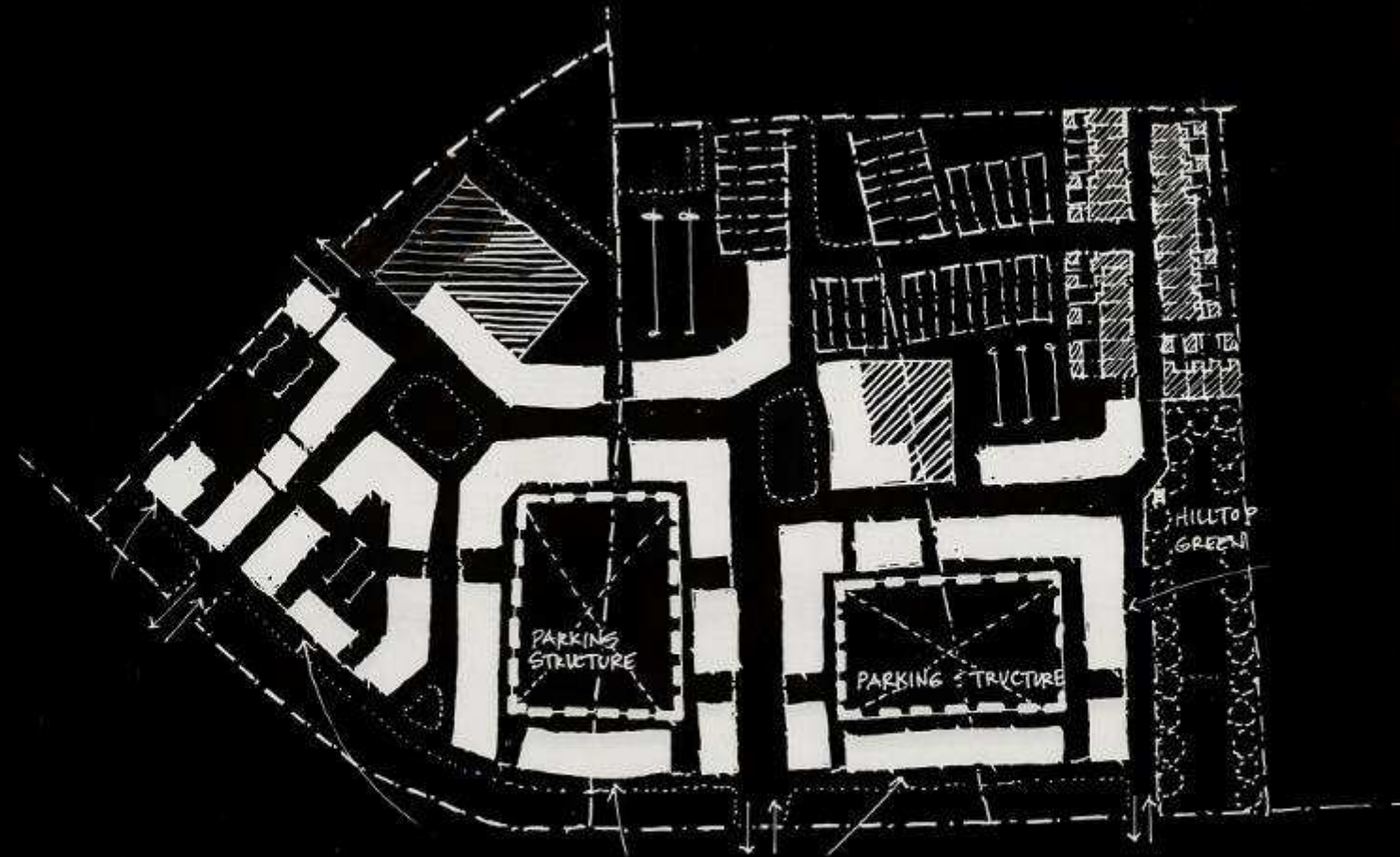
Extending, Expanding, According to a Framework of Blocks & Streets

change over time



Establishing A Residential Street

change over time



Long Term Prospects: Evolving to Maturity, with Parking Structures

two ways:

when you sell isolation,
everything you add
takes away from what
you're selling

— VINCE GRAHAM

two ways:

when you sell community,
everything you add
makes it more complete
and adds to value

— VINCE GRAHAM

4

branching out

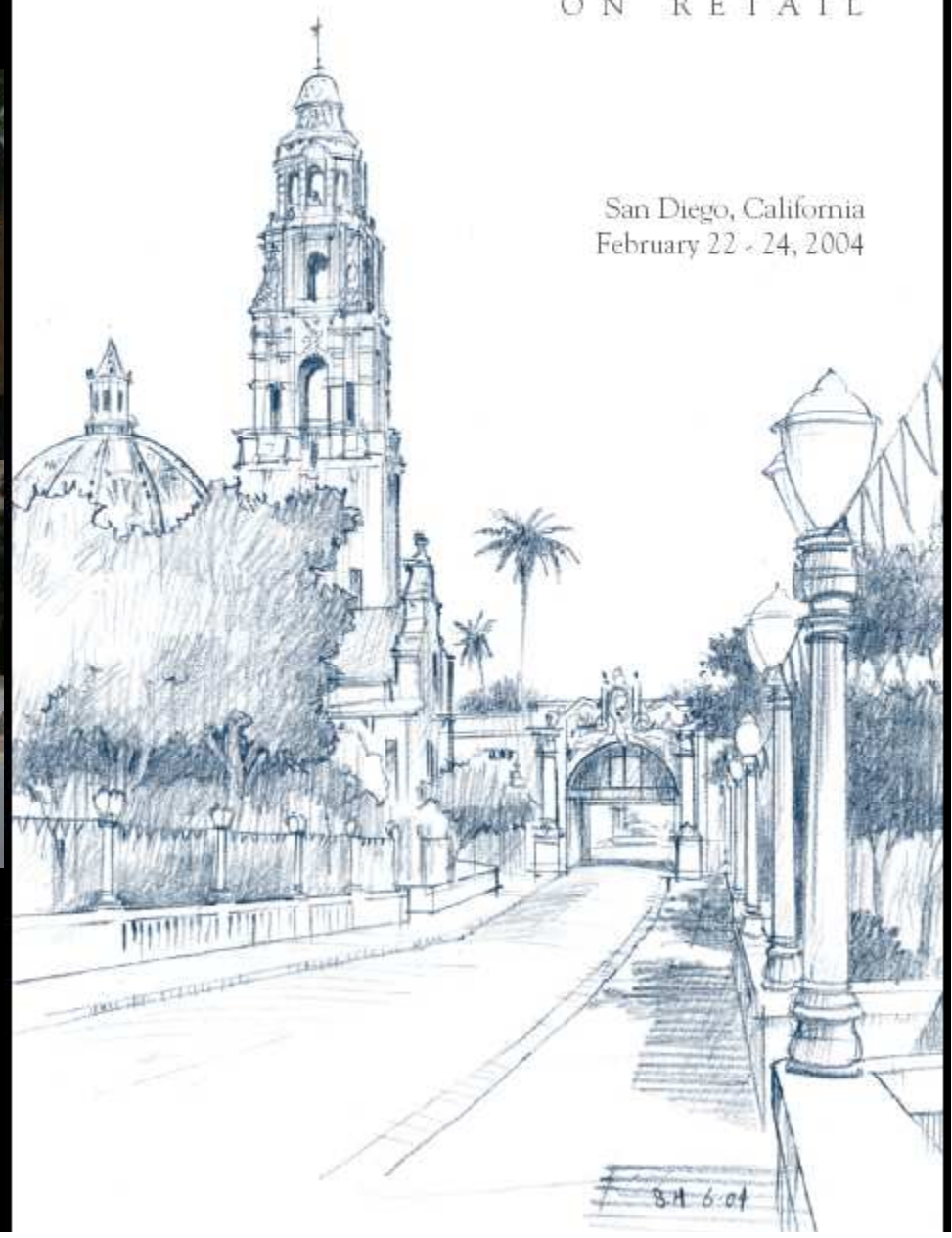
the councils



COUNCIL REPORT VI

ON RETAIL

San Diego, California
February 22 - 24, 2004





National Charrette Institute

the art and science of creating healthy communities

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[October 19-21, Portland, OR](#)

[NCI Public Meeting Facilitator™ Certification](#)
[October 19, 24-25, Portland, OR](#)

charretteinstitute.org

"The course was a valuable use of my time and the handbook is fabulous -- the level of detail NCI gave in planning the Charrette is key."

— Private Planner and Public Facilitator on NCI's "How to Design and Run a Successful Charrette"

Our Mission:

The **National Charrette Institute** (NCI) is an IRS 501(c)(3) nonprofit educational institution. We help people build community capacity for collaboration to create healthy community plans.

- We teach professionals and community leaders the art and science of Dynamic Planning, a holistic, collaborative planning process that harnesses the talents and energies of all interested parties to create and support a feasible

FBCI

Form-Based Codes Institute

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Initial Meeting of the Form-Based Codes Institute at the Driehaus Estate in Lake Geneva, Wisconsin

Top row, left to right: Victor Dover, Daniel Parolek, Karen Parolek, Geoff Ferrell, Stephen A. Mouzon, Rob Steuteville, Catesby Leigh, Bill Spikowski

Bottom row, left to right: Samuel E. Poole, Peter Katz, Paul Crawford, Carol Wyant, Joe Kohl

formbasedcodes.org



Balanced Smart Growth towns

The National Town Builders' Association is organized to serve builders and developers throughout the nation in an effort to build the very best traditional neighborhoods and town centers.

As a peer-to-peer organization, The NTBA provides an unequalled opportunity to share information and insight with the nation's premier Town Builders.

This give and take among equals in a collegial setting has proven to be the most efficient way to problem-solve, improve quality and energize the vision necessary to execute the very best of town building principles.

The NTBA is Town Builders learning from one another.

ntba.net





LEED

Build green. Everyone profits.

U.S. GREEN BUILDING COUNCIL

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[Home](#) > [Rating Systems](#) > [LEED-ND](#)

LEED for Neighborhood Development



LEED for Neighborhood Developments

The U.S. Green Building Council (USGBC), Congress for the New Urbanism (CNU), and Natural Resources Defense Council (NRDC)—three organizations which represent the nation's leaders among progressive design professionals, builders, developers, and the environmental community—have come together to develop a national standard for neighborhood design that integrates the principles of green building and smart growth. The goal of this partnership is to engage stakeholders across the country in establishing consensus-based standards for assessing the impacts of development projects using the rating framework of the LEED (Leadership in Energy and Environmental Design) Green Building Rating System™ that has already become the national standard for high performance buildings.

Whereas other LEED products focus primarily on green building practices, with only a few

as a set of guidelines for decision-making, which could serve as a concrete signal of, and incentive for, better location, design, and construction of neighborhoods and buildings. Equally important, it will be a product that can be readily folded into USGBC's existing and successful efforts to market LEED to developers, consumers, and policymakers.

The existing LEED Rating System for New Commercial Construction (LEED-NC) has a proven track record of encouraging builders to utilize green building practices such as increasing energy and water efficiency and improving indoor air quality in buildings. LEED-ND can have a similarly positive effect on development trends to revitalize existing urban areas, decrease land consumption, decrease vehicle miles traveled, improve air quality, decrease polluted stormwater runoff, and build communities where people of a variety of income levels can coexist, and where jobs and services are accessible by foot or transit. The continued

Green Building Smart Market Report

Pre-Order your Green Building Smart Market Report Today. USGBC and McGraw-Hill Construction are proud to offer this concise, highly visual, comprehensive overview of the green building marketplace. Greenbuild attendees can pre-Order yours today for the special Greenbuild attendee member price of \$59. [Click here...](#)

Is Green Building Budding?

Is Green Building Budding? Experts See a Gathering Momentum For Design Efficiency, Conservation by Sandra Fleishman Washington Post Staff Writer Saturday, April 16, 2005; Page F01. [Click here...](#)

Everything About Green Building, Under One Roof.

For three days in Atlanta, thousands of green building industry professionals will come together to learn about the latest advancements in green building design, construction, project



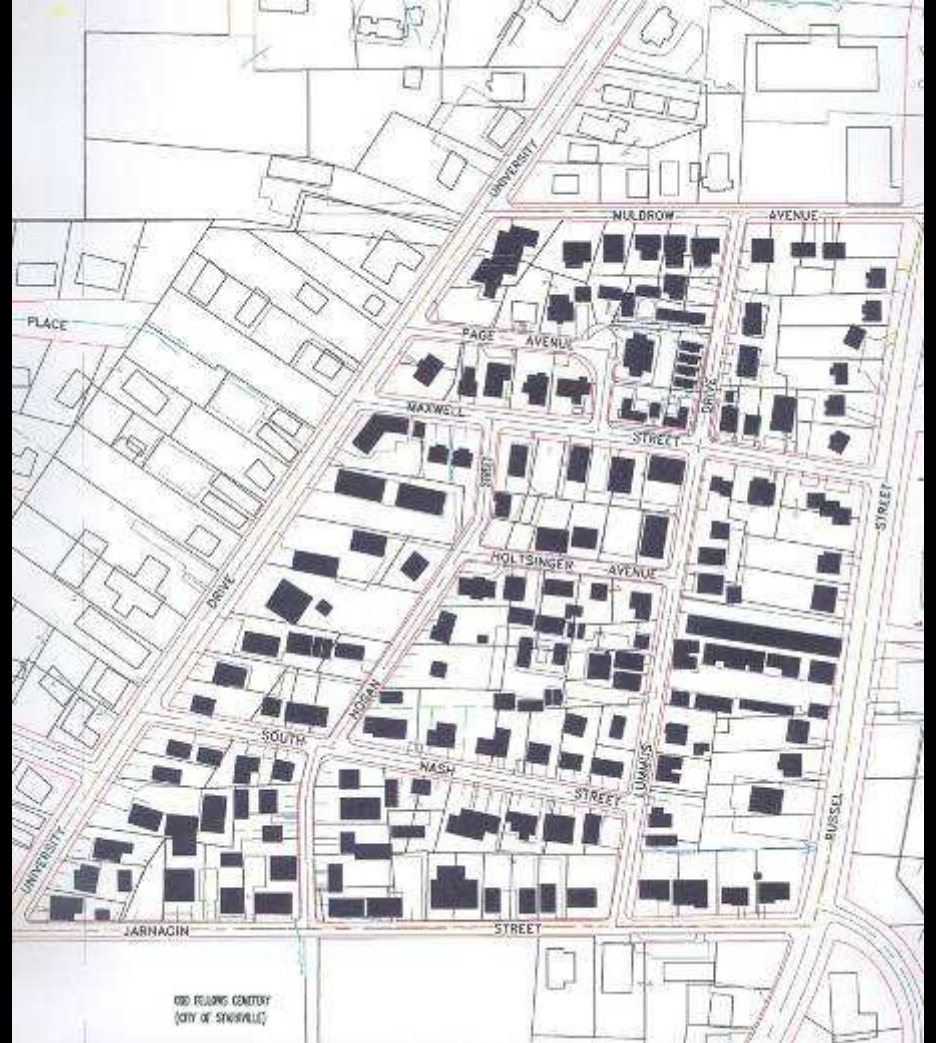
North Boulder Recreation Center
Boulder, CO

LEED 2.0 Silver

usgbc.org

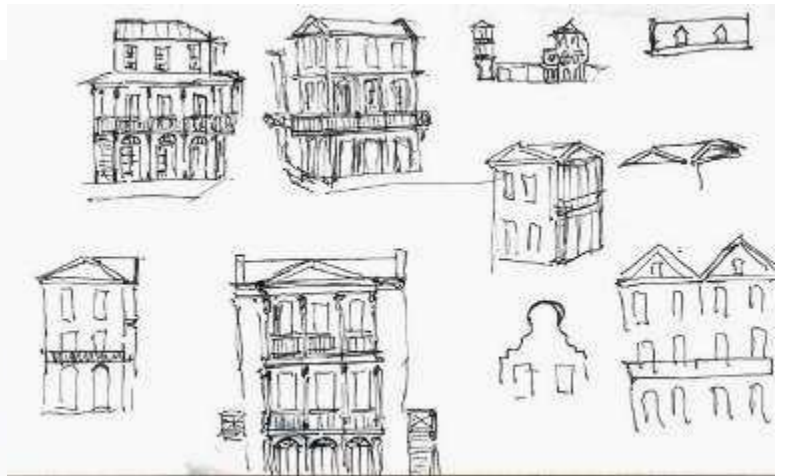
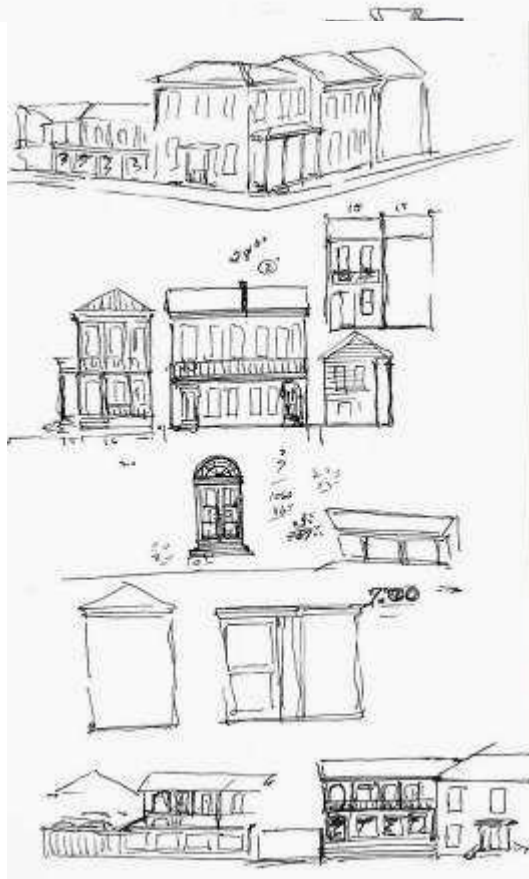
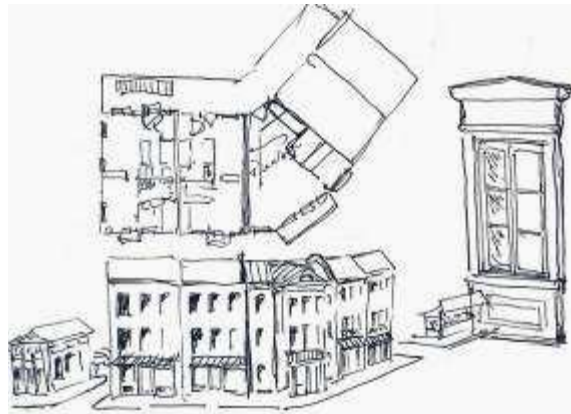












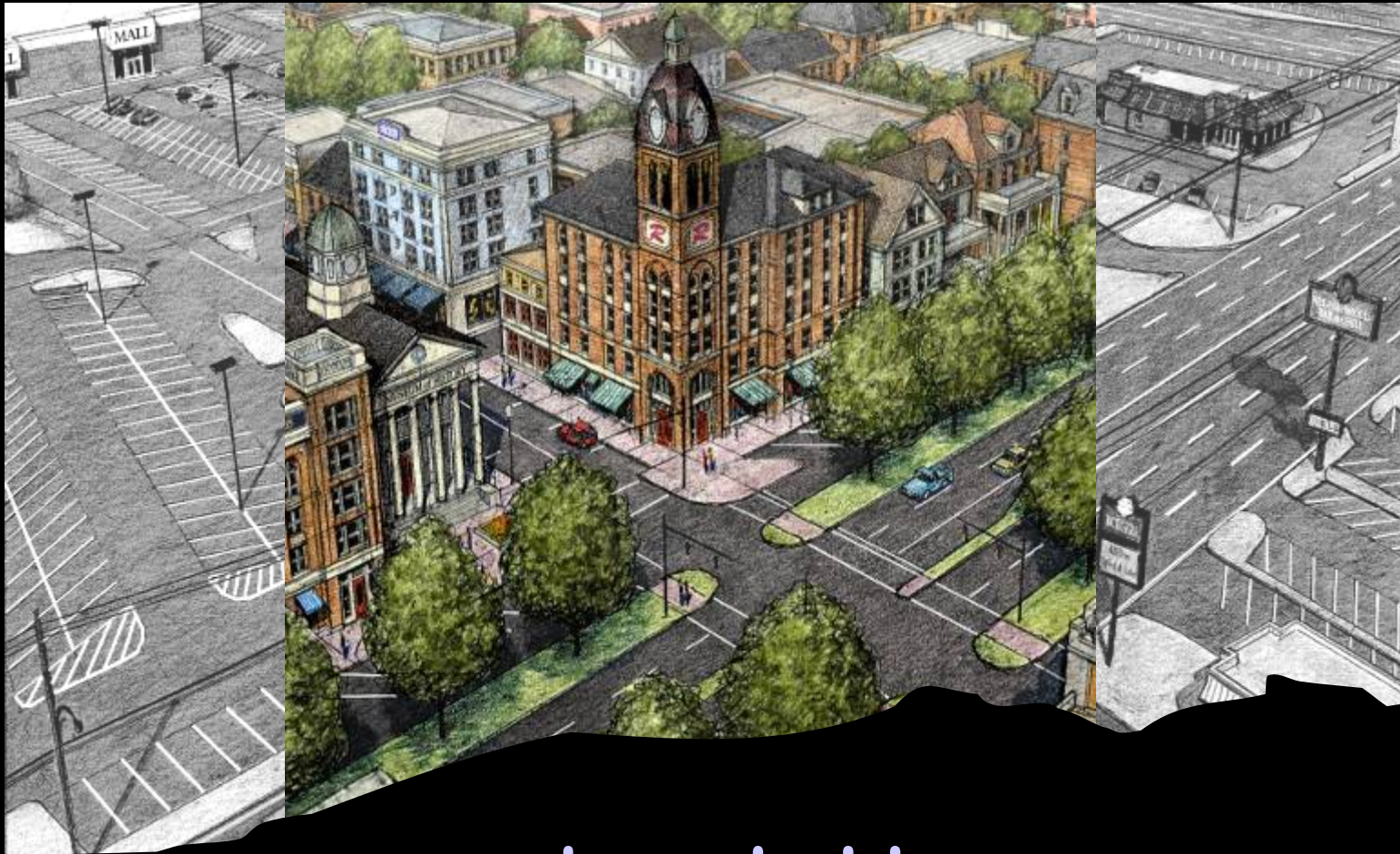








more info:



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