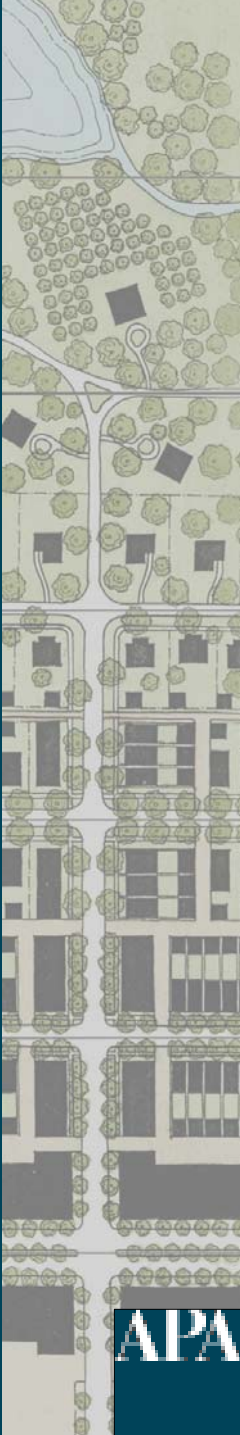


New Urbanism: An Introduction

Ramond A. Chiaramonte, AICP

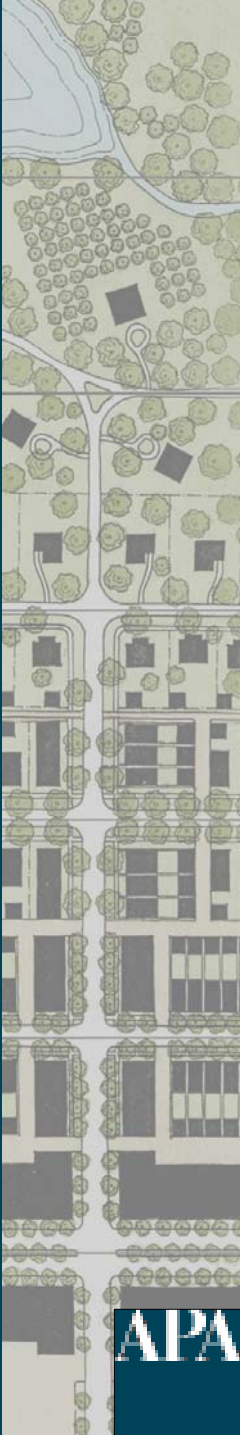
FCN Annual Meeting
Safe by Design Seminar
December 5, 2005



APA Has a Smart Growth Project

It responds to the need to reform planning and land use to make great communities happen.

New Urbanism is an important component of smart growth that promotes alternative housing types that many people prefer.

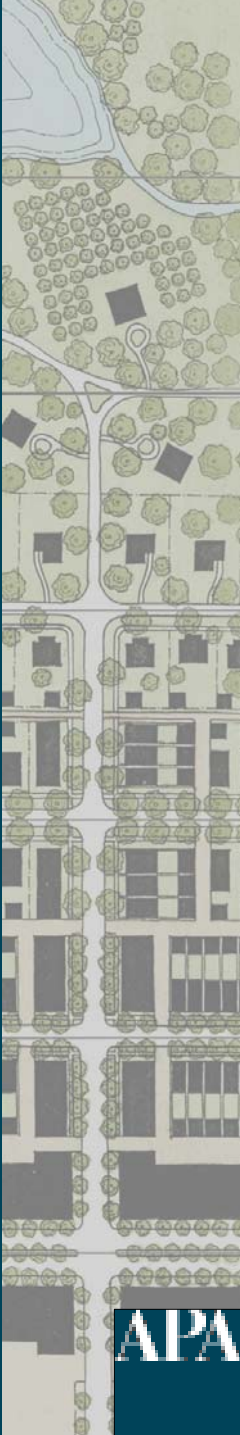


Smart Growth Means More Home Choices



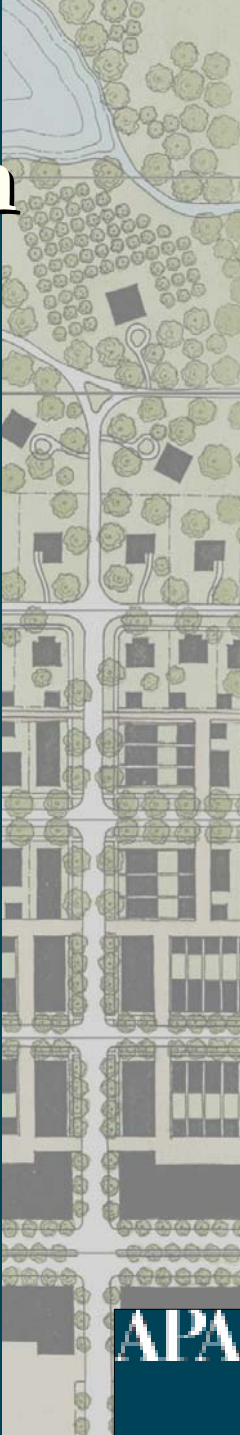
Definitions

- Sprawl is an excessively low-density development pattern, in an unplanned and haphazard fashion, requiring tax support from existing communities to extend streets, utilities, services, and community facilities such as schools to undeveloped land.
- Smart growth is well-planned development that utilizes tax dollars effectively and provides more diversity for the community.



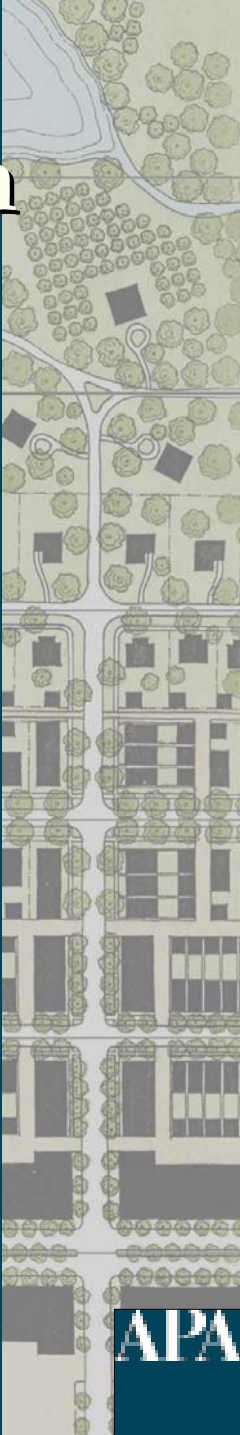
Ten Principles of Smart Growth

1. Mixed land uses
2. Compact building design
3. A range of housing opportunities and choices
4. Walkable neighborhoods
5. Distinctive, attractive communities with a strong sense of place
6. Preservation of open spaces, farmland, natural beauty, and environmental areas



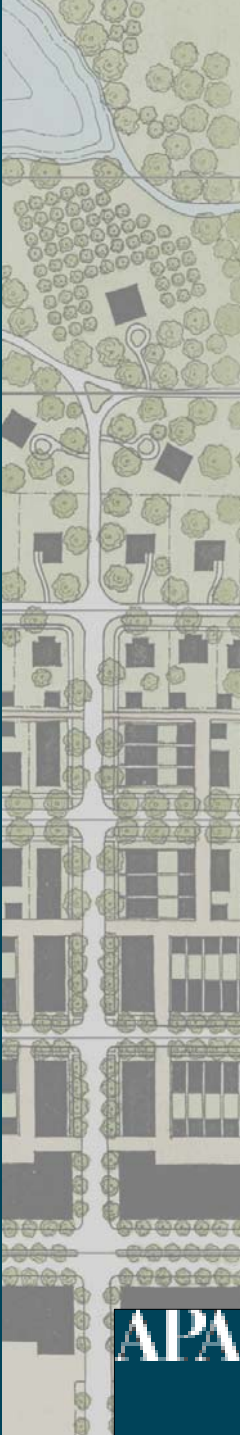
Ten Principles of Smart Growth

7. Development directed toward existing communities
8. A variety of transportation choices
9. Predictable, fair, and cost effective development
10. Community and stakeholder collaboration in development decisions



What Smart Growth “Is” And “Is Not”

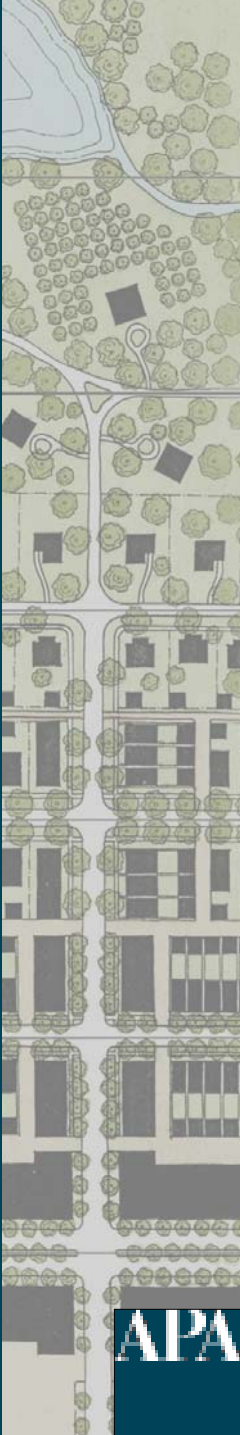
- Is more transportation choices and less traffic
- Is vibrant cities, suburbs, and towns
- Is wider variety of housing choices
- Is well-planned growth that improves quality-of-life
- Is not against cars and roads
- Is not anti-suburban development
- Is not about telling people where or how to live
- Is not against growth



Sprawl vs. Smart Growth

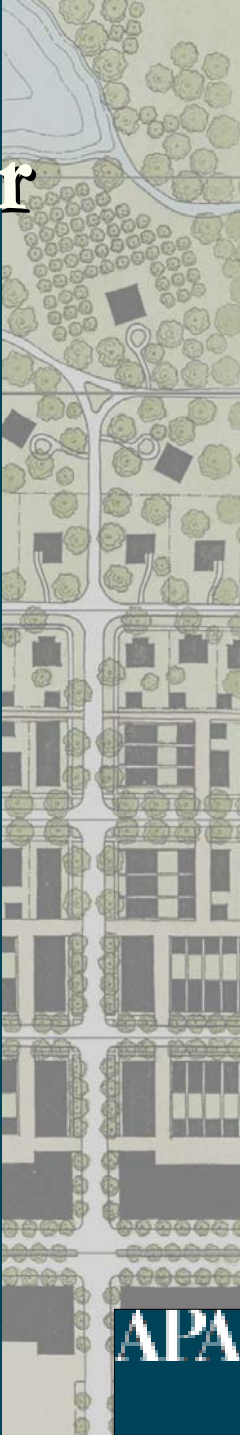


(Smart Growth America)



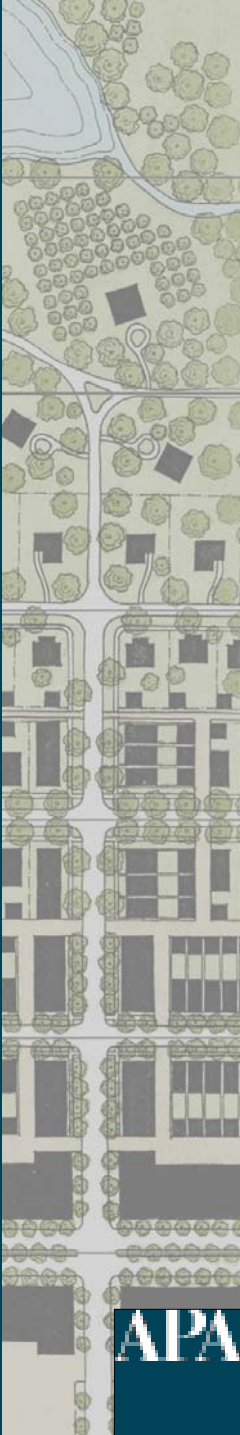
How Smart Growth Works Better

- Economy Results in lower public service and transportation costs
- Employment Enables better access to jobs and lower commute time
- Environment Causes less air and water pollution, and destroys fewer farms and open space
- Equity Encourages more affordable housing and creates better choices in transportation and housing
- Engagement Encourages participation in civic life and supports healthier and more active residents of all ages



New Urbanism

New Urbanism land use patterns
support Smart Growth



Giving Physical Shape to Community

- Across North America, and around the world, an urban design movement called New Urbanism is improving the way our cities and towns are built.



(Congress for the New Urbanism)



(Congress for the New Urbanism)

Giving Physical Shape to Community

- Conventional developments are large, single-use places hostile to pedestrians.



(Congress for the New Urbanism)



(Congress for the New Urbanism)

- New Urbanist communities are walkable, mixed-use neighborhoods.

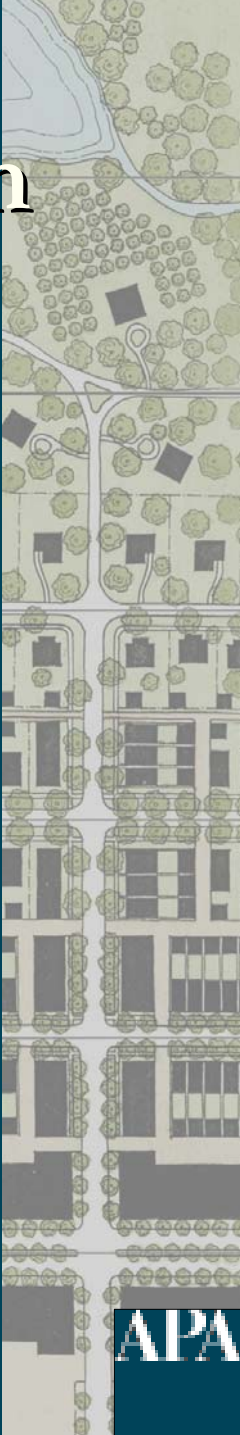
Giving Physical Shape to Community

- New Urbanism provides a range of housing choices, from single-family homes with yards to apartments over storefronts.



The Principles of New Urbanism

- The principles of New Urbanism are applicable to all scales of community:
 - The Region: Metropolis, City, and Town
 - The Neighborhood, the District, and the Corridor
 - The Block, the Street, and the Building



The Neighborhood



Conventional

- Set back far from street
- Automobile-based
- Garage in front

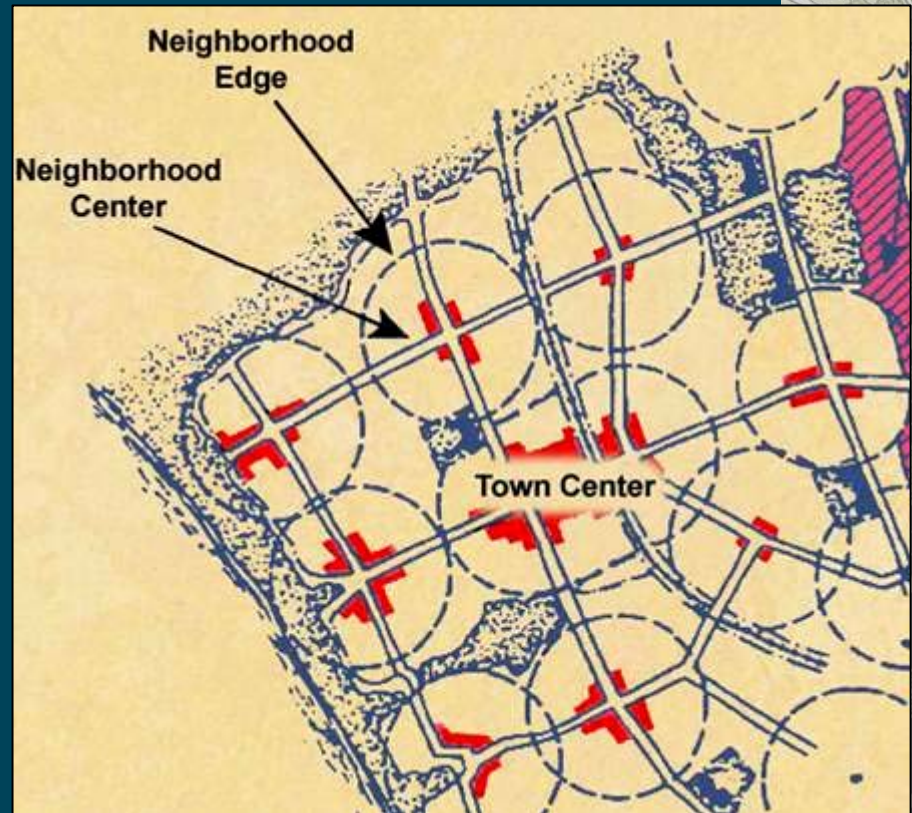


New Urbanist

- Near the street
- Pedestrian-oriented
- Front porches

The Neighborhood

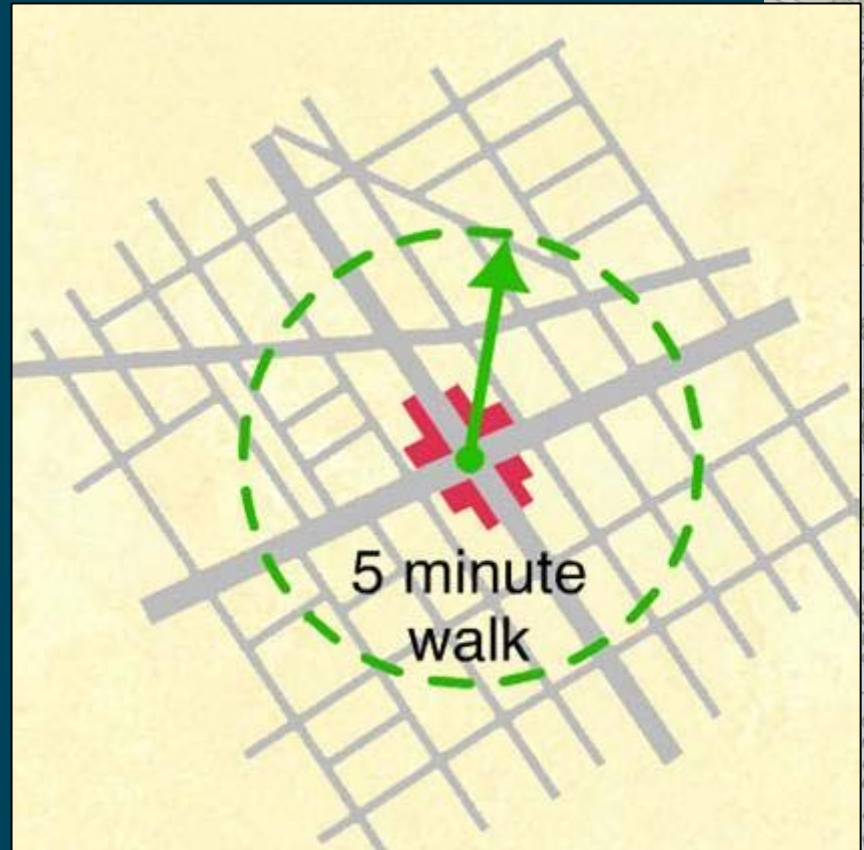
- In New Urbanism, each neighborhood has a center
 - The center should be a public space, whether a square, a green, or an important intersection.
 - This is used as a public gathering place and as a landmark identifying the neighborhood.



(Congress for the New Urbanism)

The Neighborhood

- Quarter-mile from center to edge
 - For most people, a quarter mile is a five-minute walk.
 - Stores and services, schools, houses of worship, and recreational areas should be located in this area



(Congress for the New Urbanism)

The Town Center

- Diverse, walkable villages and town centers are what distinguish New Urbanism from other modern development styles.



(Congress for the New Urbanism)



The Block, Street, and Building

- Spread out development patterns of most post-war suburbs discourage walking.



(Congress for the New Urbanism)

The Block, Street, and Building

- New Urbanist streets are comfortable and interesting places for people to walk and meet.
 - Buildings open onto sidewalks, rather than parking lots.
 - Windows and doors facing the sidewalk make streets safer, and more interesting, for everyone.



(Congress for the New Urbanism)

The Block, Street, and Building

- Conventional versus New Urbanist street patterns
 - Amount of traffic on arterial
 - Number of route choices
 - Walkability



(Congress for the New Urbanism)

Conventional Growth

- Suburbs have not been immune to decline.
 - As places, they often engender even less loyalty than older cities.
 - Today's suburbs can be as impersonal as the gray cities of the past.
 - Traffic many times proves worse.



A Suburban Alternative

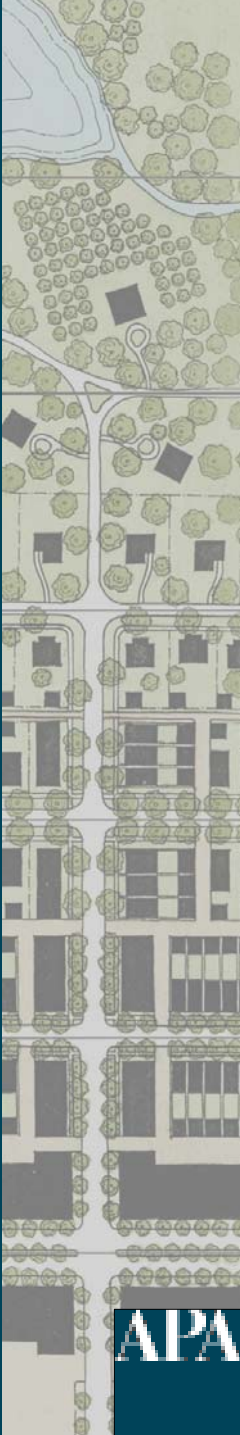
- Suburbs provide fertile ground for the New Urbanism
 - Infill projects
 - Housing redevelopment
 - Retrofitting existing commercial areas into town centers



(Congress for the New Urbanism)

New Urbanism

The Challenge



What Issues Need to Be Addressed?

- Pedestrian access
- Automobile dependence
- Mixture of buildings and uses



Pedestrian Access

- Development without pedestrian amenities does not encourage walking
 - Lack of sidewalks
 - Narrow sidewalks with no protection from vehicles
 - No connections between sidewalks



Automobile Dependence

- Even public buildings are often accessible only by driving
 - Community amenity areas
 - Schools
 - Churches



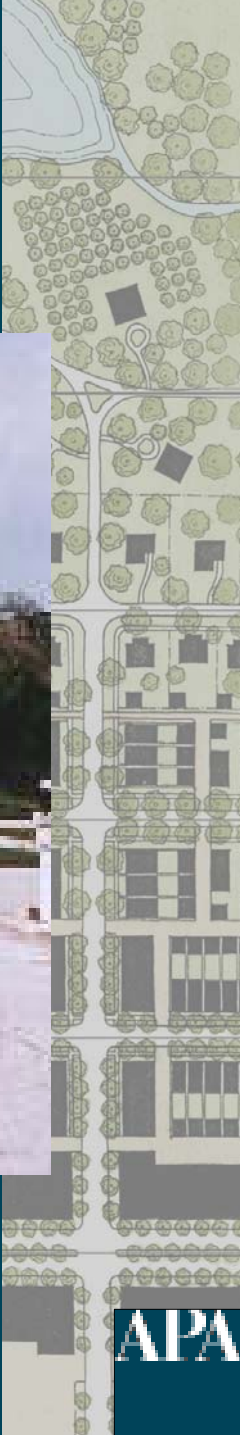
Automobile Dependence

- Garage-dominated design makes it hard for residents to keep an eye on the street



Automobile Dependence

Even the most attractive conventional suburban developments require driving to community facilities



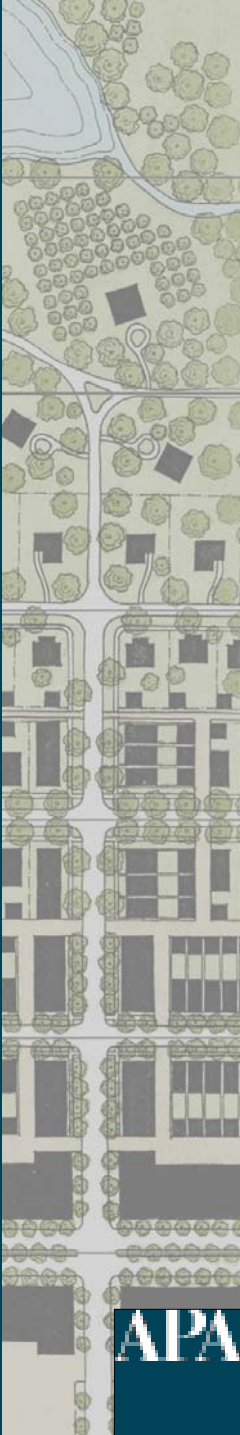
Automobile Dependence

- Overly wide streets
 - Expensive to build and maintain
 - Encourage speeding
 - Dangerous for children and pedestrians



New Urbanism

Case Studies



Early Examples

- The first New Urbanist development to be built from the ground up was Seaside, on the Florida coast.

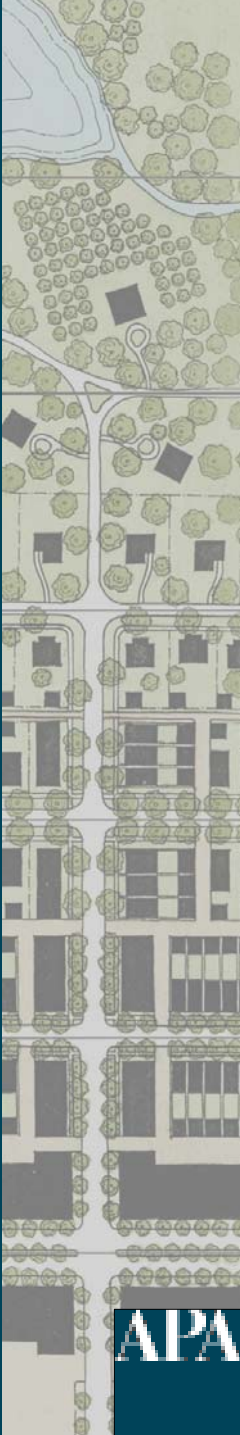
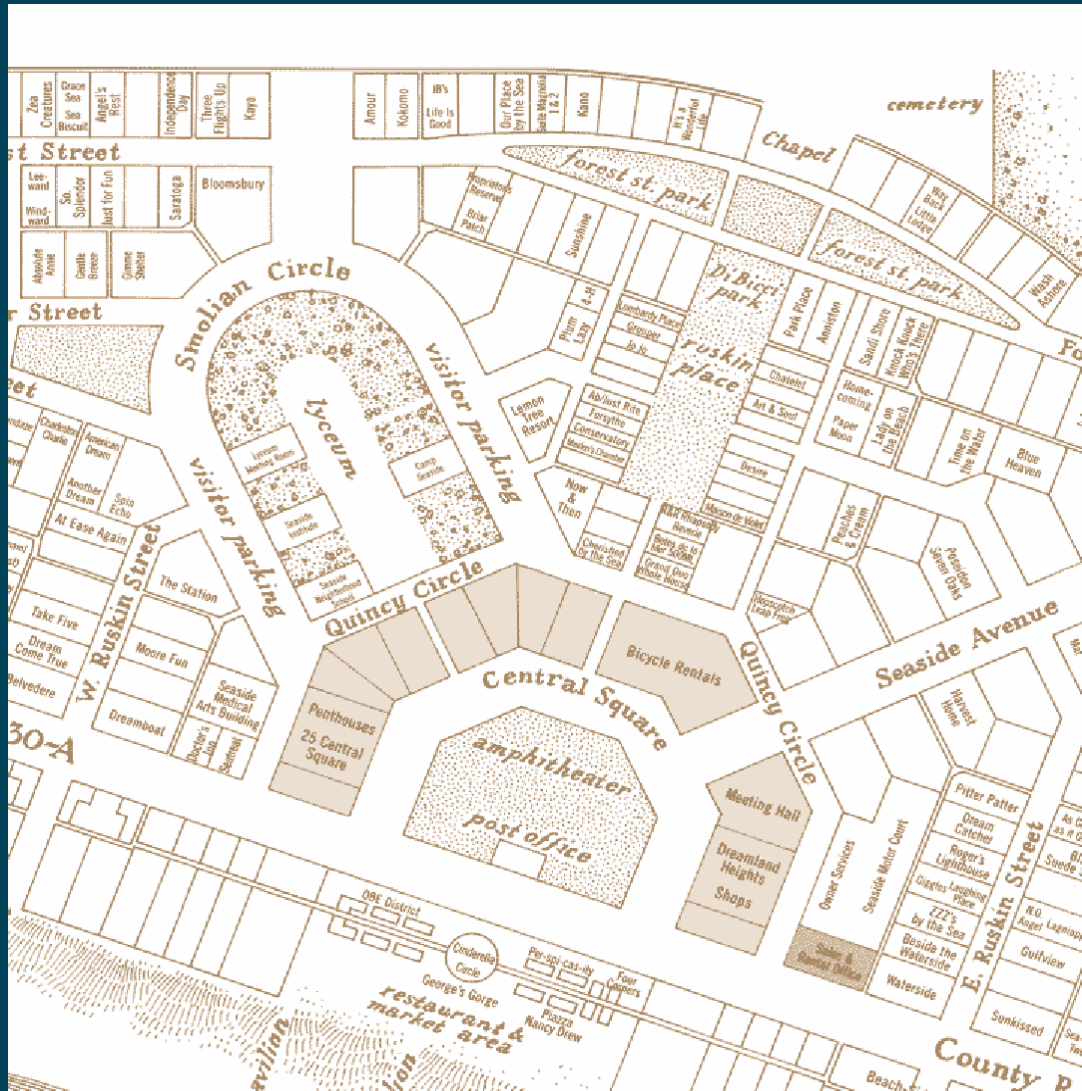


(Congress for the New Urbanism)



(Congress for the New Urbanism)

Early Examples -- Seaside



Early Efforts

- Between 1985 and 1993, several more high-profile projects were undertaken in America's fast-growing suburbs.
 - Laguna West, California
 - Kentlands, Maryland



Laguna West

(CNU)

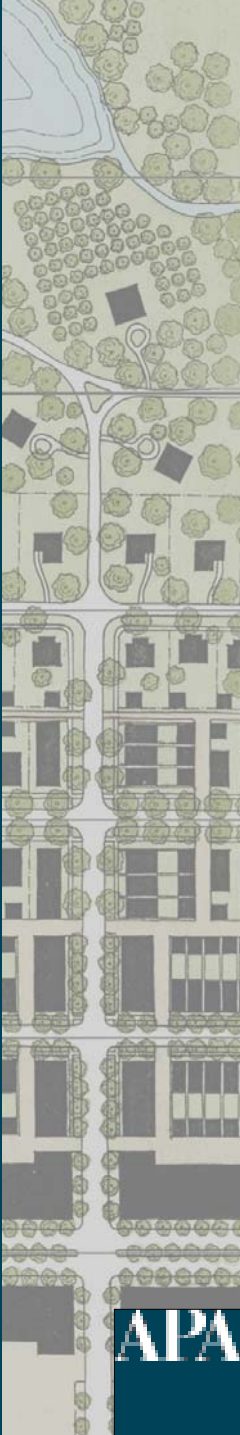


Kentlands

How Does it Really Work?

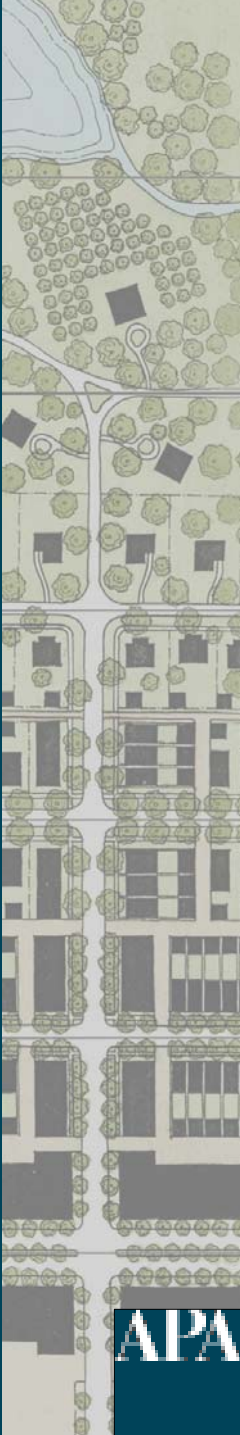
Celebration, Florida

Case Study 1.



Celebration, Florida

- One of the largest and most visible New Urbanist communities in the country
- Design embodies New Urbanist principles
- Community design has significant effect on behavior



Architectural Variety

- Single-family homes can take on a variety of architectural styles to provide an interesting community environment



Setbacks

- Reduced front and side setbacks foster interaction among pedestrians and residents



Alleyways

- Attractive, well lit alleyways become alternative pathways for many purposes



Efficient Use of Amenities

- Use of retention ponds as recreational amenity promotes community involvement



Pedestrian-Scaled Streets

- Human scale to streets sometimes using a one way design allows for narrower streets and slower traffic



Integrated Housing Types

- A creative mixture of duplexes with single-family housing provides many opportunities in the same neighborhood



Integrated Housing Types

- Apartments integrated into the community enable people to stay in the community when their lifestyle changes



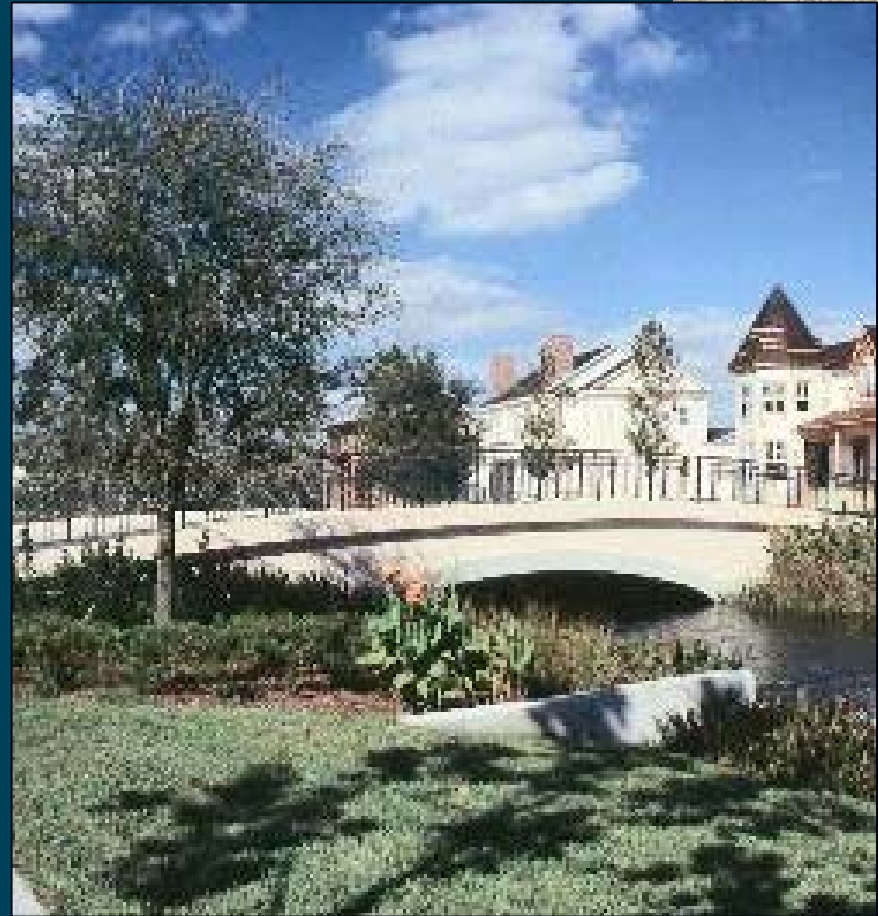
Paths and Trails

- Alternative pathways provide a variety of interesting ways of getting around



Attractive Infrastructure

- Attractive physical infrastructure not only serves its main purpose, but actually becomes an asset to the overall appearance of the community



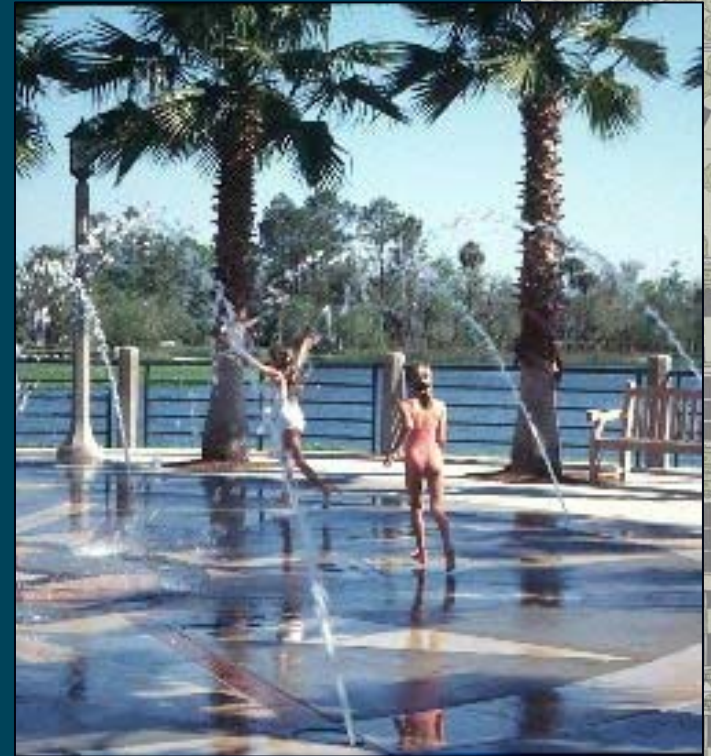
School

- The school as the center of community life can enhance community interaction



Public Recreation

- Recreation right in Town Center brings children into the community



Hidden Parking Lots

- Rear parking lots are not visible from pedestrian- oriented street front keeping an attractive streetscape for walking



Public Squares

- Pedestrian squares throughout community provide places to meet neighbors



Pedestrian Amenities

- Shaded pedestrian sidewalks enhance the quality and opportunity for walking



Parking

- Interconnection between pedestrian and hidden parking complements both functions



Pedestrian Storefronts

- Pedestrian-oriented storefronts provide an attractive streetscape



Public Interaction

- Private and public realm blending provide opportunities for community building



Focal Points

- Restaurant and residential mixed together creates a focal point in the town center for people to gather



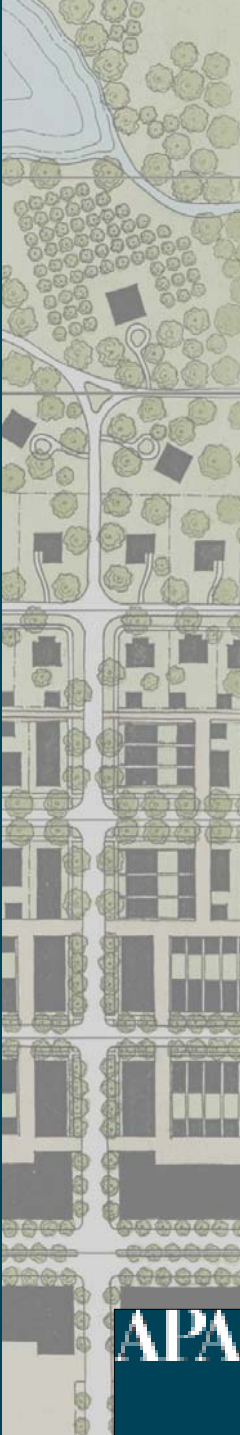
Mixed Uses

- Residential and Town Market in one building creates a complementary mixture of uses



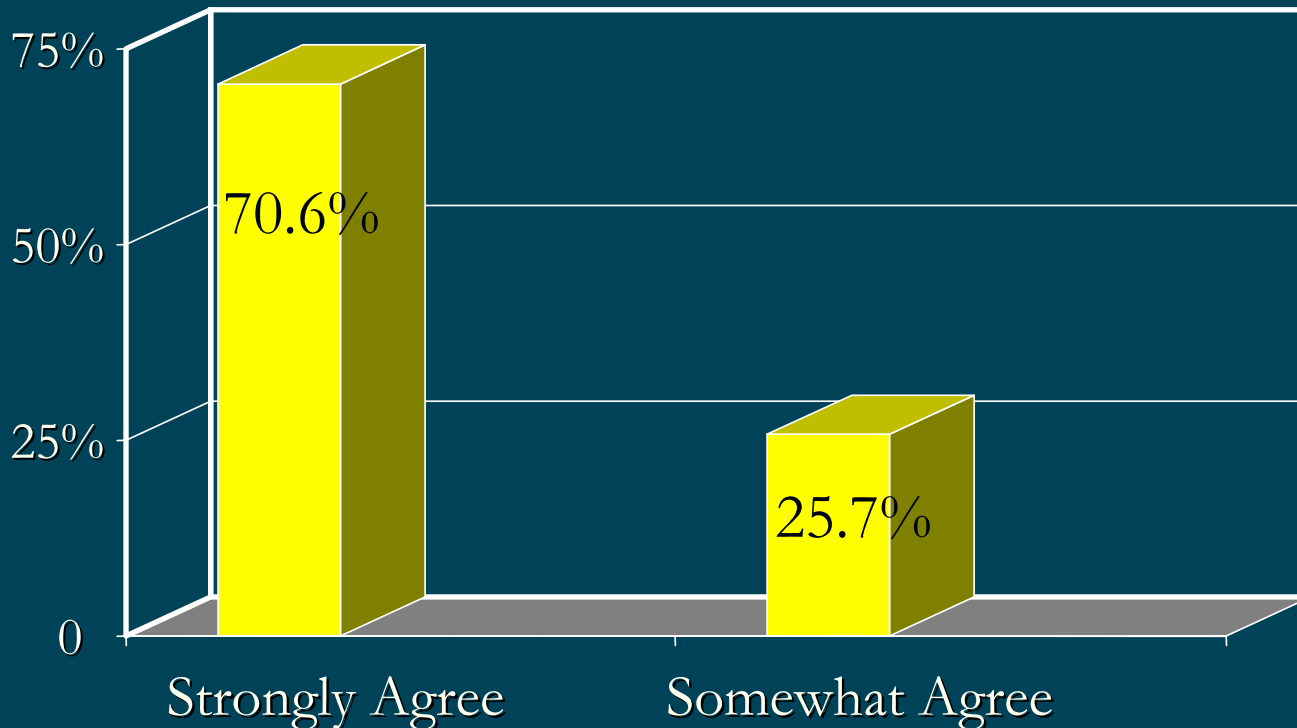
How Does it Really Work ?

- What residents said about Celebration
 - Celebration ACT Program
 - Report to the Community, Stakeholders, and Founders
 - January, 2000



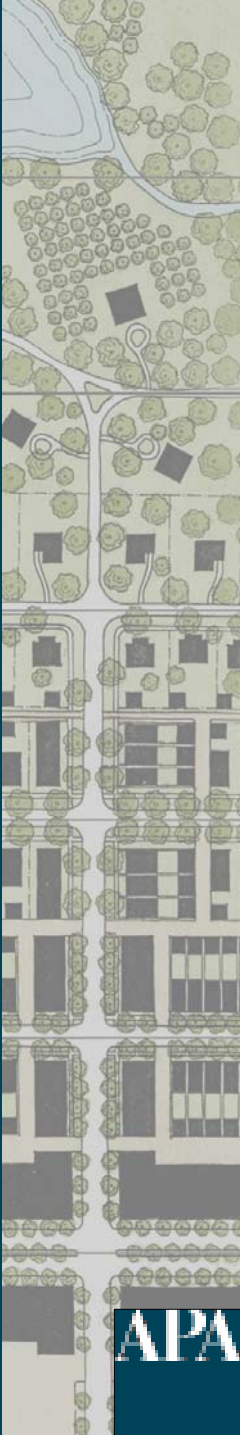
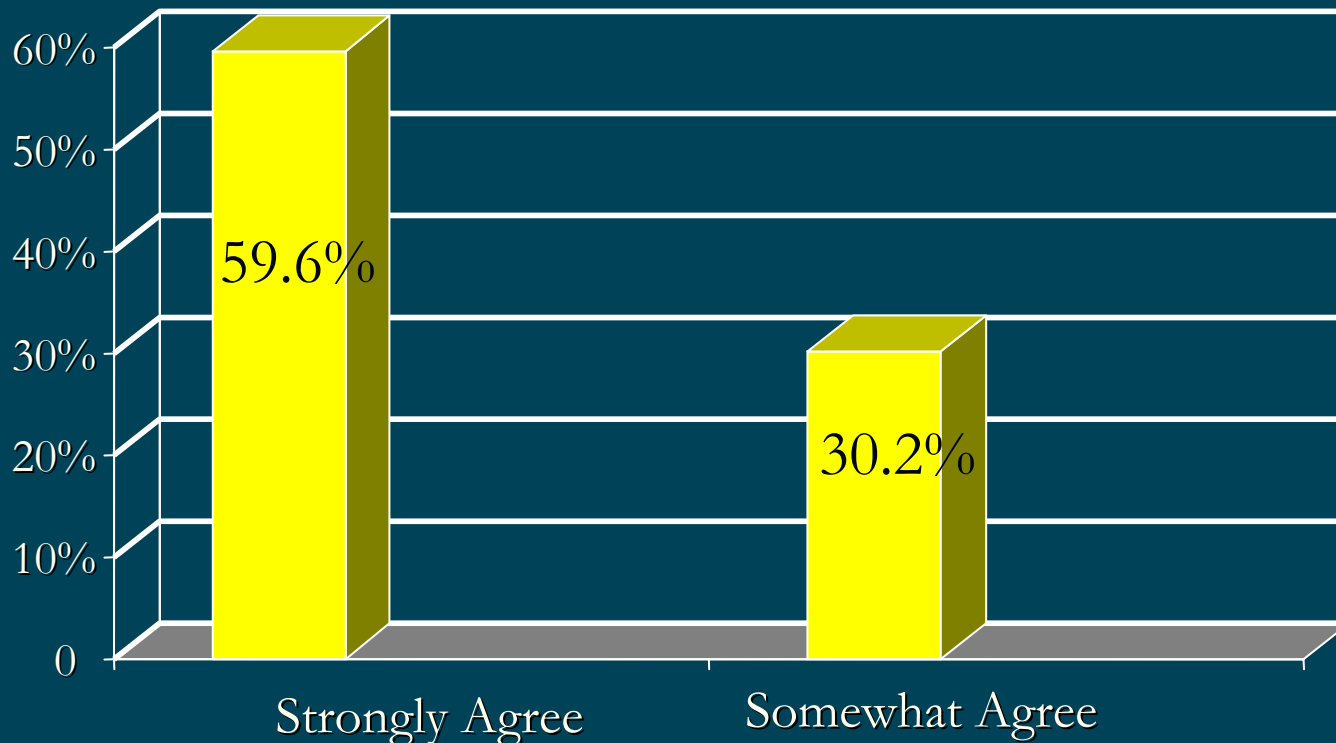
Community Survey

- How much would you say you agree or disagree that Celebration's physical characteristics promote your family's involvement in the community? (245 answers)



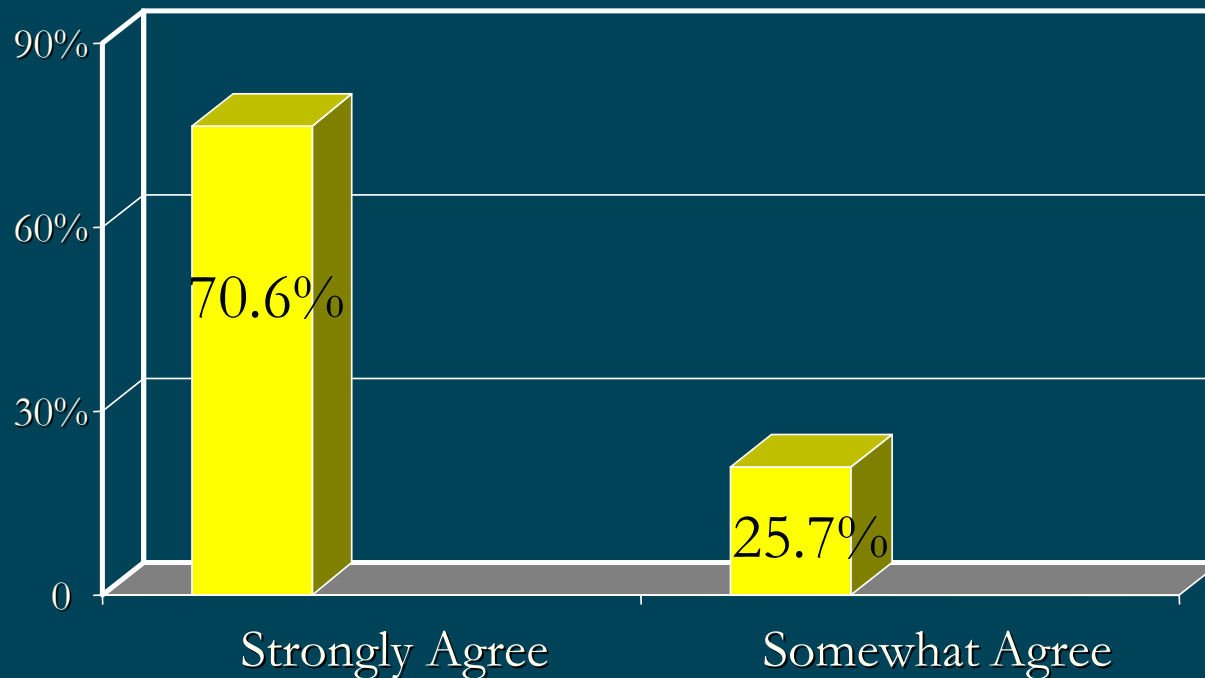
Community Survey

- How much would you say you agree or disagree that Celebration's physical characteristics contribute to and improve your quality of life? (245 answers)



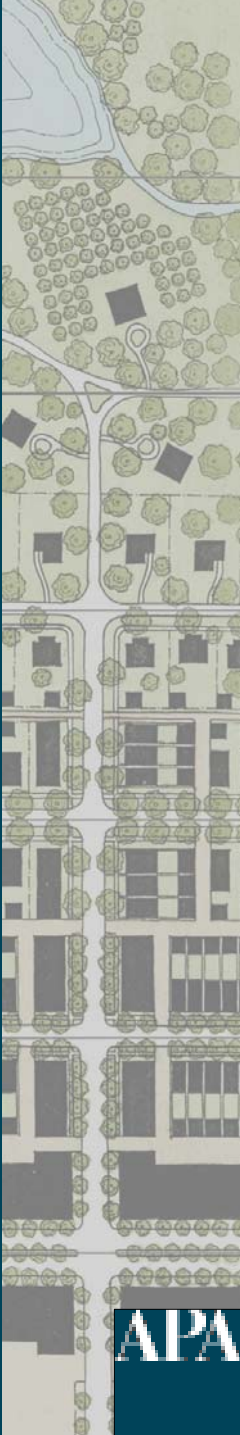
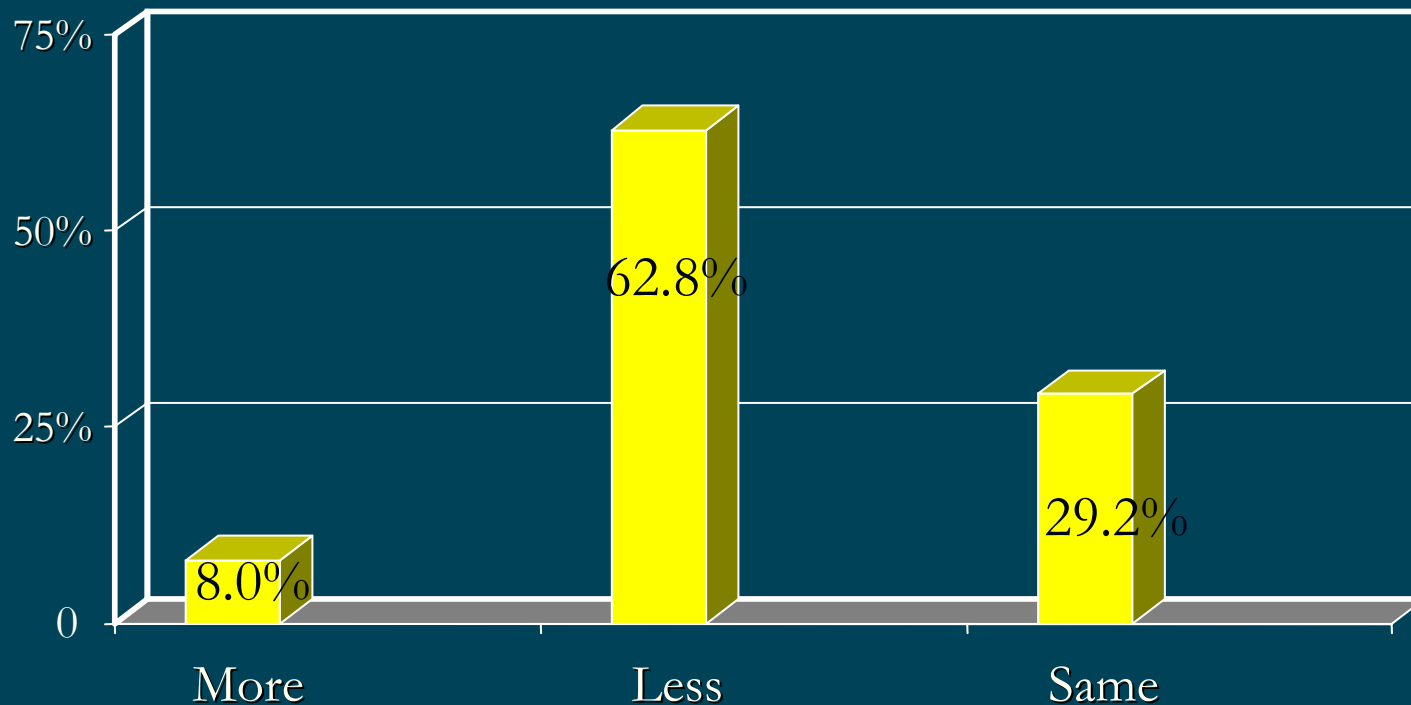
Community Survey

- There is someone in Celebration outside of my immediate family who I can count on when I have a problem. (249 answers)



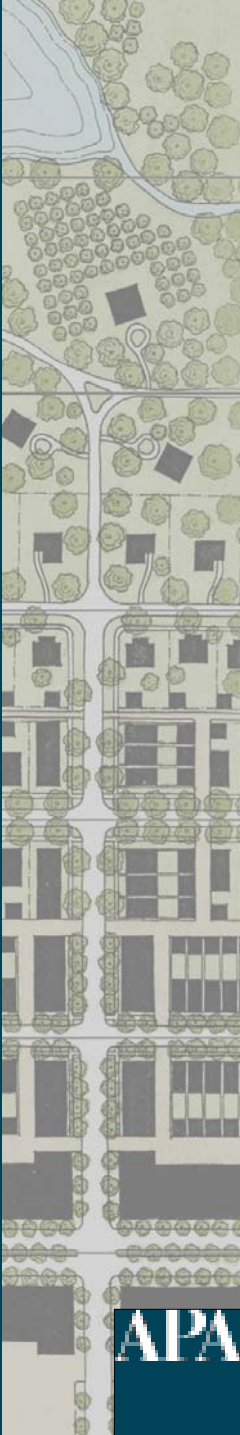
Community Survey

- Since moving to Celebration, do you use your car more, less or about the same as in your previous community? (250 answers)



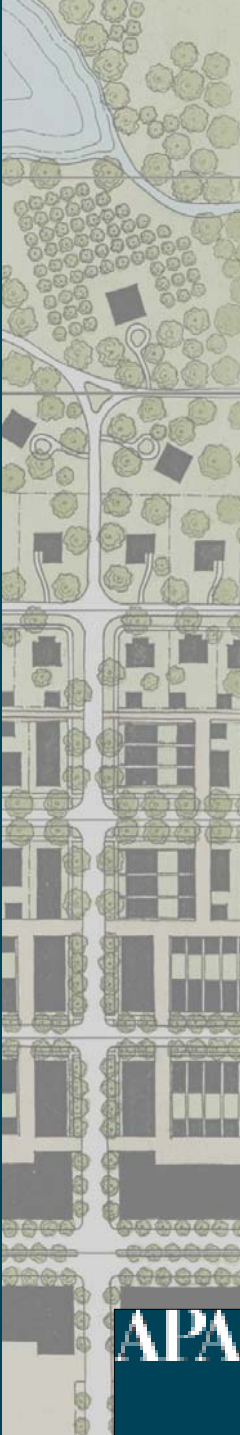
How Does it Really Work?

West Park Village, Tampa
Case Study 2.



West Park Village

- Part of Westchase Development in Tampa
- New Urbanist community part of conventional planned development
 - Built as final 200 acre section of existing conventional subdivision



Town Center

- Town Center Provides Place to Meet



Town Center

- Vertically mixed Town Center brings residents and retail close together



Integrated Housing Types

- A mix of housing types are integrated into a single neighborhood bringing about a greater mix and diversity of residents



Front Porches

- Single Family with porches encourage “eyes” on the street, making residents feel safer when walking



Architectural Compatibility

- The architectural streetscape creates a compatible environment to mix other housing types with single family



Integrated Housing Types

- Residential apartments at 30 units per acre are made compatible by design with adjacent neighborhoods



Integrated Housing Types

- Accessory apartments over the garage provide opportunities for multi-generational families



Media Coverage

- The media is beginning to notice with many articles being written about New Urbanist communities



Public Parks

- Ample parks complement private yards



Front Porches

- Homes with porches foster pedestrian activity



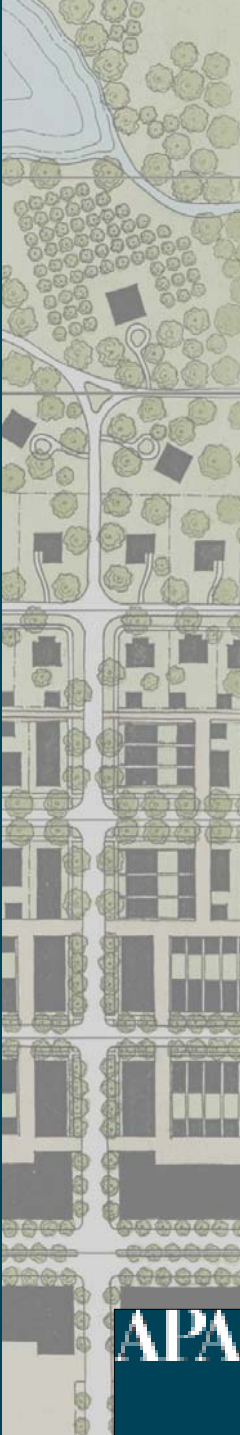
Pedestrian Activity

- Pedestrian activity builds a sense of community in the neighborhood



New Urbanism The Bigger Picture

Other Applications of the Principles of
New Urbanism



Principles

- New Urbanist principles are not only for up-scale development
 - Cost-effective
 - Economical amenities



Principles

- New Urbanist concepts such as rear parking can modify conventional suburban development



Principles

- Rear parking concepts in urban redevelopment projects can open up existing streets to pedestrians



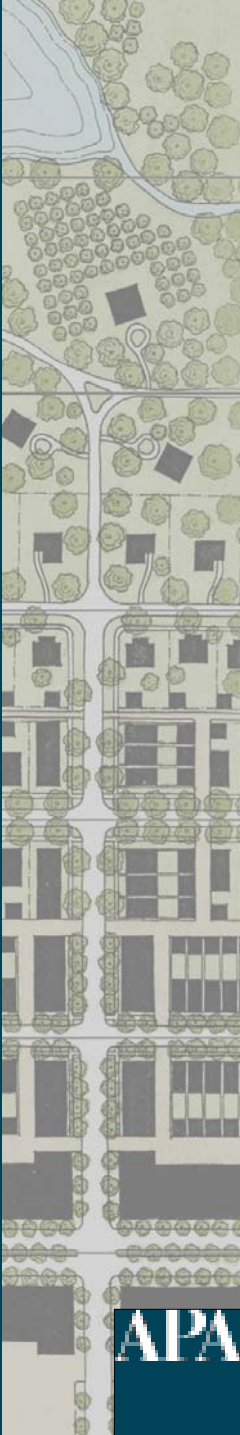
Housing

- The New Urbanist model is ideal for entry-level homes
 - Smaller size
 - Sense of community

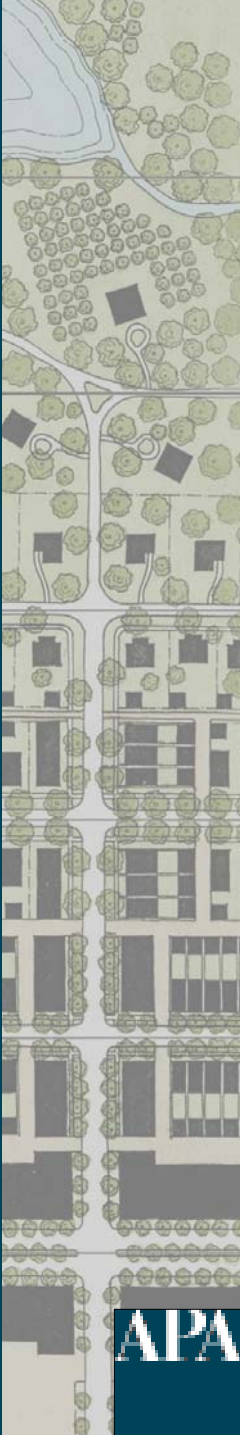


APA's Growing Smart project

- 7-year project to develop model state statutes governing planning
 - Key product: Legislative Guidebook available for free from www.planning.org
 - Contains model legislation and practical tools for redevelopment, affordable housing, and farmland preservation
 - Provides model legislation enabling local governments to enact a detailed traditional neighborhood development ordinance



Summary



New Urbanism: An Introduction

This presentation was developed by the
New Urbanism Division of the
American Planning Association

Additional information provided by:

Smart Growth America

Congress for the New Urbanism
Hillsborough County Planning Commission, Tampa

