

CNU XVI:

OPEN SOURCE CONGRESS

April 3-6, 2008 | Austin, Texas

CONGRESS
FOR THE
NEW
URBANISM

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The Jumping Off Point . . .

In this report are gems from the Open Source Congress at CNU XVI – notes from discussions related to new urbanism, ideas for new initiatives and projects, and contact information for people interested in those topics and projects. This document is a resource for all of the participants and anyone else interested in moving an issue forward. Here are just a few ideas about how you might use this report . . .

- ⊕ contact the people who signed up for your topic to start a working group to take the ideas to the next step . . .
- ⊕ use the notes as the starting point for an article . . .
- ⊕ caucus the people interested in a topic to develop a proposal for a session at next year's Congress . . .
- ⊕ speak to Heather Smith (hsmith@cnu.org) at CNU about starting a CNU initiative related to your topic . . .
- ⊕ start thinking about how to carry the conversation deeper at next year's Open Source Congress at CNU XVII in Denver!

Special Thanks

Many people helped make the Open Source Congress possible (please forgive any lapses):

All of the participants . . . Andy Malone . . . Doug Robbins . . . Edward Erfurt . . . Eliza Harris . . . Everyone who convened a session . . . Galina Tahchieva . . . Heather Smith . . . Ian Rasmussen . . . Jennifer Hurley . . . Jim Kumon . . . John Ford . . . Kyle Daniels . . . Matt Lambert . . . Meg Merritt . . . Mike Lydon . . . Monica Carney . . . Peter French . . . Rachel Merson . . . Russell Preston . . . Sandrine Milanello . . . TBG . . . Tom Low and the DPZ Charlotte office

**why are new urbanists
always talking about ...**

**open
space?**

the congress encourages your input through
‘open space technology’
which allows participants to
meet people with **common interests** and
creatively discuss burning issues

what?

An engaging way to tackle issues and challenges and propose new initiatives

- Come up with a discussion topic
- Write it down and announce it
- Put it on the topic wall
- Select a pre-determined time and place
- Join the ‘village marketplace’ and see what other topics you are interested in
- Join the discussions
- Build on ideas throughout the week

when?

There will be multiple opportunities to participate throughout CNU XVII:

- Next Generation of the New Urbanists
Wednesday, April 2
2:00 pm - 5:00 pm
Room 4
- New Initiatives Forum
Thursday, April 3
2:00 pm - 5:00 pm
Room 3
- Concurrent Open Source Congress
Friday, April 4
12:45 pm - 5:15 pm
Level Three Atrium
- Open Source Working Sessions
Saturday, April 5
9:45 am - 12:30 pm
Room 3

**come for part or all of any session
open space is open to all, all the time**

Open Source Congress at CNU XVI

SESSIONS HELD

WED NextGen Sessions:

- **Bringing NU to the Mountain West / Framing Open Space in a Property Rights Oriented Town**
- **Crowd-Sourcing**
- **De we lead changes in behavior or pander to it? (pedestrian, less consumption)**
- **How Does NU Address Transportation via Bike? Streetcar Neighborhoods, Bicycling the Transect, City Shape in a \$500 bbl Fuel Cost World, Alternative Transit to Cars, Street Standards & Vehicle Access Controls in NU**
- **How to Combine Clients' Requirements with NU in Terms of Std. Footprints for SFMF etc.**
- **Humans & Wildlife: Is Real Integration Possible? (just because the ground plain is green doesn't mean it is "natural")**
- **Informing Students More about the New Urbanism**
- **Integration of Food Production – Organic Farms/Edible Landscapes/Permaculture**
- **Light Imprint New Urbanism / Drainage / Wildlife Corridors in NU**
- **Redevelopment of Suburbia**
- **Redevelopment of Under-Served Urban Areas / Economic Development in NU Context**
- **Renewable Energy Systems Being Utilized from Plans to Net Meter Public Acceptance / Green Buildings that Are Engineering Green Only and not Architecturally/Climactic Design Green**
- **Success in Commercial Development in NU – Retail & Office, Residential Over Retail**

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SESSIONS HELD

TH CNU Initiative Sessions:

- 'Zagat' Rating Guide for New Urbanism – Bill Dennis
- Bicycling the Transect: Creating a Bicycle Module for the SmartCode - Mike
- Light Imprint New Urbanism – Patrick Kelly
- Markets-Based Solutions for the “Automobile Dilemma” – Keith Rand
- Municipalities and the New Urbanism – Guilherme Auriemo
- Organic Urban Design Toolkit – Russ Preston
- Sketchup for New Urbanism – Bill Dennis
- Sociology and the New Urbanism – Dan Cotter
- Suburban Retrofit Toolkit – Galina
- Urban Agriculture – David
- What Makes Austin Weird? – Andy Malone

FRI Concurrent Sessions:

- Affordable Housing Across the Transect – Jennifer Hurley
- Climate Change Adaptation Strategy – Prince's Foundation for the Built Environment/Space Syntax
- Heavy Impact NU – NextGen
- Light Imprint New Urbanism – DPZ Charlotte
- New Media Tools for Planning & Public Involvement – Jennifer Hurley
- Organic Urban Design Toolkit – Russ Preston
- Research Projects – Michael Mehaffey
- Suburban Retrofit Toolkit – Galina
- Which Elements of the Charter Are We Addressing Well, and How Do We Proceed in Addressing the Rest?

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SESSIONS HELD

SAT Open Space Initiative Working Sessions:

- Climate Change Adaptation Strategy – Prince's Foundation for the Built Environment/Space Syntax
- CNU Climate Change Initiatives – Jim Kumon
- Generative Codes – Matt Schelly
- Student Outreach Via Posters Sent to Universities (and Advocacy in General) – Kyle Daniels
- What Makes Austin Weird (part 2) – Andy Malone

Open Source Congress at CNU XVI

Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: Light Imprint NU

Convenor Name: Tom Low & Monica Carney

Convenor Email: monica@dpz.com

Key Discussion Points:

*Great response on book and the need for this information in CNU

Education:

Discussion: How can Light Imprint engage educational wings of professions to distribute information.

- If the professors are teaching Light Imprint, then the students will slowly follow and therefore the professions will be changed.

- These organizations exist in Landscape Architecture, Architecture, Planning, and Civil Engineering

Discussion: how you can teach and retool the professionals who learned and practiced one thing, but now need to change. Several ways to go about this:

- Conferences: Participating at conferences such as CNU, Smart Growth, etc.

- Special seminars: Having longer sessions that involve more teaching and calibrating

- Through website and book: Selling the book, receiving peer review and editing website and book

- Word of mouth: Letting the news of Light Imprint drift through CNU members and others in the profession. This works hand in hand with conferences.

- GIS: Using Spatial Analyst to create a map that could combine the soil types data, slope data and create a list of tools that municipalities could use (this would be especially helpful in the engineering profession)

Implementation:

- Discussion: How do various climates, areas of the country, have different applications to Light Imprint?

- Texas: Very dry climate, with a few large rain events a year.

- Desert Conditions: No rain.

- California: Different needs and different regulations.

- Northwest, South, Northeast, also considerations

Discussion: How do various soils affect Light Imprint?

- Calibrating the tools based on Sand, Clay, Rock, Karst, Limestone

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Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: Light Imprint NU

Convenor Name: Tom Low & Monica Carney

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- A variety of tools cost varies and implementation varies based on soil conditions

Discussion: What studies exist that can be applicable to LI and further verify its legitimacy?

- Casey Tree Standards: recent study proving that tree standards can create filtration and more filtration to the aquifer.

- Historic examples: Drainage used between San Antonio and Austin for farming.

Discussion: Tools to add to Light Imprint:

- Acequia: a community operated waterway used to control flooding and also control water for irrigation of fields

- Gabion: A cage used to control erosion, usually holding stones in place on steep slope

- Inverted Crown Street: Used to channel water off streets, in center of right of way

Future Research:

- How wastewater can be used and calibrated
- Energy Calibration, etc.
- How the Light Imprint can be used with the SmartCode as a Module
- Reading through comment suggestions and recompiling Light Imprint Book
- Calibrating Slope, Soil, Climate

Monica Carney | CNU

Designer

DPZ | Architects and Town Planners

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CHANNEL

Sub: Gates

Types: 11, 14, 15, 16
 Applications: Low
 Cost: Low

A. Description

Channel gates are used to regulate flow in channels. They can be fixed or adjustable, and are used to control the flow of water in channels. They are used to regulate the flow of water in channels, and are used to control the flow of water in channels.

B. Use

Channel gates are used to regulate flow in channels. They can be fixed or adjustable, and are used to control the flow of water in channels. They are used to regulate the flow of water in channels, and are used to control the flow of water in channels.

C. Maintenance

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D. Cost

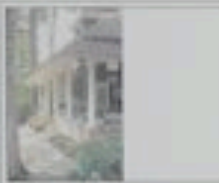
Channel gates are used to regulate flow in channels. They can be fixed or adjustable, and are used to control the flow of water in channels. They are used to regulate the flow of water in channels, and are used to control the flow of water in channels.

E. Resources

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11 Channel Gate, 1980



12 Channel Gate, 1980



13 Channel Gate, 1980



14 Channel Gate, 1980



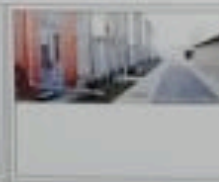
15 Channel Gate, 1980



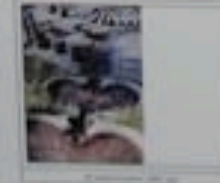
16 Channel Gate, 1980



17 Channel Gate, 1980



18 Channel Gate, 1980



19 Channel Gate, 1980

CHANNEL

Sub: Sluice Gates

Types: 11, 14, 15, 16
 Applications: Low
 Cost: Low

A. Description

Sluice gates are used to regulate flow in channels. They can be fixed or adjustable, and are used to control the flow of water in channels. They are used to regulate the flow of water in channels, and are used to control the flow of water in channels.

B. Use

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C. Maintenance

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D. Cost

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E. Resources

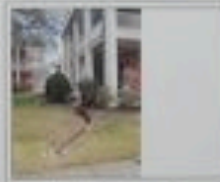
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20 Sluice Gate, 1980



21 Sluice Gate, 1980



22 Sluice Gate, 1980



23 Sluice Gate, 1980



24 Sluice Gate, 1980

CHANNEL

CHANNEL

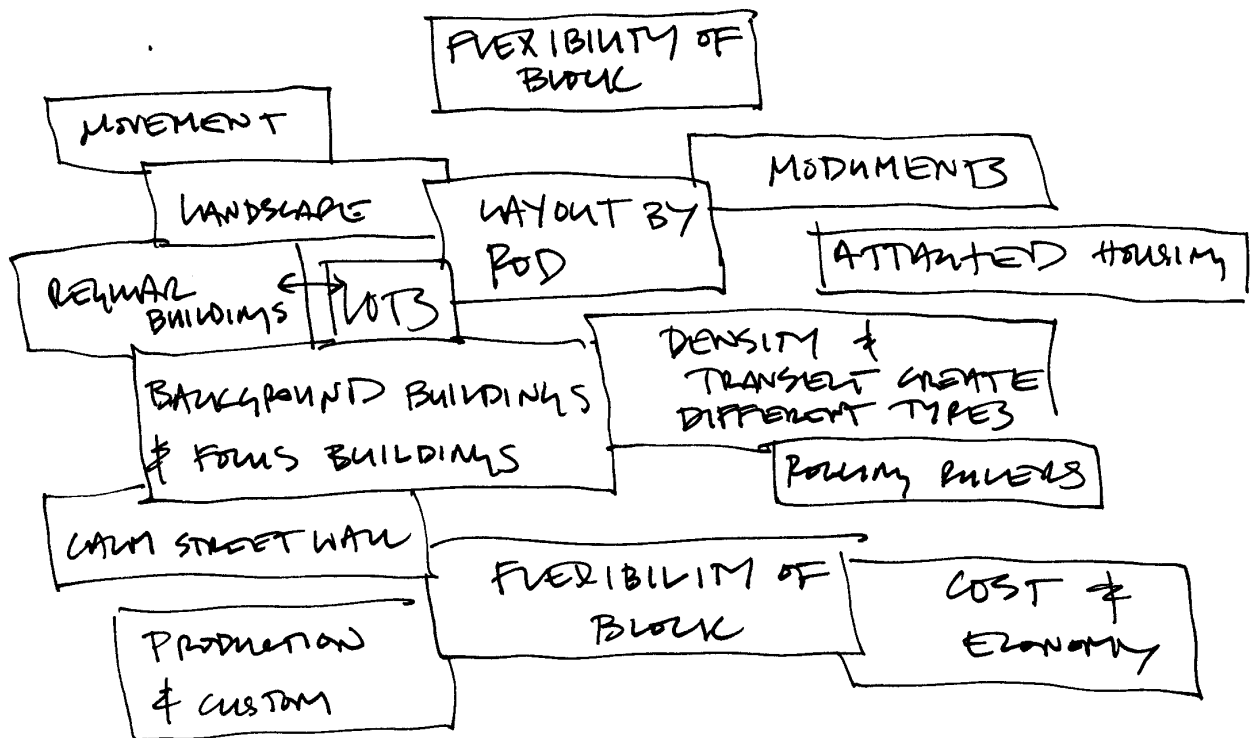
Open Source Congress at CNU XVI
Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: ORGANIC URBAN DESIGN TOOLKIT

Convenor Name: RUSSEN PRESTON

Convenor Phone Number: 786-282-9669 Convenor Email: RUSSENPRESTON@EMAIL.COM

Key Discussion Points:



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Project Proposal - PLEASE PRINT CLEARLY

Topic Name: ORGANIC URBAN DESIGN TOOL KIT

Convenor Name: RUSSELL PRESTON

Convenor Phone Number: 401 421 ⁻⁰²⁵⁴ ~~XXXX~~ Convenor Email: RUSSELLPRESTON@MAC.COM

Goals for Project (Problem to Address):

- EXPAND THE UNDERSTANDING OF ORGANIC URBAN DESIGN PRINCIPLES & TECHNIQUES.
- CREATE A RESOURCE FOR DESIGNERS, PLANNERS, LANDSCAPE, ENGINEERS & DEVELOPERS.

Outcome/Result/Products:

- WEBSITE
 - TOOLKIT : BOOK / HANDBOOK
 - WORKSHOP
 - EDUCATION TOOLKIT (STUDIO/HANDS ON LEARNING)
- DOCUMENTARY
VIDEOS OF "HOW I DESIGN A NEIGHBOURHOOD"
FOR WEB / YOUTUBE.

Methodology/Objectives (Specific Tasks to Accomplish):

- ORGANISE WORKSHOP & ADVISORY BOARD
 - INTERVIEW & VIDEO TAPE BEST CNU DESIGNERS ON ORGANIC DESIGN & RECORD AS THEY DESIGN (& NARRATE WHAT THEY ARE DOING) AS AN EDUCATION TOOL.
 - COLLECT PROJECTS (CONTEMPORARY & HISTORIC) FOR CASE STUDIES, DIAGRAM PRINCIPLES & GUIDELINES.
 - WRITE NARRATIVE
 - WRITE CURRICULUM FOR EDUCATION
 - WORKSHOP FOR DESIGN STUDIOS @ CNU CONGRESS -
- Page 1 of 2

DESIGN ILLUSTRATIONS FOR BOOK / WEB -

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Project Proposal - PLEASE PRINT CLEARLY

Topic Name: ORGANIC URBAN DESIGN TOOLKIT

Convenor Name: RUSSELL PRESTON

Convenor Phone Number: 4014218254 Convenor Email: RUSSELLPRESTON@MAIL.COM

Measures of Success (how will we know whether or not the project succeeded?)

- PRODUCTION & CREATION / PRINTING OF HANDBOOK.
- HOLDING WORKSHOP
- HOLDING HANDS ON EDUCATIONAL STUDIO (CNU)
- VIDEOS OF "BEST NEIGHBORHOOD DESIGNERS" ON WEB.
(5 TO 10 PEOPLE)

Resources Needed:

- RESEARCH ASSISTANCE
- WEBSITE DEVELOPMENT
- LOGISTICAL SUPPORT FOR SETTING UP INTERVIEWS
- WORKSHOP(S) PRODUCTION SUPPORT
- FUNDS.

Potential Partners:

- AIA
- ALA (LANDSCAPE)
- PUBLIC ART ORGANIZATIONS (CIVIL ART)
- PIENZA INSTITUTE
- UNIVERSITIES
- ORGANIC FARMING GROUPS.
- CNU.

Timeframe:

- BOOK - 2 YEARS
- WORKSHOP / SUMMIT - 6 MONTHS
- WEBSITE - ASAP
- INTERVIEWS - 1 YEAR.
- EDUCATIONAL SESSION - 1 YEAR

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Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: SOCIOLOGY AND ITS NEW ORIENTATIONS

Convenor Name: DAN COTTER

Convenor Phone Number: 941-713-1845 **Convenor Email:** daniel.cotter@yahoo.com

Key Discussion Points:

HOW IS SOCIOLOGY NEEDED? PRODUCTS FOR CHARITIES - SEMINAR
TO ECONOMY & ENVIRONMENTAL IMPACT STUDIES?

FORMULAS - SPACES & RELATION TO BEHAVIOR

PROCESSES - LEVERAGING SOCIAL DYNAMICS

REACTIVE APPROACH - SOLVING PROBLEMS AS THEY ARISE

BLACK WHITE'S SKY DEVELOPMENT - PROJECT INTRO & BRAINSTORM

BIKE RENTAL, BIKE SHARING PROGRAM

AGRICULTURE RELATED EMPLOYMENT

UPCOMING ARCHITECTURE + TECHNOLOGY CHALLENGE

Open Source Congress at CNU XVI
Sign-Up Sheet - PLEASE PRINT CLEARLY

Session: NextGen (Wed) New Initiatives (Th)
 Concurrent Session (Fri) Working Sessions (Sat)

Topic Name: Suburban Retrofit Toolkit

Name of Convenor: GALINA TACHIEVA

Participants & Others Interested:

Name	Email	Phone
Dana Serovy	dserovy@gmail.com	512-786-5013
James Hill	jhill@cnic-design.com	713-520-6606
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Open Source Congress at CNU XVI
Sign-Up Sheet - PLEASE PRINT CLEARLY

Session: NextGen (Wed) New Initiatives (Th)
 Concurrent Session (Fri) Working Sessions (Sat)

Topic Name: Suburban Retrofit

Name of Convenor: Rachel Merson

Participants & Others Interested:

Name	Email	Phone
Jim Kumon	urbanism@jkumon.com	626 201 3603
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ROGER EASTMAN	REDSTMAN@CI.FLAGSTAFF.AZ.US	928 779 7631

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Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: Suburban Retrofit Toolkit

Convenor Name: Galina Tacheva

Convenor Phone Number: ~~305.644.1023~~ Convenor Email: Galina@dpz.com

Key Discussion Points:

- ① Changing old shopping center to NU center.
- ② changing suburban neighb → NU community
- ③ shopping centers that are still making money but are not environmental. How do we incentivize N.U. redevelopment.
- ④ What are the conditions for retrofit.
- ⑤ phasing?
- ⑥ existing infrastructure in decay in suburbia
- ⑦ Diversity of housing for seniors
- ⑧ Displacement of poor, blacks, hispanics?
- ⑨ alleyflat - in Austin
- ⑩ Bigbox retrofit strategy
- ⑪ Why Retrofit suburbia
↳ Historic Neigh?
- ⑫ testimonials of NU dev't and areas that have been retrofited
- ⑬ Intensity of use to guide where to retrofit
- ⑭ suburban infrastructure

Open Source Congress at CNU XVI
 Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: Suburban Retrofit

Convenor Name: Rachel Merson

Convenor Phone Number: 305-644-1023 Convenor Email: Rachel@dpz.com

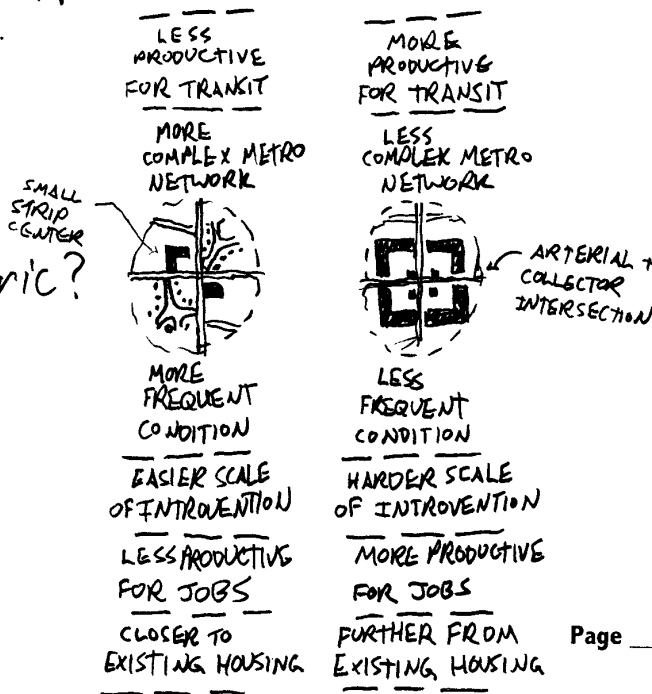
Key Discussion Points:

- Retrofit of suburbia over county lines?
- FOCUS of where retrofit happens - amount of traffic, intersections
- Regional planning to focus suburban retrofit. (sector planning)
- commuter rail system coordination
- How do you get different municipalities to cooperate?
- What is the unit or scale of the sector planning that should take place.
- connectivity with rail or collectors
- malls → farms.
- sprawl → rural areas, not only urbanizing it.
- elective or reactive approach
- check list

mobility
adjacencies

- what is the scale metric?

- Lot
- Block
- mile
- neigh
- corridor
- sector



Why - traffic congestion

- fear of suburban ghost towns

- Energy use

- Kids + schools (health)

- seniors

- why now

Open Source Congress at CNU XVI
Project Proposal - PLEASE PRINT CLEARLY

Topic Name: RETROFITTING THE SUBURBS : TOOL KIT

Convenor Name: RACHEL MERSON (RUSSELL PRESTON)

DPZ: 305.644.1023 CORNISH: 401.421.0254
Convenor Phone Number: _____ Convenor Email: RACHEL@DPZ.COM
RUSSELLPRESTON@MAC.COM

Goals for Project (Problem to Address):

- PRODUCE A TOOL KIT OF TECHNIQUES, DESIGN SOLUTIONS & CASE STUDIES FOR THE GRAND PROBLEM OF RETROFITTING THE SUBURBS

Outcome/Result/Products:

- WEBSITE
- BOOK / HANDBOOK

Methodology/Objectives (Specific Tasks to Accomplish):

- HOLD A WORKSHOP ON THE TOPIC TO PRODUCE PAPERS (ETC.) ON THE TOPIC
- COLLECT EXAMPLE PROJECTS FROM FIRMS (ETC.) FOR BOOK / WEB.
- COLLECT AND/OR PRODUCE DIAGRAMS TO ILLUSTRATE TOOLS.
- WRITE NARRATIVE (WHY, WHERE, ETC.)
- OUTREACH TO LOCAL LEADERSHIP GROUPS & ORGANIZATIONS REQ. THE TOOLKIT.

Open Source Congress at CNU XVI
Project Proposal - PLEASE PRINT CLEARLY

Topic Name: RETROFITTING THE SUBURBS: TOOLKIT

Convenor Name: RACHEL MERRISON (& RUSSELL PRESTON)

DPZ: 305.644.1023 ColmsH: 401.421.0254
Convenor Phone Number: _____ Convenor Email: RACHEL@DPZ.COM

RUSSELL.PRESTON@MAL.COM

Measures of Success (how will we know whether or not the project succeeded?)

- LOCAL LEADERSHIP USES/BUYS TOOLKIT
- EDUCATES DEVELOPMENT COMMUNITY TO THINK MORE CREATIVELY
- BETTER LINKS THE SOLUTIONS OF URBANISM TO ENERGY CONSERVATION & CLIMATE CHANGE.

Resources Needed:

- RESEARCH ASSISTANT
- LOGISTICAL SUPPORT FOR PRODUCING THE WORKSHOP/SUMMIT
- HELP WITH PUBLISHING.
- ASSISTANCE WITH SETTING UP WEB SITE WITH COLLABORATIVE TECHNOLOGIES.

Potential Partners:

- REAL ESTATE AGENTS ASSOCIATION.
- CONSERVATION COMMISSIONS / NRDC
- LAND TRUSTS.

Timeframe:

- 1 TO 2 YEARS FOR BOOK
- 6 MONTHS FOR WEB & SUMMIT (WORKSHOP)

Name of Proposed Project: Suburban Retrofit and Infill – Lexicon of NU Advanced Techniques

Goals for project: The main goal of this project is to assemble and publish a physical or virtual Lexicon of Advanced New Urbanist Suburban Retrofit and Infill Techniques. This Lexicon will become a complementary volume to the existing Lexicon of the New Urbanism, or can exist as an independent guidebook.

Today we are faced with an overwhelming quantity of suburbia. We need to transform this quantity into pockets of quality. Sprawl will not mature independently into vibrant, sustainable communities; sprawl is inflexible. It may simply evolve into different patterns, though not necessarily benevolent walkable urbanism. Therefore, transformation needs to be guided through a conscious act of will. Without an aggressive intervention, suburbia may become, as James Kunstler predicts, a devalued agglomeration of enclaves and slums. Given the sheer amount of resources used to propagate and abandon suburban development, the prevention of such consequences benefits society not only socially and economically, but also environmentally.

The New Urbanists have a responsibility to provide alternatives to the tragic perception that sprawl is irreversible. Not as optimistic as suburban polycentrists, nor as pessimistic as the survivalists, the New Urbanists are pragmatic. Sprawl may never be as well-balanced and as urbane as traditional American towns and cities, but it must be retrofitted and transformed into sustainable and livable centers.

In recent years, many New Urbanists have been working on a range of design, implementation and finance techniques to enable suburban retrofit and infill. At the regional level, they have master-planned suburbanized counties and municipalities, rationalizing a new system of urban growth patterns and connecting multi-modal transportation networks.

At the community scale, New Urbanists have introduced neighborhood structure and dense, mixed-use land utilization, repairing worn suburban fabric. This will not necessarily transform suburbia into urban density, but it will introduce urban foci in order to serve the surrounding ring, and balance the often dysfunctional nature of suburbia.

Lastly, New Urbanists have introduced new transitional typologies at the scale of the block, street, and building, and existing structures (such as malls, shopping centers, suburban houses, townhouse and apartment enclaves, and office parks) have been retrofitted or reused, ultimately included within a coherent neighborhood fabric.

This direct, empirical knowledge will be translated into practical steps for retrofitting and redeveloping the full range of prototypical suburban conditions.

Outcome/Result/Products: Lexicon of Advanced New Urbanist Suburban Retrofit and Infill Techniques.

Methodology/Objectives Specific tasks to Accomplish): The methodology will include graphic and written conceptualization of suburban retrofit at all physical scales of the human habitat – the region, the metropolis, the community, the block and the building. Open space and infrastructure will be considered as well.

Specific Tasks to be accomplished:

1. Create a series of analytical diagrams illustrating the process of suburbanization and the transformation of sprawl into sustainable communities within the context of Rural and Urban boundary regional models.
2. Classify the two major suburban retrofit approaches:
 - A. Pro-active (when suburbia is still successful)
 - B. Retroactive (when suburbia has failed economically, financially and environmentally).
3. Analyze and describe the main elements of sprawl and their potential for retrofit.
4. Translate elements of sprawl into elements of urbanism, to form communities at different scales. Establish a relationship to the Transect.
5. Explore the coding of the retrofit process. Assemble a SmartCode Suburban Retrofit Module.
6. Generate Algorithmic / Step by Step Illustrations of prototypical transformations:
 - A. Suburbanized County/ Municipality
 - B. Edge City
 - C. Shopping Center/ Mall
 - E. Garden Apartments Pod
 - F. Office Park
 - G. Residential Pod
 - H. Suburban Campus
 - I. Industrial Park/ Brownfield
 - J. Airport
 - K. Infrastructure Elements: highways, intersections, interchanges, etc.
 - L. Buildings: a reverse gas station model; McMansion conversion into multi-family units; suburban house expansion; big box adaptive reuse; liner buildings; garage structures.
 - M. Remnant Open Space, Golf Courses, etc.
 - N. Suburbanized downtowns and inner city neighborhoods.
 - O. High-density Slab-urbia
 - P. Public Housing, Military Housing
 - Q. Industrial Agricultural Land
7. Create a Toolkit of Retrofit Techniques using these transformation types

Measures of Success: The involvement of the wider CNU membership; the production of a useful manual to assist professionals, municipal planners, educators and academics.

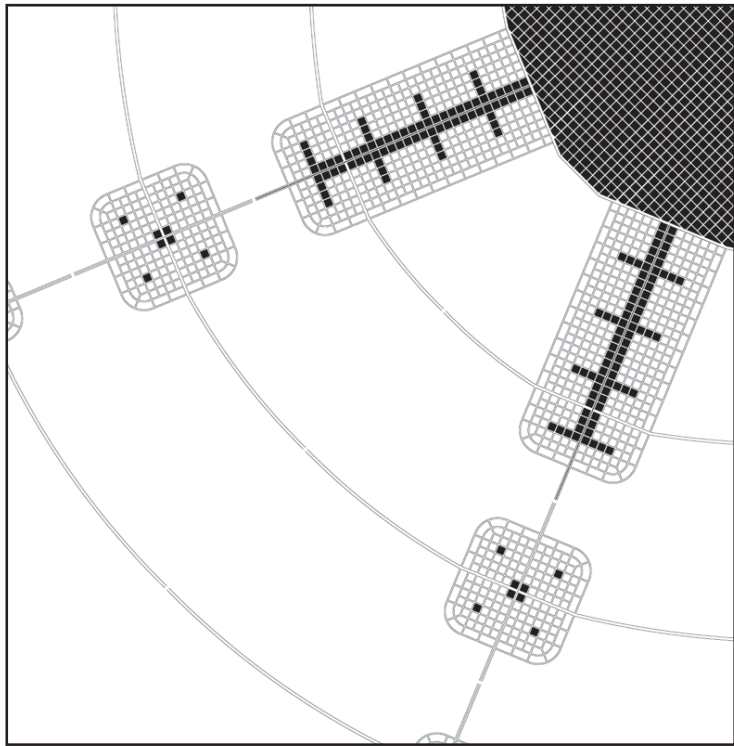
Resources Needed: Coordination with CNU Central on ways to reach the membership, using the web and the latest available technology.

Potential Partners: CNU membership, NextGens, designers, planners, architects, multi-disciplinary professionals, public and private sector leaders, developers, investors, bankers, experts currently researching and writing about retrofits.

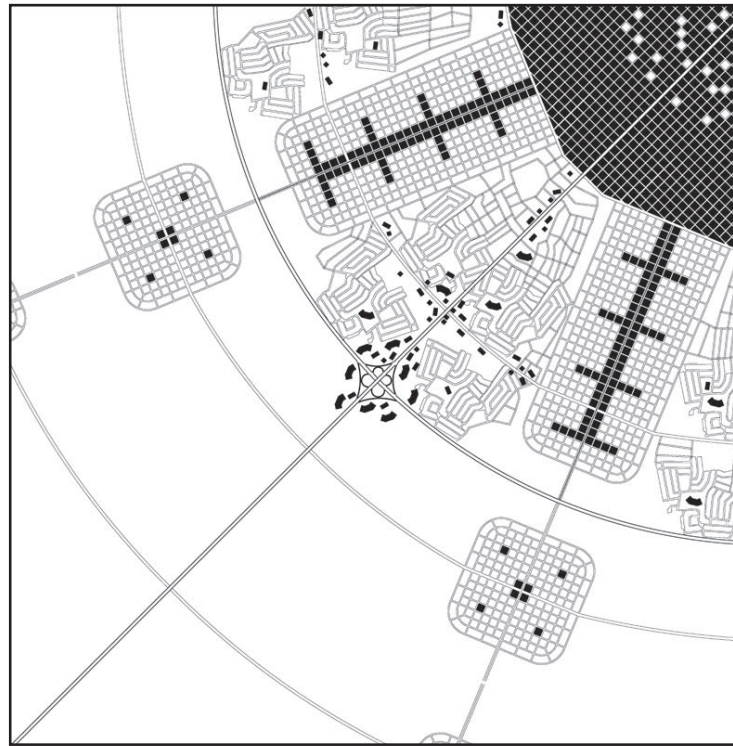
Timeframe: A draft before CNU 2009 circulated within the membership for collaboration.

R E T R O F I T - I N F I L L

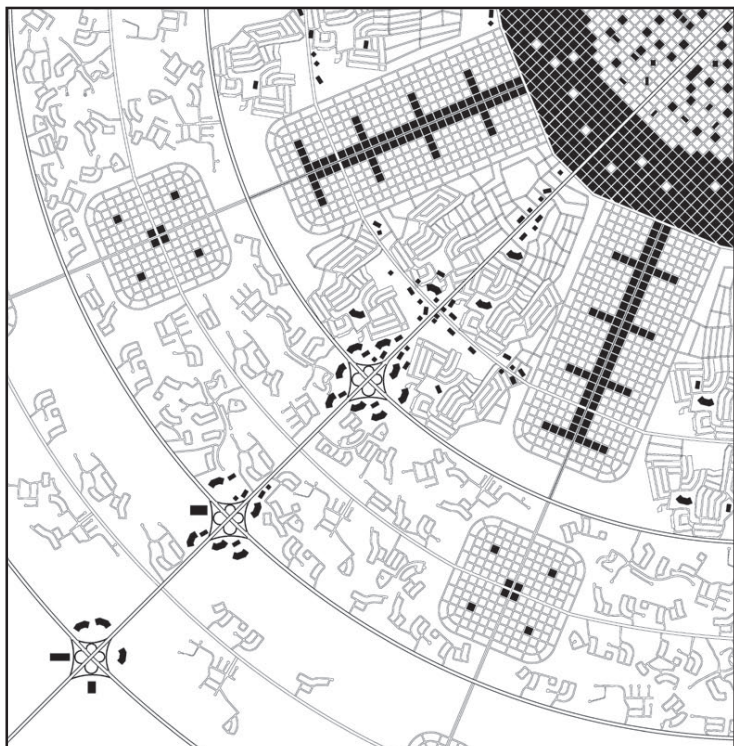
SUBURBAN RETROFIT AND INFILL - A LEXICON OF ADVANCED TECHNIQUES



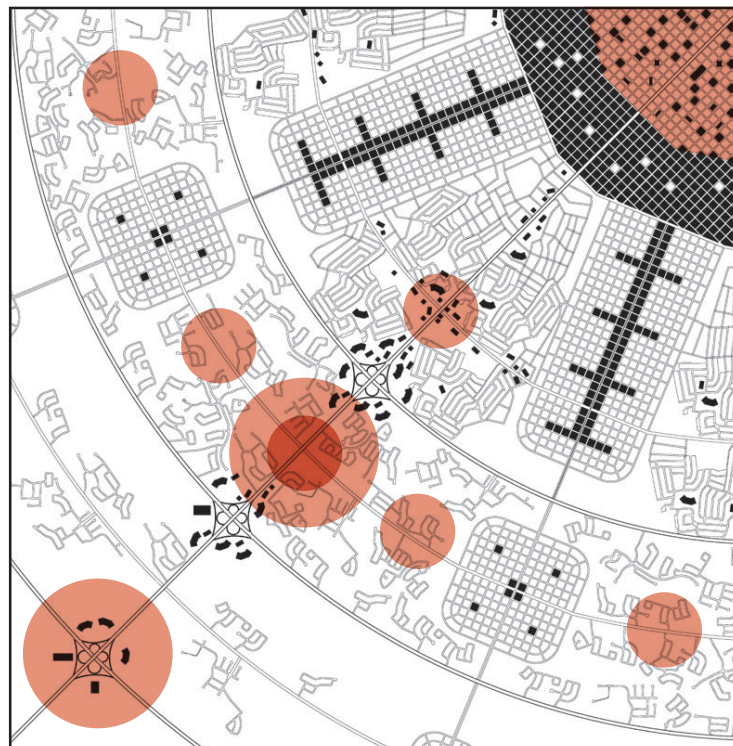
First Generation Suburbs (Traditional Growth Pattern)



Second Generation Suburbs (CSD)



Third Generation Suburbs (CSD)



Retrofit/Infill of CSD (TNDs and TODs)

Today we are faced with an overwhelming quantity of suburbia. We need to transform this quantity into pockets of quality. Sprawl will not mature independently into vibrant, sustainable communities; sprawl is inflexible. It may simply evolve into different patterns, though not necessarily benevolent walkable urbanism. Therefore, transformation needs to be guided through a conscious act of will. Without an aggressive intervention, suburbia may become, as James Kunstler predicts, a devalued agglomeration of enclaves and slums. Given the sheer amount of resources used to propagate and abandon suburban development, the prevention of such consequences benefits society not only socially and economically, but also environmentally.

The New Urbanists have a responsibility to provide alternatives to the tragic perception that sprawl is irreversible. Not as optimistic as suburban polycentrists, nor as pessimistic as the survivalists, the New Urbanists are pragmatic. Sprawl may never be as well-balanced and as urbane as traditional American towns and cities, but it must be retrofitted and transformed into sustainable and livable centers.

In recent years, many New Urbanists have been working on a range of design, implementation and finance techniques to enable suburban retrofit and infill. At the regional level, they have master-planned suburbanized counties and municipalities, rationalizing a new system of urban growth patterns and connecting multi-modal transportation networks.

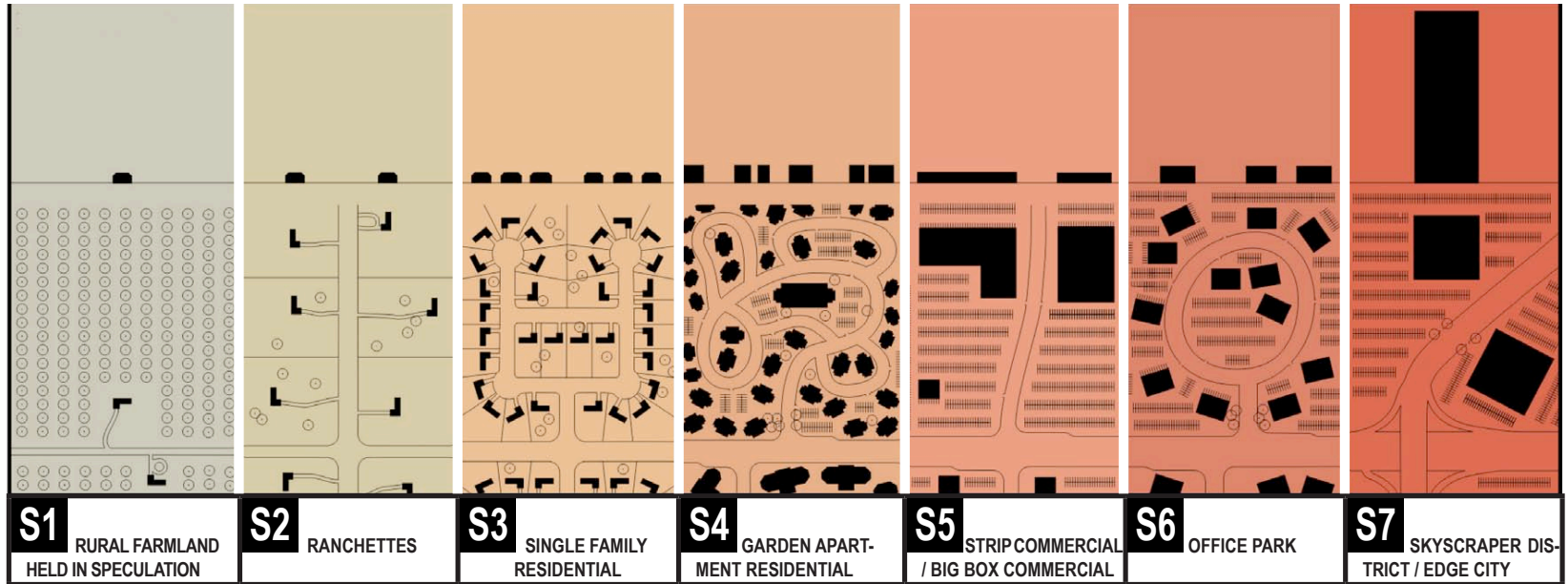
At the community scale, New Urbanists have introduced neighborhood structure and dense, mixed-use land utilization, repairing worn suburban fabric. This will not necessarily transform suburbia into urban density, but it will introduce urban foci in order to serve the surrounding ring, and balance the often dysfunctional nature of suburbia.

Lastly, New Urbanists have introduced new transitional typologies at the scale of the block, street, and building, and existing structures (such as malls, shopping centers, suburban houses, townhouse and apartment enclaves, and office parks) have been retrofitted or reused, ultimately included within a coherent neighborhood fabric.

This direct, empirical knowledge will be translated into practical steps for retrofitting and redeveloping the full range of prototypical suburban conditions.

R E T R O F I T - I N F I L L

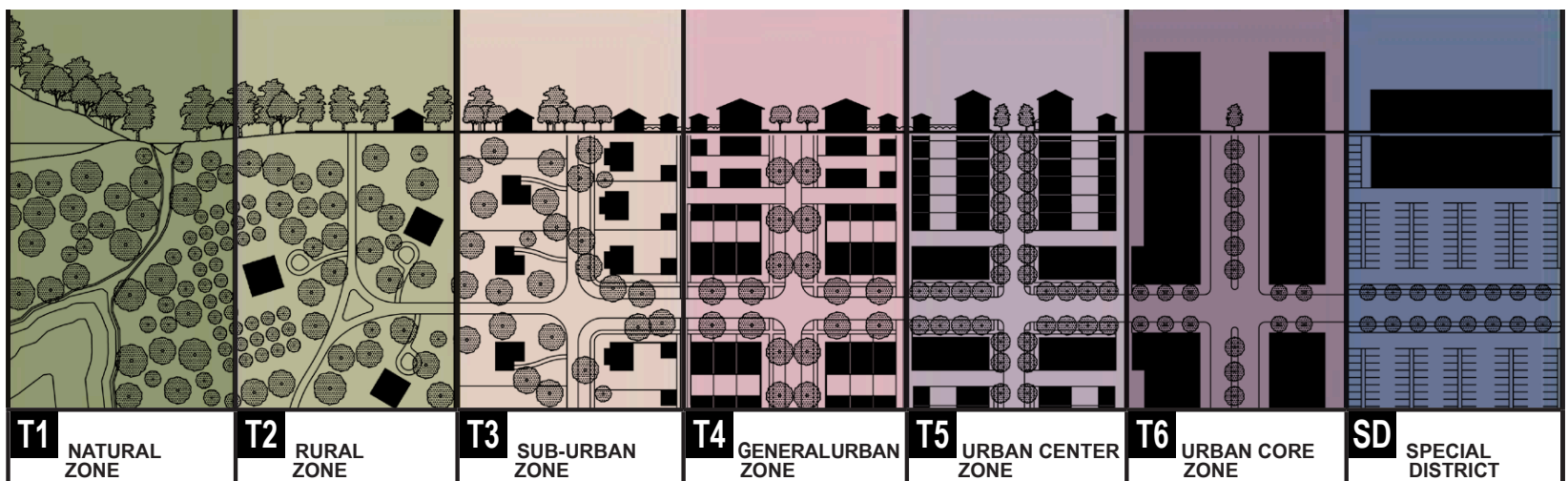
SUBURBAN RETROFIT AND INFILL - A LEXICON OF ADVANCED TECHNIQUES



Suburban transect prepared by Dan Zack



Suburbs of Austin



City of Austin

R E T R O F I T - I N F I L L

SUBURBAN RETROFIT AND INFILL - A LEXICON OF ADVANCED TECHNIQUES

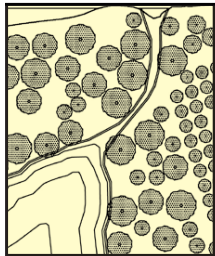
Conventional Suburban Development Descriptions. The following are general descriptions of the character of suburban sprawl zones.

	<p>S-1 NATURAL/ OPEN SPACE Consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, and other existing conditions.</p>	<p>General Character: Natural Landscape and/or agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks and greenways</p>
	<p>S-2 RURAL FARMLAND Consists of agricultural land and other large land tracts, often held speculatively near the encroaching edge of Conventional Suburban Development.</p>	<p>General Character: Primarily agricultural, but may include woodlands, wetlands, other natural features and scattered buildings (farms, barns, sheds, silos) Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: 1-to-2-storey Type of Civic Space: Farmland and greenways</p>
	<p>S-3 RURAL SPRAWL Consists of single-family detached houses located on 1/2 acres or larger. Setbacks are relatively deep and the infrastructure is sporadic. Automobile access is crucial.</p>	<p>General Character: Landscaped and naturalistic planting, large lawns, rural roads, limited pedestrian activity, no city services, rural sprawl Building Placement: Large and variable front and side yards Setbacks Frontage Types: Yards, fences, naturalistic tree plantings Typical Building Height: 1-to-2-storey Type of Civic Space: Parks and Greenways</p>
	<p>S-4 HOUSING POD Consists predominantly of single-family detached housing pods on small or medium or large lots. Segregated by market segment. Medium front Setbacks yield front lawns and large backyard.</p>	<p>General Character: Dendritic street network, cul-de-sacs and collector roads, snouthouses and dingbats, occasional pedestrian activity, lack of block structure Building Placement: Variable front and side yard Setbacks Frontage Types: Yard, fences, manicured lawns and landscaping Typical Building Height: 1-to-2 storey, some 3-storey Type of Civic Space: Remnant open space</p>
	<p>S-5 GARDEN APARTMENTS POD Sector of attached and detached multi-family housing. Townhouses without towns, auto-dependent</p>	<p>General Character: Large parking lots, homogenous, occasional pedestrian activity, lack of block structure Building Placement: Random, "train wreck" pattern Frontage Types: Parking lot Typical Building Height: 2-to-4-storey Type of Civic Space: Privatized resident gyms, tennis courts, and pools</p>
	<p>S-6 BIG BOX RETAIL Sector of large retail stores, typically over 35,000 sq. ft. offering wide choice at reduced price. Also contains strip retail and fast-food and/or gas station outparcels.</p>	<p>General Character: Traffic congestions, pedestrian unfriendly, underutilized parking lots, limited connectivity Building Placement: Random, parking dominates Frontage Types: Parking lot Typical Building Height: 1-storey Type of Civic Space: Parking lot</p>
	<p>S-7 BUSINESS PARK Sector containing large-footprint buildings dedicated exclusively to commercial use -- class A office to warehouse.</p>	<p>General Character: Homogenous, auto-dependent, limited connectivity, lack of relationship between building and street Building Placement: Random, "train-wreck" pattern Frontage Types: Lawn Typical Building Height: 1-to-multistorey Type of Civic Space: Lunch Cafeteria</p>
	<p>S-7 EDGE CITY Suburbs inclusive of business parks shopping centers, hotels, apartments, and condominiums. Statistical equivalent, but not the functional equal of a city.</p>	<p>General Character: Large arterials and highway interchanges, pedestrian unfriendly, limited connectivity, increased density/intensity Building Placement: Random Frontage Types: Parking Lot Typical Building Height: 1-to-multistorey Type of Civic Space: None</p>
	<p>SC SUBURBAN CAMPUS Suburban superblock campuses consisting of education facilities, offices, mega-churches and other institutions. Building placement and campus design determined by parking requirements.</p>	<p>General Character: Large arterials, auto-dependency, occasional pedestrian activity between buildings, well-landscaped Building Placement: Pseudo-campus, parking dominated Frontage Types: Lawns, parking lots Typical Building Height: 1-to-3-storey Type of Civic Space: Common Lawn, parking lot</p>

R E T R O F I T - I N F I L L

SUBURBAN RETROFIT AND INFILL - A LEXICON OF ADVANCED TECHNIQUES

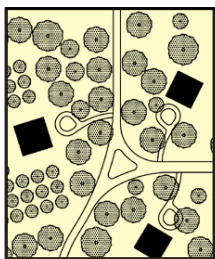
Transect Zone Descriptions. This table provides descriptions of the character of each T-zone. .



T-1 NATURAL

T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

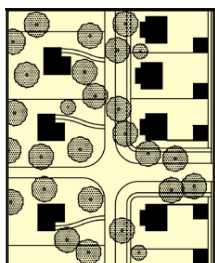
General Character: Natural landscape with some agricultural use
Building Placement: Not applicable
Frontage Types: Not applicable
Typical Building Height: Not applicable
Type of Civic Space: Parks, Greenways



T-2 RURAL

T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.

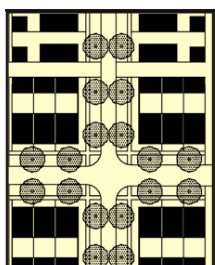
General Character: Primarily agricultural with woodland & wetland and scattered buildings
Building Placement: Variable Setbacks
Frontage Types: Not applicable
Typical Building Height: 1- to 2-Story
Type of Civic Space: Parks, Greenways



T-3 SUB-URBAN

T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

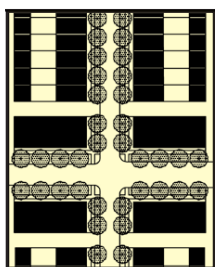
General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally
Building Placement: Large and variable front and side yard Setbacks
Frontage Types: Porches, fences, naturalistic tree planting
Typical Building Height: 1- to 2-Story with some 3-Story
Type of Civic Space: Parks, Greenways



T-4 GENERAL URBAN

T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

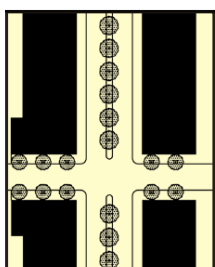
General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians
Building Placement: Shallow to medium front and side yard Setbacks
Frontage Types: Porches, fences, Dooryards
Typical Building Height: 2- to 3-Story with a few taller Mixed Use buildings
Type of Civic Space: Squares, Greens



T-5 URBAN CENTER

T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity
Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall
Frontage Types: Stoops, Shopfronts, Galleries
Typical Building Height: 3- to 5-Story with some variation
Type of Civic Space: Parks, Plazas and Squares, median landscaping



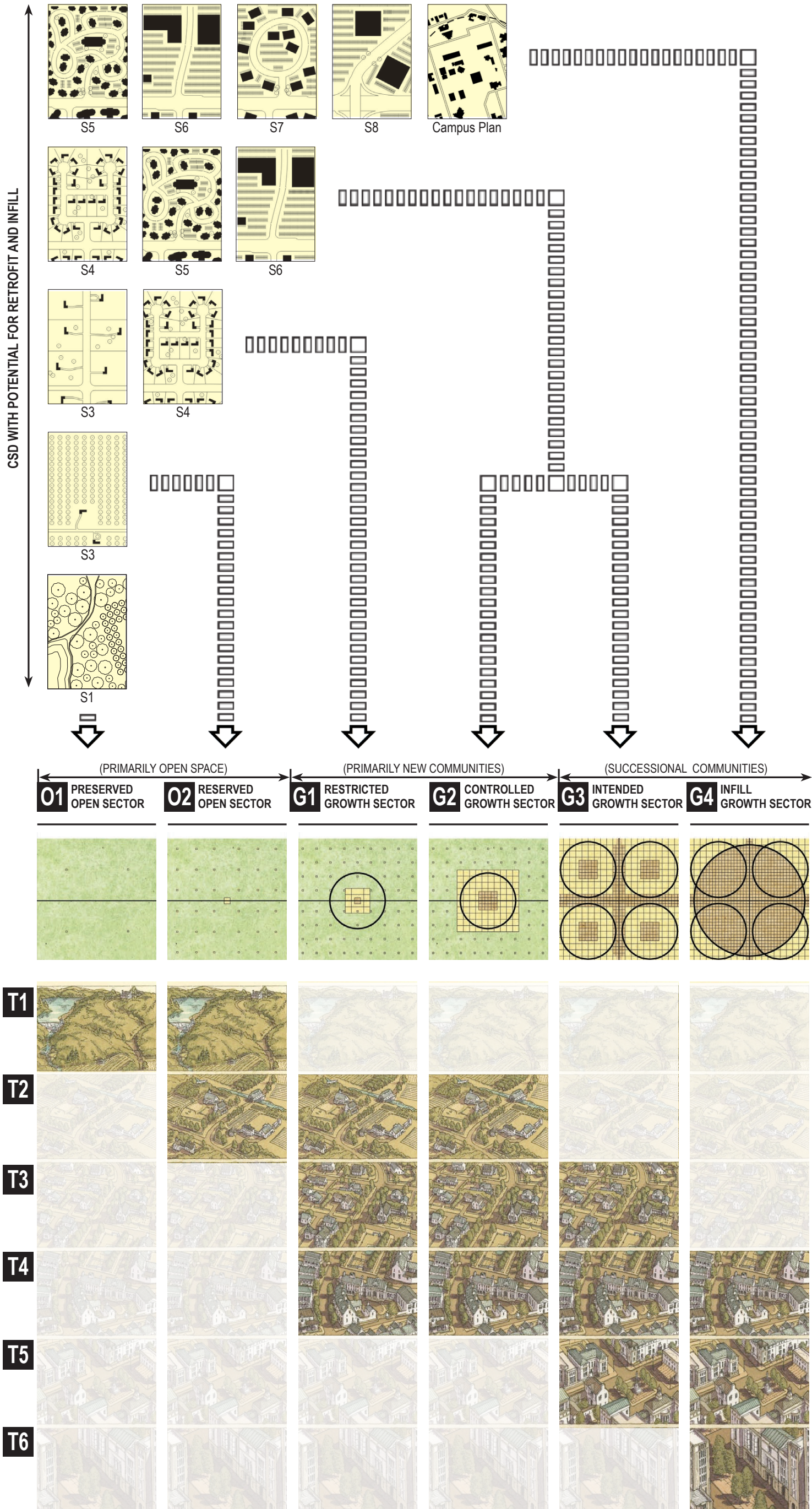
T-6 URBAN CORE

T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.

General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity
Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall
Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades
Typical Building Height: 4-plus Story with a few shorter buildings
Type of Civic Space: Parks, Plazas and Squares; median landscaping

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SUBURBAN RETROFIT AND INFILL - A LEXICON OF ADVANCED TECHNIQUES



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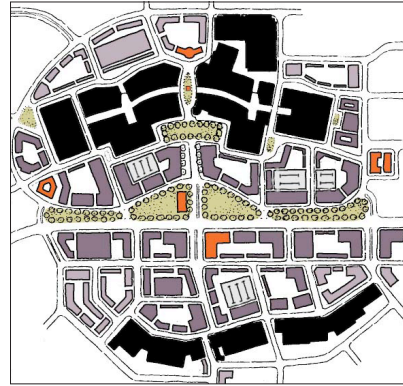
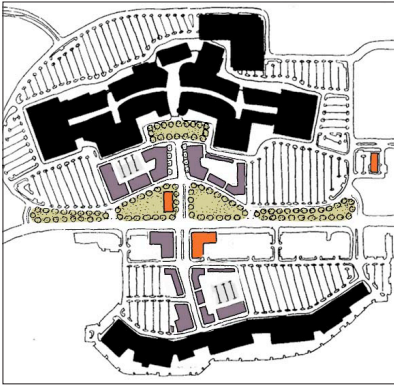
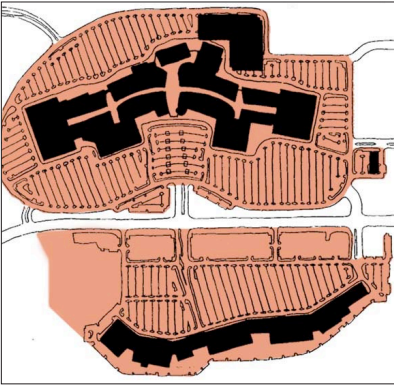
Housing Pod Transformation



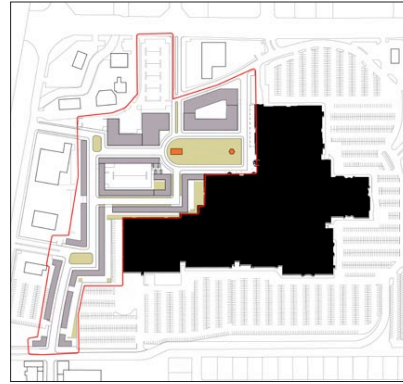
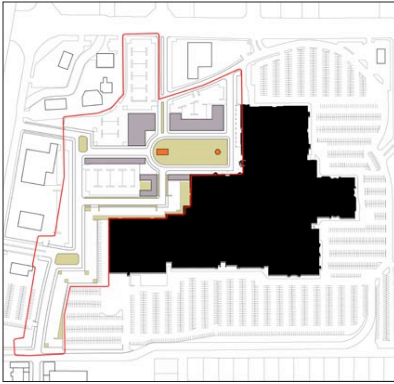
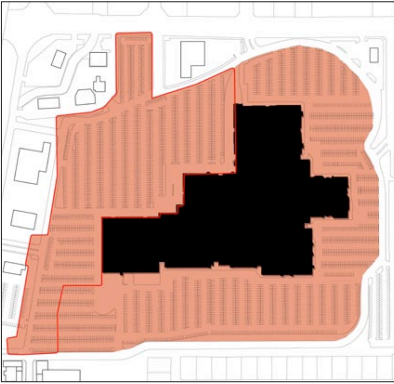
Golf Course Infill



Mall/Shopping Center Transformation



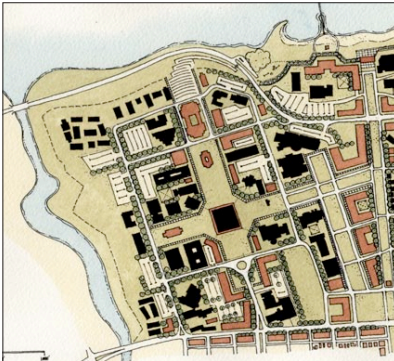
Mall Conversion



Big Box Liner & Conversion



Campus Transformation



Suburban Inner City Retrofit



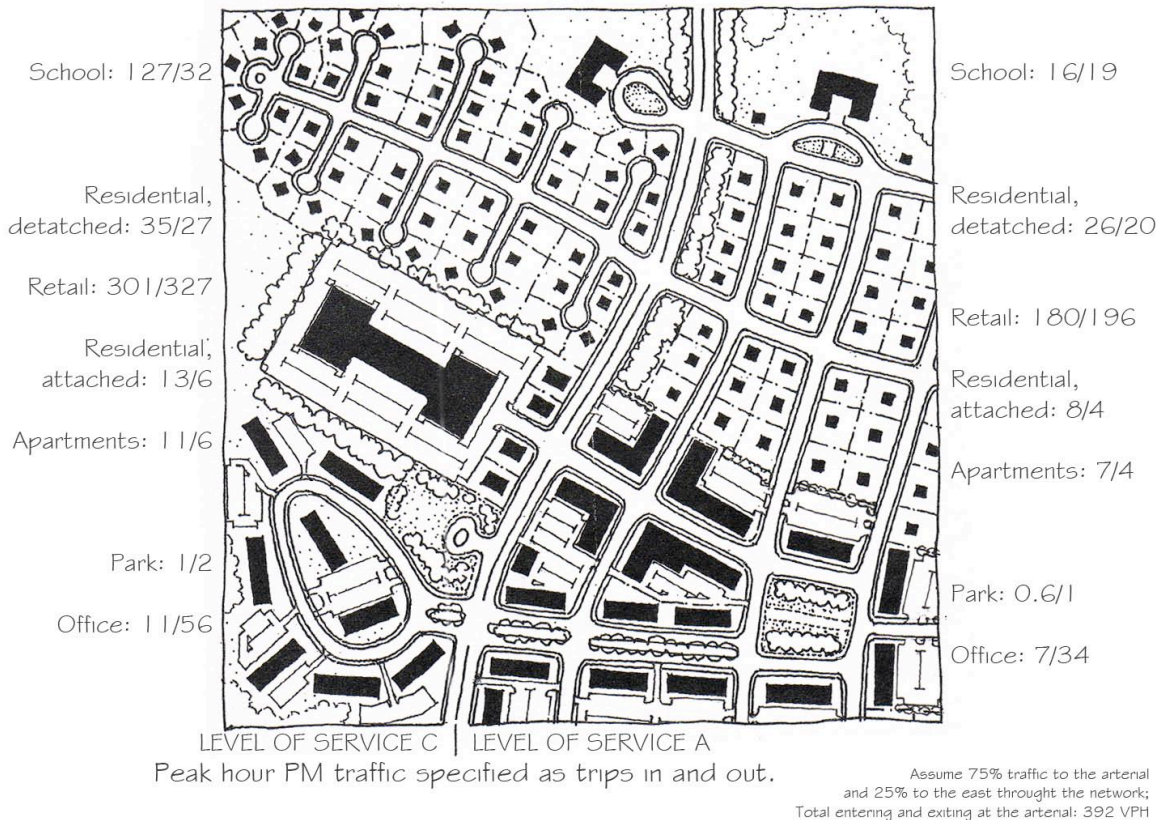
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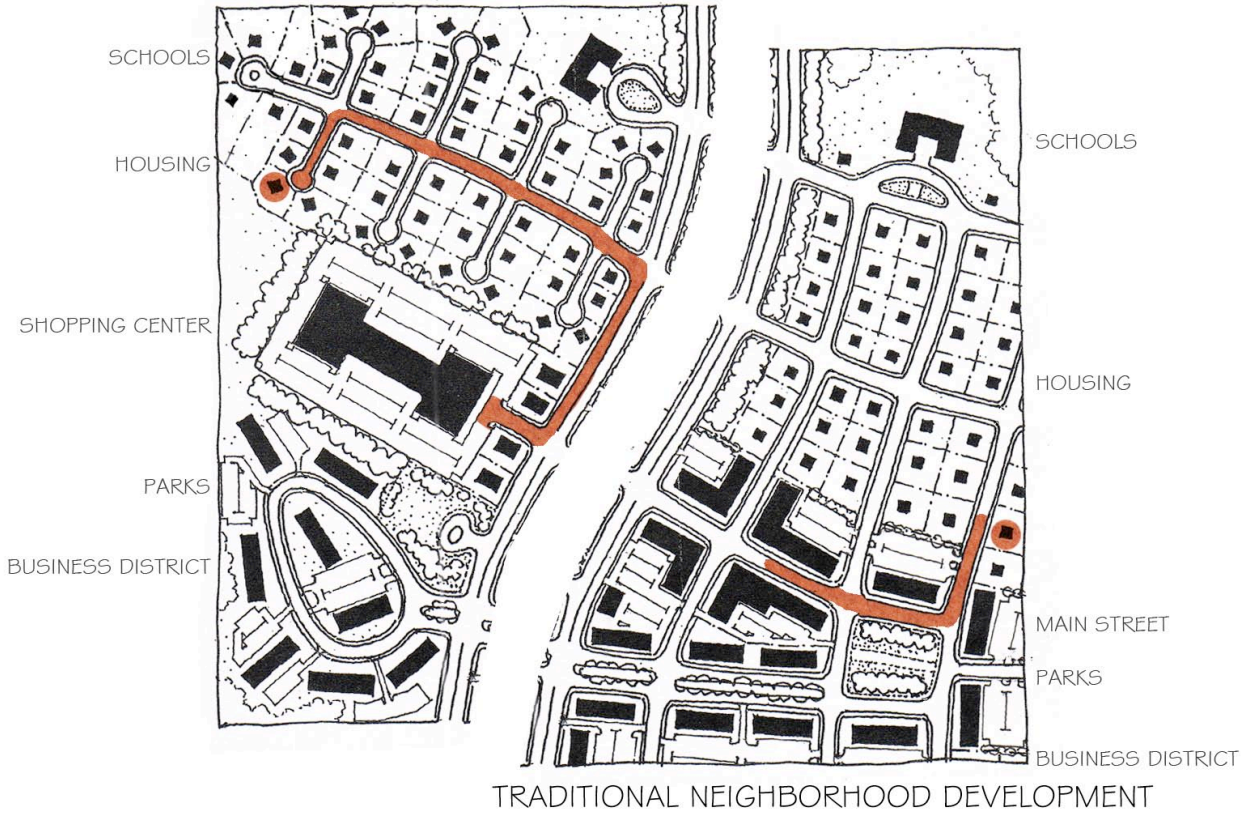
R E T R O F I T - I N F I L L

SUBURBAN RETROFIT AND INFILL - A LEXICON OF ADVANCED TECHNIQUES

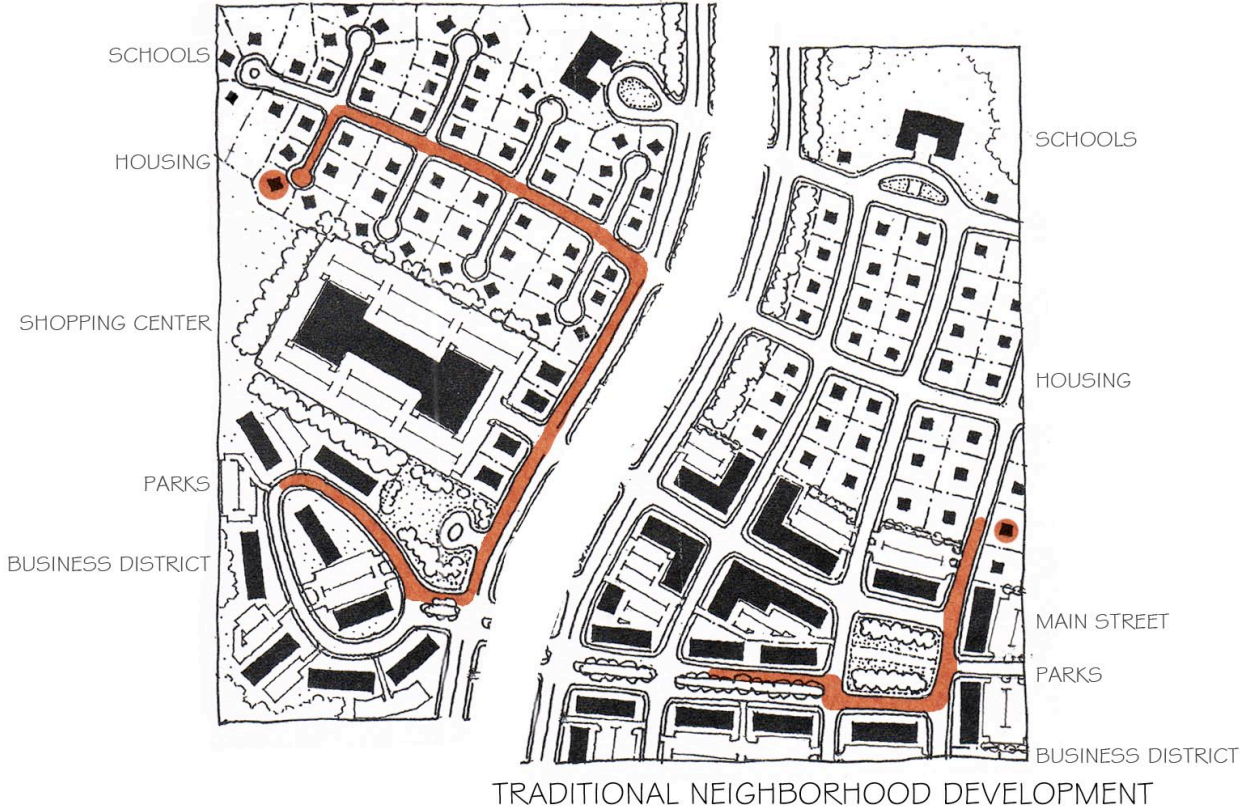
54 % REDUCTION IN TRAFFIC TO THE ARTERIAL



CONVENTIONAL SUBURBAN DEVELOPMENT



CONVENTIONAL SUBURBAN DEVELOPMENT



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Housing Pod



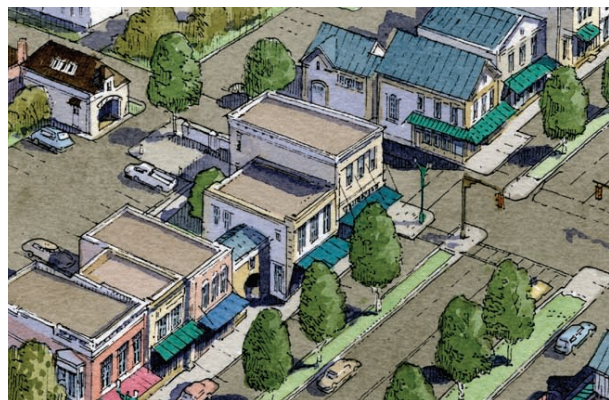
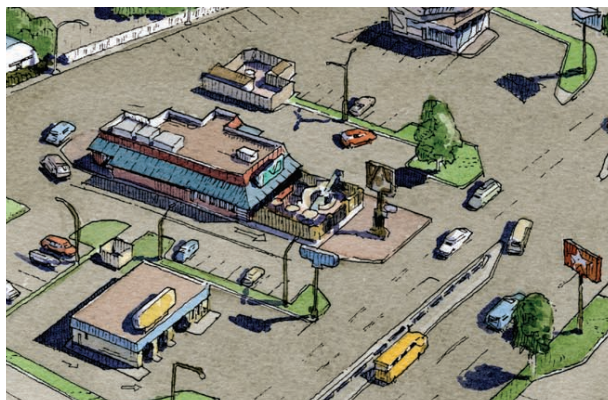
Townhouse Pod



Highrise Waterfront



Retail Development

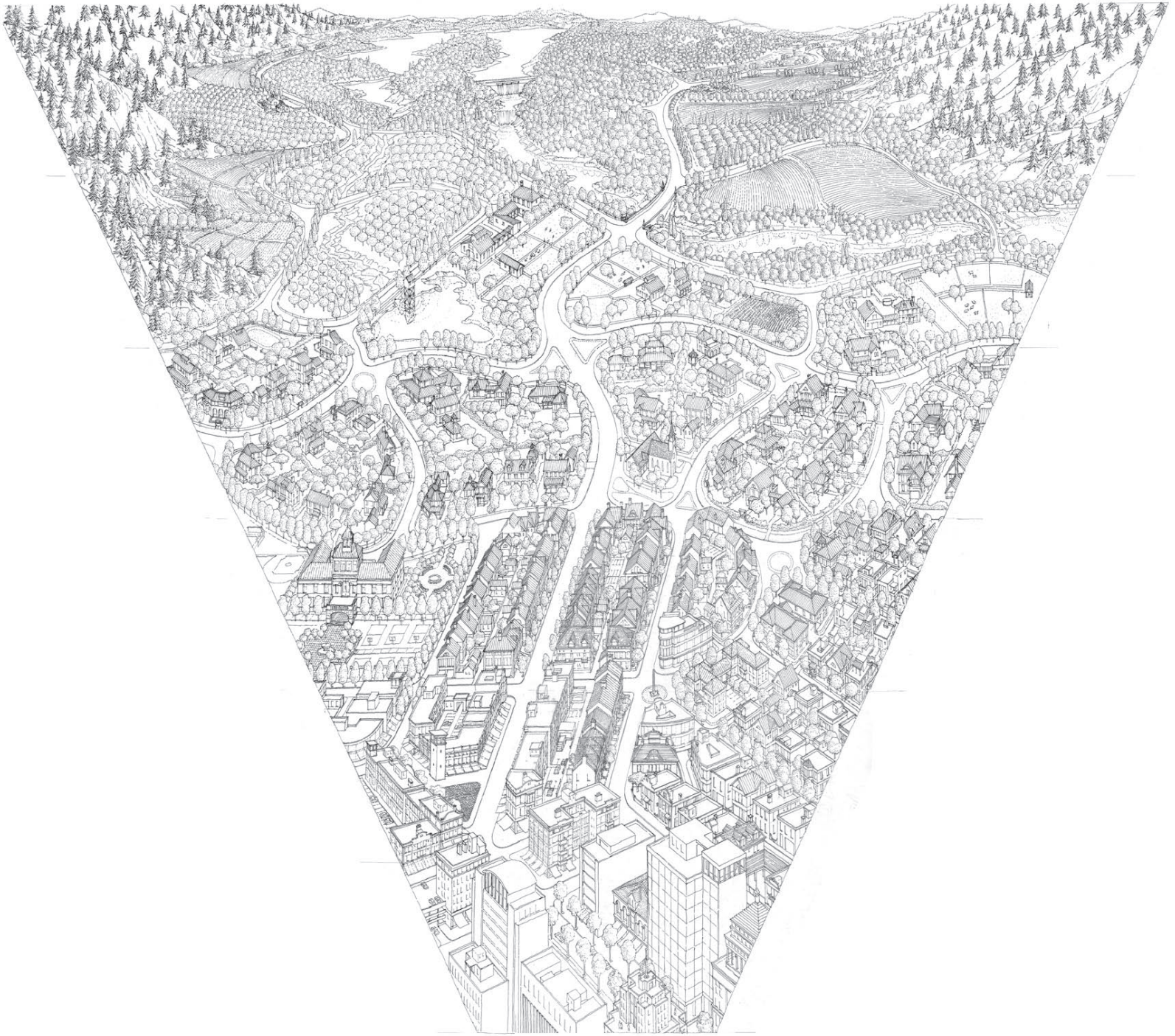


Service Station



RETROFIT - INFILL

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WHAT MAKES AUSTIN WEIRD?

Part 1:

Austin coined the phrase to resist big box retail. Is special zoning or anti-big box policy required to create identity?

University campuses are single use anti-fun zones, they should build mixed use buildings with retail on the ground floor.

One strategy is to drop or eliminate rent and take equity in profits at 5% to 10% up to a ceiling.

Local farming at plum creek from nearby farms

Look for an identity or pride of place

Places need something to rally around (Boston Sox, Austin Music, New Orleans Food & Jazz)

Cities develop around markets (real cities). Start a flea market, farmers market, falafel truck, etc. on one block and work outwards

Look for opportunities to improvise – throw some random something into a new neighborhood and see if people hate it.

What is the mission and purpose of the neighborhood development (developer driven)? Increasing shareholder value is obvious and amoral (neither good nor bad).

Part 2:

Start with four blocks, Greenville, SC did this over the last 30 years and has about 1.5 miles now. Serenbe near Atlanta

Alcohol gives people an excuse to hang out with each other and not do anything else. In one DPZ project the developer owned and ran the one bar and lost his shirt. Now a local restaurant opened their third location at this place and is doing fine. This brings up the value of creating small shops and having flexible spaces. A small coffee shop that serves beer and wine may have done well and could have been nurtured/grown into a larger business. One that starts too large is doomed to fail or be replaced by another operator with more name recognition.

Crowdsourcing is basically a min-charrette. It's primarily about buy-in and getting the users to believe that there are things they have to do to get the end goal they have in mind. Normal charrettes are 8-12 days and may be open to the public perhaps 3 days out of that. When it's small meetings, typically you invite several stakeholder groups at the same time. Look at the co-op model, but treat as a micro-investment. Are there SEC rules against this?

Consider the meetup.com model for crowdsourcing.

ATTENDEES:

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Erin Christensen	erinc@mithun.com	
Steve Volan	volans@bloomington.in.gov	812 391-8255
Abbey Bouzan-Kaloustian	abkaloustian@cnu.org	778 229-7246
Monica Carney	monicacarney@gmail.com	919 649-5848
Eliza Harris	eliza.03@post.harvard.edu	843 697-4674
Nora Black	nora@dpz.com	

Open Source Congress at CNU XVI
Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: What Makes Austin Weird?

Convenor Name: Andy Malone

Convenor Phone Number: 646-296-5567 Convenor Email: amalone@asga.robbiv.com

Key Discussion Points:

Austin coined the phrase to resist big box retail,
Is special zoning or anti big box policy required to create identity?
University campuses are single use anti fun zones, they should
build mixed use blocks w/ retail on the ground floor.

[one strategy is to drop or eliminate rent & take equity in profits
5% or 10% up to a ceiling.]

local farming @ plum creek from nearby farm.

look for an identity or pride of place
places need something to rally around (Boston Sox, Austin Music, New Orleans
Jazz)

cities develop around markets (real cities) start with flea market, farmers
market, falafel truck etc. on one block & work outwards.

look for opportunities to improvise - throw some random something
into a new neighborhood & see if people hate it.

What is the mission & purpose of the neighborhood?

↳ increasing shareholder value is obvious & a moral.

Open Source Congress at CNU XVI
Sign-Up Sheet - PLEASE PRINT CLEARLY

Session: NextGen (Wed) New Initiatives (Th)
 Concurrent Session (Fri) Working Sessions (Sat)

Topic Name: Affordable Housing Across the Transect

Name of Convenor: Jennifer Hurley

Participants & Others Interested:

Name	Email	Phone
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SKRA HINES	SKRHINES@EARTHLINK.NET	508 881-3220
Eric Alexander	e.a@visionlongisland.org	631-261-0242
	RASMUSSEN, JAW@gmail.com	
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Rachel Merson	Rachel@dpz.com	
Barbara Koerble	koerble@notzero.net	

Open Source Congress at CNU XVI

Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: Affordable Housing Across the Transect

Convenor Name: Jennifer Hurley

Convenor Phone Number: 267-971-4598 Convenor Email: JLHurley@hfadesign.com

Key Discussion Points:

- ⊛ Coalition for a Livable Future, Portland - would be interested in this
 - ↪ Jill Fugilaster is contact
- consider energy costs into affordability (part of total budget)
- www.buildingscience.com → affordable zero-energy housing for all regions in the US; models designed to hand over to Habitat to build
- mortgage Buy-Downs
- co-housing - fast-track permitting
- kernel home
- grow house
- Reduce non-housing living costs (parking requirements, utility costs, transportation)
- public housing < project scattered site
- s. 8 vouchers → but can have effect of driving up rent
- reasonable building codes
- duplex/twins
- residential over retail
- modest min sq ft requirements
- 2 important principles/goals
 - ↪ assistance to poor people
 - ↪ stable, mixed-income neighborhoods
 - ↪ also, "affordable living" → ~~contract~~

total cost of living = housing + food + transportation (access to jobs, recreation, goods + services) + recreation + health care + education

↳ therefore, "affordable housing" provided by private market far from jobs isn't good enough → one of reasons mixed-income neighborhoods are important

///

- property tax abatement

⊕ Need to find examples of NU projects that have used these tools

- vernacular architecture

- simple building forms

- UHTC → should prioritize TOD locations

↳ 30-40% of all new multi-family

2-3x more applications than credits available

states allocate credits to state based on pop

states award to developers based on competition

developer sells credits to syndicate

acquisition, rehab, or new construction

pros - enables developers to profitably develop low-inc

on - ^{housing} typically includes supportive services

very complex limited allocation

may result in concentrated low-inc b/c of comp process

rules discourage urbanism → parking, gated, no pts for transit

DRAFT for discussion

April 2008

AFFORDABLE HOUSING POLICY GUIDE

CONTACT :

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T1



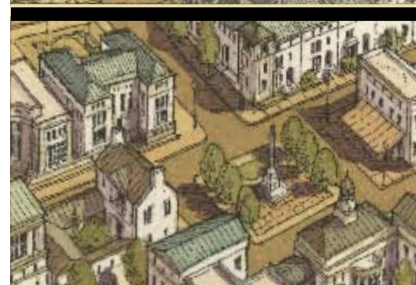
T2



T3



T4



T5

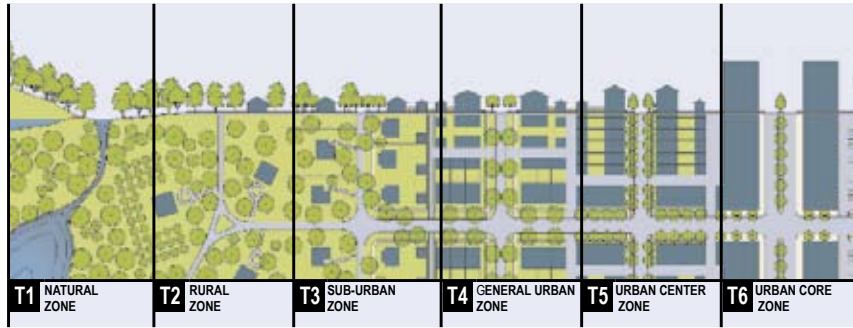


T6

SUMMARY TABLE

AFFORDABLE HOUSING POLICY GUIDE

This document is intended as an introductory educational piece to encourage discussion and implementation of affordable housing programs and policies.



REGULATION	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE	Tenure	Driver
a. Accessory Dwelling Units	not applicable	limited	most effective	most effective	limited	limited	B	G/D
b. Density Bonus	not applicable	restricted	limited	limited	most effective	most effective	B	G
c. Efficient Development Review Process	not applicable	applicable in all zones	applicable in all zones*	applicable in all zones*	applicable in all zones	applicable in all zones	B	G
d. Flexible Rehabilitation Codes	not applicable	applicable in all zones	applicable in all zones	applicable in all zones*	applicable in all zones*	applicable in all zones*	B	G
e. Inclusionary Zoning	not applicable	restricted	limited	limited	limited	limited	B	G
f. Modest Minimum Lot Sizes	not applicable	restricted	most effective	most effective	limited	limited	B	G
g. Rent Control	not applicable	restricted	restricted	restricted	limited	limited	R	G
h. Street Vacation	not applicable	restricted	limited	limited	most effective	most effective	B	G
i. Various Housing Types/Sizes	not applicable	limited	most effective	most effective	limited	limited	B	G/D
DEVELOPMENT/MANAGEMENT								
a. Affordable Housing Deed Covenants	not applicable	limited	most effective	most effective	most effective	limited	H	N
b. Community Land Trust	not applicable	limited	most effective	most effective	most effective	limited	B	N
c. Katrina Cottages	not applicable	most effective	most effective	most effective	limited	restricted	B	D/G
d. Limited-Equity Condominium	not applicable	restricted	restricted	limited	most effective	most effective	H	N
e. Limited-Equity Cooperative	not applicable	restricted	restricted	limited	most effective	most effective	H	N
f. Manufactured Housing	not applicable	most effective	limited	limited	restricted	not applicable	B	D/G
g. Single-Room Occupancy Buildings	not applicable	not applicable	restricted	limited	most effective	most effective	R	N/G
FINANCING								
a. Downpayment Assistance Programs	not applicable	applicable in all zones	applicable in all zones	applicable in all zones*	applicable in all zones*	applicable in all zones	H	G
b. Fee Waivers	not applicable	applicable in all zones	applicable in all zones*	applicable in all zones*	applicable in all zones	applicable in all zones	B	G
c. Historic Preservation Tax Credits	not applicable	applicable in all zones	applicable in all zones	applicable in all zones*	applicable in all zones*	applicable in all zones*	R	G
d. Housing Trust Funds	not applicable	applicable in all zones	applicable in all zones	applicable in all zones*	applicable in all zones*	applicable in all zones	B	G
e. Infill Incentives	not applicable	restricted	restricted	most effective	most effective	limited	B	G
f. Linkage Fees	not applicable	applicable in all zones	applicable in all zones	applicable in all zones	applicable in all zones*	applicable in all zones*	B	G
g. Live Near Your Work Program	not applicable	restricted	limited	most effective	most effective	most effective	H	G
h. Location Efficient Mortgage	not applicable	not applicable	limited	most effective	most effective	most effective	H	G
i. Low Income Housing Tax Credits	not applicable	applicable in all zones	applicable in all zones	applicable in all zones*	applicable in all zones*	applicable in all zones*	R	G
j. Real Estate Transfer Tax	not applicable	applicable in all zones	applicable in all zones	applicable in all zones	applicable in all zones*	applicable in all zones*	B	G

KEY

Analysis of Tools

Restricted: There may be significant negative impacts or the tool may simply not work in this context. The tool should only be used after detailed analysis and with clear public support. **T3**

Limited: There may be substantial negative impacts, the tool may have limited impact in this condition, or there may be significant public opposition. Proceed with caution. **T3**

Most Effective: The tool is unlikely to have negative impacts or generate significant public opposition, and is likely to have noticeable positive impact. **T3***

Applicable in All Zones: The tool is likely to have positive impacts in all zones. **T2-T6**

Applicable in All Zones*: Although the tool is likely to have positive impacts in all zones, it is likely have the largest positive impacts in these zones. **T3***

Tenure

R=Rental, H=Homeownership, B=Applies to Both

Driver

Refers to primary responsibility for initiating or managing.

G=Government,

D=Developer,

N=Non-Profit Organization.

Note that the developer can be for-profit or non-profit.

<p>a. Accessory Dwelling Units: Permitting accessory dwelling units or “granny flats” not only allows for some lower-cost rental units to be interspersed within a majority of home ownership units, but it also allows for extra income for the home owner. In addition, accessory units can increase the diversity of income levels living in a neighborhood. http://www.mrsc.org/Publications/textadu.aspx http://www.policylink.org/EDTK/HTF/action.html</p>	<p>T2 T3* T4* (T5) (T6)</p>
<p>b. Density Bonus: Density bonuses grant increased development density in exchange for development of affordable housing. Generally, density bonus are 15-25%, but many cities have a flexible density bonus, where there is a maximum percentage rate, giving the city the power to negotiate a bonus rate with a developer. Also, a city must decide if all the bonus units will be dedicated to affordable housing and if density bonuses will be awarded to multi-family housing projects only or if single-family developments are also eligible. http://www.huduser.org/rbc/newsletter/vol2iss4more.html http://www.livableplaces.org/policy/densitybonus.html</p>	<p>T2 (T3) (T4) T5* T6*</p>
<p>c. Efficient Development Review Process: An efficient development review process is imperative in keeping down the cost barrier to affordable housing development. http://www.planning.org/thecommissioner/summer00.htm http://www.ci.madison.wi.us/planning/BPG_Final_for%20weba.pdf</p>	<p>T2-T6 T3* T4*</p>
<p>d. Flexible Rehabilitation Codes: A flexible rehabilitation code helps to keep the costs of rehabilitation down by not having excessive requirements for materials or size of materials. In addition, if rehab requirements are very stringent and the process very costly, a building may be neglected, abandoned or demolished. Flexibility in the rehab codes lowers the cost of code compliance, thereby allowing owners to rehab their properties without a high barrier. http://www.state.nj.us/dca/codes/rehab/pioneerart.shtml http://www.huduser.org/rbc/FirstTimer.html</p>	<p>T2-T6 T4* T5* T6*</p>
<p>e. Inclusionary Zoning: Inclusionary zoning requires developers to dedicate a specific percentage of housing units for low-income or low-moderate income households. This can be either mandatory or incentive-driven, with a range of incentives for the developer, including fee waivers, density bonuses, or variances. In some cases, inclusionary zoning is combined with a voluntary fee-in-lieu program, giving the developer the option of developing the housing or paying into a housing fund. Inclusionary zoning should be applied regionally or over a relatively large geographic area in order to avoid displacement effects. http://www.policylink.org http://www.realtor.org/libweb.nsf/pages/fg806</p>	<p>T2 (T3) (T4) (T5) (T6)</p>
<p>f. Modest Minimum Lot Sizes: A modest minimum lot size allows for the inclusion of more homes to be built on a specific plot of land, thereby increasing the ability to include dedicated affordable housing in a development. Furthermore, modest lot sizes generally aids in keeping home ownership costs down by not requiring a home owner to purchase an excessively sized plot of land along with their home. http://www.mrsc.org/Publications/textaht.aspx#smalllots http://www.housingworksri.org/matriarch/MultiPiecePage.asp_Q_PageID_E_9_A_PageName_E_everythingbuilding</p>	<p>T2 T3* T4* (T5) (T6)</p>
<p>g. Rent Control: Rent control is a legal mechanism that limits the amount of rent that can be charged and the percentage that rent can be increased in a given year. Rent control laws are useful in tight housing markets where even renting housing units is cost-prohibitive for many income levels. Rent control laws also deal with a landlord’s responsibility to make repairs, lease renewals, and the eviction process. The overall effect of rent control on the functioning of housing markets is controversial. http://real-estate-law.freeadvice.com/landlord_tenant/rent-control.htm http://www.econlib.org/library/Enc/RentControl.html</p>	<p>T2 T3 T4 (T5) T6*</p>
<p>h. Street Vacation: A city can give a development an unused or unneeded street, alley or public-right-of-way, restricting the use to affordable housing. Any street vacation should be analyzed carefully to avoid reducing connectivity. http://www.spokaneengineering.org/streetvacation.htm http://www.seattle.gov/transportation/streetvacations.htm http://www.bpichicago.org/documents/RegionalToolKit.pdf</p>	<p>T2 (T3) (T4) T5* T6*</p>
<p>i. Various Housing Types/Sizes: Encouraging a mix of housing types and sizes will organically allow for a large variation of people in a neighborhood. People at different stages in life and in differing income groups will all be able to live in nearby units, without a specific law or mandate dictating who should live where. http://www.mrsc.org/Publications/textaht.aspx http://www.policylink.org/EDTK/IZ/How.html</p>	<p>(T2) T3* T4* (T5) (T6)</p>

AFFORDABLE HOUSING POLICY GUIDE

<p>a. Affordable Housing Deed Covenants: A deed covenant is a signed document from a homeowner living in an affordable housing unit that stipulates that when the current homeowner sells their home, the property will stay affordable in perpetuity. Deed covenants can be structured in various ways; some deed covenants prevent the homeowner from building equity, while others allow the homeowner to benefit from some equity increase.</p> <p>http://www.landwatch.org/pages/issuesactions/housing/050101recommendations.htm http://www.nhfa.org/rl_docs/plandocs/HousingSolutions/Appendix/COVENANT.doc</p>	<p>(T2) T3* T4* T5* (T6)</p>
<p>b. Community Land Trust: A community land trust (CLT) is one mechanism that allows people to purchase a house without purchasing the underlying land, making homeownership more affordable. The CLT is a nonprofit, community-based organization whose mission is to provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land. The CLT and the homeowner agree to a long-term ground lease agreement (typically 99 years) that spells out the rights and responsibilities of both parties. Among the homeowner's rights are the rights to privacy, the exclusive use of the property, and the right to bequeath the property and the lease. The CLT has the right to purchase the house when and if the owner wants to sell based on a resale formula that balances the interests of present homeowners in reaping real estate gains with the long-term goals of the CLT to preserve housing affordability in perpetuity. In addition, if buildings become deteriorated, the CLT can force repairs; if the homeowners are at risk for default the CLT can and does act to forestall the default.</p> <p>http://www.policylink.org/EDTK/CLT/default.html http://www.iceclt.org/clt</p>	<p>(T2) T3* T4* T5* (T6)</p>
<p>c. Katrina Cottages: Katrina Cottages were born from design charrettes following Hurricane Katrina. They were designed to be an alternative to the temporary FEMA shelters. Katrina Cottages are affordable starter homes that are safe and dignified. Many of the designs are expandable, so that the cottage can grow with the homeowner over time.</p> <p>http://www.katrinacottages.com/index.html http://katrinacottagehousing.org</p>	<p>T2* T3* T4* (T5) T6</p>
<p>d. Limited-Equity Condominium: Limited Equity Condominiums (LEC) are a type of home ownership that are established by state statutes. They are similar to regular condos in that a property is divided into multiple units that are sold separately, but with LECs, an owner cannot sell their unit for its market price. LECs are generally used in conjunction with deed covenants, land trusts, or other mechanisms, where the owner can sell their unit according to a set formula (typically the original selling price plus inflation, but this is not necessarily the only formula for determining the new selling price). The owner of a unit owns that unit in addition to a share of all the common area property. Unlike regular condos, LEC condo associations own nothing, which may create difficulties in obtaining loans for repairs and rehabilitation.</p> <p>http://www.weown.net/index1.htm http://www.cronline.org/resources/app/WhitePaperCondominium.pdf/view</p>	<p>T2 T3 (T4) T5* T6*</p>
<p>e. Limited-Equity Cooperative: A Limited-Equity Cooperative (LECo) is similar to a LEC, but a LECo is a resident-controlled corporation that owns the entire property, and individual residents own shares of stock in the corporation. In a LECo, a resident does not need a mortgage for their unit, and the purchase price of their shares are relatively low. When a resident leaves the LECo, they sell their shares of stock, based on an affordable, pre-determined formula, and not their own unit, such as in a condo. Because there is no down payment or a mortgage, a LECo is an easily accessible form of home ownership for many different income groups.</p> <p>http://www.policylink.org/EDTK/LEHC/default.html http://www.weown.net/index1.htm</p>	<p>T2 T3 (T4) T5* T6*</p>
<p>f. Manufactured Housing: Manufactured housing maintains low cost per square foot, making it an attractive affordable housing development option in areas with high construction costs. In order to protect community character while using this affordable housing tool, zoning and building codes must permit manufactured housing and mobile home development, while requiring appropriate urban design elements.</p> <p>http://www.jchs.harvard.edu/publications/communitydevelopment/W02-11_apgar_et_al.pdf http://www.frbsf.org/publications/community/investments/0508/assembly.pdf</p>	<p>T2* (T3) (T4) T5*</p>
<p>g. Single-Room Occupancy (SRO) Buildings: SRO buildings typically have sheltered many at-risk people, those suffering AIDS, homelessness, mental illness or drug/alcohol addiction. In the most general terms, an SRO is a building that houses people in single rooms, but in reality may vary from dormitory-style housing to private single rooms, with shared efficiencies. They can be unpopular in the community but provide housing for a percentage of people that would not find housing elsewhere.</p> <p>http://www.ccsro.org</p>	<p>T3 (T4) T5* T6*</p>

<p>a. Downpayment Assistance Programs: Often with a first-time homebuyer, the largest barrier to homeownership is not the monthly mortgage payments but the down payment. Downpayment Assistance Programs provide downpayment grants to the homebuyer. Typically these grants range from two to six percent of the home's sale price and depend on the maximum gift amount allowed by the lender. http://www.lendingtree.com/smartborrower/Down-payments/Down-payment-assistance-programs.aspx http://www.nehemiahcorp.org/</p>	<p>T2-T6 T4* T5*</p>
<p>b. Fee Waivers: Fee waivers or reductions are often applied to housing developments based upon the percentage of affordable housing units. The percentage of fee reduction usually depends on the percentage of included affordable housing units. Typically, fee waivers or reductions are only for new construction but some places may choose to apply them to larger scale rehabilitation projects as well. http://www.ci.austin.tx.us/ahfc/smart_waivers.htm http://www.oaklandnet.com/BlueRibbonCommission/PDFs/BlueRibbon11-WCLP.pdf</p>	<p>T2-T6 T3* T4*</p>
<p>c. Historic Preservation Tax Credits: Historic Preservation Tax Credits (HPTC) is a federal program run by the IRS and administered through the National Park Service and State Historic Preservation Offices. The program gives a 20% tax credit for the certified rehabilitation of certified historic structures. The project must involve substantial rehabilitation efforts and the structure itself must be depreciable (i.e. income-producing). In addition, the owner of the property must remain so for at least five years after the renovations are complete. http://www.nps.gov/history/hps/tps/tax/brochure1.htm http://www.state.il.us/hpa/ps/taxcredits.htm</p>	<p>T2-T6 T4* T5* T6*</p>
<p>d. Housing Trust Funds: Housing Trust Funds are specific funds allocated by a public agency, like cities, counties or states that can only be used for housing. Typically, they serve the needs of low-income (below 80% AMI) households, but could also be used for another pre-determined special needs group. Housing trust funds are generally used for affordable housing development and construction projects, but sometimes are used for rental assistance. The funds come from various public funds, which can include but are not limited to real estate taxes and fees, developer fees, other taxes and fees, repayments on loan programs, and interest from government-held and market-based accounts. http://www.bpichicago.org/documents/RegionalToolKit.pdf http://www.policylink.org</p>	<p>T2-T6 T4* T5*</p>
<p>e. Infill Incentives: Infill incentives are used to promote the development of vacant land or the rehabilitation of properties in urbanized areas. Because sites like these are generally more difficult to acquire and develop than open suburban land, infill incentives seek to redress common development barriers. Incentives may include fast tracking of permits, density bonuses, zoning waivers, fee waivers or reductions, all depending on the city and the project in question. http://www.policylink.org/EDTK/Infill/ http://www.mrsc.org/Subjects/Planning/infilldev.aspx</p>	<p>T2 T3 T4* T5* (T6)</p>
<p>f. Linkage Fees: Linkage fees apply to areas where commercial, industrial or office building growth is outpacing residential growth, causing unaffordable housing. A fee is levied on a developer of a new commercial, industrial or office property when they apply for a building permit. Proceeds from the fee finance an affordable housing fund. http://www.policylink.org http://www.bpichicago.org/documents/RegionalToolKit.pdf</p>	<p>T2-T6 T5* T6*</p>
<p>g. Live Near Your Work Program: Live Near Your Work Programs (LNYWP) may be administered through regional, state or local agencies that encourage people to stop long commutes in order to live near their workplaces. In housing markets that are extremely expensive, blue-collar and essential service workers who work in that area cannot afford to live nearby. Many localities have set up programs to aid homebuyers in purchasing homes a certain distance from their workplace, often partnering with large local employers. http://www.dnr.state.md.us/education/growfromhere/lesson15/MDP/LNYW.htm http://www.mwcog.org/commuter/LNYW/housing-options.html</p>	<p>T2 (T3) T4* T5* T6*</p>
<p>h. Location Efficient Mortgage: Location Efficient Mortgages (LEM) allow urban homeowners to increase their borrowing capacity because the location of their home is nearby public transit and walkable, thereby negating the need for a car and saving the cost of car ownership. LEMs support homeownership in areas that are densely populated and are well served by public transit and other services. Currently LEMs are only available in a few locations throughout the US. http://www.locationefficiency.com/ http://www.nrdc.org/cities/smartGrowth/qlem.asp</p>	<p>(T3) T4* T5* T6*</p>

AFFORDABLE HOUSING POLICY GUIDE

i. Low Income Housing Tax Credits: Low Income Housing Tax Credits (LIHTC) is a program run by the IRS and administered at the state level by state finance housing agencies. It allows for companies to invest in low-income housing development projects while receiving 10-year tax credits. Projects must either be new construction, rehabilitation, or acquisition and rehabilitation, and the project must have 20% or more of the residential units be rent restricted and occupied by individuals whose income is 50% or less of the AMI or have 40% or more of the residential units be rent restricted and occupied by individuals whose income is 60% or less of the AMI. In addition, these properties must be eligible to be affordable for 30 years. The IRS issues tax credits to the state housing finance agency, who then reviews affordable housing development proposals and awards the tax credits to the developer. In exchange for further equity financing, the developer "sells" the tax credits to investors.

<http://www.realtor.org/libweb.nsf/pages/fg720>
<http://www.danter.com/taxcredit/about.htm>
<http://www.hud.gov/offices/fheo/lihtcmou.cfm>

T2-T6
T4*
T5*
T6*

j. Real Estate Transfer Tax: A real estate transfer tax is a tax collected by the local or state government when a property changes owners. The fees can then be directed to an affordable housing fund. These are useful in helping to discourage speculation in a gentrifying neighborhood and also funding services so that long-time residents benefit from newfound interest in their neighborhood.

<http://www.policylink.org/EDTK/RETT/Why.html>
<http://www.realtor.org/libweb.nsf/pages/fg717#topica>

T2-T6
T5*
T6*

Open Source Congress at CNU XVI

Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: New Media Tools for Planning & Public Involvement

Convenor Name: Jennifer Hurley

Convenor Phone Number: 267-971-4598 Convenor Email: JHurley@hfadesign.com

Key Discussion Points:

— Webinars (talk to Jim kuman)

Re: New Media Tools —

talk to Brad Beaubien

Ball State Indianapolis Ctr

(CAP:1C)

re: virtual charrette

New Media Tools for Public Involvement in Planning & Development

Planning is ultimately a change management effort. Change happens through social networks. New media tools can help build and leverage those networks.

Blog

Project websites can supplement static information with regular blog postings. There are two primary benefits of a blog: (1) new content on a regular basis keeps the website fresh, and (2) people can engage with the issues by leaving comments, building community buy-in and providing more information for the project team.

Comments can be unmoderated or moderated, and inflammatory comments can always be removed by an administrator.

Examples:

<http://www.rethinkcollegepark.net/blog/>

<http://rethinkcollegepark.net/blog/2008/555/#comments>

<http://www.planetizen.com/node/29385>

RSS Feed

An RSS Feed from the website and/or blog provides an easy way for people to subscribe to updates.

Email Newsletter

An email newsletter can create a “push” corollary to the project website, reminding people of upcoming events and giving brief intros to new blog posts or web pages, driving traffic back to the website. Several online services provide email newsletter templates and allow extensive tracking of various statistics, including opened and bounced emails.

Examples:

<http://www.baltimorecountymd.gov/Subscribe/updates/index.html>

<http://search.constantcontact.com/index.jsp>

<http://www.mailermailer.com/>

<http://www.mynewsletterbuilder.com/>

Online Surveys

<http://www.surveymonkey.com>

<http://www.stellarsurvey.com>

<http://www.zapsurvey.com>

Social Networking Sites

Although social networking sites started as a way for people to connect with each other, people are starting to use them to promote projects, causes, events, and products. For example, the project could create a Facebook or MySpace page. People looking through the network by searching for a particular location or subject would find the page. The page could primarily direct people to the project website, but also provides options for posting photos, event notices, and hosting discussion boards. The ability for people to “meet” other people interested in the project and learn about them through their online profiles can help build community buy-in.

In addition to browser-based social networking sites (Facebook, MySpace), Twitter provides an asynchronous chat environment. The project can set up a twitter account, and then use that vehicle for posting very brief updates or event announcements.

Examples:

Jarvis Street Streetscape Improvement

<http://www.facebook.com/group.php?gid=6949283325>

<http://twitter.com/>

Photo Discussion Boards

Online discussion boards have been around for decades now, but a more useful tool for planning and development is a photo-based discussion board. People post photos under a certain topic, and then the discussion board is available for conversation. For example, a planning project could ask people to post images of places in the area they love, places they do not like, and discuss why, providing the project team a visual picture of what people want along with discussions of their values. Again, the interactive nature helps build community buy-in.

Examples:

http://flickr.com/groups/charleston_sc/

<http://flickr.com/groups/killingwilliamsburg/>

Video Sharing

Similar to photo discussion boards, there are also video discussion boards, some of which allow comments to be tagged to particular points in the video. The project could produce short videos explaining key concepts or showing examples from an area tour.

Examples:

<http://www.viddler.com/explore/chris/videos/308/>

Collaborative Maps

Collaborative maps allow people to post photos and text, tagged to a particular place on the map. Again, a planning project could ask people to post images of places in the area they love, places they do not like, and descriptions of why.

Examples:

<http://maps.google.com/maps/ms?ie=UTF8&msa=0&msid=118391098176215503421.0004462129034d7b59666&ll=43.771094,-82.880859&spn=37.524692,63.28125&z=4>

Podcasts

Examples:

http://web.mac.com/stephenamouzon/Original_Green_Site/Podcast/Podcast.html

Webinars

Open Source Congress at CNU XVI
Sign-Up Sheet - PLEASE PRINT CLEARLY

Session: NextGen (Wed) New Initiatives (Th)
 Concurrent Session (Fri) Working Sessions (Sat)

Topic Name: Climate Change

Name of Convenor: Jim Kumon, Space Syntax

Participants & Others Interested:

Name	Email	Phone
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Matthew Schellly	mschellly@montcopa.org	610-278-3739
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Jim Kumon	urbanism@jkumon.com	626 201 3663
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Kyle Daniels	kyle.rstuart@gmail.com	
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Jennifer Hurley	JHurley@hfadesign.com	267-911-4596
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Matt Lambert	matt@dpz.com	
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Edward Erfurt

MARK SAACS	misance@legacy-developments.com	
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Open Source Congress at CNU XVI

Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: CNU Climate Change Work

Convenor Name: Jim Kumon

Convenor Phone Number: 626-201-3603 convenor Email: urbanism@jkumon.com

Key Discussion Points:

- way to catalyze market is to measure + demonstrate how + why traditional design/strategies have superior performance
- nobody in NU really understands energy modelling
- ⊕ must put traditional buildings in prevailing terms:
 - carbon neutral
 - energy efficiency
 - daylighting + natural ventilation
- must be quantifiable + variable
- current compliant systems don't take into account survivability + safety in energy-constrained environment
↳ or durability over time
- there are information technology tools that can do the energy modelling calculations so you no longer have to have engineer
- CNU needs to approach this 2 ways:
 - ↳ everyone in CNU needs to become adequately educated in climate change issues to be competent generalist
 - ↳ we need to figure out what our specific expertise in this area is so that we can contribute something - what's our "competitive advantage"?

Open Source Congress at CNU XVI

Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: CNU Climate Change Work

Convenor Name: Jim Kuman

Convenor Phone Number: 626-201-3603 Convenor Email: urbanism@jkuman.com

Key Discussion Points:

- Need internal advocacy + external advocacy
 - ↓
educate ourselves w/in CNU
 - ↓
take our specific expertise to other green organizations via local events + chapters → UI + USGBC important partners
- SWAT team w/in CNU
- chapter members go to green events of other organizations
- our specific expertise is urban design + multi-disciplinary
- maybe @ annual Congress, have session where people can talk about what grassroots efforts should happen in the next year
- have to make clear case that urbanism is a solution to climate change
 - need good, clear, marketing/propaganda
 - well-crafted message
- what about K-12 curriculum? Tom Hylton has developed curriculum based on Save Our Lands Save Our Towns
- what can we learn from CEU? Europe is so far ahead of us
- Can we influence USAID, World Bank, etc so that international development funding supports sustainable development rather than sprawl?

Open Source Congress at CNU XVI

Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: CNU Climate Change Work

Convenor Name: Jim Kumon

Convenor Phone Number: 626-201-3603 Convenor Email: urbanism@jkumon.com

Key Discussion Points:

- Sustainable Business Network
- the thing CNU has to add to the conversation is understanding of traditional neighborhood pattern
- current transportation models used to determine federal funding of projects @ regional level aren't sophisticated enough to distinguish between performance of traditional neighborhood pattern vs. sprawl pattern

ACTIONS:

- reach out to local ULI + USGBC chapters
- would be great to have summary of research on performance of traditional neighborhood pattern vs. sprawl
 - effects on VMT/mode choice
 - stormwater
 - energy performance

Open Source Congress at CNU XVI

Discussion Notes - PLEASE PRINT CLEARLY

Topic Name: Student Advocacy

Convenor Name: ~~Sam~~ Kyle Daniels

Convenor Phone Number: 310.384.7313 Convenor Email: kyle.rstuart@gmail.com

Key Discussion Points:

- Send posters to university Depts to promote CNU
- distribute @ NextGen
- put together short presentations geared to different groups + make available on CNU website:
 - watershed groups
 - bike advocates
 - affordable housing
 - recycling task forces
 - local business
 - accessibility
- Need to get CNU Central to send mailing list of all members who work @ universities or who are students - NextGen can use for pre-congress outreach

Open Source Congress at CNU XVI
Project Proposal - PLEASE PRINT CLEARLY

Topic Name: _____

Convenor Name: _____

Convenor Phone Number: _____ **Convenor Email:** _____

Goals for Project (Problem to Address):

Outcome/Result/Products:

Methodology/Objectives (Specific Tasks to Accomplish):

Open Source Congress at CNU XVI
Project Proposal - PLEASE PRINT CLEARLY

Topic Name: _____

Convenor Name: _____

Convenor Phone Number: _____ **Convenor Email:** _____

Measures of Success (how will we know whether or not the project succeeded?)

Resources Needed:

Potential Partners:

Timeframe:

