

CONGRESS
FOR THE
NEW
URBANISM

2008
Charter Awards

April 5, 2008 - Austin, Texas

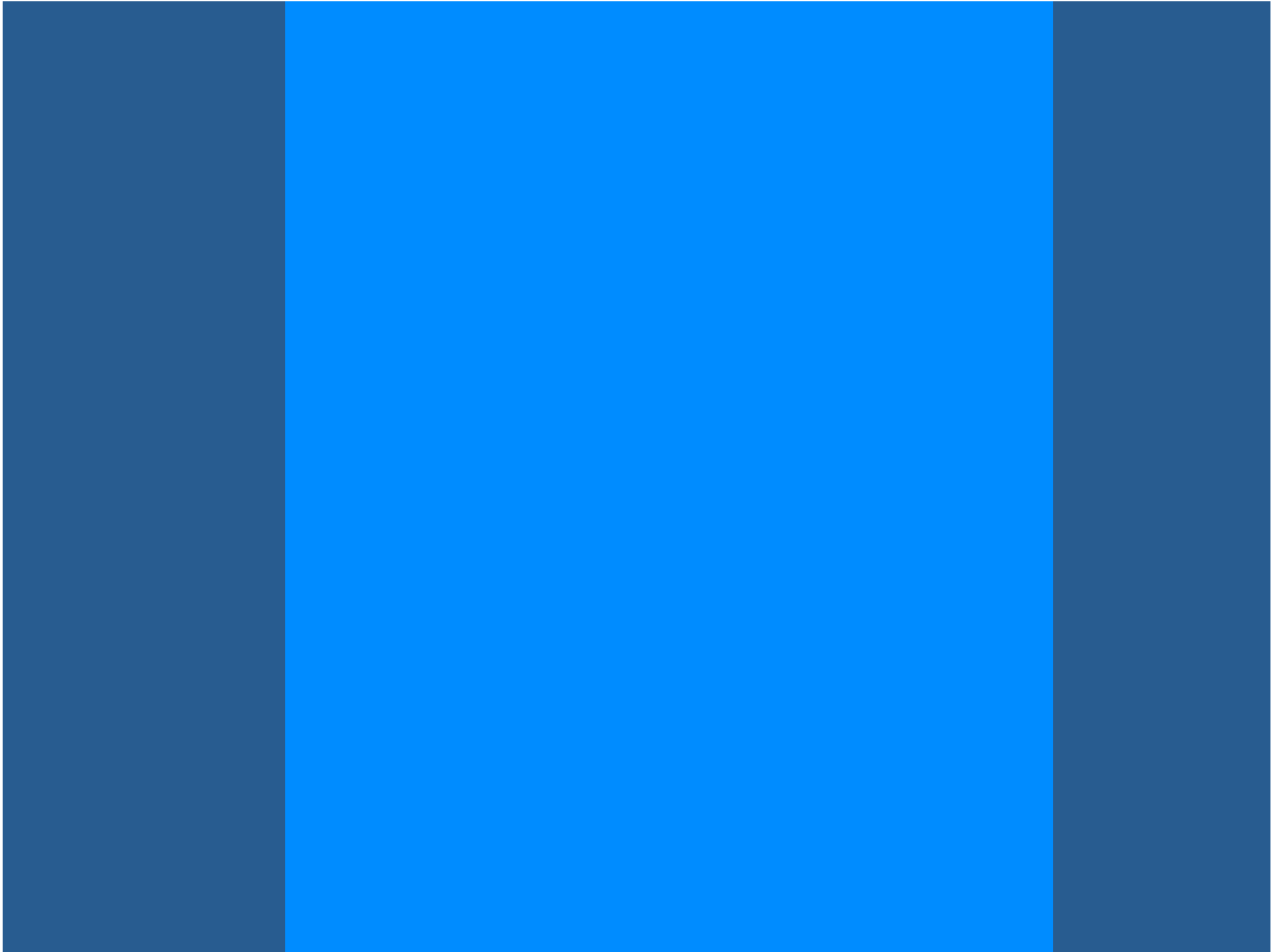
Charter Awards 2008
Region, Metropolis, City, Town

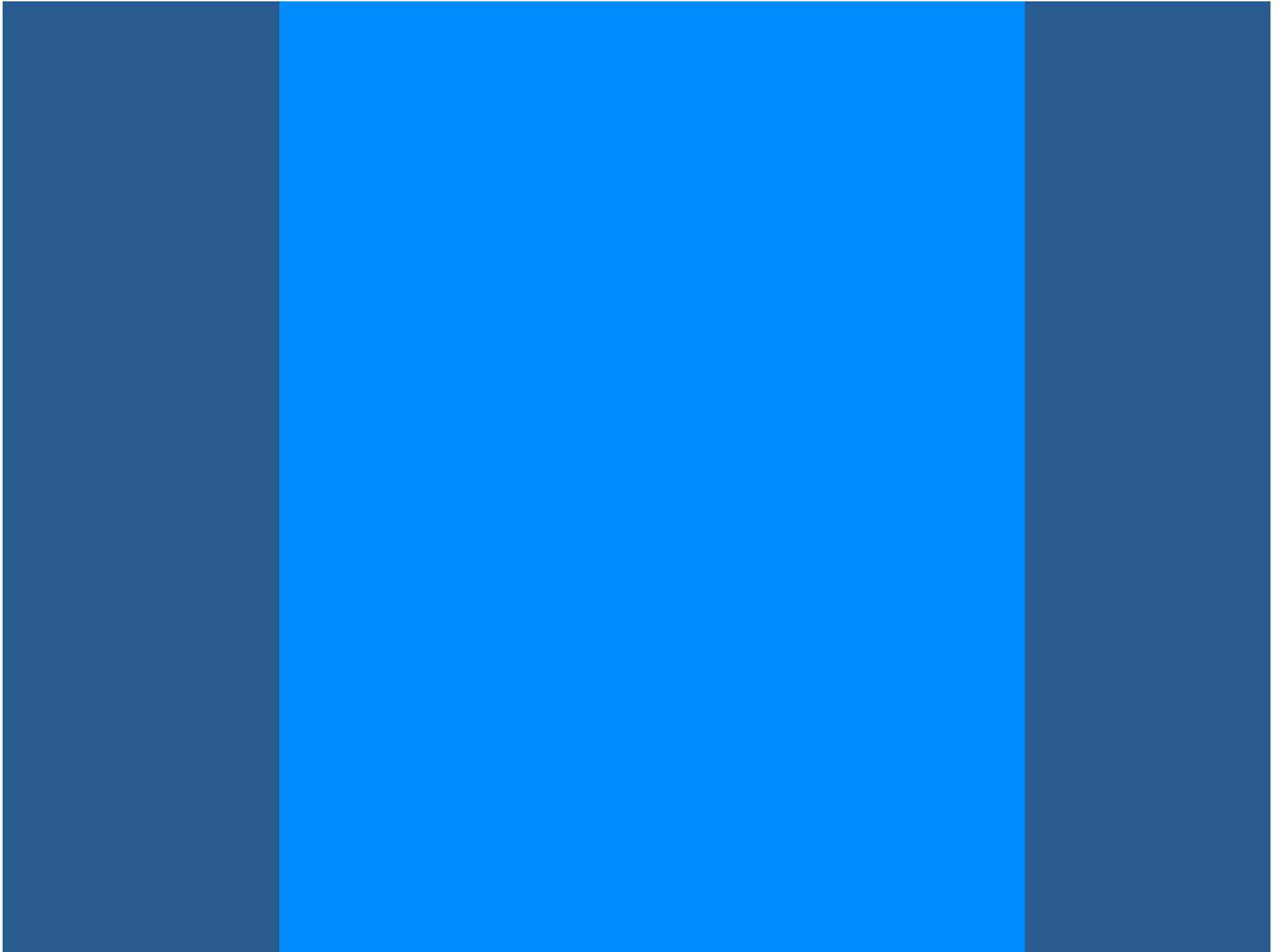
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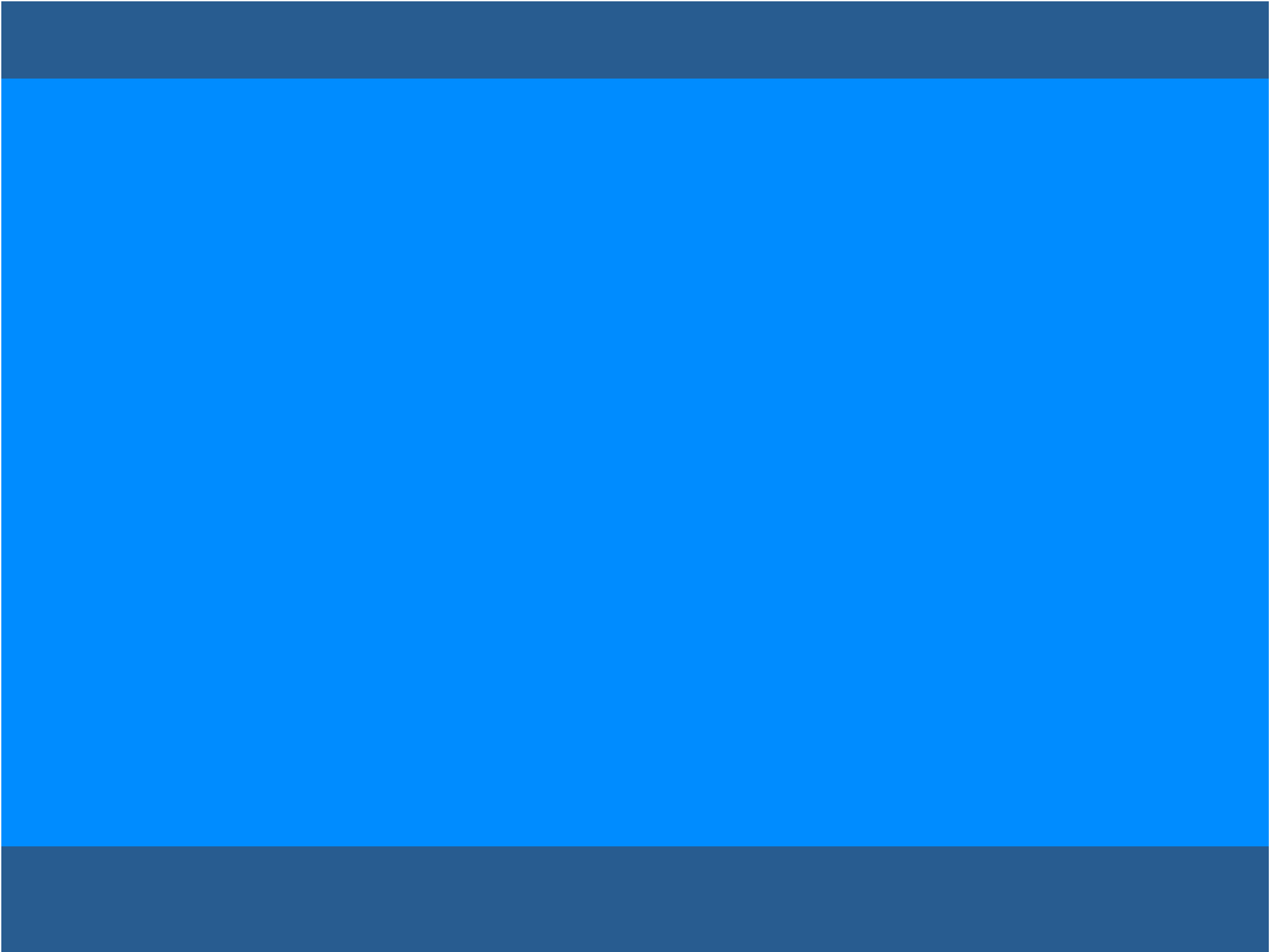
Louisiana Speaks Regional Plan

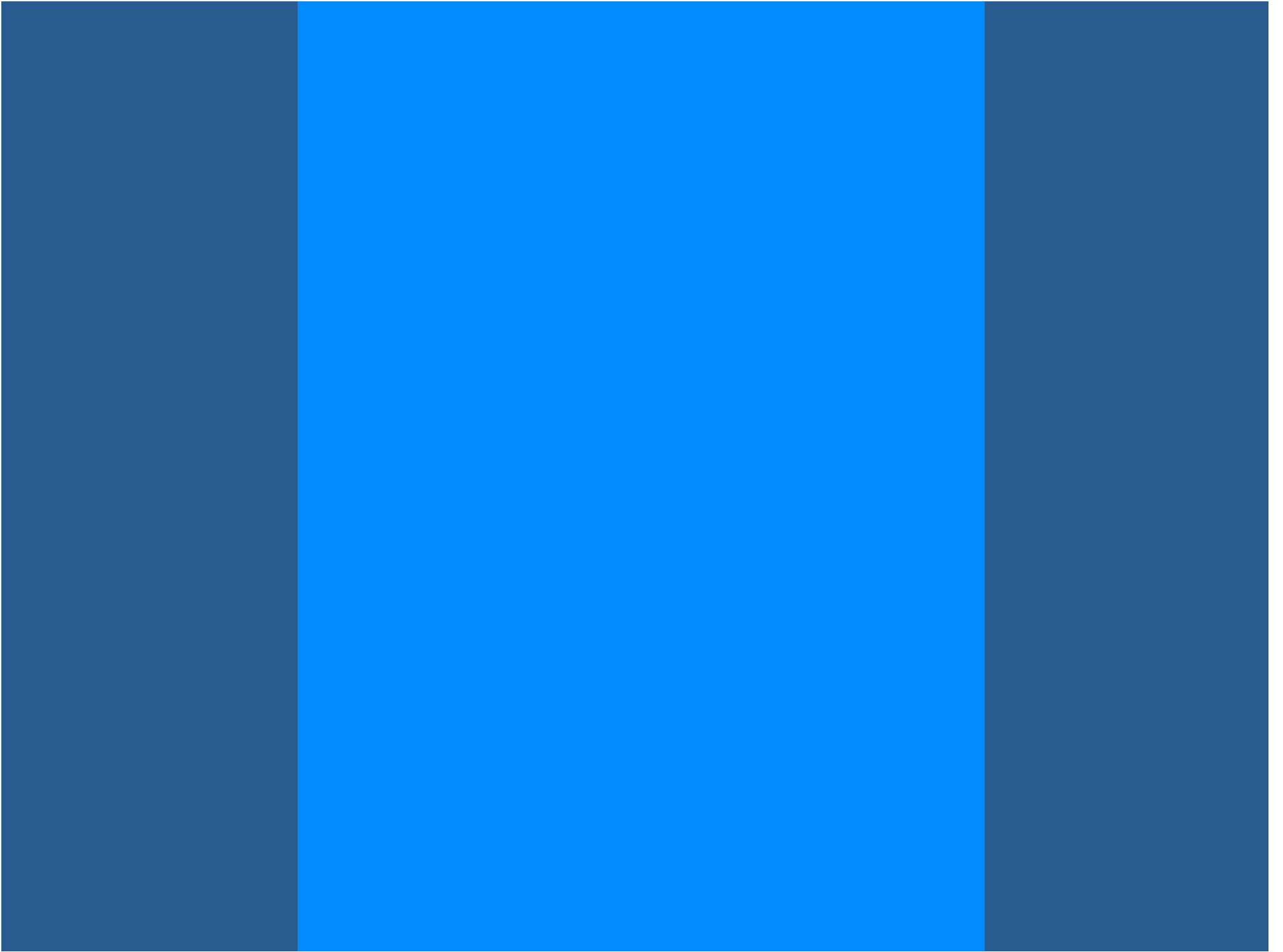
Louisiana

Submitted by
Calthorpe Associates









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King Abdullah University of
Science and Technology
Thuwal, Saudi Arabia

Submitted by
Hellmuth, Obata and Kassabaum Inc.



- 01. University Core
- 02. Commercial Center
- 03. Island Neighborhood
- 04. Golf Neighborhood
- 05. Future Research Park
- 06. Utilities and Support Facilities
- 07. Golf Course
- 08. Incubator Lab Buildings
- 09. Harbor / Marina
- 10. Existing Village of Thuwal
- 11. Coral Reef Islands / Red Sea
- 12. Existing Natural Mangrove Preserve
- 13. Proposed King Abdullah Economic City
- 14. Existing regional highway

The site is located along the west coast of Saudi Arabia and is adjacent to some of the most beautiful shallow coral reef islands (item 11) that are preserved within the master plan. The canal, harbor and marina - all are located along artificial water bodies created by replacing water-logged soil called 'Sabkha'.

The entire development is compact and restricted to roughly 40% of the project site in concert with principles of new urbanism.



The master plan introduces the concept of bringing water into the development in order to provide all major elements of the campus such as the university campus, commercial center and hotel / conference center enjoy the magnificent views of the Red Sea. The new harbor created by replacing water-laden soil, 'Sabkha' not only provides for an ideal recreational amenity, but also provides for a protected waterfront for all campus elements. The break-water needed for the marina is an extension of the natural beach and terminates in a light beacon tower visible from all over the campus.

The new canal introduced in the commercial center not only links the harbor to the Red Sea, but also allows interesting development and thereby bridging opportunities through the town center. The town center is modeled after traditional development patterns found in Saudi Arabia and has a rich traditional urban fabric created by quirky streets and walking paths that are independent of any particular grid pattern. The culmination of the town center and the university core creates an interesting 'heart' of the project named 'KAUST Square'.





The challenge of creating a contextually-sensitive meaningful space is increased in the absence of an existing urban fabric. The master planning team conducted extensive research of the traditional development patterns in Saudi Arabia as well as the culture and traditions of the area. An approach of creating a contextual environment by providing non-gridded streets, compact development and shade structures was taken.

In addition, the introduction of the canal through the commercial center allowed for creation of interesting elements such as bridges, shade structures and gardens. The development along both sides of the canal and the strategic positioning of the mosque will give a unique sense of place to the entire community.



Water is a sacred amenity in the middle east for several reasons. While the site enjoys a magnificent water frontage from the Red Sea, the existing coral reef islands were preserved limiting its use for recreation. The master plan proposes replacing the water-laden soil called "Sabkha" to introduce the ocean water into the site and create a recreational amenity in the form of a harbor and a canal which are linked to the Red Sea and which are designed in such a way that allows access to water from the university core as well as the high-density commercial center. The edge of the harbor has been designed in a way that allows for a variety of recreational amenities such as ocean-walk, urban beach, natural beach as well as marinas. The harbor is asymmetrically shaped to create more interest and a natural feel.

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Vedanta University
Orissa, India

Submitted by
Ayers/Saint/Gross Architects + Planners



CNU Charter Awards 2008 Image 5







CNU Charter Awards 2008 Image 9

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Region, Metropolis, City, Town

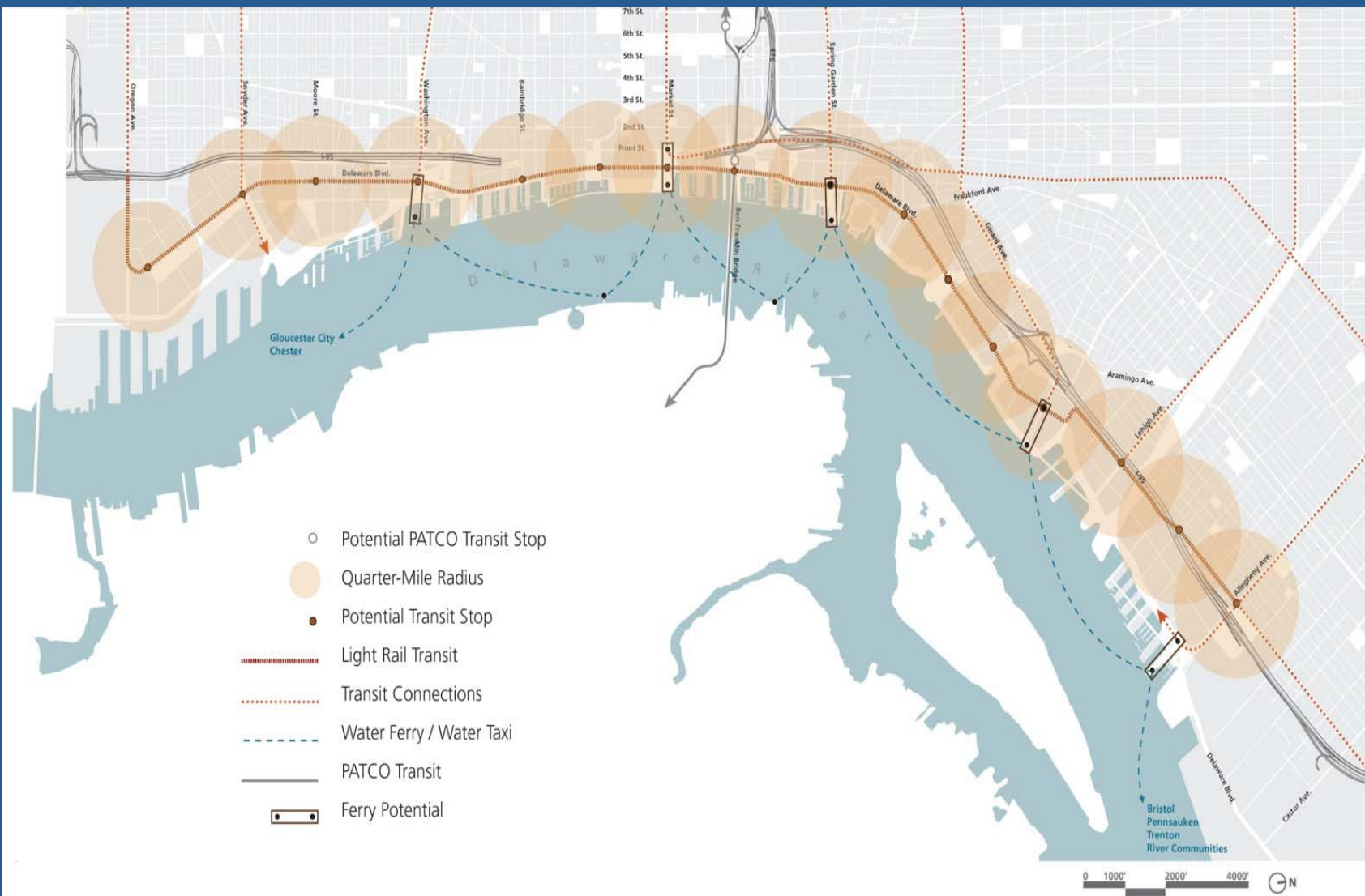
CONGRESS
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A Civic Vision for the Central Delaware
Philadelphia, Pennsylvania

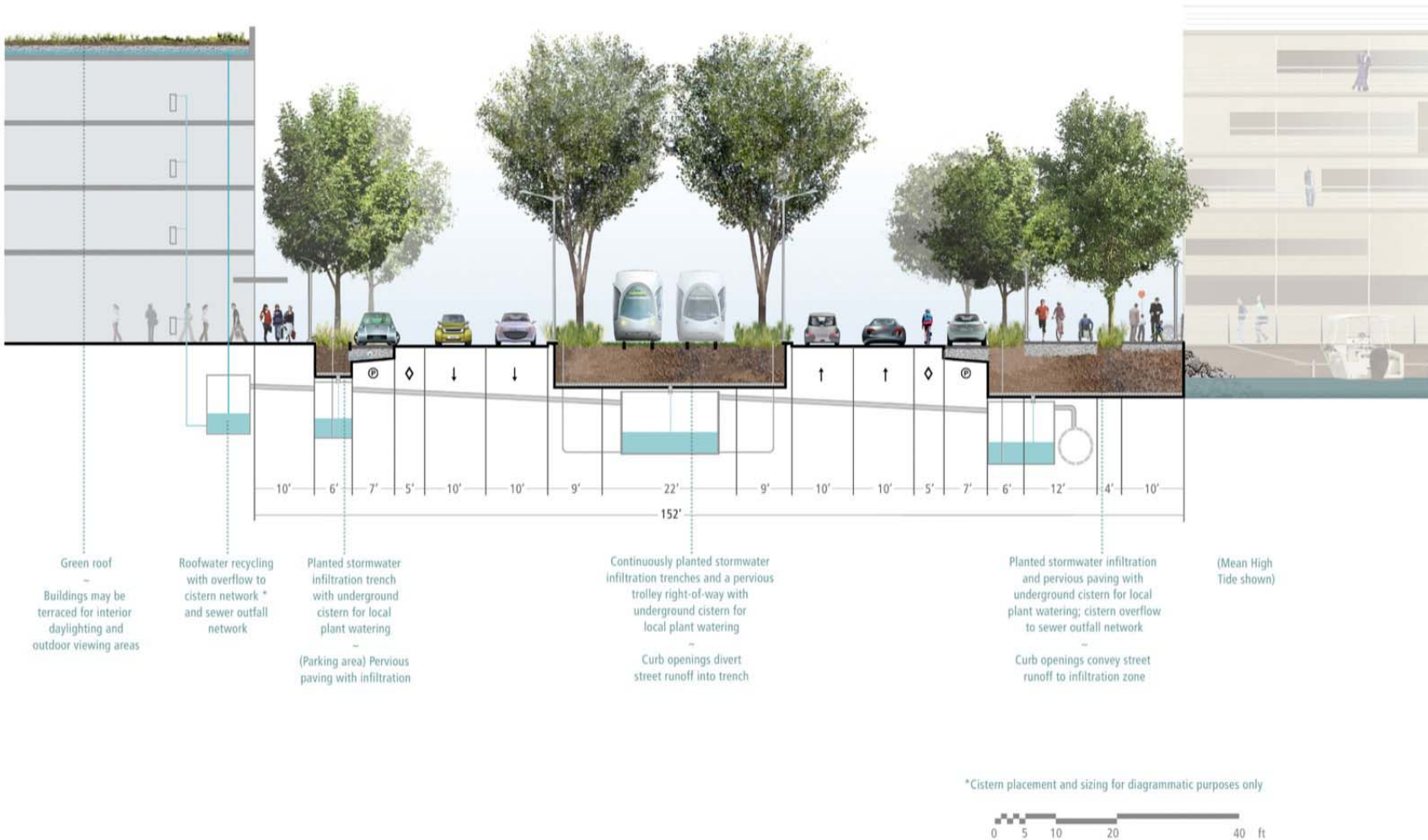
Submitted by
Wallace Roberts & Todd LLC



The viaduct is transformed into a major regional open-space connector, with an extensive green network enhanced by acknowledging historic streams and creeks. The area becomes a major watershed feature, absorbing runoff and filtering stormwater through infiltration. The realigned boulevard and the continuous riverfront greenway link the park and its surrounding neighborhoods to other areas along the riverfront. New development extends the city to the river's edge.



This map illustrates abundant opportunities for the creation of a complete transportation network that provides connections along the length of the Delaware River and east to New Jersey. The civic vision recommends that transit stops be located every quarter mile to provide service to each neighborhood along the riverfront.



152-foot Boulevard at the River



The central riverfront park allows the grid of the city to come to the river in an elegant way. A simple and flexible great lawn provides a gathering space for everyday enjoyment as well as celebrations.

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Neighborhood, District, Corridor

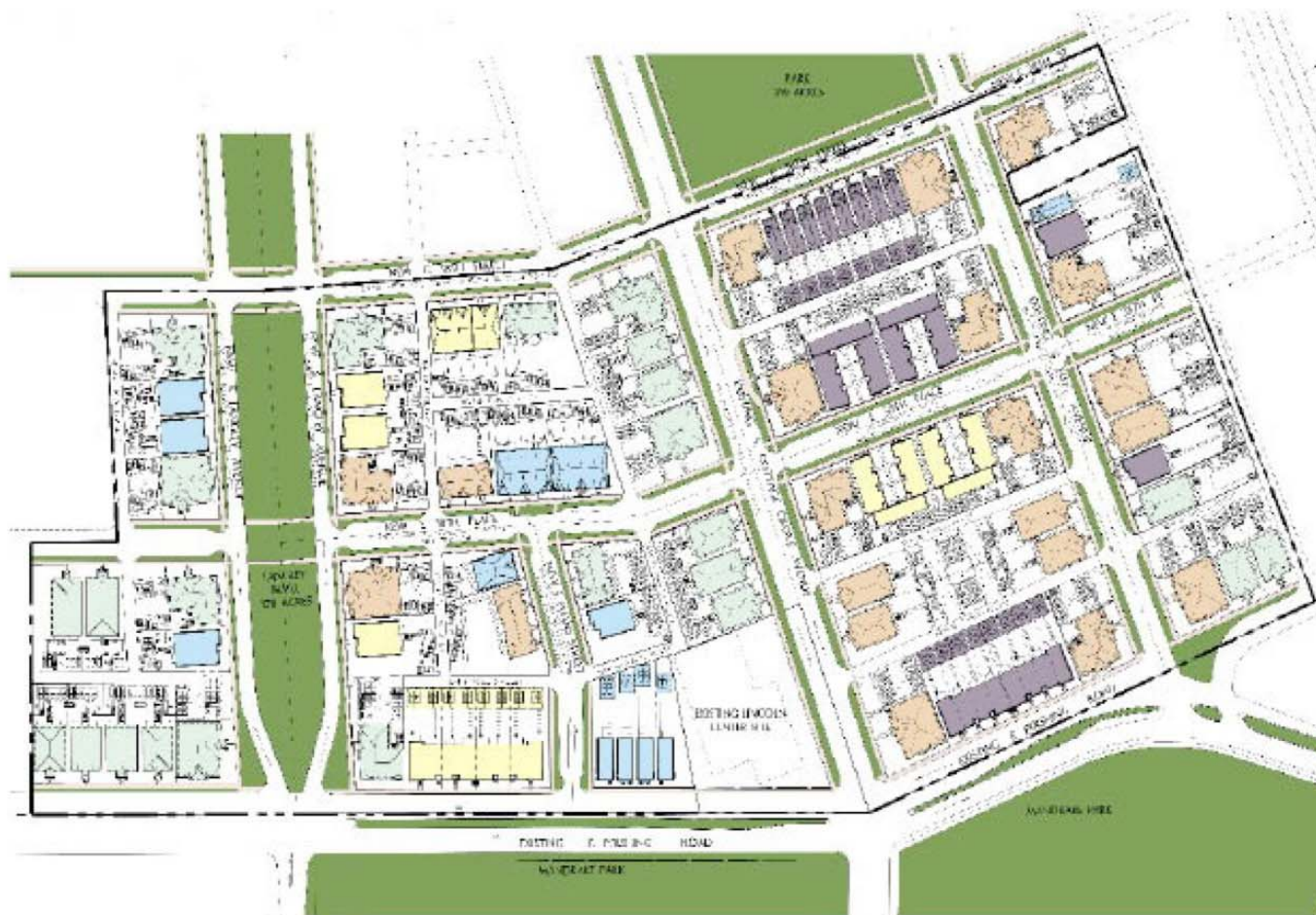
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Oakwood Shores
Chicago, Illinois

Submitted by
FitzGerald Associates Architects



- FOR SALE ROWHOUSES



LEGEND

- | | |
|---|---|
|  FOR SALE PHASE 1A |  RENTAL PHASE 1A |
|  FOR SALE PHASE 1B |  RENTAL PHASE 1B |
|  FOR SALE PHASE 1C | |



- PROJECT SITE PLAN



- FOR SALE COURTYARD BUILDINGS



- RENTAL 6 FLAT BUILDING

Charter Awards 2008
Neighborhood, District, Corridor

CONGRESS
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Rockville Town Square
Rockville, Maryland

Submitted by
WDG Architecture





AT GROUND LEVEL - Street-level retail, a grocery store, library and adjacent office development arranged around a central plaza



UPPER LEVELS - Nearly 650 residential units on four floors above ground floor retail inconspicuously hide parking for close to 2,000 vehicles





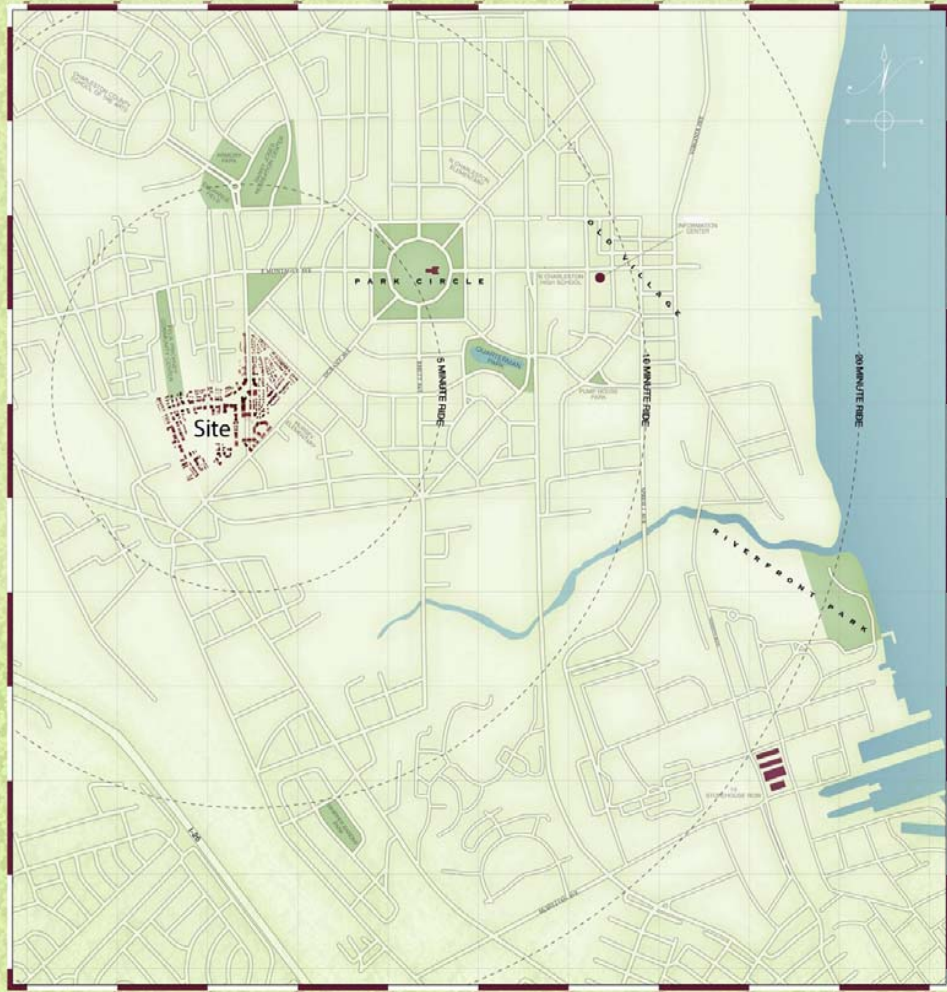
Charter Awards 2008
Neighborhood, District, Corridor

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Mixson
North Charleston, South Carolina

Submitted by
I'On Group





Project
BICYCLE RADIUS





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Neighborhood, District, Corridor

CONGRESS
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Masterplan for Western Harbour

Edinburgh, Scotland

Submitted by
Robert Adam Architects

Computer Generated View





New Masterplan in colour with parts of the original Masterplan surviving due to completed sales shown in grey as other existing structures. The new Masterplan contains identical accommodation and open space provisions as the planned remainder of the original Masterplan.



Aerial View of Site: The Harbour is part of the dock area of an important port in Scotland. The new development area is largely land currently being reclaimed behind the port sea defences in the estuary.



Concept Sketch: The masterplan evolved in a series of design workshops with the team and with the City Council.

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Neighborhood, District, Corridor

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Woodstock Downtown

Woodstock, Georgia

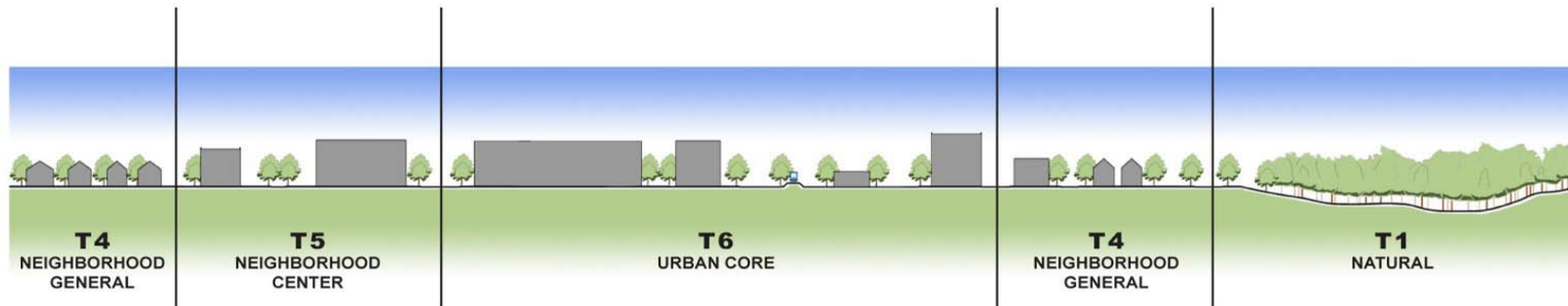
Submitted by
Tunnell-Spangler-Walsh & Associates

CHARACTER AND QUALITY OF BUILT PROJECT

Mixed-use building combining ground-floor retail, one and two level condominium units ranging from \$200,000 to \$1.1 million. Facade combines vernacular architecture with contemporary elements.



TRANSECT STUDY



CHARACTER AND QUALITY OF BUILT PROJECT

Residential units front passive greenspaces throughout the project.



CHARACTER AND QUALITY OF BUILT PROJECT

Contemporary architectural styles bring new energy to the commercial core.



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Block, Street, Building

CONGRESS
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The Atlantic & Pacific
Development
Montgomery, Alabama

Submitted by
City Loft Corporation









Charter Awards 2008
Block, Street, Building

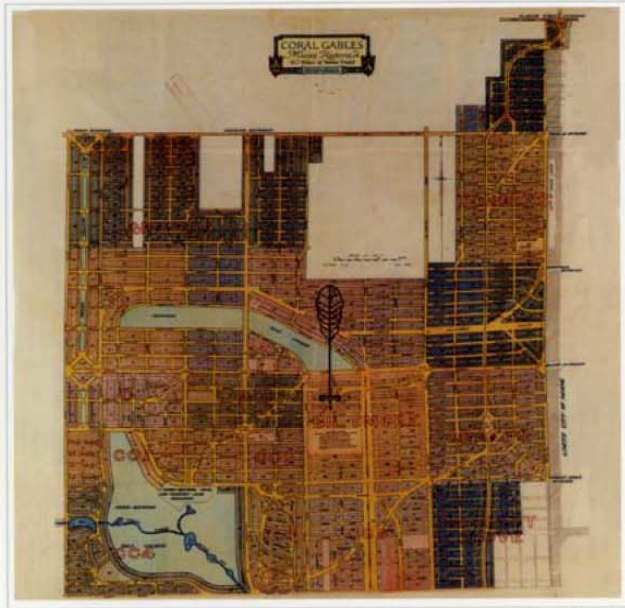
CONGRESS
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Almeria Row
Coral Gables, Florida

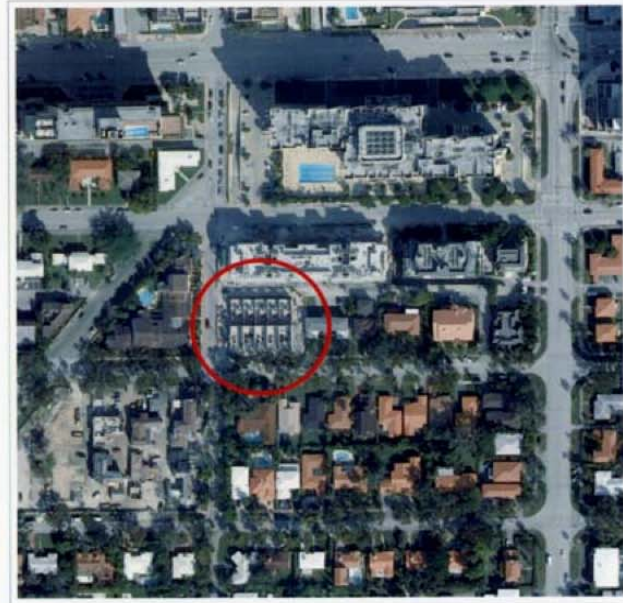
Submitted by
de la Guardia Victoria Architects & Urbanists Inc.



Aerials



Location Aerial



Neighborhood Aerial





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Block, Street, Building

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A Pattern Book for Neighborly Houses

Traditional Neighborhoods in the United States

Submitted by
Urban Design Associates

A

A Neighborly House

National surveys indicate that the vast majority of Americans are comfortable with affordable housing if it "fits in" the neighborhood. If efficient floor plans and basic massing are utilized (in keeping with the guidelines for cost-effective housing), it is possible within a very limited budget to create the detail and character needed for a house to be viewed as a "neighborly house" rather than just an "affordable house." The house illustrated below accomplishes this, utilizing the recommendations detailed in this Pattern Book.

The Neighborly House

The result is a Neighborly House that is in harmony with its neighborhood and an asset for the community.



Placement on Site

The front facade is set back from the street the same distance as the majority of houses in the neighborhood. It joins the facades of adjacent houses in defining the public space of the street. The front door of the house is on the facade facing the street.



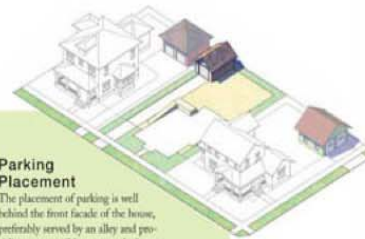
Front Door and Porch

In those communities with porches, the house includes a front porch with the same depth and dimensions of existing houses. If there is no porch, the front door is embellished.



Front yard

The front yard is the most public part of the property and the majority of landscaping and embellishment is provided there as a contribution to the street.



Parking Placement

The placement of parking is well behind the front facade of the house, preferably served by an alley and providing an accessible route to the house.



Architectural Character

The front facade, including the porch, is the most ornamented and finished part of a Neighborly House. The facade contributes most significantly to the public space: the sidewalk and street.

The house has a recognizable architectural style that is found elsewhere in the community and is recognized as an expression of local tradition.

The most basic house can be modified with minimum effort. Using correct proportions and standard elements, such as columns, that are correctly sized can make the difference between a house that fits and one that does not.

Accessibility

A house's accessibility should be considered at the beginning of the design process. Ramps and accessible walks are an integral part of the design of the house, as opposed to add-ons. Due to careful design, the siting of the house illustrated provides a zero-step entry approach from its parking area.



Green Design

Green design techniques help to achieve an affordable house. In taking advantage of a house's site and green building techniques, Neighborly Houses promote energy efficiency and conservation in a way that helps to assure long-term affordability.

Housing Patterns

This section of the Pattern Book provides an outline of typical Neighboring House types, allowing for appropriate selection according to neighborhood location. Six housing types are illustrated: single-family detached houses, single-family attached houses, mansion apartments, townhouses, apartment buildings, and mixed-use buildings. The basic elements of each type are reviewed here. The Architectural Patterns section should be consulted when designing a new house or transforming an existing plan.

Strategies for green building, visitability and accessibility, and ancillary structures and parking are also addressed in this section. These recommendations apply to all housing types.



12

Housing Types

The six building typologies presented in this section are found throughout American neighborhoods. In many older neighborhoods, styles were adapted over time as certain patterns became popular. The following inventory of building types reflects various architectural styles and vocabularies. While there are many variations on house types, those illustrated here appear to dominate the most lasting and successful neighborhoods.

Single-Family Detached Houses



Single-Family Attached Houses



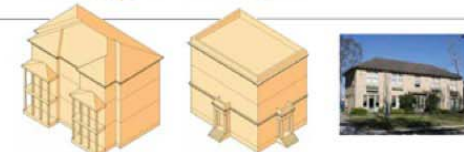
Mansion Apartments



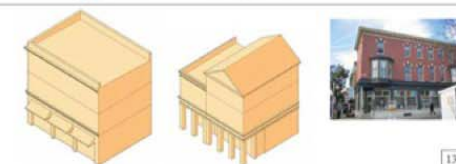
Townhouses and Stacked Flats



Apartment Buildings



Mixed-Use Buildings



13

ARCHITECTURE, HISTORIC

D

Architectural Patterns

A series of well-developed architectural styles or modes have been popular throughout the United States in the 19th century, 20th century. These styles were characteristically based around the use of a few primary forms and decorative elements. Many were based on traditional styles that had been used in other parts of the world. These styles continued the tradition of building with a few basic forms and decorative elements that had been used in the past.

The essential architectural elements of each style are listed below. The essential architectural elements of each style are listed below.

- Roofline and Vertical Plane
- Windows
- Doors
- Decorative Elements
- Materials



Houses that adhere to the traditional architectural and neighborhood patterns add to the quality of the public realm and encourage the safety and vitality of a neighborhood.

Overview of American Architectural Styles



ARCHITECTURE, HISTORIC

D

Classical and Colonial Revival

Classical Revival houses reflect the renewed interest in classical architecture that occurred in the late 18th century. The architecture used in the 19th World Colonial Revival is a blend of classical and colonial styles. The architecture used in the 19th World Colonial Revival is a blend of classical and colonial styles.

- ESSENTIAL ELEMENTS**
- Roofline and Vertical Plane
 - Windows
 - Doors
 - Decorative Elements
 - Materials



Step 1: Massing, Composition, and Materials

A. Massing Type

- Roofline and Vertical Plane
- Windows
- Doors

B. Massing Within and Over Composition

- Roofline and Vertical Plane
- Windows
- Doors

C. Massing Materials

- Roofline and Vertical Plane
- Windows
- Doors

ARCHITECTURE, HISTORIC

D

Mission

Mission houses in the California southwest in Colonial Revival architecture in the 19th century. Mission style houses are characterized by their simple forms and decorative elements.

- ESSENTIAL ELEMENTS**
- Roofline and Vertical Plane
 - Windows
 - Doors
 - Decorative Elements
 - Materials



Step 1: Massing, Composition, and Materials

A. Massing Type

- Roofline and Vertical Plane
- Windows
- Doors

B. Massing Within and Over Composition

- Roofline and Vertical Plane
- Windows
- Doors

C. Massing Materials

- Roofline and Vertical Plane
- Windows
- Doors

ARCHITECTURE, HISTORIC

D

Arts & Crafts

Arts and Crafts houses reflect the renewed interest in traditional architecture that occurred in the late 19th century. The architecture used in the 19th World Colonial Revival is a blend of classical and colonial styles.

- ESSENTIAL ELEMENTS**
- Roofline and Vertical Plane
 - Windows
 - Doors
 - Decorative Elements
 - Materials



Step 1: Massing, Composition, and Materials

A. Massing Type

- Roofline and Vertical Plane
- Windows
- Doors

B. Massing Within and Over Composition

- Roofline and Vertical Plane
- Windows
- Doors

C. Massing Materials

- Roofline and Vertical Plane
- Windows
- Doors

F

Step-by-Step Transformation

An Example of a Transformation of a Typical House Design

Step 1:

Review Existing Design

This single-family detached house plan has good porch placement and simple massing but poor window proportions. Moving the kitchen back away from the front of the house would allow for larger windows on the front facade. This house could be transformed into either the Victorian or Arts & Crafts style.



Front Elevation



First Floor Plan

Second Floor Plan

Step 2:

Observe Historic Context

One and a half-story front gable houses with front porches are typical of the surrounding area.

Step 3:

Consult the Pattern Book

Use the Pattern Book to guide the transformation of a neighborly house, particularly the Victorian and Arts & Crafts sections for this transformation.



Step 4:

Develop New Design Based on Existing Design

Adjust Massing, Roof Pitch, and Form

Front gable houses with the pitch of the existing design are a common massing in Victorian houses as illustrated in option 1. For an Arts & Crafts elevation, as in option 2, modify the roof form and pitch.



Option 1-Victorian

Option 2-Arts & Crafts

Adjust Window and Door Composition

Pick appropriate windows based on the Victorian style for option 1 or the Arts & Crafts style for option 2. Arrange the windows and doors based on compositions illustrated in the Victorian and Arts & Crafts style sections of the Pattern Book.



Materials and Finishes

Pick materials and a color scheme appropriate to the style of the house. The Architectural Patterns section as well as the Material Manufacturers page in this section offer guidance. Consider landscaping options for the house.



Step-by-Step Transformation

An Example of a Transformation of a Typical House Design

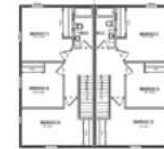
Step 1:

Review Existing Design

The plan of this single-family attached house works well with the placement of the living room and the existing porch. The windows may be composed in a more orderly fashion. The current design does not have a well-defined architectural character but could be transformed into the Victorian or Arts & Crafts style.



Front Elevation



Second Floor Plan



First Floor Plan

Step 2:

Observe Historic Context

There is a good variety of historic house styles with full front porches in the surrounding neighborhood.



Step 3:

Consult the Pattern Book

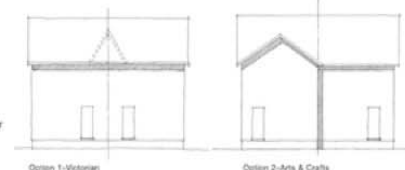
Use the Pattern Book to guide the transformation of a neighborly house, particularly the Victorian and Arts & Crafts sections for this transformation.

Step 4:

Develop New Design Based on Existing Design

Adjust Massing and Roof Pitch and Form

Break the mass of the roof with a front gable dormer at the center of the facade composition.



Option 1-Victorian

Option 2-Arts & Crafts

Adjust Window and Door Composition

Pick appropriate windows based on the Victorian style for option 1 or the Arts & Crafts style for option 2. Arrange the windows and doors based on compositions illustrated in the Victorian and Arts & Crafts style sections of the Pattern Book.



Materials and Finishes

Use the appropriate style section to determine the materials and finishing of the house. The Material Manufacturers page offers recommendations for manufacturers of materials. Consider landscaping options for the house.



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A Living Tradition: Architecture of the Bahamas

The Bahamas

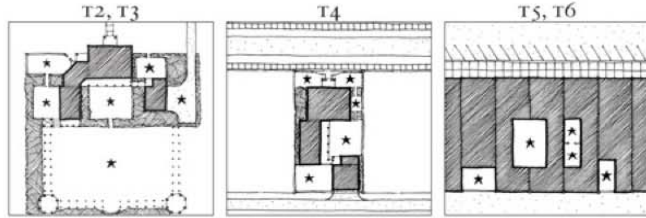
Submitted by
Mouzon Design

HERE'S HOW IT WORKS: 1. PATTERN NAME & RULE OF THUMB. 2. "WE DO THIS BECAUSE..." 3. CODE DIAGRAMS ACROSS TRANSECT OR CLASSICAL/VERNACULAR SPECTRUM. 4. WHAT MATTERS, & WHAT DOESN'T. 5. PATTERN DNA. 6. PATTERN POLEMICS. 7. VARIATIONS PHOTOS. 8. LEED CREDITS IN LEFT SIDEBAR. 9. COLOR COMMENTARY IN RIGHT SIDEBAR.

*** POSITIVE OUTDOOR SPACE ***
Use buildings, their wings, fences, walls, and plant material to create positive outdoor spaces around buildings.

MASSING & WALLS
LEED CREDIT
 EA1
 EQ8.1
 EQ8.2
POINTS
 1-10,
 1,1
%
 contributes indirectly to EA1 by assisting environmental acclimation (see 3rd Realm); contributes to EQ8.1 & EQ8.2 by creating a space that people naturally want to put more windows on

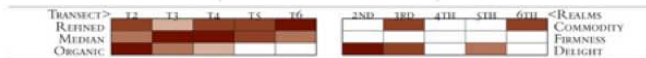
WE DO THIS BECAUSE: People tend to use exterior space when it is enclosed in a positive fashion like a room with regular shapes and proportions, but not when it is leftover corridor-like spaces around buildings. Positive space is that which is generally convex in shape. Negative space is concave in shape, eaten into by buildings or other elements and bleeding out around the edges.



*****WHAT MATTERS:** Enclose outdoor space with plant material, fences, arbors, and occasionally buildings. See Garden Rooms. Allow positive outdoor space to look out into larger outdoor spaces. See TCP-7.
WHAT DOESN'T: Specific character of space. People will use grass courtyards, cultivated gardens, paved courtyards, and even parking courts, as long as the space is positively enclosed.

*****WHAT MATTERS:** Enclose outdoor space with buildings, garden walls, porches, arbors, fences, and occasionally plant material. See Garden Rooms & TCP-7.
WHAT DOESN'T: Specific character of space. People will use grass courtyards, cultivated gardens, paved courtyards, and even parking courts, as long as the space is positively enclosed.

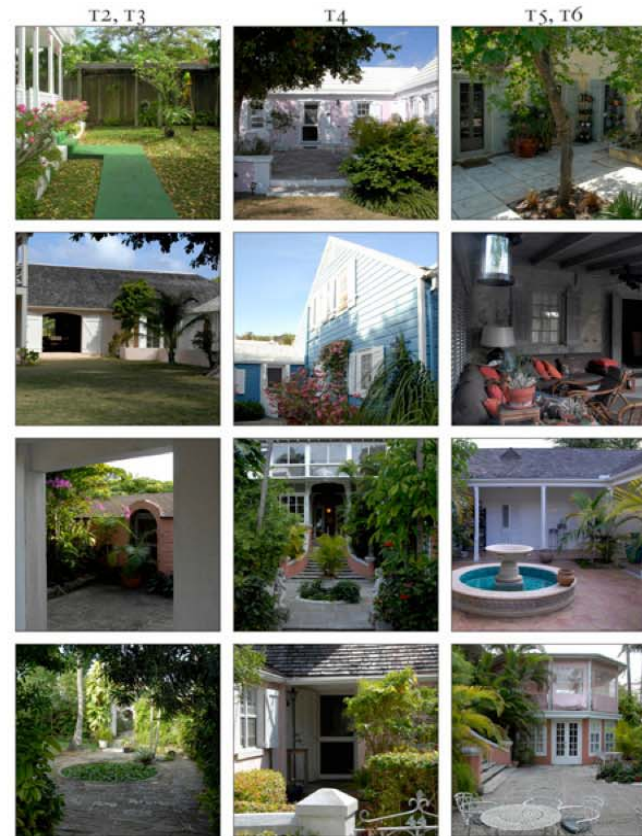
*****WHAT MATTERS:** Enclose outdoor space with buildings, galleries, porches and garden walls.
WHAT DOESN'T: Size of space. In T5 and T6, positive outdoor space is so precious that people will enjoy tiny bits of it.



REALMS: 2nd Realm (Local): Nassau courtyards are excellent. 3rd Realm (Regional): Courtyard and garden rooms make tremendous sense in the hot & humid climate of the Bahamas. 5th Realm (Continental): Classical architecture has a 25-century history of creating delightful positive outdoor space. 6th Realm (Universal): This pattern, in one form or another, has served utilitarian habitational needs around the world almost since the dawn of time.

ATTRIBUTES: Commodity: Positive Outdoor Space is useful for any activity that requires a degree of privacy. Delight: Positive Outdoor Space delights humans at a very basic level, and is found in every traditional culture. Wellness: Because this pattern entices people outdoors, they both get fresh air and become acclimated to local seasonal weather conditions.

VARIATIONS



MASSING & WALLS
 ~
 Positive Outdoor Space
 ~
 This is one of the three most important patterns in this book. Of all the important patterns missing from late 20th century architecture & construction, this one may be the most sorely missed. Typical suburban design neither provides the privacy necessary to fully enjoy outdoor space, nor does it properly enclose the space in a manner that would entice you to sit there even if it were private.

NEW PATTERNS NOT CURRENTLY FOUND IN GREAT QUANTITY IN THE BAHAMAS ARE OCCASIONALLY INTRODUCED IF THEY MAKE SENSE FOR THE REGIONAL CONDITIONS, CLIMATE, AND CULTURE. FOR EXAMPLE, THE SHOTGUN HOUSE, AN AFRICAN INNOVATION, MAKES PERFECT SENSE HERE EVEN THOUGH NOT MANY EXAMPLES STILL EXIST IN THE BAHAMAS... SO WE CODE IT IN.

T4 MASSING

Compose Principal Buildings of T4 buildings as single- or double-barrel shotguns or as Five-Bay blocks that are either hipped, gable-front, or cave-front.

WE DO THIS BECAUSE: These are the most efficient ways to build simple structures on lots that are thin and deep. The shotgun house is a building type with African origins that has been used extensively around most of the Caribbean rim because of how well it ventilates because of being one room wide for the Single-Barrel Shotgun. The author suggests that this house type could be adopted into the Bahamian family of architectural traditions with great effect.

MASSING & WALLS

LEED

CREDIT

EA1

EQ2

EQ6.1

EQ7.1

EQ8.1

EQ8.2

POINTS

1-10,

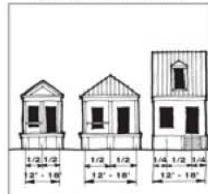
1,1,1,

1,1

%

thin houses contribute to EA1, EQ2, & EQ7.1 by cross-ventilating & also are easier to orient for a short Western Wall & a longer South-Facing Outdoors; they contribute to EQ6.1, EQ8.1, & EQ8.2 by facilitating lots of windows.

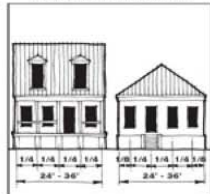
SINGLE-BARREL



*****WHAT MATTERS:** Compose buildings on the thinnest lots as two-bay structures that may be gabled, hipped, or even cave-fronted if they are not too deep. Single-Barrel Shotguns are usually one room wide, although private rooms may be flanked with a hallway to one side, and the eave is usually one story tall.

WHAT DOESN'T: Specific width. As noted on the diagrams above, Single-Barrel Shotguns may occupy a range of widths.

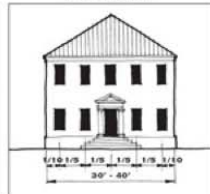
DOUBLE-BARREL



*****WHAT MATTERS:** Compose buildings on the next thinnest lots as four-bay structures that may be hipped or cave-fronted. Gable fronts should be rarer because the wider gable can dominate the mass of the building if not done properly. Double-Barrels are usually two rooms wide, and the eave is usually one story tall.

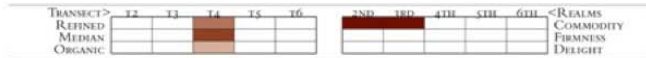
WHAT DOESN'T: Specific width. As noted on the diagrams above, Double-Barrel Shotguns may occupy a range of widths.

FIVE BAY



****WHAT MATTERS:** Compose buildings on the widest lots as Five Bay buildings, which should usually be cave-fronted. Because they are the largest buildings in T4, they may often be two stories tall or taller.

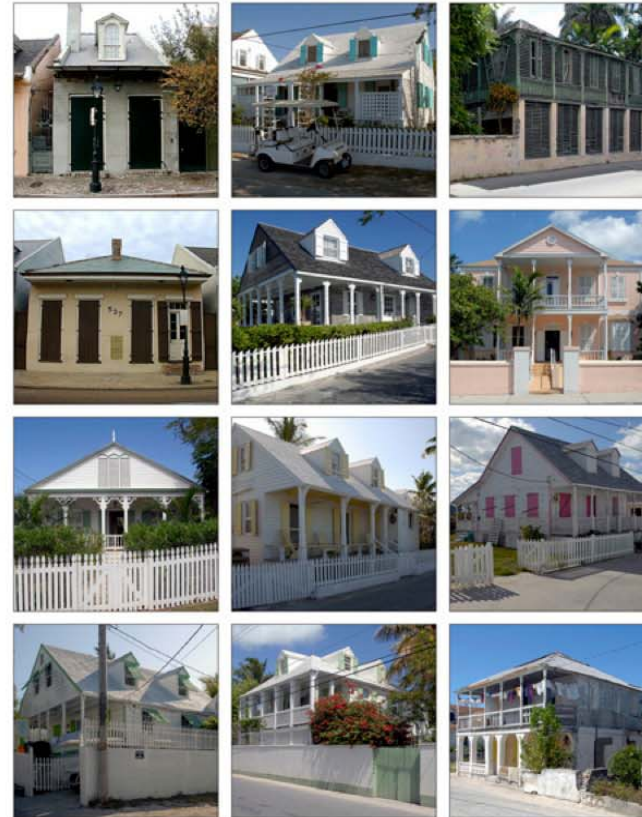
WHAT DOESN'T: Specific width. As noted on the diagrams above, Five Bay buildings may occupy a range of widths.



REALMS: 2nd Realm (Local): The New Orleans Shotgun is a well-known house type that could be very useful in the Bahamas. 3rd Realm (Regional): Houses composed of thin masses are even better than Thin Wings at daylighting and cross-ventilation because the entire house is thin.

ATTRIBUTES: Commodity: The primary attribute of T4 Massing is usefulness: fitting buildings to the site as efficiently as possible.

VARIATIONS



MASSING & WALLS

T4 Massing

These building forms are well-suited for the more compact neighborhoods, where lots are thin and deep. The first two Variations are from New Orleans, where the shotgun tradition has produced many beautiful examples. Because conditions are similar in the Bahamas, this house type could be very useful here, too.

THIS BOOK TAKES A FRESH AND BROAD LOOK AT SUSTAINABILITY ISSUES. FOR EXAMPLE, GREEN ROOFS ALONE BECOME MAINTENANCE ITEMS IF THEY ARE NOT ACCOMPANIED BY A PENTHOUSE WHERE HUMANS CAN SEE THEM, CHERISH THEM, AND NURTURE THEM. ALSO, WHY NOT MAKE AN ENTIRE GREEN ENVELOPE THAT COOLS THE STREET SECTIONS WHERE THE PEOPLE ARE, NOT JUST THE ROOFTOPS?

GREEN ENVELOPE



Place plants along the walls and on the roof of a building where people can see them, love them and nurture them.



MASSING & WALLS

LEED

CREDIT

SS7.1

SS7.2

EA1

EQ7.1

EQ8.1

EQ8.2

POINTS

1,1

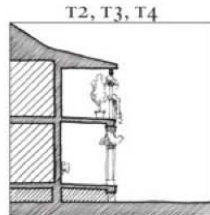
1-10,

1,1,1

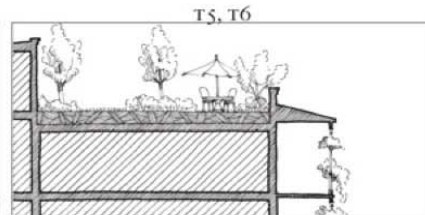
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green roof contributes to both credits; see LEED for both & Shelter From The Parking for SS7.1; contributes to EA1 & EQ7.1 by lowering roof heat load; contributes to EQ8.1 & EQ8.2 by creating places where people want windows

WE DO THIS BECAUSE: Plants need the carbon dioxide we breathe out; they also exhaust the oxygen we breathe in. Additionally, they make their immediate surroundings cooler in summertime, and are often beautiful to look at. They can also have edible fruit (see Edible Perennials).



T2, T3, T4



T5, T6

*****WHAT MATTERS:** Design porches, galleries and balconies that encourage plants to be placed on them and hung from them. Build window boxes and other devices such as wire or wood trellises that encourage plants to inhabit the wall of a building.

WHAT DOESN'T: Exact shape of plant-carrying components. They should be beautiful, whimsical and varied.

***WHAT MATTERS:** Green roofs only make sense in T5 & T6 because only buildings in these zones may have flat roofs and are substantial enough to support the weight of a green roof. Build green roofs only adjacent to inhabited penthouse spaces so that people will see them, love them and nurture them. Design porches, galleries and balconies that encourage plants to be placed on them and hung from them.

WHAT DOESN'T: Proportion of penthouse to green roof. As long as people regularly see the green roof, they will care for it, even if from a fairly small vantage point.

TRANSECT	T2	T3	T4	T5	T6	2ND	3RD	4TH	5TH	6TH	REALMS
REFINED											COMMODITY
MEDIUM											FIRMNESS
ORGANIC											DELIGHT

REALMS: 2nd Realm (Local): Nassau and Dunmore Town have excellent examples of Green Envelopes. 3rd Realm (Regional): Green envelopes entice people outdoors, acclimating them to local weather, reducing indoor conditioning levels. They also reduce urban heat build-up. 6th Realm (Universal): Humans around the world cherish plants that they keep close by, like good friends.

ATTRIBUTES: Commodity: Green envelopes are useful for cooling buildings, cooling streets, cleaning the air, shading western walls, and even growing food. Delight: Green envelopes are built first to delight humans by visual beauty, pleasant smells, and the buffering of street noise. All other benefits flow from this. Wellness: Green envelopes make air more healthy to breathe. By enticing humans outdoors, they put them over the street, interesting them in activities there, increasing the likelihood of them walking somewhere, with great benefit.

VARIATIONS

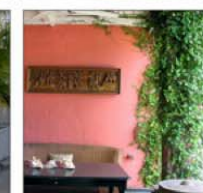
T2, T3



T4



T5, T6



MASSING & WALLS

Green Envelope

Much is discussed today concerning green roofs, but they are only half the story. This pattern presents the other half: How do you place plant material on a building so that it is more accessible to people who will enjoy it, love it, and maintain it? This may include roof gardens, but it also includes terraces, balconies, and even window boxes, all of which cool the street (where the people are) better on a hot summer day.

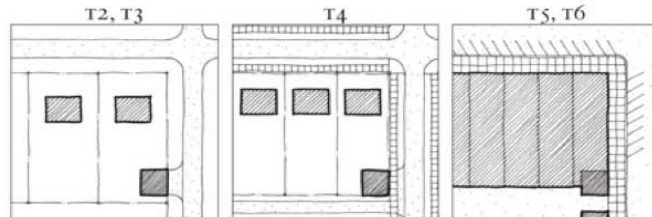
A LIVING TRADITION DOESN'T JUST CHALLENGE GREEN ASSUMPTIONS; IT CHALLENGES A FEW NEW URBANIST ONES, TOO. COMMON NU WISDOM HAS IT THAT YOU WANT TO HIDE GARAGES WHEREVER POSSIBLE. BUT IF YOU PULL IT RIGHT OUT TO THE SIDEWALK, YOU EITHER HAVE TO KEEP THE DOOR CLOSED ALL THE TIME OR KEEP IT COMPLETELY CLEAN, OTHERWISE SOMEONE WILL STEAL YOUR STUFF; IT'S THE STUFF THAT'S THE EYESORE.

STREET GARAGE

Allow garages to be built at the property line along side streets of corner lots. Street Garages may either have no doors, or if there are doors, they shall be or appear to be swinging carriage house doors.

WE DO THIS BECAUSE: Garages are visually objectionable because of the mess they typically contain. But garages directly on the sidewalk must either be kept closed or kept empty of anything except a car for security. In either case, no mess is visible. The carriage house doors are more beautiful than conventional sectional doors. Street Garages can contribute to the streetscape by narrowing views into alleys. They can do this whereas conventional garages cannot precisely because they are entered from the street, not the alley, so the pair of Street Garages framing the alley entry may therefore be pulled very close together, leaving only a single driving lane between them.

MASSING & WALLS



WHAT MATTERS: Locate the Street Garage at the side property line in the Third Layer of the lot (see General Massing Rules.)

WHAT DOESN'T: Specific location within the Third Layer, although the Street Garage should be placed as far as possible toward the back of the lot in order to frame more private outdoor gardens between it and the house.

WHAT MATTERS: Locate the Street Garage at the back corner of the lot adjacent to the side street. Run the sidewalk continuous in front of the Street Garage, and provide an apron matching the street paving between the sidewalk and the street.

WHAT DOESN'T: So long as the Street Garage does not include habitable space, some municipalities will allow it to violate setbacks enforced on buildings, treating it as a garden structure instead.

WHAT MATTERS: Locate the Street Garage at the back corner of the lot adjacent to the side street. Run the sidewalk continuous in front of the Street Garage. Work with the planner and the municipality to allow Street Garages either side of an alley entrance to pull very close together in order to restrict views down the alley, which tend to be messier and less beautiful than good streetscapes.

TRANSECT	T2	T3	T4	T5	T6	2ND	3RD	4TH	5TH	6TH	REALMS
REFINED											COMMODITY
MEDIAN											FIRMNESS
ORGANIC											DELIGHT

REALMS: **P** 1st Realm (Personal): Because one of the requirements for a Street Garage is that it be more beautiful than a typical garage, designers are encouraged to be unusually creative about how that beauty is created. See the second row of the left and right columns of the Variations on the next page for curious examples of Street Garage creativity. **N** 4th Realm (National): Street Garages are not numerous anywhere in the Bahamas, but they can be found scattered through almost any town.

ATTRIBUTES: **C** Commodity: The primary usefulness of a Street Garage is three-fold: create more urbanism on side streets, restrict views down alleys, and create more usable space on building lots. **D** Delight: The extra usable space created should be used to create bigger and better private Garden Rooms.

VARIATIONS



MASSING & WALLS

Street Garage
New Urbanists have for years tried to hide garages, because they normally become storage rooms for all of the family's excess belongings, and are therefore usually unsightly when the garage door is left open. But Street Garages cannot be left open if items are stored inside because they are located at the sidewalk. And because Street Garages require carriage house doors, they can actually be quite beautiful. They can only occur on corner lots, because they must be built on a side street, not a front street. As a result, they will always be built on a small proportion of the lots of a neighborhood.

Charter Awards 2008
Neighborhood, District, Corridor

CONGRESS
FOR THE
NEW
URBANISM

The Vision for Marion Square

Charleston, South Carolina

Submitted by
Fairfax & Sammons Architects

CHARLESTON, S.C.
 DEFINING THE SPACE
 PG.9 (PROPOSED ELEVATIONS)



PROPOSED VIEW

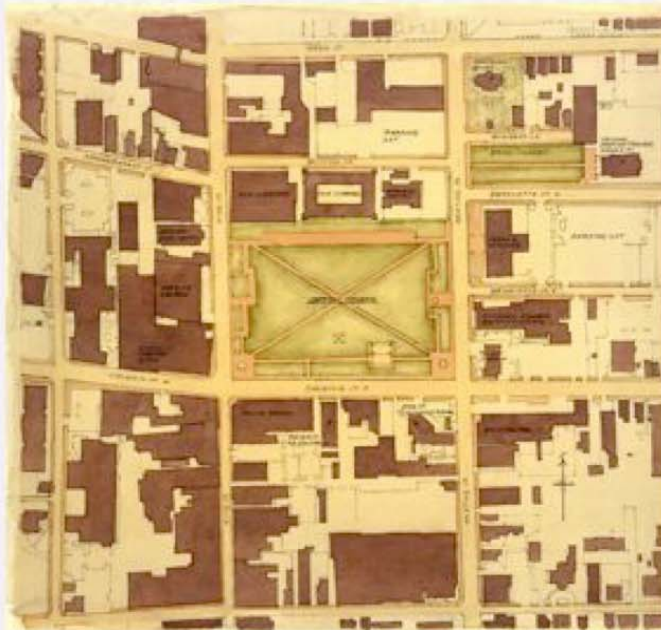


EXISTING VIEW

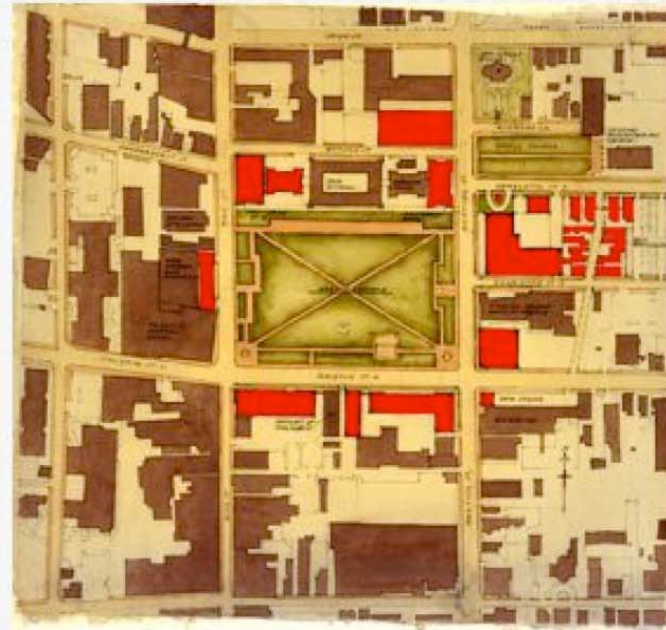


EXISTING BLDG.	EXISTING HOTEL	NEW EXT.	NEW OFFICES REFACING EXISTING PARKING GARAGE	EXISTING OFFICES	EXISTING CHURCH	EXISTING CHURCH BLDGS.	EXISTING COMMERCIAL BLDG.
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CHARLESTON, S.C.
MASTERPLAN – EXISTING AND PROPOSED
PG.3



EXISTING VIEW



PROPOSED VIEW

CHARLESTON, S.C

AERIAL VIEW - PROPOSED DESIGN TO RESTORE THE STREETS AROUND THE SQUARE
PG.2



CHARLESTON, S.C.

BUILDING ON THE HERITAGE OF THE CITY THE SQUARE
(EAST SIDE OF SQUARE)

PG.6



PROPOSED HOTEL, ADAPTIVE REUSE OF EXISTING BUILDING, EAST SIDE OF SQUARE



EXISTING BUILDING



HISTORIC HOUSE ENTRANCE	SQUARE	NEW CLASSICAL STYLE HOTEL (RESIDENTIAL) (ADAPTIVE REUSE)	EXISTING CHURCH	NEW BANK	NEW TOWER (INN)
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CHARLESTON, S.C.
 DEFINING THE SPACE & CREATING VISTAS
 (PROPOSED ELEVATIONS)
 PG.8



PROPOSED VIEW



EXISTING VIEW



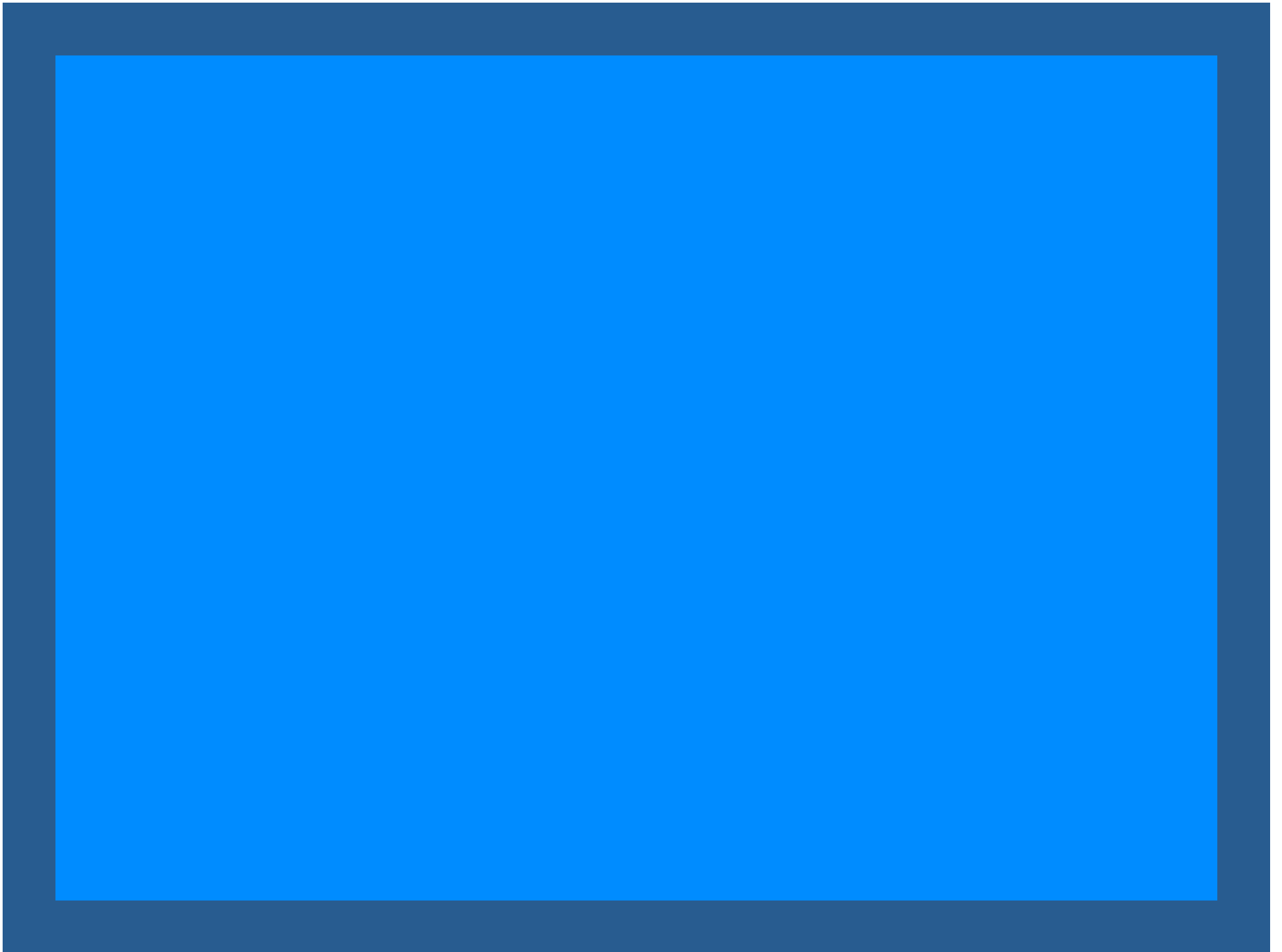
NEW TOWER (INN)	NEW BUILDING RETAIL, OFFICES, RESTAURANTS & APTS.	NEW WING (PUBLIC USE)	KNIGHTS OF COLUMBUS	NEW BUILDINGS RETAIL, OFFICES	NEW CORNER TOWER	HOTEL EXTENSION
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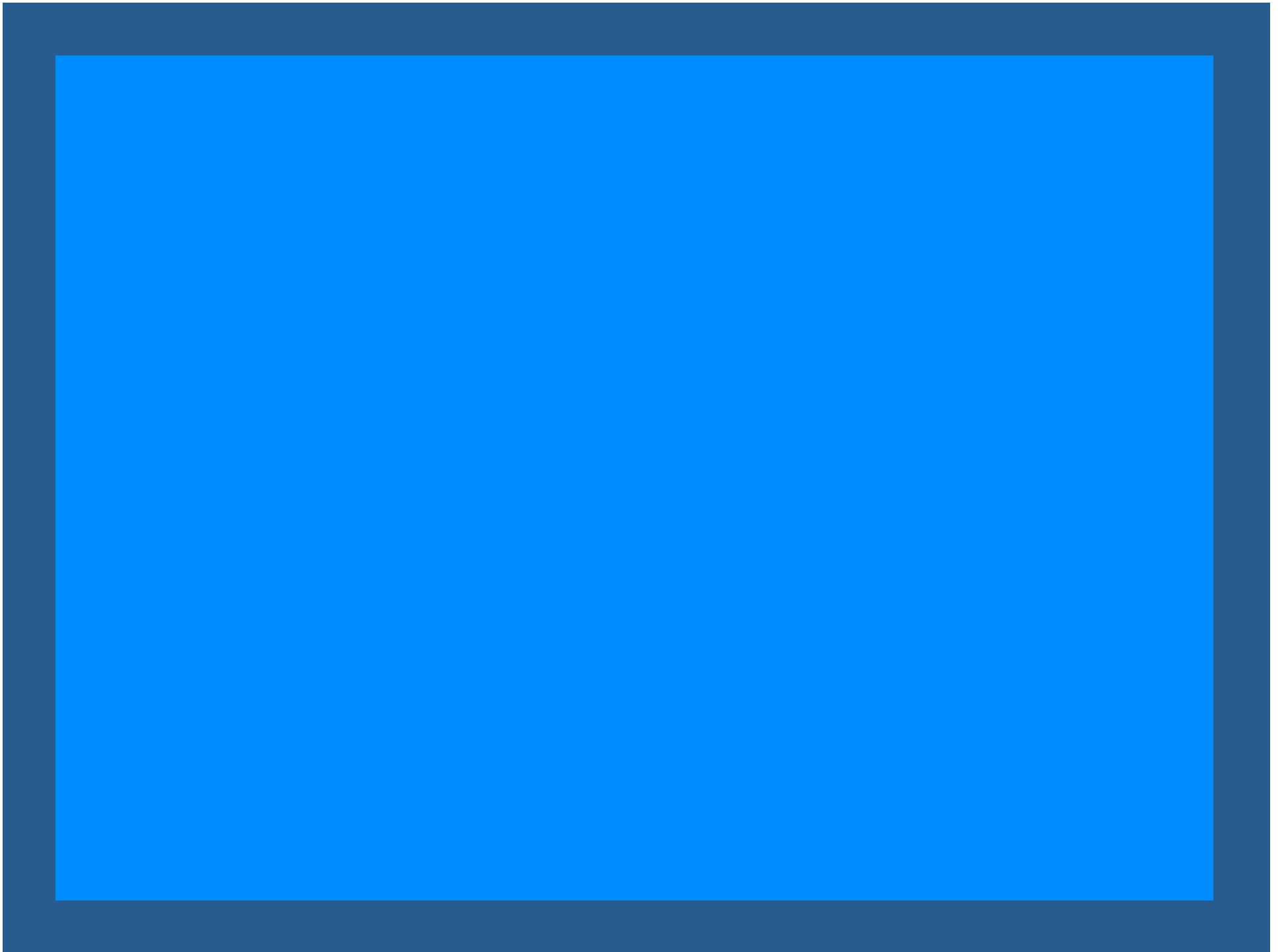
Charter Awards 2008
Academic Award

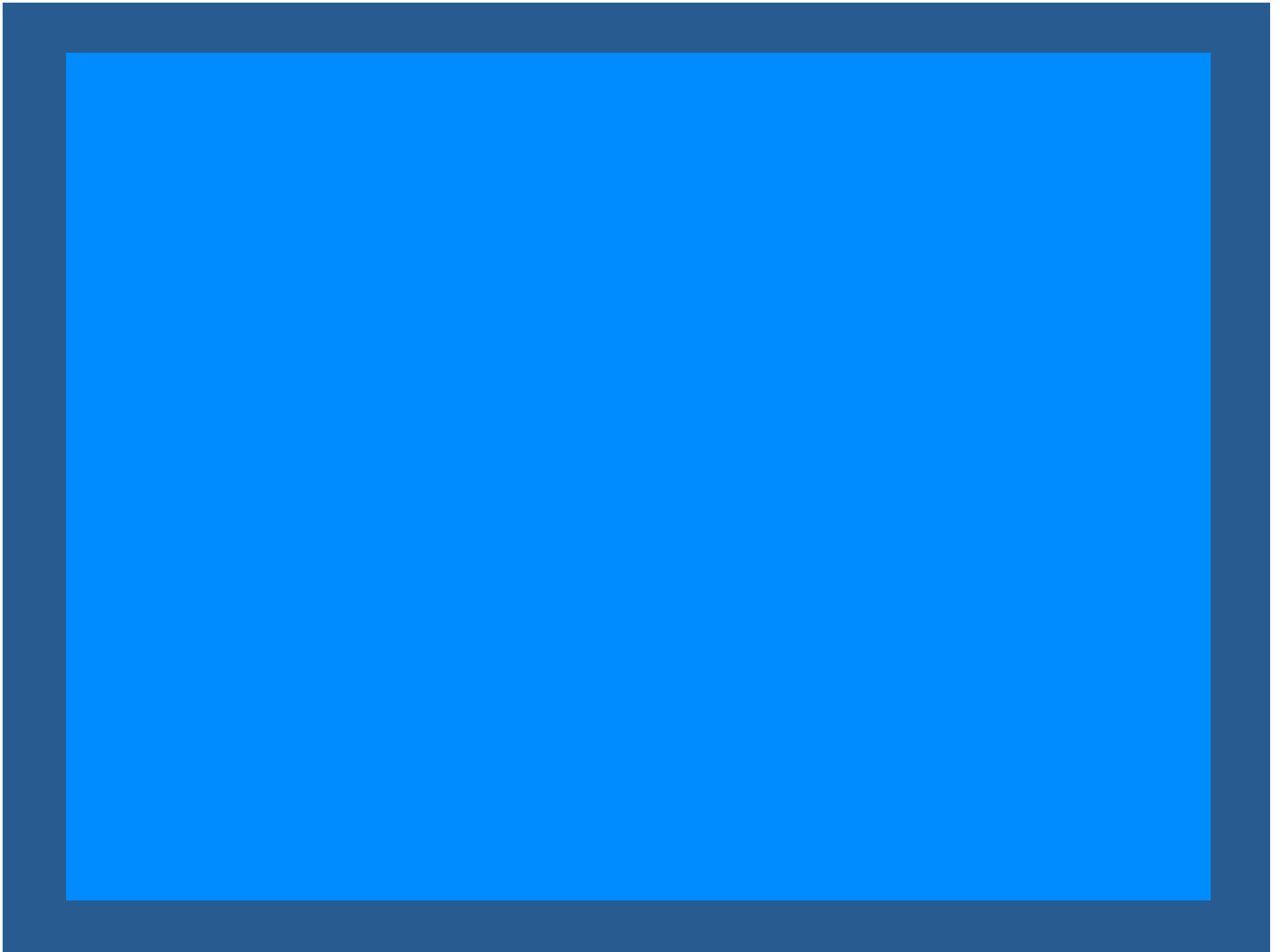
CONGRESS
FOR THE
NEW
URBANISM

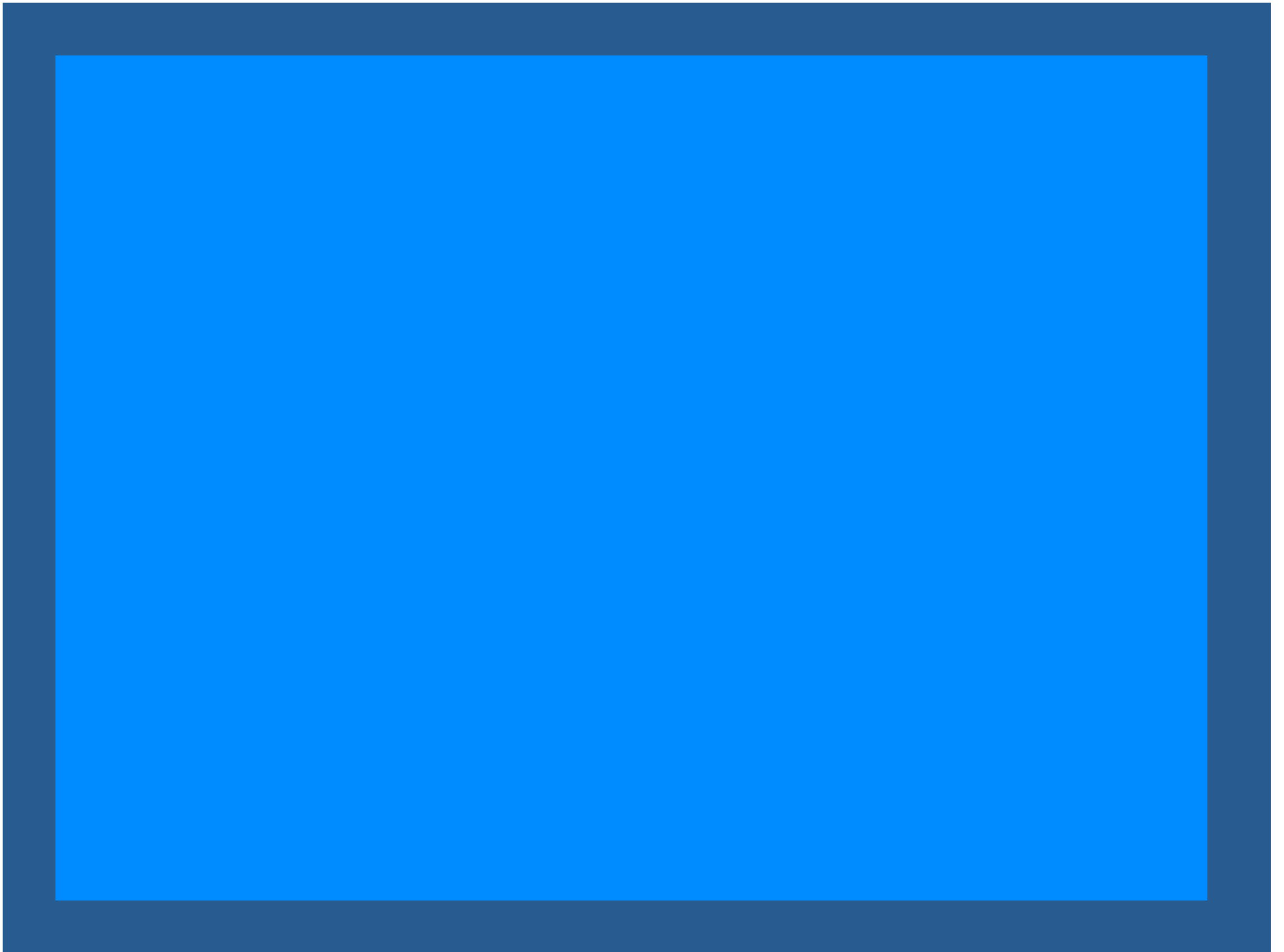
The North End Plan
Michigan City, Indiana

Submitted by
Andrews University, School of Architecture









Special Jurors' Prize



- Jorge M. Perez Architecture Center at the University of Miami
 - Designed by Léon Krier