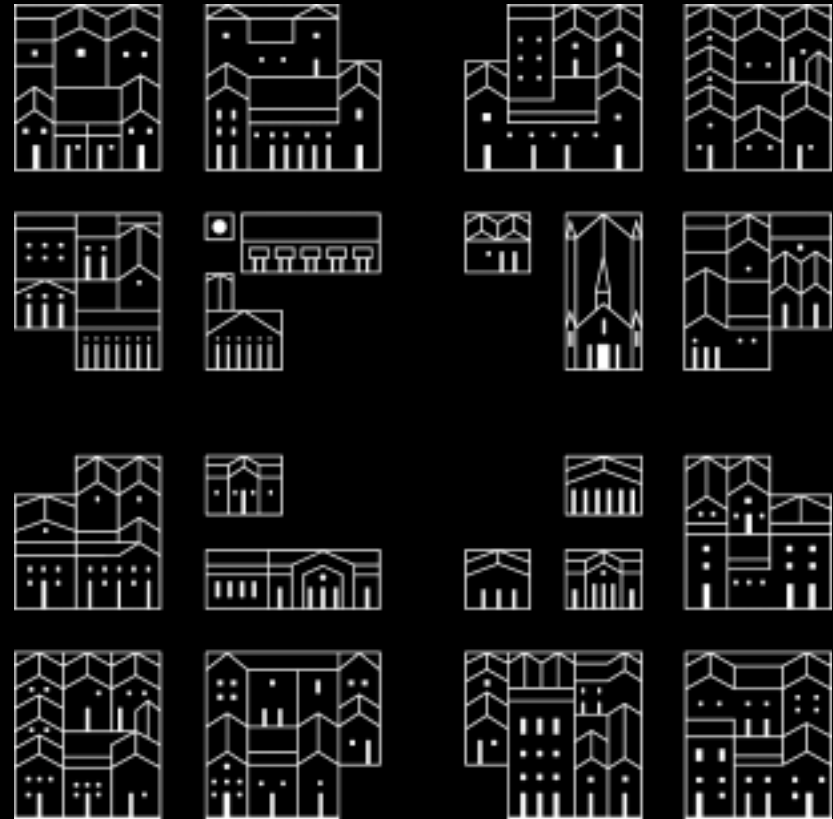**The Coming Demand:**

**Visitability and Accessibility
in New Urbanist
Communities**
The Challenges

•Create rich and textured places

•Meet the needs of a diverse
and diversely-abled population

•Respect context

Creative responses to the coming, and current, demand within a reasonable and predictable regulatory environment.

An Unpredictable Regulatory Environment

Image courtesy of Moule Polyzoides

A Creative Response

Image courtesy of UDA

Where are the Concerns?

• In the Specifics of Universal Accessibility/Visitability: does one size fit all?

• At the Intersection of the Public and Private Realms:
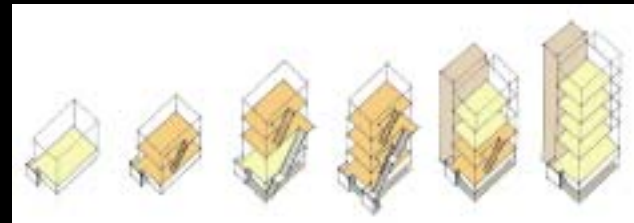
Housing

Typology

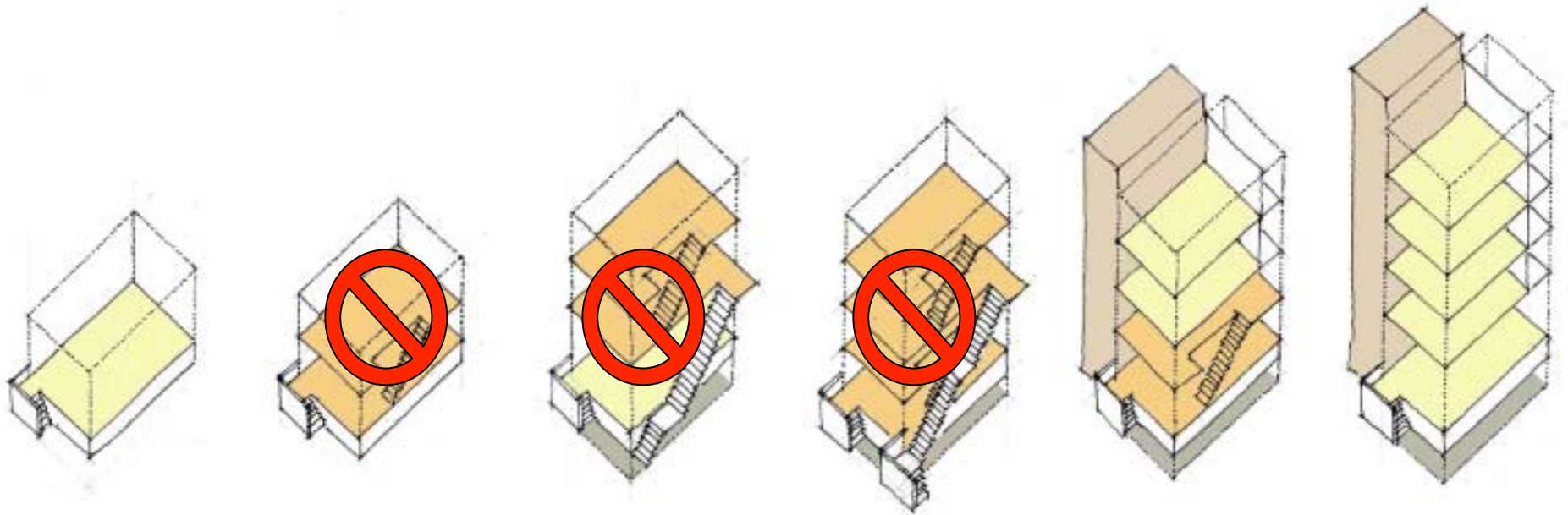Image courtesy of Moule Polyzoides

Access

Image courtesy of UDA

Housing Typologies: Inappropriately Regulated

Image courtesy of Moule Polyzoides

Single Family Detached or Flat/Loft (in series)	Single Family Detached or Townhouse (in series)	Townhouse over Flat/Loft	Townhouse over Townhouse	Flats over Townhouse	Flats over Flat/Loft

Housing Typologies: Creatively Designed

College Park/LeMoyne Gardens

Housing Typologies: Creatively Designed

City West/Laurel Homes

Housing Typologies: Creatively Designed

Granada Court

Access: Inappropriately Regulated

Image courtesy of glaserworks

Image courtesy of UDA

Sidewalks at Alleys
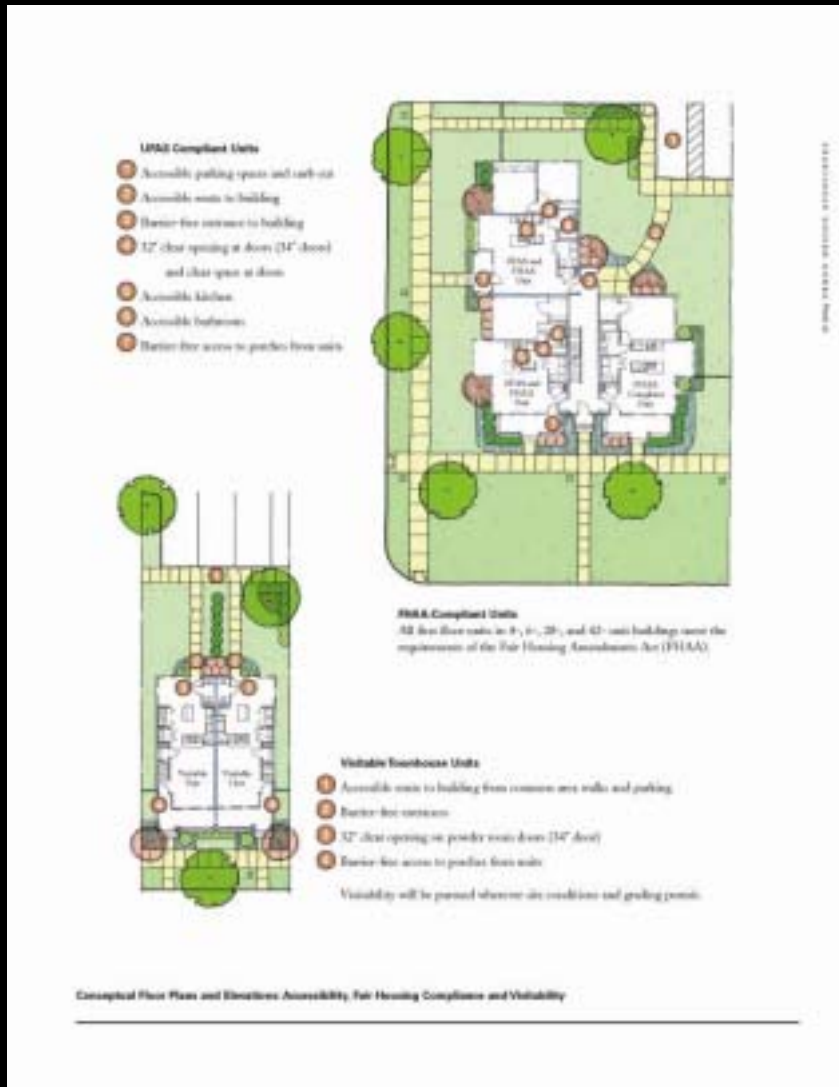
Sidewalks as Accessible Routes

Access: Creatively Designed

Images courtesy of UDA

Access: Creatively Designed

Eastlake

Access: Creatively Designed

Decatur, GA

Grade Separated Entry: Design Challenges

Ramping

Privacy: The Intersection of the Public and Private Realms

Grade Separated Entry: Creatively Designed

The Townhomes at Capitol Hill/Ellen Wilson

Grade Separated Entry: Creatively Designed

FHAA-Compliant Units

All first floor units in 4-, 6-, 28-, and 42- unit buildings meet the requirements of the Fair Housing Amendments Act (FHAA).

Image courtesy of UDA

Eastlake

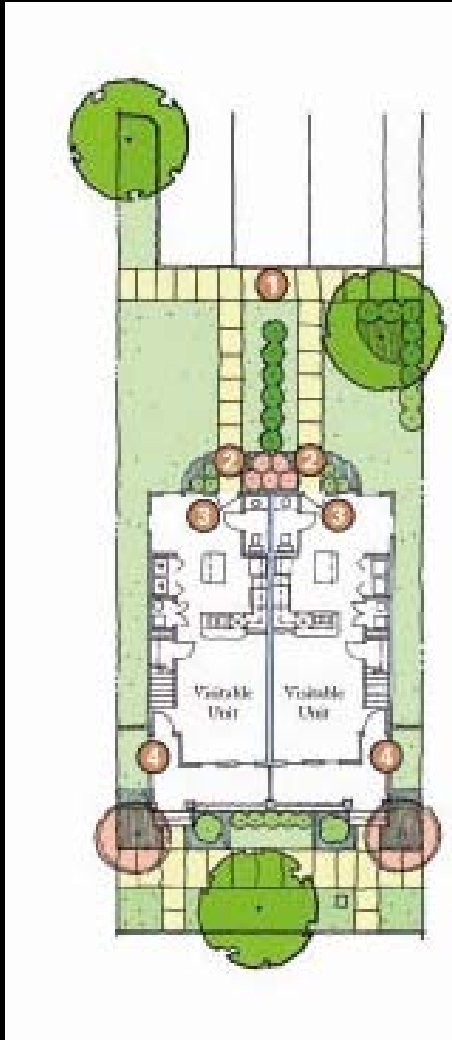# Grade Separated Entry: Creatively Designed

Image courtesy of UDA

Grade Separated Entry: Creatively Designed

Harper Court

Images courtesy of Moule Polyzoides

Grade Separated Entry: Creatively Designed

Harper Court

Images courtesy of Moule Polyzoides

The Details

College Park/LeMoyne Gardens