

An aerial photograph of Austin, Texas, showing a grid of streets and green spaces, serving as a background for the text.

Creating Form-Based Comprehensive Plans

CNU XVI
Austin, Texas
April 3, 2008

Introducing...

- The public agency planners
 - From Texas (applause)
 - From states with mandatory comprehensive planning
- The private sector planners
- The “Designers”
- The decision-makers (elected, appointed, de factor)
- Working on a comp plan NOW!

Presenters

Ellen Greenberg, AICP

Dena Belzer

Strategic Economics

Gianni Longo

ACP Planning & Visioning

Alan Loomis

City of Glendale, CA

Rick Bernhardt, FAICP

Nashville Davidson County

This Morning's Agenda

Presentations

Economic and Demographic Trends – **Dena**

The Regional Scale - **Gianni**

Implementation Using the Transect – **Rick**

Addressing Community Character and Urban Design – **Alan**

Group Discussions (2): 30 minutes each

Reports from Groups – 15 minutes

"All the News
That's Fit to Print"

The New York Times

VOL. CLXVII No. 54,209

THURSDAY, APRIL 3, 2008

National Edition

Today's news and much more
from the New York Times
can be found on our website
at www.nytimes.com.
Page 1 of 2

Printed in the U.S.A.
\$1.25



NATO MEETING President Bush, with President Traian Basescu of Romania, walked with his family in the park in Bucharest, Romania, on Tuesday. The photo was taken by AP/Wide World.

U.S. Cites Planning Gaps In Iraqi Assault on Basra

Maliki Underestimated Militias, Officials Say, and Overestimated Iraqi Army

This article was reported by Richard B. Grenier, Eric Lipton and
Stephen Barrett and written by Mr. Grenier.

WASHINGTON — A senior U.S. official said on Tuesday that the Iraqi government had underestimated the capabilities of the Iraqi army and overestimated the capabilities of the Iraqi militia, leading to a surprise assault on Basra.

The official, who spoke on condition of anonymity, said that the Iraqi government had underestimated the capabilities of the Iraqi militia, leading to a surprise assault on Basra.

Mugabe Foes Win Majority In Zimbabwe

By Barry Barak

WASHINGTON — President Robert G. Mugabe and his ZimBABWE government were defeated in the country's first free election since 2002, as opposition forces won a majority in the 2008 parliamentary elections.

In Economic Drama, Bush Is Largely Offstage

WASHINGTON — The first time that President Bush was not in the White House during a major economic event was on Tuesday, as the president's role in the unfolding economic crisis was largely offstage.

Lawyers Fight Gene Material Gained on Sly

By Amy Harmon

The first American effort to identify a genetic marker for Alzheimer's disease was blocked by a court order on Tuesday.

Unsold Homes Tie Down Would-Be Transplants

WASHINGTON — The first American effort to identify a genetic marker for Alzheimer's disease was blocked by a court order on Tuesday.



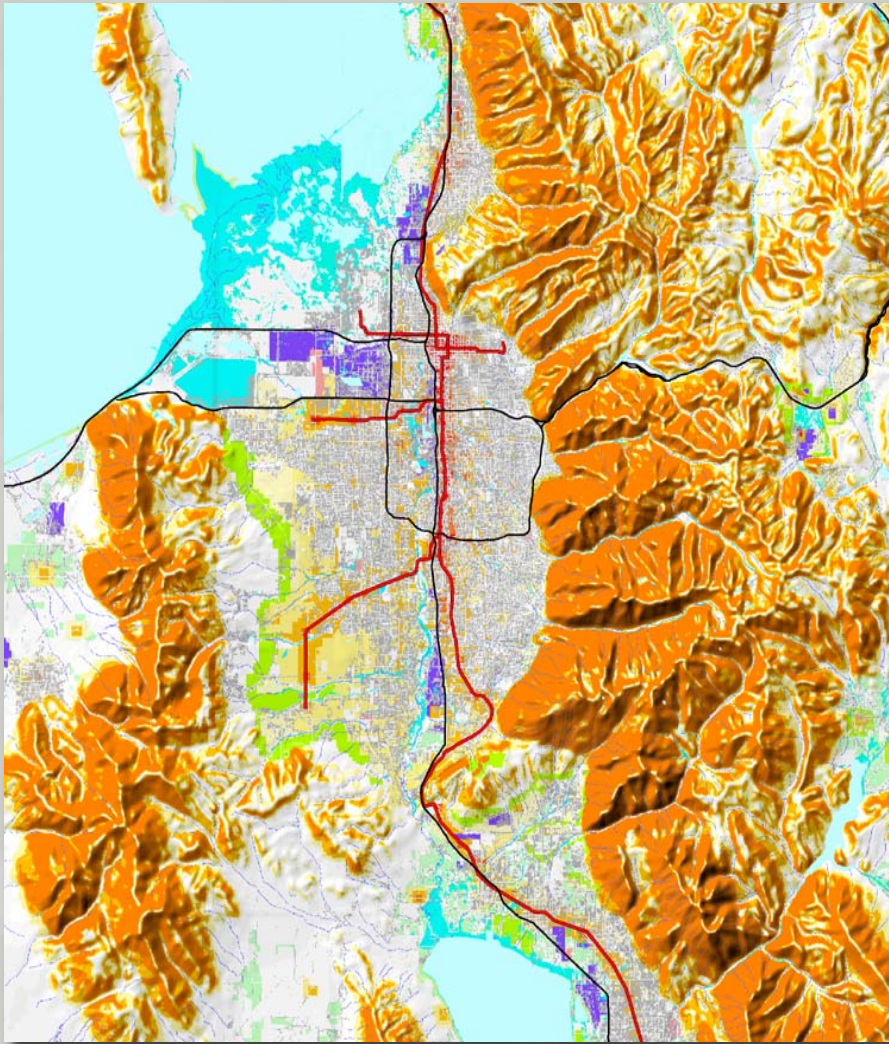
COVER STORY



Image: Seaside Florida

- Picket Fences
- Front Porches
- Nostalgic architecture
- “Pedestrian Friendly”
- “Mixed Use”
- Street grid

DEEP INSIDE



- Regional Cooperation
- Network of travel alternatives
- Preservation and renewal of buildings, districts and landscapes
- Agricultural Land Preservation
- Mixed Income Housing

Image: Envision Utah

TOMORROW'S EDITION...

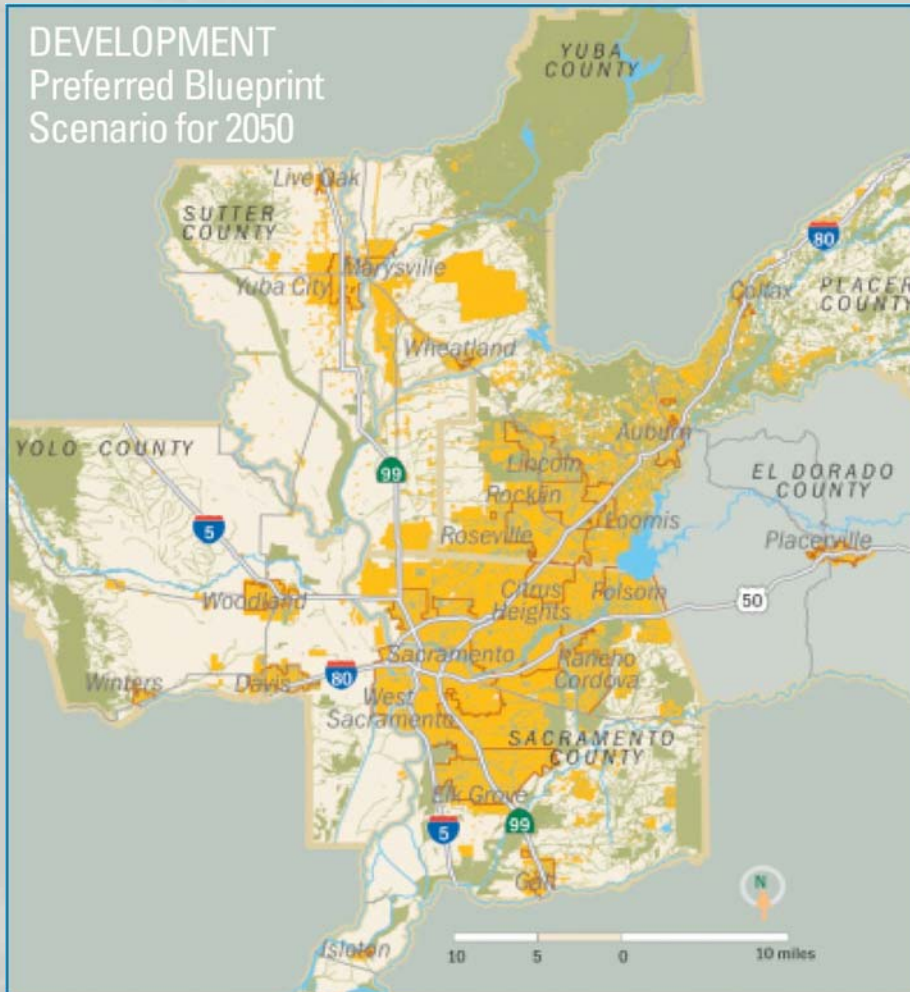


Image: Marcy McInnelly

Issues & Values

- Sustainability and Climate Change
- Leed-ND
- Environmental Justice
- Workplace District Design
- Re-structuring suburbs
- Physical activity and Public Health

TOMORROW'S EDITION...



Tools & Techniques

- The Transect
- Thoroughfare type classifications
- Emerging modeling methods
- New simulation techniques
- Google Earth!!

Image: SACOG

IN THE TABLOIDS



- Greenfields Only
- Traditional Architecture Only
- High-end housing only
- All mixed use all the time
- Not for big cities
- Anti-environmental

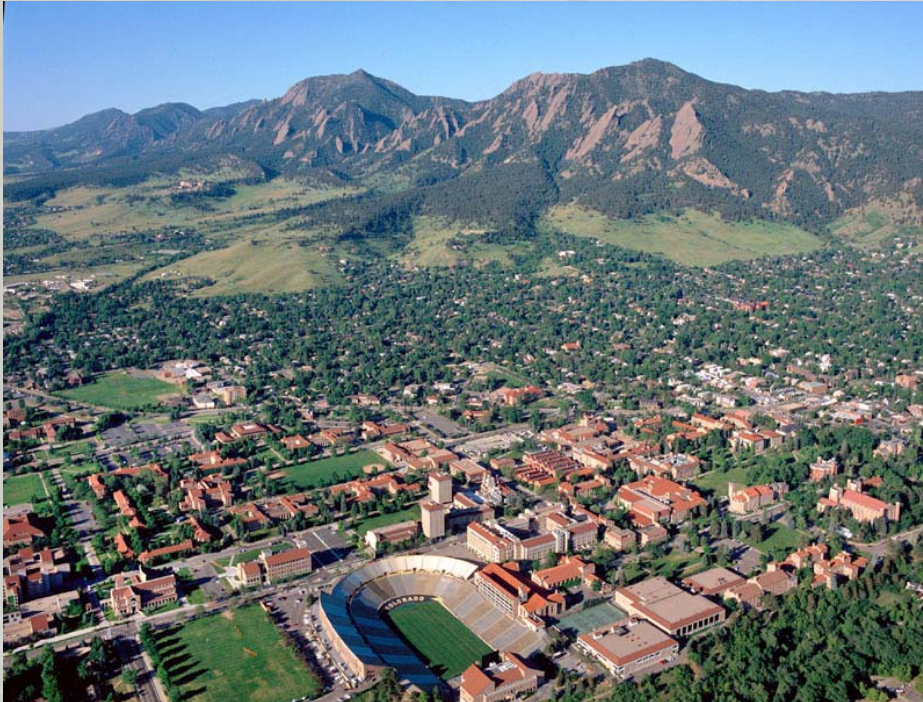
Charter of the New Urbanism

“We dedicate ourselves to reclaiming our homes, blocks, streets, parks, neighborhoods, districts, towns, cities, regions, and environment”

- 27 Principles
- Three geographic scales

Scales of the Charter

The Region: Metropolis, City and Town



- Multiple centers
- Clear rural-urban edges
- Infill strategies
- Framework of transportation alternatives

Scales of the Charter

The Neighborhood, District and Corridor



- Neighborhoods: compact, pedestrian-friendly and mixed use
- Mixed housing types
- Structured by transit corridors
- Defined by open lands

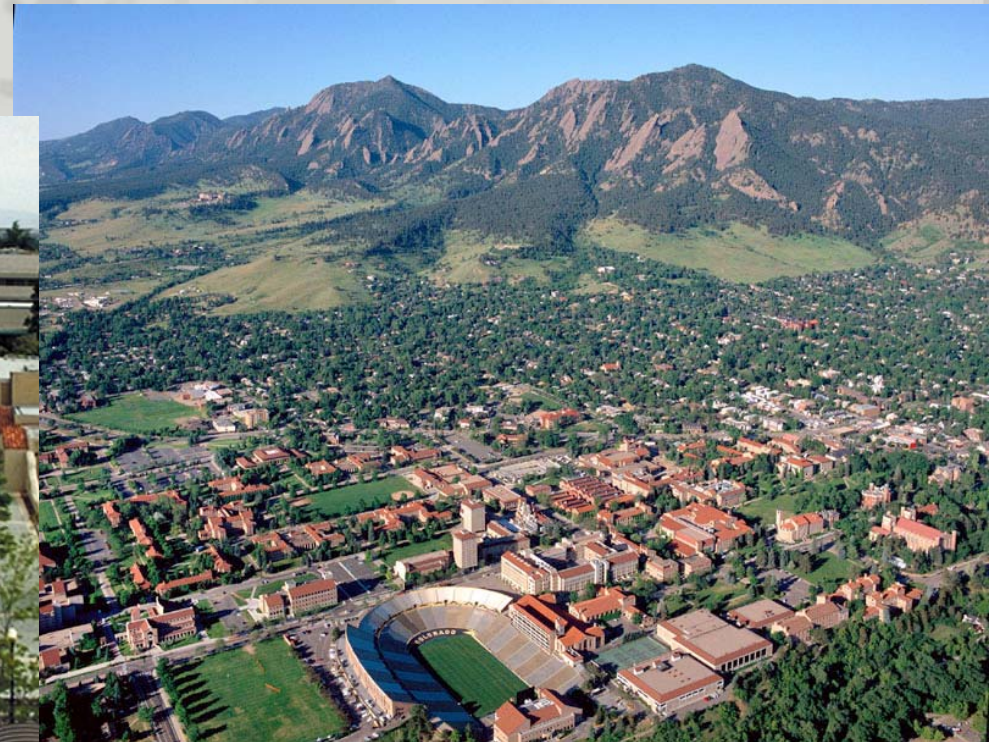
Scales of the Charter

The Block, Street and Building



- Architecture and landscape define public space
- Automobiles and pedestrians respected
- Design connected to climate, topography, history

Comprehensive Planning and New Urbanism



New Urbanism in Comprehensive Plans

- No single development project can implement the Charter of the New Urbanism
- Comprehensive planning is an ideal foundation for realizing new urbanism

Comprehensive Planning:

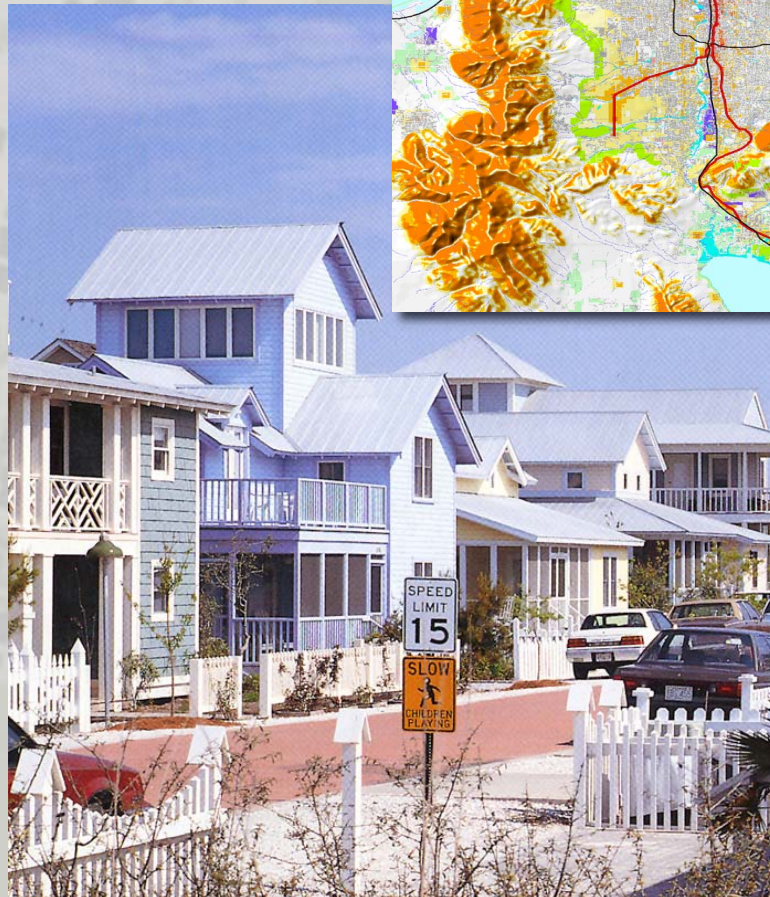
Comprehensive with respect to...

- Geographic area
 - Municipal
 - Municipal-plus
 - Multi-municipal
 - Other...
- Subject areas addressed
 - Land Use
 - Transportation
 - Conservation of natural resources
 - Economic Development
 - More...
- Establishing a framework for different types of implementing activities and regulations

The New Urbanist Comp Plan

Fundamentals

1. Mapping pattern and structure
2. Approaching streets and infrastructure in an integrated way
3. Focusing on three-dimensional results
4. Tailoring principles to place



N.U. Comp Plan Fundamental 1

Reduce importance of conventional land use map in favor of mapping of patterns and structure to better represent

- desired character and function of different pieces of the city transportation and land use integration
- relationship between urban and rural
- mixed use places
- centers of different types of employment

Comp Planning (r)evolution

- Montgomery County Maryland “wedges and corridors”
- Seattle “urban villages” plan
- Charlotte Mecklenburg County centers and corridors structure
- San Diego “City of Villages”
- Oakland City Structure Map
- Albemarle County Virginia Neighborhood Model

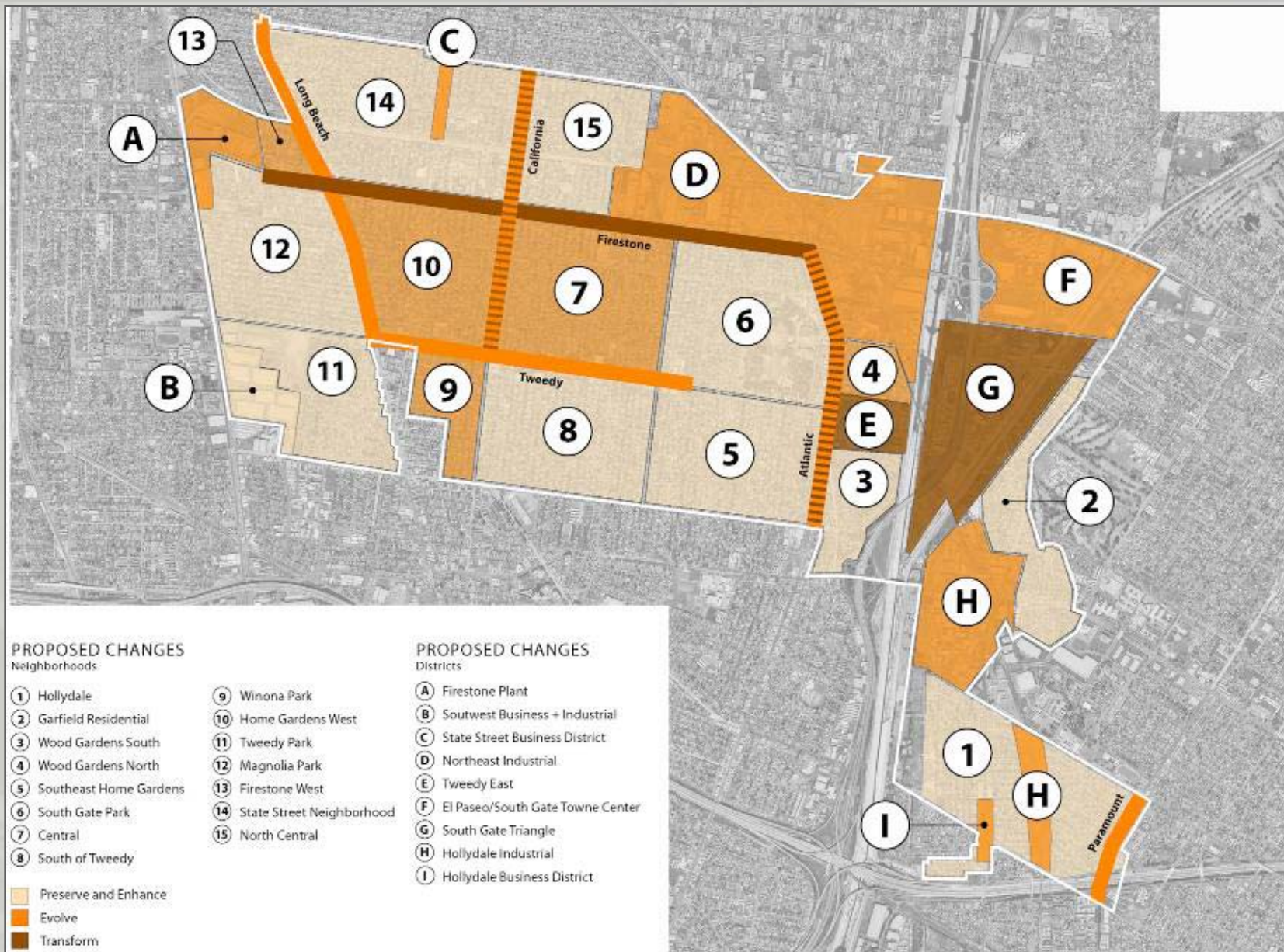
Identify Building Blocks of Place

Neighborhoods – primarily residential areas that have a unique identity

Districts – areas with predominant single use or mixed of uses & non-neighborhood design requirements

Corridors – linear areas with their own identity that connect districts & neighborhoods

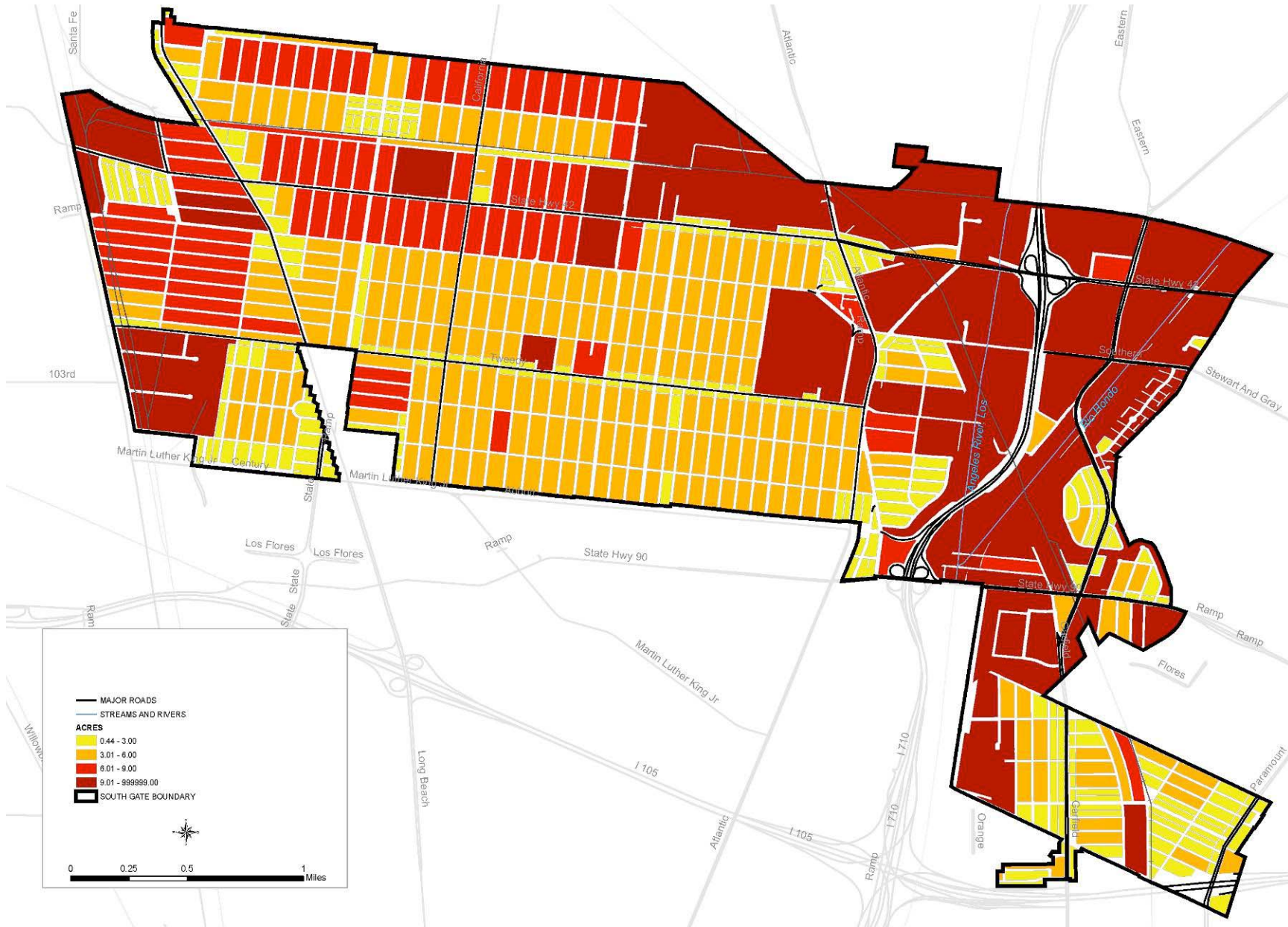
Precinct – Special use areas that should be separated from other areas (e.g., airport)



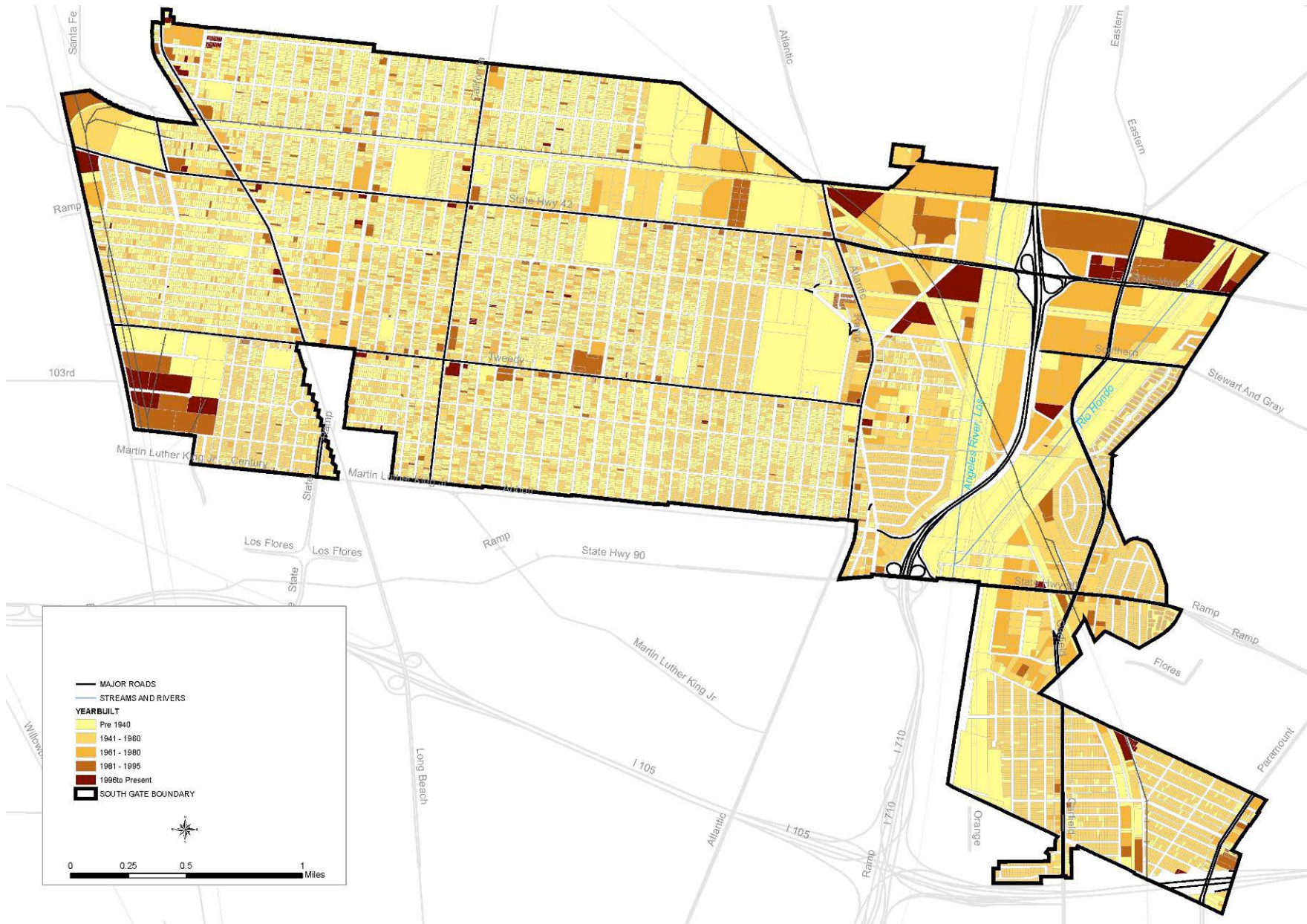
Identify Neighborhoods, Districts, Corridors



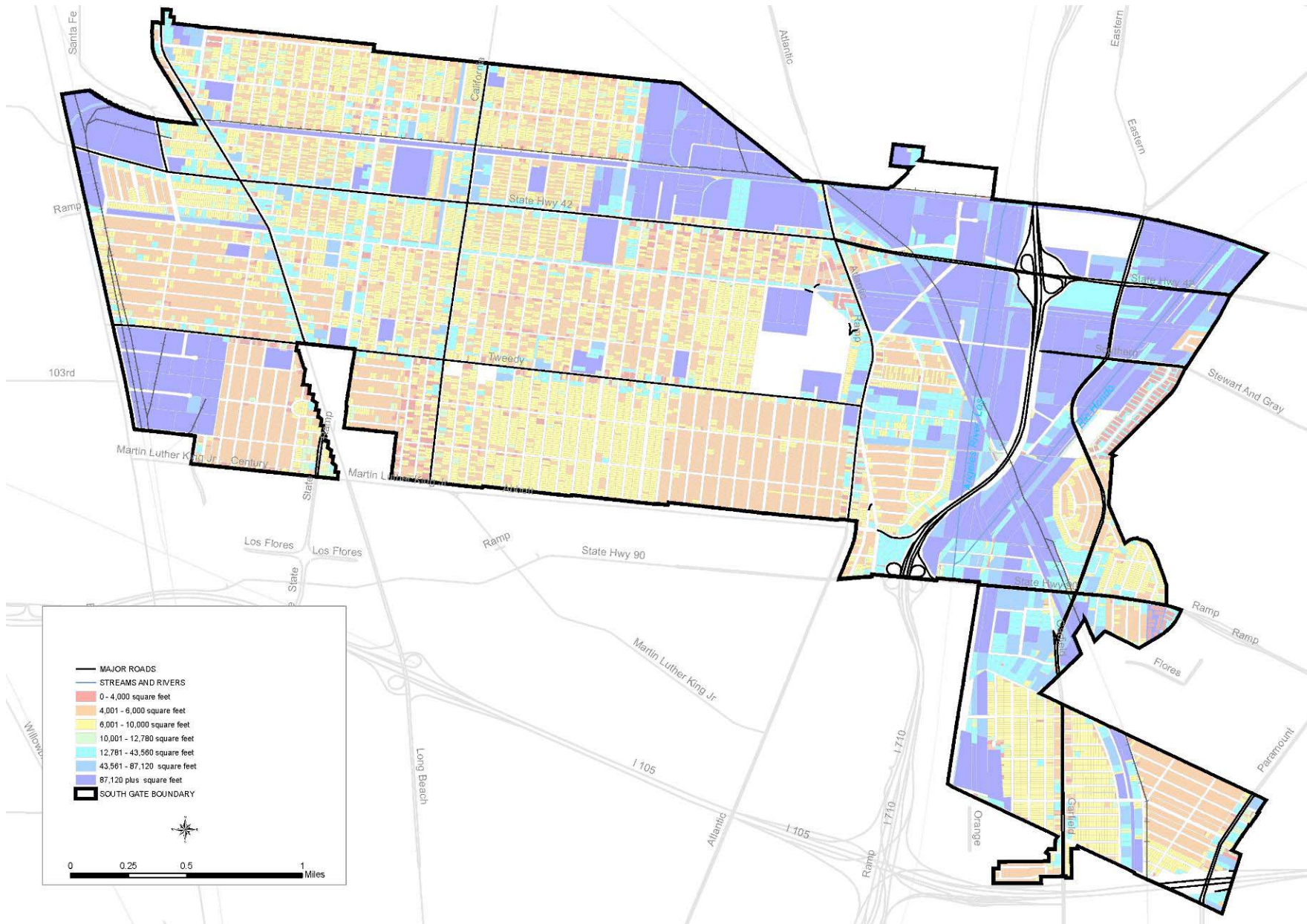
Map Form and Character – Parks



Map Form and Character – Blocks



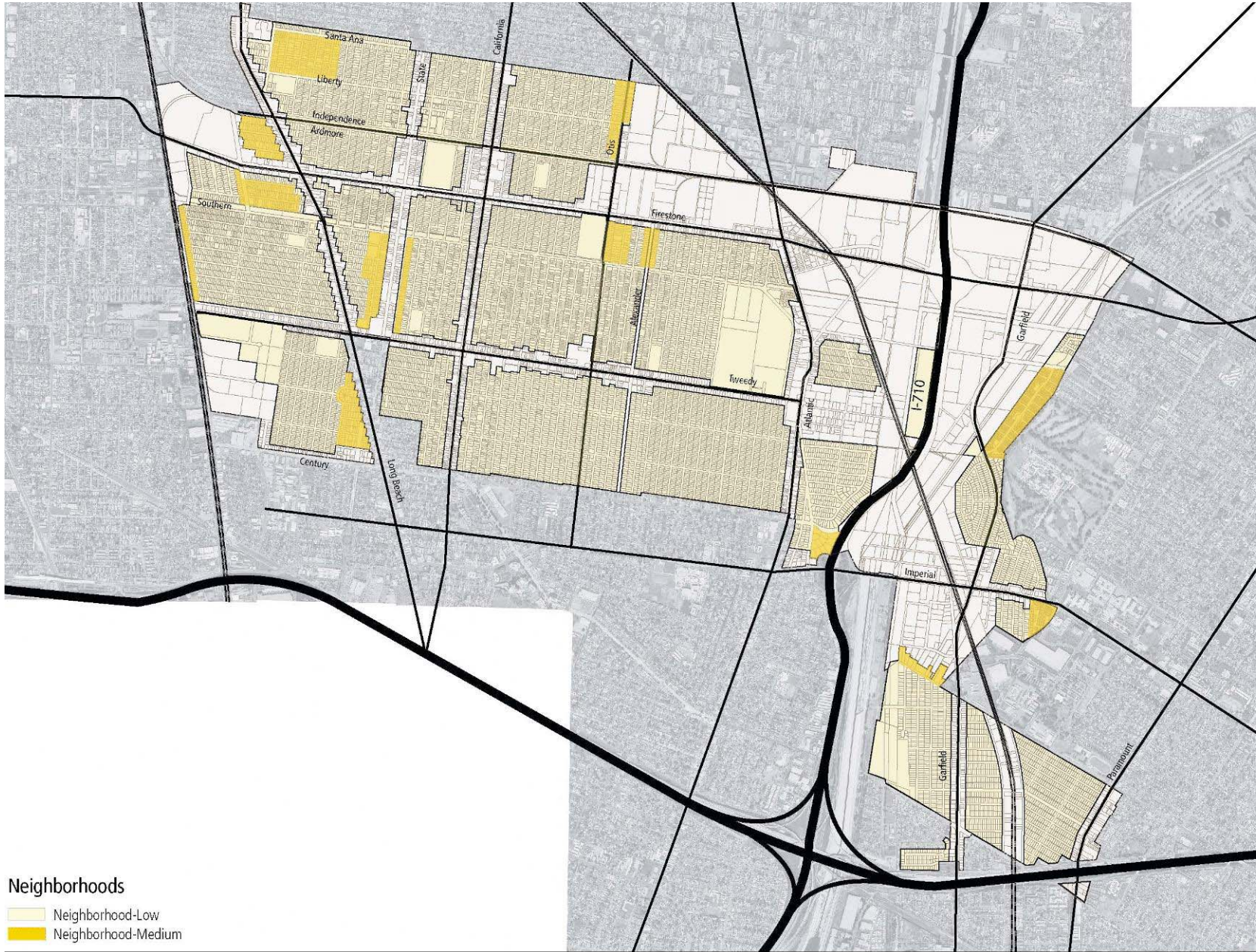
Map Form and Character – Year Built



Map Form and Character – Parcel Size



Map Form and Character – Density



Neighborhoods

- Neighborhood-Low
- Neighborhood-Medium

Fig. 3.3 Neighborhoods

01 June 07

Neighborhoods

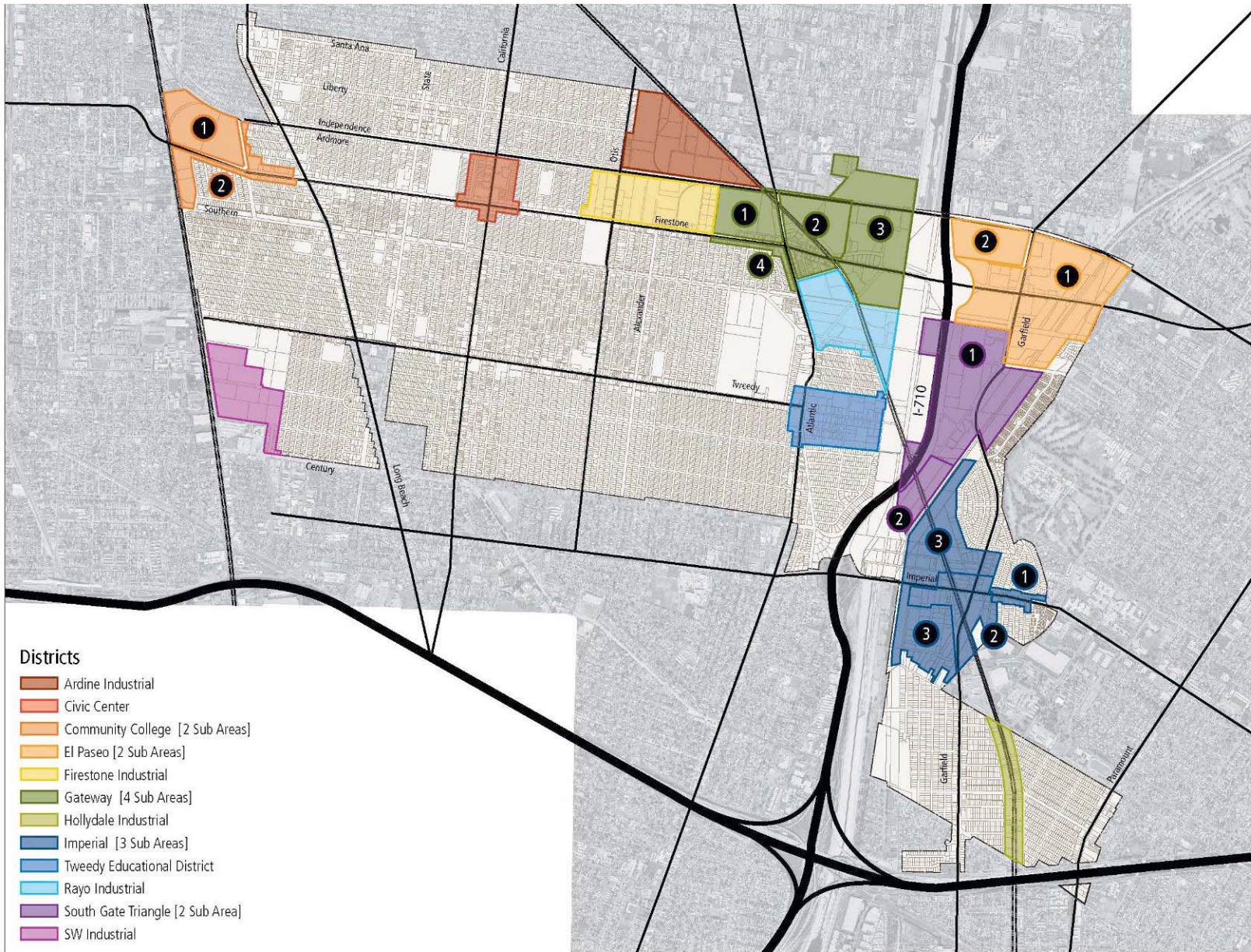


Fig. 3.4 Districts

01 June 07

Districts

Action Plan Appendix A
City of Villages Opportunity Areas Map
with Draft Regional Transit Vision



N.U. Comp Plan Fundamental 2

- Think in new (and old!) ways about streets and infrastructure
 - Treat streets and transit as shapers of place, not just conduits for through movement
 - Design networks to support walkability and desired block pattern
 - Create a foundation for context sensitive design
 - Make corridors places, not just movement channels



Fig. 3.5 Corridors

01 June 07

Corridors



NU Comp Plan Fundamental 3

- Focus on the three-dimensional results of the two-dimensional plan
 - Plan text: address urban design
 - Plan graphics: illustrate desired character
 - Plan process: use three-dimensional planning games, visual simulation, etc.
 - Plan implementation: form-based zoning

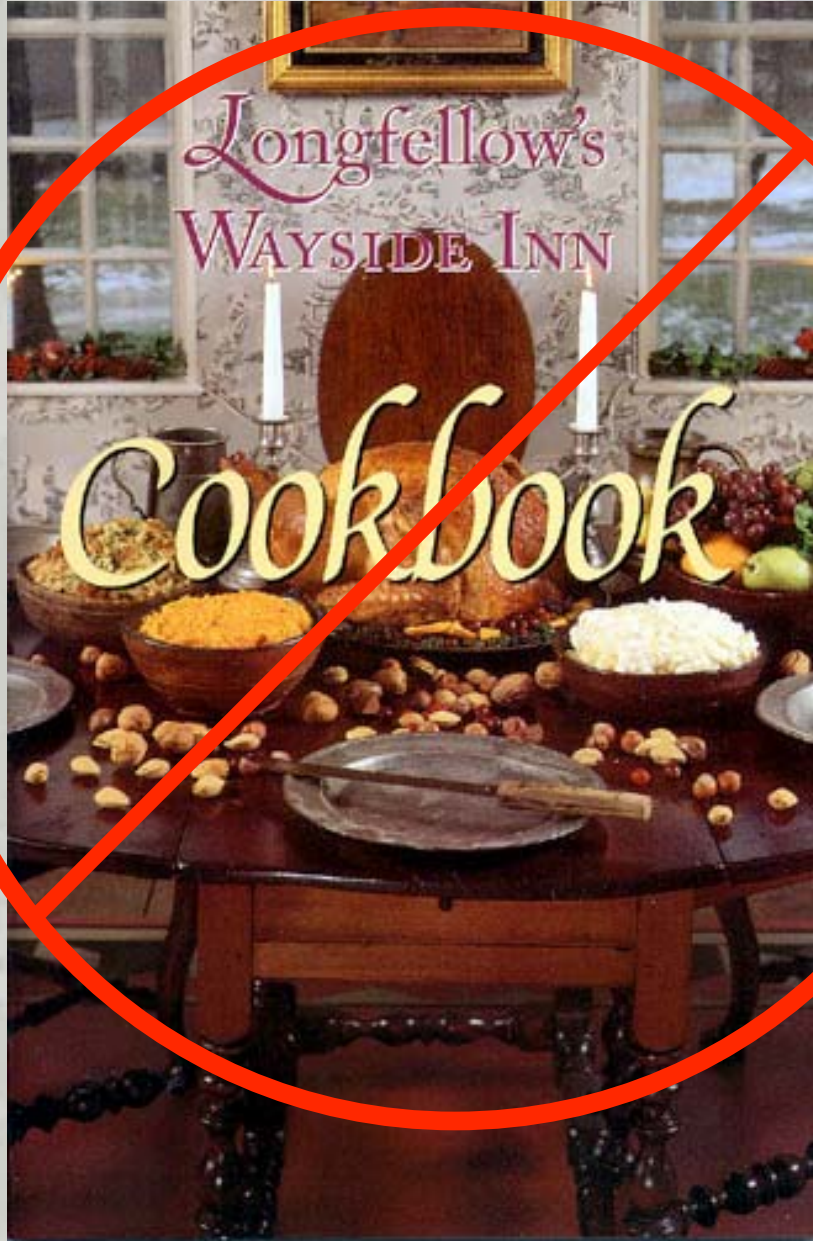




OFFICE

NU Comp Plan Fundamental4

- Use the principles and strategies in a meaningful way where you live and work
 - Vision from your community / region
 - Draw upon historic patterns of settlement, architecture, landscape architecture and urban design
 - Understand your real estate market
 - Address local opportunities for regional planning and cooperation



Choose two **HOT** topics

- Economic and Demographic Trends
- Comprehensive Planning at the Regional Scale
- Implementing Comp Plans Using the Transect
- Community Character and Urban Design
- Working with the Fundamentals
- Emerging Issues and Techniques