

Community Design + Architecture

Conventional Scope of a Transportation Plan Conventional Scope of a Comprehensive Plan Conventional Scope of a Place Plan

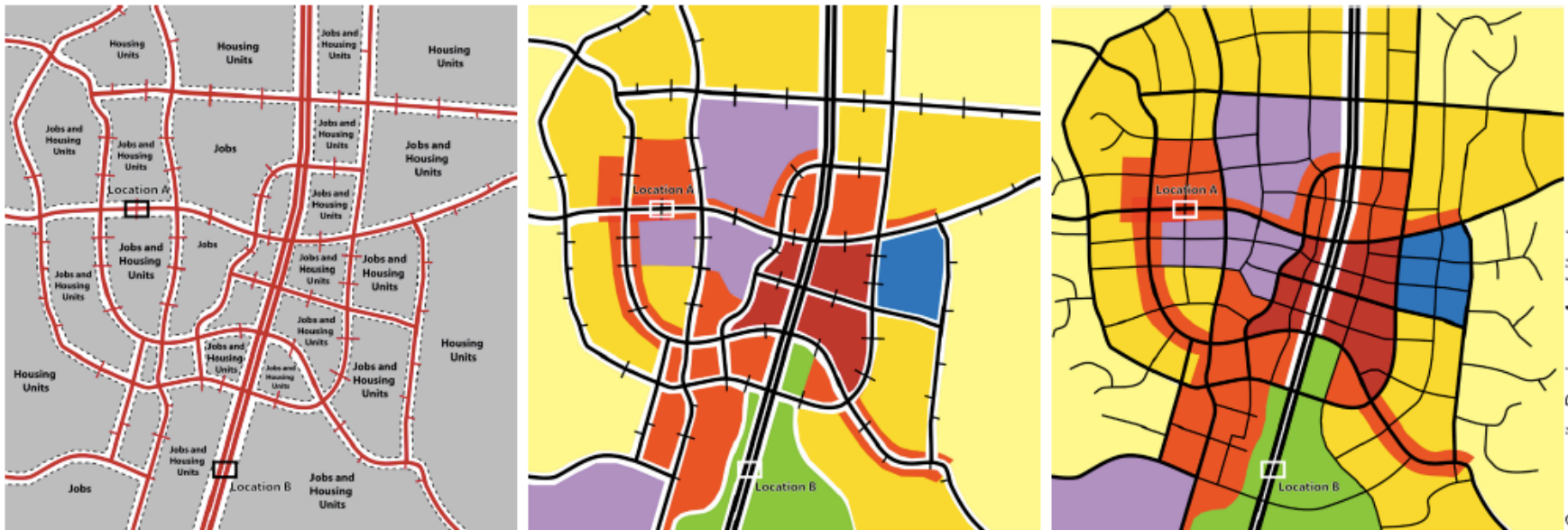
Creating & Supporting a New Urbanist Urban Form

NETWORK AND PLACE

Phil Erickson, Community Design + Architecture

Marcy McInelly, SERA

Steps Towards Implementing Sustainable Transportation Network

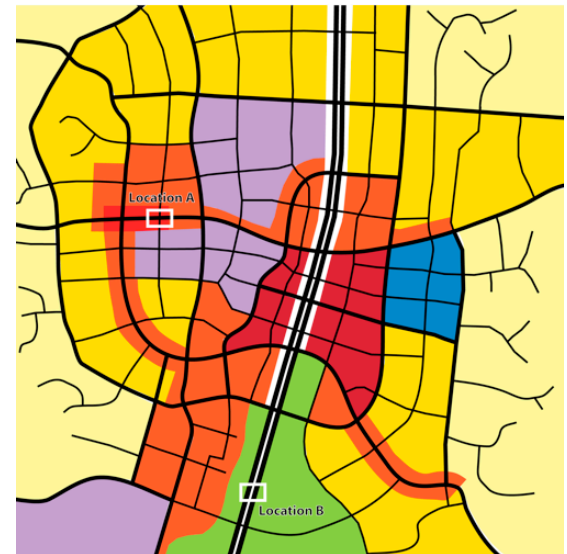


Conventional Scope of a Transportation Plan Conventional Scope of a Comprehensive Plan Conventional Scope of a Place Plan

- Definition of Network & Place Elements
- Method of Integrative Design
- Guidance for Specific Design Issues
- Implementation Strategy

Defining the Terms of Discussion

- “Network”
 - Full multi-modal transportation infrastructure of urban environments
- “Place”
 - Full spectrum of land use and form that make up urban environments



Conventional Practice

- Simplifies Network and Place
 - Regional Transportation Plans
 - Simplify land use
 - Do not look at full network
 - General or Community Plans
 - Rarely can influence all the transportation variables
 - Corridor Plans
 - Focus only on a portion of network
 - Transit Plans
 - Land use typically secondary



Conventional Scope of a Comprehensive Plan



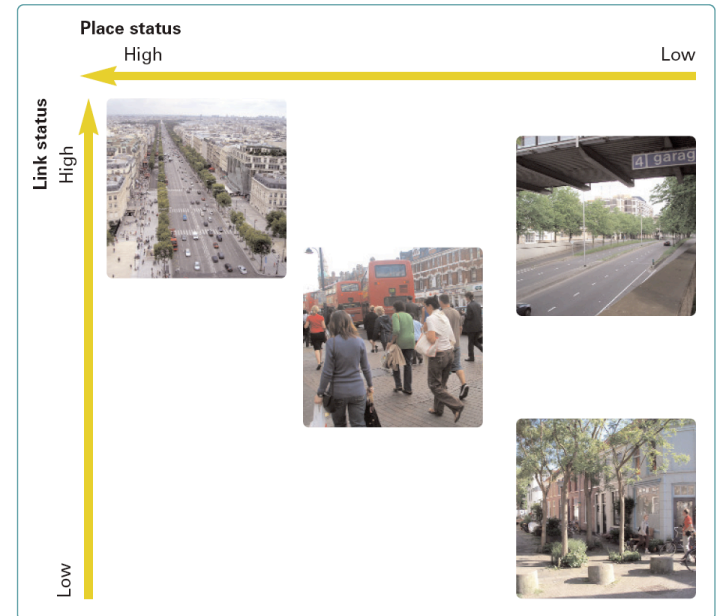
Conventional Scope of a Transportation Plan

Scale of the Discussion

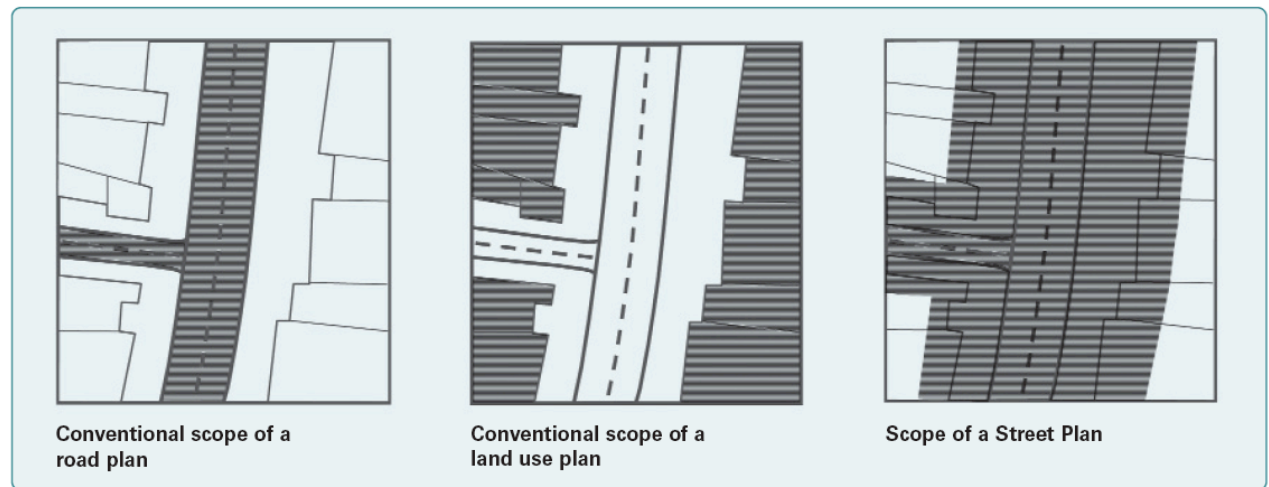
- CNU Charter
 - The block, the street, and the building
 - The neighborhood, the district, and the corridor
 - The region: metropolis, city, and town
 - *Beyond the region (inter-regional): the state, the nation, and the planet?*

Link and Place

- Transportation Function and Land Use Conditions have **equal footing in the design of streets**



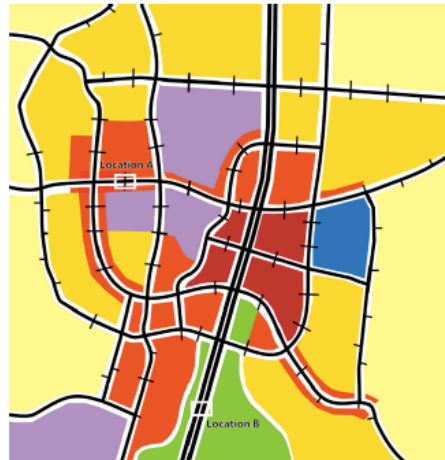
- Stephen Marshall et. al.



Network and Place



Conventional Scope of a Transportation Plan



Conventional Scope of a Comprehensive Plan



Conventional Scope of a Place Plan

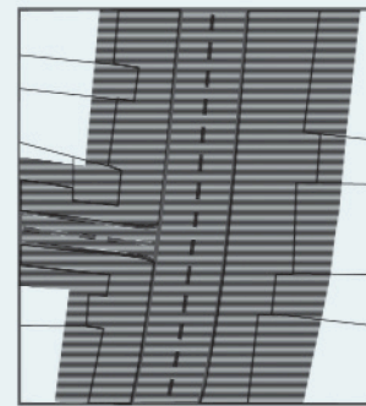
Community Design + Architecture



Conventional scope of a road plan



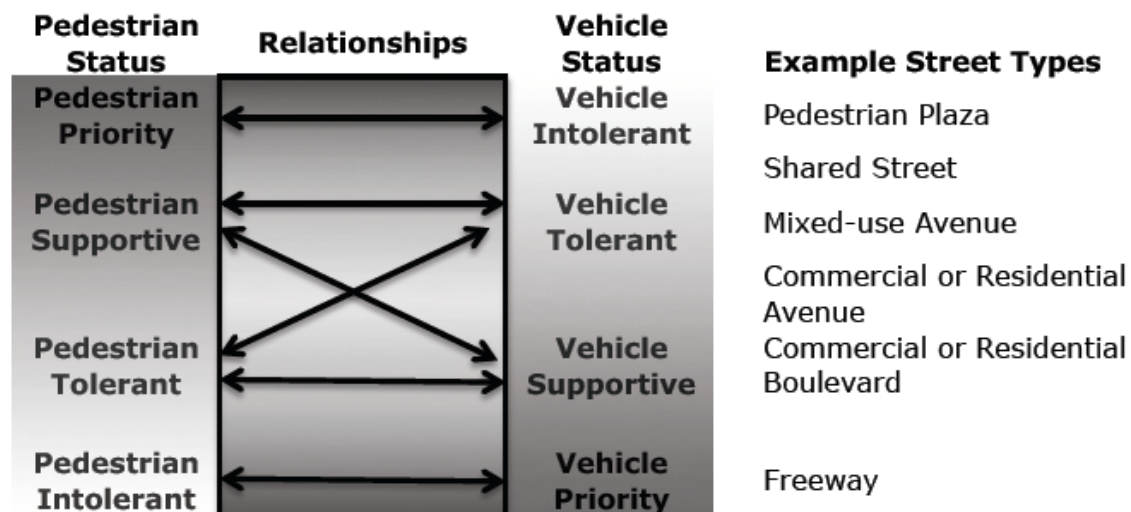
Conventional scope of a land use plan



Scope of a Street Plan

Stephen Marshall et. al.

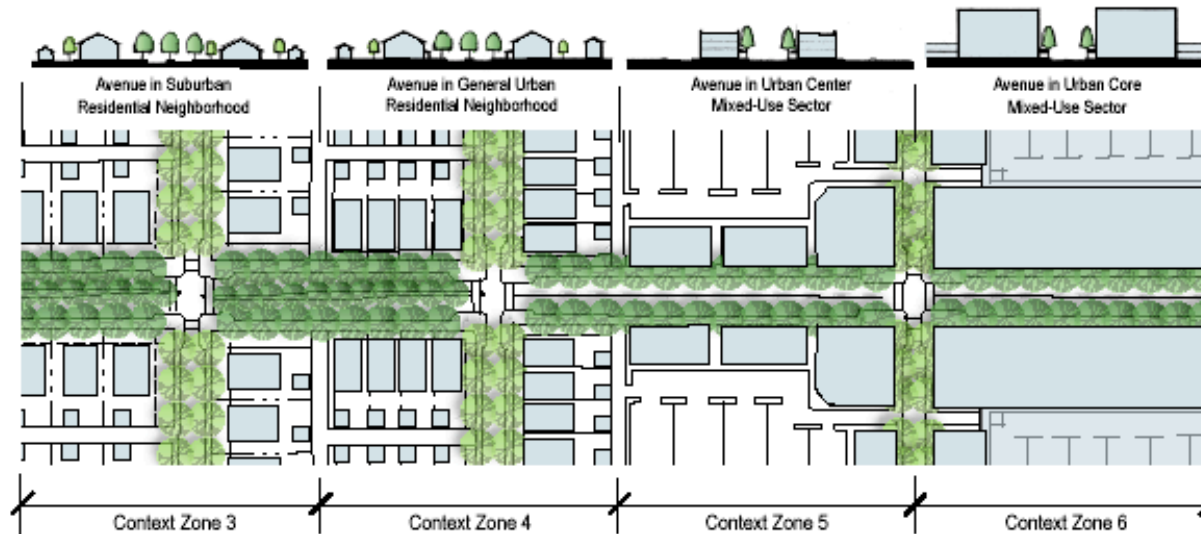
Definition of Place Types



- **Walkable Places**

- At some level every urban place is walkable
- What we are aiming for is the best quality in the experience of walking
- But the Sustainable Transportation Network must include all urban places

Definition of Place Types



- Applicability of the Transect
 - How do we handle CSD (Conventional Suburban Development)?

- How do we deal with primary land uses?
 - Places we live
 - Places we work

Definition of Place Types

Table 4.1

Context Zone	Distinguishing Characteristics	General Character	Building Placement	Frontage Types	Typical Building Height	Type of Public Open Space	Transit (Where Provided)
C-1 Natural	Natural landscape	Natural features	Not applicable	Not applicable	Not applicable	Natural open space	None
C-2 Rural	Agricultural with scattered development	Agricultural activity and natural features	Large setbacks	Not applicable	Not applicable	Agricultural and natural	Rural
C-3 Suburban	Primarily single family residential with walkable development pattern and pedestrian facilities, dominant landscape character	Detached buildings with landscaped yards, normally adjacent to C-4 zone.	Varying front and side yard setbacks	Lawns, porches, fences, naturalistic tree planting	1 to 2 story with some 3 story	Parks, greenbelts	Local, express bus
C-4 General Urban	Mix of housing types including attached units, with a range of commercial and civic activity at the neighborhood and community scale	Predominantly detached buildings, balance between landscape and buildings, presence of pedestrians	Shallow to medium front and side yard setback	Porches, fences	2 to 3 story with some variation and few taller workplace buildings	Parks, greenbelts	Local, limited stop Bus Rapid Transit, express bus; fixed guideway
C-5 Urban Center	Attached housing types such as townhouses and apartments mixed with retail, workplace, and civic activities at the community or sub-regional scale.	Predominantly attached buildings landscaping within the public right of way substantial pedestrian activity	Small or no setbacks, buildings oriented to street with placement and character defining a street wall	Stoops, dooryards, storefronts, arcaded walkways	3 to 5 story with some variation	Parks, plazas, and squares, boulevard median landscaping	Local bus; limited stop rapid transit or Bus Rapid Transit; fixed-guideway transit
C-6 Urban Core	Highest-intensity areas in sub-region or region, with high-density residential and workplace uses, entertainment, civic, and cultural uses	Attached buildings forming sense of enclosure and continuous street wall landscaping within the public right of way, highest pedestrian and transit activity	Small or no setbacks, building oriented to street, placed at front property line	Stoops, dooryards, forecourts, storefronts, arcaded walkways	4+ story with a few shorter buildings	Parks, plazas, and squares, boulevard median landscaping	Local bus; limited stop rapid transit or Bus Rapid Transit; fixed-guideway transit
Districts	To be designated and described locally, districts are areas that are single-use or multi-use with low-density development pattern and vehicle mobility priority thoroughfares. These may be large facilities such as airports, business parks, and industrial areas.						As applicable

(Based on transect zone descriptions in SmartCode V-6.5, Spring 2005 Credit: Duany Plater-Zyberk & Company.)

Shaded cells represent Context Zones that are not addressed in this report.

• ITE Manual “Context Zones”

Definition of Place Types

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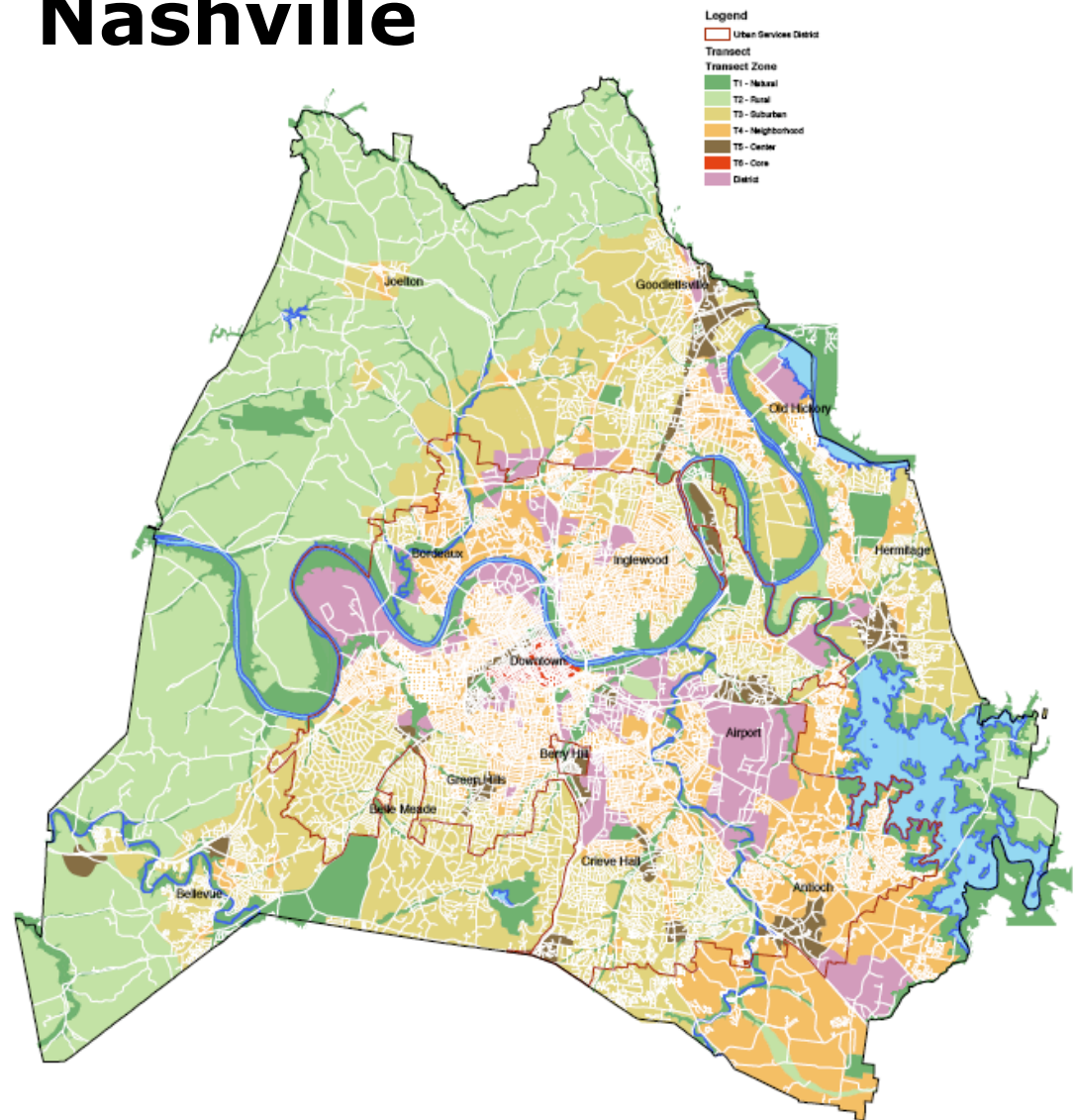
• ITE Manual “Context Zones”

Definition of Network Components

- ITE Manual Thoroughfare Types
 - Freeway/Expressway/Parkway
 - Rural Highway
 - Boulevard
 - Avenue
 - Street
 - Rural Road
 - Alley/Rear Lane

Case Studies Nashville

- Use the Transect for County-wide land use policy system
- Use other place type definitions for Community & Neighborhood Plans

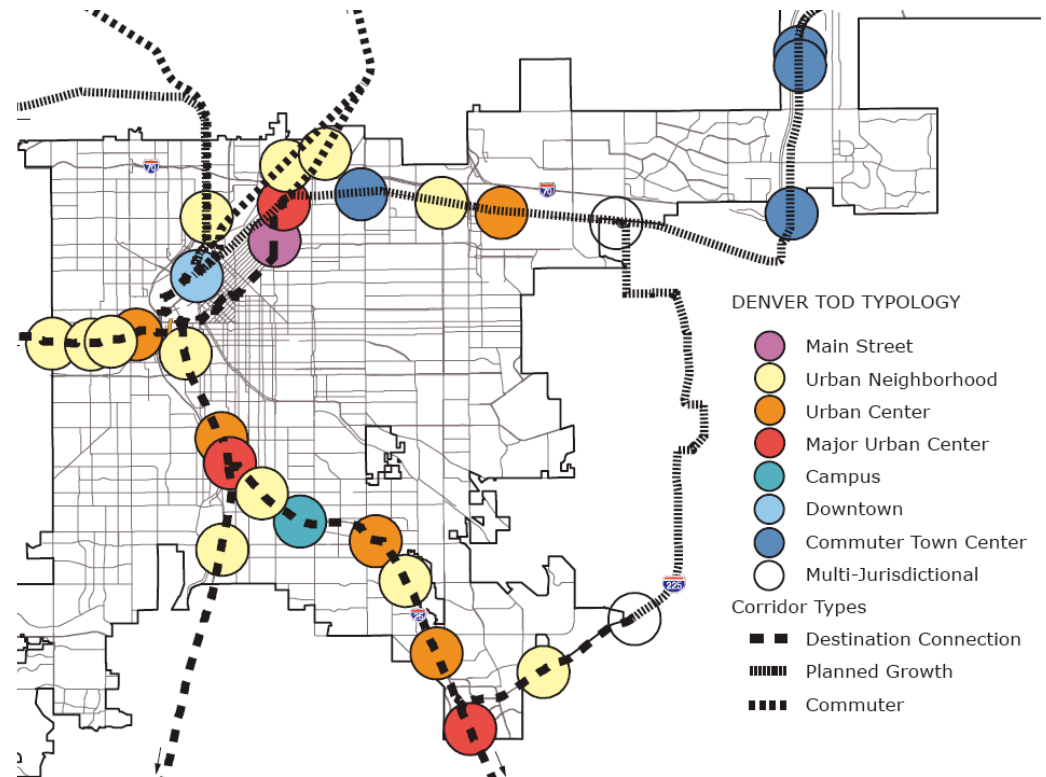


Case Studies

CTOD TOD Typologies

- New Transit Town
 - Urban Downtown
 - Urban Neighborhood
 - Suburban Center
 - Suburban Neighborhood
 - Neighborhood Transit Zone
 - Commuter Town Center

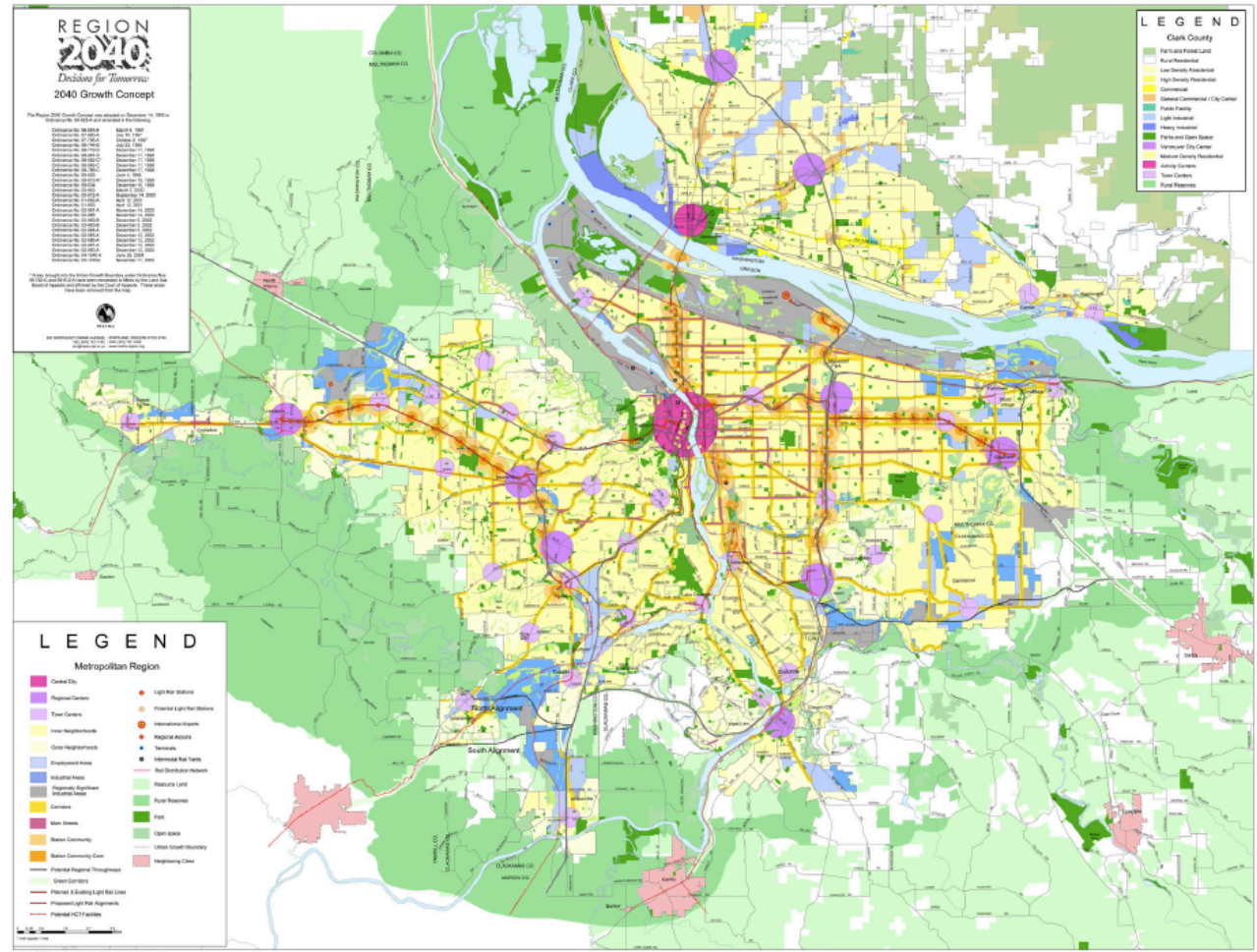
- Denver TOD Types
 - Downtown
 - Major Urban Center
 - Urban Center
 - Urban Neighborhood
 - Commuter Town Center
 - Main Street
 - Campus/Special Events Station



Case Studies

Portland Metro Region, Oregon

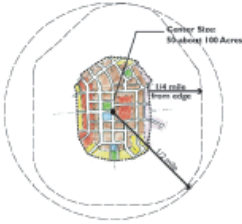
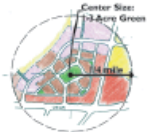
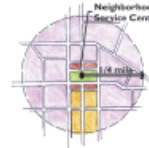









- Urban Design Types
 - Central City
 - Regional Centers
 - Town Centers
 - Main Streets
 - Corridors
 - Station Communities
- Implementation



Case Studies

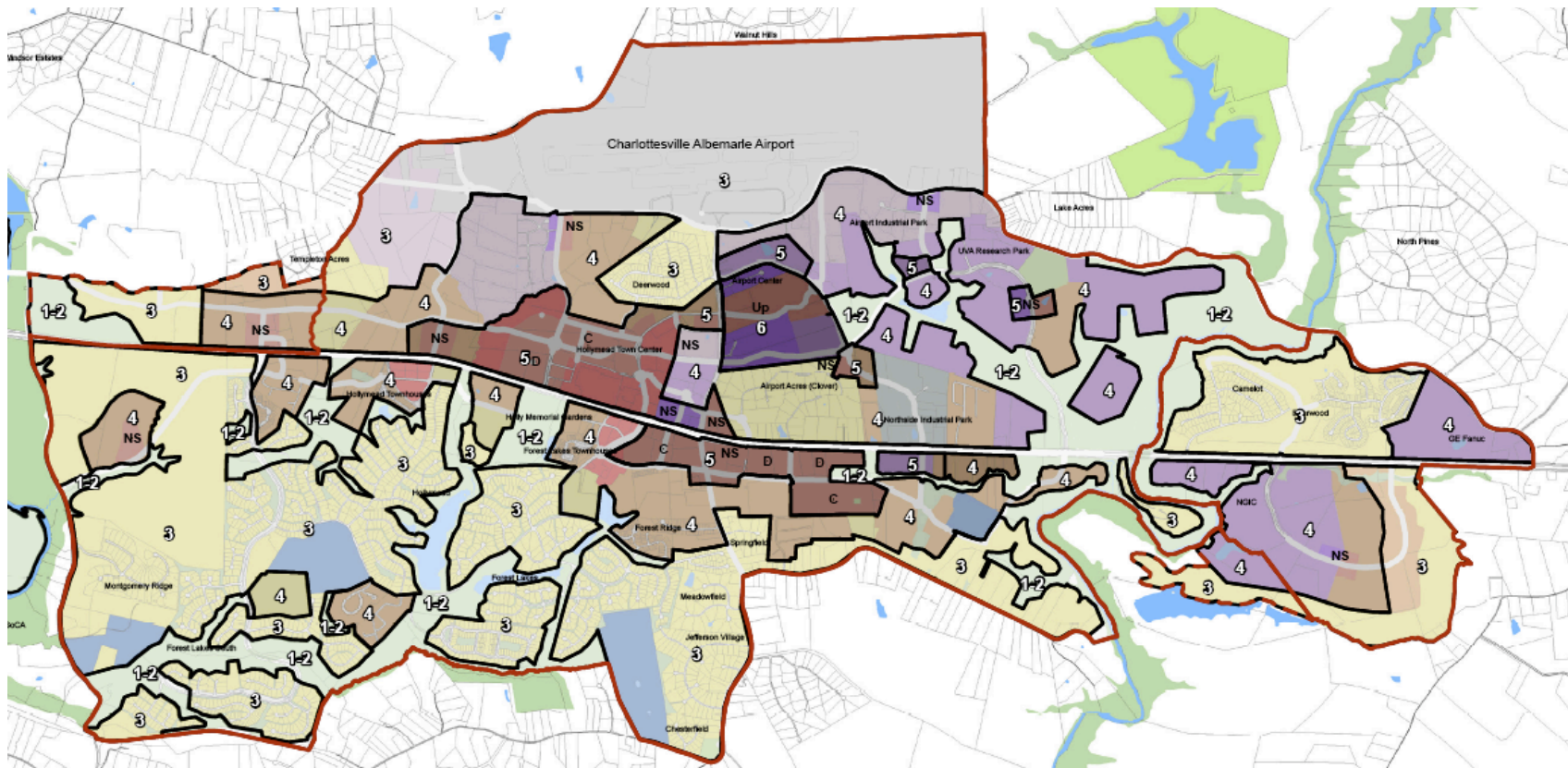
Places29 Albemarle County

- Center Types
 - Civic Green Center
 - Neighborhood Service Center
 - Community Center
 - Destination Center
 - Uptown
- Neighborhood & District Types
 - Residential Neighborhood
 - Employment Neighborhood
 - Mixed Use Neighborhood
 - Uptown
 - Airport District

Land Uses organized around Centers			
Land Uses that are organized around a Center and located within a quarter-mile walking distance from this core area.			
Uptown	Mixed Use Neighborhood	Employment Neighborhood	Residential Neighborhood
			
<p>An Uptown is a special mixed use area that:</p> <ul style="list-style-type: none"> Is the most urban portion of the Places29 area Includes a broad range of employment and residential uses and activities in a mixed-use environment Includes some convenience retail with (few "shoppers goods stores," such as clothing and household goods) Includes an urban open space or public square as well as a significant recreational or civic facility May be larger than a Neighborhood and have multiple Centers 	<p>A Mixed Use Neighborhood is a mixed use area:</p> <ul style="list-style-type: none"> With a range of single use and mixed use buildings that include housing on upper floors Mixed-use area may extend beyond the boundary of the 1/4 mile walking area of the Center it is organized around Center of Mixed Use Neighborhood is more fully integrated into the surrounding mix of uses than is the case with other neighborhood types (see illustration) 	<p>An Employment Neighborhood is an existing or future employment area whose:</p> <ul style="list-style-type: none"> Uses are organized around a Center that provides services and recreational opportunities for workers Employment uses are located within 1/4 mile walking distance from the Center 	<p>A Residential Neighborhood is an existing or future residential area whose:</p> <ul style="list-style-type: none"> Residential buildings are organized around a Center Residential areas have convenient pedestrian connections to the Center Residential uses are located within 1/4 mile walking distance from the Center Residential building types range from single-family detached, to townhomes, to apartments
			
			

Case Studies

Places29 Albemarle County



- Transect Used to Define:
 - Intensity
 - Urban Form