

Diverse Housing. A rich mix of housing types should occur within neighborhoods, and even within each block. To minimize the stigma attached to public housing, distinctions between subsidized and market-rate units should be blurred.

Civic Uses. Prioritize revitalizing areas for community resources, such as day care, libraries, or government centers.

Neighborhood Conveniences. Retail conveniences and personal services should be within walking distance of most homes. Commercial uses should use street-facing architecture to make pedestrian routes attractive, and "live-work" uses can extend commercial activity and encourage micro-businesses within a neighborhood.

Education. Place job skills and education resources near households who may benefit most.

Recreation. Informal recreation areas should be within a few blocks of most homes. Building windows and entries should face these spaces for informal surveillance and a heightened sense of neighborhood.



Design Concept: Mixed-use neighborhoods combine complementary uses to bring everyday tasks and needs closer together. They make it possible for people to walk for simple errands and are supportive of transit and bicycling as effective transportation options.

Impact: Through redevelopment, isolated single-use buildings are connected into vibrant neighborhoods. Schools and day care are located closer to homes and workplaces. People have the opportunity to know and interact with neighbors from all age groups and walks of life.

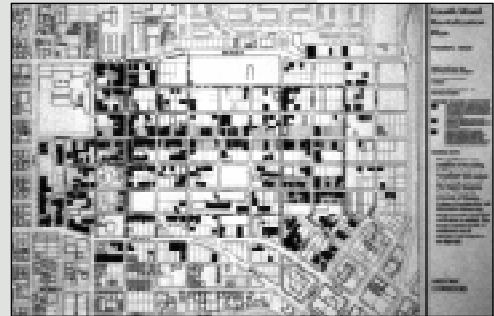
Project: Northend Master Plan, Newport, RI | **Urban Design:** Calthorpe Associates, Berkeley, CA | **Client:** The City of Newport and Newport Housing Authority | **Timeline:** Planning 1998-2000, construction to begin 2000.

CITY-WIDE AND REGIONAL CONNECTIONS

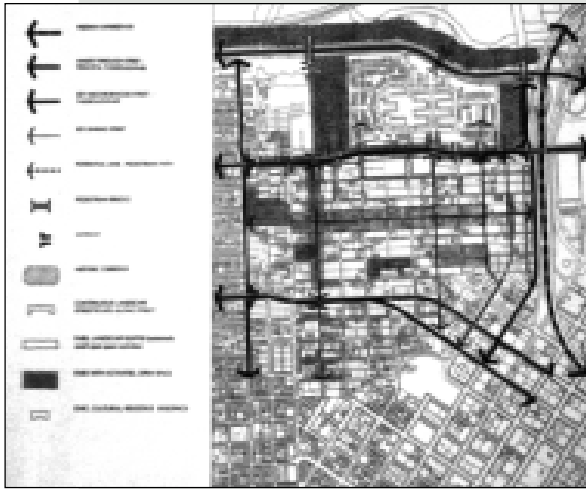
Neighborhoods should be connected to regional patterns of transportation and land use, to open space, and to natural systems.



The Fourth Ward master plan reconnects the neighborhood with Houston's downtown.

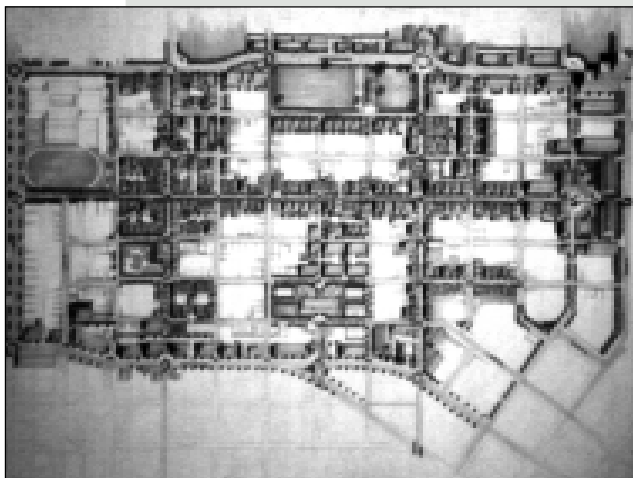


"Historic Corridors"—those streets that retained a sufficient mass of significant structures—were identified and targeted for appropriate infill.

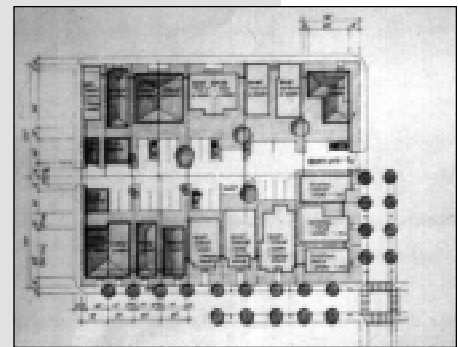


It is critical to understand a neighborhood's physical connection to regional systems such as roads and greenways when planning revitalization.

Design Concept: Reconnect Houston's economically depressed Fourth Ward to downtown and surrounding communities through a revitalization plan that celebrates the neighborhood's historic corridors.



Open spaces, parks, and other community amenities were used to reconnect the community.



To maintain the historic relationship between building scale and sidewalk, parking is located at the rear of buildings.

Impact: The rigorous guidelines for building massing, form and materials will help restore the community's unique identity.

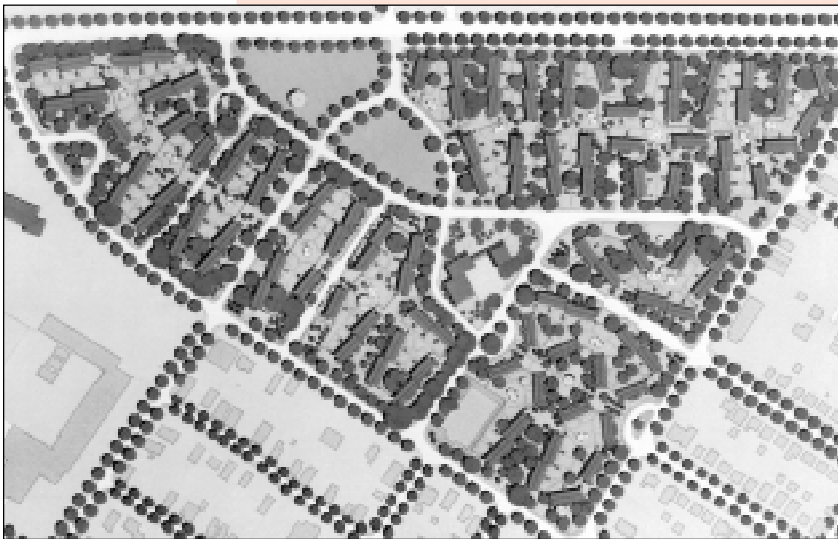
Project: Fourth Ward Master Plan, Houston, TX | **Urban and Architectural Design:** Stull & Lee, Inc. | **Client:** City of Houston, TX | **Program:** Revitalization for Historic Neighborhood | **Timeline:** Master plan 1998–1999.

STREETS

The primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Neighborhoods should have an interconnected network of streets and public open space.



Before plan: The project had super-blocks with undifferentiated open space that had become a dangerous no-man's land.



After plan: Where possible, new streets created blocks similar in size to the adjacent neighborhood.



Before view: A no man's land



After view: A neighborly street

Design Concept: New streets were added to an existing public housing project in order to subdivide the project's super-blocks into neighborhood scale blocks. The barren, unclaimed "common areas" of the project have been transformed into a series of residential addresses.

Impact: Streets have become a focus of community life with residents on the porches and children in the street. The former project is now becoming a neighborhood.

Project: Diggs Town Public Housing Transformation, Norfolk, Virginia | **Urban and Architectural Design:** Urban Design Associates, Pittsburgh, Pennsylvania | **Client:** Norfolk Redevelopment and Housing Authority | **Architects of Record:** CMSS Architects | **Program:** 528 units of Public Housing in CIAP program renovation | **Cost of site and exterior improvements:** \$17,000/unit | **Timeline:** Designed 1990–1993, constructed 1993–1995.

PUBLIC OPEN SPACE

The interconnected network of streets and public open space should provide opportunities for recreation and appropriate settings for civic buildings.



Named "New Hope Circle" by area residents, the square is the scene of casual neighborhood activity.



Resident leaders and city officials conduct the ribbon cutting ceremony at New Hope Circle.



Franklin Square in West Baltimore sets an example for Pleasant View Gardens.

Design Concept: A mixed-income neighborhood is formed around new streets and a residential square, an element that graces many traditional Baltimore neighborhoods.

Impact: Residents feel secure in a place "where you can walk through the neighborhood at any hour of the night and feel safe." Public open spaces with good defensible space characteristics contribute to the dramatic improvement in living conditions in the community.



Construction photo in November of 1997 shows the new neighborhood organized around the central square.

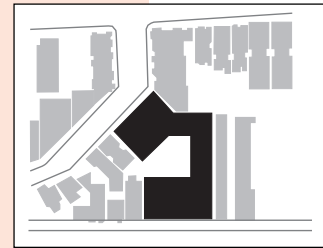
Project: Pleasant View Gardens, Baltimore, Maryland | **Urban and Conceptual Architectural Design:** Torti Gallas and Partners • CHK, Silver Spring, Maryland | **Client:** Housing Authority of Baltimore City | **Design/Builder:** A & R/Harkins Joint Venture | **Program:** 201 public housing rental rowhouses, 27 for-sale rowhouses, 110 unit senior building, 10,000 sf. Day Care Center, 15,000 sf. recreation center, renovated community building | **Cost of site and exterior improvements:** \$52,000/unit | **Timeline:** Designed 1995, construction complete 1998

SAFETY AND CIVIC ENGAGEMENT

The relationship of buildings and streets should enable neighbors to create a safe and stable neighborhood by providing “eyes on the street” and should encourage interaction and community identity. Provide a clear definition of public and private realm through block and street design that responds to local traditions.



By creating places like gardens and courtyards that people can relate to, inhabitants are given a sense of ownership and belonging to their environment.



Controlled open space is provided in a dense, urban setting.



The new building addresses the street and is compatible with its neighbors.



Street and building design reinforces safe environments without compromising accessibility and openness.

Design Concept: Apartments were built around an inner courtyard formed by three buildings. All units enter from a courtyard that provides a protected place for children to play and adults to gather. Security is ensured by gates, which are transparent boundaries that protect private areas while maintaining their link to the outside world.

Impact: Residents report that common spaces and building design has fostered community interaction and security. The complex provides affordable housing to lower income residents, and tenant turnover has been low.

Project: Del Carlo Court, San Francisco, California | **Architects:** Solomon Architecture and Urban Design, San Francisco, California | **Client:** Mission Housing Development Corporation | **Program:** 25 affordable rental units | **Construction costs:** \$3,784,000 | **Timeline:** Designed 1991, completed 1993.

DWELLING AS MIRROR OF SELF

Recognize the dwelling as the basic element of a neighborhood and the key to self-esteem and community pride. This includes the clear definition of outdoor space for each dwelling.



Streetscapes and details from the occupied Concord Village/Eaglecreek HOPE VI development. Residents have taken ownership of their homes, their porches, and their community.

Concept: If we investigated the origins of *Jazz*, we would understand the origins of the *Porch*. The porch represents the fusion of European and African architectural expression. The porch serves a dual purpose: the vestibule to the occupant's private residence, and the occupant's vestibule to the street. Perhaps Architects, Designers, Planners, and Owners should use the science of *Ethnomusicology* for inspiration when revitalizing inner city communities.

Impact: Regardless of real estate type (home ownership, rental, or transitional), the residents display a natural sense of ownership in their dwelling and beyond. This results in greater social interaction and a higher quality of life.



*Ms. Ryder's Grandchildren
"On the Porch"
Virginia Ryder, President,
Resident's Council*

Project: Concord Village/Eaglecreek HOPE VI, Indianapolis, IN | **Contract Administration:** Armonics, Inc. Indianapolis, IN | **Client:** Indianapolis Housing Authority | **Architect Program Manager:** ARMONICS & Clyde E. Woods Associates, Inc., Indianapolis, IN | **Physical Program:** Demolition and new construction of 220 Public & Home Ownership Housing Units and Community Building in the Near Westside of Indianapolis. | **Construction Costs:** \$20,000,000.00

ACCESSIBILITY

Buildings should be designed to be accessible and visitable while respecting the traditional urban fabric.



Many homes can be made accessible without sacrificing architectural integrity

Design Concept: Develop innovative designs that continue the best qualities of traditional houses in a new physical form that eliminates barriers for disabled persons.

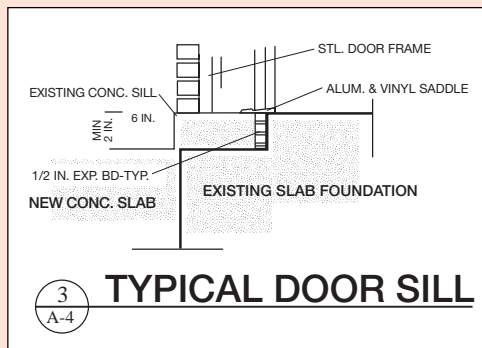
Impact: Accessible design increases the supply of barrier-free housing, provides visitability for as many homes as possible, and provides the opportunity for disabled persons to fully participate in their communities.



Sloped walks and wide doors make homes visitable.



Accessibility is maintained throughout neighborhoods by incorporating curb cuts and eliminating barriers



Steps, doorsills and other conventional architectural details can become obstacles to disabled persons.

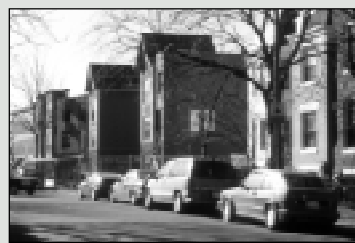
Project: Strategies for Providing Accessibility & Visitability for Hope VI Homeownership | **Consultants:** Urban Design Associates, Pittsburgh, PA; Weinstein Associates Architects, Washington, DC; Larry Perry, Architect | **Client:** HUD Office of Public Housing Development | **Program:** HOPE VI | **Timeline:** Completed 1999.

LOCAL ARCHITECTURAL CHARACTER

The image and character of new development should respond to the best traditions of residential and mixed-use architecture in the area.



These are twelve of the twenty-three facade designs for Building Type 1, all of which have essentially the same floor plan.



New construction blends into the existing street.



Existing Capitol Hill rowhouses

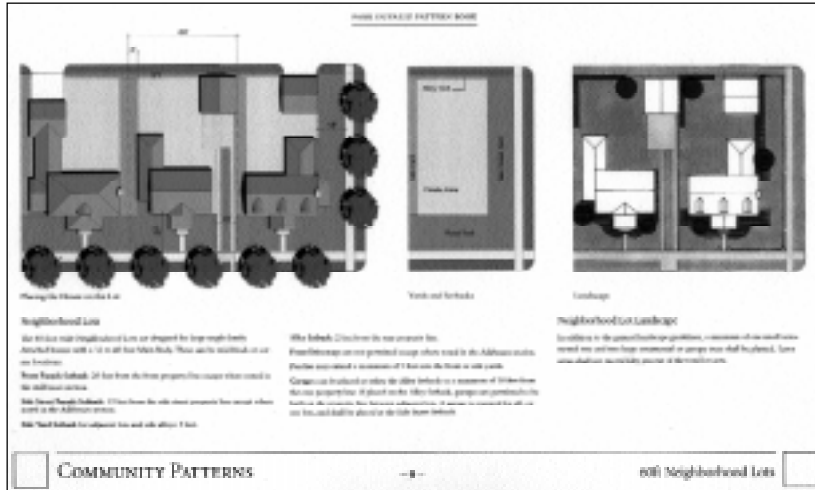
Design Concept: The variety of architectural elements and styles of the surrounding housing inspired a wide range of facade designs, despite similarities in plan. The block design strategy emulates the “3 or 4 buildings at a time” nature of the development of the existing neighborhood.

Impact: Long time residents and their new neighbors applaud the architectural “fit” with the neighborhood. Spaces allotted at all income levels in the three-tier scheme sold quickly, demonstrating the high desirability of the new homes even for families who have the greatest locational choice.

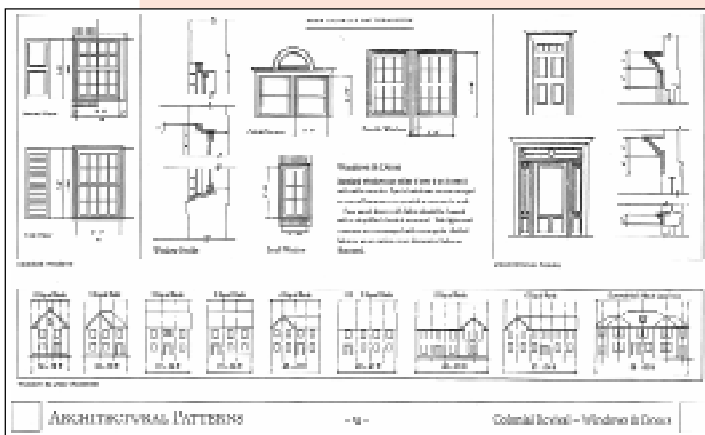
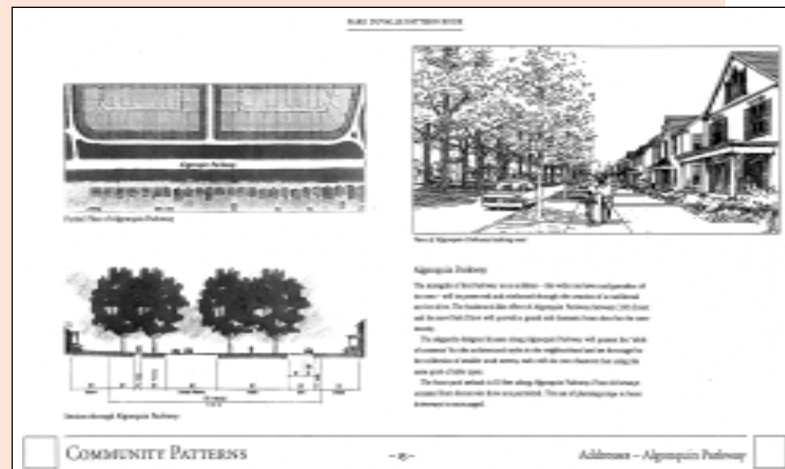
Project: Ellen Wilson Neighborhood Development, Washington, DC | **Urban Design and Architecture:** Weinstein Associates Architects, Washington, DC | **Landscape Design:** Oehme van Sweden & Associates, Inc. Washington, DC | **Client:** Ellen Wilson Limited Liability Corporation | **Program:** 154 Cooperative housing units in 92 buildings | **Financing:** HUD Hope VI and market rate.

DESIGN CODES

The economic health and harmonious evolution of neighborhoods can be improved through graphic urban design codes that serve as predictable guides for change.



Design concept: A Pattern Book provides guidelines for massing and placement of houses as well as an inventory of correctly proportioned elements such as windows, doors, porches, and other essential qualities of traditional Louisville architecture.



Impact: Six home builders developed the first stage of Homeownership units and two architects designed the rental buildings. All designs reflect the character of Louisville's architecture and create a neighborhood with an image that is attracting new residents in all income groups.

Project: Park DuValle HOPE VI Project, Louisville, Kentucky | **Urban Design and Pattern Book:** Urban Design Associates, Pittsburgh, Pennsylvania | **Rental Building Architecture:** Stull and Lee, Inc, Boston, Massachusetts and William A. Rawl Associates, Architects | **Program:** 1100 homes in a mix of single-family, duplex, row, and apartment houses | **Timeline:** Designed 1997-1999, constructed 1998-2001.

HOPE VI: THE LONG VIEW

When public housing was born during the Great Depression, economic hardship was widespread, but poverty was considered temporary. Times would improve. All the same, poverty was understood to be shameful; no family was expected to live in public housing longer than they had to. Once incomes rose, tenants were expected—or even required—to move out. Public housing was intended to be clean and decent, it wasn't intended to be a permanent home. Little details, like using curtains instead of closet doors, and numbers instead of names for buildings, reinforced that impression. Nobody reflected that up-and-out was a recipe for community instability. The result was that cities were loaded with housing projects that were headed for implosion. Compare the old policies with those of HOPE VI.

Instead of designing a group of buildings to be temporary way-stations on a family's climb out of poverty, today, a whole mixed-income neighborhood is designed so that people can live there permanently if they choose. The building types—houses, rowhouses, and small apartment buildings—have been designed to be suitable for family living without the need for large operating and maintenance staffs required by high-rise construction. Slum clearance has given way to historic preservation, repair, and restoration. The emphasis is on designing new development as a seamless part of larger existing neighborhoods and communities.

Public housing no longer segregates low income families. Instead, it is one element of a larger policy. Today's housing policy includes vouchers that provide low-income families with the opportunity to find housing in higher income communities and home-ownership programs that encourage families with resources to buy into formerly low income districts. The real estate market is used to help shape each project.

Planning now involves community participation. Design solutions respond more to their immediate environment. Buildings allow for more diverse tenants and provide more room for individual and family development.

Of course, it is possible for any enterprise to go wrong. A danger for HOPE VI would be to let the design innovation devolve into a new set of stereotypes, comparable to some of the old public housing stereotypes. Projects can be poorly administered; buildings can be allowed to deteriorate; public spaces can be neglected. However, the HOPE VI program allows for the evolution of real communities, which can act to preserve their physical and social environment over the long term.

ABOUT CNU

The Congress for the New Urbanism is a non-profit membership organization made up of professionals, elected officials, and community activists with interests including architecture, urban design, real estate development, housing and transportation policy, environmental protection, and civic activism. CNU members believe that compact, pedestrian-friendly neighborhoods are the best building blocks for vibrant communities.

ACKNOWLEDGEMENTS

This publication was produced in collaboration with CNU's Inner City Task Force and HUD's Office of Public Investment. The following individuals deserve special recognition for their contributions: Elinor Bacon, Jonathan Barnett, Matt Bell, Ralph Bennett, Stephanie Bothwell, Peter Calthorpe, Roma Campanile, Robert Davis, Cynthia Demitros, Olon Dotson, Hope Fang, Robert Freedman, Ray Gindroz, Miriam Gusevich, Christopher Hudson, David Lee, Cheryl O'Neill, Elizabeth Plater-Zyberk, Shelley Poticha, Jeff Riddel, Andy Shafer, Eleanor Smith, Dan Solomon, Matt Taecker, John Torti, Amy Weinstein, Terri Wolfe, Emmanuel Yeow

For more case studies that demonstrate how the Principles for Inner City Neighborhood Design can be used, visit CNU's web site: www.cnu.org.

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