

**ARCADIA**  
*Town Builders & Land Stewards*

**The new urbanist imperative for  
Pennsylvania.**

CNU

May 19, 2007

# Arcadia Land Company

Town Builders & Land Stewards

- Land developers.
- TNDs: urban, suburban, exurban, infill condos, and new towns.
- Philadelphia, Kansas City, Albuquerque, Florida.
- Founding partners Robert Davis, Joe Duckworth, Chris Leinberger.

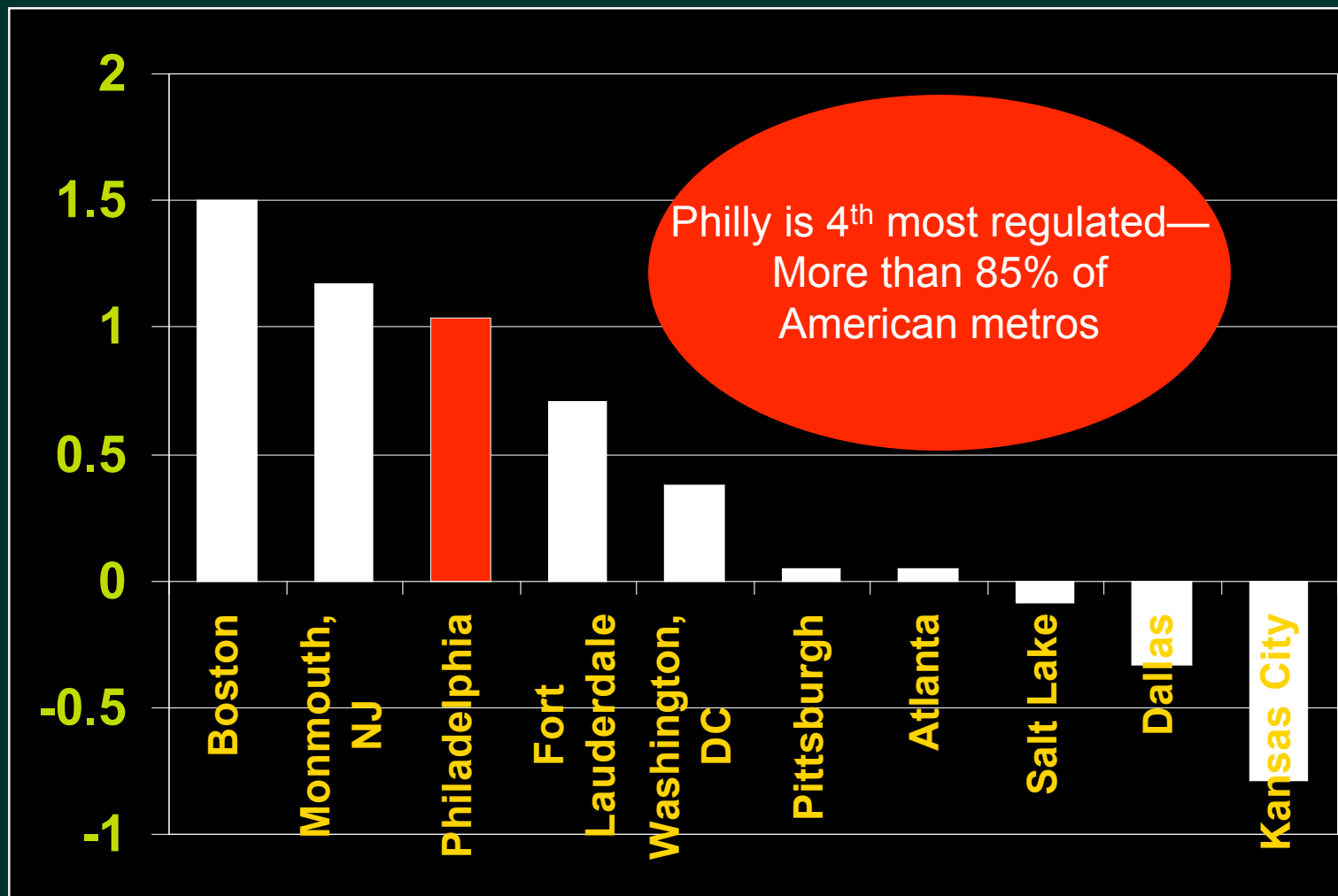


## A few facts about Philadelphia region

- Extraordinary traditional urbanism.
- Even more extraordinary conventional sprawl.
- Export industry—young people.
- 2<sup>nd</sup> oldest population in the United States.
- Entitlements are VERY VERY challenging.

# Our region is among the most regulated

## Wharton Land Use Regulatory Index



Source: Gyourko, Saiz, and Summers, "A New Measure of the Local Regulatory Environment for Housing Markets," 2006, Wharton School, University of Pennsylvania.

**What does this mean for NU in  
the Philadelphia area?**

**It's really hard to do.**

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# Infill condos

## Dreycott Circle



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# Suburban TNDs



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Woodmont



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# Woodmont



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# Sadsbury Park



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# NEW DALEVILLE

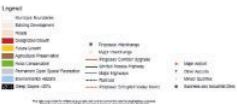


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








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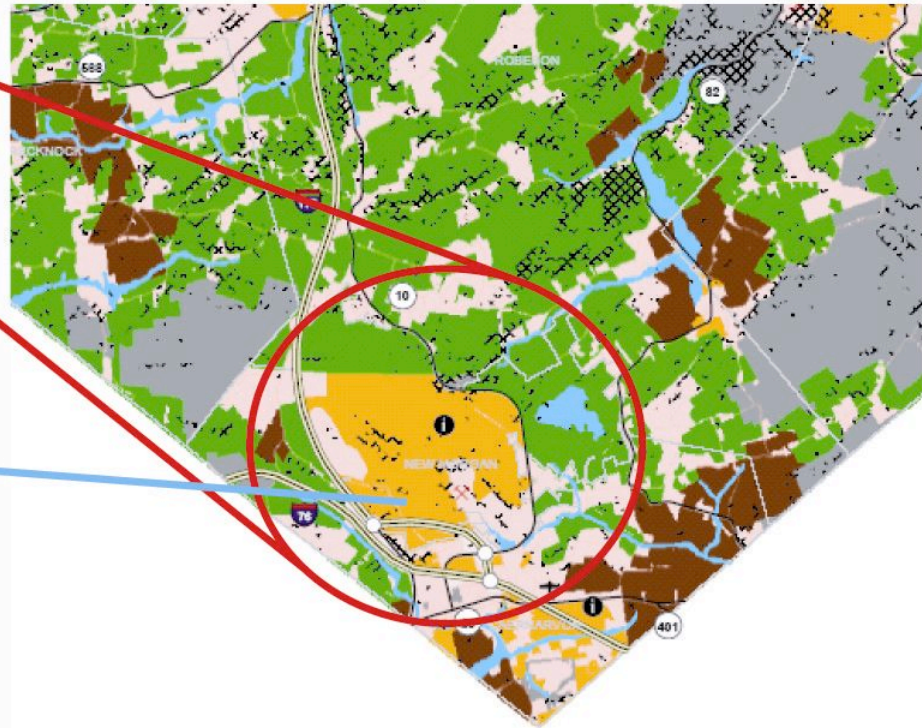


# The Largest Future Growth Area in Berks County



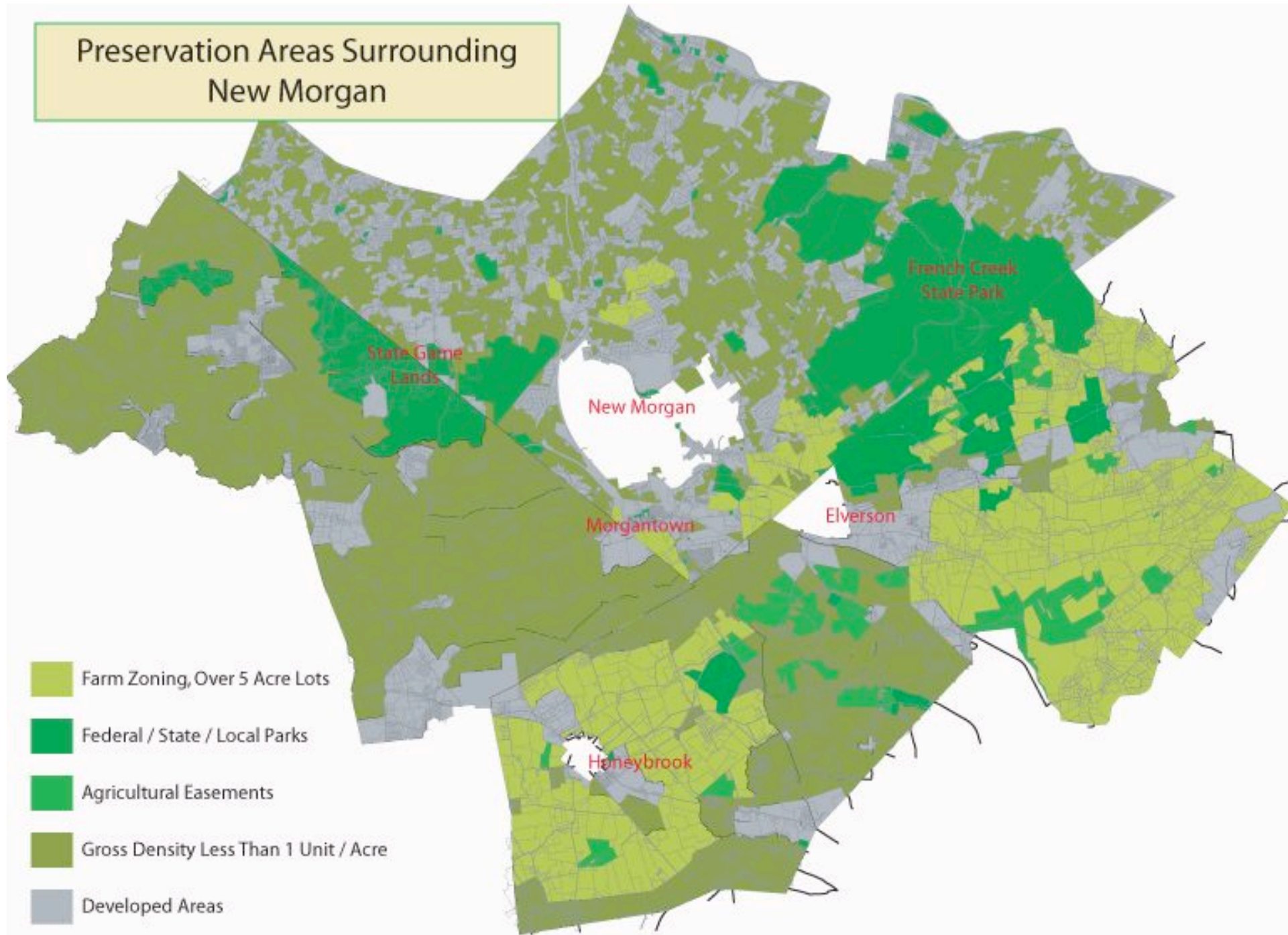
## Legend

-  Municipal Boundaries
-  Existing Development
-  Roads
-  Designated Growth
-  Future Growth
-  Agricultural Preservation
-  Rural Conservation
-  Permanent Open Space/ Recreation
-  Environmental Hazard
-  Steep Slopes >25%



\*From the Berks Vision 2020 Plan

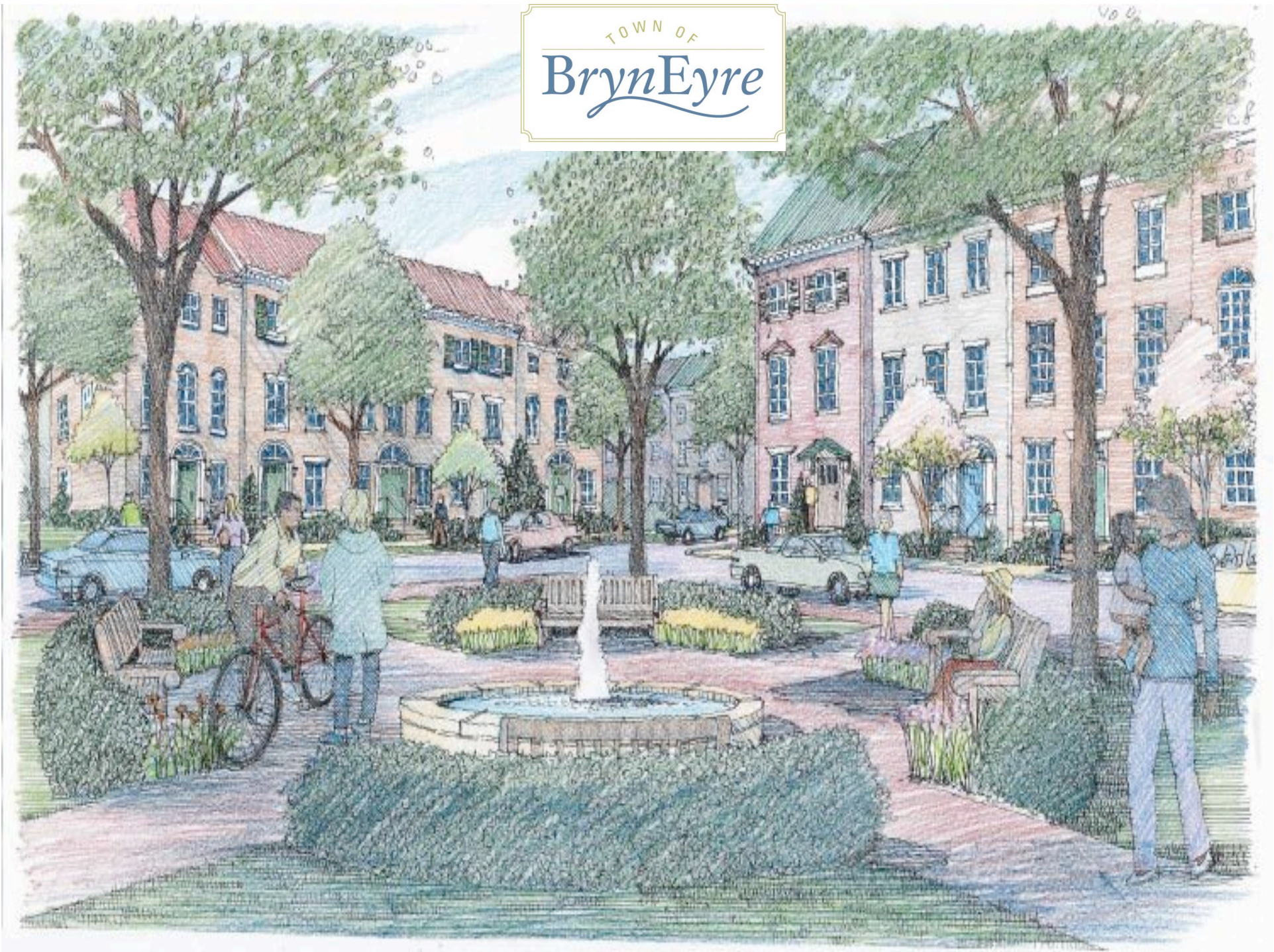
# Preservation Areas Surrounding New Morgan



- Farm Zoning, Over 5 Acre Lots
- Federal / State / Local Parks
- Agricultural Easements
- Gross Density Less Than 1 Unit / Acre
- Developed Areas

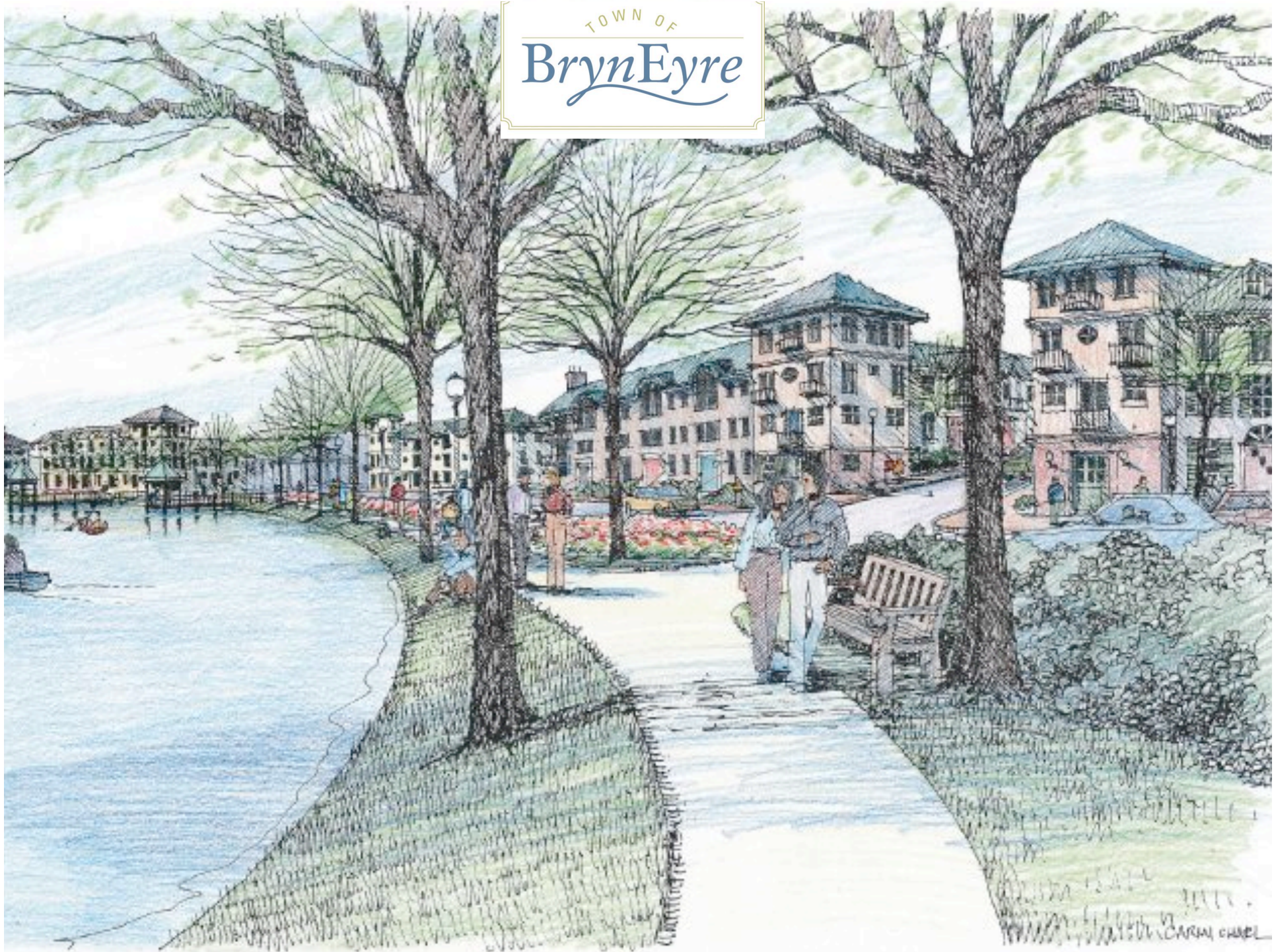


TOWN OF  
*BrynEyre*





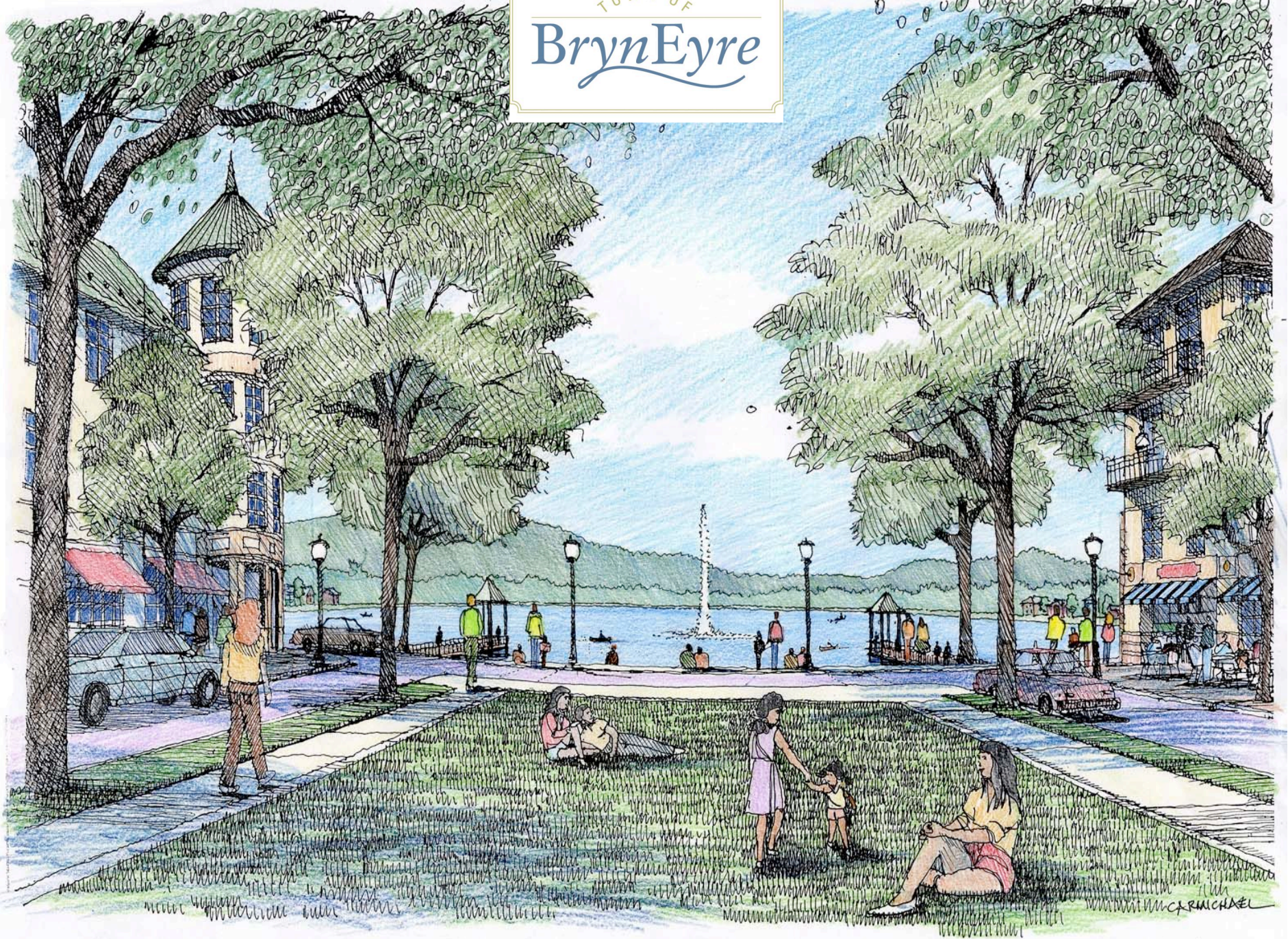
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*BrynEyre*



CARMI CHASEL



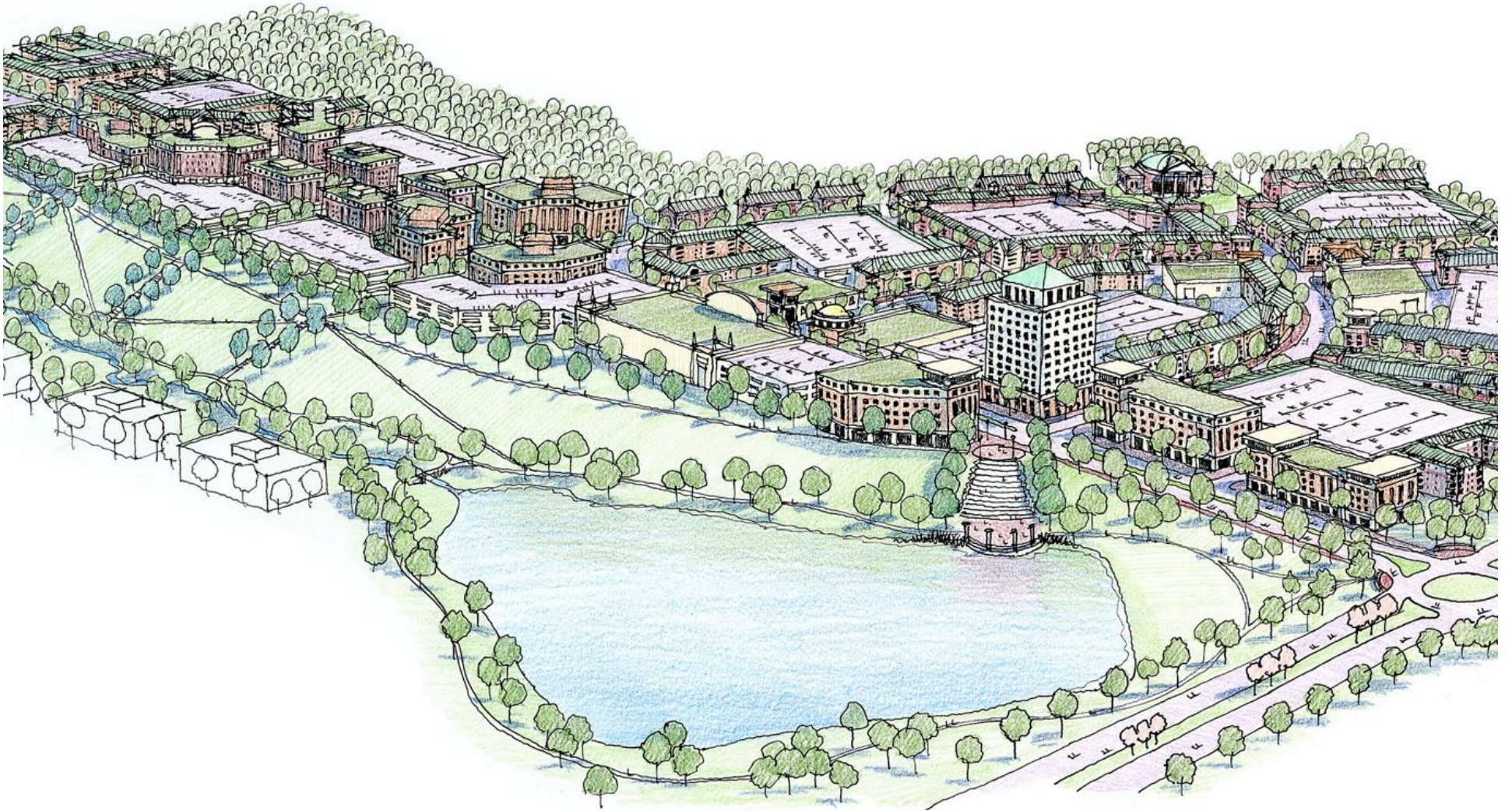
TOWN OF  
*BrynEyre*



C. R. MICHAEL

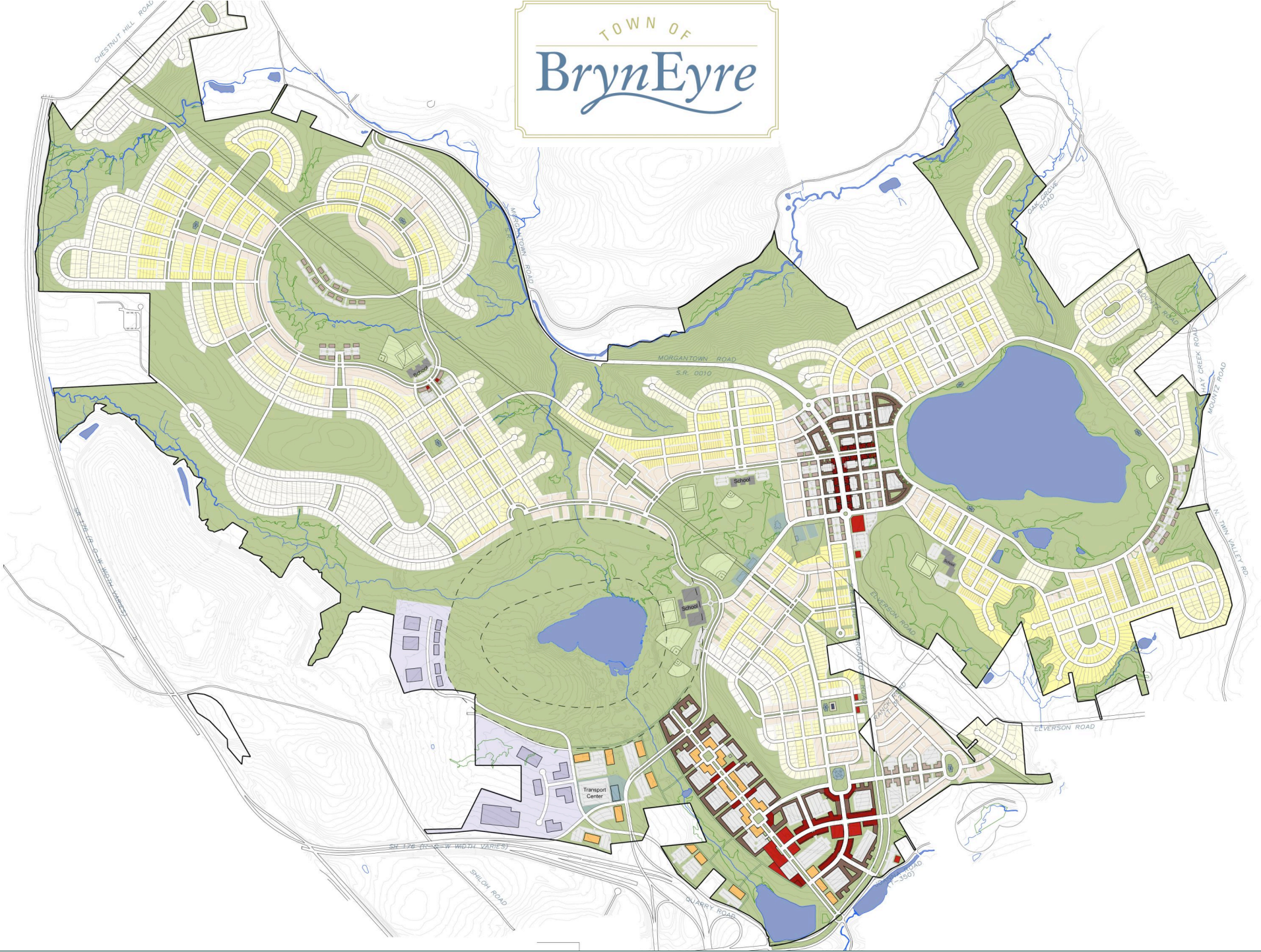


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# The new urbanist imperative for Pennsylvania

- **Alleys.**
- **The mythical corner store or why everything shouldn't need to be mixed use.**
- **One-size fits all environmental regulation works against New Urbanism. Need a transect of environmental regulations.**