

New Urbanism

Traditional Neighborhood
Developments & Sustainability



MEET YOUR SPEAKERS!



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Problems of Urban Sprawl

The most pressing problems associated with sprawl include...



LOW
density

single-use



lack

distinctiveness



Auto
DEPENDENT

Solutions of Urban Sprawl

Creating denser developments can help preserve wetlands and water bodies, forests, animal habitats, and other environmentally-sensitive areas.

Less sprawl also means fewer cars on the road, which can reduce carbon emissions that affect climate change and our health.



Protect
**SENSITIVE
ENVIRONMENTS**



Reduce
**CARBON
EMISSIONS**



Preserve
**GREEN SPACE
& FORESTRY**



“There is no logic that can be superimposed on the city; people make it, and it is to them, not buildings, that we must fit our plans.”

- Jane Jacobs



| Sustainability
Practices

Conservation Planning

ES WITH
PRIVATE
COMMON
OF
WOODLANDS
AM AND
CE OF
RAIL SYSTEM

GARDENS/ORCHARD/VINEYARD
/SMALL ANIMALS
ER RESIDENCE WITH FARM
OR HOUSEHOLDS AND

EMENT PROTECTING FARM AN
ETUITY

GENERAL SCOPE

- CONSERVATION AREA: MIN. 60% OF BUILDABLE AREA - TOTAL 72% WITH CONS. EASEMENT
- DEV. AREA: MAX. 40% OF BUILDABLE AREA
- PEDESTRIAN PRIORITY UNITS FRONT TO PED. PATH/GREEN REAR TO ALLEY/GARAGE WITH SEVERAL UNITS FRONTING PRIVATE DRIVE/WOONERF (SLOW SPEED INTEGRATED WALK/DRIVE)

RSM

UNITY
KET RATE
AN
ER
G UNIT

GE
AT
N
.com

RAST HISTORIC FARM

CONCEPT 3/27/19

E
120
160



EXISTING ZONING DEVELOPABLE AREA R100 PLAN



CONSERVATION COMMUNITY PLAN 70% PRESERVATION 30% DEVELOPED AREA

Ecological Services

What is Conservation Planning?

It is an approach whereby ecological systems are incorporated into a community's future plans.



Elements of Conservation Planning



Watersheds



Urban Forests



Wildlife Habitats



Food Systems



Low-Impact Development

Examples of Watershed Conservation

Planning for watershed conservation ensures community health and resilience.



Wetlands



Stream Bank *stabilization*



Flood *plains*

Examples of Urban Forest Conservation

Urban forest conservation
reduces heat island effects.



Examples of LOW Impact Development

LID utilizes natural techniques such as infiltration and detention to minimize the negative effects of development on water quality and aquatic habitats.



Examples of LOW Impact Development

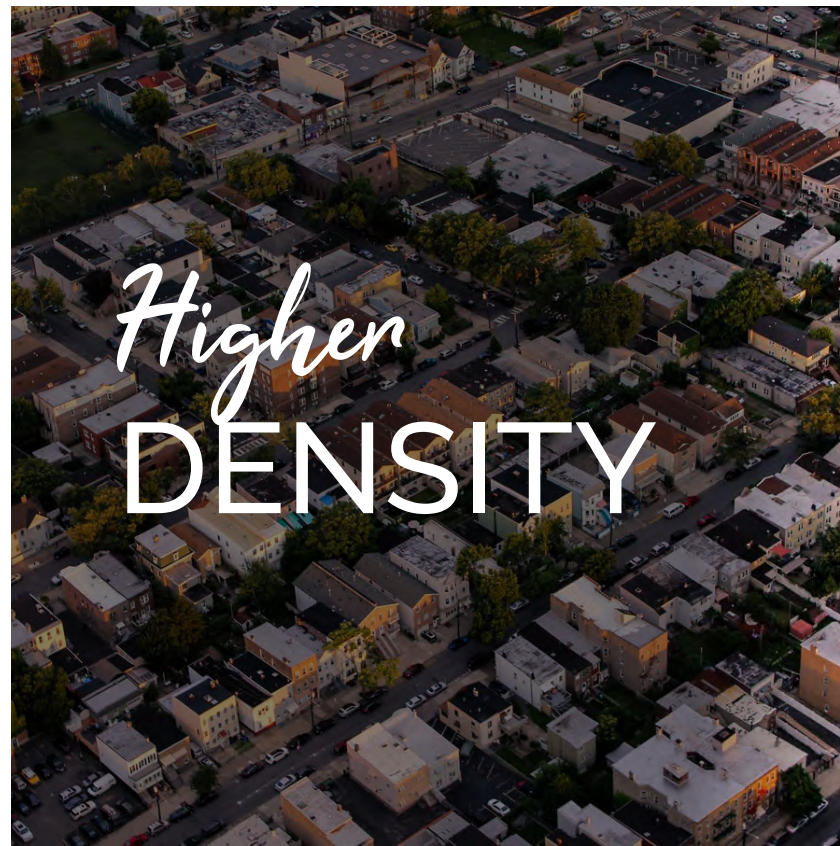
LID utilizes natural techniques such as infiltration and detention to minimize the negative effects of development on water quality and aquatic habitats.



Naturally-Occurring Sustainability

Traditional Neighborhood Developments

These original, pre-1950s communities are examples of naturally-occurring sustainability in that they are...





*Traditional
Neighborhood
Developments*

What is a TND?

A Traditional Neighborhood Development, or TND, *also known as a village-style development*, is a development strategy designed to create complete neighborhoods and communities that mimic those built in pre 1950s America before the shift to low-density, automobile dependent suburban developments.



Key Components of TNDs



Human-scale neighborhoods



Placemaking + public spaces



Pragmatic



Design-focused



Holistic



Utilizes neglected spaces



Human-scale neighborhoods





Placemaking + public spaces





Pragmatic



Sidney's Italian
STEAKS SEAFOOD PASTA

Begin
SUNDAY, OCTOBER 5TH
10:30 AM - 2:00 PM
EVERY SUNDAY
RESERVATIONS REQUESTED

Gourmet Buffet Sunday Brunch

Fresh fruits, vegetables, breads, hot entrees, carving station
unique fritatas, french toast, pastries, desserts, champagne
mimosas and much more!

FOR RESERVATIONS CALL 47701 886-8999

Please...
NO SKATEBOARDING
or other activities
that may present
a danger to our
guests

5802

P
B
GALLERY



Design-focused





Holistic





Utilizes neglected spaces



Key Components of TNDs



Hidden Parking

Variety of Public Spaces

Interconnected Streets

Traffic Calming

Mixed-Housing Types

Concentrated Density

Active Center

Variety of Architectural Styles

Transit Options

Town Center

Walkable Design

Variety of Commercial

GLENWOOD PARK

ATLANTA, GEORGIA

for GREENSTREET PROPERTIES

by TUNNELL-SPANGLER & ASSOCIATES / DOVER, KOHL & PARTNERS

Project Examples
Sustainability
& TNDs



Seaside, Florida



Glenwood Park, Georgia



Woodstock, Georgia



Duluth, Georgia

Design Took Kit Sustainability & TNDs

Sustainability & Conservation Planning:



Watersheds



Urban Forests



Wildlife Habitats



Food Systems



Low-Impact Development

TNDs



Human-scale neighborhoods



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Seaside, Florida



Human-scale neighborhoods



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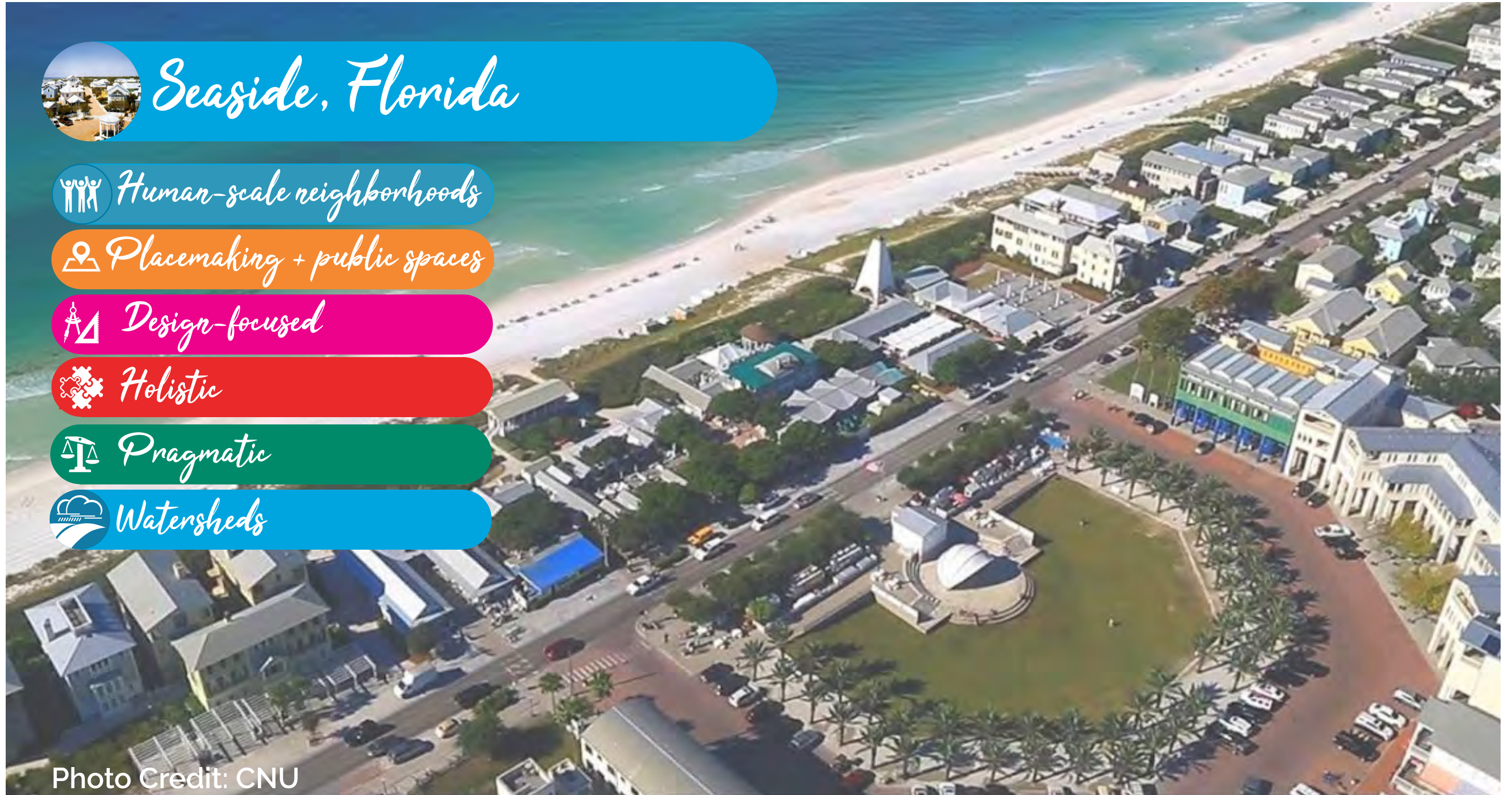


Pragmatic



Watersheds

Photo Credit: CNU

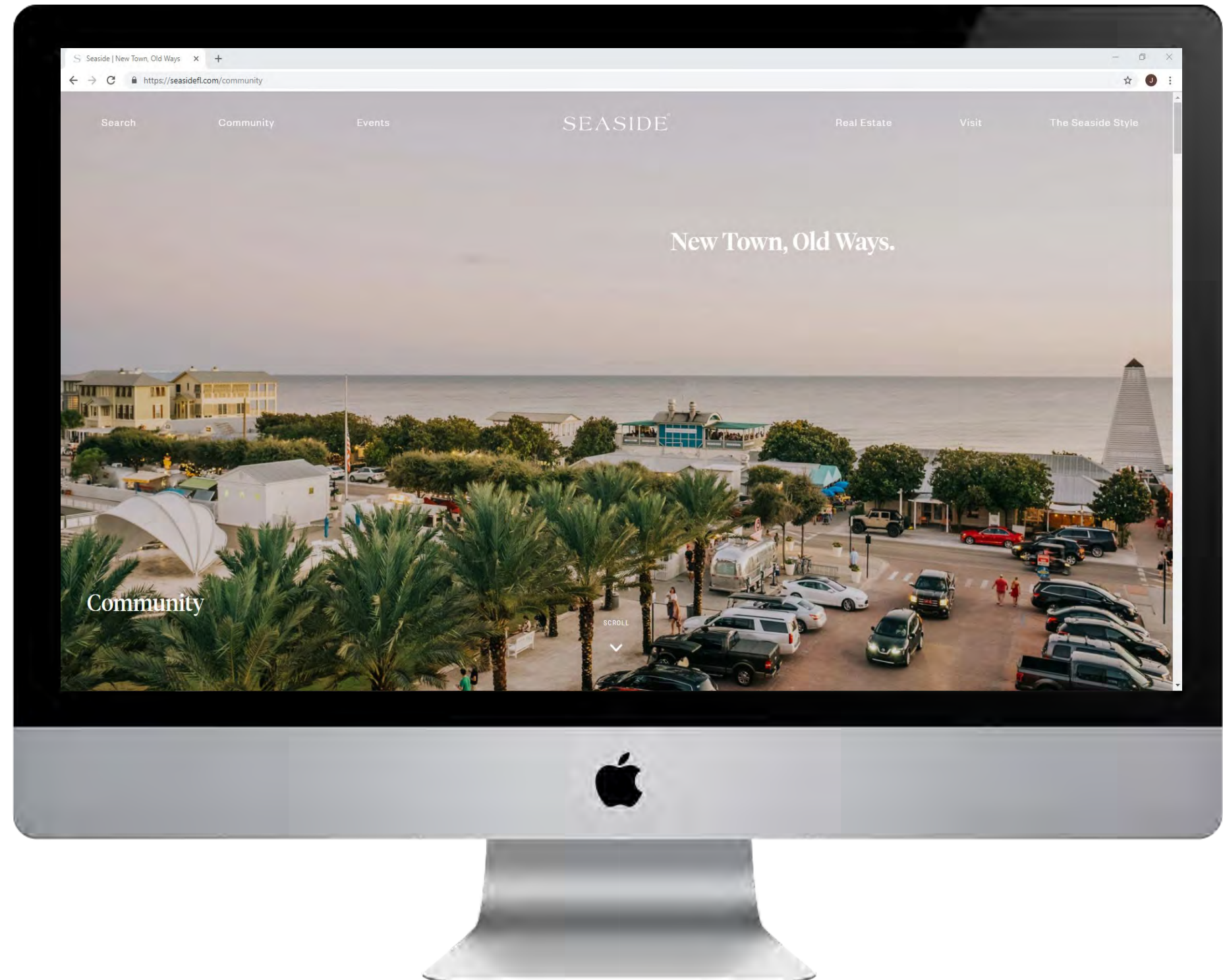


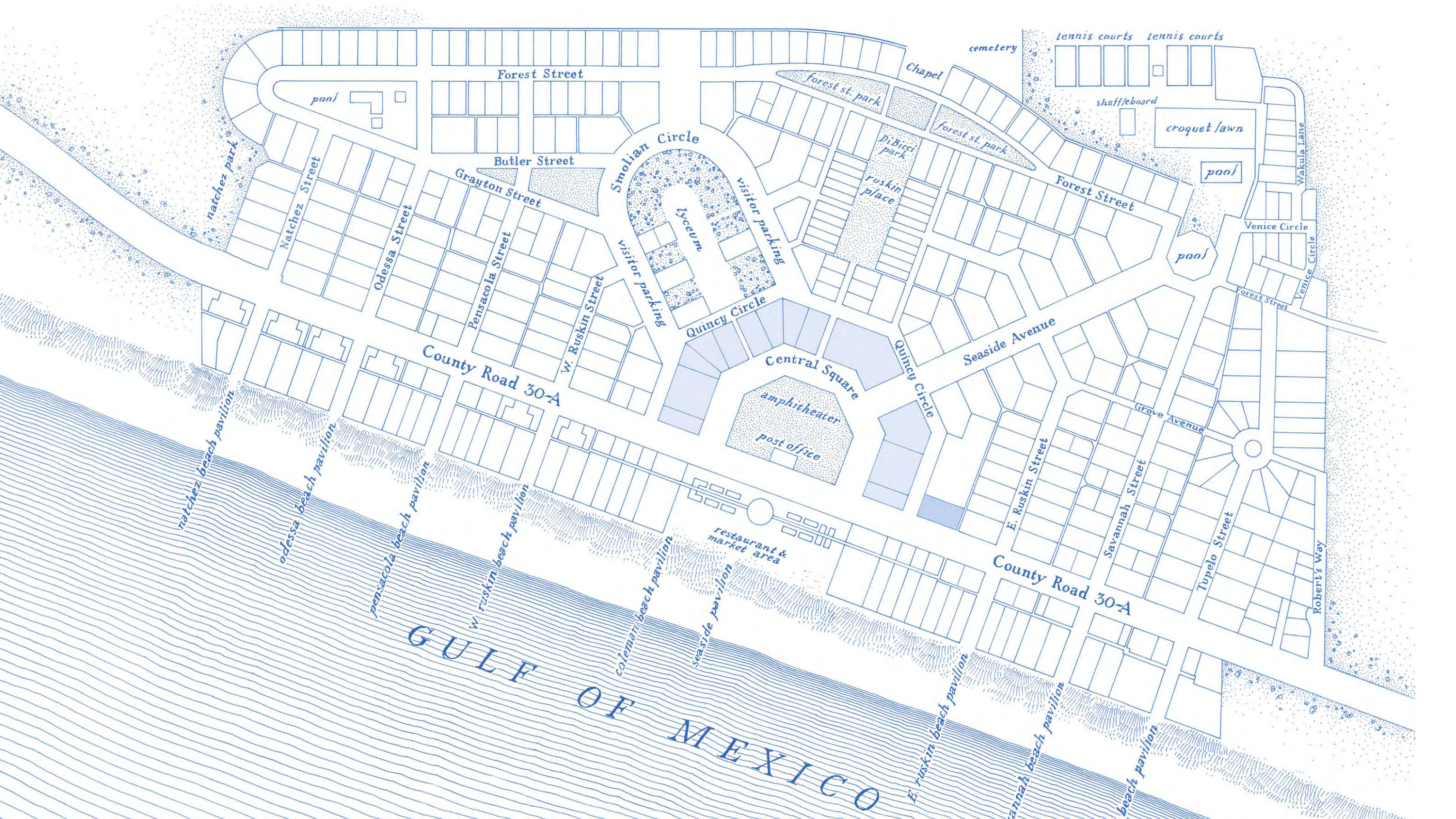
1980

Seaside, Florida

The seminal New Urbanist project and one of the first in the USA is this master-planned community in Walton County, FL.

- Completed in 1985 by Duany Plater-Zyberk
- The plan features a commercial hub in the center, with streets designed in a radiating street pattern from the center, with pedestrian alleys and open spaces located throughout the town.
- It features a mix of uses and residential types throughout the community to accommodate more walkability





Forest Street

Butler Street

Grayton Street

Natchez Street

Odessa Street

Pensacola Street

W. Ruskin Street

Smolian Circle

Lyceum

Quincy Circle

Central Square

amphitheater

post office

Seaside Avenue

Quincy Circle

County Road 30-A

Grove Avenue

E. Ruskin Street

Savannah Street

Tupelo Street

Robert's Way

tennis courts tennis courts

shuffleboard

croquet lawn

cemetery

pool

pool

pool

natchez park

forest st. park

forest st. park

Di Bucci park

ruskin place

visitor parking

visitor parking

natchez beach pavilion

odessa beach pavilion

pensacola beach pavilion

w. ruskin beach pavilion

coleman beach pavilion

seaside pavilion

E. ruskin beach pavilion

savannah beach pavilion

beach pavilion

GULF OF MEXICO



Because the area is privately owned, no municipal government had planning jurisdiction, so the developers had to write their own zoning code. Not only that, each house has to be different from each other, therefore many architectural styles ranging from Victorian to Postmodern are prevalent in Seaside, FL.

New Urbanism Seaside





Seaside, Florida

Town Center

Variety of Public Spaces

Stormwater Management

Native Tree Canopy





Seaside, Florida

Concentrated Density

Human Scaled Design





Seaside, Florida

Variety of Architectural Styles

Walkable Design

Street Trees



2003



Glenwood Park, Georgia

 Human-scale neighborhoods

 Placemaking + public spaces

 Design-focused

 Holistic

 Watersheds

 Low-Impact Development

 Food Systems

 Pragmatic

 Urban Forests



Glenwood Park, Atlanta

- Previously a site of pervious concrete, this site had a multitude of stormwater issues
- Concrete was replaced with a rainwater harvesting system that collects 2 million gallons annually, watering the neighborhood's parks and trees
- The site includes a central oval park to implement green space that can be used for gathering and events



Glenwood Park, Atlanta

- Designed as an alternative to conventional development
- Emphasizing the public realm, walkability, mix of uses, community, and quality over quantity.
- The neighborhood's design pragmatically accommodates cars, but it is also designed for people
- Cars travel slowly thanks to traffic calming street designs and sidewalks.





Glenwood Park, Georgia

Low Impact Development

Urban Tree Canopy

Stormwater Park



Glenwood Park, Georgia

Variety of Architectural Styles

Walkable Design

Hidden Parking





Glenwood Park, Georgia

Concentrated Density

Street Trees



2 HOUR
PARKING
8:00 AM
TO
11:00 PM



Glenwood Park, Georgia

Urban Farm

Holistic Planning





Woodstock, Georgia



Human-scale neighborhoods



Placemaking + public spaces



Design-focused



Holistic



Urban Forests



Pragmatic



Watersheds



2005

Woodstock, GA

- Located along both sides of Main Street in Woodstock's historic central business district, the project is a natural extension of the city's urban fabric
- The project includes a vertically mixed-use core closest to the city's historic commercial blocks, which features a town square, civic buildings, retail, office, and multifamily.
- This is a truly innovative development for the Atlanta region, because it advances regional planning policies and provides a model for other historic town centers that have lost their commercial core to suburban sprawl.





Woodstock, Georgia

Walkable Design

Concentrated Density

Interconnected Streets

Before



After





Woodstock, Georgia

Town Center

Mixed Use

Variety of Commercial

Street Trees





Woodstock, Georgia

Variety of Public Spaces

Community Focused





Woodstock, Georgia

Low Impact Development

Stormwater Park

Urban Forest





Woodstock, Georgia

Mixed-Housing Types

Variety of Architectural Styles





Woodstock, Georgia

Walkable Design

Variety of Public Spaces





Duluth, Georgia



Utilizes neglected spaces



Human-scale neighborhoods



Placemaking + public spaces



Holistic



Design-focused



Watersheds



Urban Forests



Pragmatic



Duluth, Georgia

- Duluth's Implementation Plan establishes a vision for the future of downtown as a true hometown and regional magnet for commerce.
- Parsons Alley, part of the implementation plan, is a public-private redevelopment project that won a 2017 Charter Award from the Congress for the New Urbanism (CNU).
- Parsons Alley is an arts and entertainment district featuring retail, entertainment, and indoor/outdoor dining in new and re-purposed historic buildings such as a 1904 bank and a ca.1940 church and parsonage





Duluth, Georgia

Town Center

Variety of Public Spaces

Interconnected Streets

Walkable Design



Duluth, Georgia

Community Oriented

Active Center

Variety of Architectural Styles

Variety of Commercial





Duluth, Georgia

Low Impact Development

Bioswales





Duluth, Georgia

Public Art

Community Oriented





Thank you!

GIVE US A SHOUT!

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