

2017 Spring AICP Exam Review

URBAN DESIGN

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American Planning Association
Georgia Chapter

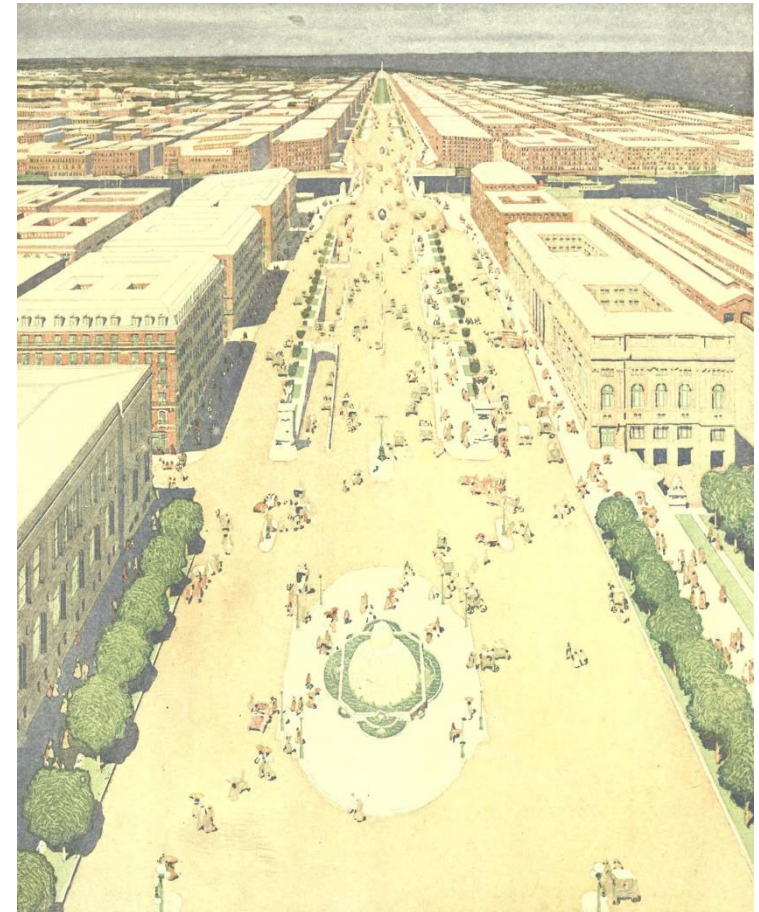
Making Great Communities Happen

Urban Design

Overview of Key Principles

Urban Design

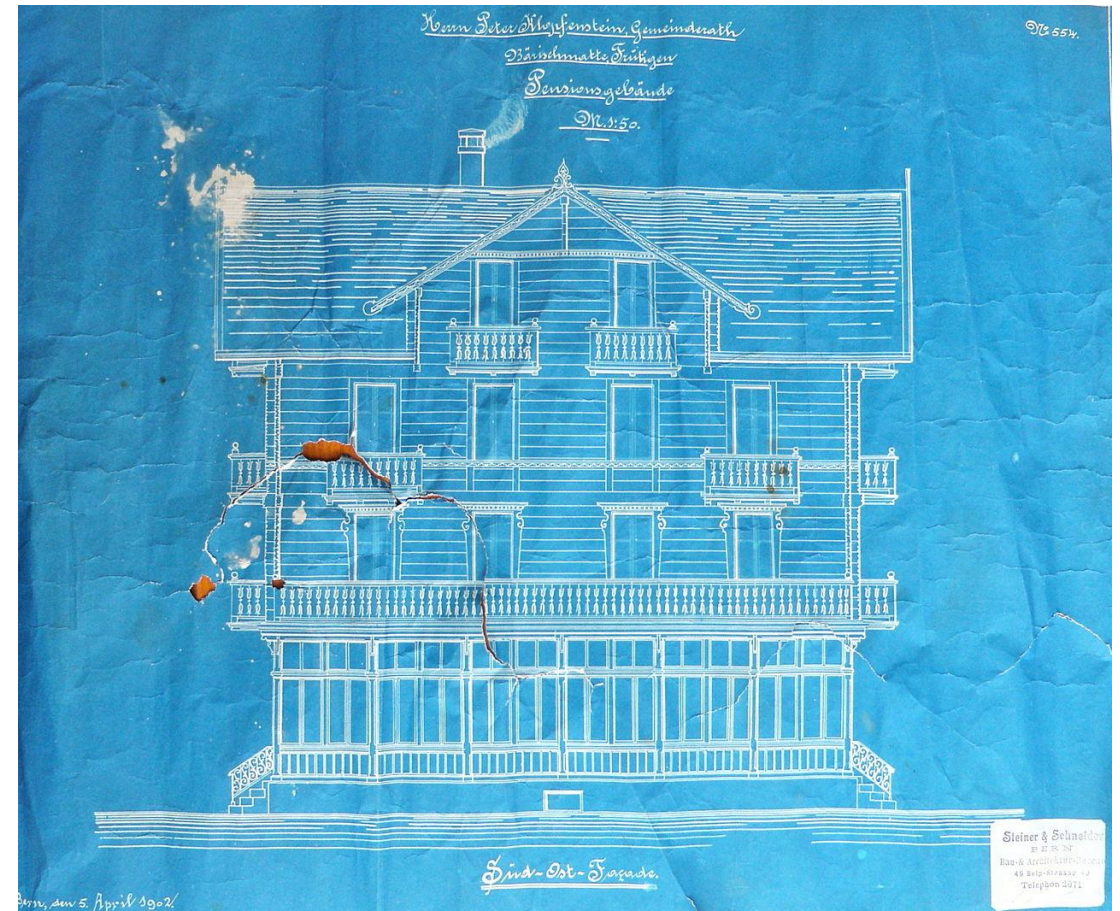
- Planning that is uniquely concerned with the built environment, particularly urban form, historic preservation, and the legacy of the planning profession.



Daniel Burnham
Chicago Plan 1909

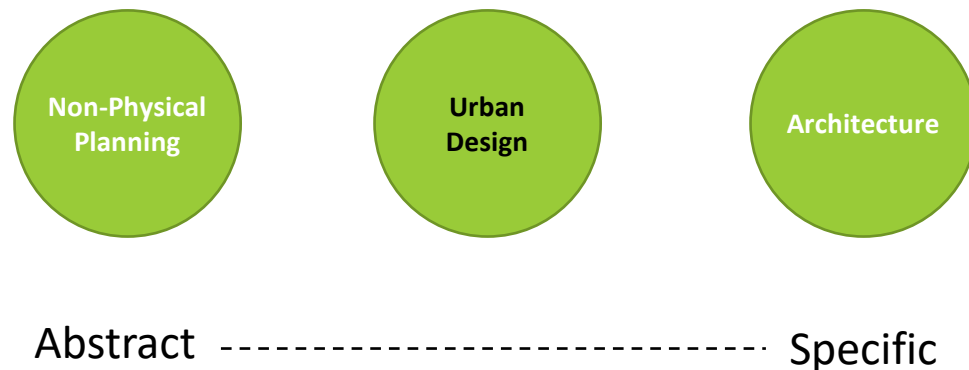
Architecture

- Usually focused on the design of individual buildings.
- American Institute of Architects (AIA)
 - www.aia.org



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Chicago Plan 1909

Public Realm

- Public realm is the term used to describe the aggregate of the publicly owned spaces between private buildings.
- Streets
- Parks and open space
- Civic buildings (e.g. libraries, train stations, city halls, etc.)



Place-Making

- The process of using urban design to reinforce the existing identity of a place or define a new identity.
- Must be based on strong public process.



Walkability

- Safe facilities to walk on
- Walkable distances (one-quarter mile)
- Things to walk to
- Street design
- Buildings that encourage walking



Wayfinding

- Supports walkability and making a place visitor-friendly
- Can align with branding and place-making objectives



Mixed-Use

- Incorporating different uses in close proximity
- Supports walkability, transit, reduced vehicle use
- Horizontal mixed-use
 - When different uses are side-by-side
- Vertical mixed-use
 - When different uses are stacked
- Different housing types



Blocks

- Smaller blocks are better for walkability.
- Patterns
 - Dendritic (left)
 - Interconnected (right)
- Patterns affect transportation, land use, adaptability, and resiliency.



New Urbanism

- Allied, interdisciplinary movement that focuses on urban design and the physical form of places.
 - Planners, architects, developers, engineers, citizens, elected officials, etc.
- Seeks to strengthen existing communities and new ones using urban design/new urbanism principles.
 - Traditional neighborhood development (TND)
- Congress for the New Urbanism
 - www.cnu.org



Traditional Neighborhood Development (TND)

- A development that is usually designed according to the principles of new urbanism.
- May be new development or redevelopment.



Woodstock
Downtown

Infill Development

- A project built within an existing area.
- May include:
 - Redevelopment of a previously development site, or
 - Development of a remnant site.
- Generally, subject to extensive public review and approval.
 - Urban design can mitigate impacts and provide compatibility.



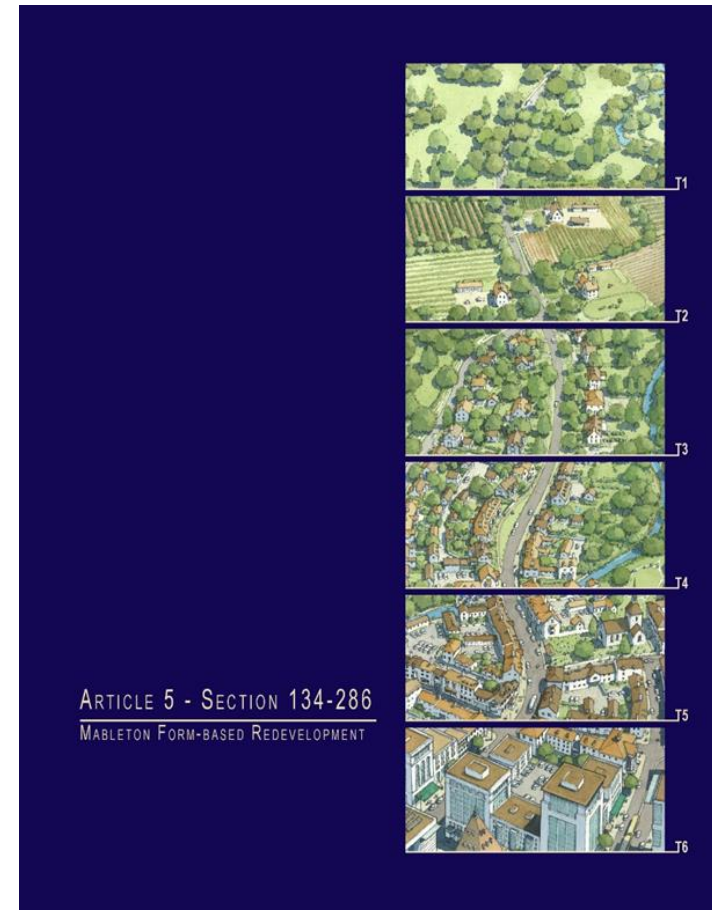
Transit Oriented Development (TOD)

- Development organized around existing or future transit, with specific consideration given to supporting transit use via:
 - Design and walkability
 - Transit-supportive land uses
 - Higher density
 - Reduced parking ratios
 - Serving transit-oriented populations



Form-Based Codes

- Specific regulations focused more on shaping the form of development, rather than the uses within it.
 - Most form-based codes still regulate use
- A key tool to implementing good urban design.
 - Often following a master planning process.
- Form Based Codes Institute
 - www.formbasedcodes.org
- The Smart Code
 - A model code based on new urbanism
 - www.smartcodecentral.com



Design Guidelines

- Less specific expectations for urban design based on performance standards.
- May be advisory or optional.
- May be regulatory when the guidelines provide guidance to a reviewing body and are adopted into the Code of Ordinances.
 - Architecture review board
 - Development review board

Appropriate Details & Articulation



- Overly blank and/or unarticulated walls do little to activate the streets and spaces which they front.
- Windows set flush with the face of the facade are uncharacteristic of traditional Main Street buildings.
- Changes in color without changes in material and/or plane have a cartoonish effect that detracts from the character of Main Street.



Architectural Style & Context



- Overly thematic designs, particularly when they reference a specific style(s) or time period(s) that is not compatible to the locale, are uncharacteristic of traditional Main Streets.
- Awkward combinations of materials, details and the improper use of architectural style and scale create an inauthentic environment.



Design Principles
Discouraged Design Elements
Visibility & Signage



- Ground floors that lack visual connections to the street, either through the lack of glazing, as in the above example, or the covering up of storefront with excessive signage, shown below, is a detriment to the pedestrian nature of main streets.
- Signage that is oversized, over-scaled, or blocks visibility into and out of ground floor businesses clutters the facade and does little to activate the streetscape.



Historic & Cultural Resources Planning

Overview of Key Principles

Historic & Cultural Resources Planning

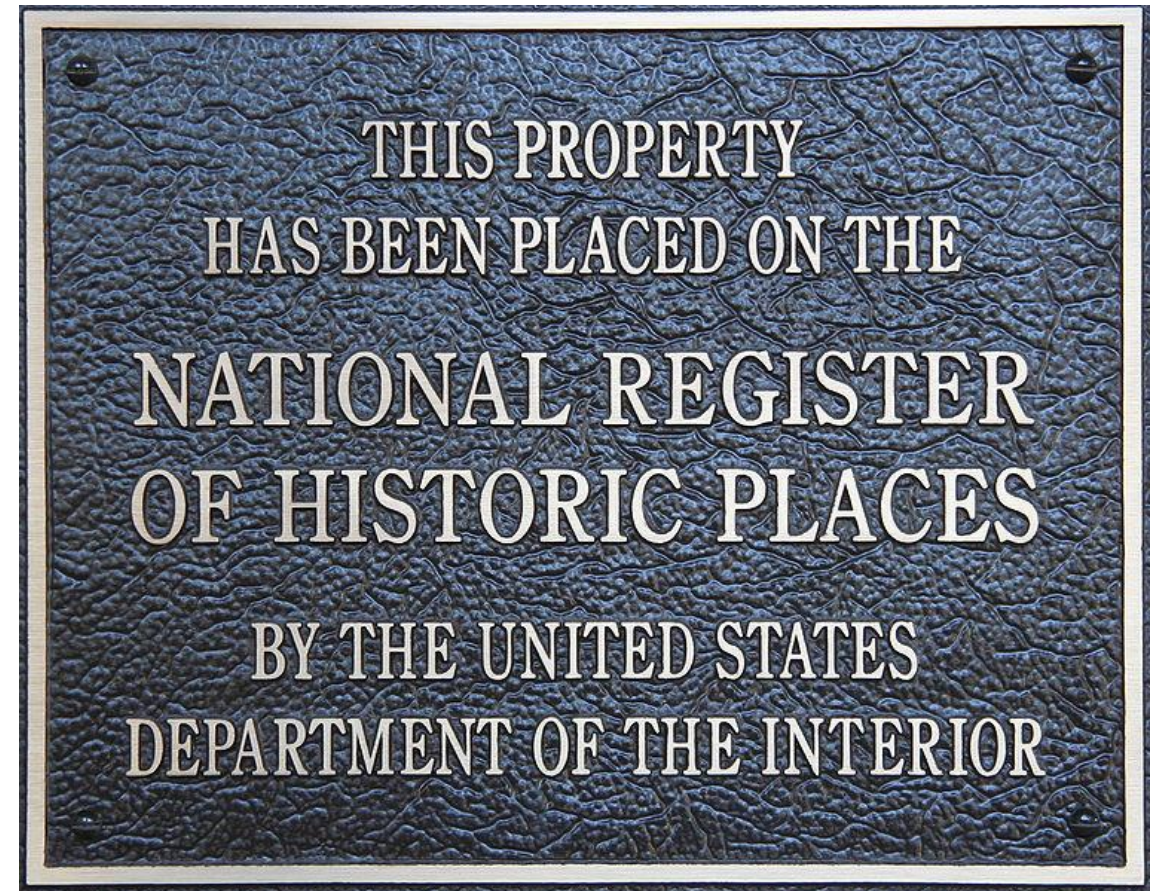
- Planning that is focused on the resources that make places unique: historic districts, buildings, structures, sites, public works, transportation corridors, archaeological sites, heritage areas and corridors, cultural landscapes, objects and related built forms.



Courtesy Alex
McLean

Historic Preservation

- Seeks to preserve, conserve, and protect buildings, objects, landscapes or other artifacts of historical significance.
- Strongly based on cultural meaning and significance.
- Occurs at federal, state, and local levels.
- National Historic Preservation Act 1966
 - Recognition
 - National Register or Historic Places
 - Section 106 review
- State historic preservation acts



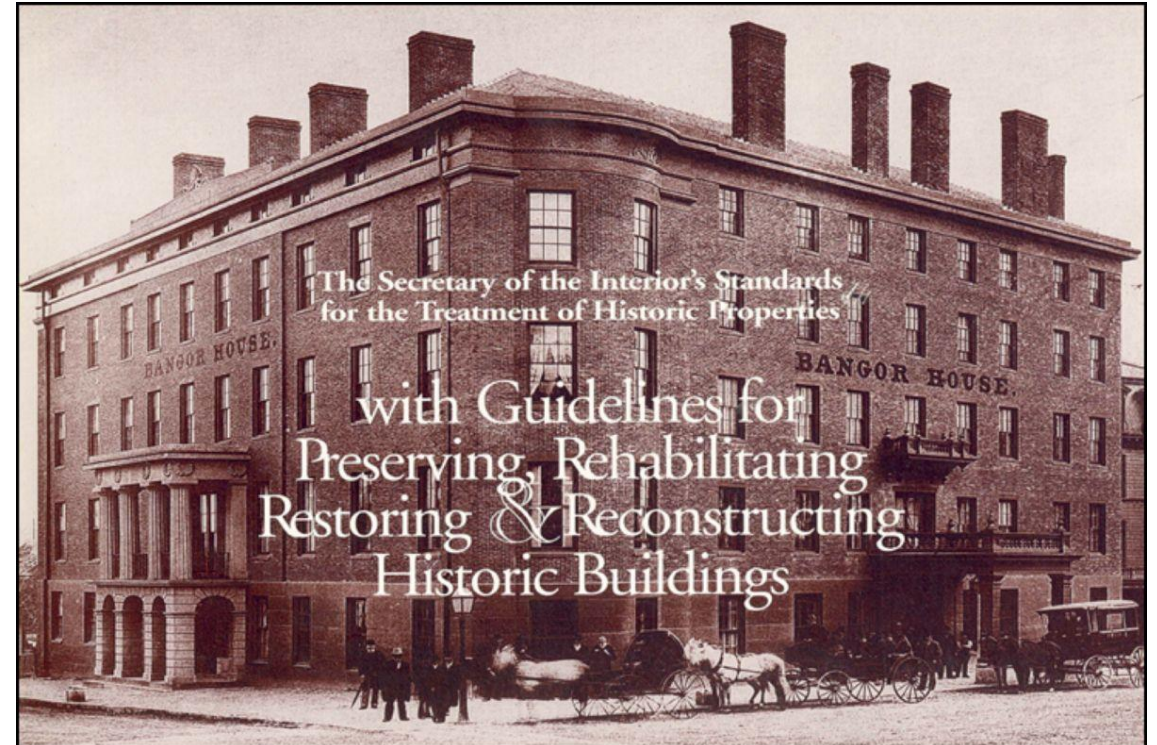
Local Historic Districts

- Offer protection
- Historic preservation commission
- Charleston, SC, was the first
- Penn Central v. NYC Supreme Court case



Secretary of the Interior's Standards

- Best practices for historic preservation.
- Preservation briefs on all aspects of preservation.
- Not mandatory unless:
 - Required by the local or state jurisdiction, or
 - Utilizing financial incentives.



Adaptive Reuse

- Converting a historic building from one use to another, while preserving its character-defining features in the process.



Arts or Cultural Districts

- Revitalization strategies focused on using the arts or cultural heritage to reinforce a sense-of-place.
- Emphasizes things to unique to a place:
 - People and their stories
 - Unique buildings and spaces
- Authenticity is a selling point



Financial Incentives

- Historic buildings cost money to renovate
- Federal
 - Tax credits for income producing properties
- State
 - Varies, but usually tied to Federal standards
 - May include a state tax credit, tax abatements or frozen assessments
- Local
 - May include tax abatements or frozen assessments
 - Density exclusion



Financial Benefits

- Cultural and historic preservation can align with economic development strategies.
 - Cultural tourism
 - Renovation professions
 - Investment in established areas
- National Trust for Historic Preservation
 - Savingplaces.org



Institutional Planning and Siting

Overview of Key Principles

Institutional Planning & Siting

- Planning for public and semi-public facilities, including:
 - Education facilities
 - Libraries
 - Hospitals
 - Jails and prisons
 - Military facilities
 - Religious facilities



Common Siting Considerations

- Impact on surrounding land uses
- Impacts on people
 - Social equity
 - Environmental justice
- Accessibility
 - For expected users
 - For the appropriate modes
- Conformance with public policies and plans
 - Public investments can be community anchors
- Long-term impacts, especially expansion needs.



Educational Facilities

- System-level Master Planning
 - Enrollment Forecasts
 - Demographic and economic trends
 - Functional roles of individual campus
 - Funding
 - Planning land and facilities for expansion
- Campus Master Planning
 - Residential campus – on-campus vs. off-campus housing
 - Non-residential or commuting campus



Educational Facilities

- Considerations
 - Traffic, parking and wayfinding
 - Walkability and bike-ability
 - Athletic facilities and recreation
 - Historic and iconic considerations
 - Adaptability of facilities
 - Relationship with surrounding community, existing plans



Military Facilities

- Mission-Centered Installations
 - Top-down planning
 - Safety and security are paramount
- Land-Extensive Functions
 - Military administration
 - Training
 - Research/ development
 - Weapons & equipment
Manufacture/assembly
 - Weapons testing
 - Naval installations
 - Air installations
 - Storage/ warehousing, shipping of weapons, munitions, equipment and provisions
- Issues
 - Functionality, safety, security, traffic circulation, infrastructure, walkability, quality of life, military families, civilian workforce, land stewardship/ environmental conservation
- Long-range planning
 - Adequate land for expansion
 - Adaptability of land and facilities
 - Funding
- Joint Land Use Studies (JLUS)
- Base Realignment And Closure (BRAC)

Hospitals

- Siting typically controlled by state hospital boards
 - Balance hospital facilities geographically
- Establishes a hierarchy of hospitals on a statewide basis in terms of what each provides.
- States want to limit the number of specialized hospitals to major centers in order to avoid unnecessary and costly duplication of facilities and destructive forms of competition.



Religious Facilities

- Religious Persons and Institutional Persons Act (RLUIPA)
 - Gives churches and other religious institutions a way to avoid burdensome zoning law restrictions on their property use.



Additional Resources

- Urban Land Use Planning, 5th Edition
 - By Kaiser, Godschalk, and Chapin
 - Chapter entitled "Integrating Community Facilities with Land Use".

