2017 Spring AICP Exam Review

URBAN DESIGN
Caleb Racicot, AICP
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.
Architecture

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

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