New Urbanism
Traditional Neighborhood Developments & Sustainability
MEET YOUR SPEAKERS!

ADAM WILLIAMSON, ASLA, AICP, LEED AP
SENIOR PRINCIPAL

LAURA RICHTER, ASSOCIATE AIA, AICP
ASSOCIATE

ROBERT REED
SENIOR DIRECTOR, REGENERATIVE PLACES & SPACES

DAVID PEDRICK
SENIOR TECHNICAL PROJECT MANAGER,
PLANNING & SUSTAINABLE COMMUNITIES
Problems of Urban Sprawl

The most pressing problems associated with sprawl include...

- Low density
- Single-use
- Lack of 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.
“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
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.
Examples of Urban Forest Conservation

Urban forest conservation reduces heat island effects.

Street trees

Forest conservation

Building with trees
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
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
Design-focused
Utilizes neglected spaces
Key Components of TNDs

- Concentrated Density
- Variety of Architectural Styles
- Mixed-Housing Types
- Interconnected Streets
- Active Center
- Variety of Public Spaces
- Traffic Calming
- Hidden Parking
- Concentrated Density
- Transit Options
- Walkable Design
- Town Center
- 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 Tool Kit
Sustainability & TNDs

Sustainability & Conservation Planning:
- Watersheds
- Urban Forests
- Wildlife Habitats
- Food Systems
- Low-Impact Development

TNDs
- Human-scale neighborhoods
- Placemaking + public spaces
- Pragmatic
- Design-focused
- Holistic
- Utilizes neglected spaces
Seaside, Florida

- Human-scale neighborhoods
- Placemaking + public spaces
- Design-focused
- Holistic
- Pragmatic
- Watersheds

Photo Credit: CNU
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
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.
Seaside, Florida

- Town Center
- Variety of Public Spaces
- Stormwater Management
- Native Tree Canopy
Seaside, Florida

Concentrated Density
Human Scaled Design
Urban Forests
Glenwood Park, Georgia
2003

- Low-Impact Development
- Design-focused
- Holistic
- Placemaking + public spaces
- Human-scale neighborhoods
- Watersheds
- 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

Urban Farm

Holistic Planning
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 repurposed 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!

ADAM WILLIAMSON, ASLA, AICP, LEED AP
SENIOR PRINCIPAL, TSW
awilliamson@tsw-design.com

LAURA RICHTER, ASSOCIATE AIA, AICP
ASSOCIATE, TSW
lrichter@tsw-design.com

ROBERT REED
SENIOR DIRECTOR, REGENERATIVE PLACES & SPACES, SOUTHFACE INSTITUTE
rreed@southface.org

DAVID PEDRICK
SENIOR TECHNICAL PROJECT MANAGER, PLANNING & SUSTAINABLE COMMUNITIES,
SOUTHFACE INSTITUTE
dpedrick@southface.org