

Center for Planning Excellence: Smart Growth Summit 2010

TND: EASY AS 1-2-3

Lee D. Einsweiler, Principal
CODE STUDIO
Austin TX

TND Defined:

- “Traditional Neighborhood Development”
 - A complete neighborhood or village
- “Resurrected” by the New Urbanists
 - See also, Congress for New Urbanism (CNU)
- Patterns based on beloved neighborhoods, towns and villages

TND Defined (CNU Charter):

- Diverse in use and population
- Designed for the pedestrian and transit as well as the car
- Shaped by physically defined and universally accessible public spaces and community institutions
- Framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice

What Does THAT Mean ?

- Mix of land uses
 - Town center or main street
 - Surrounding neighborhoods
- Variety of housing types
 - Not just single-family detached
- Quality streetscapes
 - Street trees, sidewalks, lighting
 - Network (allows narrower streets)
- Walkable – Lifecycle – Sustainable

Implications for Coding

- Not just subdivision – needs zoning

Options

- Embed in Your Zoning/Subdivision
 - Models include Louisiana Land Use Toolkit, SmartCode
- Stand-Alone Ordinance
 - Supplement your zoning and subdivision
- Planned Development (PUD)
 - Use existing tool, link to master plan, standards

The Wrong Way !

- DON'T:
 - Use scores of waivers or variances
- Too complicated to track over time
- No predictability, consistency
- “Wins” don't apply to the next development

Right Rules ?

- Measure an existing neighborhood !
 - Or your favorite neighborhood nearby . . .

Anticipate Issues

- Narrow Streets
 - Public Works Director, Fire Marshall
 - Louisiana DOTD







Lafayette

500 feet 200 m

Questions ?

- More Information:

www.landusetoolkit.com