2010 MARKS THE TENTH YEAR OF THE CHARTER AWARDS. I had the honor of chairing a jury which included CNU Founders and current board members, veterans of past juries, and young designers new to the task. Members ably represented the community of competence which is the Congress for the New Urbanism. Bringing holistic knowledge and a passion for excellence, we met through a winter tempest in Charleston to review just under 100 projects. Submittals were down from recent years, but what we lacked in quantity was more than made up for in quality and sophistication. As he had done in previous years, Steve Filmanowicz patiently shepherded us through the process. This year the assistance of Logn Nash. The jury and the CNU owes a debt of gratitude to these men.

Where would our imaginations be without the inspiration of the Acropolis, Trafalgar Square, or Piazza San Marco? Could we have advanced so rapidly if unable to experience the human scale of a Charleston, Santa Fe, or even the favorite main street of a small town? These questions came to mind when reflecting upon the process of selecting this year’s Charter Award winners. Ten years have gone by since Calthorpe Associates’ was recognized for a visionary regional plan for Envision Utah; and Torti Gallas accepted a Charter Award for the innovative design of the Flaghouse Courts Hope VI revitalization in Baltimore. A decade of celebrating excellence in 22 countries across the planet. Brilliant work reflected through the quality of effort that provides continuous innovation exemplified by a nine-year line of previous Charter Award recipients. We were not disappointed.

You don’t have to tell the grass to grow, but it sure helps to clear away the rock. The CNU has worked to identify errors and unmask the dehumanizing and denaturing attacks on our cities and countryside. But ours is more than a diagnostic approach, and perhaps therein lies a lesson for our friends in the medical industry. As we clear obstacles to human kind’s innate ability to create community, we continue on a pilgrimage to raise a standard for a more beautiful, livable, and healthy civilization. What is considered impossible becomes possible. And what is possible becomes reality. And thus, on behalf of a proud Congress, our jury presents the following selections for the 2010 Charter Award recipients. State of the art exemplars to learn from and build upon.

Vincent Graham, Jury Chair, 2010

The impression the jury took away from immersion in this remarkable body of collective achievement is of New Urbanism as a grand work-in-progress. The accomplishments are vast; there is so much left to do, there is so much to learn. All winning projects promise to structurally improve our cities and beyond their borders.

Stefanos Polyzoides, Jury Chair 2007

Given the growing awareness to global climate change, our incipient post-petroleum era, and the turbulent economic times, expanded our judging criteria, seeking glimpses of a more plausible future, looking to the Charter and the Congress of Sustainable Architecture and Urbanism for guidance.

Victor Dover, Jury Chair 2009

Our goal was not only to select projects that exemplify the Charter Principles but to advance those principles by selecting projects demonstrating new strategies and impressive ambitions from which there is much to learn. All winning projects promise to structurally improve our cities and beyond their borders.

Stefanos Polyzoides, Jury Chair 2004

As New Urbanism first gained influence, its initial successes were largely at the neighborhood level... few of the contributions were and are enormous. This year’s winners have taken the wisdom contained in the Charter principles and delivered a body of work that raises the bar at all scales. John Francis Torti, Jury Chair 2005

We wish to express our gratitude to the panel of jurors for their work and dedication to the New Urbanism. Their contributions have been instrumental in identifying projects that exemplify the principles of the Charter of the New Urbanism.

Ray Girondi, Jury Chair 2001

It is with great pleasure that we present the results of the first CNU Charter Awards Program... The diversity and quality of architectural design approaches demonstrates that it is possible to seamlessly link new development to its surroundings in a meaningful way.

Daniel Solomon, Jury Chair 2003

The process of carefully examining all entries and discussing them in depth also revealed what project types were rare or missing from the submitted materials: Regional-scale initiatives, complex district plans, large-scale landscape projects, and most importantly, projects expressed in an inspiring architecture.

Andrés Duany, Jury Chair 2008

The Charter Awards program rewards the best work of the new era of placemaking. Each year CNU convenes a jury of the highest caliber to review submissions and select winning entries that best embody and advance the principles of the Charter of the New Urbanism.

Ellen Donner-Jones, Jury Chair 2004
One of the most overlooked problems with conventional suburban planning is that it leaves many seniors stranded in their homes, isolated from daily amenities and their neighborhood communities. As health professionals increasingly emphasize the negative effects of auto-centric lifestyle on all individuals, seniors are particularly at risk. This toolbox of strategies for retrofitting suburbia, rigorously applied to five sites in the Atlanta region, recognizes this growing issue as well as the solutions that New Urbanism and the Charter offer for living well at all ages.

In commissions this study, the Atlanta Regional Commission recognized that senior care has to extend beyond healthcare innovations and social-service programs. They turned to a team led by Duany Plater-Zyberk and Company to examine built solutions in consultation with organizations such as the Center for Disease Control and Prevention, the Center for Healthy Aging, and CoreNet Change. Instead of sequencing the elderly away in age-segregated retirement communities, these proposals map out a vision for urban spaces that accommodate seniors’ needs while remaining integrated into the social and economic activity of the wider community.

With sponsors including AARP and the Environmental Protection Agency, OEF curated a series of characters focused on sites in Atlanta, Cobb County, Rockdale County, Dekalb County, and Fayette County. These were brought together by a team of disciplines with experts in a diverse array of fields. They examined how these suburban sites, all part of an automobile-dependent landscape deeply familiar to baby boomers, could be transformed, step-by-step, to better accommodate the population’s shifting needs. Just as the strategy that emerged was designed to engage the built environment, this project also engages community planning and urban design. The spaces, parks, and retail settings created by these retrofits are designed to help seniors, as well as the community at large, better understand and enjoy the city. The spaces, parks, and retail settings created by these retrofits are welcoming and useful to all members of the community, preventing seniors from falling through urban social and environmental gaps.

The plan’s strategies aim to remedy the negative effects of conventional suburban development on the senior population. Instead of isolated, age-segregated retirement communities, this guide emphasizes the diversity and social interaction. The spaces, parks, and retail settings created by these retrofits are welcoming and useful to all members of the community, preventing seniors from becoming isolated from family and friends in the middle of the population. Dwelling types diversity is also advocated, ensuring that neighborhoods contain a diverse population of age and that accommodations cater to seniors of varying needs are available.

An increase in walkable density at the core neighborhoods allows for corresponding publics and public spaces, which run as greenways through some sites. It’s one of many ways subtituted prioritize healthy living at any age. Neighborhoods and senior-specific amenities located within walking or transit distance also help to create an environment with ample opportunity for exercise, activity, and recreation. The strategies and the strategies that emerged from them have resonated throughout their local communities. Each of the various municipalities is proceeding in some way with the vision that was outlined. Yet in a larger way, this process of consultation, identification of needs, and adaptation is an exemplar for suburban retrofit across the country. More and more government and non-governmental organizations are recognizing the solutions that urbanism offers to support specific populations while yielding benefits for all age groups and communities.
In 1990, a special designation was applied to most of southeast Lee County—Florida—an economically and environmentally sensitive 150-acre area of high yield farming and lucrative limestone mining, existing alongside endangered Florida panther habitat, wetland ecosystems, and public water wells that supply much of the region. But this “density-reduction” strategy relied on large-lot residential zoning and instead left the area vulnerable to sprawl—growing the nearby Fort Myers urban area.

By the mid-2000s, a long-term plan was needed to ensure the continued viability of these regional assets, especially considering the increasing pressure to develop the site. Dover, Kohl & Partners was brought in by the county to organize a series of charrettes that would establish a sustainable strategy. These meetings benefited from the involvement of local government officials, landowners, and individuals from Fort Myers who depend on water obtained from the site. DKP took the resulting guiding principles, which emphasized careful and limited development of the land, and applied them to this comprehensive and innovative plan.

The core premise of the plan is continuously potentially disruptive activities such as mining and urban development so that local agriculture can continue and the area’s habitats and water flowways remain connected or are reconstructed as a system. Based on findings from a comprehensive hydrology study (that made innovative use of historical aerial photos to locate pre-agricultural wetlands), mining sites and natural restoration areas were carefully chosen in order to maximize this connectivity. This vision made possible through a creative application of transferable development rights (TDR), through which landowners can cluster their development rights into compact urban villages on their land, transfer them to larger villages on the boundary of the site, or shift them to infill sites in the Fort Myers urban area. Rights are multiplied if landowners choose the second or third options and there are further incentives for returning agricultural land along water flowways to a natural state. Each transfer means a minimum of 10 acres of farmland is protected. For instance, 2,442 acre new community requires 35,600 acres of preserved land.

Importantly, Dover Kohl and its team took great care in working with the local community to design and code the villages that the TDR program will create. The county agreed to supply each site with appropriate transit access, and every village has a form-based code that emphasizes the interaction between a dense core and its agricultural surroundings. Because landowners expressed interest in community-supported agriculture, DKP worked with them to develop a plan to integrate farming into the villages through community plots, rooftop gardens, and contact with the agricultural fringe. Each planned community is ready for LEED certification once built.

Equally in tune with social and economic needs as environmental ones, this plan also brings much needed urbanism to an existing sprawl community called Lether Acres, a neighboring bedroom community that lacks any retail or civic space and has become a naturally known example of resource-related problems in isolated “dry-todry-quality” communities. The new planned villages with the highest priority within the TDR program are located adjacent to Lether Acres and would provide the struggling area with necessary services such as shopping, transit, and community space. Thus, DKP’s plan not only prevents sprawl from infringing on a valuable natural and rural site, it also helps re-center and revitalize a struggling intra-urban community.

The Southeast Lee County Plan for Conservation and Development has been adopted and is already protecting this treasured regional resource. One of the goals of the plan is to ensure that Charter ideals about urban form and sustainability were enshrined in the final legal agreements.

When a historic mixed-use neighborhood in Baltimore was cleared in the 1990s for a planning new state office complex on expansive superblocks, architects of the day were impressed enough with this vision of a redeveloped, suburbanized city that they selected it for a top state honor. But the ensuing decades were not so kind to this collection of surface parking lots, monolithic state office towers, and elevated walkways that allow workers to avoid what turned out to be inconvertible streets and suburbs. Despite a number of situational advantages, including an urban core location, a large workforce population, and access to both Metro and light rail public transit, the renewals plan squandered local assets to create an area that neighbors avoided and commuters hurried to escape once the workday ended.

Called in to address the planning masters of the past, Baltimore’s Design Collective saw a prime opportunity to erase memories of windsweppt monotony and restore the site to its former status as a vibrant, mixed-use neighborhood. The new proposal, which is expected to take ten years and $1.5 billion to complete, re-establishes the area’s urban fabric and tastefully brings housing and retail back to a reinvigorated site.

During the design process, Design Collective worked closely with both the current state government occupants and the local community. Neighbors wanted to ensure that the project, which features 30 percent affordable housing, the current state government occupants and the local community. Neighbors wanted to ensure that the project, which features 30 percent affordable housing, the current state government occupants and the local community. Neighbors wanted to ensure that the project, which features 30 percent affordable housing, the current state government occupants and the local community. Neighbors wanted to ensure that the project, which features 30 percent affordable housing, the current state government occupants and the local community. Neighbors wanted to ensure that the project, which features 30 percent affordable housing, the current state government occupants and the local community. Neighbors wanted to ensure that the project, which features 30 percent affordable housing, the current state government occupants and the local community.

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The proposal envisions a mixed-use neighborhood that features 30 percent affordable housing in the near future and an estimated $600 million a year in economic activity. The site will serve as a bike depot and the centerpiece of a regional bicycle master plan. It will also serve as a pedestrian bridge and link to the site’s existing rail stations.

The development goal is to meet 30 percent of the project’s energy needs from renewable resources. The proposal accomplishes this by upgrading the site’s existing “central plan” and superimposing the energy strategy that generated from rooftop solar panels. In addition to sustainability requirements for individual structures, green street strategies will both lessen infrastructure costs and increase the efficiency of storm-water management systems. This proposal is a shining example of how flawed planning experiments can give way to a more enlightened new generation of renewal that reconsiders with traditional urbanism models while incorporating cutting-edge retrofit and sustainability models to reinvigorate urban areas.
When developers in the Houston suburb of Katy, Texas held an open competi-
tion for a low-impact storm water drainage system in their planned suburban development, this or that they were expecting. Instead of “greenwashing” the conventional, automobile-oriented base plan the developer provided—as called for in the contest for proposals—Dreiling Terrones Architecture and the Crabtree Group, decided to make a point by designing an alternative urban neighborhood that is more holistically sustainable. This counter-proposal both addresses the storm water issue and supplies all the housing, retail, and civic space of the base plan. But, demonstrating the potency of good urbanism, it articulates a much more socially and environmentally sound community, using only one quarter of the original site and leaving the rest as agricultural or wilderness land.

The original plan was conventional sprawl in the extreme, and included an isolated campus for a regional high school, middle school, and elementary school. The low-impact storm water management plan that was requested might have reduced the development’s disruptive impact on the local water cycle, but it would have done nothing to curb the wasteful land use, high CO2 emissions, and social desolation of this type of growth. While the surrounding area is characterized by sprawl, this plan articulates environments that would extend the development’s urban character. The dense center is located at the northeast corner of the site, ensuring that the agricultural-urban interface with the preserved farmland to the southwest is respected while encouraging similar urban development in areas adjacent to the core.

As these considerations illustrate, Dreiling Terrones and Crabtree Group paid close attention to the regional implications of their work. Although the surrounding area is characterized by sprawl, this plan articulates environments that would extend the development’s urban character. The dense center is located at the northeast corner of the site, ensuring that the agricultural-urban interface with the preserved farmland to the southwest is respected while encouraging similar urban development in areas adjacent to the core. Naturally, the proposal also outlines a low-impact storm water drainage system: a task made easier by the plan’s broad-based approach to sustainability. Because only one quarter of the site is developed under this proposal, the system is much more straightforward and affordable than sprawl alternatives. Instead of underground pipes, streets are constructed with careful grading, pervious paving, and rain gardens as the forms of gardens. Thus, complete street design becomes part of a surface drainage system that, in exceptional circumstances, flows into a constructed wetland that performs double duty as a public amenity.

Though political in nature, this project demonstrates the inadequacy of conventional suburban development’s narrow response to sustainability prin-
ciples. In turn, it also shows the value of New Urbanism’s holistic approach. When applied in isolation, important qualities such as low-impact storm water drainage, pedestrian orientation, and neighborhood schools are far less meaningful than when used in harmony to create quality places such as the alternative vision for Katy, Texas.

Frederick Law Olmsted’s office laid out a plan for Druid Hills, a set of neigh-
borhoods south and west of Emory University’s campus that evoked the spirit of the City Beautiful movement. Gazed by a network of parks linking streets whose curves celebrate the area’s hills and streams, the heavily wooded residen-
tial neighborhoods are highly sought-after addresses. Over the years, however, strip shopping centers and other automobile-oriented uses have stretched along adjacent arterials, leaving narrow winding streets choked with heavy traffic. The number of cars on local roads and the number of hours lost to com-
gestion have grown even faster than the population. And that population is growing fast, with a projected 200,000 people headed to the 3-mile corridor and surrounding neighborhoods by 2015: Taking these concerns into account, the Clifton Community Partnership, a collaboration of the university, residents, civic and business leaders, and local governments, joined together to work on this corridor.

Burgeoning population, traffic, and wealth together have created a sort of perfect storm that has grown steadily since the mid-1980s. While much of the physical framework that Olmsted imagined has weathered this storm and remains visible and treasured, the quality of life he hoped to foster faces seri-
ous threats. Recognizing that clogged streets and strip shopping malls create a sense of isolation rather than community and that roughly half of those who work in the community drive to lunch regularly, rather than walk, this master plan by Goody Clancy sought to develop steps toward a refreshed urban corridor that gives users the freedom to choose alternative transportation and that capitalizes on the inherent benefits of the green cityscape that is so dear to local residents.

The Partnership sought to establish relationships between people and place by focusing on four key concepts: live locally, walk anywhere, alternative transportation, enhance vibrant neighborhoods. The community was the backbone of the design process. Sponsored by the partnership, the year-long process involved community workshops, a visioning charrette, and commu-
nity meetings, among many other initiatives. Out of this process, the Goody Clancy team developed guidelines that addressed the unique characteristics and contexts of these distinct enhancement areas. In promoting walkability, an increase in personal choice, and the preservation of nature and neighborhoods, the partnership identified six activity centers with quarter-mile walking radii. Along with transit service, conservation areas and open lands would also be used to define and connect neighborhoods.

The pedestrian hazards in the area are widespread—and jurors respond visually to images of links-bound area workers dodging fast traffic on multi-
lane highways. The country has the highest pedestrian fatality rate in Georgia. The design guidelines integrate but go beyond new sidewalks, crosswalks, and pedestrian refuges, addressing the entire quality of the walking environment to invite an enhanced level of activity, thereby producing a healthier lifestyle. The plan challenged Georgia state policy that prohibited street trees and other objects within 8 feet of roadways by documenting the traffic-calming benefits of trees near curbs. New trees, planted since the plan’s completion, make walking safer and more inviting.

One of the most exciting catalysts of the partnership’s master plan is its pilot LEED-ND mixed-use project. The university and a private developer are collaborating on a 135,000, $55 million LEED-ND development with more than 850 housing units, up to 60,000 square feet of neighborhood-oriented retail, and a public park on a series of blocks and streets that con-
tact isolated existing uses. The housing will be expressly designed for and marketed to area workers and students to amplify walkability.

In July 2007, DeKalb County approved the rezoning for the project, strongly supported by civic associations, residents, and local governments who had, in effect, framed its form through the urban design guidelines. Recognizing that the challenge ofremaking the airspace, linear sprawl of corridors like Clifton is one of the steepest facing urbanists, going far beyond what’s envisioned in the more common but far-from-easy neighborhood revitalizations, jurors appreciated this logical, strategic and cooperative product of experienced planners and a community-oriented “think tank.”
As many new urbanists can attest, it can be very challenging to create good urbanism in a community that lacks a tradition of walkable, mixed-use spaces. Fairfax and Sammons Architects, however, faced a very different set of constraints when crafting this university expansion in the European microstate of Andorra. Drafted in reaction to a rejected plan that ran roughshod over Sant Julià de Lòria’s fine-grained urban fabric, this new proposal lovingly reinforces the historic and intimate spaces that characterize the medieval sections of this town, enhancing the built environment in ways that are deeply rooted in unique knowledge of the place.

Designed to accommodate the expansion of a university, the original infill layout by a different team would have destroyed historic buildings and paid no heed to the site’s natural grades or existing riverfront vistas. Andorra’s Minister of Culture personally rejected this plan since the site is protected as an area of [historic] interest. He then commissioned the current proposal from Fairfax and Sammons, hoping that it would set a precedent for tasteful infill addition to melding more seamlessly into the built environment, they maximize the site’s potential for new buildings, including parking structures, and creates a new “Plàça Univeristària” as the anchoring point of the university buildings. Like many such spaces in European cities, these “plàças” are essentially places of surrounding mountain ranges were emphasized along with views of the site’s unique context of Andorra’s mountainous climate. The designers decided to create low-rise buildings because, in addition to melding more seamlessly into the built environment, they maximize daylight penetration in an area where mountains already cast significant shadows. The buildings also fit into the hilly grade of the site, and care was taken to ensure that the placement of underground parking did not obscure building facades or dent natural curves.

This plan demonstrates the extra value and attention that dedicated new urbanism brings to infill projects. As the governmental rejection of the original proposal indicates, it is not enough to build dense infill on a brownfield site. True placemaking requires careful attention to historic conditions and natural contexts, especially in a country as culturally and climatically unique as Andorra. This proposal is a clear demonstration on how these delicate features can be accentuated to create a respectful extension of existing spaces.

Indeed, by adapting existing historic buildings and ensuring that new construction uses local materials and styles, this plan naturally accentuates the town’s already breathtaking beauty. Like most of the private buildings in Sant Julià de Lòria’s historic core, the project’s mixed-use structures are crafted in the renaissance style. Meanwhile, the new university building echoes the Baroque appearance of many Andorran public facilities. Its Romanesque tower will be clearly visible from the adjoining riverfront and main road, acting as a welcoming landmark to those entering the country through the southern border with Spain.

Special attention was also paid to the unique context of Andorra’s mountainous climate. The designers decided to create low-rise buildings because, in addition to melding more seamlessly into the built environment, they maximize daylight penetration in an area where mountains already cast significant shadows. The buildings also fit into the hilly grade of the site, and care was taken to ensure that the placement of underground parking did not obscure building facades or dent natural curves.

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And, in a marked contrast to the “decorated shell” approach often used to satisfy the city’s historic facade requirements, the Andrews team examined local vernacular architecture’s responses to climatic conditions and applied them to the plan’s sustainable building strategies—an inspired incorporation of operating principles in the Canons of Sustainable Architecture and Urbanism. A series of best practices are demonstrated that combine traditional tools such as stormwater detention, natural ventilation, and strategic shading with green technologies including vertical-axis wind turbines, solar panels, and water-harvesting strategies. In addition, a stormwater management overlay uses topographical features and native plant landscaping to allow the storm network to safely filter and discharge stormwater.

In developing this thoroughly-researched plan, the Andrews University students intended to open a dialogue about historic preservation and planning in Santa Fe. Their compelling vision deeply impressed jurors as a strong candidate for the particular value and needs of this space. The site’s many government structures are valuable public features, but are currently wasted in suburban isolation. The plan responds by embedding these state buildings into mixed-use plazas and streets, using them whenever possible to terminate important vistas. The “Roundhouse” capitol building was given particular attention. A civic plaza replaces the building’s current overgrown surroundings, and a new government annex gives further definition to this ceremonial center. Such a layout, integrated into the replanned network of public spaces, allows for better formal and informal security measures around the capitol building and emphasizes the Roundhouse’s special prominence within the site and city.

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REDEVELOPING RHODE ISLAND’S FORGOTTEN RIVERFRONTS
WESTERLY, RHODE ISLAND

SITE: A New England coastal town’s dilapidated Main Street district along the Pawcatuck River.

PROGRAM: The plan envisions a Westerly that is physically and psychically revitalized through a reconnection to planning and architecture traditions reflecting its unique culture and still active ties to England and Italy. Without benefit of a large team, the submitter carefully details how thoughtful collections of infill buildings could structure and definition to a hollowed out townscape, creating valuable new plazas, cortiles and settings for public monuments and lessons for other struggling towns of New England.

University of Miami School of Architecture Graduate Student: Jared D. Sedam  
Student Advisor: Professor Oscar Machado

WESTERN RIVERFRONT PROPOSAL
BATH, SOMERSET, UNITED KINGDOM

SITE: Riverfront land dominated by artillery damage and defunct industrial remnants, located within the borders of a UNESCO World Heritage city.

PROGRAM: The project seeks to integrate new development with existing fabric, make connections to the riverfront which has been historically ignored, keep a level of density appropriate to both the scale of the project and the surrounding neighborhoods, and reintroduce well-detailed traditional residential and commercial building types as modules for development of sustainable community.

University of Notre Dame School of Architecture Individual Designers Affiliated with the University of Notre Dame School of Architecture: Danny Adams, Kalinda Brown, Iva Dokonal, Professor Richard Economakis, Aaron Hoffard, Bradford Houston, Emily Jeffrey, Cindy Michal, Amanda Miller, Professor Samantha L. Sable, Armin Sunny, and Clayton Vance  

ALAMEDA MARKET: A NEW SUSTAINABLE URBANISM
DENVER, COLORADO

SITE: A 75-acre site located a mile and a half south of Denver comprised of anchor retailers, a design center, and office spaces in a suburban context surrounded by surface parking.

PROGRAM: This proposed retrofit builds on the historic urban grid of the City of Denver, achieving a sustainable density and a balance between the public and private realms. The submittal pays particular attention to the notion of a self-sustaining community that simultaneously reaches out to the adjacent neighborhoods and creates a sense of place.

University of Miami School of Architecture Advisors: Dr. Charles Bohl, Jaime Correa, and Stephen Nostro  
Student Architects: Victor Manuel Santana III, Jeff Hall, Benjamin Ghenieh, Jared Sedam, and Warren Bane
THE CONGRESS FOR THE NEW URBANISM (CNU) is the leading organization working to re-establish compact, walkable, and environmentally sustainable neighborhoods, cities, and towns. CNU’s more than 3,000 members advance community-oriented principles of traditional town and city design. Their work promotes development that is walkable, provides a diverse range of housing options, encourages a rich mix of uses, and provides welcoming public spaces. In its sixteen-year history, CNU has helped shape a national conversation about the consequences of formless growth and the costs of barriers to the creation of enduring urbanism, while advancing an alternative vision for community development and regional sustainability based on the timeless principles expressed in the Charter of the New Urbanism.

We stand for the restoration of existing urban centers and towns within coherent metropolitan regions, the reconfiguration of sprawling suburbs into communities of real neighborhoods and diverse districts, the conservation of natural environments, and the preservation of our built legacy.

We recognize that physical solutions by themselves will not solve social and economic problems, but neither can economic vitality, community stability, and environmental health be sustained without a coherent and supportive physical framework.

We advocate the restructuring of public policy and development practices to support the following principles: neighborhoods should be diverse in use and population; communities should be designed for the pedestrian and transit as well as the car; cities and towns should be shaped by physically defined and universally accessible public spaces and community institutions; urban places should be framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice.

We represent a broad-based citizenry, composed of public and private sector leaders, community activists, and multidisciplinary professionals. We are committed to reestablishing the relationship between the art of building and the making of community, through citizen-based participatory planning and design.

We dedicate ourselves to reclaiming our homes, blocks, streets, parks, neighborhoods, districts, towns, cities, regions, and environment.

For the complete list of Charter Principles visit: www.cnu.org