

Downcity Providence

Generational Project
Award

DPZ and Cornish Associates



Alignment with Charter Principles
The Downcity plan was aligned with the intentions in the preamble of the Charter of the New Urbanism, “We stand for the restoration of existing urban centers... We recognize that ...economic vitality,...stability, and..health [cannot] be sustained without a coherent and supportive physical framework.” The Downcity plan was about connecting and completing the downtown by reinforcing those qualities outlined in the Charter principles.

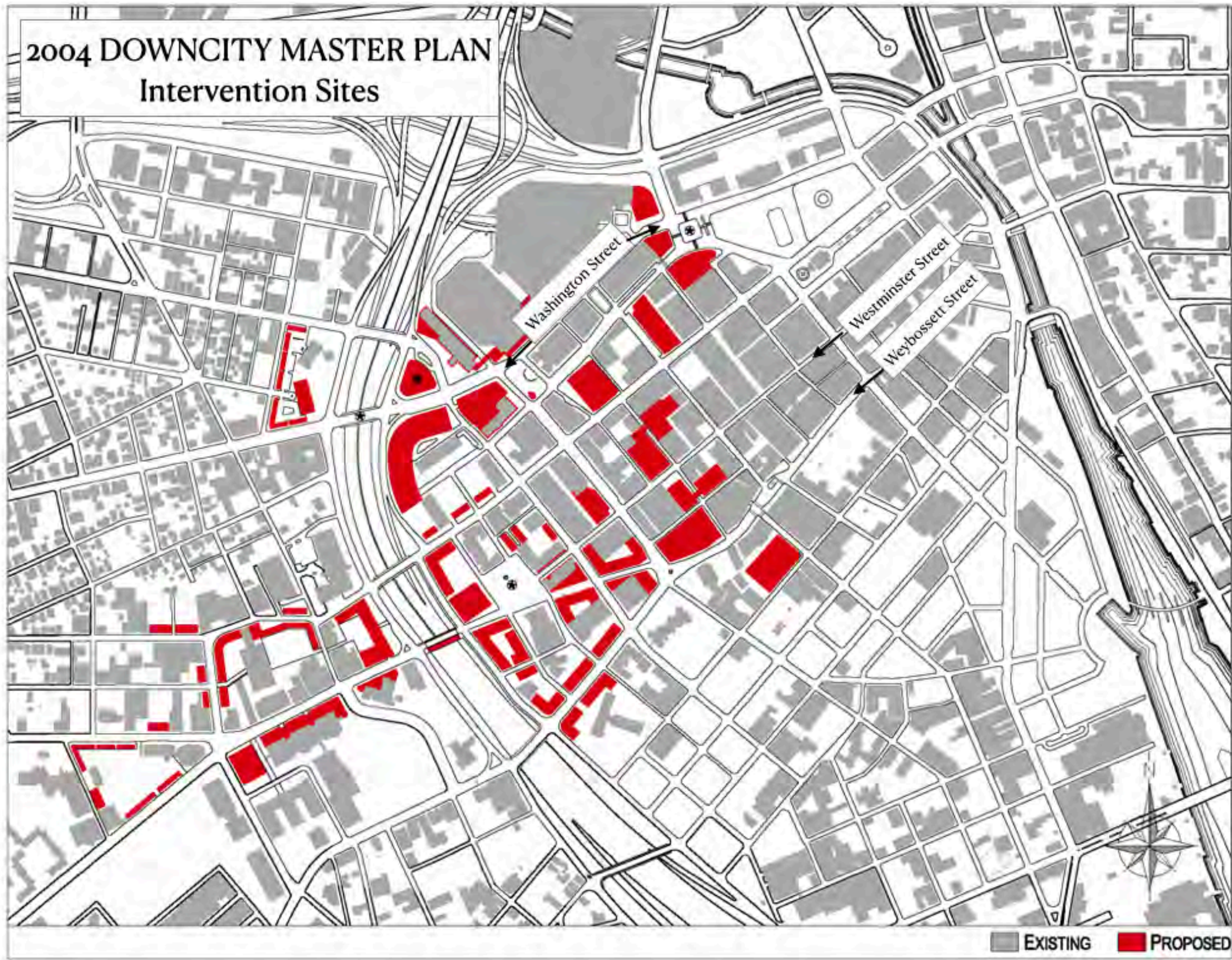


General Overview of Project

From 1992 to 2004, through a public charrette process, the Coalition for Community Development in cooperation with the City of Providence fostered the creation of a master plan to address the economic and social revitalization of the historic city's downtown, dubbed Downcity.

The goal of these corporate, institutional, and community measures was to gradually attract shoppers, strollers, students, and services to the downtown. A unique mix of groups came together, and united by the energy generated at the charrette quickly lent support to a variety of initiatives. Under the leadership of enlightened local leaders the rebirth of the downtown moved forward with agility.

The Downcity planning proposals were completed via a series of iterative charrettes. As proposals were implemented beginning in the mid-90s, both building rehabilitation or reuse and new construction projects have been undertaken; the building uses have included: residential, retail, restaurants, arts, university, hotels and government offices.



What Makes the Project Unique

Instead of another expensive "silver-bullet" project, the success of the Downcity Providence Master Plan was characterized by steady revitalization. Improvements that were more easily financed and implemented incrementally were incentivized via smaller-scale investments and the purchase of smaller lots. The reimagining of a dozen or so historic office structures as mixed-use generators of downtown activity created both affordable and market-rate housing in warehouse lofts. The 24/7 living by artists, students and wealthy urbanites has patronized local businesses and inhabited the public spaces.

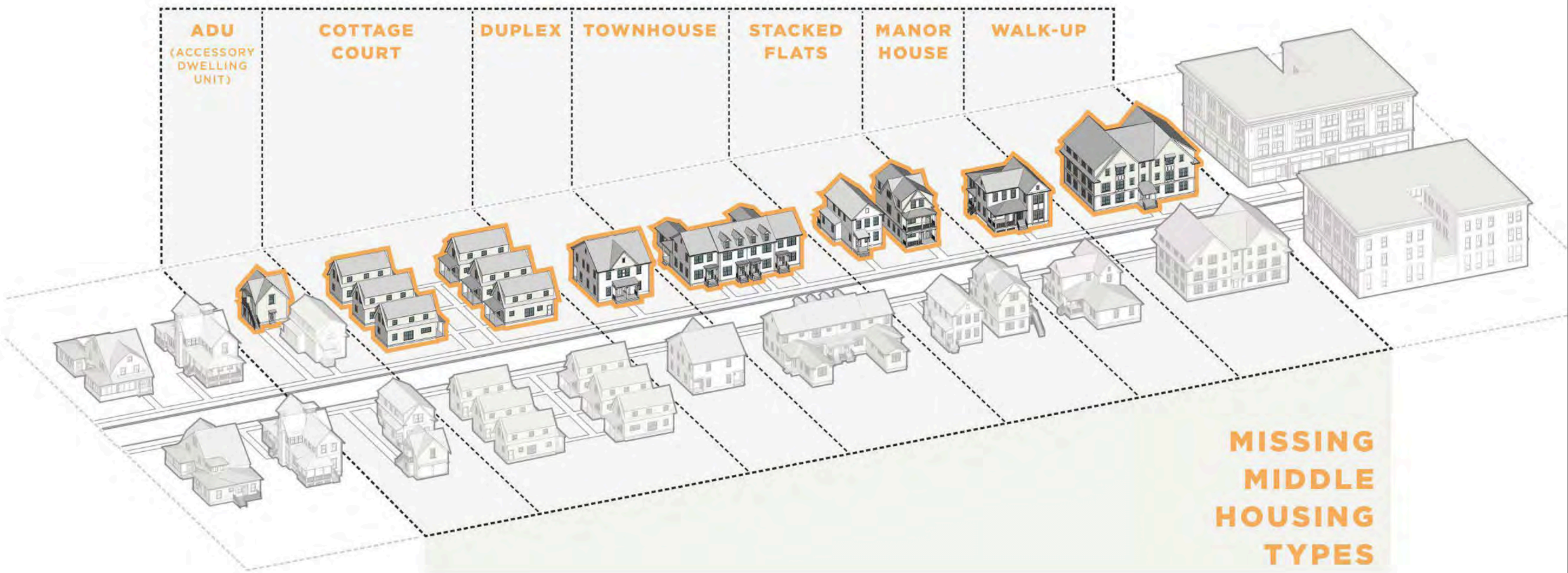
A revitalized downtown Providence proudly hosted the Congress for the New Urbanism's annual conference in 2006 and is doing so again in 2025.

Cape Cod Resiliency: The Missing Middle

Union Studio Architecture & Community Design

Our Approach to Missing Middle Housing

The following diagram illustrates the local range of Missing Middle housing types that we developed for the New England region. The types range in scale and density and can be used individually or in combination, depending on the size of the project. Here, the types are ordered approximately by dwelling units per acre. Types can additionally be clustered together, like with the cottage court, to achieve higher density. Each type is discussed in more detail on the following pages.



This project addresses Cape Cod's housing crisis through strategic infill development that preserves local character. Facing a median home value of \$346,000 against a \$70,400 median income, with 82% single-family homes and 36% seasonal properties, Cape Cod lacks workforce housing options. This \$450,000 initiative partnered with five towns to document traditional housing types, engage communities through workshops, and create implementation plans.

Three demonstration projects are under construction, two towns adopted enabling codes, proving context-sensitive density can enhance rather than detract from community character.

Alignment with Charter principles:

This project directly advances Charter Principles 4, 13, 20, and 24 by promoting strategic infill over sprawl, providing diverse housing types for different incomes and ages, ensuring context-sensitive architectural design rooted in local traditions, and creating compact, walkable neighborhoods. The initiative successfully translates New Urbanist principles into actionable solutions, demonstrating how communities can address housing challenges while preserving distinctive character and environmental sustainability.



Density? Yes In My Backyard!

20 DU/ACRE = 20 DU/ACRE



1 unit on 0.25 - 0.5 acres =
2 - 4 DU/acre

2 units on 0.12 acres =
16 DU/acre

5 units on 0.27 acres =
18 DU/acre



Typical Single-Family Home | Cape Cod



Duplex | Pleasant Street, Sandwich



Manor House | Main Street, Sandwich

What makes the project unique?

The Missing Middle: Cape Cod Research Report offers a fresh approach to addressing density in a region traditionally resistant to multi-family housing. Instead of using external examples, the project team documented existing Missing Middle housing within the Cape's historic village centers. This decision to focus on beloved local precedents transformed public perception about density's role in their communities.

The Visual Preference Survey, tailored for each town, proved crucial in building community support. By having residents evaluate existing local buildings, the survey revealed that many preferred housing types were denser than perceived. This data-driven engagement showed that residents consistently favored traditional building patterns achieving densities of 10-20 units per acre when thoughtfully designed. The project's success in gaining support for increased density in a historically anti-development region demonstrates how contextual design and strategic community engagement can overcome established opposition.

Eastdale Main Street Village

Union Studio Architecture & Community Design



Eastdale Main Street Village transforms 60 acres of greenfield into a vibrant, thoughtfully integrated community where life, work, and leisure are seamlessly intertwined.

The neighborhood's distinct character balances over 400 residences with 120,000 square feet of commercial and medical office space. Its human-scale approach features generously wide sidewalks and inviting green spaces. Tree-lined walkable streets lead to a central green, playground, dog park, and creekside trails—fostering opportunities for spontaneous community interaction.

The developer's innovative business ownership model drives lasting economic investment and stability while it nurtures authentic connections.



Alignment with Charter principles:

This project creates a self-sustaining ecosystem that prioritizes community, walkability, and local economic growth. Its innovative approaches to housing, commercial space, and public areas demonstrate how thoughtful urban design can create thriving, interconnected communities that benefit both residents and the broader region.

What makes the project unique?

The unique ownership structure implemented at Eastdale Main Street Village is innovative for mixed-use development. In conventional commercial developments, it's customary for entrepreneurs to remain perpetual tenants. But business owners here are given the opportunity to build equity and gain a stake in the success of the community. Eastdale's model allows business owners to purchase their commercial lots with residential units above, which incentivizes their long-term commitment while it strengthens the economic foundation of the entire village.

By embracing Traditional Neighborhood Design principles, Eastdale Main Street Village has created an authentic village atmosphere—despite it being a brand-new development. The thoughtful integration of residential, commercial, and common areas actively fosters daily interactions, meaningful social connections and Eastdale's vibrant, thriving community atmosphere.



The Region: Metropolis, City, and Town

Growing Together

Charter Award

City of Kitchener



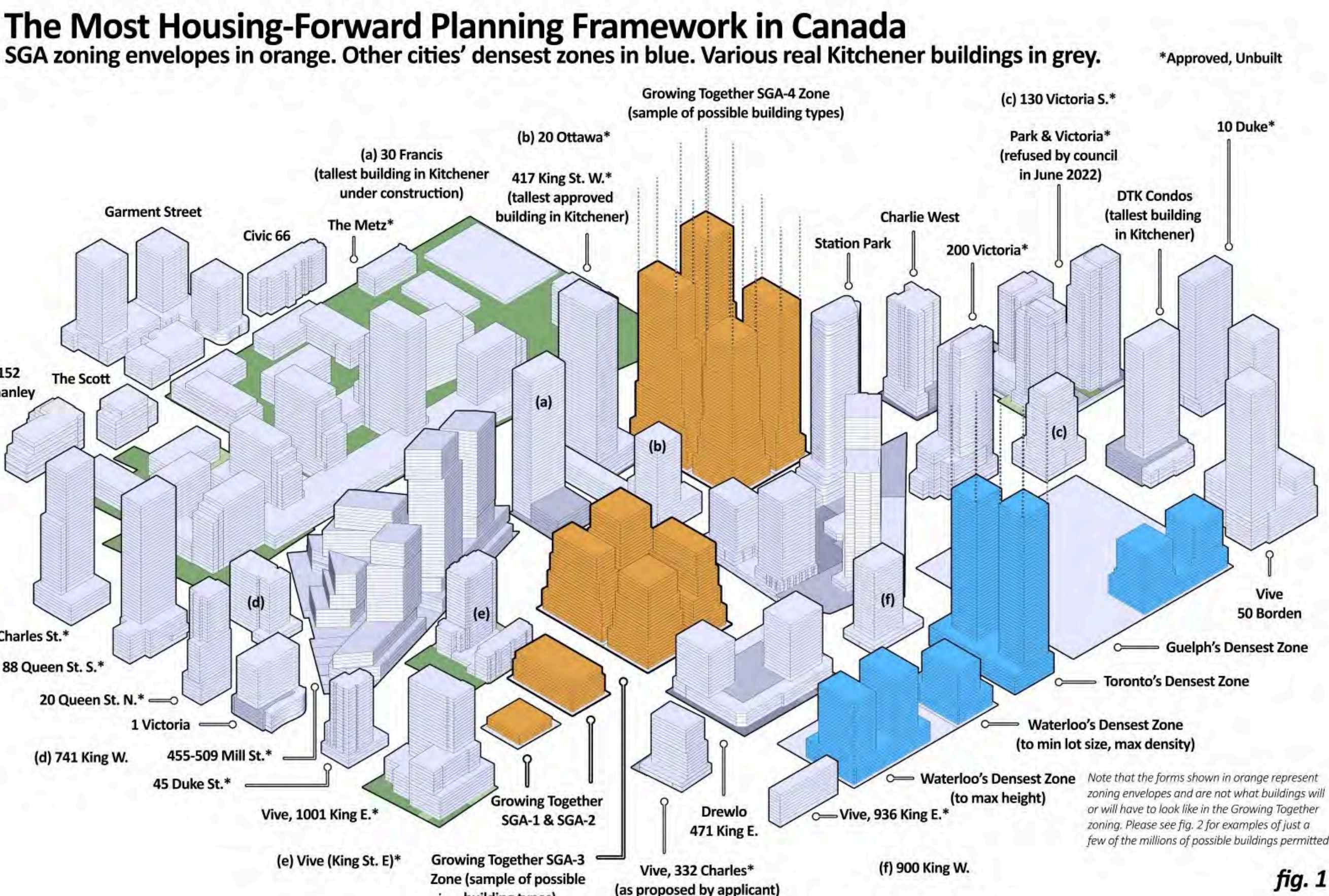
General overview of project

Growing Together is a new planning framework for Kitchener's Major Transit Station Areas (MTSAs), comprised of roughly 3,800 properties surrounding the new ION LRT transit system.

The project introduces new, custom designed land uses and zones (the Strategic Growth Area or SGA land uses and zones) that are carefully calibrated to perform in a complex, built-up area of the city, permitting a full range of housing and mixed uses of all kinds.

These land uses and zones were developed through highly innovative community engagement and smart modeling practices, focused on hands-on workshops that used an interactive 3D printed model of the study area.

Alignment with Charter principles
Growing Together is strongly aligned with CNU Charter principles, focusing intensification on underutilized infill sites, creating abundant supply and choice of housing in all forms, with mixed use everywhere and no parking minimums in any zone. It conserves heritage resources and farmland through high-density infill development using existing infrastructure.



What makes the project unique

Building on our unique and highly customized engagement methods, Growing Together replaces traditional planning regulations such as floor-area-ratio or gross-floor-area density maximums with built-form design regulations that create a flexible and highly permissive design envelope for new buildings while protecting for the health, safety and delight of community members. Because these standards are not lot-size dependent, they are easier to understand and provide more certainty about what development will look like to the community.

Region, Metropolis, City, and Town

Vermont Homes for All Toolkit

A ‘Design & Do’ Toolkit for Small-scale Home Builders, Investors, and Community Leaders

Consultant Team: Utile, Neighborhood Workshop, and CommonLand Solutions

Client Team: Vermont Dept. of Housing & Community Development, and AARP Vermont

General Overview

Before World War II, and the proliferation of automobile use, small multi-family structures were quite common in many Vermont Cities and Towns. Known today as “missing middle” housing, these 2-6 unit buildings were interspersed with single family dwellings in village contexts, and provided housing choices for a diversity of residents whose needs were not met by larger single family homes. Today, the need for a variety of housing types to address housing demand is once again a priority after decades in which zoning and market forces have led to a housing shortage in general, and missing middle housing in particular. The Homes for All Toolkit was conceived as a direct response to this shortage, and aimed to promote a particular scale of housing that was not being produced, and to grow the smaller scale development community that could build it.

The Toolkit is a resource designed for Small-scale Home Builders, Investors, and Community Leaders to re-introduce one-to-four unit Missing Middle Homes to Vermont. It focuses statewide attention on small-scale gentle infill and incremental development as a strategy to address Vermont’s housing and affordability crisis. This “design and do” guide builds on the State’s regulatory and policy efforts such as encouraging zoning modernization through their 2020 Enabling Better Places: A Zoning Guide for Vermont Neighborhoods, as well as the Home Act legislation passed by the Vermont legislature in 2023 which made small multi-unit development possible in many more places throughout the state.

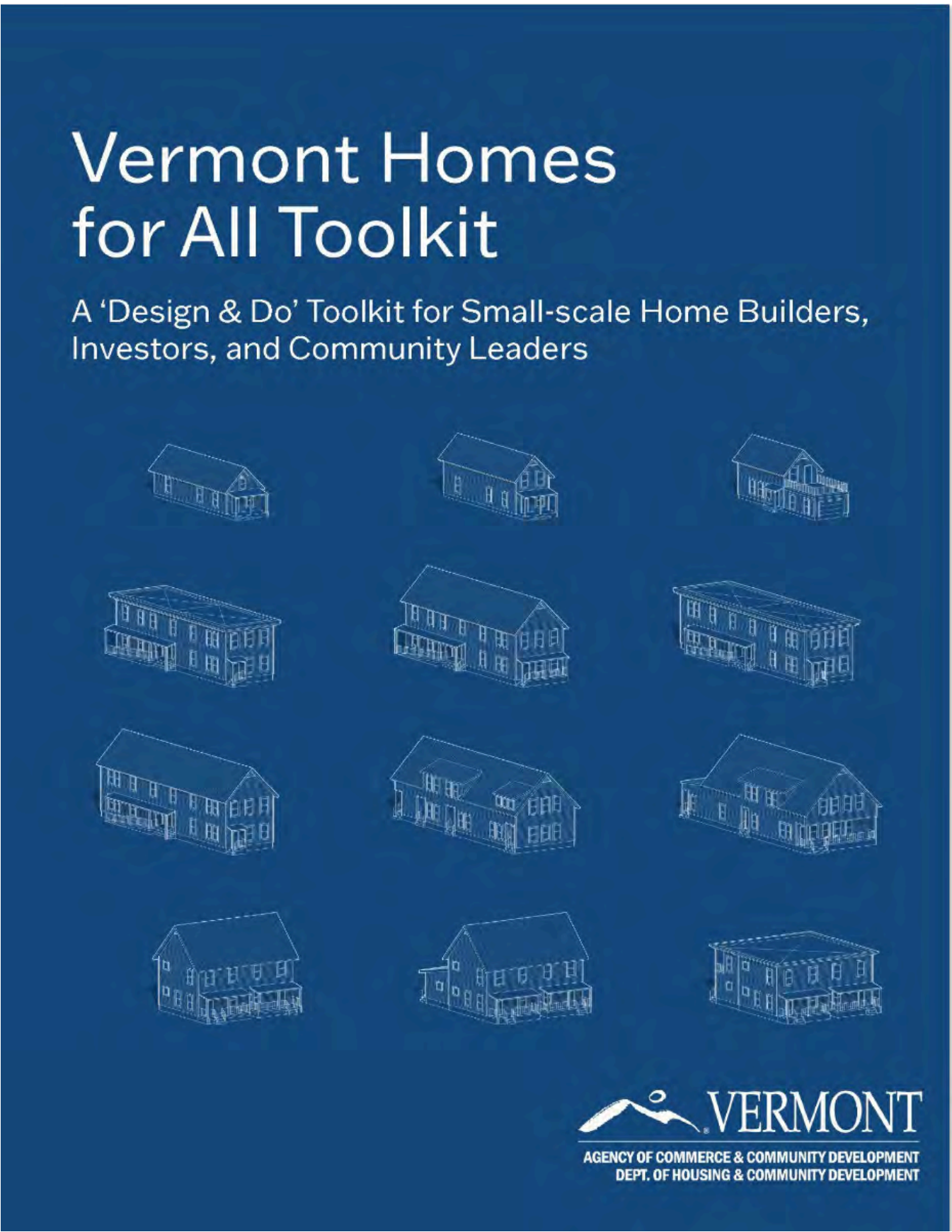
The Toolkit was launched in March of 2024 at a statewide summit with three components that collectively will help grow a cohort of small developers building affordably with the support of well-informed local community members and Missing Middle Homes champions. The three components are:

The Builders’ Workbook, which is a how-to workbook providing a roadmap to small-scale real estate development in Vermont for first-timers including regulations and zoning, financing and feasibility, infrastructure and design, as well as advice on potential partners that can help beginner developers achieve success.

The Home Design Guide, which features five Missing Middle Home typologies, each with optional variations, drawing on the specifics of Vermont architectural vernacular and existing but forgotten missing middle types, with embedded features to improve affordability, sustainability, and accessibility.

And, the Vermont Neighborhood Infill Design Case Studies, a series of five case studies showing how the Missing Middle Home typologies featured in the Home Design Guide can be integrated into a variety of existing Vermont neighborhoods and communities.

This toolkit was developed through a one-year process with two extended site visits and extensive technical advisor and stakeholder input. The process focused on communicating planning and design ideas to a wider audience, crafting a set of tools to encourage thoughtful, context-oriented infill development, and forging strong community partnerships that can become the foundation for future implementation efforts.

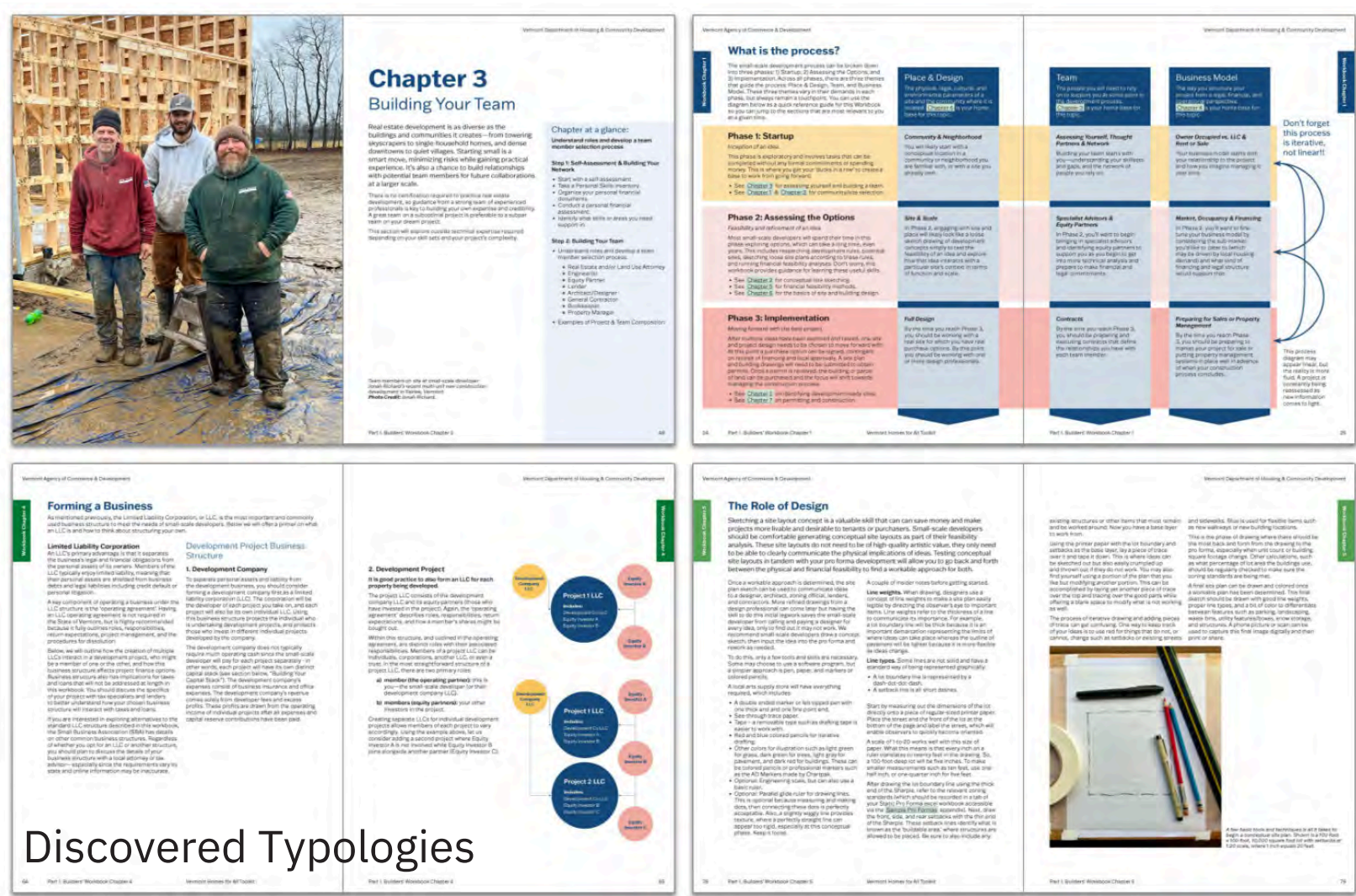


Project Lessons Learned

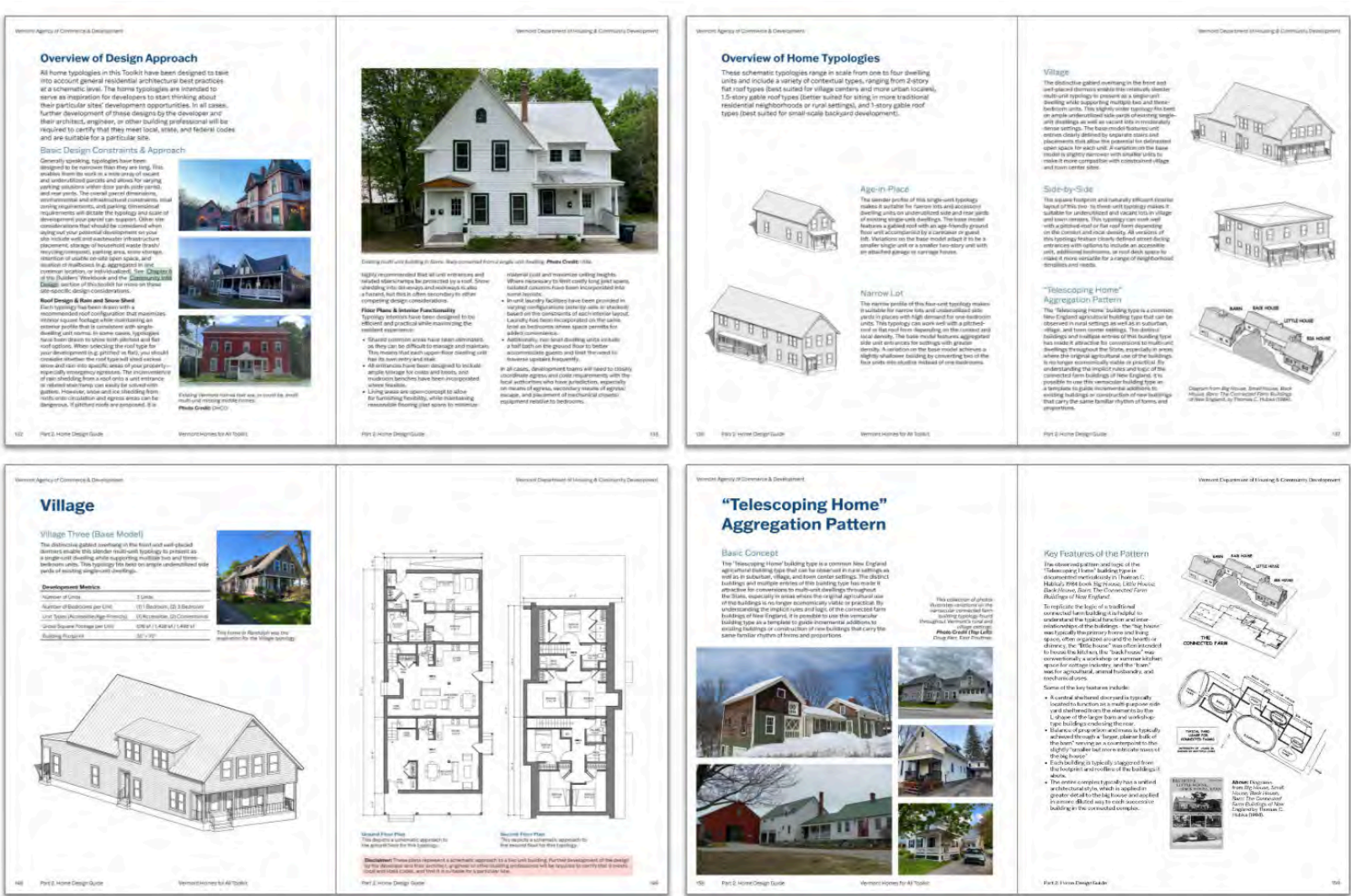
Non-Traditional Engagement is Critical to Build Buy-in for Zoning Reform: Through the financial support of AARP Vermont, the project team was able to engage intensively with local elected officials, regulators, residents, and property owners in each of five pilot communities. This engagement shaped the development of typologies through local site walks, infill focus area and site identification, test-fitting of typologies on real sites, and partnering with property owners to develop parcel-specific case studies showing how a particular typology could fit on the site and meet their goals. One of the most impactful components was a series of site walks when the project team had identified and designed initial typologies but had not yet drawn through all the details. The project team visited real infill sites in established neighborhoods and worked collaboratively with community members to identify which of the typologies might fit, what barriers might exist to building them, and what design modifications might enable them to be more responsive to on-the-ground conditions, constraints, and neighborhood development patterns. This tangible and interactive approach built community understanding of abstract regulatory concepts and helped to overcome community perception barriers and allow people to see where zoning reform was needed and what they stood to gain from it.

Deep Engagement with Developers Reveals Hidden Barriers to Missing Middle Housing: The project team was able to identify a missing middle housing development “sweet spot” at the 1-4 unit scale through extensive interviews with local developers, deep engagement with the constraints of septic and sewerage, research into code thresholds and incentive programs, and an understanding of the financing options available to Vermont developers. This analysis not only identified where the most potential was for early action and change, it also deepened a shared understanding of the specific regulatory, infrastructural, and development feasibility barriers that should be focal points for future advocacy to expand the range at which missing middle housing development is possible in the state of Vermont.

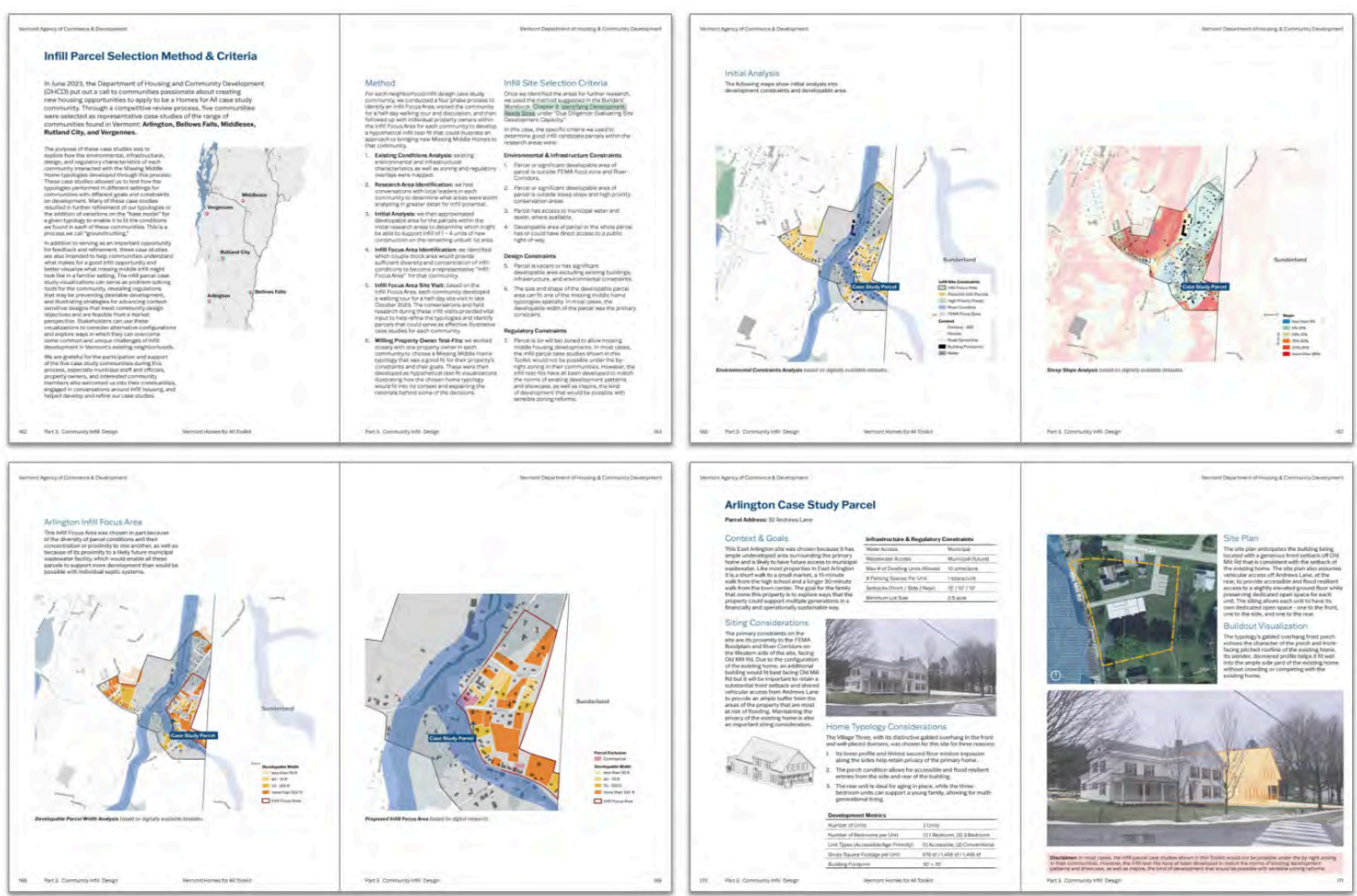
Part 1 - Builder's Workbook



Part 2 - Missing Middle Homes Design Guide



Part 3 - Vermont Community Infill Design Case Studies

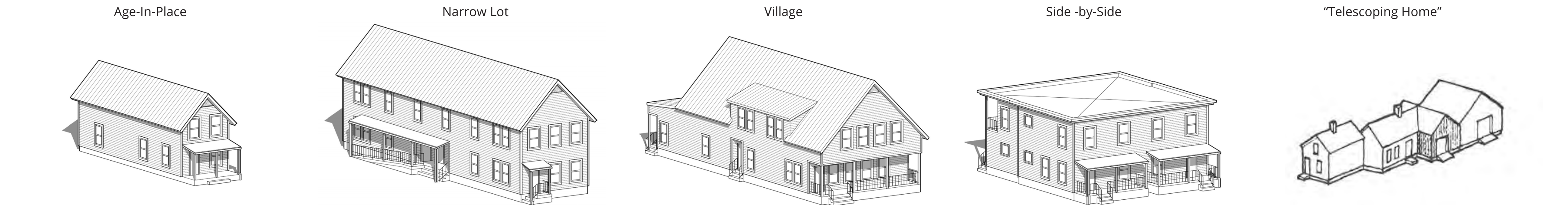


What Makes the Project Unique

Multi-scalar & Multi-disciplinary: This project bridged high-level statewide strategic planning and visioning with policy at the State and local levels, promotion of contextually appropriate neighborhood and community design that respected longstanding development patterns, and adaptation of vernacular architecture for current times. This approach was effective at highlighting the zoning reform necessary to more accurately reflect existing patterns.

Locally-Grounded Approach to Typology Development: The typologies were developed through a broad survey of vernacular building forms, identification of case study buildings, and adaptation of those based on development feasibility, modern supply chain and building materials, and local siting, sustainability, and accessibility considerations.

Integration of Deep Engagement to Build Ground-Up Buy-in: The project engaged intensively with five pilot communities to shape the development of typologies. This process, described in detail under “lessons learned,” built buy-in as well as implementation capacity among local regulators and developers to create responsive missing middle development in their communities.



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Alignment with Charter Principals

The Vermont Homes for All Toolkit aligns directly with the CNU Charter in myriad ways, showing how the principles and shared passions that bring CNU members together can be applied across the full spectrum of rural to urban places in Vermont. New England’s cities, towns, and rural communities were all shaped by the strong convictions of the colonial Puritan and Pilgrim community building and design norms which emphasized a consolidated set of civic and religious anchors - typically a church, a town hall, a common, and a school - surrounded initially by family homesteads and later by centers of commerce and industry. As such, many of the principles now enshrined in the CNU Charter were foundational to the way New England was planned and built (even if the initial standard-bearers did not share the same commitment to diversity and inclusion). However, many of these initial principles were systematically undermined by zoning policy changes as well as well-intentioned environmental policy that in practice severely limited the range of solutions that could be brought to bear to address the daily needs of Vermont communities. Over time, zoning and environmental policy converged with cultural shifts to result in a Vermont where by far the most common type of new building was a large suburban single family home disconnected from shared economic, social, and environmental assets. As these policies and cultural norms calcified, it has become clear that Vermont communities are suffering from a deep housing crisis and persistent community sprawl that, when combined, have structurally undermined the social and economic fabric of Vermont’s cities and towns.

CNU Charter Awards 25th Anniversary

Charter Award

The Block, The Street, and The Building

Westminster Street Revitalization

Union Studio Architecture & Community Design

Charter Award



Westminster Street embodies the journey of Providence, Rhode Island from decline to renaissance. This project transformed three architecturally significant but underutilized historic buildings—the Beaux Arts Lapham Building (1904), Art Deco Wit Building (1925), and Neo-Classical Trayne Building (1893)—into a vibrant mixed-use development with 55 apartments, office space, and ground-floor retail.

A new four-story addition to the Trayne Building, designed to complement the historic structure's scale and proportion, helped frame the adjacent impromptu gathering space that evolved into Grants Block, an 8,000-square-foot urban park with cedar seating, landscaped beds, and a dog park. Together, they serve as catalysts for downtown's continued renaissance.



Alignment with Charter principles:

The project shows interconnected urbanism principles: historic preservation that enables mixed use, supporting walkability and activating public spaces. The result is both restored buildings and a revitalized community that continues to inspire positive change throughout downtown Providence.

What makes the project unique?

The Revitalization of Westminster Street's most profound impact stems from an unexpected choice: the decision to preserve rather than develop. The vacant corner lot east of the new addition, privately owned by the project's developer, had been slated for commercial development with architectural plans already drawn. However, as the community naturally claimed this space during the recession and transformed it into a vibrant civic gathering place, the developer made a remarkable decision. Rather than maximizing profit by building on the site, they chose to preserve and enhance this organic public space. This decision honored the community's spontaneous placemaking and crystallized the project's commitment to civic life.

The cherished community space was framed with a new facade and elevated through thoughtful landscape design featuring ample seating, flowering trees, perennial gardens, and a dog park - proving how private development can nurture organic placemaking into lasting civic treasure.



The Region: Metropolis, City, and Town

A Framework Plan for Cherokee Village, Arkansas

Merit Award

University of Arkansas Community Design Center

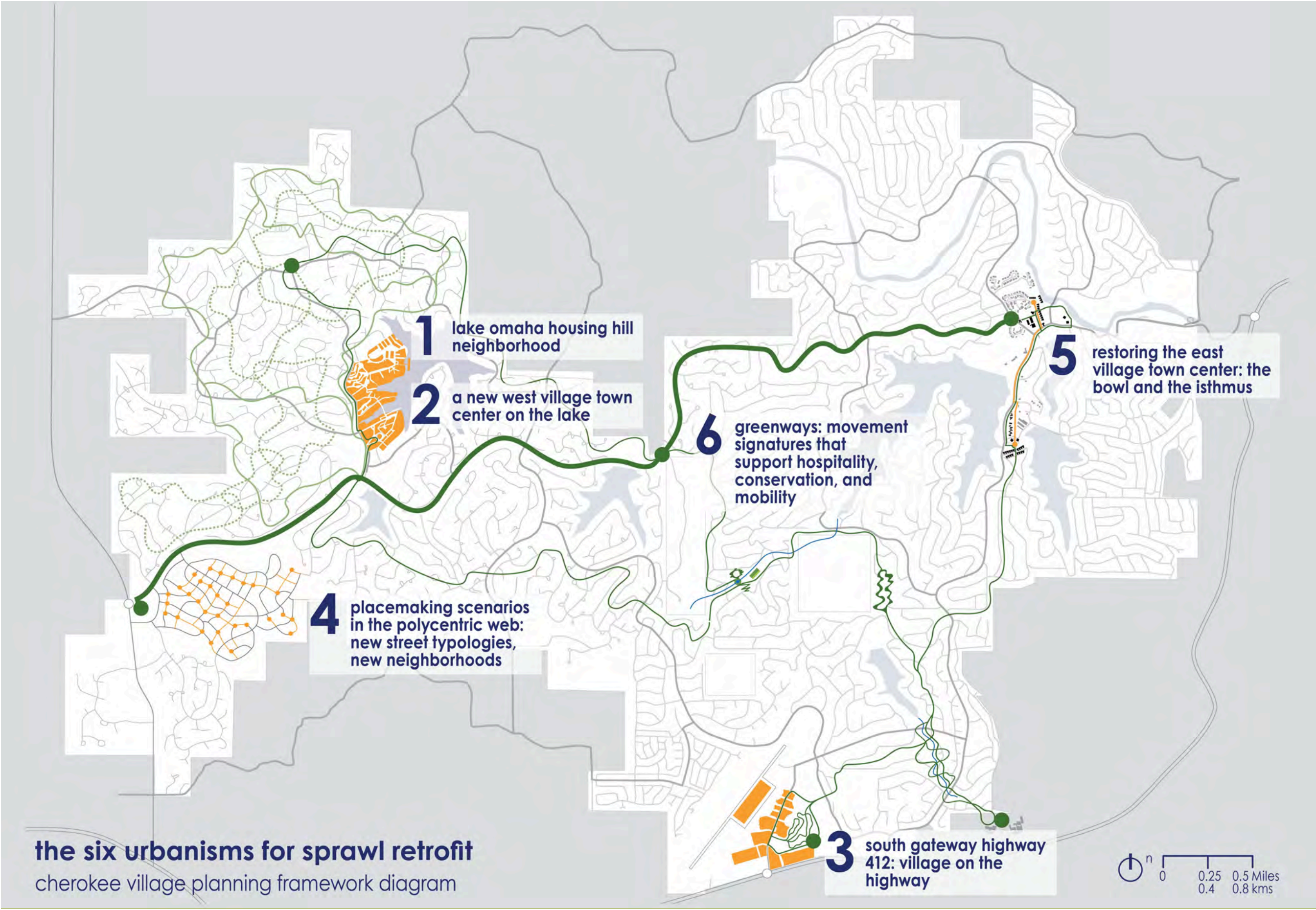


General overview of project

The Framework Plan provides a model vocabulary for how urban design and planning culture may approach the retrofit of midcentury automobile-oriented community planning. This Plan is distinguished by the incorporation of cultural mapping in its approach to both community engagement and planning. The goal of the Plan is to coordinate growth in population, housing, and tourism that amplifies the Village’s nature, ecosystems, sense of place, and heritage. Cherokee Village was developed within a mid-twentieth century planning ethos that valued uniformity and the universal. To re-energize the Village’s development potential, the proposed Plan introduces the pluriversal: development conceived through multiple economic and social narratives.

Alignment with Charter principles

The Framework Plan’s six urban retrofit strategies aim to catalyze higher-order living environments within rural patterns and spaces. Each of the six urbanisms recalibrate automobile-only fabrics through fundamental principles of walkability, mixed-use planning, use of identifiable typologies in buildings, streets, and landscapes, human-centered scales of development, and strong social orientations.



What makes the project unique

The Framework Plan reimagines rural planning through the juxtaposition of multiple “rurban” (rural + urban) visions in an otherwise homogenized landscape. The project’s acupunctural network for this 21-square mile subdivision fabric models a taxonomy of planning repair strategies tailored to multiple geographies. Reparative planning is premised on a reckoning with socio-economic and environmental decline through design of the built environment. It requires interdisciplinary cultural inquiry (difficult to undertake in conventional planning processes) to visibilize otherwise suppressed heritage legacy and place memory structuring a place. **Indeed, cultural mapping unearthed a subaltern tradition of camp meetings, revival grounds, artsy resort culture, scouting camps, and countercultural theaters in the woods as powerful but nearly forgotten proto-urban forms that civilized the Ozark frontier, and motivated the conception of Cherokee Village. These communal forms, which share a common orientation toward hospitality, offer a truly critical regionalism for renovating non-urban environments.**

The Neighborhood, The District, and The Corridor

Cherry Creek and Speer Boulevard

Vision and Feasibility Study

Merit Award



HDR

- AMPLIFY THE CREEK**
Enhance Ecology, Biodiversity, Hydrology, Address Climate Leadership and Improve Air Quality.
- PLAN FOR DOWNTOWN ACTIVITY**
Support Activities And Destinations for Residents And Visitors
- REINFORCE THE CITY'S TRANSPORTATION GOALS**
Prioritize moving people with multiple modes of transportation
- CELEBRATE HISTORY**
Honor the importance of Speer as a Historic Boulevard
- WHAT COULD HAPPEN NOW?**
Short term changes with high impact.

General overview of project

The Cherry Creek and Speer Boulevard Vision and Feasibility Study reimagines nearly 92 acres of one of Denver's most prominent urban corridors. Once dominated by vehicle traffic and fragmented by flood infrastructure and disconnected park spaces, this visionary plan transforms the corridor into a cohesive, multi-benefit system. It proposes a connected ecological and public realm that strengthens the relationship between downtown Denver, the Auraria Campus, and surrounding neighborhoods—prioritizing safe multimodal access, ecological resilience, and dynamic public spaces that serve both the city and its future.

Alignment with Charter principles

The Cherry Creek and Speer Boulevard Vision Study exemplifies the Charter of the New Urbanism through its integration of human-scaled design, environmental stewardship, and equitable mobility. It reclaims a fragmented, auto-dominated corridor and transforms it into a cohesive civic landscape—one that reconnects neighborhoods, restores ecological function, and prioritizes public life. The study advances a holistic approach that respects context, fosters walkable urbanism, and elevates the role of public space as essential infrastructure.

A Healthy Creek



What makes the project unique

This project stands out for its transformation of a heavily engineered, auto-dominated corridor into a connected, people-centered landscape that supports daily life, ecological function, and community identity. The Cherry Creek and Speer Boulevard Vision Study uniquely integrates flood infrastructure with public space, multimodal mobility, and restored natural systems—reframing the corridor not just as a transportation route, but as a vibrant civic spine that weaves together neighborhoods, celebrates Denver's waterways, and invites public life back to the edge of the creek.



MIDWEST PRE-APPROVED
BUILDING PROGRAMS

for Rebuilding Neighborhoods



The City of Kalamazoo & The City of South Bend
in collaboration with J Griffin Design LLC, Jennifer L. Settle LLC, & Electric Housing



PROJECT OVERVIEW
Launched in 2022 and 2024 respectively, the South Bend and Kalamazoo Pre-Approved Building Programs have been transformative in accelerating the development of affordable and market-rate infill housing development city-wide in each community. The programs offer high-quality architectural building designs at no cost to anyone wanting to build within each city. Each building has been calibrated and vetted specifically for each community, with careful consideration given to current zoning regulations, typical lot configurations, common construction techniques, neighborhood character and compatibility, and market conditions.



The Narrow House (2-bed)
This is a narrow, two-story house with a gabled roof and a small front porch. It is designed for infill development in the city's most dense and old lots. The existing and elevation photos reflect a simple, rectangular character present throughout South Bend's neighborhood.

Building Type Overview

Building Type	Building Footprint	Building Height	Building Depth	Building Width	Building Area (sq. ft.)	Building Volume (cu. ft.)	Building Cost (est.)
Narrow House (2-bed)	10' x 10'	10'	10'	10'	100	1,000	\$100,000
Cottage	10' x 10'	10'	10'	10'	100	1,000	\$100,000
Narrow House - 2	10' x 10'	10'	10'	10'	100	1,000	\$100,000
Standard House - 3	10' x 10'	10'	10'	10'	100	1,000	\$100,000
Standard House - 4	10' x 10'	10'	10'	10'	100	1,000	\$100,000
Duplex - Front-to-Back	10' x 10'	10'	10'	10'	100	1,000	\$100,000
Duplex - Stacked	10' x 10'	10'	10'	10'	100	1,000	\$100,000
Duplex - Side by Side	10' x 10'	10'	10'	10'	100	1,000	\$100,000
Fourplex	10' x 10'	10'	10'	10'	100	1,000	\$100,000

September 18, 2024

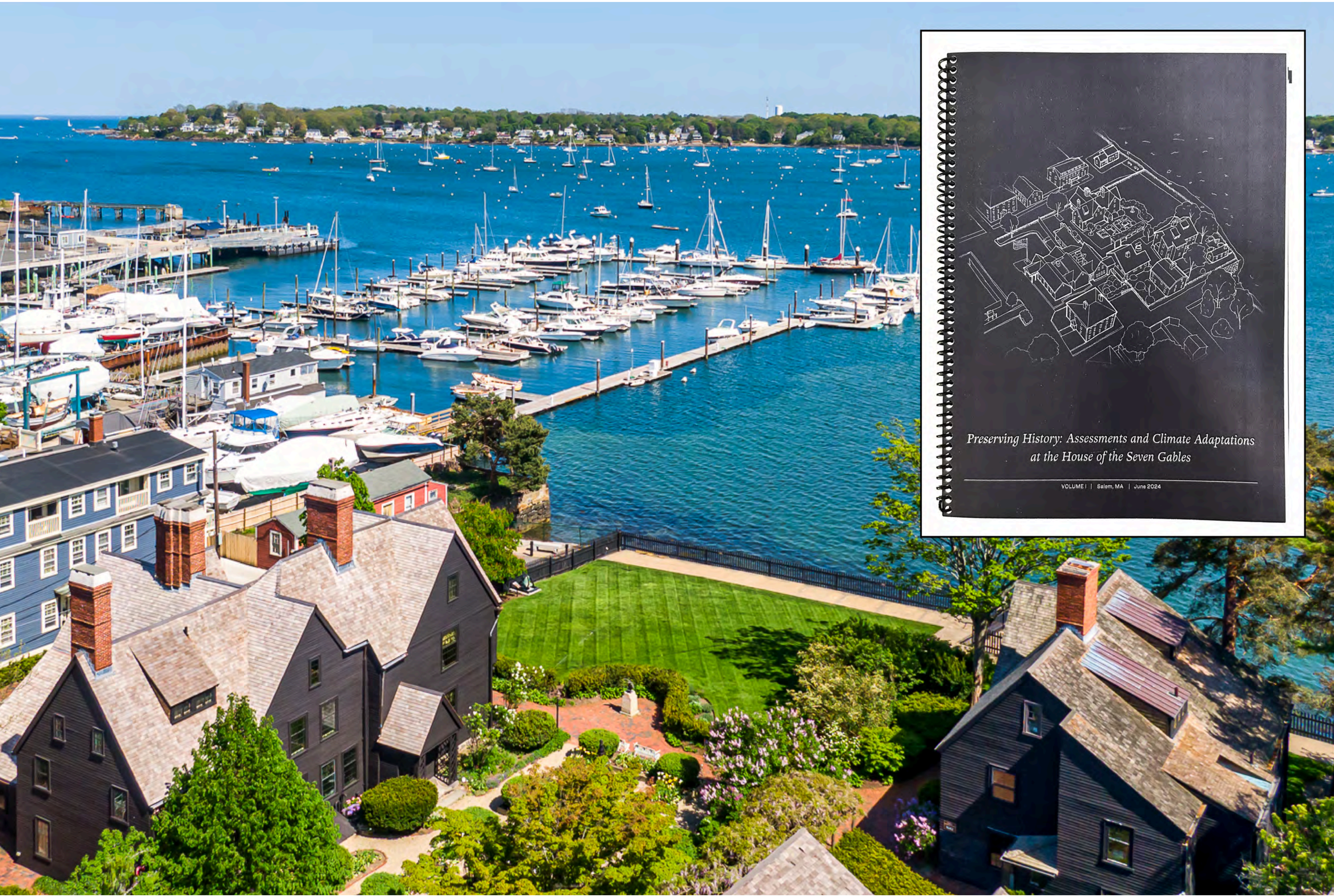


ALIGNMENT WITH CHARTER PRINCIPLES
Both the South Bend and Kalamazoo Pre-Approved Building Programs have been particularly effective in enabling both cities to reverse the damage done to neighborhoods hit the hardest by decades of disinvestment and exclusionary zoning practices. Both programs have served as a companion to local zoning code reform as well as a tool that has significantly strengthened their local housing ecosystems by increasing the number of individuals and organizations who are now developing quality housing and building local wealth within each community.

Preserving History: Assessments & Climate Adaptations at the House of the Seven Gables

Union Studio Architecture & Community Design

Merit Award



Union led a two-year long collaborative planning process with a multidisciplinary team, balancing stringent preservation requirements with critical climate adaptation needs. Efforts included facilitating workshops with staff, trustees, municipal officials, and community members to build consensus on priorities.

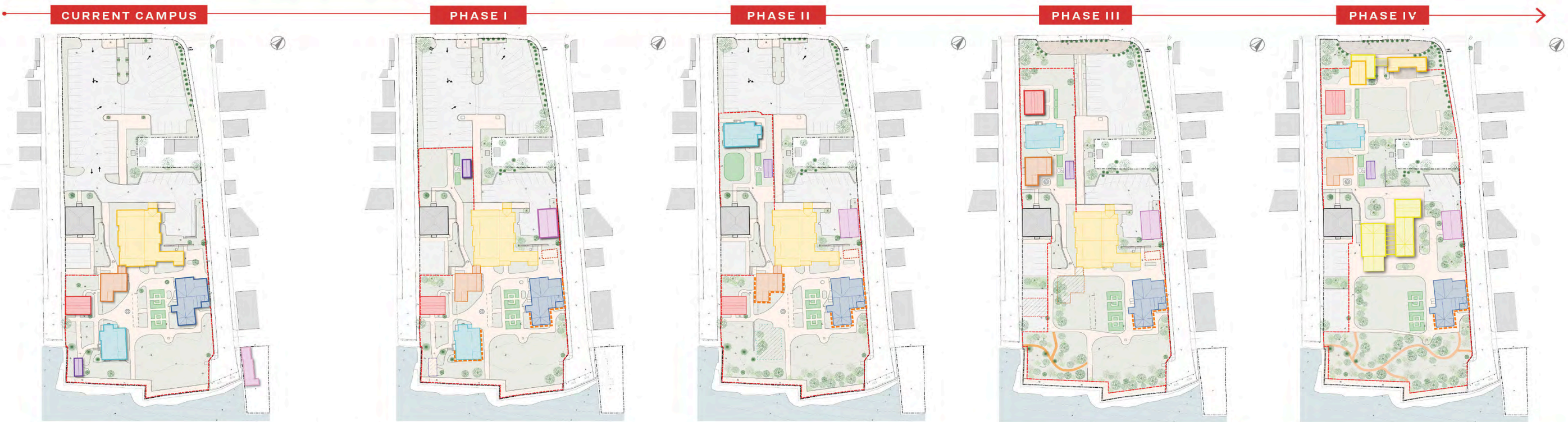
The outcome provides a guide for how to address the unique challenges and make resilient each of the historic structures projecting into 2100 as well as a phased masterplan vision for the campus.

The plan integrates preservation with climate resilience creating an opportunity for campus revisioning that will ultimately better serve the museum association's initiatives and mend the fractured urban fabric for one of Salem's most visited historic neighborhoods.

Alignment with Charter principles:

By conserving historic structures while adapting to climate realities, the project demonstrates how adaptation can heal urban disruptions while creating resilient, walkable streetscapes that maintain essential historic character and community identity. The public realm enhancement through green infrastructure, ecological restoration and strategic relocation of buildings over time strengthens Salem's urban fabric, and provides a framework for community solutions.

MASTERPLAN DEVELOPMENT



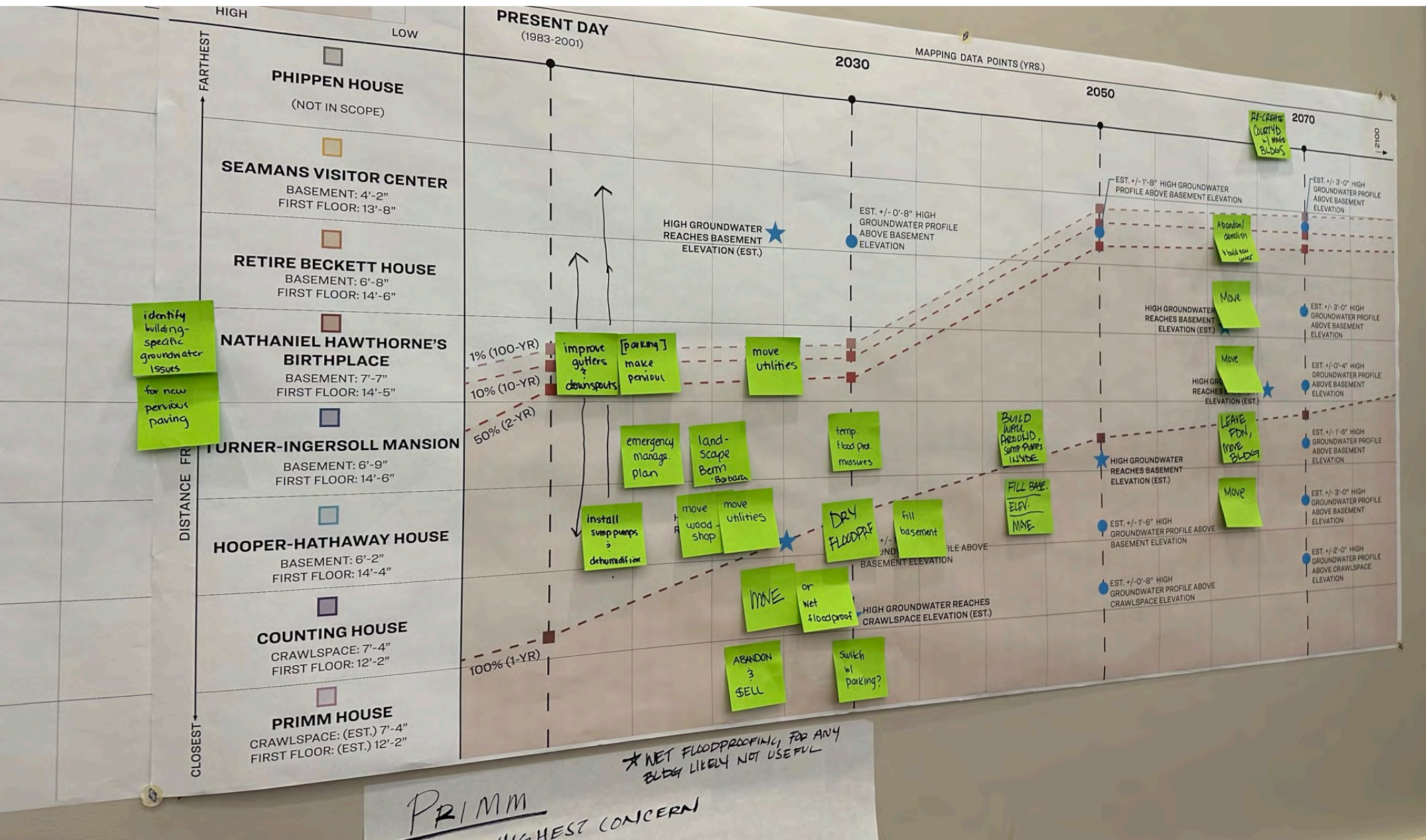
PHASE V - FINAL MASTERPLAN



What makes the project unique?

The project's unique excellence lies in its development of "environmental trigger points" as thresholds for adaptation actions. Rather than using arbitrary dates or waiting for disaster, the plan identifies specific environmental conditions - from groundwater levels to storm frequencies - that signal when different adaptation measures should begin. This innovative approach allows for responsive adaptation: the institution can accelerate implementation if conditions worsen faster than projected, pause if strategies successfully slow impacts, or adjust if climate changes unexpectedly.

The trigger-point methodology creates a replicable framework for other historic coastal properties facing similar challenges. It bridges the gap between preservation requirements and climate adaptation needs, while helping non-profit institutions strategically target grants and funding opportunities over time. This approach can help shift preservation practice from rigid protection to thoughtful, flexible adaptation responsive to existing historic and urban fabric.



The Shockoe Project

Baskervill

Merit Award



Alignment with Charter principles

The Shockoe Project is designed with an ear to the past and an eye to the future. By creating a dynamic environment that balances historical preservation with modern flexibility, it becomes a space that evolves alongside its community. This adaptability reflects the core principles of New Urbanism—a commitment to creating communities that can evolve with diverse uses and changing needs. With this philosophy at its core, the Shockoe Project becomes a catalyst for transformation, not just within the project itself but also within the broader Richmond community.

General overview of project

At the heart of The Shockoe Project is the 10 Acres—a campus that specifically responds to the challenges posed by the historical and cultural context of the locale. As visitors traverse the campus, they will follow the path of ancestors and descendants, symbolizing a literal and figurative overcoming of the challenges represented by the ebb and flow of Shockoe Creek.

The architectural design of each component in the 10 Acres campus integrates symbolic African-inspired elements, blending modern forms with cultural references to create a dialogue between past and present. The Shockoe Institute will include interactive exhibits and immersive experiences that will bring to life the untold stories of resilience, resistance, and triumph. The design reappropriates Richmond’s colonial heritage with forms that reflect both the burden of the past and the possibility of healing by contrasting sharp, modern lines with natural textures evoking African craftsmanship.



- 10 Acres Masterplan**
1. 12,300 SF Shockoe Institute
 2. 21,400 SF Lumpkin's Slave Jail
 3. 1,900 SF Restaurant Pavilion
 4. 1,300 SF Retail Pavilion
 5. African Burial Ground
 6. Memorial Site
 7. 62,100 SF Museum
 8. 1,200-foot Bridge
 9. Mary Lumpkin Event Lawn
 10. Shockoe Creek Garden
 11. Visitor Parking
 12. Service Access



What makes the project unique

The project emphasizes that the future of Shockoe Bottom should be shaped by the collective community. Since 2015, the Shockoe project has prioritized continuous community engagement, making sure each site reflects the voices of Richmond's residents. Extensive outreach efforts have engaged hundreds of participants through community meetings and brainstorming sessions. Conversations were designed to encourage critical reflection on Richmond’s history with slavery and to inspire ideas for transformative development. Technology has changed the way we conduct community outreach, not only by reaching a broader audience but allows those who are not able to attend the community sessions to participate. Social media played a large role of the outreach plan as well as an interactive website, allowing Richmonders to submit ideas and join the discussion. This multifaceted approach has fostered an inclusive, forward-thinking vision for the site, grounded in deep community involvement.

TYLER STATION

Monte Anderson — Options Real Estate Investments Inc.



ABOUT TYLER STATION

The purpose of this project was to create a self-propelling workforce and entrepreneurial development collaboration village in the Oak Cliff neighborhood of Southern Dallas.

Originally constructed in 1925 as a factory for the Dixie Wax Paper Company, the building served as an industrial hub until its closure in 1995. After decades of dormancy, and environmental cleanup, Tyler Station was reimagined to meet the needs of a growing and diverse community.

Today, the 110,000-square-foot adaptive reuse project known as Tyler Station is a creative hub that supports local makers, co-working, artists, and entrepreneurs.

ALIGNMENT WITH CHARTER PRINCIPLES

The repurposing of Tyler Station from a contaminated industrial warehouse into an active mixed-use center has added connectivity and safe access for the surrounding neighborhood, provided walkability to the site, reduced car dependence, and created an entrance to the city’s transit network.

By designing small incubator-type spaces, the owner was able to get higher rents per square foot, while keeping overall lease rates affordable. Therefore, no public subsidies or grants were needed and 100% of the financing and equity came from the local private sector.

By paying close attention to the existing conditions, the developer was able to create a complete environment where the neighborhood could gather, make money, express themselves, and do good.



BEFORE



AFTER



The Block, Street, and Building Zone 3 Initiative

Merit Award

Harvard University Planning and Design



General overview of project

Zone 3 is a Harvard-sparked initiative dedicated to energizing and activating spaces in Allston and beyond through vibrant creative programs, dynamic events, experimental retail, and compelling public art. Rooted in the spirit of community, collaboration and creativity, Zone 3 fosters and enhances the local creative ecosystem—one that champions artists, entrepreneurs, and neighbors alike —by transforming shared spaces into platforms for expression, innovation, and community-building. Originating as flexible, programmable space in three, one-story buildings with a shared courtyard at 267 Western Avenue – The Zone 3 initiative has leveraged Harvard-owned properties to reinvigorate the public realm along Western Avenue, building momentum which has attracted new investment and cultural resources.

Alignment with Charter principles
Zone 3 has played a critical role in creating a more connected and defined place in a formerly industrial area going through intense transformation. Zone 3 is accessible: physically, economically, and visually, that has in-turn brought foot traffic and activity to businesses up and down Western Avenue, catalyzing longer-term investment in the form of new housing, greenspaces, life sciences space, hotels and more.



What makes the project unique

Zone 3 connects the creativity and energy of Allston to Harvard’s ongoing academic and urban planning work in the neighborhood. With relatively small investment, Zone 3’s placemaking efforts have been able to respond quickly to the community’s needs and guide larger planning efforts towards a more coherent metropolitan region. Zone 3 demonstrates how a small project can build momentum and shared vision for holistic neighborhood-wide efforts. Zone 3 was intentionally set up as a living lab. Like any incubator, the project was a place to test ideas, experiment and iterate, where it was safe to make ambitious mistakes. Having that open mindset as part of the ethos, in what is traditionally a risk-averse setting (a public facing site within a large University) has been the critical component of the Project’s activation and placemaking success. Welcoming people to participate at all levels has created a strong sense of community and ownership around Zone 3.

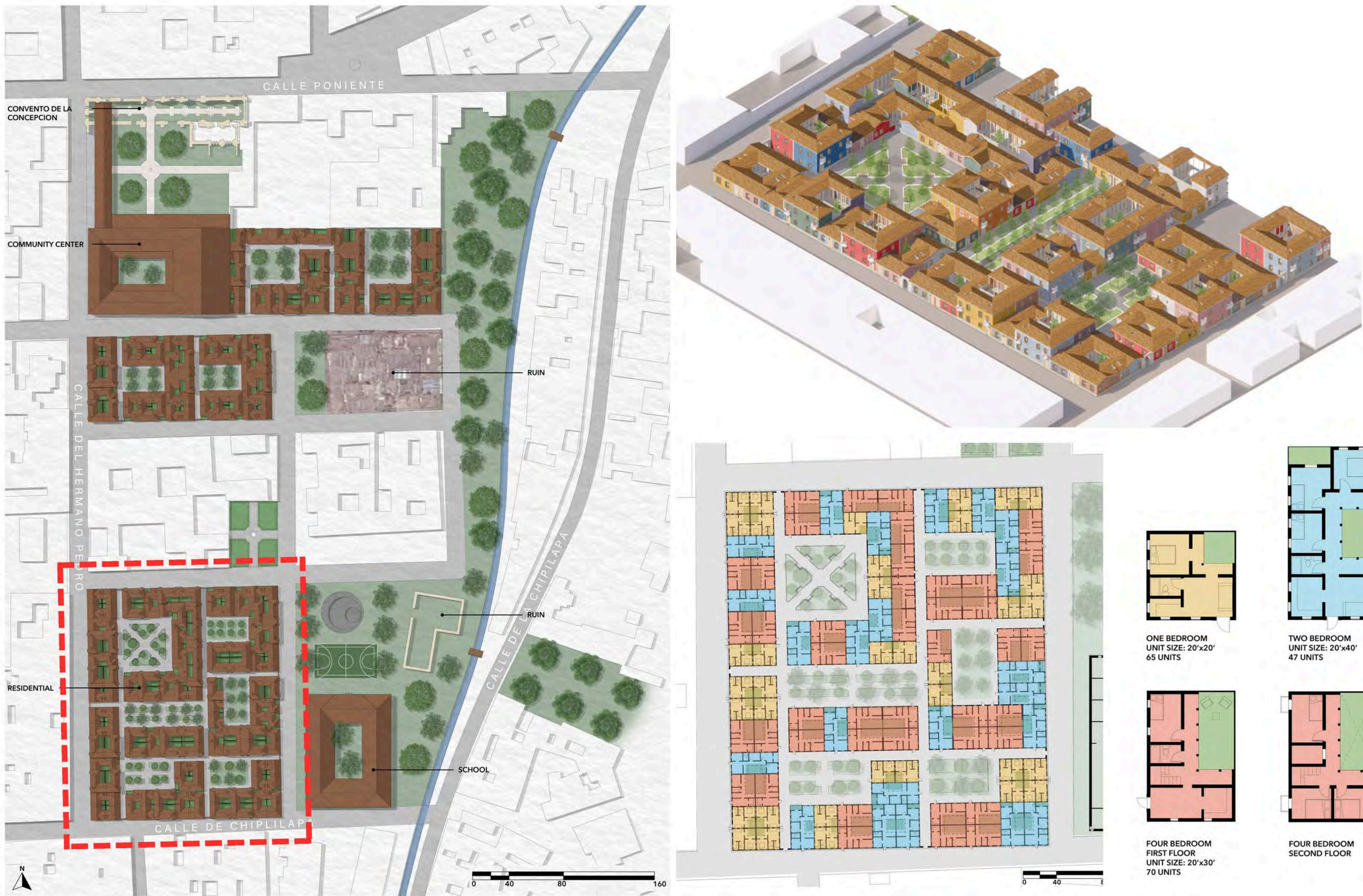
Learn more at: zone3westernave.com

Construyendo Guatemala

Tradition & Technology

Student Merit Award

University of Maryland School of Architecture, Planning & Preservation



General Overview of Project

Antigua, Guatemala, a historic colonial city with colorful buildings, paints its streets with vibrant colors. Antigua is located within a ring of fire, which consists of a belt of active volcanoes and earthquakes. In 1773, the Santa Maria earthquake destroyed homes, municipalities, and churches, leaving the city in ruins and pushing the settlers to abandon the city. Antigua has become a major tourist destination largely populated with hotels, restaurants, and retail shops, pushing out the people of Antigua.

This project focuses on exploring timber technology in an earthquake-prone region by learning, understanding, and embracing place with new technology that can sustain the future through resiliency, social engagement, history, community, and economic development.

Alignment with Charter Principles

This project focuses on creating a walkable neighborhood with affordable housing, a community center, a school, and public green spaces. Connecting to the existing city grid allows residents access to civic spaces, shops, markets, parks, and transportation on walkable streets.

The buildings are designed for generations using local renewable materials, addressing housing issues and shortages by providing healthy and durable homes. The community center encourages educational opportunities and social interaction between the residents celebrating culture and residents' quality of life.



What Makes the Project Unique?

This project integrates tradition and new technology in a colonial city by providing community and economic development, resiliency, and social engagement. Exploring Antigua – its culture and history, sketching and analyzing, and speaking to people assisted in understanding housing issues, education, and employment opportunities.

Analyzing the urban fabric, the block, and housing typology was a major aspect of this project. Understanding how Antigua was designed and how those design strategies could be applied and used as guiding principles in future developments was important.



City of Groveland



Florida’s First Dark Sky Community

In June 2023, the City of Groveland became the first certified International Dark Sky Community in the state of Florida and the Southeast United States. This achievement followed a three-year Dark Sky Initiative led by City staff with strong community support from residents, businesses, and utility providers. A key component of the Initiative was the adoption of a comprehensive Dark Sky Lighting ordinance in August 2022 by Groveland’s City Council. The Dark Sky Community certification has become an important part of Groveland’s identity as the City with Natural Charm. Groveland’s vitality is rooted in conservation and preservation, characterized not only by its agrarian setting and ecological values, but also by its efforts to protect the visible night sky.

Dark Sky Lighting & Charter Principles

Groveland’s Dark Sky Initiative supports CNU Charter Principles with a program that integrates elements of environmental stewardship, community engagement, streetscape design, and infrastructure planning. The City’s lighting ordinance provides a comprehensive framework to update exterior lighting citywide, resulting in energy and cost savings, a safer pedestrian and driver experience, capital improvements, and increased nocturnal biodiversity.



A Community’s Call to Protect the Night Sky

Groveland sits at the edge of the night sky. On a clear summer night, the Milky Way is still visible to the naked eye. Light pollution from Orlando, Clermont, and other nearby cities threatens this nocturnal experience, as does rapid development within Groveland and throughout Lake County. A small rural town historically, Groveland’s population increased from 2,978 in 2000 to over 25,000 today. Projections foresee the City’s population exceeding 80,000 within 25 years. Groveland’s Dark Sky Initiative seeks to limit the impacts of this growth on the night sky and to spark a regional response. Since receiving the certification, the City of Groveland staff has already met with several municipalities across Florida interested in learning more about dark sky policies. Without a concerted effort by jurisdictions throughout Central Florida, visibility of the night sky will wane over the coming decades, depriving residents and future generations of access to one of our most treasured natural resources. Groveland’s Dark Sky Initiative and policy standards represent replicable models for other communities to embrace.

Neighborhood, District, and Corridor

Regenerative Conservation

Student Merit Award

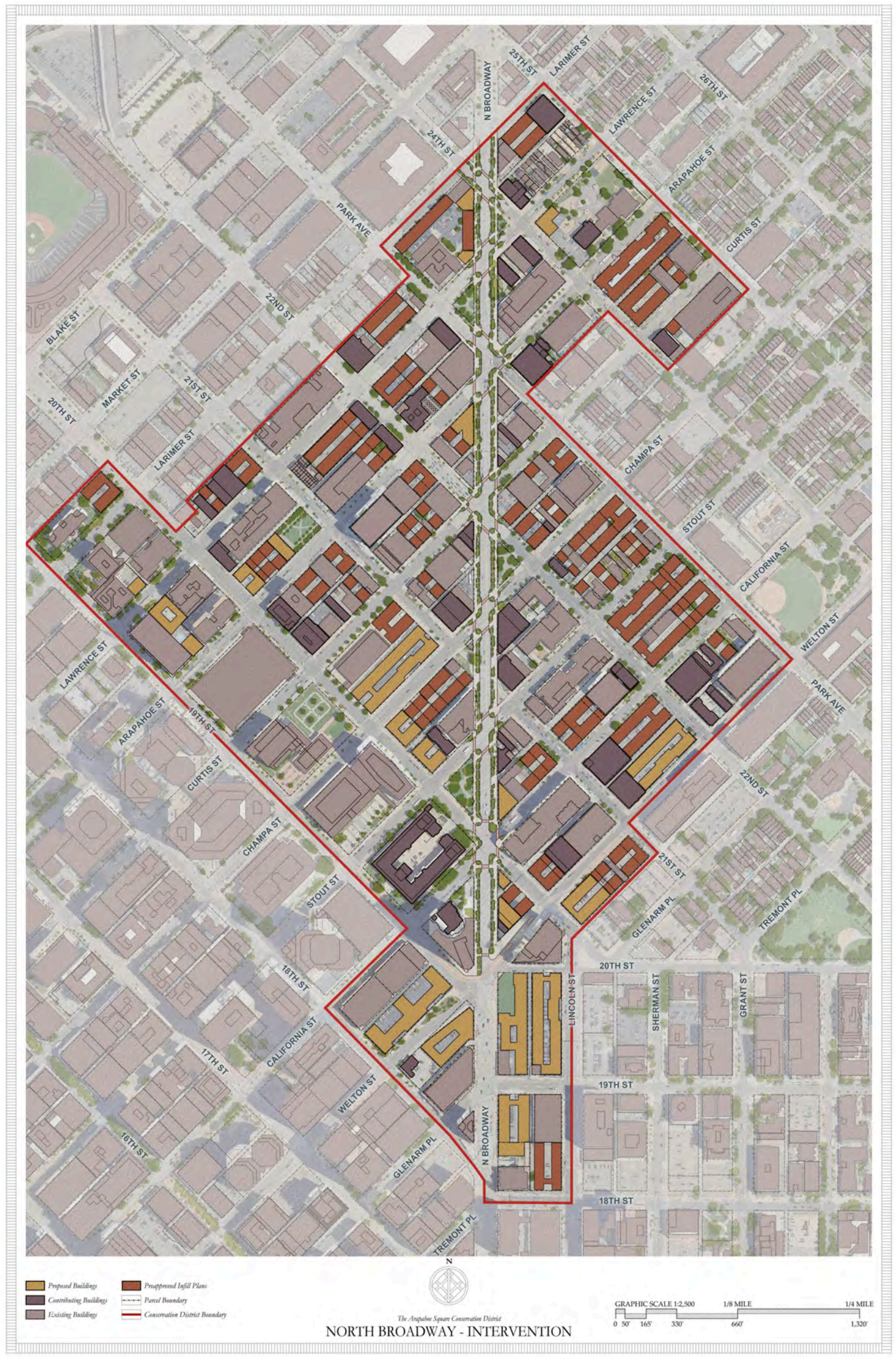
Centering Preservation Philosophy within Urban Planning Policy

Sean Gaouette / University of Notre Dame



Denver embodies the Spirit of the West, both deeply rooted in people and place, and continually looking forward to the next horizon. This perpetual tug-of-war echoes in the city's built environment between the philosophies of Preservation and Development. Amidst a decades-long housing crisis – which will only be worsened by the densifying effects of climate-driven migration – architects must look for creative solutions to ameliorate these conflicts in the built environment. This project links architecture, urbanism, and policy through heritage-focused interventions to incentivize preservation *through* development:

- 1. **Conservation District:** applying ordinance that amplifies existing neighborhood identity, guides its evolution, and promotes resilient architecture for a sustainable future.
- 2. **Pre-approved Plans:** reigniting the reality of incremental development by lowering barriers
- 3. **Humanistic Design:** places and spaces that relate to individuals on the urban, architectural, and detail scale, and transcend them through ties to tangible and intangible shared heritage.

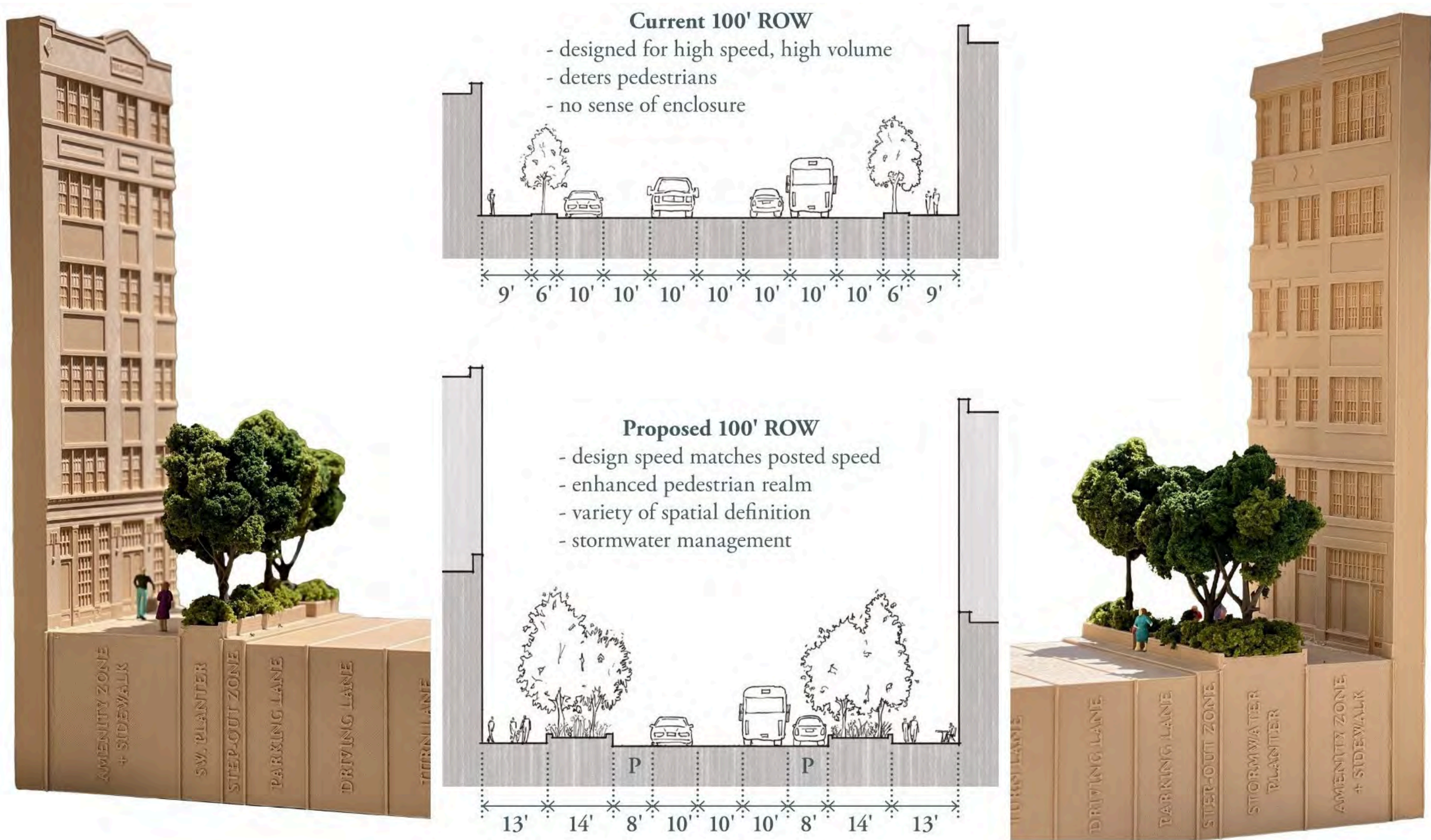


Arapahoe Square, once a dense, vibrant neighborhood, struggles with the effects of Urban Renewal, but its history illustrates its path toward a sustainable future.

Multi-generational stewardship is the core principle of preservation, which is itself inseparable from sustainable human settlements. The continuity of historic DNA through new construction is at the heart of **communal memory** and **place identity** and is the principal goal of all interventions.

Traditional sustainability measures, paired with proven advances, build resilience throughout the pedestrian-oriented, mixed-use, mixed-income district. A focus on incremental evolution fortifies grassroots involvement.

Regenerative Conservation pushes humanist design and traditional sustainability to their urban conclusion: the greenest city is the one that already exists.



As a fourth-generation Coloradan, I grew up listening to stories of how much Denver had changed since the time of my great-grandparents. In the built environment, this change was almost always zero-sum: housing and commercial space were created at the expense of heritage resources; preservation interventions were implemented to restrict new construction. Rare examples, like the restoration of Union Station, have bridged this divide, and remain amongst the most successful and beloved projects in the city. Similar opportunities for preservation-led development are incredibly scarce, but a revised approach offers the possibility of broader application.

This project combines a variety of tools – conservation districts, code amendments, design guidelines, and pre-approved plans – to weave a multi-layered approach to overcome common preservation and development hurdles. When informed by heritage and pursued incrementally, projects are more easily initiated, neighborhood memory and identity are more readily safeguarded, and interventions can catalyze collective positive change.

