Creating & Supporting a New Urbanist Urban Form

NETWORK AND PLACE

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Steps Towards Implementing Sustainable Transportation Network

- Definition of Network & Place Elements
- Method of Integrative Design
- Guidance for Specific Design Issues
- Implementation Strategy
Defining the Terms of Discussion

• “Network”
  – Full multi-modal transportation infrastructure of urban environments

• “Place”
  – Full spectrum of land use and form that make up urban environments
Conventional Practice

- Simplifies Network and Place
  - Regional Transportation Plans
    - Simplify land use
    - Do not look at full network
  - General or Community Plans
    - Rarely can influence all the transportation variables
  - Corridor Plans
    - Focus only on a portion of network
  - Transit Plans
    - Land use typically secondary
Scale of the Discussion

• CNU Charter
  – The block, the street, and the building
  – The neighborhood, the district, and the corridor
  – The region: metropolis, city, and town

  – Beyond the region (inter-regional): the state, the nation, and the planet?
Link and Place

- Transportation Function and Land Use Conditions have equal footing in the design of streets

- Stephen Marshall et. al.
Network and Place

Conventional Scope of a Transportation Plan

Conventional Scope of a Comprehensive Plan

Conventional Scope of a Place Plan

Conventional scope of a road plan

Conventional scope of a land use plan

Scope of a Street Plan
• Walkable Places
  – At some level every urban place is walkable
  – What we are aiming for is the best quality in the experience of walking
  – But the Sustainable Transportation Network must include all urban places
Definition of Place Types

• Applicability of the Transect
  – How do we handle CSD (Conventional Suburban Development)?
  – How do we deal with primary land uses?
    • Places we live
    • Places we work
## Definition of Place Types

### Table 4.1

<table>
<thead>
<tr>
<th>Context Zone</th>
<th>Distinguishing Characteristics</th>
<th>General Character</th>
<th>Building Placement</th>
<th>Frontage Types</th>
<th>Typical Building Height</th>
<th>Type of Public Open Space</th>
<th>Transit (Where Provided)</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-1 Natural</td>
<td>Natural landscape</td>
<td>Natural features</td>
<td>Not applicable</td>
<td>Not applicable</td>
<td>Not applicable</td>
<td>Natural open space</td>
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<tr>
<td>C-2 Rural</td>
<td>Agricultural with scattered development</td>
<td>Agricultural activity and natural features</td>
<td>Large setbacks</td>
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<td>Not applicable</td>
<td>Agricultural and natural</td>
<td>Rural</td>
</tr>
<tr>
<td>C-3 Suburban</td>
<td>Primarily single family residential with walkable development pattern and pedestrian facilities, dominant landscape character</td>
<td>Detached buildings with landscaped yards, normally adjacent to C-4 zone.</td>
<td>Varying front and side yard setbacks</td>
<td>Lawns, porches, fences, naturalistic tree planting</td>
<td>1 to 2 story with some 3 story</td>
<td>Parks, greenbelts</td>
<td>Local, express bus</td>
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<td>C-4 General Urban</td>
<td>Mix of housing types including attached units, with a range of commercial and civic activity at the neighborhood and community scale</td>
<td>Predominantly detached buildings, balance between landscape and buildings, presence of pedestrians</td>
<td>Shallow to medium front and side yard setback</td>
<td>Porches, fences</td>
<td>2 to 3 story with some variation and few taller workplace buildings</td>
<td>Parks, greenbelts</td>
<td>Local, limited stop Bus Rapid Transit, express bus; fixed guideway</td>
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<td>C-5 Urban Center</td>
<td>Attached housing types such as townhouses and apartments mixed with retail, workplace, and civic activities at the community or sub-regional scale</td>
<td>Predominantly attached buildings landscaping within the public right of way substantial pedestrian activity</td>
<td>Small or no setbacks, buildings oriented to street with placement and character defining a street wall</td>
<td>Stoops, dooryards, storefronts, arched walkways</td>
<td>3 to 5 story with some variation</td>
<td>Parks, plazas, and squares, boulevard median landscaping</td>
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<td>C-6 Urban Core</td>
<td>Highest-intensity areas in sub-region or region, with high-density residential and workplace uses, entertainment, civic, and cultural uses</td>
<td>Attached buildings forming sense of enclosure and continuous street wall landscaping within the public right of way, highest pedestrian and transit activity</td>
<td>Small or no setbacks, building oriented to street, placed at front property line</td>
<td>Stoops, dooryards, forecourts, storefronts, arched walkways</td>
<td>4+ story with a few shorter buildings</td>
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**Districts** To be designated and described locally, districts are areas that are single-use or multi-use with low-density development pattern and vehicle mobility priority thoroughfares. These may be large facilities such as airports, business parks, and industrial areas. As applicable.

(Based on transect zone descriptions in SmartCode V-6.5, Spring 2005 Credit: Duany Plater-Zyberk & Company.)

Shaded cells represent Context Zones that are not addressed in this report.

### ITE Manual “Context Zones”
Definition of Place Types

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Definition of Network Components

- ITE Manual Thoroughfare Types
  - Freeway/Expressway/Parkway
  - Rural Highway
  - Boulevard
  - Avenue
  - Street
  - Rural Road
  - Alley/Rear Lane
Case Studies
Nashville

- Use the Transect for County-wide land use policy system
- Use other place type definitions for Community & Neighborhood Plans
Case Studies
CTOD TOD Typologies

• New Transit Town
  – Urban Downtown
  – Urban Neighborhood
  – Suburban Center
  – Suburban Neighborhood
  – Neighborhood Transit Zone
  – Commuter Town Center

• Denver TOD Types
  – Downtown
  – Major Urban Center
  – Urban Center
  – Urban Neighborhood
  – Commuter Town Center
  – Main Street
  – Campus/Special Events Station
Case Studies
Portland Metro Region, Oregon

- Urban Design Types
  - Central City
  - Regional Centers
  - Town Centers
  - Main Streets
  - Corridors
  - Station Communities

- Implementation
Case Studies
Places29 Albemarle County

- **Center Types**
  - Civic Green Center
  - Neighborhood Service Center
  - Community Center
  - Destination Center
  - Uptown

- **Neighborhood & District Types**
  - Residential Neighborhood
  - Employment Neighborhood
  - Mixed Use Neighborhood
  - Uptown
  - Airport District
Case Studies
Places29 Albemarle County

- Transect Used to Define:
  - Intensity
  - Urban Form