New Urbanism

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NEW URBANISM:

is the most important planning movement this century, which emerged during the late 1980s and early 1990s, and is about creating a better future for us all.

It is an international movement to reform the design of the built environment, and is about raising our quality of life and standard of living by creating better places to live.
NEW URBANISM:
is the revival of our lost art of place-making, and is essentially are-ordering of the built environment into the form of complete cities, towns, villages, and neighborhoods - the way communities have been built for centuries around the world.

New Urbanism involves fixing and infilling cities, as well as the creation of compact new towns and villages.
What’s Old in New Urbanism

Many of the planning ideas behind New Urbanism are not new.

Ebenezer Howard Garden Cities of To-morrow 1902
Since America was founded, many of its best-loved towns and cities have been carefully planned.
Why do we need it?

- Disinvestments in central cities.
- Spread of placeless sprawl.
- Increasing separation of race and income.
- Environmental deterioration.
- Loss of agricultural lands and wilderness.
Root Causes:

- Changing household demographics.
- Land consumption without regard to natural features or physical limits.
- Federal and state policies that encourage low-density sprawl.
- Street standards are insensitive to human needs.
- Zoning codes leave little room for individualization.
Charter of New Urbanism
The Region: Metropolis, city and town.

On a regional scale:
- Finite places with geographic boundaries.
- Fragile relationship between urban area and hinterland.
- Development patterns should not blur edges of the metropolis.
- Infill development should be encouraged over peripheral expansion.
- Revenues and resources should be shared among the municipalities to avoid destructive competition.
The Region: Metropolis, city and town
Charter of New Urbanism

Neighborhood: the district and the corridor.

On a neighborhood scale:

- Neighborhoods should be compact, pedestrian-friendly and mixed-use.
- Broad range of housing types to bring variety.
- Civic, institutional and commercial activity should be embedded in neighborhoods, not isolated.
- Public transportation should be a viable alternative to the automobile.
- Parks should be a viable alternative to the automobile.
a neighborhood scale

5 minute walk
a neighborhood scale
Charter of New Urbanism
The block, street and building.

On a block scale:
- Individual architectural projects should be linked to their surroundings.
- Architecture and landscape design should grow from local climate, topography, history, and building practice.
- Development must adequately accommodate automobiles whiles being pedestrian-friendly.
- Streets should be safe, yet interesting and open to the pedestrian.
The block, street and building

Washington Township, New Jersey

Mizner Park, a completed mall redevelopment in Boca Raton, Florida
The block, street and building

Plan for The Crossings, Mountain View, California (project been built)
Principles of New Urbanism
Principles of New Urbanism

The principles of New Urbanism can be applied increasingly to projects at the full range of scales from a single building to an entire community.
1: Walkability

- Most things within a 10-minute walk of home and work.
- Pedestrian-friendly street design.
- Pedestrian streets free of cars in special cases.
Walkability

(Source: http://www.beyonddc.com/features/kentlands.html)
2: Connectivity

- Interconnected street grid network disperses traffic & eases walking.
- A hierarchy of narrow streets, boulevards, and alleys.
- High quality pedestrian network and public realm makes walking pleasurable.
3: Mixed-use and diversity

- A mix of shops, offices, apartments, and homes on site. Mixed-use within neighborhoods, within blocks, and within buildings.
- Diversity of people - of ages, classes, cultures, and races.
Mixed-use and diversity
4: Mixed-housing

A range of types, sizes and prices in close proximity.
5: Quality of architecture & urban design

- Emphasis on beauty, aesthetics, human comfort, and creating a sense of place; Special placement of civic uses and sites within community.
- Human scale architecture & beautiful surroundings nourish the human spirit.
6: Traditional neighborhood structure

- Discernable center and edge
- Public space at center
- Importance of quality public realm; public open space designed as civic art
- Contains a range of uses and densities within 10-minute walk
- Transect planning: Highest densities at town center; progressively less dense towards the edge.
Traditional neighborhood structure
7: Increased density

- More buildings, residences, shops, and services closer together for easy of walking, to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live.
- New Urbanism design principles are applied at the full range of densities from small towns, to large cities.
8: Transportation

- A network of high-quality transit connecting cities and towns together.
- Pedestrian-friendly designs that encourage the use of bicycles, scooters and walking as daily transportation.
9: Sustainability

- Minimal environmental impact of development and its operations
- Eco-friendly technologies, respect for ecology and value of natural systems
- Energy efficiency
- Less use of finite fuels
- More local production
- More walking, less driving
Benefits of New Urbanism

Benefits to Residents

• Higher quality of life
• Better places to live, work, & play
• Less traffic congestion & less driving
  Healthier lifestyle with more walking, and less stress.
• Close proximity to main street retail & services.
• Close proximity to bike trails, parks, and nature.
• Better sense of place and community identity with more unique architecture.
• More open space to enjoy that will remain open space.
• More efficient use of tax money with less spent on spread out utilities and roads.
• More freedom and independence to children, elderly, and the poor in being able to get to jobs, recreation, and services without the need for a car or someone to drive them.
Benefits of New Urbanism

- **Benefits to Businesses**
  - Increased sales due to more foot traffic & people spending less on cars and gas.
  - More profits due to spending less on advertising and large signs.
  - Better lifestyle by living above shop in live-work units - saves the stressful & costly commute.
  - Economies of scale in marketing due to close proximity and cooperation with other local businesses; Smaller spaces promote small local business incubation.
  - Lower rents due to smaller spaces & smaller parking lots.
  - Healthier lifestyle due to more walking and being near healthier restaurants.
Benefits of New Urbanism

- **Benefits to Developers**
  
  - More income potential from higher density mixed-use projects due to more leasable square footage, more sales per square foot, and higher property values and selling prices.
  - Faster approvals in communities that have adopted smart growth principles resulting in cost / time savings.
  - Less need for parking facilities due to mix of residences and commercial uses within walking distance of each other.
  - Less impact on roads / traffic, which can result in lower impact fees.
  - Lower cost of utilities due to compact nature of New Urbanism design.
Ways to Implement New Urbanism

1. The single building
2. Groups of buildings
3. The urban block
4. The neighborhood
5. Networks of neighborhoods
6. Towns
7. Cities
8. Regions
Obstacles to Overcome

Restrictive zoning
Obstacles to Overcome

Lack of design standards

Prospect, CO  Celebration, FL
Obstacles to Overcome

Lack of truly affordable housing
New Urbanism:

“Giving more people more choices about where and how they want to live”