

DIVISION PREPARES TOOLS TO HELP MEMBERS SPREAD THE WORD

In an effort to assist members in speaking with others about the principles embodied in new urbanism, the New Urbanism Division of APA is developing a PowerPoint presentation that will outline the basic concepts of new urbanism in a simple format and style. The presentation enables planners to educate other planners, elected officials, civic groups, media and average citizens about the benefits of new urbanism.

There are many people who are still unaware of the movement or who do not clearly understand the time-proven qualities that form its basis. The PowerPoint presentation communicates in a very direct manner with clear examples. The division used graphics and text from both the Congress for the New Urbanism and Smart Growth America, and blended with images and text from the Hillsborough County Planning Commission in Tampa in creating the educational presentation.

The law firm of Freilich, Leitner and Carlisle in Kansas City, Missouri, has provided funding for the effort so that we can offer this important tool to our members free of charge, with distribution via compact disc. The division is also discussing the possibility of making this educational presentation available to non-members in the future for a nominal fee.

The presentation starts with a description of smart growth and the APA program addressing that issue and

leads into a more detailed description of new urbanism. Highlights include examples of how the concepts are treated at different levels of density and intensity, as well as the benefits of this pattern of development on everyday lives.

The benefits of new urbanism are presented in a non-confrontational style that the audience can relate to other issues in their lives. Anyone watching the presentation should have a clear and basic understanding of the concepts and why they are important.

The division intends for this presentation to be the first in a series to address the many issues and challenges involved in effecting change toward the development of communities that embrace the principles of new urbanism.

At the recent Congress for the New Urbanism conference in Washington, it was stated that in the last year, the percentage of new development built with new urbanist principles has gone from 1% to about 4%. Part of our mission is to make sure we provide the tools to make that percentage go much higher. Together, we can make that happen.

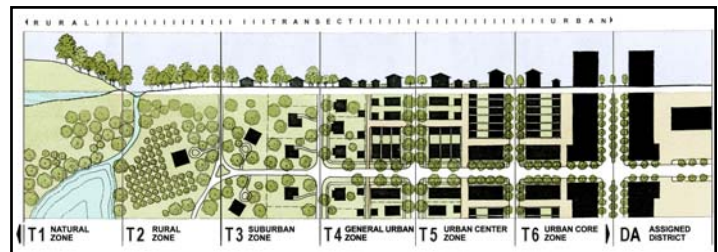
- Ray Chiaramonte, AICP, CNU

Ray is the Vice-Chair of the New Urbanism Division and is the Assistant Executive Director of the Hillsborough County Planning Commission

DESIGN-BASED CODES FOR 21ST CENTURY COMMUNITIES

Urban codes that regulate the design of buildings and streets have been in existence since the architect Vitruvius transcribed them in ancient Rome. Later, these practices were adopted by Renaissance Italy when architects such as Palladio published their handbooks of building form and design. The first recorded use of public design guidelines was in Siena, Italy, in the 13th century, when elected officials sat in judgment upon buildings that were to line that city's streets and great public piazza.

In North America, our development regulations date to the Law of the Indies set forth by King Phillip II of Spain on July 13, 1573, to ensure that "the discoveries and new settlements and pacification of the land and provinces that are to be discovered, settled, and pacified in the Indies be done with greater facility and in accordance with the service to God Our Lord, and



Graphic by DPZ

The Transect categorizes natural systems and human habitats by their degree of urbanism ranging from the protected woodland and watershed to the center city. It serves as a basis for many modern design-based codes

APA

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NEW URBANISM IN PRACTICE

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New Urbanism in Practice, published quarterly, is the official newsletter of the New Urbanism Division of the American Planning Association. We welcome articles, letters, suggestions, and information for inclusion in the newsletter. Please forward your submissions to our Editor, Suzanne Rhees. The next deadline for the submission of articles is January 4, 2004.

New Urbanism in Practice along with other information about the New Urbanism Division is found online at:

<http://www.planning.org/divisions/>

Division members are encouraged to sign up for the Division list-serve at <http://list.planning.org>

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RURAL NEW URBANISM ~ AN OXYMORON?

Summer scenes ~ water skiers and loud buzzing jet-skis circle a recreational lake in the North Woods. On wilderness lakes nearby, canoeists search for campsites and rub elbows on portages. Traffic backs up on two- and four-lane roads leading to ocean beaches. Rock climbers tackle a cliff just below a busy highway. Corn grows quietly on vast tracts of land, while new house lots appear here and there along the road frontage. All these places can be thought of as rural, and all are under some type of development pressure.

Meanwhile, small towns on the Great Plains continue to wither and die as the younger population moves elsewhere. In the Rocky Mountain West, farmland is taken out of production as water is diverted for urban use. Counties in northern Minnesota own hundreds of thousands of acres of "tax-forfeit land," mostly forest or peatlands, abandoned by their owners in the Great Depression. All these places can be thought of as rural, and all are finding it difficult to sustain their economies.

Can the principles and concepts of the new urbanism be used in planning for the most rural areas, as parts of a larger region or simply as working or natural landscapes?

The relationship between rural conservation and the new urbanism is one that has received relatively little attention in what is essentially an "urban" movement. Principles have been articulated, but perhaps not widely applied. The language of the Charter of the New Urbanism points toward a holistic and regional vision:

"Metropolitan regions are finite places with geographic boundaries derived from topography, watersheds, coastlines, farmlands, regional parks, and river basins. The metropolis is made of multiple centers that are cities, towns, and villages, each with its own identifiable center and edges.

The metropolis has a necessary and fragile relationship to its agrarian hinterland and natural landscapes. The relationship is environmental, economic, and cultural. Farmland and nature are as important to the metropolis as the garden is to the house."

New urbanists have tended to advocate the same principles across the rural-urban spectrum, or Transect: mixed and compact land use that results in a denser pattern of settlement, structured and defined by an interconnected street system, civic buildings and open space, and surrounded by a protected rural, agricultural or wilderness landscape. But how is this rural ideal to be achieved? As population centers grow more urban, will the countryside grow more rural?

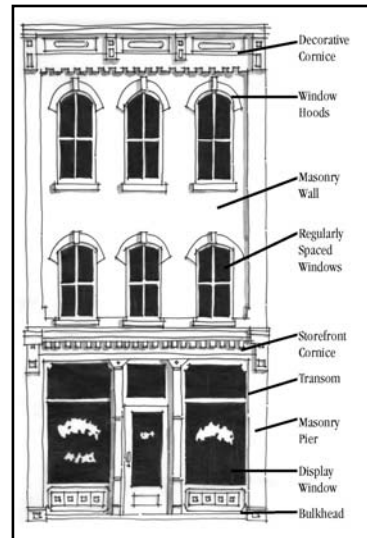
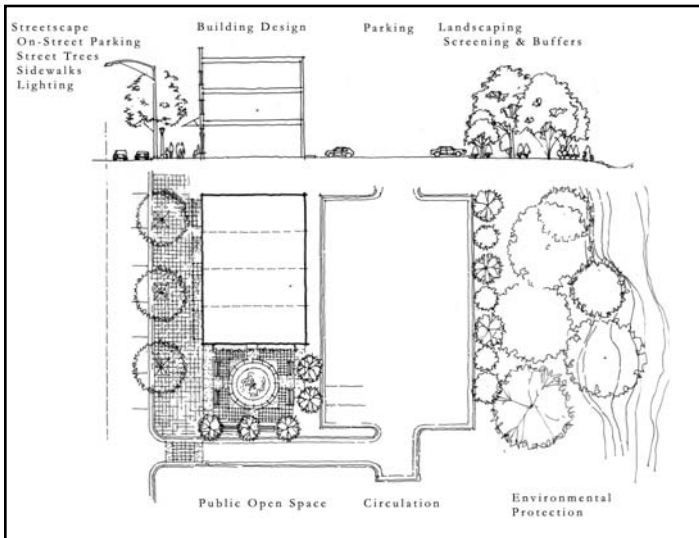
In some respects the solutions are broad-brush - regional planning, regional growth boundaries. Peter Calthorpe and William Fulton, in **The Regional City**, note "Perhaps the most controversial of regional policies are those that deal with the quantity and location of growth." Urban growth boundaries should be defined at the regional level, protecting both farm and forestland and major natural features. But only a few states, cities and regions have succeeded in achieving and sustaining such boundaries. Then there are the rural areas far from any metropolitan region, often seeking economic development in almost any shape or form, in an effort to sustain a fragile resource-based economy.

There are, of course, many good examples of planning techniques for rural conservation. The National Trust for Historic Preservation has been a leader in this area, publishing an excellent guidebook, **Saving America's Countryside**, (Stokes, Watson and Mastran, 1989 and 1997) that outlines both the planning basics and the long community organizing process that rural communities must go through to take charge of their futures. APA's own Small Town and Rural Planning Division has also put together valuable publications and conference sessions on the many facets of rural planning. And the work of Randall Arendt, in particular, has educated a generation of planners and planning officials on the design of conservation subdivisions that allow denser development on a portion of a site while keeping the rest of it in farmland or open space. These techniques overlap in many respects with new urbanist concepts, such as the creation

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DESIGN-BASED CODES



Graphics representing the scope of modern design-based codes ranging from the most public elements of the street and environment to the private realm of the building facade (Images by The Lawrence Group)

for the welfare of the natives, among other things.”

The regulations for new settlements and towns included specific criteria for the placement and design of the central plaza or square, the location of civic buildings, the dedication of public open space, and the segregation of noxious uses.

Today, our principal tools of regulating the growth of our communities are zoning and subdivision ordinances. These tools, with their unyielding reliance on the strict segregation of uses, are highly inferior to our ancient codes in the creation of beautiful communities. Most recently, a new model has emerged, known as “Design-Based Codes” or “Form-Based Codes.” These evolutions in the precision of community regulations have been largely attributed to the rise of New Urbanism, a movement that has sought to improve the quality of the human habitat through design.

Modern design-based codes seek to prescribe the physical design of buildings and infrastructure while permitting a greater flexibility in the use and activity. These codes recognize that many of our most cherished neighborhoods and downtowns were constructed during a period before zoning. As such, these areas have been much more adaptable to changes in demographics, retail trends, and technology (i.e. telecommuting) than new suburban subdivisions with rigid setbacks, narrow use requirements, and overbearing restrictive covenants that typically promote monotony and predictability.

The key to the successful implementation of design-based codes is based on the following key elements:

1. *Clear and concise standards*
2. *Style neutral*
3. *Easy to read format*
4. *Streamlined permitting*

To ensure success, all four elements must be incorporated into any effort, otherwise a community will run the risk of losing support and derailing the process.

1. *Clear and Concise Standards*

The most difficult task in design-based code preparation is crafting a standard that achieves a desired effect or outcome without over-manipulating the design process. Design standards should be tied to measurable purposes and outcomes. One such outcome is increasing pedestrian activity across a building frontage (to reduce or prevent congestion in the public streets) or ensuring infill building compatibility (to facilitate the creation of a convenient, attractive and harmonious community). This draws the “essential nexus” or required connection between the regulation and a valid public purpose.

An example of this is the desire to move residential buildings closer to the street to encourage pedestrian activity while maintaining a commensurate level of privacy for occupants. To accomplish this, residential buildings historically have been elevated from the grade of the sidewalk, usually approximately 1½ to 2 feet. This will allow the lower sill height of the fronting windows to be above eye-level for most passers-by, ensuring that the occupants can monitor the activities of the street without sharing their evening meal selections with all of their neighbors.

Codes should also avoid loose, highly subjective language such as “the project should be interesting” or “harmony in texture, lines, and masses [is] encouraged.” Particularly in areas where the judiciary has not accepted aesthetic zoning, communities would do well to avoid such vagaries and consistently tie

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DESIGN-BASED CODES

design standards to the purpose statements found in their enabling legislation.

2. Style Neutral

Design-based codes are often criticized as overly prescriptive, encouraging “Mickey Mouse architecture,” by imposing rigid, contrived conditions on buildings. In fact, the opposite is usually the case. Most design-based codes, except for those written specifically for a historic area, are usually much more permissive in style and detail than conventional appearance codes.

To that end, design-based codes outside of a historic district should refrain from specifically mentioning a particular architectural style. Most architectural styles found in the United States can fit well within the context of an urban block. As a rule, good urbanism can trump bad architecture.

Of course, there are some basic rules of pedestrian-scaled urban design techniques such as the requirement that all buildings have a definable base, middle, and top in façade treatment as well as a requirement for adequate fenestration (doors and windows) at the street level.

A number of specific architectural styles do not meet this definition in the strict sense, particularly modernist styles such as the international and deconstructionist styles. This does not preclude use of these styles in the urban environment, but special attention needs to be paid to ensure that such iconic architecture does not visually impact the pedestrian realm.

3. Easy to Read Format

The format of the document that presents the design requirements is nearly as important as the standards themselves.

Standards should be clear in their narrative, as their legality will be tested by the interpretation of the text. Graphics, photos, and illustration should be generously included, but should be used only to supplement the text, not supplant it.

Other basic publishing rules should apply as well, including a readable typeface, consistent margins, balanced white space, and a thorough index.

Communities must also consider the prevalence of codifying ordinances through the Municipal Code Corporation (MCC) and similar web-based Code clearinghouses. The format must not be so rigid or over-sophisticated as to preclude publishing by the MCC.

Communities should strongly consider the use of basic word processing software packages such as Microsoft Word and Corel WordPerfect in lieu of more sophisticated desktop publishing packages such as Quark Express and Adobe PageMaker. Both

Word and WordPerfect have a good set of tools for publishing design-based codes which make for easy publishing and updating. Adobe Acrobat is also very useful for creating compressed files that are easily posted on the web for broad dissemination.

4. Streamlined Permitting

Perhaps the most important tool in successful implementation of a design-based code is the facilitation of permits. Requiring developers to submit to design requirements, particularly in an area where they are relatively new, and then sending their development application through a rigorous public process is the equivalent of hitting them with two sticks.

In general, developers are much more willing to abide by design guidelines if they know that compliance will assure a permit. Well written design guidelines ensure a sense of predictability for both developers and the public.

When combined with an expedited permit process, design-based codes will also induce developers to spend more money on important elements such as the building facade rather than on a prolonged public process and loan interest.

Ultimately, the implementation of design-based codes will vary from community to community. Some will completely integrate the design process with the zoning ordinance, while other will opt for a floating district/parallel code or a “triggered” mechanism.

Triggered processes include rezonings, a minimum development size or number of lots, or will apply only in areas where small area or neighborhood plans have been adopted. Developers and property owners are subject to the design-standards only when they initiate a change to the development expectations. In other words, they have certain development rights on a by-right basis exclusive of design criteria, but when they seek a change, such as increased density, the design standards would be applied.

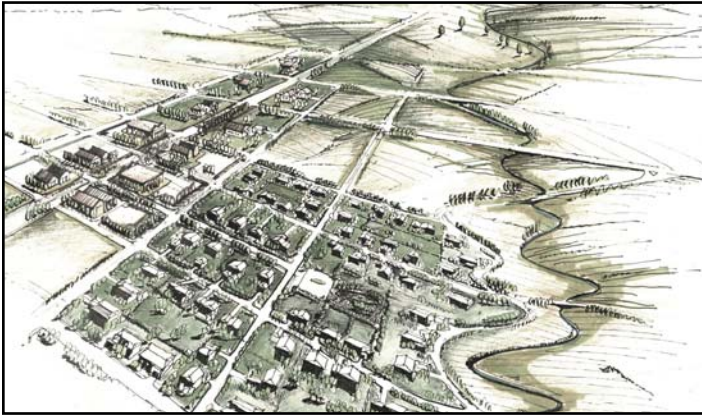
Parallel districts/floating overlays work in much the same fashion in that they may have certain performance criteria established in order to qualify. However, unlike triggered mechanisms, they are written in a manner that encourages their use. If the threshold criteria are met (minimum development size, location in conformance with adopted plan, etc.), developers may have the parallel codes applied by-right and need not go through any pub-

In general, developers are much more willing to abide by design guidelines if they know that compliance will assure a permit. Well written design guidelines ensure a sense of predictability for both developers and the public.

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RURAL NEW URBANISM



A potential extension of a rural village in Rice County, Minnesota includes open space and a variety of housing types that complement and strengthen the existing village. Rice County is considering the use of TDRs to create such village extensions. (Graphic by URS)

of new hamlets or villages, but differ in others ~ many conservation subdivisions favor the cul-de-sac rather than the connected street network, for example.

Many questions remain. How applicable are new hamlets or villages, or even conservation subdivisions, when applied to agricultural regions where any new development may conflict with farming activities? Or resort and tourism areas, where the pressure for access to or views of a lakeshore, coast or mountain range is intense? Should the new urbanist focus remain on the city, town and neighborhood ~ by making these places more viable, can they in turn lessen the growth pressure on the countryside?

Based on my experience promoting rural conservation and urban intensification in rural and suburban counties and small towns, I can offer the following observations:

There are many rural landscapes, each with differing characteristics and needs:

- Intensive agriculture or forestry
- Other resource extraction - mining, etc.
- Resort and recreational landscapes, oriented towards an amenity
- Wilderness areas (these also attract recreational users)
- Small towns in any of these landscapes
- A huge variety of in-between "working landscapes" - i.e. wine country
- The transitional zone around cities and suburbs, where urban qualities become ever more thinly spread and rural qualities are highly valued by new residents

The more rural and remote the region, the less influence conventional planning concepts are likely to have.

- Very large land uses need rural locations, and new ones are always evolving - paint-ball courses replacing the go-kart tracks and rural dance halls of a previous era.
- Rural development is, by nature, auto-dependent - simply not a pedestrian scale - except in the towns that are the economic and social centers of these regions.
- It attracts people who like space around and between them - "50 miles of elbow room" More space means that more semi-legal, illegal or simply undesirable activities can flourish in relative privacy.
- Most of these people will not choose to live in existing villages or clusters of homes organized around some amenity, although some of them will.
- In tourism-oriented regions, and on the urban fringe, it seems almost impossible to 'bar the door' to over-development while allowing everyone to have their piece of it. Thus, the rural and scenic qualities that new residents value are gradually eroded by conventional suburban development.

So what can new urbanists and rural conservationists learn from one another? My hope is that this article will stimulate some needed discussion. According to planner and attorney Joel Russell, who has experience on both sides of the fence: "The notion that new growth in rural areas should follow new urbanist principles raises a lot of interesting questions relating to the diversity of reasons for that growth, the desire for elbow room that drives much of that growth, NIMBY-ism that tends to encourage sprawl and discourage urbanism, and the legal and political tradition of property rights which complicates using regulation to concentrate growth and preserve the countryside from development.

On the other hand, the desire to connect with nature, which underlies so much recent rural development, has within it the seeds of destruction of the very nature with which people want to connect. New urbanism (like old urbanism) seems to be one kind of answer to allowing development and preserving nature. It also strikes a responsive chord in those who long for the sense of "community" so lacking in many modern suburbs and exurbs."

- Suzanne S. Rhees, AICP, CNU
*Suzanne is an Associate Planner with the
 Minneapolis, MN office of URS,
 a planning, design, and engineering firm*



NU SPOTLIGHT
BIRKDALE VILLAGE

Location: Huntersville, NC (about 15 miles north of downtown Charlotte)

Transect Zones:

- T3 - Suburban Zone
- T4 - General Urban Zone
- T5 - Urban Center Zone

Project Size: 52 Acres

Developer (Village Center):

Crosland Development
Pappas Properties

Developer (Neighborhood):

Forest City Land & Development

Design Team:

Shook Kelley, *Architecture & Planning*
LandDesign, *Planning, Landscape*
Architecture, and Civil Engineering

The Bottom Line:

230 Single Family Homes
40 Townhomes
320 Loft Apartments
52,202 sf Office
234,921 sf Specialty Retail

Something quite unique is happening in suburban northern Mecklenburg County. In this fast-growing community located approximately 15 miles north of downtown Charlotte, New Urbanism has replaced “sub-urbanism”. Already home to what is perhaps the highest per capita traditional neighborhood development (TND) activity in the nation, a Village Center is beginning to rise.

Planning for Birkdale Village and its surrounding neighborhood, the Greens at Birkdale, began in the late 90’s. This followed a successful effort by the Towns of Huntersville, Cornelius, and Davidson to manage growth through the adoption of development codes that established a clear preference for New Urbanism. Prior to construction, the land on which this vibrant Village Center sits was an old farm and cow pasture. Like many former farms in growing areas, the pressures of increasing land values coupled with its significant frontage along Sam Furr Road, a major east-west thoroughfare, and its proximity to busy Interstate 77, made this property prime real estate.

Three developers divided the property. Forest City Enterprises, one of the nation’s largest development companies (currently the master developer of Stapleton in Denver, CO) began work on the neighborhood to the north using traditional neighborhood development principles. The neighborhood now includes a mix of townhomes, small-lot, and large-lot single family homes. Most of the homes are served by alleys and the vernacular is reflective of the southern piedmont including Craftsman, Bungalow, and Victorian styles. Porches form the predominate motif of the facade and the homes are set close to the street with the parking to the side or in an alley. The primary builders in the neighborhood were Saussy-Burbank (a division of Arvida) and David Weekly Homes.

The Village Center was developed by the team of Crosland and Pappas Properties. Peter Pappas used his experience gained as the developer of Phillips Place in Charlotte, North Carolina, one of the first lifestyle centers in the nation,





*Clockwise from top right: Three story mixed-use building with apartments above and a restaurant below; Parents and children enjoying the spray-ground; View down the Village Center's main street; Whimsical colors adorn the neighborhood's "rainbow row";
A typical neighborhood street in the springtime
(All Photos by The Lawrence Group)*

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BIRKDALE VILLAGE

and sought to improve upon that model. He joined forces with Crosland, a large regional development company eager to enter the mixed-use market.

Today as you enter Birkdale Village you leave a busy thoroughfare and travel along a wide avenue fronted by shops with a linear park in the median. Parking is provided on-street as well as in four decks that are completely hidden by their liner buildings. Nearly all of the buildings are 2-4 stories and uses are mixed vertically with 320 rental apartments on the upper floors.

Buildings along the main street are detailed in a neo-Nantucket style of architecture with extensive use of siding and high sloping roofs. A white Neo-classical building houses the Banana Republic and the theater is adorned with Art Deco flourishes.

The Village Center is an oval green with seating and a well-used sprayground in the center. Children flock to this free amenity during the summer months from throughout the community. In winter, the local chapter of Habitat for Humanity constructs a log cabin to house Santa and his helpers. On the weekend, the sidewalks are crowded with visitors and outdoor seating. In fact, it has become such a popular place that crowds of teenagers frequently swarm the public streets looking for opportunities to see and be seen spurring, the Charlotte Observer recently to declare Birkdale Village an “urban success”.

The Eastern Federal 16-screen theater was one of the first leases secured and for nearly six months, was the only active tenant. Construction quickly followed, however, and many national tenants signed on, including Barnes & Noble, Banana Republic, The Gap, Williams-Sonoma, Talbots, Ann Taylor, Victoria’s Secret, Pier One, and Dick’s Sporting Goods. In addition, the Center also includes a Cold Stone Creamery, six restaurants, and a number of stores themed for children including two toy stores.

The development is so successful that the \$83 million Village Center was recently sold at a 20% profit to Inland Real Estate Group, a national Real Estate Investment Trust (REIT). Yet the success of Birkdale Village as a true urban place and not just another hybrid mall can measured in another way.

In his forthcoming book **Design First**, David Walters, a professor of urban design at the University of North Carolina at Charlotte, evaluates Birkdale Village:

“The one important element that is missing is a civic presence. There is no Town Hall, no library, police station or post office. The library is isolated on the other side of the freeway, while the other civic functions remain rooted in the small downtown core, three miles away, in a brave effort to stabilize and retain that fleeting piece of history. However, on the positive side, the infrastructure of streets and public spaces in Birkdale Village has been taken over from the developer by the town and are publicly owned and maintained. They are truly public. They could, for example, be the legal site for a political demonstration, an important test.

In an American suburban culture where real urbanity is not something many citizens have experienced, Birkdale’s Main Street ambience is a novel condition. The development’s truly public spaces, the unusual suburban presence of people living and working above the shops ~ sharing in the public realm of the street from their private balconies and open windows ~ is the nearest thing to city life that

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From top: Four story mixed-use building with apartments above and Victoria’s Secret below;
One of many neighborhood squares enfronted by homes; Townhomes within walking distance of the Village Center
(All Photos by The Lawrence Group)

Division Kicks Off with Inaugural Business Meeting and Congress Coordination

Business Meeting

APA's 2003 National Conference in Denver welcomed the New Urbanism Division as it held its inaugural business meeting on Monday afternoon. By the time of the conference, division membership had swelled to 183 from 33 at the end of 2002, and 60 conference attendees gathered at the Adam's Mark Hotel to roll out the division.

Chair Terry Wendt presided, and after a brief introduction to the history of the division and its elected and appointed officers, Terry outlined a proposed purpose for the division defined by key action oriented services:

Declare the applicability of new urbanist principles to the larger objectives of the APA and the professional practice of planning.

Interact with decision makers who have direct bearing on the capacity to make new urbanist plans real and realizable.

Educate citizens, planners, developers and politicians as to the benefits of new urbanist planning. Support division members in their efforts to disseminate and implement new urbanist planning principles.

Elevate the work of new urbanist planning to the point that it becomes main stream.

Some examples of the initiatives that might fall under the different service categories included (among many others):

- distribution of the Charter for the New Urbanism
- transmission of research conducted by others (including case studies)
- preparation of powerpoint presentations to spread a new urbanist knowledge base
- creation of a detailed membership directory listing members skills, goals and areas of interest
- exploration of college curriculum adjustments that address new urbanist planning strategies through the Association of Collegiate Schools of Planning

Following comments from the larger APA, represented by Clyde Forrest, the Division Council Chair and Susan Turner, the Leadership Affairs Coordinator,

the bulk of the Business Meeting centered around an open discussion that was lively and varied, with wide ranging participation. Differentiation of the division from the CNU, website and newsletter content, and the accessible cataloguing of existing new urbanist research were some of the main themes of the discussion.

The single greatest theme of the conversation, however, centered around the division's target audience and activities; specifically how wide or narrow, broad or focused, they should be. In general there is both sentiment for targeting an audience as broad as the general public, and as narrow as planning directors already sympathetic to, or actively engaged in the new urbanism. In the end, the group agreed to initially focus on a constituency that was generally representative of the existing APA, New Urbanism Division, and business meeting attendees.

A straw poll of those sixty-some-odd attendees revealed that approximately two-thirds were CNU members, and approximately two-thirds were already members of the division. Slightly less than one-third worked in the public sector, with another third in private sector development, and a little less than the remaining third in private sector consultancy. There was also a handful of representative planning commissioners, students and non-profit or trade association professionals. This variety and balance bodes well for both the make-up of the division and its capacity to reach truly committed advocates for new urbanist planning at multiple points of contact.

Planners Task Force Meeting

By the middle of June the APA's New Urbanism Division had grown to 216 members, many of whom reconvened at CNU XI in Washington, DC, perhaps serving as something of a recon expedition for the 2004 APA National Conference. CNU's Planners Task Force met for a lunch meeting on the Friday of the Congress.

Rick Bernhardt, outgoing task force chair, gave an introduction and spoke briefly about the ongoing joint APA/CNU form-based coding project, an initiative that will result in the PAS publication of a monograph series. APA Research Associate Lynn Ross described related APA efforts to develop an Urban Design Graphic Standards manual in conjunction with the

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BIRKDALE VILLAGE

many people have ever experienced. It's imperfect, but it's a start."

Walters concludes by stating that "if you go to Birkdale on a Friday or Saturday night you'll see plenty of genuine street life and urban activity. These people are not aware of some distant academic criticizing their behavior. The folks pictured (in the photos on page 7) aren't acting. They're *being*."

- Craig Lewis, AICP, CNU

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DIVISION NEWS

John Wiley & Sons publishing house.

Coding was the theme of the day, as incoming chair Paul Crawford described plans for sharing state of the art coding techniques and tools for the administration of form-based codes. CNU Interim Executive Director Ellen Greenberg explained CNU's overlap with HUD's coding efforts and research into zoning and codes as regulatory barriers to housing affordability and diversity. Murphy Antoine represented the APA's New Urbanism Division and formally introduced the division to the task force.

- Murphy Antoine, AIA, AICP

Murphy is a senior associate with the architecture and planning firm, Torti Gallas CHK. He is the Secretary/Treasurer of the New Urbanism Division.

WE NEED CONTENT

Submit your ideas, articles, photos, book reviews, development spotlights, or whatever else you think others might want to see.

The deadline for the next **New Urbanism in Practice** is January 4th, 2004.

Email your content to Suzanne Rhees, the Newsletter Editor, at suzanne_rhees@urscorp.com

A VOICE FOR THE NEXT GENERATION OF NEW URBANISTS

The Founders and Pioneers of New Urbanism, its "Founding Generation", have taken New Urbanism to the forefront of planning and have solidly established the foundation, principles and methods necessary to move New Urbanism into the future. While the Founders and Pioneers already have accomplished much, they are in the primes of their careers and will provide the enlightened leadership and brilliant thought for which they are known well into the future. Surely none of them ever will retire (I think someone said a planner never retires he just dies).

It has taken the Founding Generation twenty years to cultivate New Urbanism to the point at which we find it today. To do this, they organized themselves and refined their ideas when many of them were in their late twenties and early thirties.

I began to develop some general ideas about a Next Generation of New Urbanists as a way to facilitate the continued advancement of the New Urbanism. We recently completed the 15th anniversary Kentlands charrette in which the original team members, Leon Krier and those of us who work in DPZ's Washington, D.C. office, planned for the next 15 years in the evolution of Kentlands. During the 15th anniversary charrette, we were shown photographs from the first charrette.

As I looked at the pictures from the first charrette, it occurred to me that Andres Duany, my boss and one of the founders of the New Urbanism, was only a few years older than I am now when he headed the Kentlands design team. Mike Watkins, the director of DPZ's D.C. office, my other boss, arrived at the charrette as a volunteer at the same age I am today. I realized that the idea of the Next Generation needed

to be turned into action to help assure the continuation of the incredible successes of the Founding Generation.

The timing is right for the organization of the Next Generation. Three weeks ago, I sent out the first email to 25 people. The response was incredible. Apparently there was untapped energy waiting to be unleashed. I began receiving many emails, some from people I did not know, asking how they could get involved. Just a few weeks after the first email, there are now more than 100 people involved and the number is still growing.

I encourage you to consider the attached the Manifesto of the Next Generation and if you find it to be of interest, contact me so that we can add you to the membership. About two weeks ago, Andres, in the uncanny way he stays ahead of the game, posted a poignant quote on the PRO-URB Listserve. I found this quote fitting for the introduction of the Next Generation.

"Youth is not a period of life, it is a condition of the spirit, a result of the will, a quality of the imagination, an intensity of emotion, a victory of courage over timidity, a taste for adventure over comfort. One becomes old when one abandons one's ideals."

Douglas Mac Arthur 1945

(Posted in a bathroom in rural Belgium)

We trust that New Urbanists in all stages of their careers will support the Next Generation. Please feel free to offer suggestions, advice or critique.

Sincerely,

W. Brian Wright, CNU
The Next Generation

Manifesto of the Next Generation

August 3, 2003

I. The Need

If the development and success of the New Urbanism and its Charter are to be sustainable and their current level of precision, clarity and efficacy are to be expanded upon, it is up to the Next Generation of New Urbanists to be prepared for that challenge. If we, as young professionals and students of the New Urbanism, do not take it upon ourselves to prepare for that challenge, we will not be ready to move New Urbanism forward when the time comes to do so. In order to do that, we need a means to bridge the gap between the Founding Generation and those that are coming into the movement today or have come in to it in the past few years. The Next Generation is being organized to address this challenge and facilitate efforts to assist in achieving it. The Next Generation will help assure that future generations will be equally influential in making the world in which we live a better place.

II. The Elements

A. The Next Generation is being organized as a two-tiered organization. The first tier consists of young professionals of all disciplines. There is no age restriction per se, but the anticipated young professional participant might be in the first half of his or her career.

B. The second tier in the Next Generation is the students. The proliferation of chapters of the Students for New Urbanism around the country in the past year is a strong indicator that young people are now, more than ever, being exposed to New Urbanism at an early time. Students that have identified themselves as New Urbanists need access to professionals in the top New Urbanist firms and the best resources available.

The Next Generation provides for a natural collaboration of young professionals with students, in which any student that wishes has the opportunity to be mentored by young professionals. Although young professionals are still learning, they have valuable insight to offer students who are just starting in the world of New Urbanism.

While it is important for the Next Generation to have the initiative and drive to advance the New Urbanism, an important component of the Next Generation is collaboration with the current leaders and practitioners. It is imperative that the founders and pioneers, our bosses and colleagues, recognize the importance of the Next Generation and share their knowledge, experience and ideas while working closely with the Next Generation to advance the New Urbanism. The success of the Next Generation will be accelerated by those with more experience and wisdom providing guidance, advice, challenges and assistance in opening doors.

The Next Generation looks forward to support from the CNU and its Board of Directors. The Next Generation believes that there should be a member of the young professional constituency of the Next Generation on the CNU Board. This new board member would offer the unique perspective of the young professional, provide visibility for this important element of the CNU and act as a liaison between the Board and the young professionals. In the same way that it is important for the CNU student board member to represent the student component, it is equally important to have representation of the young professionals. We trust that the CNU Board and membership will take an interest not only in the ideas that the Next Generation can offer but also in the opportunity it presents for the Founding Generation to groom the Next Generation.

III. The Goals

The ultimate goal of the Next Generation is to ensure the continuing success of the New Urbanism and its Charter by preparing its members for the future. The Next Generation will become well equipped to take on this responsibility by following the Charter and the models provided by the Founding Generation. It is the intention of the Next Generation to advance the New Urbanism through scholarship, advocacy, educational efforts, hard work and tireless championing of the cause, continuing the positive and open working environment that is prevalent among New Urbanists today.

IV. The Implementation

An email Listserve has been established through which national and international exchange of ideas, planning and organizational matters can be communicated and discussed. The Next Generation intends to utilize to its advantage all of the high tech capabilities for which it is known, such as web pages and teleconferencing, to spread its message and attract new young professionals and students to the New Urbanism. There will be an annual council of the Next Generation, at which young professionals and students have an opportunity to present their work, ideas and vision for the future. This council will be open to participants of all levels of experience, with the Founders and Pioneers in attendance for support, mentoring, interaction and to learn what the Next Generation is thinking and doing.

- **Brian Wright, CNU**

*Brian is with the Washington office of
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Continued from Page 4

DESIGN-BASED CODES

lic approval processes. Many Traditional Neighborhood Development (TND) ordinances are written in this manner.

In conclusion, design-based codes are appropriate in all types of communities from no-growth to high-growth. Care must be taken to craft codes that are appropriate for that community as well combine them with a development approval process that encourages their use.

Use of design-based codes can promote a more consistent, sustainable development for nearly any community. Design-based codes are part of a great story of democratic design that traces its roots back to the time of ancient Rome, helping communities improve their quality of life and character for the next millennium.

- Craig S. Lewis, AICP, CNU

Craig is the Director of Town Planning of The Lawrence Group, a town planning and architecture firm. Email comments to craig.lewis@thelawrencegroup.com.



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ADDRESS CORRECTION REQUESTED

E V E N T S A N D H A P P E N I N G S

December 4-6, 2003

TND II: Case Study Critiques of Built Developments
Miami, FL
www.theseasideinstitute.org

December 11-13, 2003

5th Annual Working Session on
Tools for Community Design and Decision Making
San Francisco, CA
www.tcddm.org

January 14-17, 2004

Solving Urban and Environmental Problems with the Transect
Presented by Andres Duany
Seaside, FL
www.theseasideinstitute.org

January 22-24, 2004

3rd Annual Partners for Smart Growth Conference
Portland, OR
<http://www.lgc.org>

Save The Dates:

April 24-28, 2004 - APA National Conference in Washington, DC
June 24-27, 2004 - CNU XII in Chicago, IL

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Want to Submit an article for the next New Urbanism in Practice? The deadline is January 4, 2004
Contact Suzanne Rhees, Newsletter Editor at suzanne_rhees@urscorp.com.