...mostly good news, and...
natural human habitat: the town
natural human habitat: the town
evolving preferences

Results Pair #14

The Collier County Community Image Survey
where would you prefer to live?
where would you prefer to live?
Developers Discover Old Values Can Bring Astonishing Returns

By CHRISTINA BINKLEY
Staff Reporter of THE WALL STREET JOURNAL

BEAUFORT, S.C.—Like many famous historic districts, this Lowcountry town’s 19th-century core is full of pricey real estate.

A three-bedroom clapboard home with vintage plumbing and creaky stairs sells for upward of $300,000—nearly three times the area’s median home value. It took a century for prices to rise to those they don’t build ‘em-like-that-anymore levels.

But the town’s pricey old homes are being eclipsed by some newcomers. A few miles away, developers Vince Graham and Bob Turner are building a New Age twin to old Beaufort called Newport. Like many “new urban” developments around Florida and the Southeast, the meticulously designed town recalls neighbor-

Cashing In on ‘New Urbanism’
How developers Vince Graham and Bob Turner created Newport, S.C.
Across the nation, citizens with vision and a new community spirit are transforming once run-down urban areas—such as in Chattanooga, Tennessee—into exciting, people-friendly towns.

The Reborn American City
A Place You Might Want To Live
A Report By Lamar Graham

INSIDE: What Is “Deep Play”?...By Diane Ackerman
interest in livable communities

from The Wall Street Journal
teaming up
**CNU**

1993

CNU I

100 attendees

200 members

---

2005

CNU XIII

1250 attendees

2800 members

18 chapters organizing or formed

Source: CNU

nutimeline.net/
The height-to-width ratio of the space generates spatial enclosure, which is related to the physiology of the human eye. If the width of a public space is such that the cone of vision encompasses less street wall than sky opening, the degree of spatial enclosure is slight. The ratio of 1 increment of height to 6 of width is the absolute minimum, with 1 to 3 being an effective minimum if a sense of spatial enclosure is to result. As a general rule, the tighter the ratio, the stronger the sense of place and, often, the higher the real estate value. Spatial enclosure is particularly important for shopping streets that must compete with shopping malls, which provide very effective spatial definition. In the absence of spatial definition by facades, disciplined tree planting is an alternative. Trees aligned for spatial enclosure are necessary on thoroughfares that have substantial front yards.
C.I.A.M.

1928
La Sarraz organizational declaration

1933, S.S. Patris
“Charter of Athens” (pub. 1943)

1953-56
Breakaway led by Smithsons

Source: CNU
2004:
188 signers
building & testing
the state of New Urbanism

Neighborhood-scale NU projects: an indicator

Growth in US New Urban projects
the state of New Urbanism

27% rise in new projects under construction in 2002

36% rise in 2001

25% rise in 2000

Growth in US New Urban projects
the state of New Urbanism

Rate of growth of New Urban communities
the state of New Urbanism

Projects under construction

All projects under construction
- Greenfield: 28%
- Infill: 10%
- Greyfield: 5%
- Brownfield: 5%

Projects beginning construction 2002
- Greenfield: 50%
- Infill: 35%
- Greyfield: 8%
- Brownfield: 6%

Projects under construction by type
the state of New Urbanism

New Urbanist projects by region

* Neighborhood scale, minimum 15 acres
C = Under construction or built
P = Planning
the state of New Urbanism

New Urbanist projects by region
the state of New Urbanism

New Urbanist projects under construction by state

- Yellow: 1-4
- Blue: 10-19
- Green: 5-9
- Red: 20 or more

* Neighborhood scale, Minimum 15 acres
** No projects in Alaska or Hawaii
the state of New Urbanism

New Urbanist projects by state
**TND Projects Built or Under Construction**

<table>
<thead>
<tr>
<th>State</th>
<th>Projects</th>
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<tbody>
<tr>
<td>Alabama</td>
<td>Baldwin Park/Orlando, Dothan Village/Florida, Blackstone Village/Tampa</td>
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<tr>
<td>Arkansas</td>
<td>Bentonville/Bentonville, El Dorado Village/El Dorado, Pinecrest Village/Huntsville</td>
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<td>California</td>
<td>Mantle Lakes Town Center/Miramar, Lakes Park/Orlando, Lakeland Village/San Diego</td>
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<tr>
<td>Colorado</td>
<td>Lakewood Village/Lakewood, Woodbine Village/Woodbine, River Valley Village/River Valley</td>
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<tr>
<td>Connecticut</td>
<td>New Britain/Bristol, Southbury Village/Southbury, Newington Village/Newington</td>
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<tr>
<td>Delaware</td>
<td>Bear Creek Village/Bear Creek, Bear Town/Bear Town, Blue Hen Village/Blue Hen</td>
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<tr>
<td>District of Columbia</td>
<td>East Village/California, Congress Heights/Baltimore, Fort Totten/Washington, D.C.</td>
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<tr>
<td>Florida</td>
<td>Sarasota Village/Sarasota, St. Cloud Village/St. Cloud, New Port Richey/New Port Richey</td>
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<tr>
<td>Georgia</td>
<td>Milton Village/Milton, Roswell Village/Roswell, Sandy Springs Village/Sandy Springs</td>
</tr>
<tr>
<td>Hawaii</td>
<td>Kailua Kona Village/Kailua Kona, Waipahu Village/Waipahu, Kapolei Village/Kapolei</td>
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<td>Illinois</td>
<td>Naperville Village/Naperville, Aurora Village/Aurora, Rolling Meadows Village/Rolling Meadows</td>
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<td>Indiana</td>
<td>Carmel Village/Carmel, Fishers Village/Fishers, Zionsville Village/Zionsville</td>
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<td>Newport Village/Newport, Crestwood Village/Crestwood, Whitewater Village/Whitewater</td>
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<td>Louisiana</td>
<td>Alexandria Village/Alexandria, Metairie Village/Metairie, Mandeville Village/Mandeville</td>
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<tr>
<td>Maine</td>
<td>Falmouth Village/Falmouth, Casco Village/Casco, Kennebunk Village/Kennebunk</td>
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<td>Maryland</td>
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<td>Michigan</td>
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<td>Minnesota</td>
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<td>Mississippi</td>
<td>Flowood Village/Flowood, Jackson Village/Jackson, Brookhaven Village/Brookhaven</td>
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<td>Nebraska</td>
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<td>Nevada</td>
<td>Henderson Village/Henderson, Las Vegas Village/Las Vegas, Sparks Village/Sparks</td>
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<td>New York</td>
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<td>North Dakota</td>
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<td>Providence Village/Providence, Warwick Village/Warwick, Cranston Village/Cranston</td>
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<td>South Carolina</td>
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<td>West Virginia</td>
<td>Charleston Village/Charleston, Morgantown Village/Morgantown, Huntington Village/Huntington</td>
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*This list is part of a larger survey that is researched and published by New Urban News. For a complete listing of new urban projects, please contact New Urban News by phone at 877.777.9999 or e-mail at mail@newurbannews.com.*
greenfield
new traditional neighborhood
new traditional neighborhood

I’On, Mount Pleasant SC
I’On, Mount Pleasant SC

new traditional neighborhood
new traditional neighborhood
new traditional neighborhood
new traditional neighborhood

New Attached Houses: Celebration FL
new traditional town centers

A new mixed-use center in the suburbs
new traditional town
new traditional town
infill / revitalization
West Palm Beach FL
Port Royal SC
Fort Myers Beach FL
# new urbanism in Florida

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<th>Plan Type</th>
<th>Count</th>
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<tr>
<td>greenfield</td>
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<tr>
<td>neighborhood plan</td>
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<td>4%</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>69</strong></td>
<td><strong>100%</strong></td>
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Source: 2005 guidebook to NU in Florida
brownfield
new traditional neighborhood

Former concrete plant site, Atlanta
GLENWOOD PARK
Master Plan & Code

These Development Standards contain regulations that impact the design and character of the public spaces of Glenwood Park. The intent of these standards and regulating plan is to shape high-quality street spaces by using buildings to form a valuable neighborhood for its inhabitants, while also keeping the environment interesting and safe for pedestrians, bicyclists and motorists.

How To Use This Code:
1. Find the lot type on the Regulating Plan. Look for any additional requirements such as build-to-line locations and required building elements.
2. Next, review the Urban Standards for specific provisions that correspond to the lot.
3. Finally, review the Architectural Standards, which contain specific rules for buildings.

Contents:
I. Conceptual Buildout ........ page 1.1
II. Regulating Plan ............... page 2.1
   The Regulating Plan identifies streets, lots, open spaces, building type locations and build-to-line setback locations, and special design features based on the overall master plan.
III. Urban Standard .............. page 3.1
    The Urban Standards regulate building placement on development lots and height of buildings.
IV. Architectural Standards ...... page 4.1
    The Architectural Standards regulate the building materials, configurations, and details that impact the neighborhood’s quality and character.
V. Glossary ........................ Page 5.1
“brownfield site”
Antigua Guatemala - before the 20th century
Antigua Guatemala - during the 20th century
Antigua Guatemala - after the 20th century
La Candelaria, Antigua, Guatemala
La Candelaria, Antigua, Guatemala
Downtown Kendall
Dadeland Boulevard
re-imagining ‘edge city’

columned or tree-lined streets with wide sidewalks and well-proportioned squares, equitably serving the needs of the pedestrian, the bicycle, public transit and the automobile, with design emphasis given to the pedestrian.

Street frontages will be activated with habitable space such as storefronts, lobbies, courtyard entries, porches, stoops and the like, to promote pedestrian amenity. Frequently spaced doors and windows facing the street will encourage activity and contribute to public safety.

Private buildings will form a disciplined edge for public space, spatially delineating street and park space and the private block interior.

A high density of uses, mixing retail, commercial and residential activities in close proximity, will be interspersed throughout the area to promote the use of transit.

The housing stock will be inclusive, serving a range of income and age groups. The workplace stock will be inclusive, providing.

**Downtown Kendall Code 2**

**DRAFT May 24, 1999**
Sales brisk as groundbreaking gets closer

Metropolis

With pre-construction sales going strong, Metropolis at Dadeland has been buzzing with activity in the weeks leading up to 2003 and groundbreaking ceremonies for the development, says a company executive.

More than 97 percent of the condominium residences of Metropolis One are reserved and developer Terra Archipielago is set to close on a $41-million construction loan for the 25-story tower with a leading financial services company later this month.

"We are extremely excited to be on schedule and in preparation for groundbreaking on Metropolis One," said Pedro Martin of Terra-Adm, which is developing the two-acre site.

"The novelty of Metropolis — its location, pricing, services — has propelled sales from day one.

Metropolis' opening weekend this summer drew interest from nearly 1,000 potential buyers. Since then, the sales of Metropolis' lofts, and one- and two-bedroom condominiums have been brisk and the sales center continues to receive dozens of inquiries about the project every day, says Martin.

The building's sleek and contemporary exterior epitomizes a cosmopolitan look and is the product of the architectural firm of Nichols, Brosch & Santurco Associates.

Meanwhile, the tower's interior amenities will be crafted by Tessa Garcia and Associates, says Martin. The design firm will create modern, executive common spaces, which will be ideal for the residents, he says.

Metropolis will feature a range of services and amenities consistent with a high-end condominium, including valet parking, a 24-hour attended lobby, on-site security, a covered parking garage and housekeeping services.

Residents are to use an expansive view of the city as well as a state-of-the-art fitness center.

Plans for the groundbreaking in the spring of 2003 on Metropolis' second structure are already in the works with Sales Center I, S 34th St, S 34th St., Miami. For more information, visit www.metro.

Metropolis Two to be launched on January 17

The developer of Metropolis, the first high-rise condominium tower in Dadeland, will follow up the project's initial sales success by launching a second tower on Friday, Jan. 17.

Metropolis One and Metropolis Two will each rise 25 stories, Metropolis will feature an expansive recreation area, which will have a fully-equipped fitness center, a clubhouse, a business center, a pool and a clubhouse.

Introduced this summer, Metropolis One quickly sold 600 lofts, one- and two-bedroom units, and penthouses to an eclectic mix of buyers, including empty nesters and young professionals, says a company spokesperson.

In two months of sales, more than 200 residences were purchased.

According to developer Pedro Martin of Terra-Archipielago, the extraordinary sales pace and high demand led to the accelerated launch of Metropolis Two.

"The incredible pricing of our condominiums and the project's proximity to Miami's work and play zones have led to our success. We're a fresh, novel project because there's nothing like us in the

Metropolis One and Metropolis Two will each rise 25 stories in downtown Dadeland
greyfield
2010

Redevelopment & Infill
the conceptual leap

The standard “fried egg” mall format; the power of common management
the conceptual leap

Streets as the public spaces
the conceptual leap

Mixing uses, sharing parking: free land for other profit centers
The key step: connecting to the surrounding community
corridor
fixing the corridors

Columbia Pike, Arlington VA
fixing the corridors

Columbia Pike, Arlington VA
fixing the corridors
region
designing in public
designing in public
designing in public
designing in public
learning lessons the hard way
the state of New Urbanism

- 900,000 new homes in 2001
- 1-2 percent truly new NU
- 5 percent urban infill of various sorts and quality
- 93 percent sprawl

Source: New Urban News
a spectrum of enabling reforms

<table>
<thead>
<tr>
<th>addressing NIMBYism</th>
<th>financial innovations</th>
<th>big-picture regulatory reform</th>
<th>smaller, neighborly schools</th>
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<tr>
<td>development industry adapting</td>
<td>rethinking retail formats</td>
<td>local regulatory reform</td>
<td>retraining architects et al</td>
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<tr>
<td>transit reborn</td>
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</table>

Some of the key topics: much is underway, much remains to be done
a spectrum of enabling reforms

- addressing NIMBYism
- financial innovations
- big-picture regulatory reform
- smaller, neighborly schools
- retraining architects et al
- development
- industry
- adapting
- transit
- reborn

Some of the key topics: much is underway, much remains to be done
a spectrum of enabling reforms

- addressing NIMBYism
- financial innovations
- big-picture regulatory reform
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- smaller, neighborly schools
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Some of the key topics: much is underway, much remains to be done
Some of the key topics: much is underway, much remains to be done.
a spectrum of enabling reforms

- addressing NIMBYism
- financial innovations
- big-picture regulatory reform
- smaller, neighborly schools
- development industry adapting
- rethinking retail formats
- local regulatory reform
- retraining architects et al
- transit reborn

Some of the key topics: much is underway, much remains to be done

better local street standards
switch from zoning to coding
## Model Codes

<table>
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<tr>
<th>Name</th>
<th>Prepared By</th>
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<th>Electronic Information</th>
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<tr>
<td>From Policy to Reality: Model Ordinances for Sustainable Development</td>
<td>Minnesota Planning Environmental Quality Board</td>
<td>Completed September 2000</td>
<td><a href="http://www.mnplan.state.mn.us/SDI/ordinancetoc.html">www.mnplan.state.mn.us/SDI/ordinancetoc.html</a></td>
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<td>SmartCode</td>
<td>Duany Plater-Zyberk &amp; Co</td>
<td>Completed</td>
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<td>Smart Codes for Maryland's Smart Growth: Building Rehabilitation Code</td>
<td>Maryland Dept. of Housing &amp; Community Development</td>
<td>Adopted June 1, 2001</td>
<td><a href="http://www.mdp.state.md.us/smartgrowth/smartcode/rehabcode2.pdf">www.mdp.state.md.us/smartgrowth/smartcode/rehabcode2.pdf</a></td>
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<td>State of Maryland: Extensive set of model codes and guidelines</td>
<td>Maryland Department of Planning</td>
<td>Many publications, materials being added on an ongoing basis</td>
<td><a href="http://www.mdp.state.md.us/planning/m&amp;gnew.html">www.mdp.state.md.us/planning/m&amp;gnew.html</a></td>
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</table>

Source: Congress for the New Urbanism
Zoning reform advances sprawl and inertia

Congress for the New Urbanism (CNU), Local Goto and others are pushing form-based, mixed-use code...
Density Limits Only Add To Sprawl
Large Lots Eating Up Rural Land

By Peter Whoriskey
Washington Post Staff Writer

The war on sprawl around Washington has made a profound impact on the metropolitan landscape. More than half of the land surrounding the nation's capital is now protected from typical suburban housing development, according to a Washington Post review of land plans in 14 counties in Virginia and Maryland. Restrictions in these "rural" areas limit home builders to no more than one house for every four acres, with several counties curtailing development even more:

"You know you see those pretty watercolor paintings of houses and trees from the sky, it's just that here," said Ginger Ditchik, an IBM project manager with a new home on a five-acre lot in Montgomery County. "It's a pastoral setting, very green and very pretty.

No other U.S. region of comparable size has protected so much land this way, according to a survey of urban planners. But while the limits on rural building are supposed to be saving farmland, forests and meadows, a regional view of development patterns indicates that many of these anti-sprawl measures have accelerated the consumption of woods and fields and pushed developers outward in their search for homes.

The side effects—rarely noted in crusades for more "open space" but widely recognized—include a rise in housing costs and a reduction in housing density. The majority of the land in the region is protected from spraying, but agriculture in the region has continued its decline.

Unfulfilled Aims

So far, the limits haven't achieved their loftiest goals: They haven't stopped the loss of farmland, they haven't stopped sprawl, they haven't prevented cities from expanding, and they've helped push real estate prices out of reach of many people.

The "rural" lots are "a primary source of sprawl and environmental degradation," said Scott R. Vos (R-Mail), chairman of the Loudoun Board of Supervisors. "People cannot afford to live in the suburbs. They have nowhere else to live but in the suburbs."

Large Lots Eat Up Area Countryside

Some local leaders are urging the county to slow down the development of "rural" areas. The decision is now in the hands of the county's planning board, which is considering a proposal to limit development in "rural" areas to one house per four acres.

The proposal would be in line with the county's overall growth strategy, which calls for the county to maintain its rural character and preserve its farmland and forests.

The county's new plan would also allow for the development of "rural" areas in the county's eastern and western areas, where there is less pressure to develop.

The county's planning board is expected to vote on the proposal in the coming weeks. If approved, it would take effect immediately.
# Water Quality

<table>
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<th></th>
<th>Forest</th>
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<td>Runoff (inches)</td>
<td>0.04</td>
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<tr>
<td>Sediment (tons)</td>
<td>1.29</td>
<td>17.36</td>
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<tr>
<td>Nitrogen (lbs/acre)</td>
<td>0.02</td>
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<tr>
<td>Phosphorus (lbs/acre)</td>
<td>0.01</td>
<td>0.06</td>
<td>0.02</td>
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<tr>
<td>Chemical Oxygen Demand (lbs/acre)</td>
<td>0.5</td>
<td>2.86</td>
<td>1.68</td>
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the architecture matters

Problems: In the Absence of Good Instructions & Good Habits
the architecture matters
Problems: In the Absence of Good Instructions & Good Habits
the architecture matters
the architecture matters
the architecture matters

Avoid the Cold Dead Hand of Common Management: Use More Architects
the architecture matters

Avoid the Cold Dead Hand of Common Management: Use More Architects
the architecture matters

Avoid the Cold Dead Hand of Common Management: Use More Architects
the architecture matters
Denser Housing Has Earned a Bad Reputation
denser?

Density Without Design is the Problem
growing more complete

The Grammar of “Fronts & Backs”
Growing more complete

Good Building Types Encourage Reinvestment by Neighbors
Extending, Expanding, According to a Framework of Blocks & Streets
Establishing A Residential Street

change over time
change over time

Long Term Prospects: Evolving to Maturity, with Parking Structures
two ways:

when you sell *isolation*, everything you add takes away from what you’re selling

—Vince Graham
two ways:

when you sell community, everything you add makes it more complete and adds to value

-Vince Graham
branching out
the councils
Upcoming Events:

**NCI Charrette Planner™ Certification**
October 19-21, Portland, OR

**NCI Public Meeting Facilitator™ Certification**
October 19, 24-25, Portland, OR

---

**Our Mission:**

The National Charrette Institute (NCI) is an IRS 501(c)(3) nonprofit educational institution. We help people build community capacity for collaboration to create healthy community plans.

- We teach professionals and community leaders the art and science of Dynamic Planning, a holistic, collaborative planning process that harnesses the talents and energies of all interested parties to create and support a feasible...
Initial Meeting of the Form-Based Codes Institute at the Driehaus Estate in Lake Geneva, Wisconsin

Top row, left to right: Victor Dover, Daniel Parolek, Karen Parolek, Geoff Ferrell, Stephen A. Mouzon, Rob Steuteville, Catesby Leigh, Bill Spikowski

Bottom row, left to right: Samuel E. Poole, Peter Katz, Paul Crawford, Carol Wyant, Joe Kohl
The National Town Builders' Association is organized to serve builders and developers throughout the nation in an effort to build the very best traditional neighborhoods and town centers.

As a peer-to-peer organization, The NTBA provides an unequaled opportunity to share information and insight with the nation's premier Town Builders.

This give and take among equals in a collegial setting has proven to be the most efficient way to problem-solve, improve quality and energize the vision necessary to execute the very best of town building principles.

The NTBA is Town Builders learning from one another.
LEED for Neighborhood Development

The U.S. Green Building Council, Congress for the New Urbanism (CNU), and Natural Resources Defense Council (NRDC)—three organizations which represent the nation's leaders among progressive design professionals, builders, developers, and the environmental community—have come together to develop a national standard for urban neighborhood design that integrates the principles of green building and smart growth. The goal of this partnership is to engage stakeholders across the country in establishing consensus-based standards for assessing the impacts of development projects using the rating framework of the LEED (Leadership in Energy and Environmental Design) Green Building Rating System™ that has already become the national standard for high performance buildings.

Whereas other LEED products focus primarily on green building practices, with only a few as a set of guidelines for decision-making, which could serve as a concrete signal of and incentive for, better location, design, and construction of neighborhoods and buildings. Equally important, it will be a product that can be quickly folded into USGBC's existing and successful efforts to market LEED to developers, consumers, and policymakers.

The existing LEED Rating System for New Commercial Construction (LEED-NC) has a proven track record of encouraging builders to utilize green building practices such as increasing energy and water efficiency and improving indoor air quality in buildings. LEED-ND can have a similarly positive effect on development trends to revitalize existing urban areas, decrease vehicle miles traveled, improve air quality, decrease polluted stormwater runoff, and build communities where people of a variety of income levels can coexist, and where jobs and services are accessible by foot or transit. The continued

usgbc.org
more info:

www.doverkohl.com

www.cnu.org