Traditional Neighborhood Development: an Overview

Orono Comprehensive Plan Committee
Sept. 6, 2012
Brief History

• “TND” style of development introduced early 1980s
• Strives to bring back compact, walkable, mixed-use neighborhoods typical of pre-WWII development

<table>
<thead>
<tr>
<th>Traditional Neighborhood</th>
<th>Conventional Subdivision</th>
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<tbody>
<tr>
<td>Compact</td>
<td>Spread out</td>
</tr>
<tr>
<td>Walkable</td>
<td>Auto dependent</td>
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<tr>
<td>Mixed use</td>
<td>Single use</td>
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</tbody>
</table>
Brief History, cont’d

• Led by architects Andres Duany, Elizabeth Plater-Zybecker, Peter Calthorpe, Leon Krier
• Stymied by conventional zoning that requires big lots, wide frontages, separated uses, with no consideration of form or design
• Emulates streetcar suburbs, European towns, New England village
TND and TOD

Traditional Neighborhood Development (TND) – Duany – Seaside an early example (1983)

Transit-Oriented Development (TOD) – built around transit stop – Calthorpe (1993)
Status of TND

• 600 + TND/TOD developments in U.S. as of 2010
• Range from neighborhoods to new towns
• Model ordinances have been developed
  – “Form-based” codes to supplement or replace traditional zoning
  – “Complete streets” policies and ordinances
Influence in Maine

Early 1990s –
Plan for
Ingraham Corner,
West Rockport
Influence in Maine, cont’d.

- Late 1990s – SPO began outreach program around idea of “Great American Neighborhood”
Two TNDs under development in Scarborough: Dunstan Crossing...
Dunstan Crossing, Scarborough
...And Eastern Village
Standish Form-based Code

Existing Condition, Standish Corner
Standish Form-based Code
Standish Form-based Code

Note village-style orientation and placement of buildings fronting on local streets.
Transit-Oriented Development TIF, Orono
ELEMENTS of TRADITIONAL NEIGHBORHOODS
Summary of Basic Elements

• Easy to walk from end to end
• Mix of activity
• Two kinds of open space
• Civic core
• Interconnected, protected streets
• Human scale
  – Public – private continuum
Easy to walk from end to end
Walkable Neighborhood Size

Q: How far can you walk in 5 min. at 3 mph?
A: 1,320 ft (or ¼-mile)
In this area, a mix of uses:

<table>
<thead>
<tr>
<th></th>
<th>Neighborhood in small/medium town with public water and sewer</th>
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<tbody>
<tr>
<td><strong>Total Area</strong></td>
<td>50 to 150 ac.</td>
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<tr>
<td><strong>Natural areas, recreation, formal space</strong></td>
<td>15 to 75 ac.</td>
</tr>
<tr>
<td><strong>Dwelling units</strong></td>
<td></td>
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<tr>
<td>Gross density</td>
<td>75 to 450</td>
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<tr>
<td>Net residential density</td>
<td>1.5 to 3.0 units/ac</td>
</tr>
<tr>
<td></td>
<td>3.0 to 8.0 units/ac</td>
</tr>
<tr>
<td><strong>Lot sizes (average)</strong></td>
<td>5,000 to 15,000 SF</td>
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<tr>
<td><strong>Local retail/service space</strong></td>
<td>Small store to 10,000 SF</td>
</tr>
<tr>
<td><strong>Civic space</strong> (place of worship, day care, space for public art, community room, school, town building, etc.)</td>
<td>0.5 to 10 ac.</td>
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Two Types of Open Space

Formal: squares, greens, pocket parks
Identity, relaxation, play, helps to organize the streetscape (“outdoor rooms”)

Informal: natural areas, recreational areas, buffers
Resource protection, edge, active and passive recreation
Formal Open Spaces

Community gatherings, informal play, holiday displays, memorials

Distinct geometric shape, bounded by a street on at least two sides

“Enclosed” by buildings fronting on the area

100 - 300 sq. ft. per home

Width of green 3 to 5 times the height of surrounding buildings

Within 1000 feet of majority of homes in neighborhood
The Open Space and Streetscape work together to create a memorable place

Noyes St., Portland, ME
Informal Open Space...

Defines edges, protects resources, provides recreation

Cross Hill, Cape Elizabeth
...Can Also Be a Container

Village of Clark Brook, Rochester, NH
Interconnected Streets
“Link-to-Node” Ratio: A Measure of Connection

Traditional neighborhoods connect local streets to each other, with more links than nodes (intersections & dead ends)

Cul de sac:
L/N Ratio = 0.5
(not interconnected)

1 link  →  2 nodes

A Brunswick neighborhood
A No. Brewer neighborhood
Failure to Interconnect...
...That’s Better
Human Scale

• Refers to things that make people feel comfortable in a space
  – Sense of enclosure – the outdoor room
  – Feel safe
  – Access to open space
  – Shaded sidewalks
  – Interconnected but protected streets
  – Public-private continuum
The Street as an Outdoor Room

Optimum ratio, distance b/t bldgs either side of street vs. ht of buildings: 3.5:1
Two Examples
The Public-Private Continuum
Now let’s break down the Outdoor Room into its parts:

~20 ft  ~13 ft  ~24 ft  ~13 ft  ~20 ft
~3.5:1 Ratio
Feels Good from the Public Front...
...to the Private Back

The End