

Traditional Neighborhood Development: an Overview

Orono Comprehensive Plan
Committee

Sept. 6, 2012

Brief History

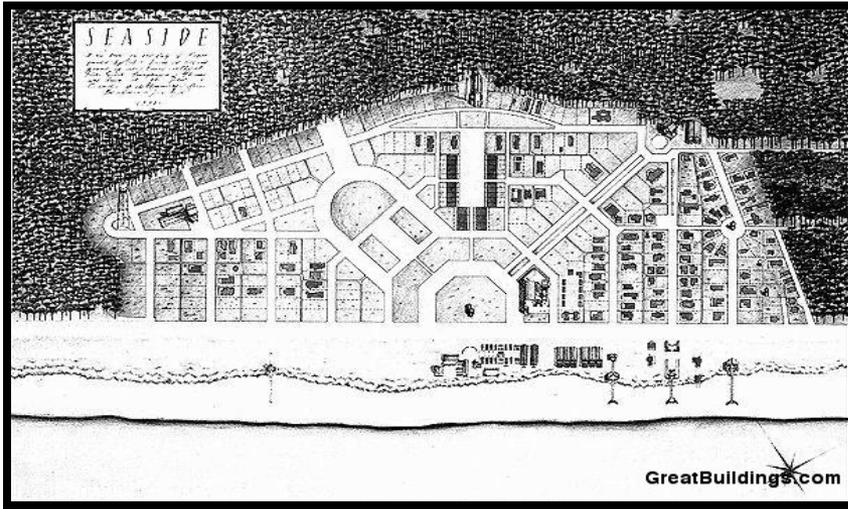
- “TND” style of development introduced early 1980s
- Strives to bring back compact, walkable, mixed-use neighborhoods typical of pre-WWII development

Traditional Neighborhood	Conventional Subdivision
Compact	Spread out
Walkable	Auto dependent
Mixed use	Single use

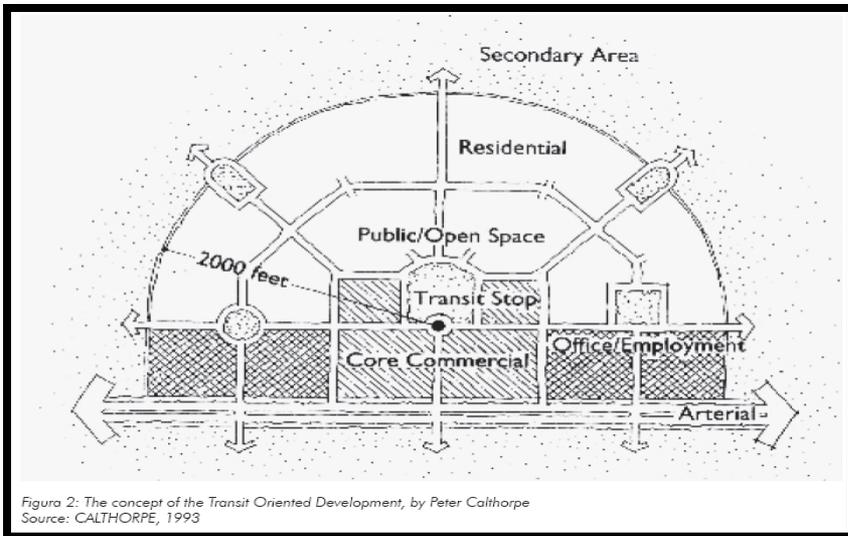
Brief History, cont'd

- Led by architects Andres Duany, Elizabeth Plater-Zybeck, 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)

Figura 2: The concept of the Transit Oriented Development, by Peter Calthorpe
Source: 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

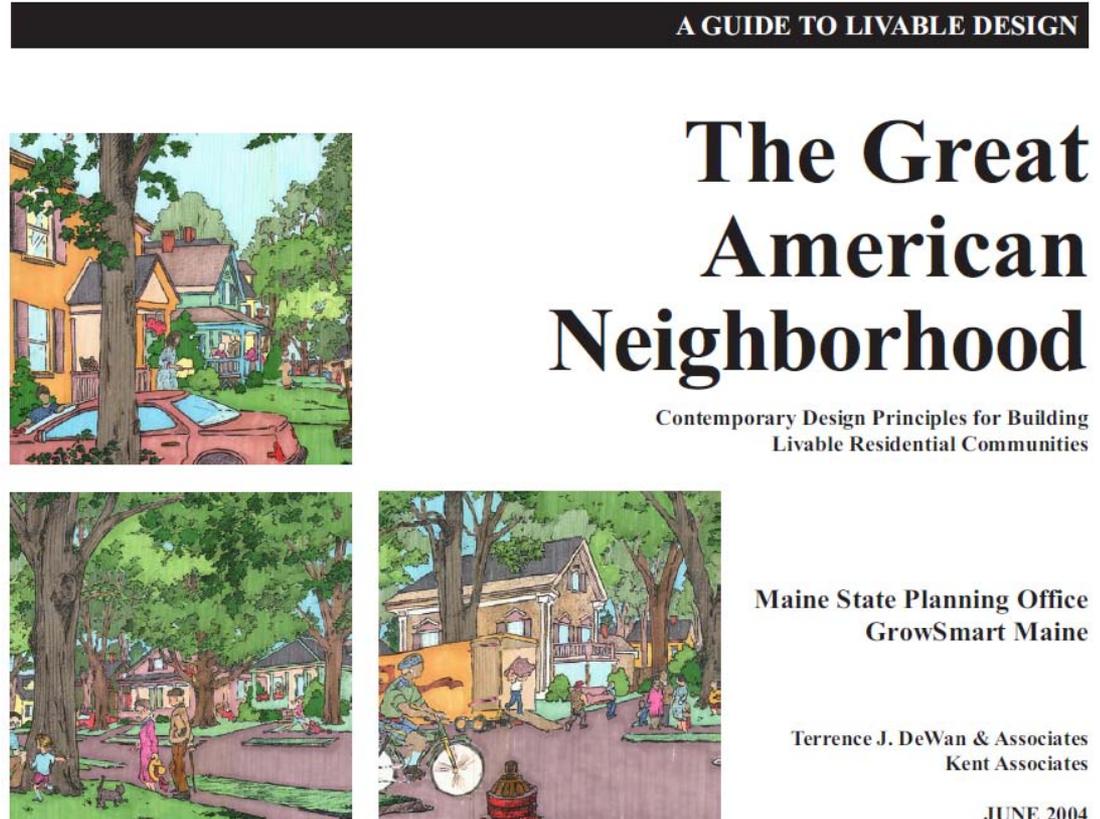
Influence in Maine

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”



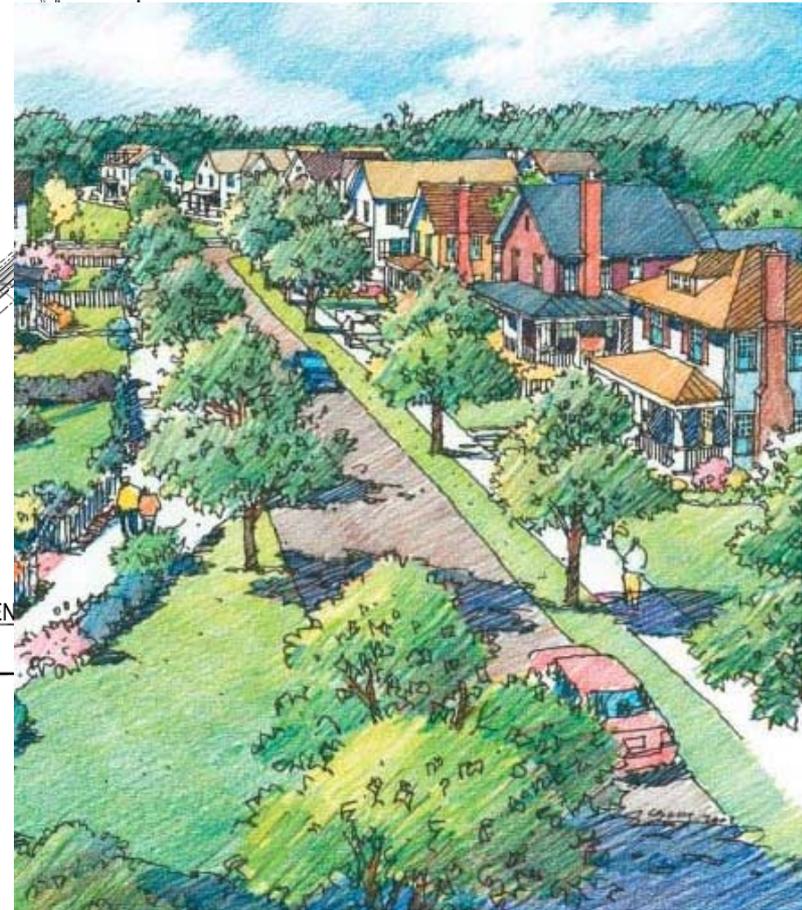
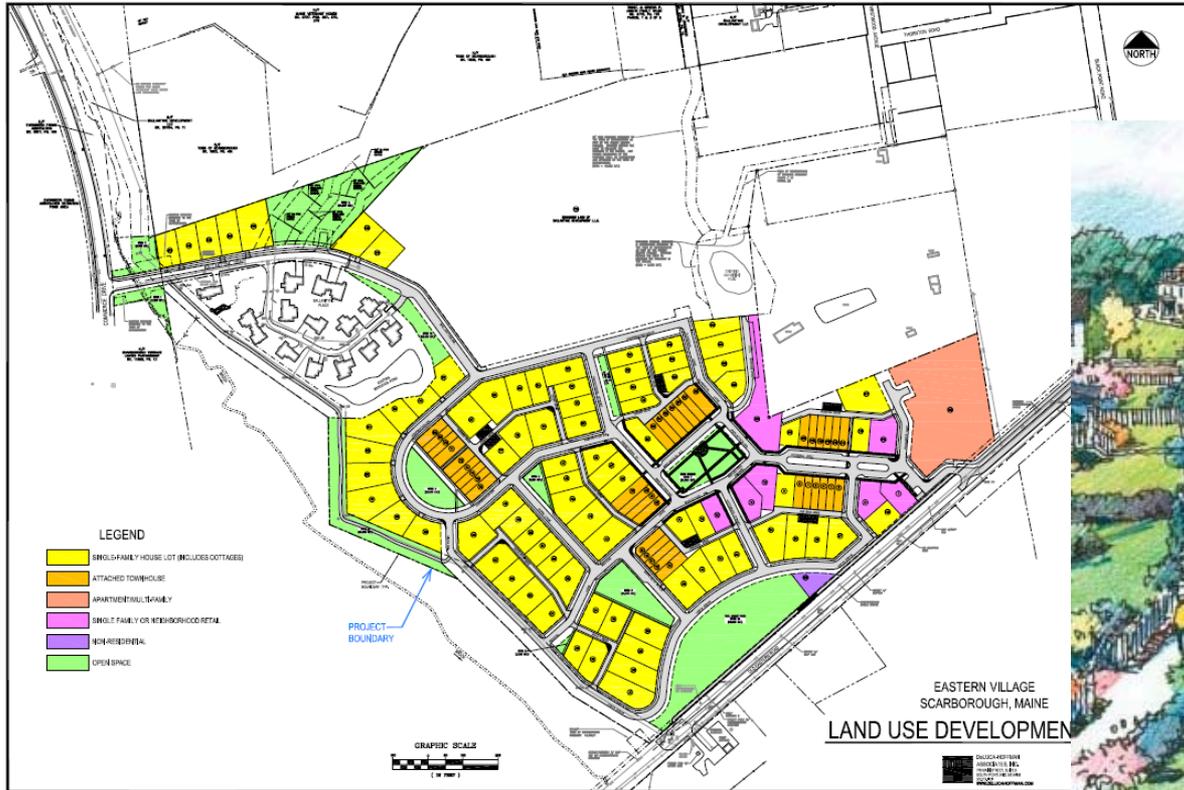
Two TNDs under development in Scarborough: Dunstan Crossing...



Dunstan Crossing, Scarborough



...And Eastern Village



Standish Form-based Code



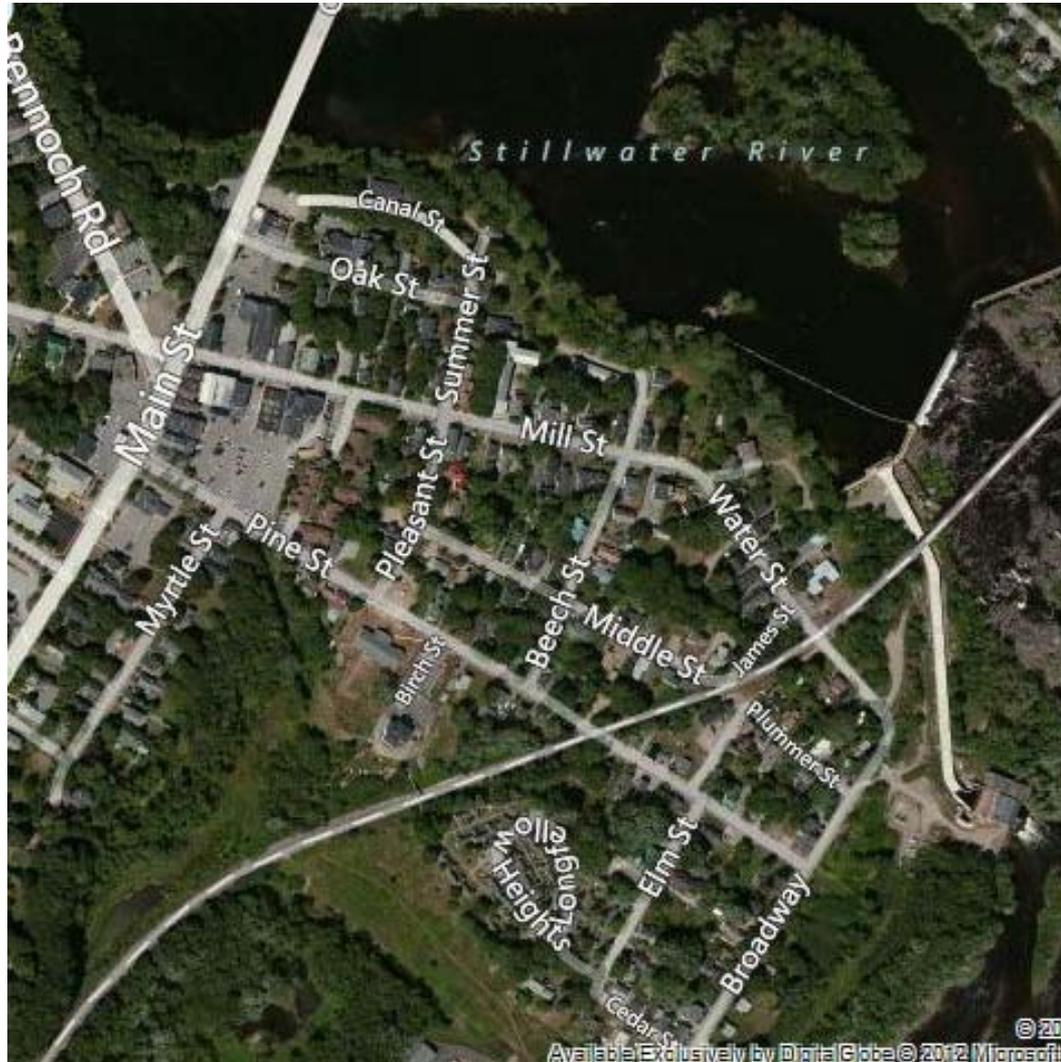
Standish Form-based Code

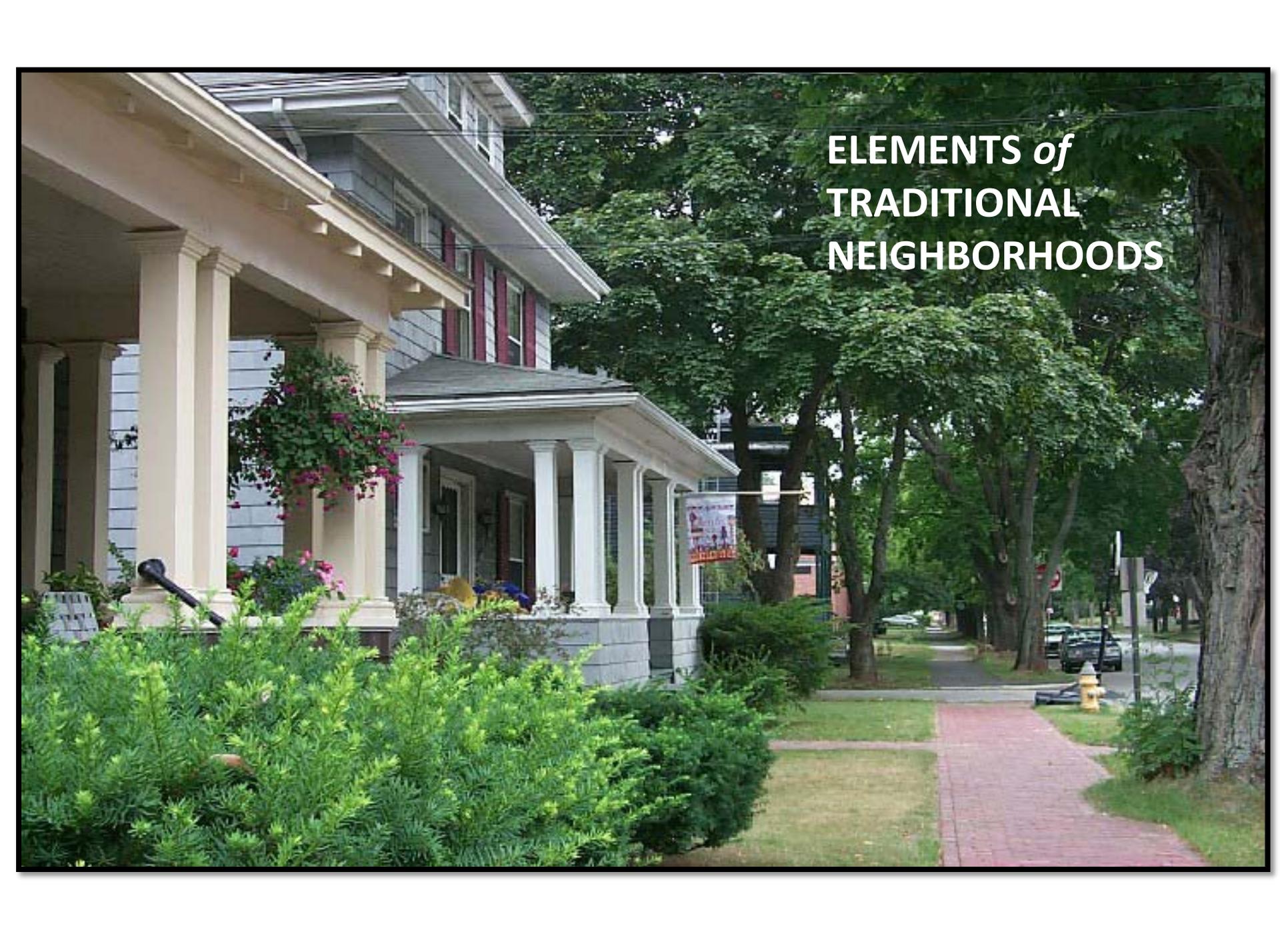


Standish Form-based Code



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

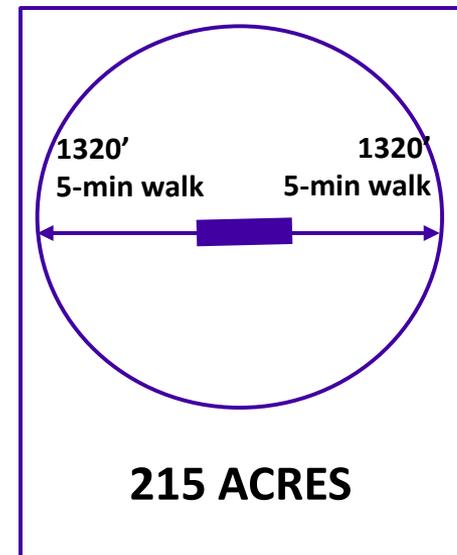
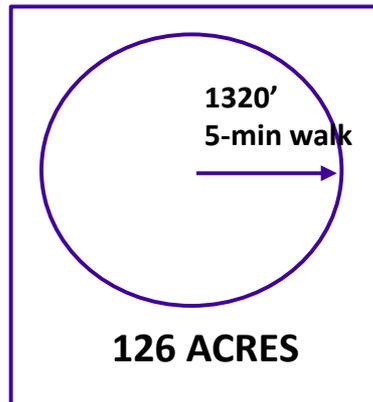
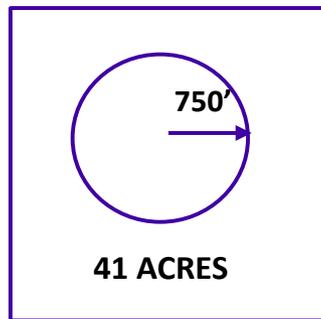
Easy to walk from end to end



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:

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

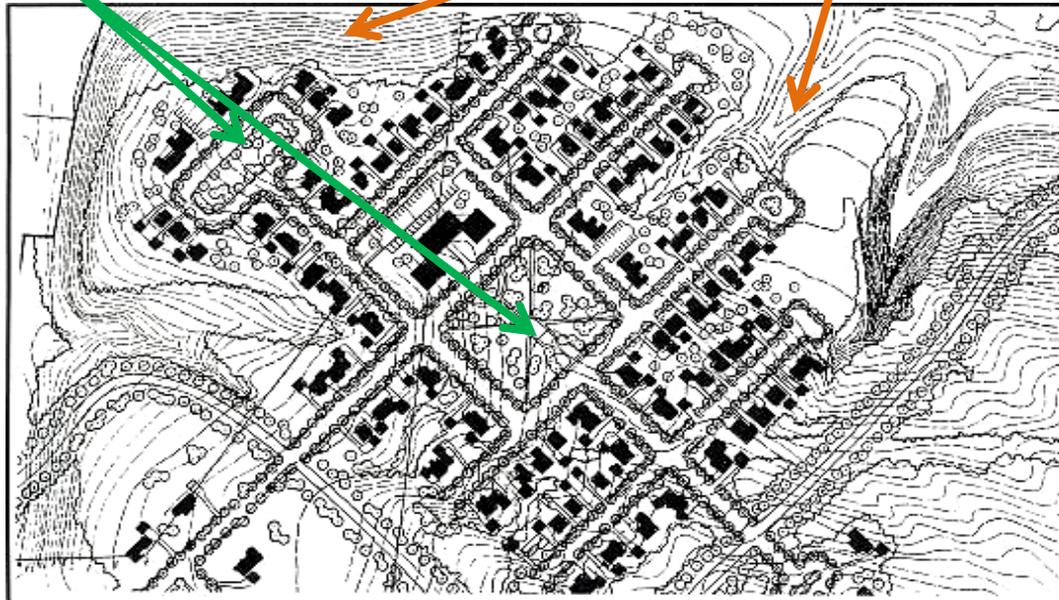
Two Types of Open Space

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

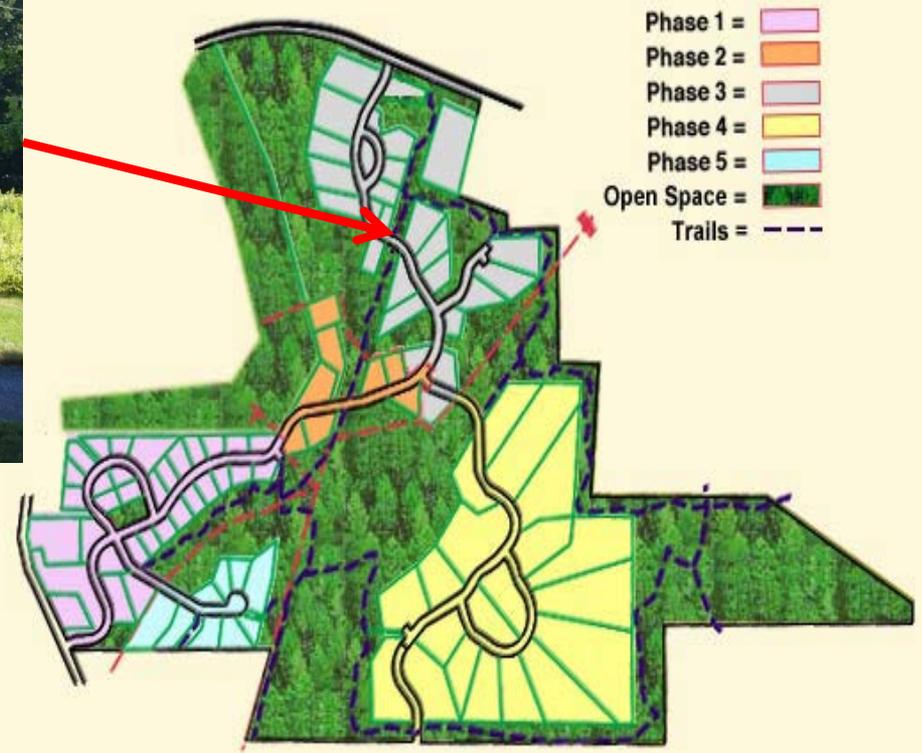


Noyes St., Portland, ME

Informal Open Space...



Cross Hill, Cape Elizabeth



Defines edges, protects resources,
provides recreation

...Can Also Be a Container

Village of Clark Brook, Rochester, NH



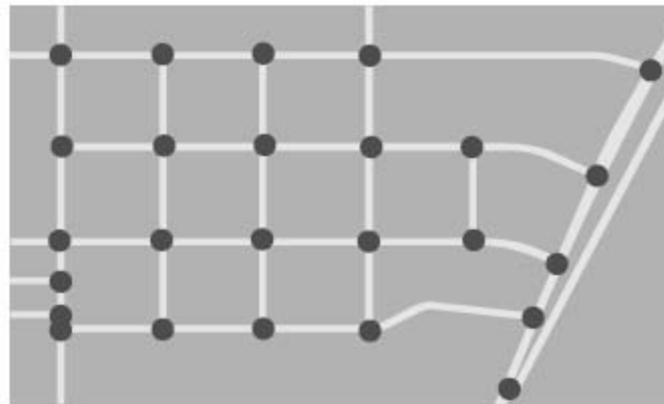
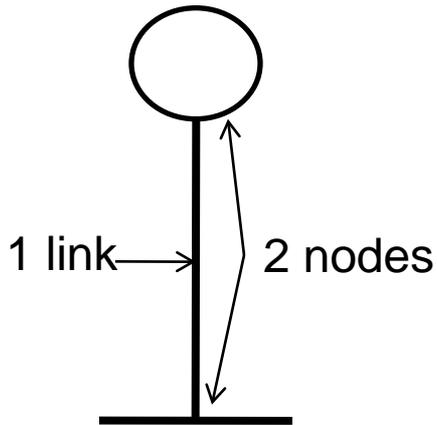
Interconnected Streets



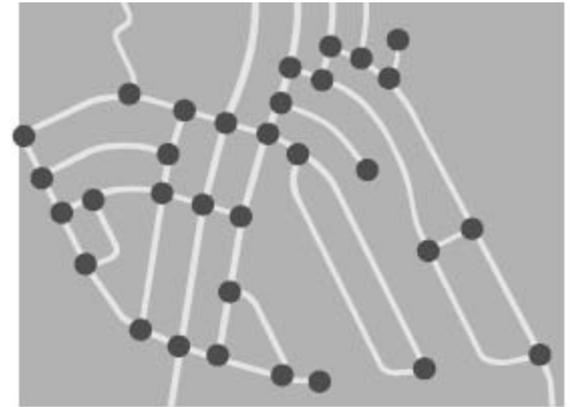
“Link-to-Node” Ratio: A Measure of Connection

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)



Grid Layout: 37 links, 25 nodes = ratio of 1.5



Modified Grid: 42 links, 32 nodes = ratio of 1.3



A Brunswick neighborhood

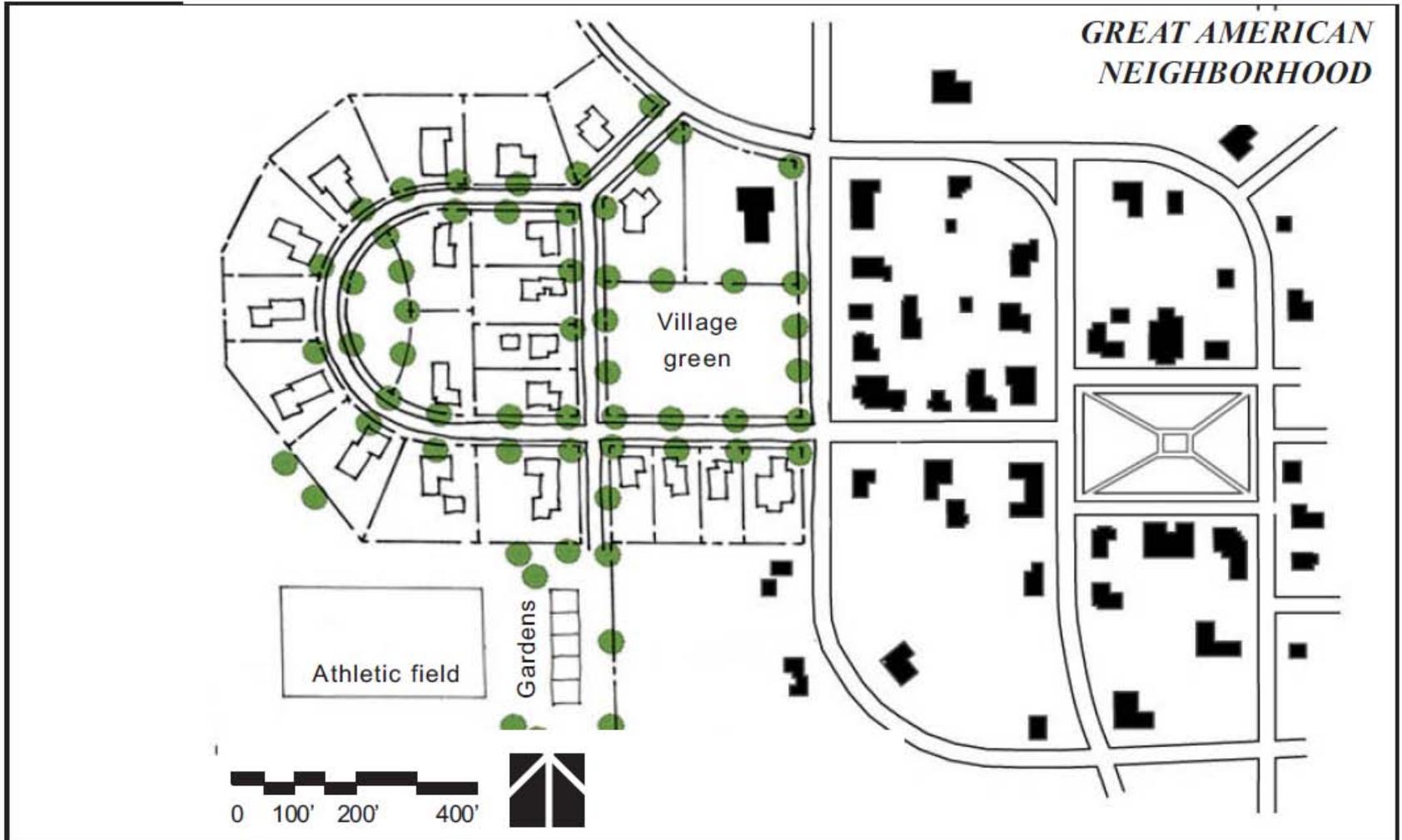


A No. Brewer neighborhood

Failure to Interconnect...



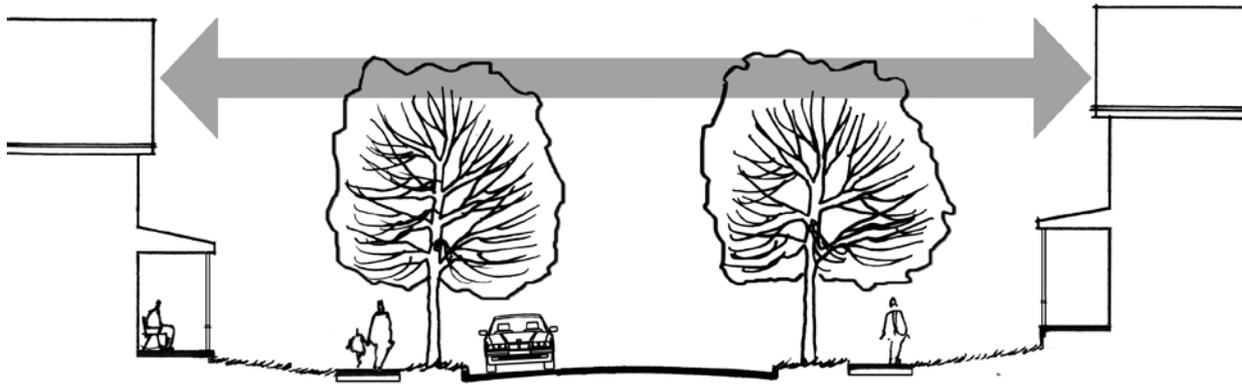
...That's Better



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

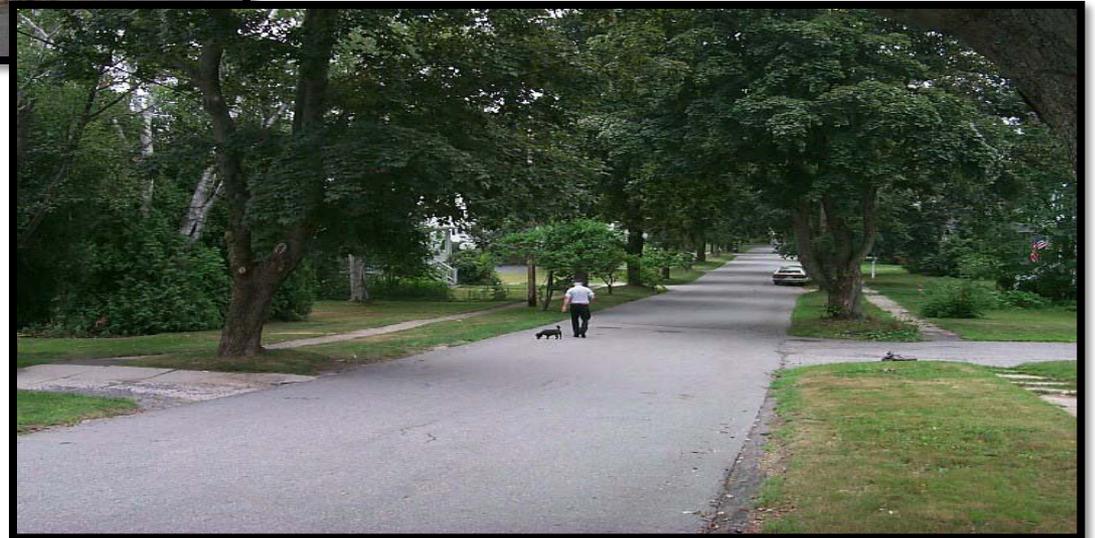
The Street as an Outdoor Room



Optimum ratio, distance b/t bldgs either side of street vs. ht of buildings: 3.5:1

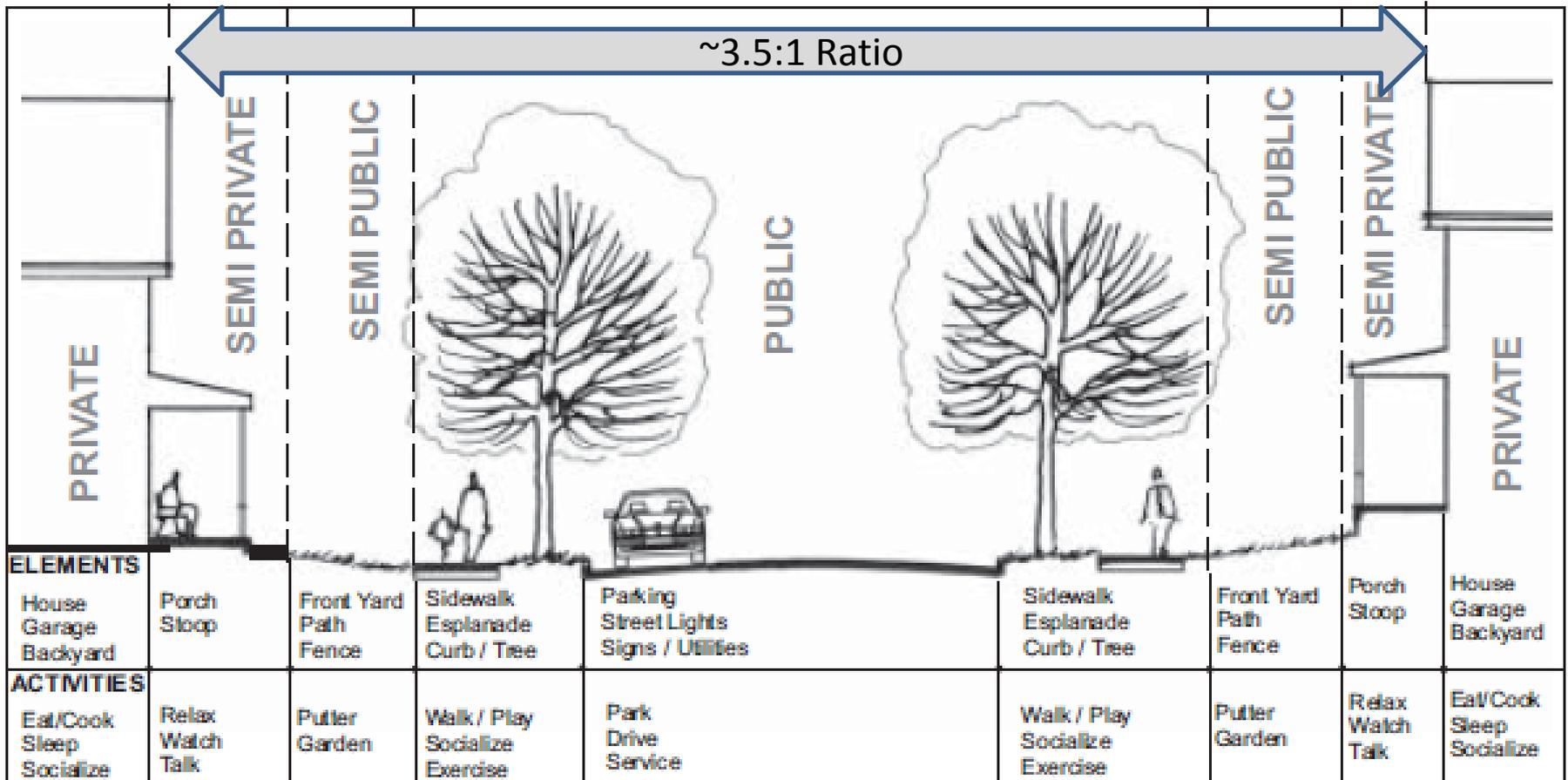


Two Examples



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
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Feels Good from the Public Front...



...to the Private Back



The End