

Neighborhood Planning And Design

November 30, 2006

Presented by:
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Planning and Design Institute Inc

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- 3) Setting high standards by providing employees an environment that promotes excellence, growth and teamwork.
- 4) Pursuing profitable growth by taking smart, calculated risks and encouraging innovative, unconventional ideas.

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We are **Positive**.

We have a **Sense of Urgency**.

We make **Smart Decisions**.

We are **Focused**.

We are **Competitive**.

We are **Innovative Risk Takers**.

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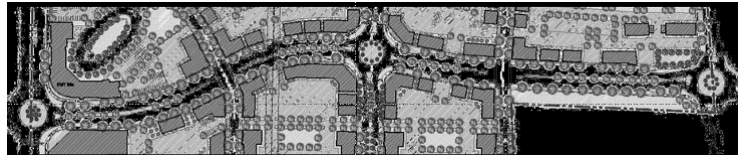
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NEIGHBORHOOD PLANNING AND DESIGN

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Neighborhood Planning & Design



Larry Witzling, Ph.D., AIA, ASLA
Carolyn J. Esswein, AICP



History of Neighborhood Planning

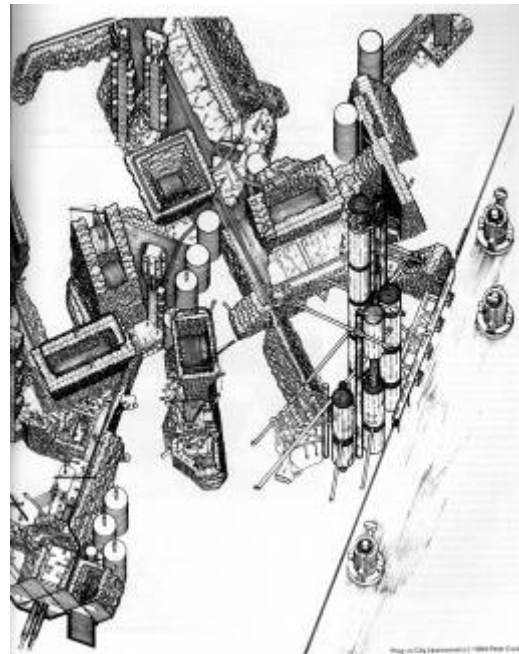
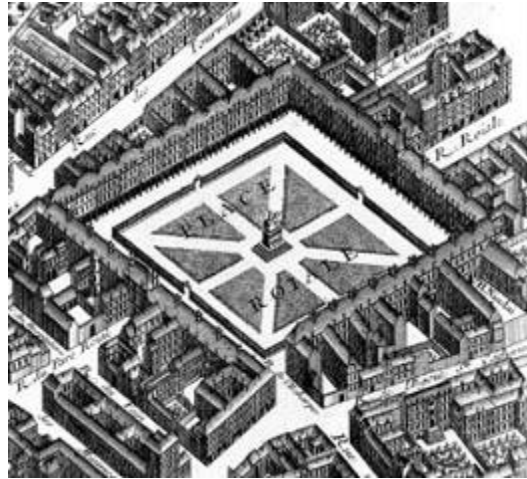
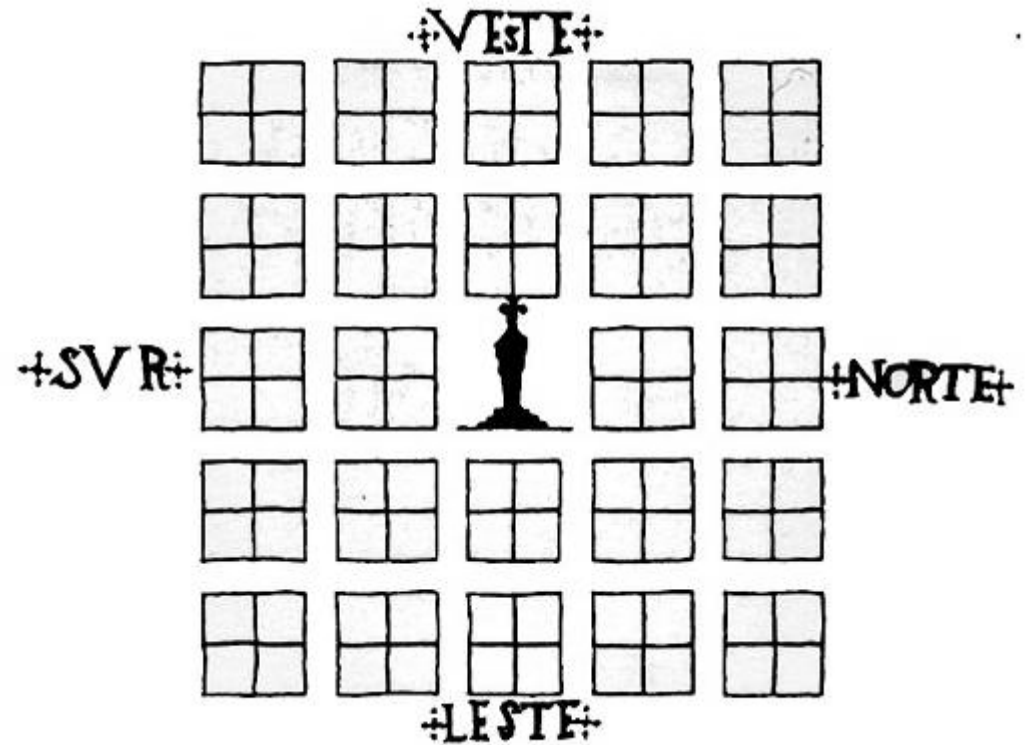
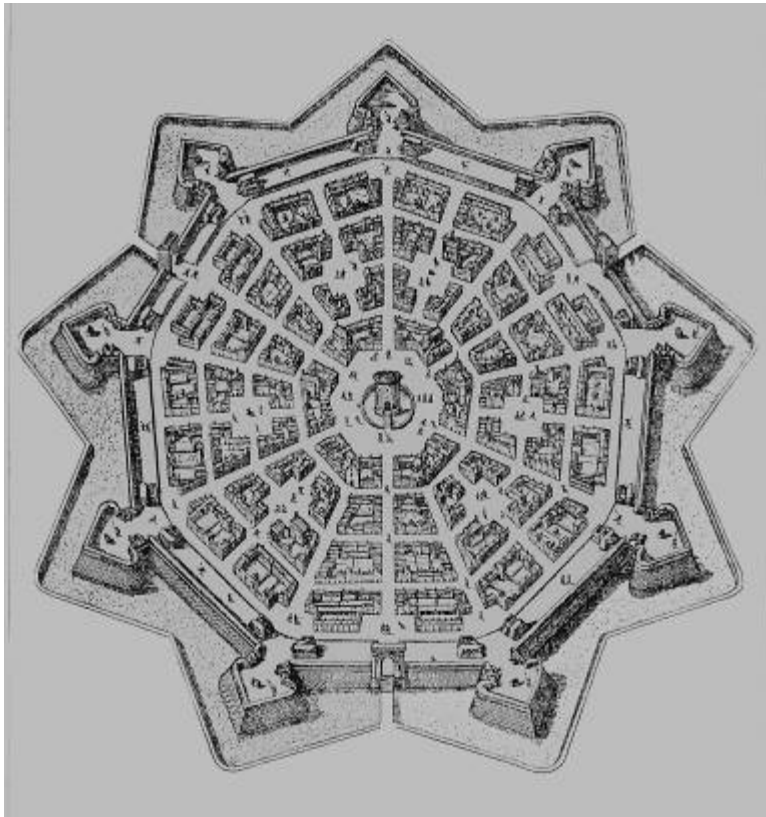


Figure 69. Plan of Annapolis, Maryland: 1718

Le Corbusier: Paris, Plan Voisin, 1925



History of Neighborhood Planning



- Palmanova 1593

- Law of the Indies

History of Neighborhood Planning

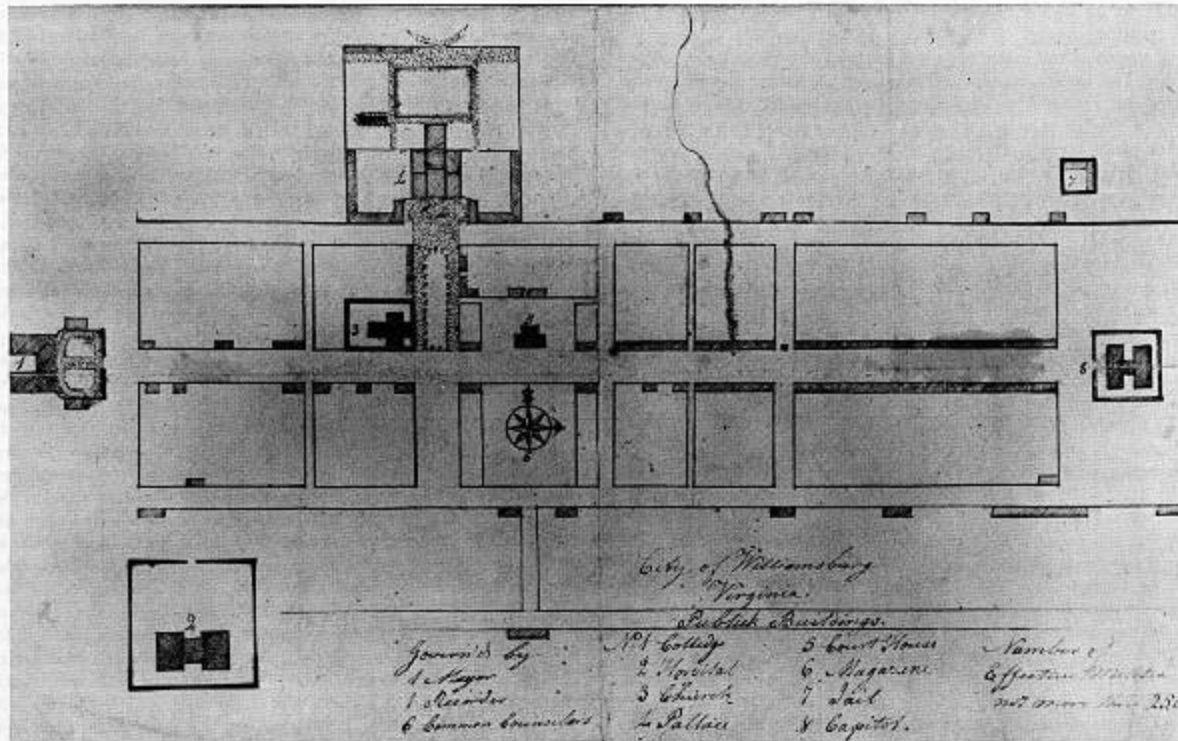


Figure 101. Plan of Williamsburg, Virginia: ca. 1781

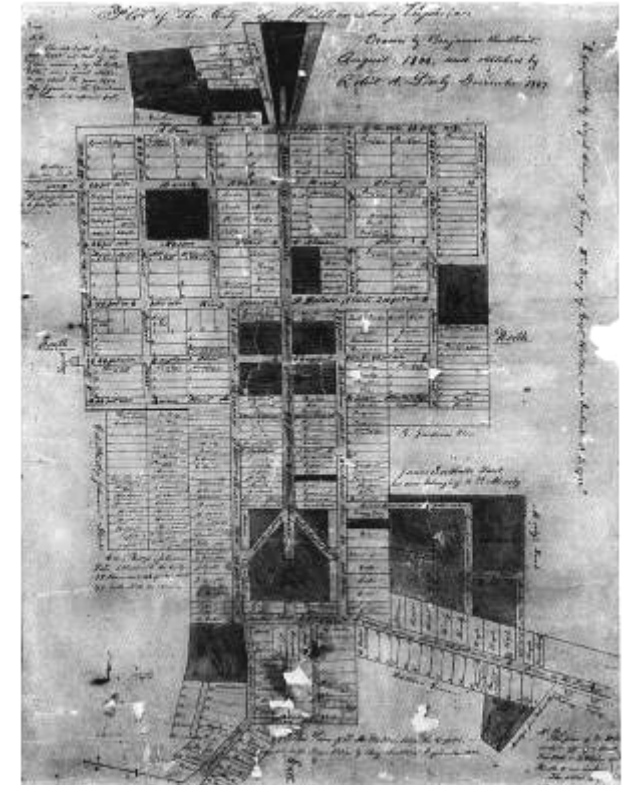
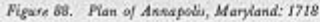


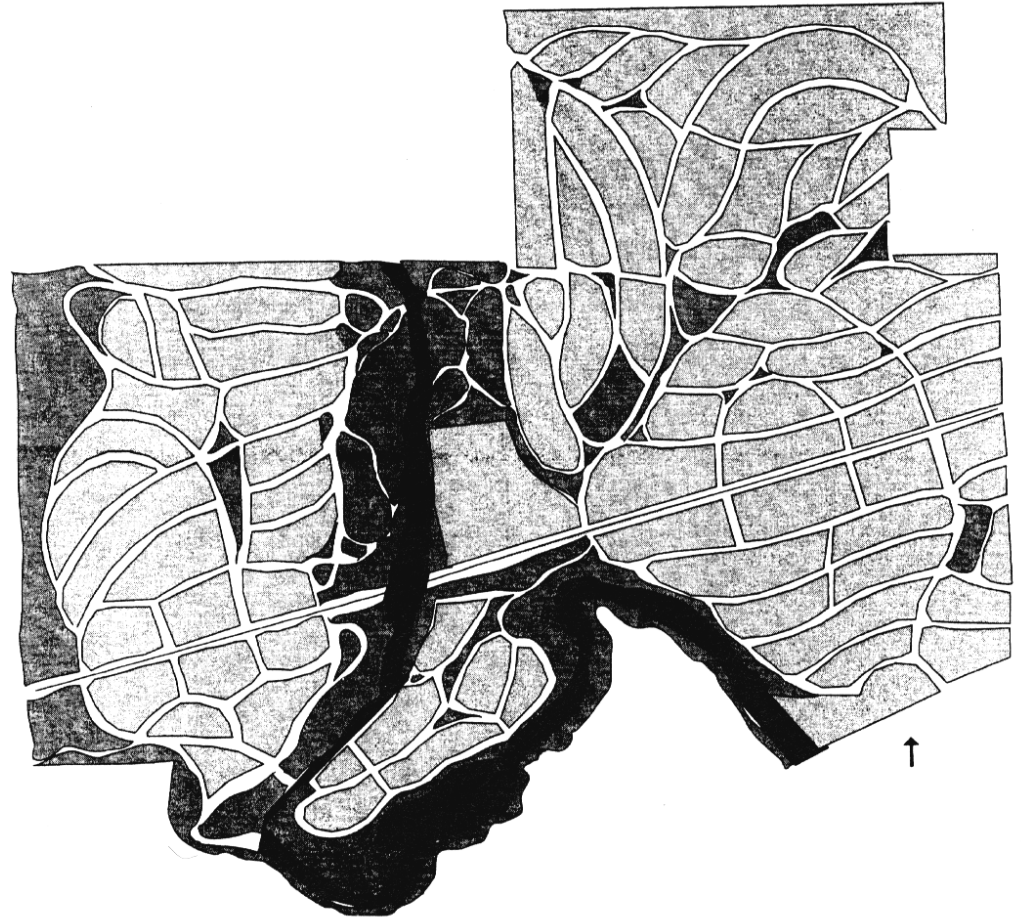
Figure 103. Plan of Williamsburg, Virginia: 1800

■ Williamsburg 1781 and 1800



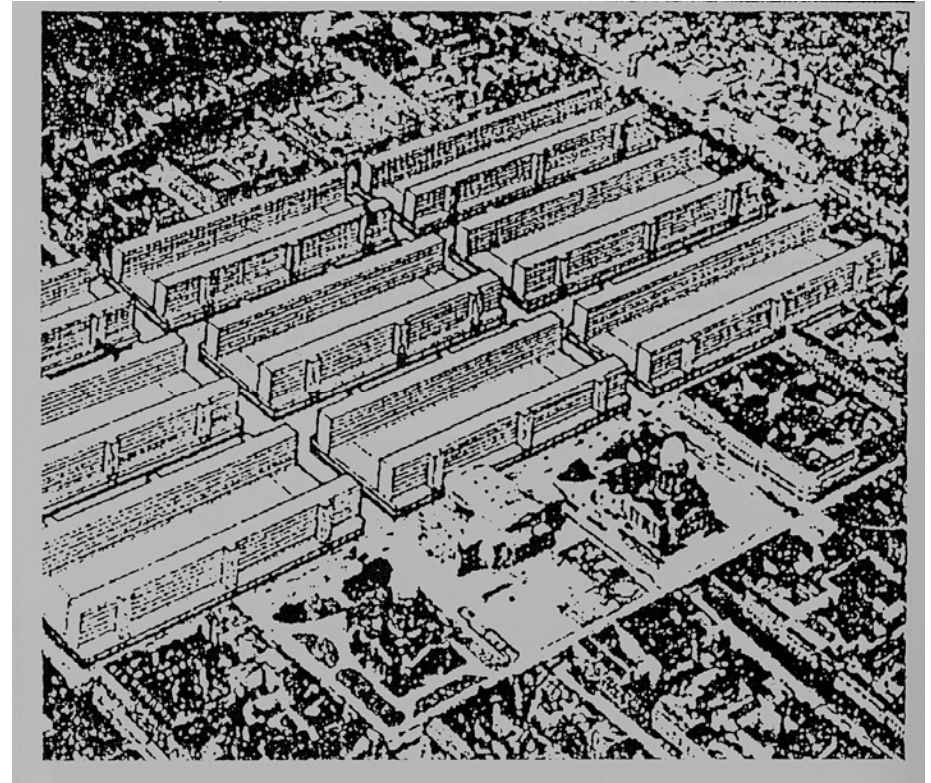
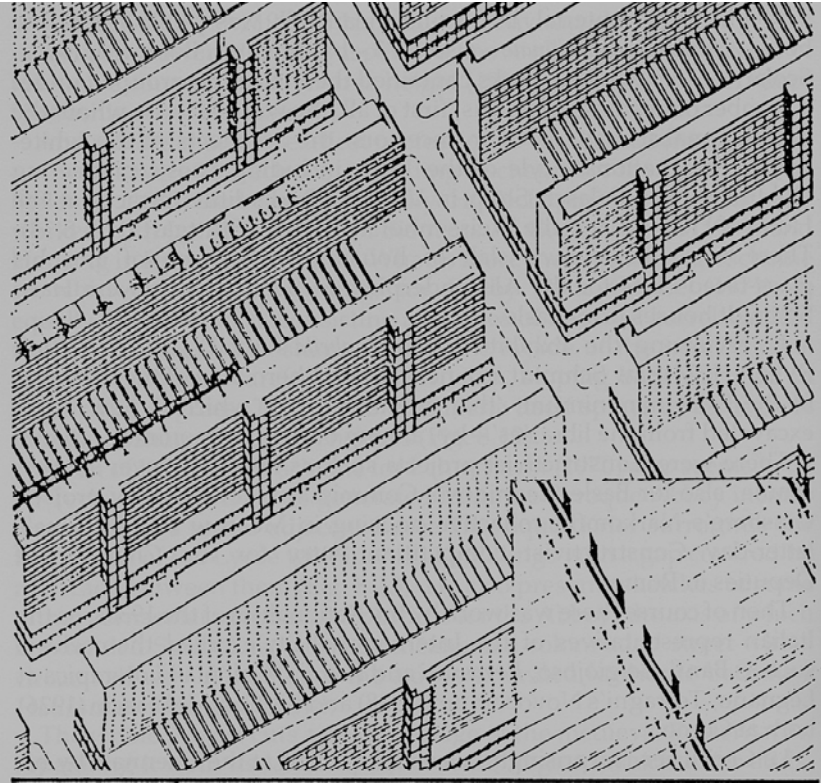
- **Annapolis**
- **New Amsterdam**

History of Neighborhood Planning



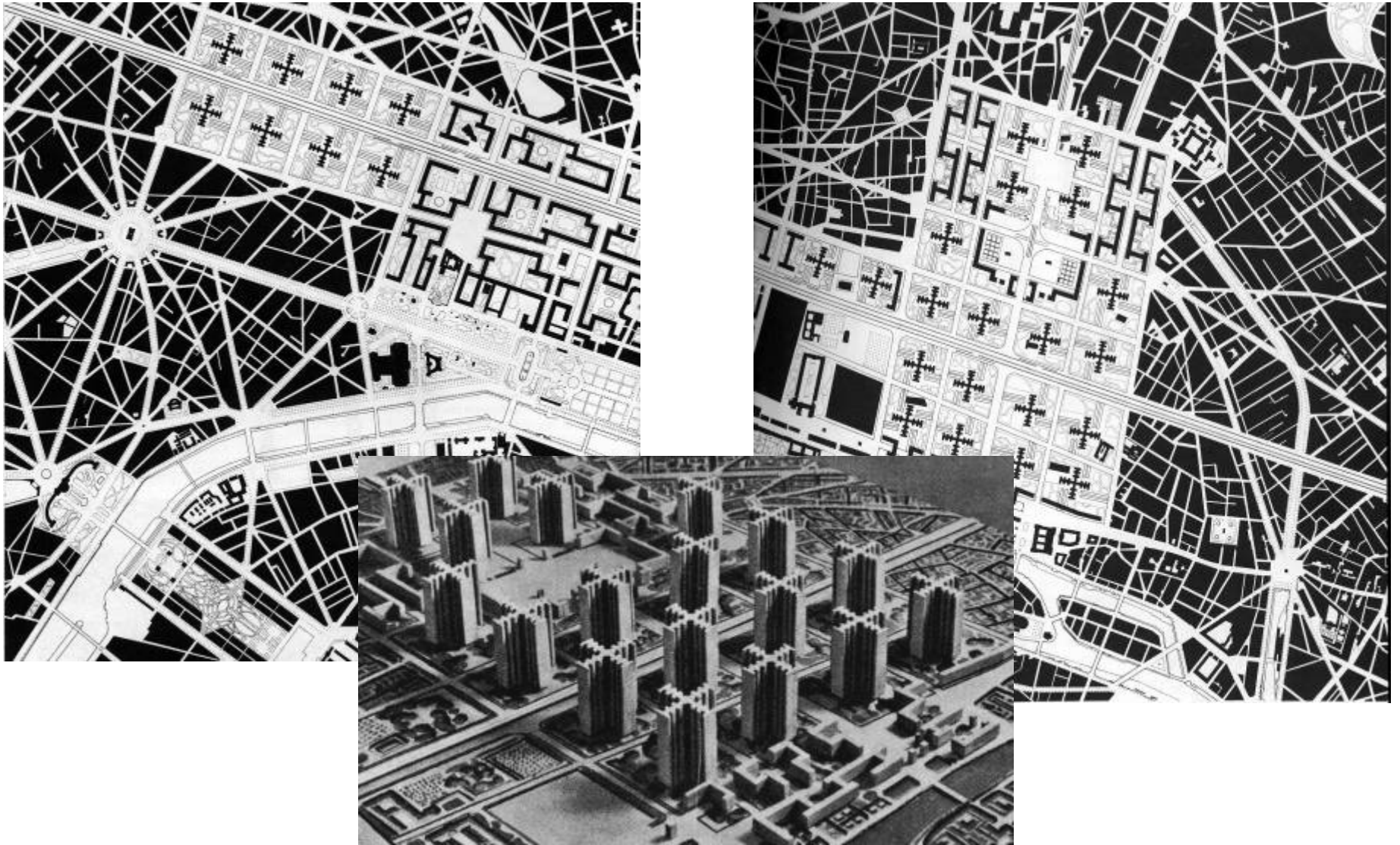
- Mt. Auburn and Riverside

History of Neighborhood Planning



- **Hilberseimer – Central Berlin 1927**

History of Neighborhood Planning



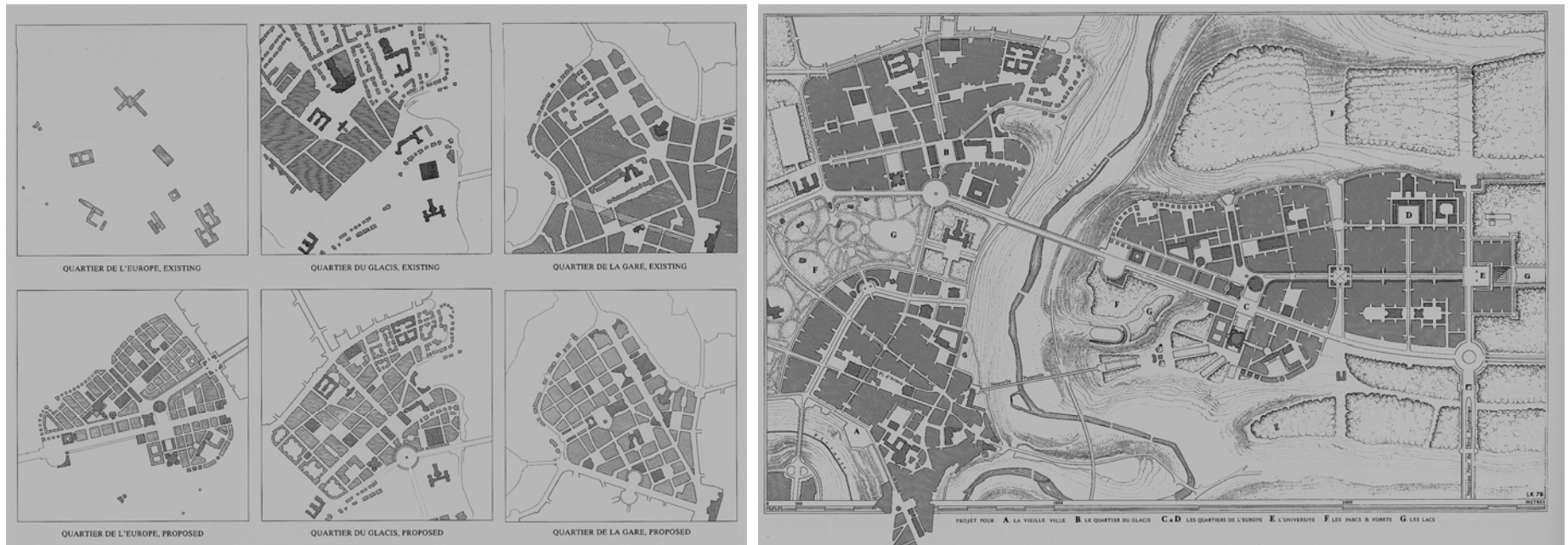
- **Corbu, Plan Voisin, Paris, 1925**

History of Neighborhood Planning



- Radburn 1927

History of Neighborhood Planning



■ Leon Krier 1978

History of Neighborhood Planning

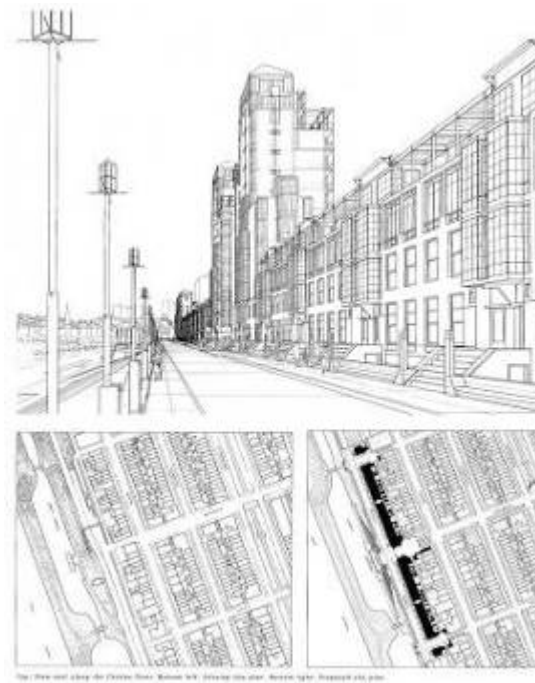


- **Amsterdam South 1961**
- **Paris 1861-3 Boulevard**

Defining Neighborhoods

WAYS TO DEFINE NEIGHBORHOODS

- **Context**
- **Defining Features**
- **Typology**



Defining Neighborhoods

CONTEXT

- Urban
- Suburban
- Rural

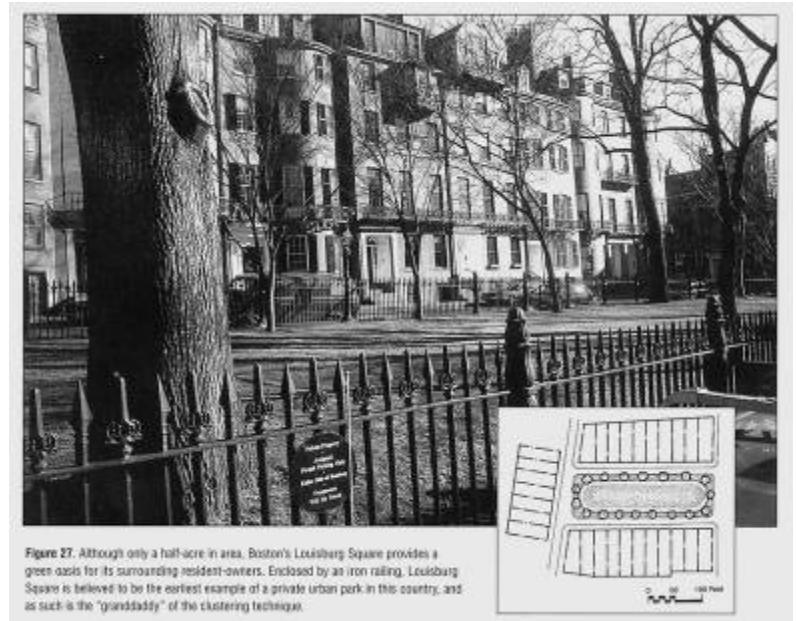
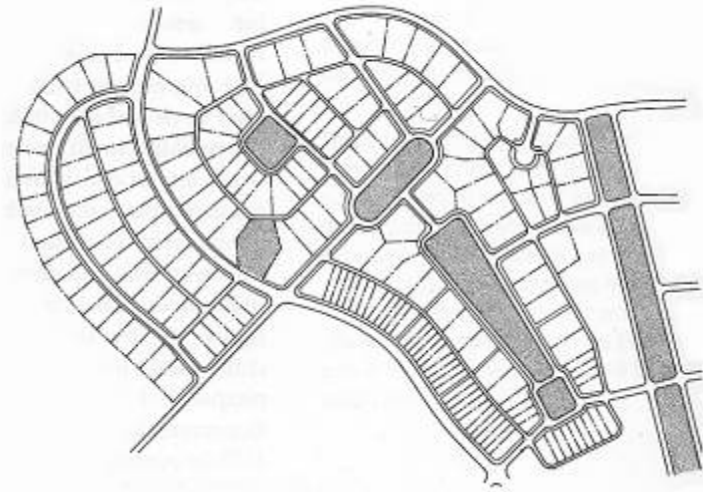
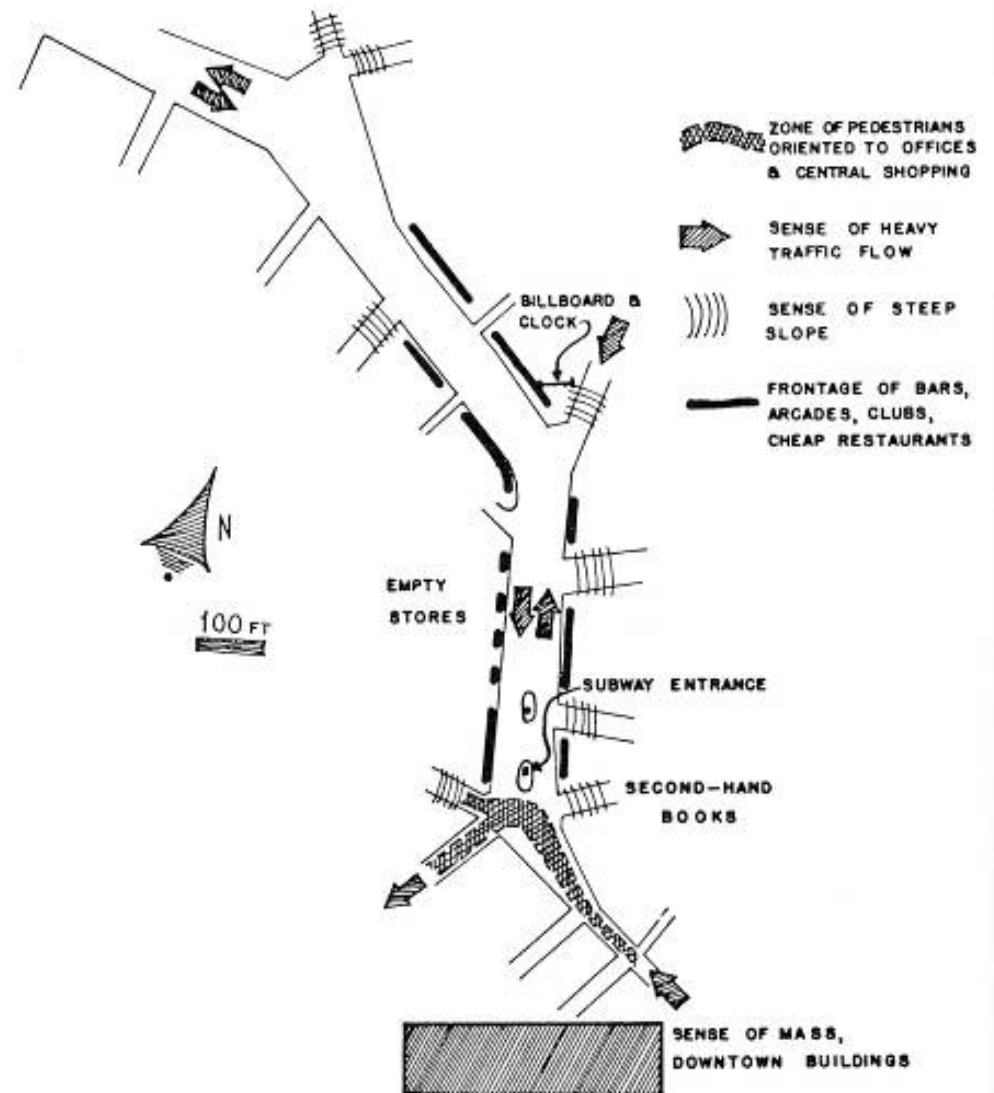


Figure 27. Although only a half-acre in area, Boston's Louisburg Square provides a green oasis for its surrounding resident-owners. Enclosed by an iron railing, Louisburg Square is believed to be the earliest example of a private urban park in this country, and as such is the "granddaddy" of the clustering technique.

Defining Neighborhoods

FEATURES

- **Schools**
- **Main Streets**
- **Civic Buildings**
- **Public Space**
- **Common Interests**



Defining Neighborhoods

FEATURES

- **Schools**

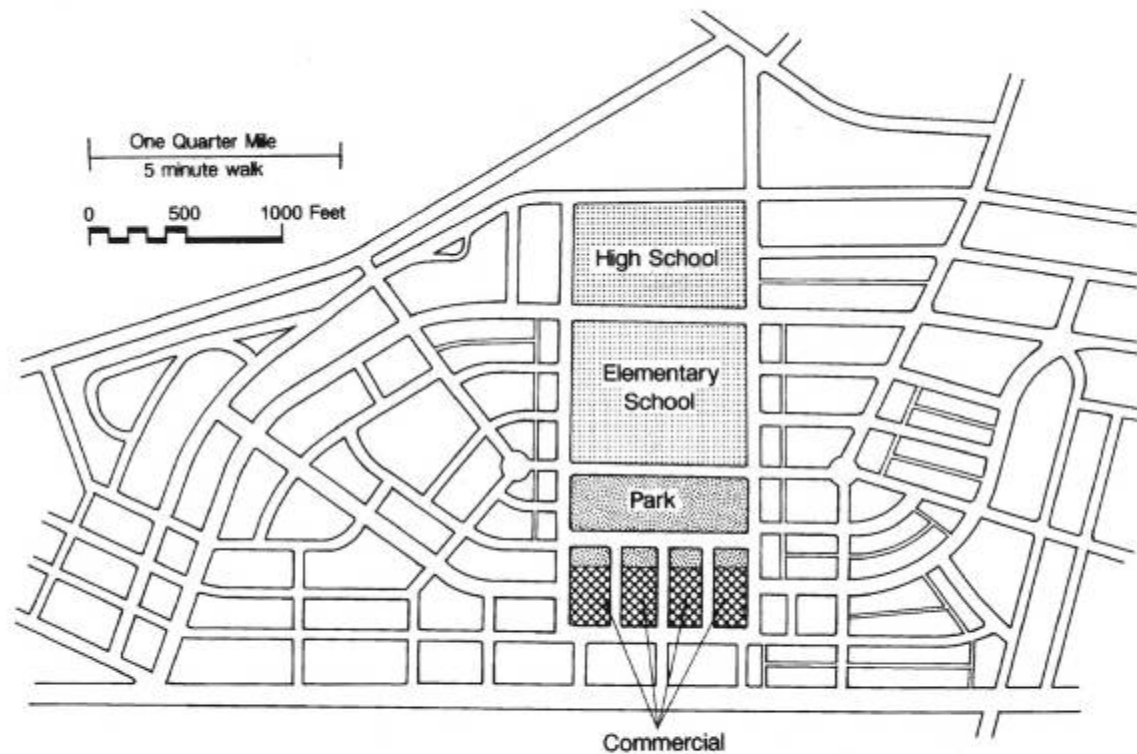
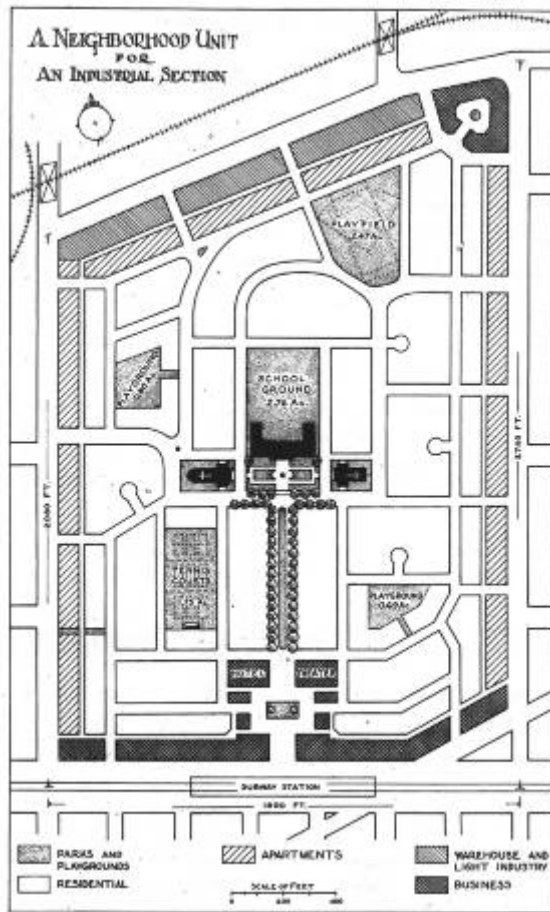


Figure 41. Dundalk, just outside Baltimore, is the only other community completed in the government's emergency housing program before the Armistice. It possesses a less dramatic layout than Yorkship Village but also features greater open space.

Defining Neighborhoods

FEATURES

- **Main Streets**



Defining Neighborhoods



- **Georgetown**

Defining Neighborhoods



■ Georgetown

Defining Neighborhoods



- **Georgetown**

Defining Neighborhoods

FEATURES

■ Civic Buildings

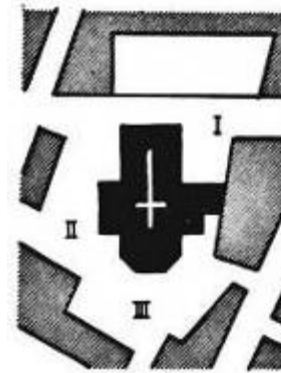


Fig. 62. Schwerin:
Cathedral



Fig. 63. Würzburg. I. Parade-Platz.—
II. Minster square.—III. Cathedral
square.—a. Cathedral.—b. New Minster

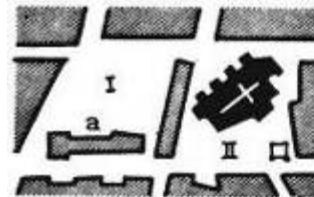


Fig. 64. Kiel: Church of St.
Nicholas.—I. Market place,
—II. Church square.—
a. Rathaus

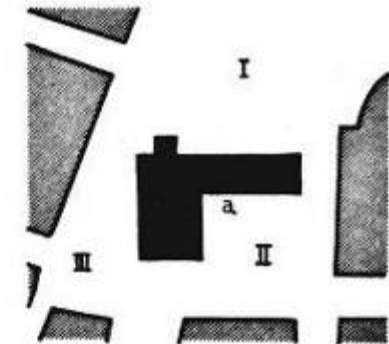


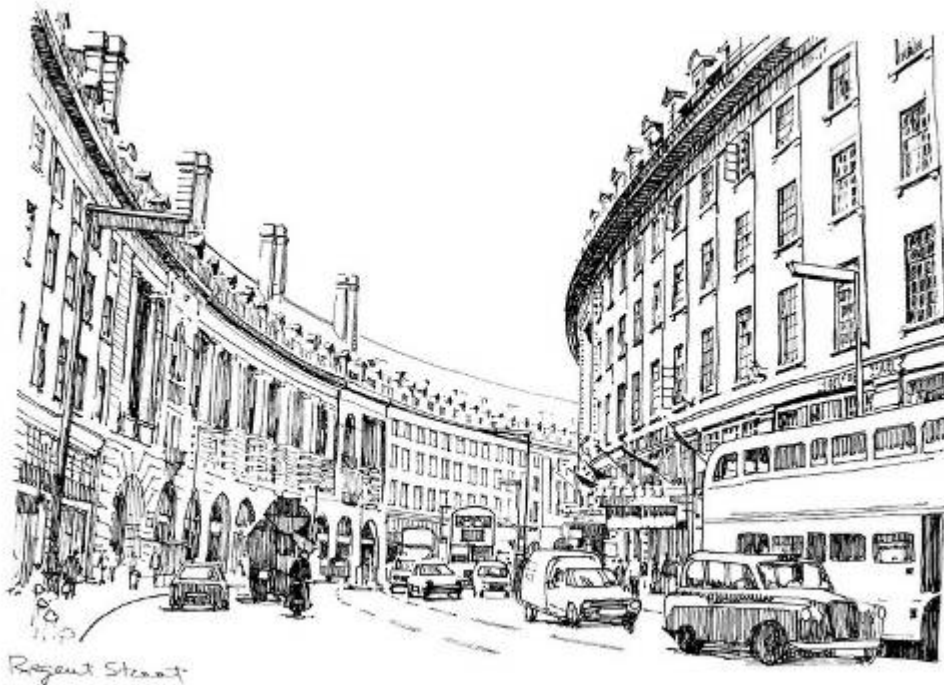
Fig. 65. Copenhagen. a. Royal Theater



Defining Neighborhoods

TYPES

- Residential
- Districts (downtown)
- Corridors



Defining Neighborhoods

CULTURE



■ Greenwich Village

Defining Neighborhoods



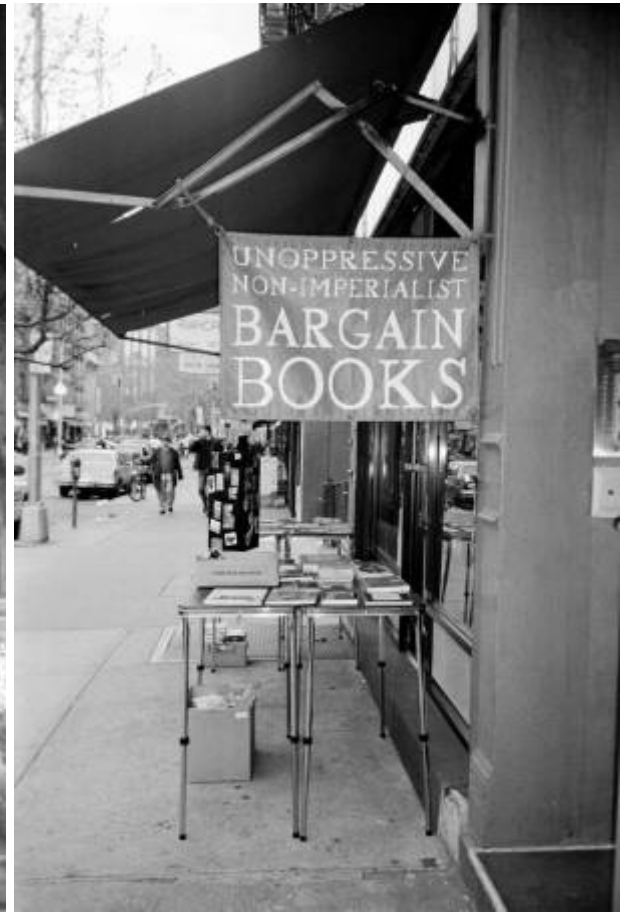
- **Greenwich Village**

Defining Neighborhoods



■ Greenwich Village

Defining Neighborhoods



- **Greenwich Village**

Defining Neighborhoods



- **Georgetown**

Defining Neighborhoods



- **Lake Forest**

Defining Neighborhoods

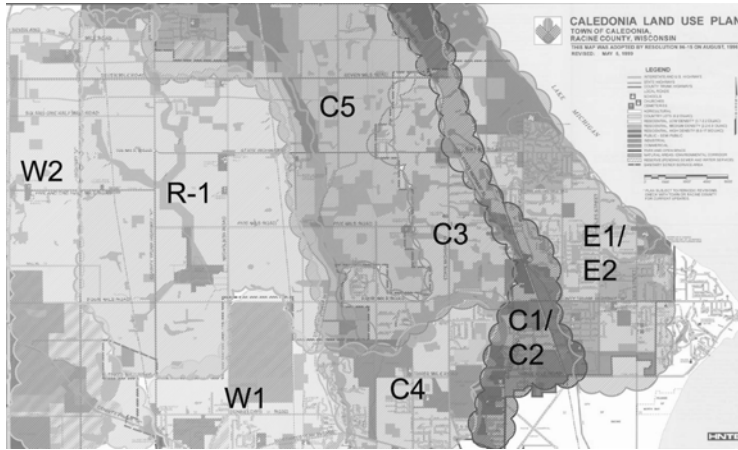


■ Copenhagen

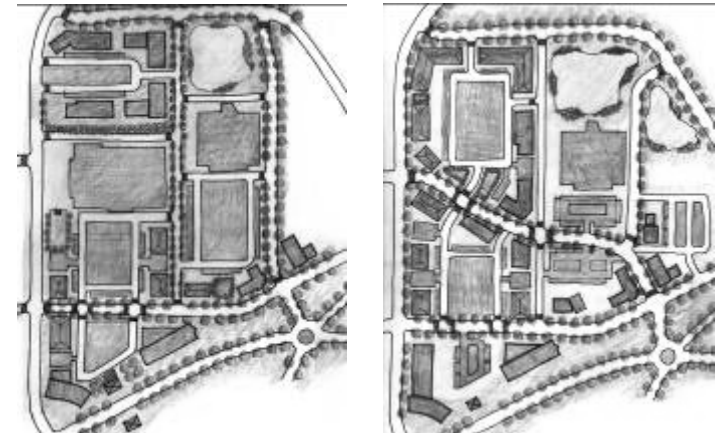
Return on Investment

DOLLARS AND COMPLEXITY

■ Caledonia



■ Sun Prairie Main Street



Return on Investment

WHO PAYS?



- **New Luxembourg**



- **West Prairie Village**

Return on Investment

BENEFITS

- **Public vs. Private**
- **Short term vs. Long Term**
- **Age group**
- **Users: Residential, Businesses**
- **Cultural Attitudes**
- **Perceived vs. Actual**

Neighborhood Planning Process

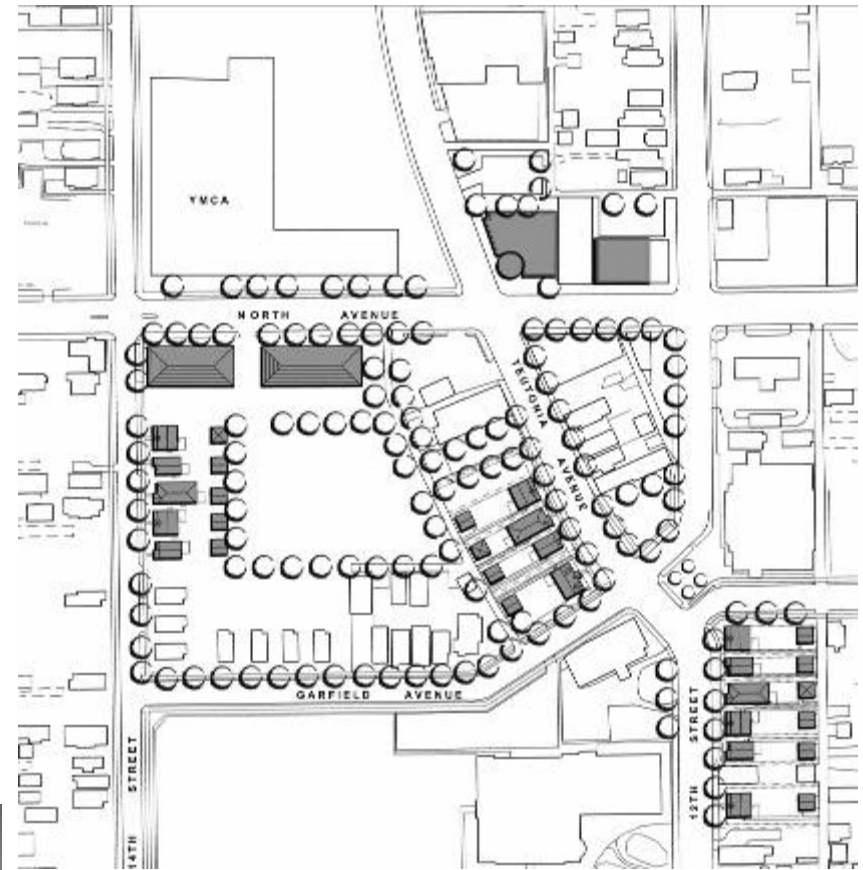
PLANNING STEPS

- **List goals and policies**
- **Create concept plans**
- **Establish development plan**
- **Write regulating plan and codes**
- **Initiate actions and investments**
- **Review and revise proposals**
- **Amend the plan**

Neighborhood Planning Process

CASE STUDIES

■ Fond Du Lac and North

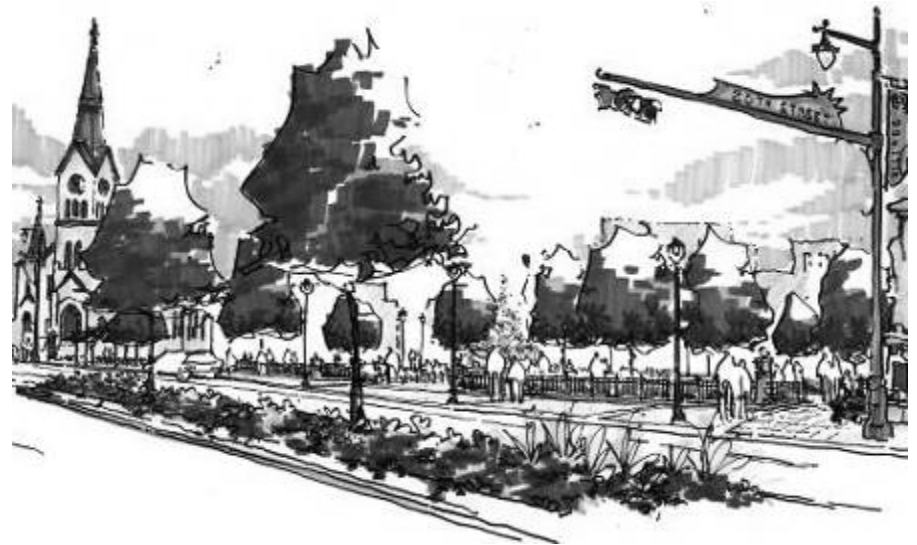
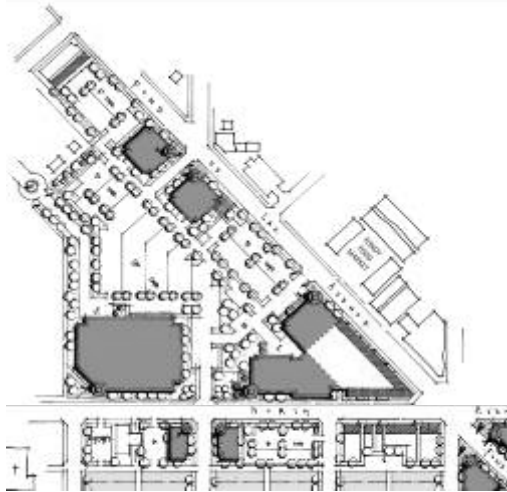


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Neighborhood Planning Process

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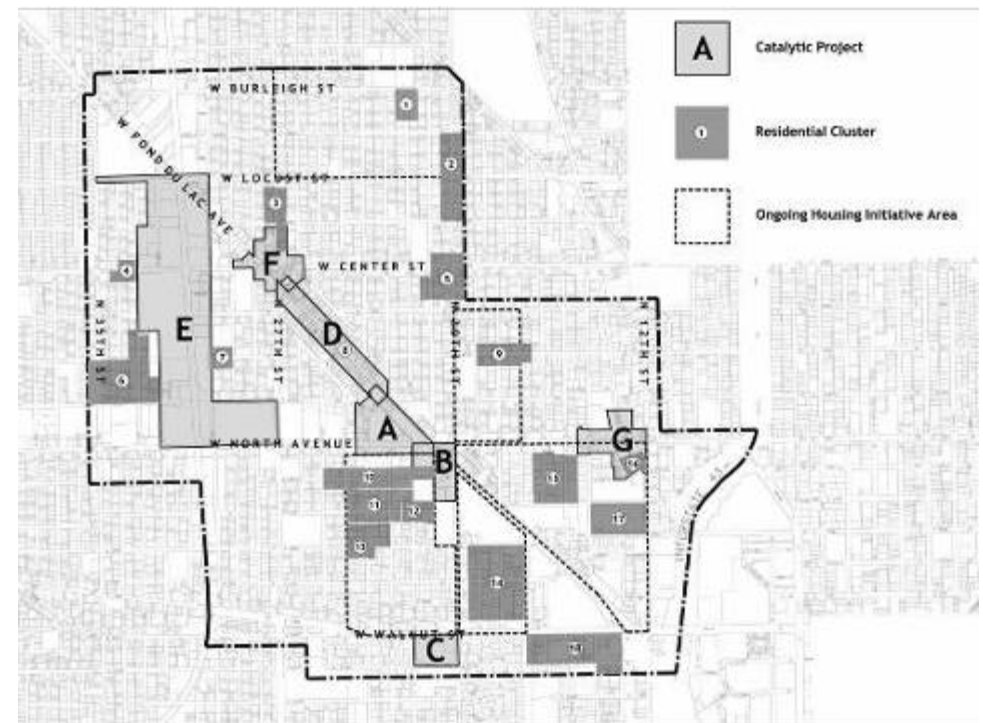
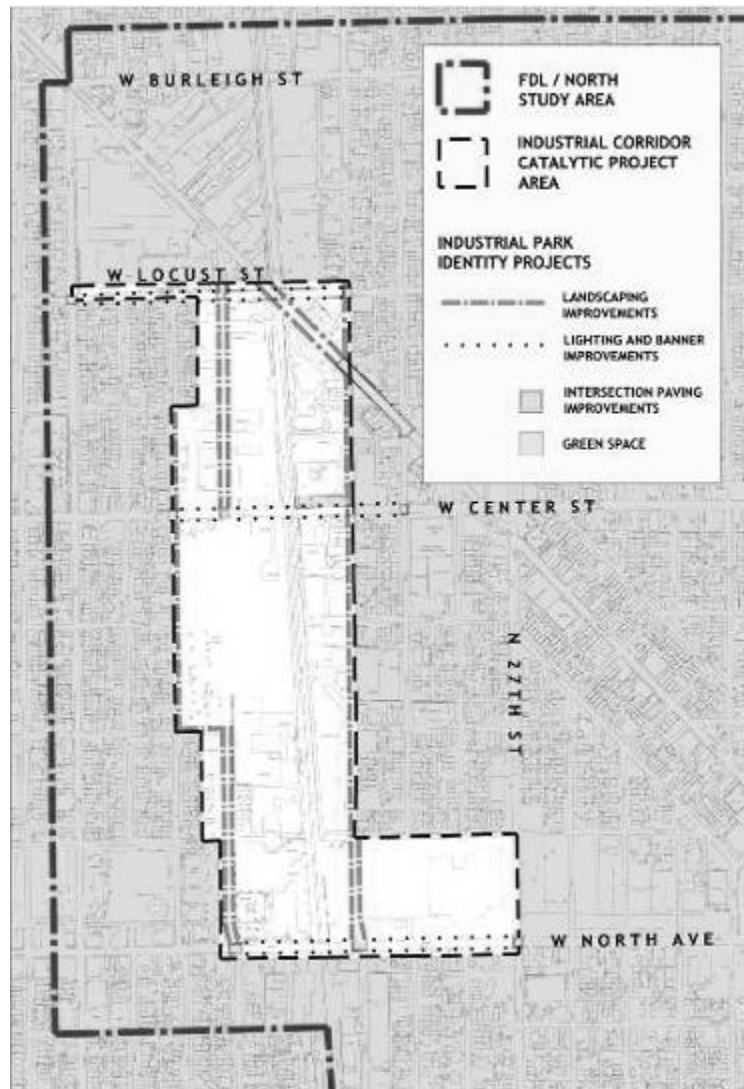


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Neighborhood Planning Process

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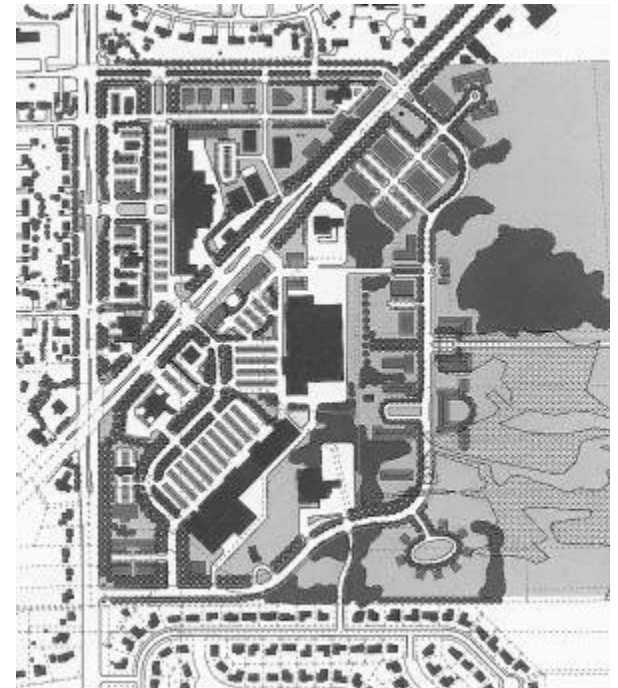
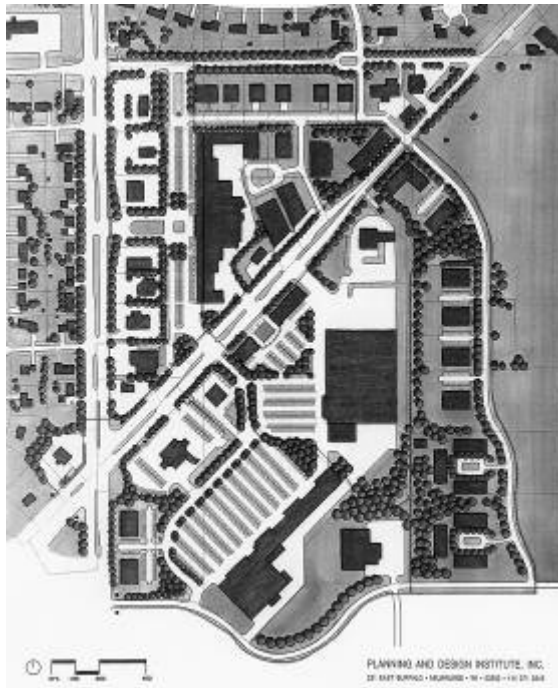


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Neighborhood Planning Process

CASE STUDIES

■ New Berlin City Center

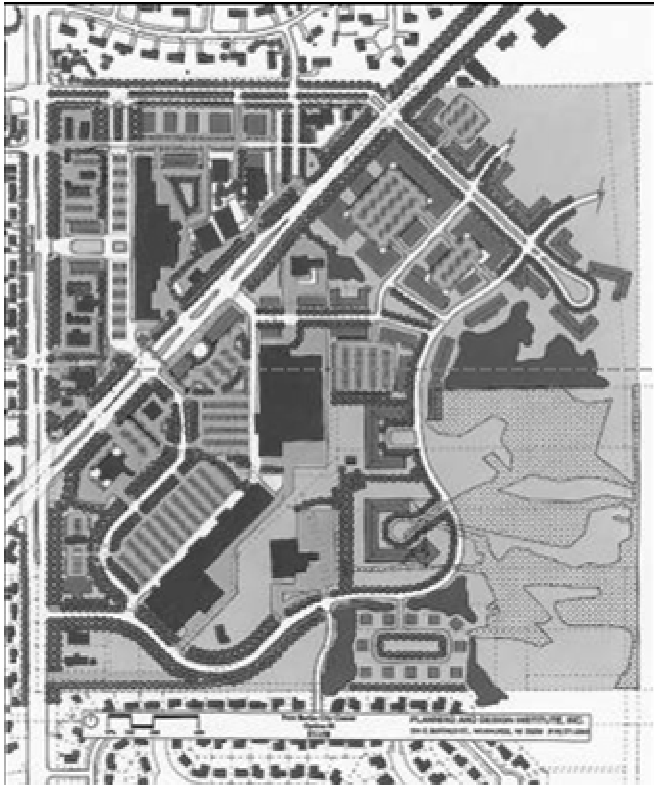


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Neighborhood Planning Process

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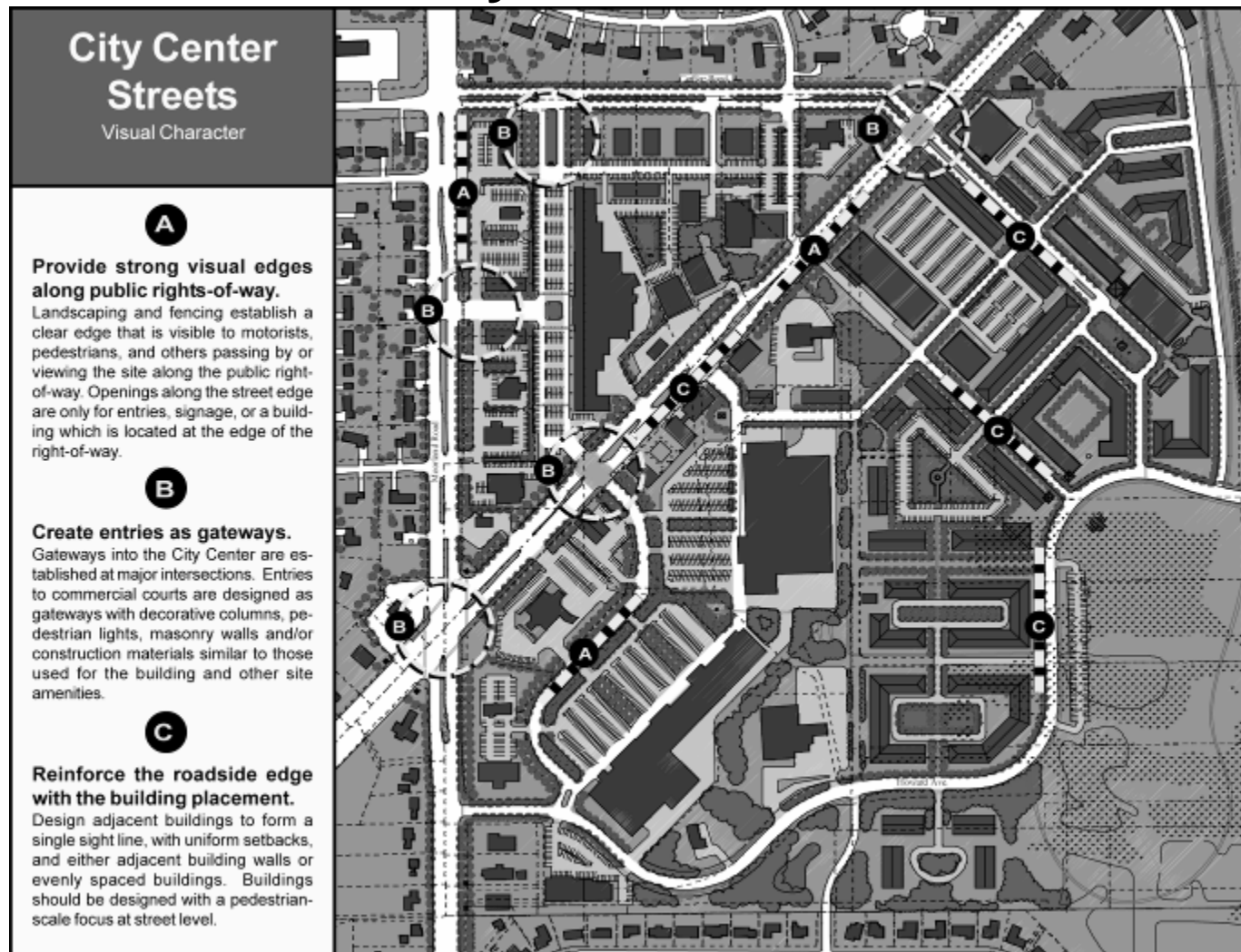


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Neighborhood Planning Process

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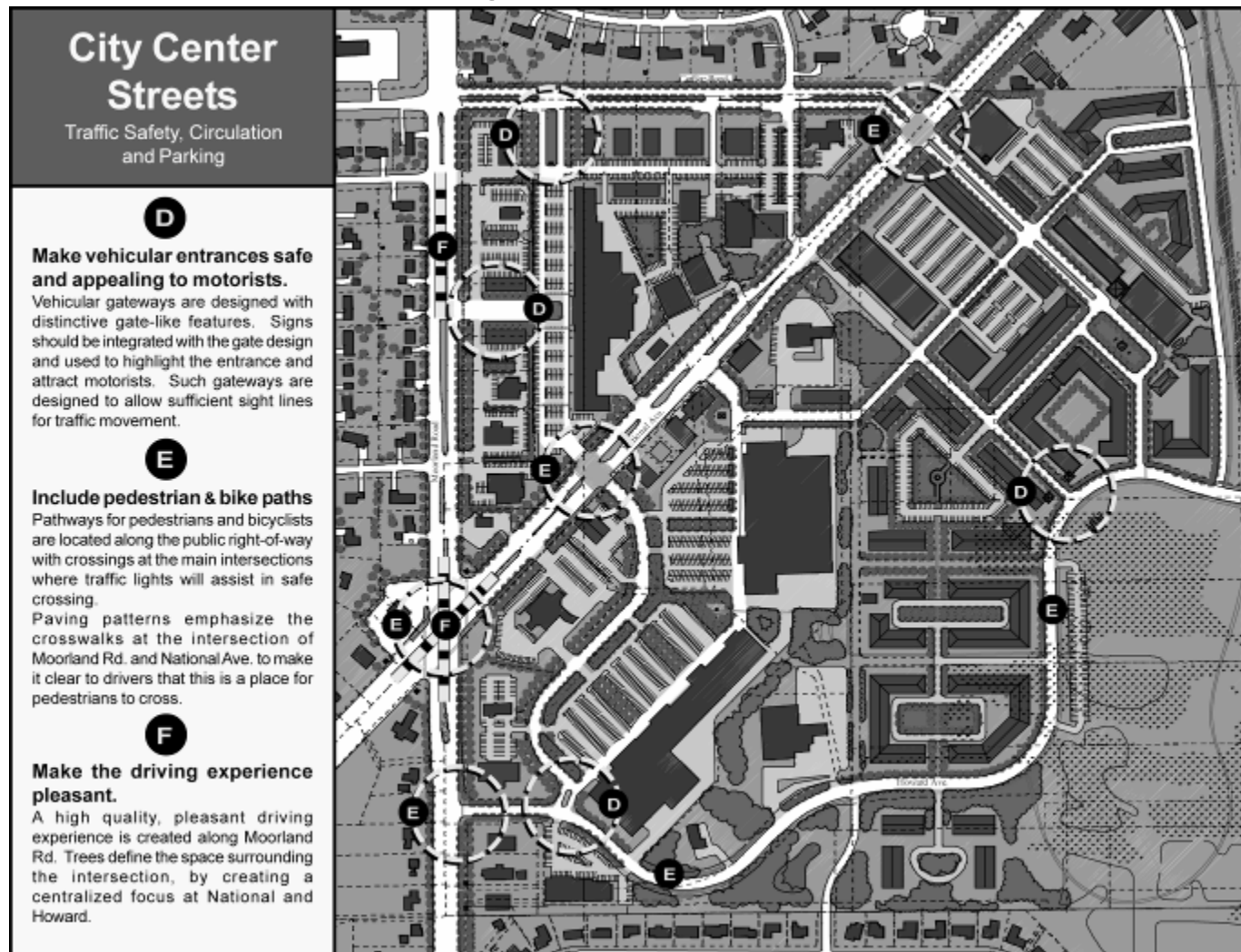


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Neighborhood Planning Process

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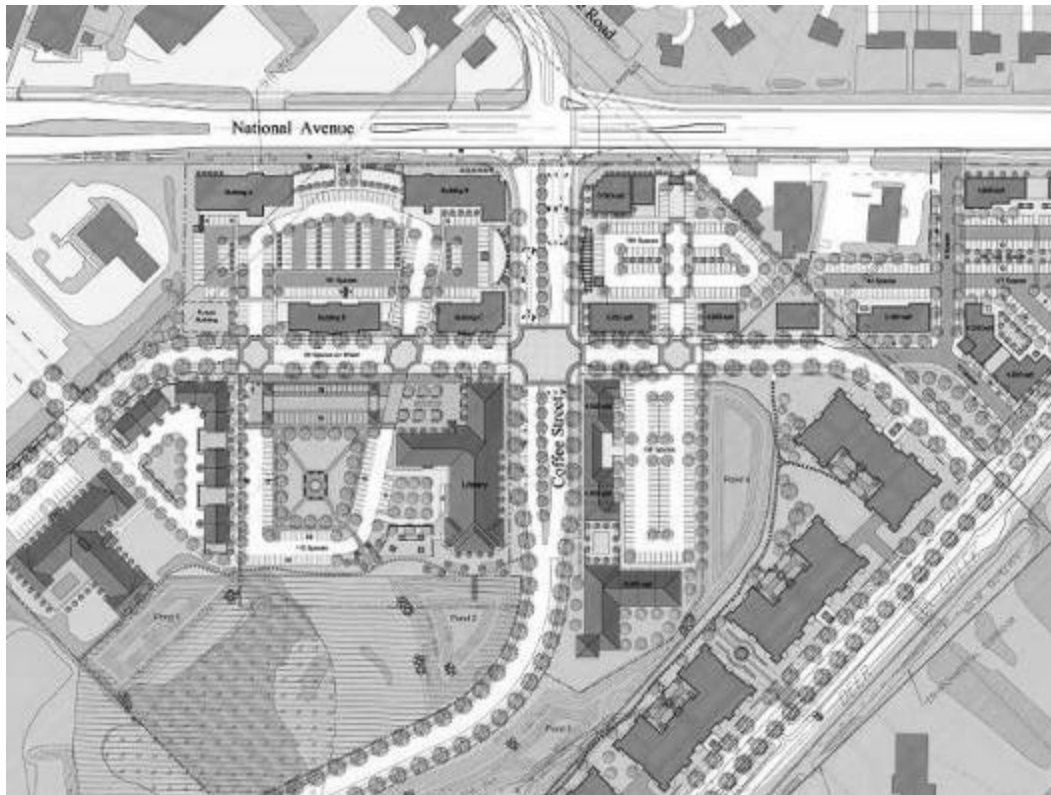


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Neighborhood Planning Process

CASE STUDIES

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Neighborhood Planning Process

CASE STUDIES

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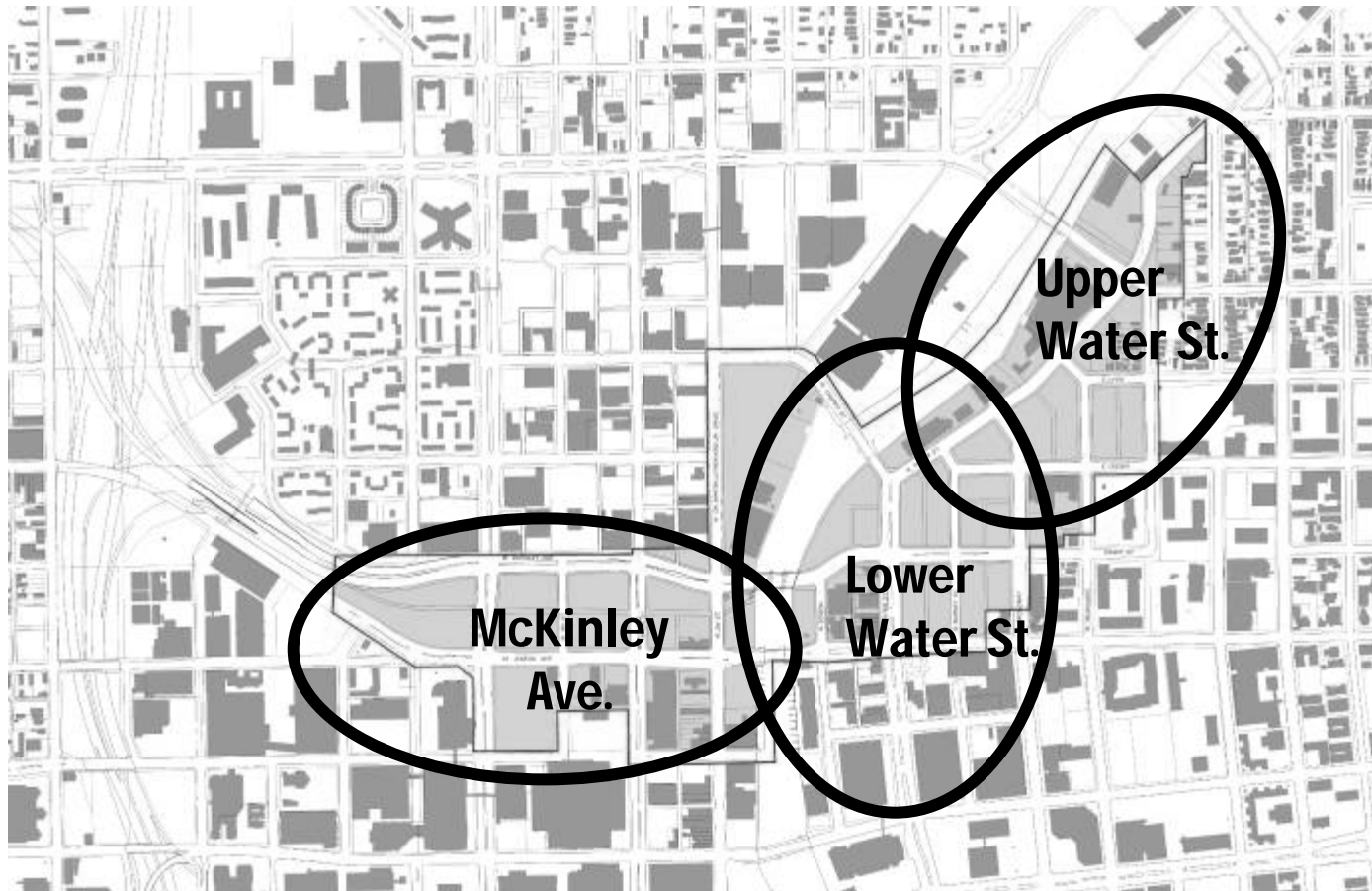


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Neighborhood Planning Process

CASE STUDIES

■ Park East



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Neighborhood Planning Process

CASE STUDIES

■ Park East

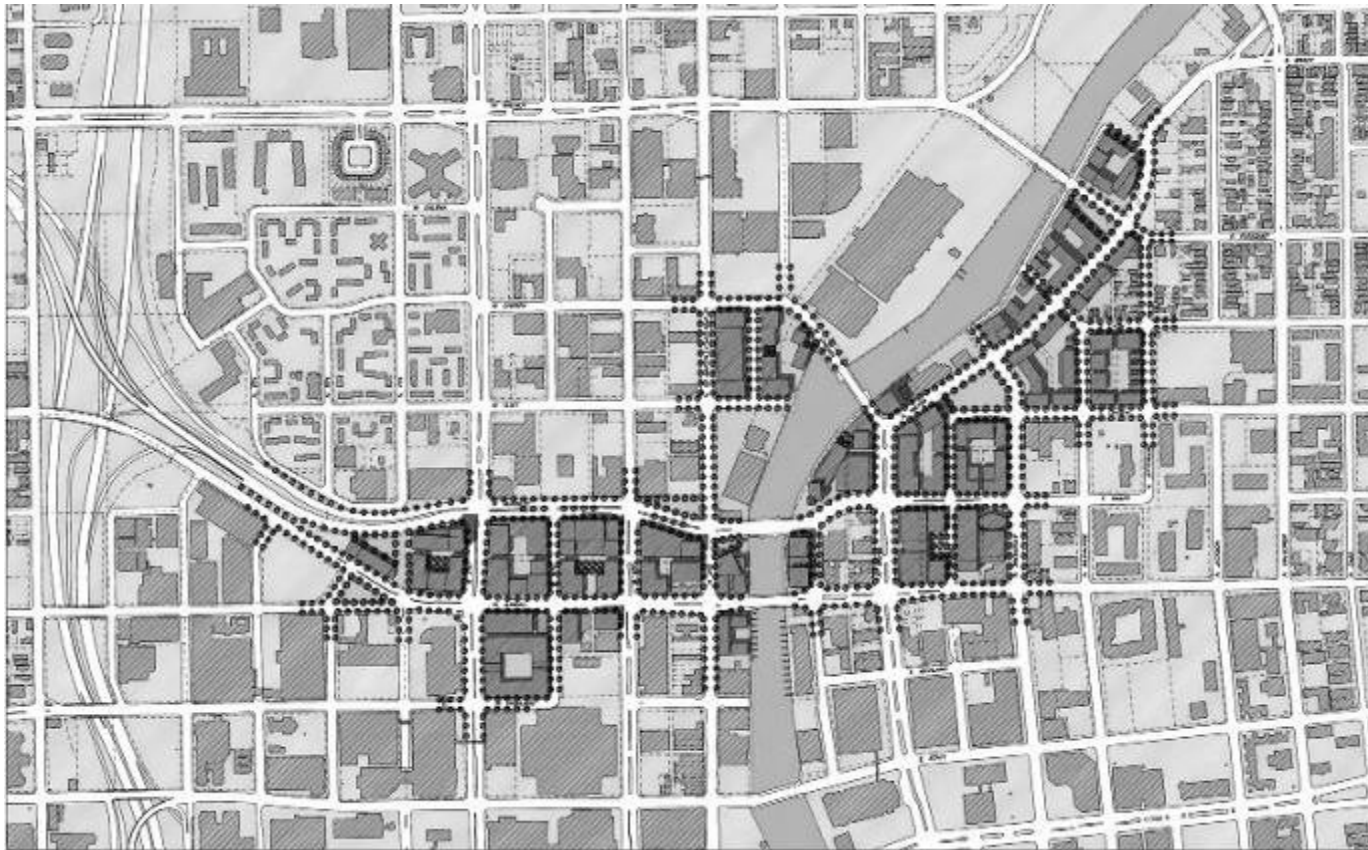


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Neighborhood Planning Process

CASE STUDIES

■ Park East

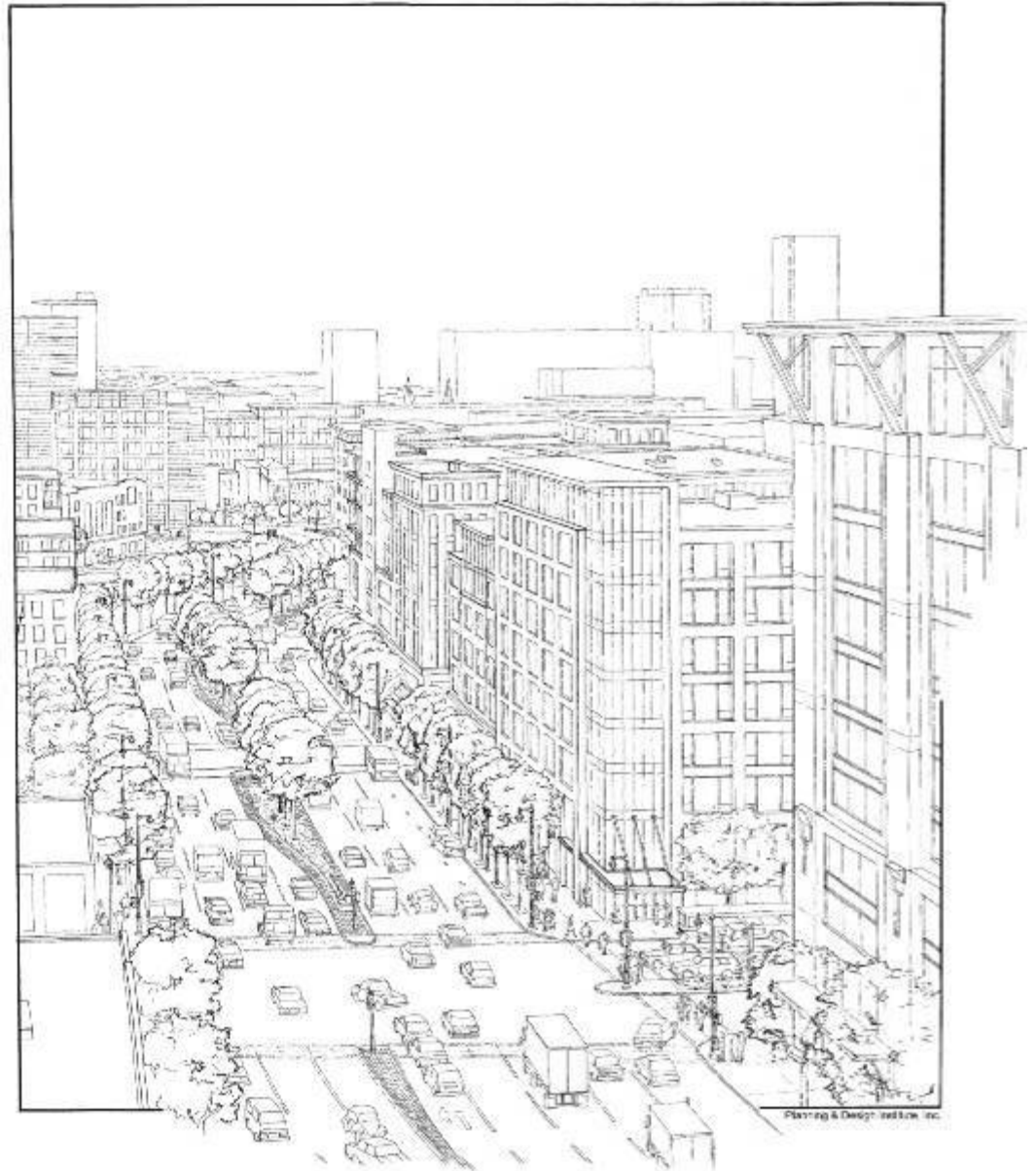


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Neighborhood Planning Process

CASE STUDIES

- **Park East**
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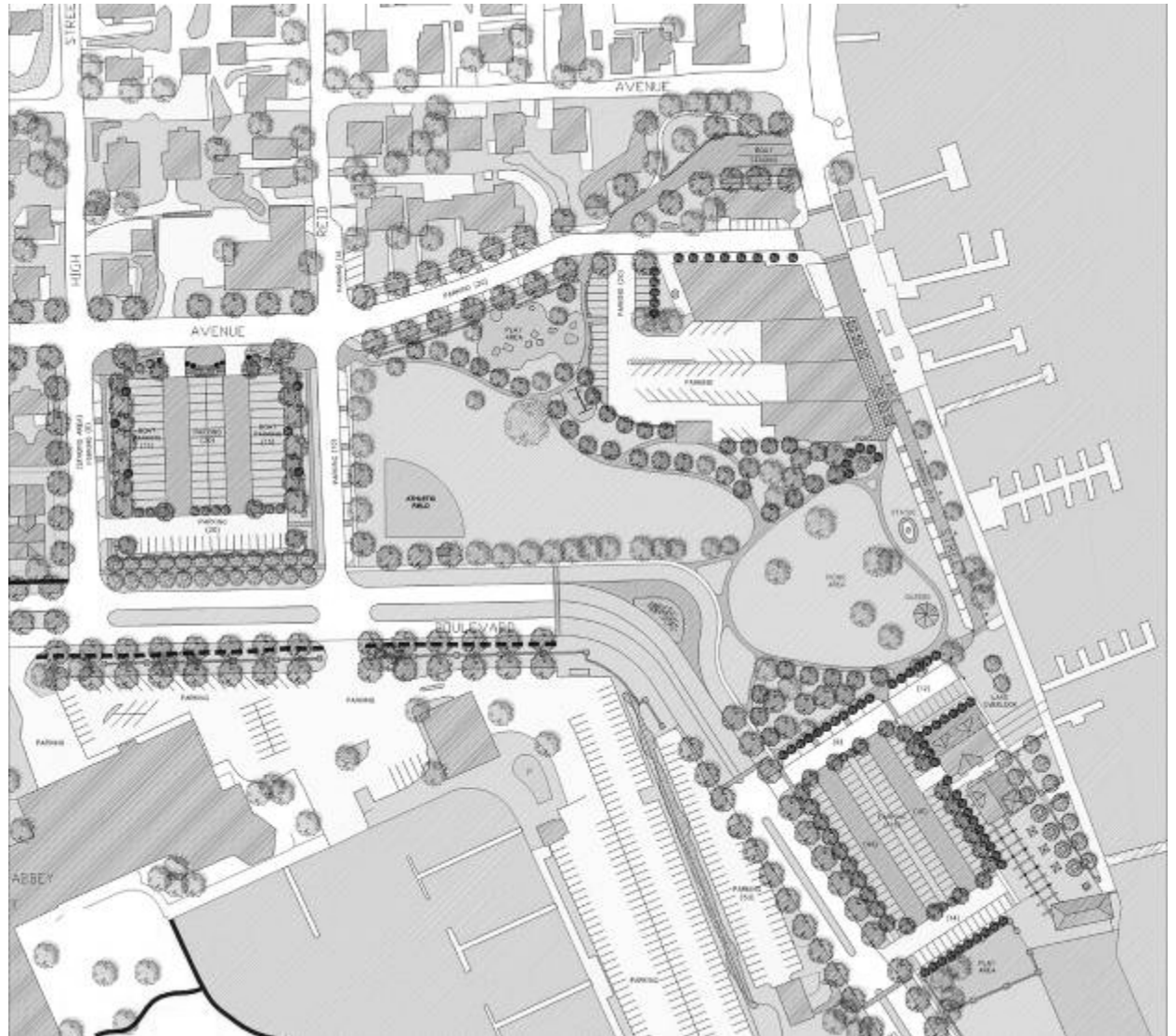


Neighborhood Planning Process

CASE STUDIES

■ Fontana

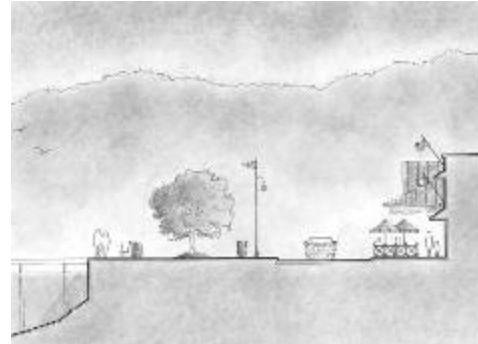
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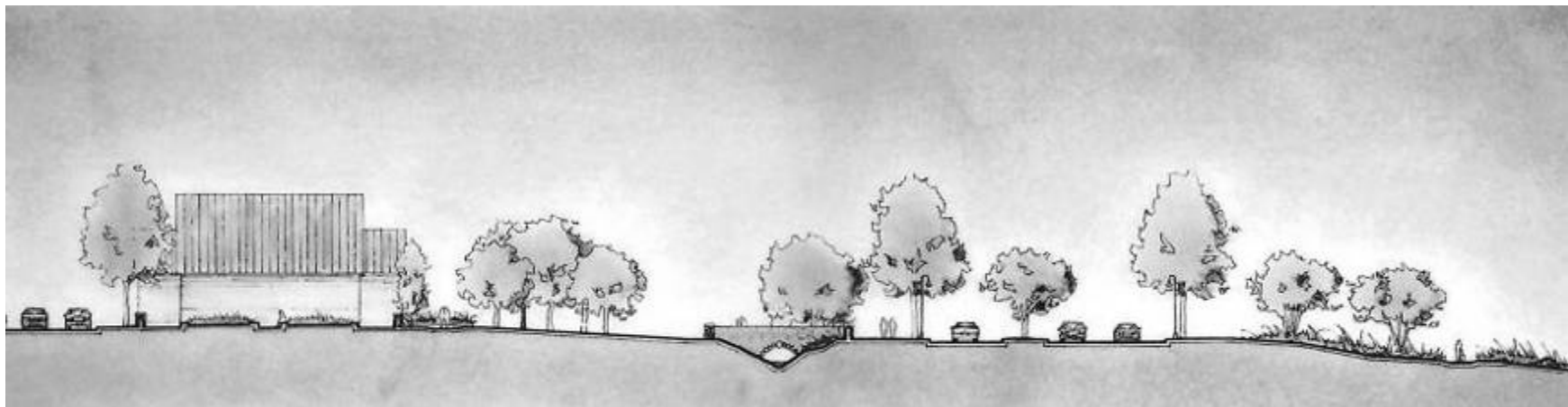
Neighborhood Planning Process

CASE STUDIES

■ Fontana



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Neighborhood Planning Process

CASE STUDIES

■ Fontana



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CASE STUDIES

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Neighborhood Planning Process

CASE STUDIES

▪ Rock Island

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Neighborhood Planning Process

CASE STUDIES

▪ Rock Island

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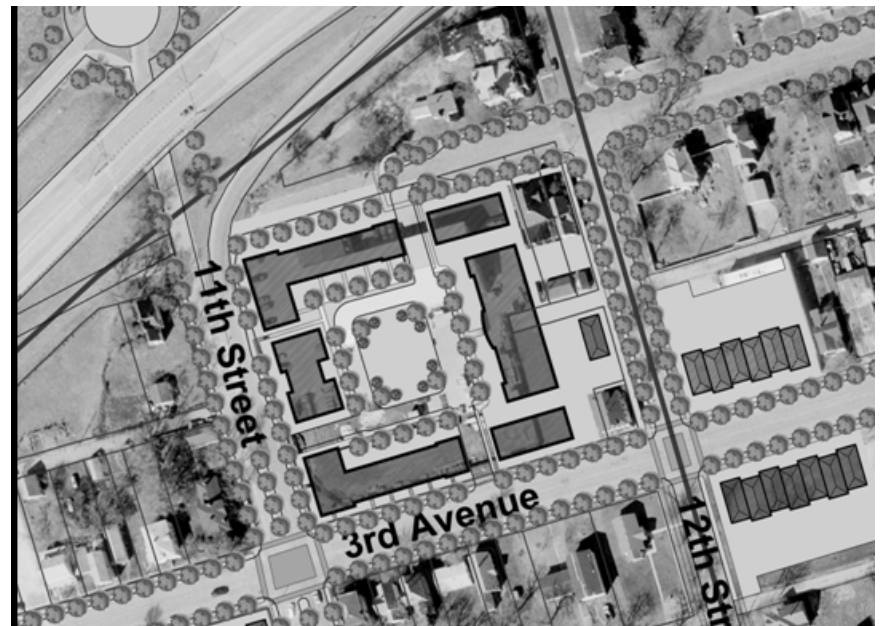


Neighborhood Planning Process

CASE STUDIES

■ Rock Island

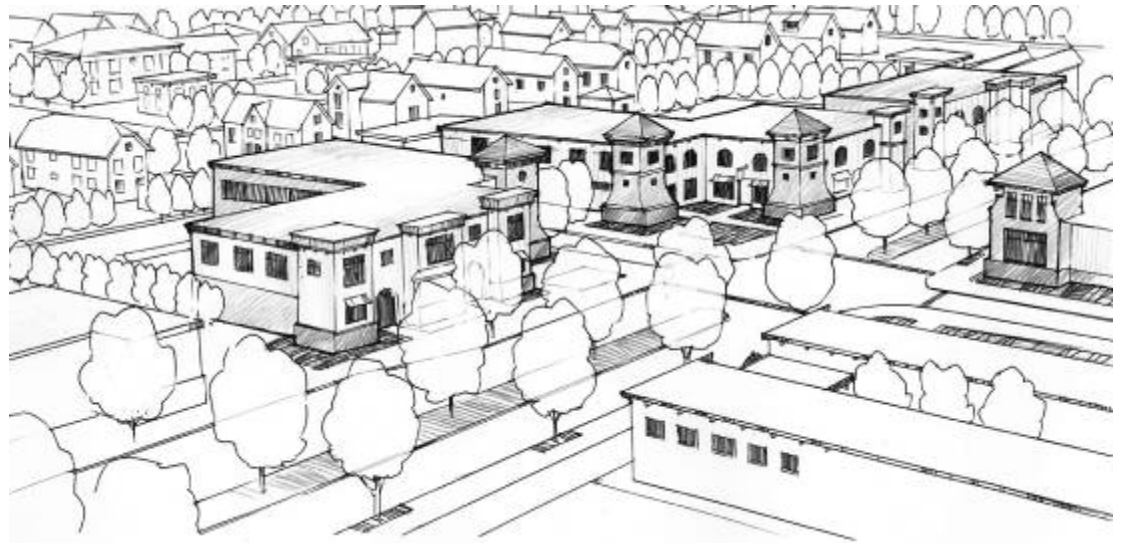
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Neighborhood Planning Process

CASE STUDIES

▪ Rock Island



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Neighborhood Planning Process

CASE STUDIES

■ **Prairie Heights**

- List goals and policies
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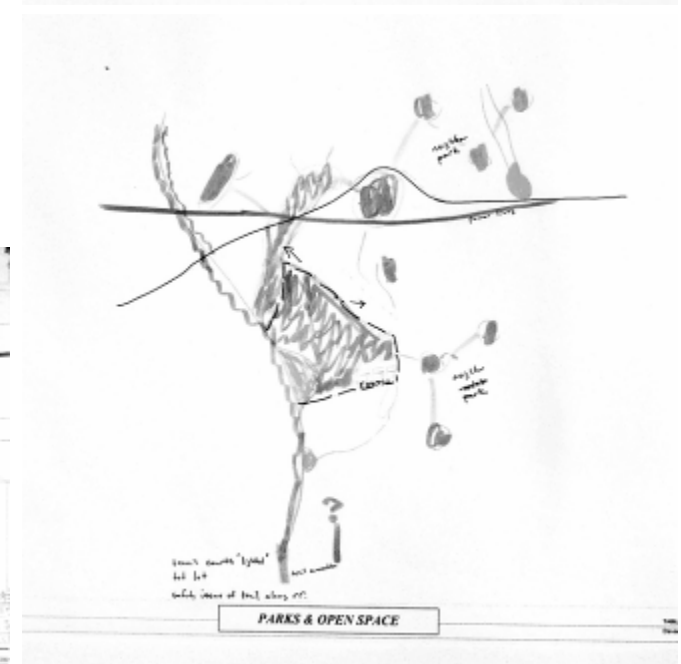
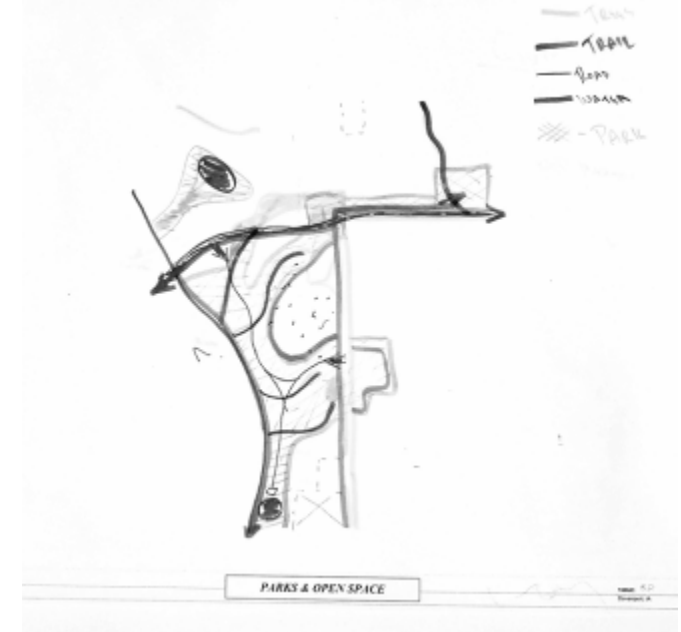


Neighborhood Planning Process

CASE STUDIES

■ Prairie Heights

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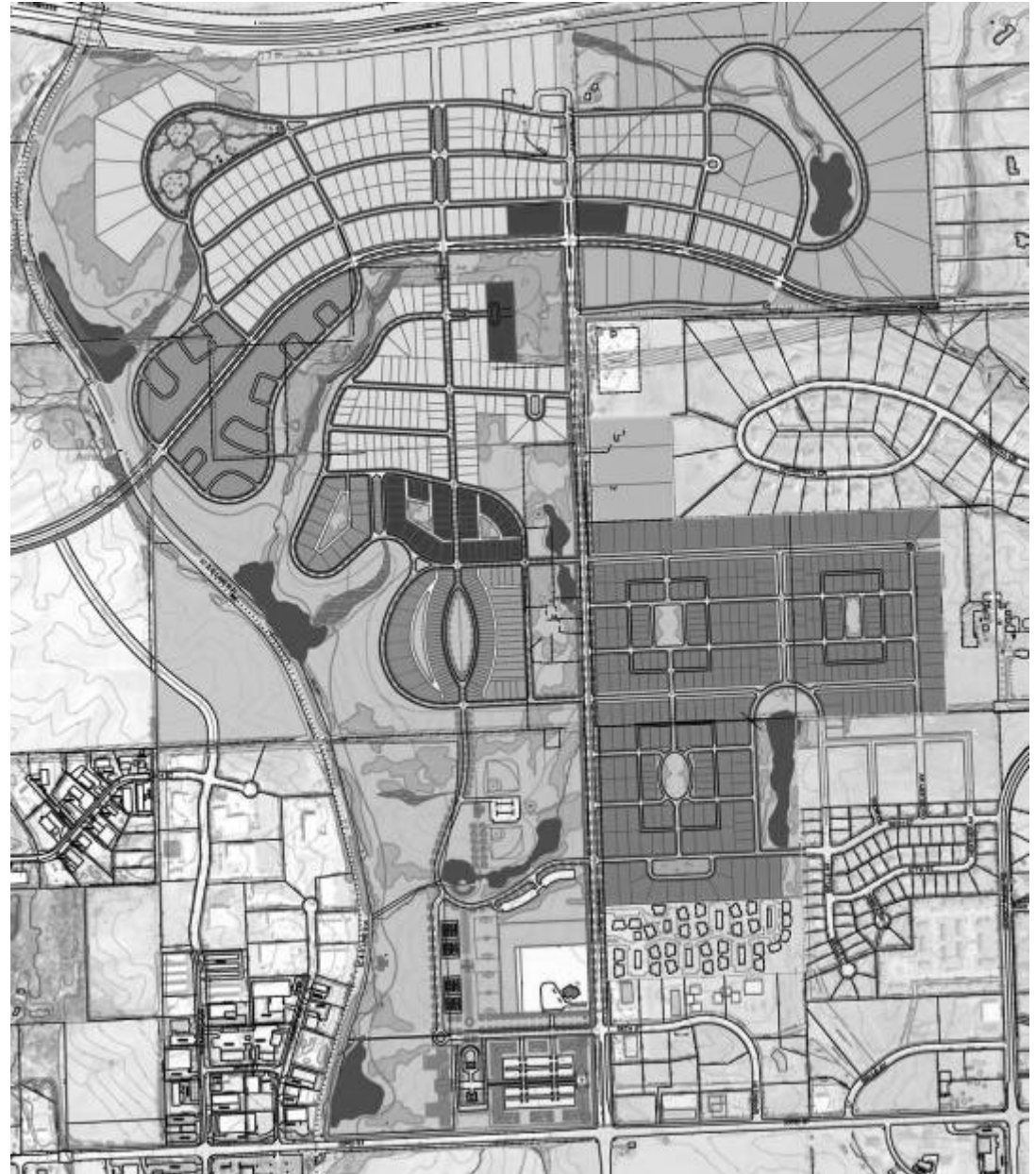


Neighborhood Planning Process

CASE STUDIES

■ **Prairie Heights**

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Neighborhood Planning Process

CASE STUDIES

■ Prairie Heights

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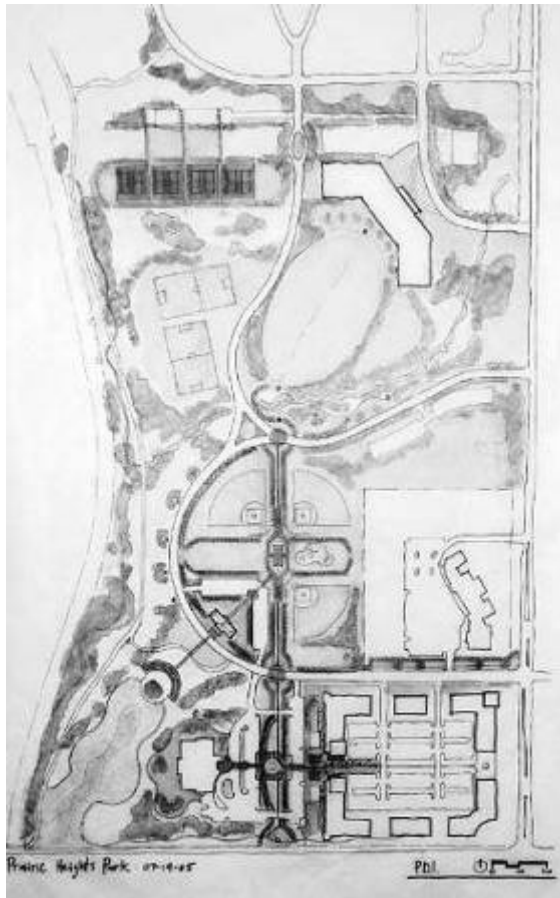
			City-Owned	Private-Owned
			Land	Land
	DEVELOPMENT VALUE			
Source of Information	RETAIL/COMMERCIAL			
<i>based on design concept</i>	building square footage		95,000	0
<i>hypothetical value</i>	value per sq ft		\$100	\$0
	total building value		\$9,500,000	\$0
<i>based on design concept</i>	acres		12.0	0.0
<i>SB Friedman research</i>	value per acre		\$313,000	\$0
	total land value		\$3,756,000	\$0
	total retail/commercial value		\$13,256,000	\$0
	LIGHT INDUSTRIAL			
<i>1/3 of acreage</i>	building square footage		291,852	0
<i>hypothetical value</i>	value per sq ft		\$46	\$0
	total building value		\$13,425,192	\$0
<i>based on design concept</i>	acres		20.1	0
<i>SB Friedman research</i>	value per acre		\$30,000	\$0
	total land value		\$603,000	\$0
	total industrial value		\$14,028,192	\$0
	RESIDENTIAL: LOW DENSITY			
<i>based on design concept</i>	total acres		31.8	302.2
	Type 1: Single Family			
<i>based on design concept</i>	number of units		9	
<i>SB Friedman projection</i>	value per unit		\$350,000	
	total value Type 1		\$3,150,000	
	Type 2: Single Family			
<i>based on design concept</i>	number of units		15	
<i>SB Friedman projection</i>	value per unit (below market value)		\$150,000	
	total value Type 2		\$2,250,000	
	Type 2a: Single Family w/ Granny Flats			
<i>based on design concept</i>	number of units		7	
<i>preliminary estimate</i>	value per unit (below market value)		\$190,000	
	total value Type 2		\$1,330,000	
	Type 4: Single Family			
<i>based on design concept</i>	number of units		15	
<i>SB Friedman projection</i>	value per unit		\$350,000	
	total value Type 4		\$5,250,000	
	Type 5: Single Family			
<i>based on design concept</i>	number of units		39	
<i>SB Friedman projection</i>	value per unit		\$250,000	
	total value Type 5		\$9,750,000	
	Type 5a: Single Family w/ Granny Flats			
<i>based on design concept</i>	number of units		18	
<i>preliminary estimate</i>	value per unit		\$290,000	
	total value Type 5		\$5,220,000	
	Type 6: Single Family			
<i>based on design concept</i>	number of units			95
<i>SB Friedman projection</i>	value per unit			\$200,000
	total value Type 6			\$19,000,000
	Type 8: Single Family			
<i>based on design concept</i>	number of units			295
<i>SB Friedman projection</i>	value per unit			\$215,000
	total value Type 8			\$63,425,000
	Type 9: Single Family			
<i>based on design concept</i>	number of units			59
<i>SB Friedman projection</i>	value per unit			\$250,000
	total value Type 9			\$14,750,000
	Type 10: Single Family			
<i>based on design concept</i>	number of units			28
<i>SB Friedman projection</i>	value per unit			\$525,000
	total value Type 10			\$14,700,000
	Type 11: Single Family			
<i>based on design concept</i>	number of units			152
<i>SB Friedman projection</i>	value per unit			\$240,000
	total value Type 11			\$36,480,000
<i>Private-owned land includes park space to be owned and maintained by landowners</i>	total low density residential value		\$26,950,000	\$148,355,000

Neighborhood Planning Process

CASE STUDIES

■ **Prairie Heights**

- List goals and policies
- Create concept plans
- Establish development plan
- Write regulating plan and codes
- Initiate actions and investments
- Review and revise proposals
- Amend the plan

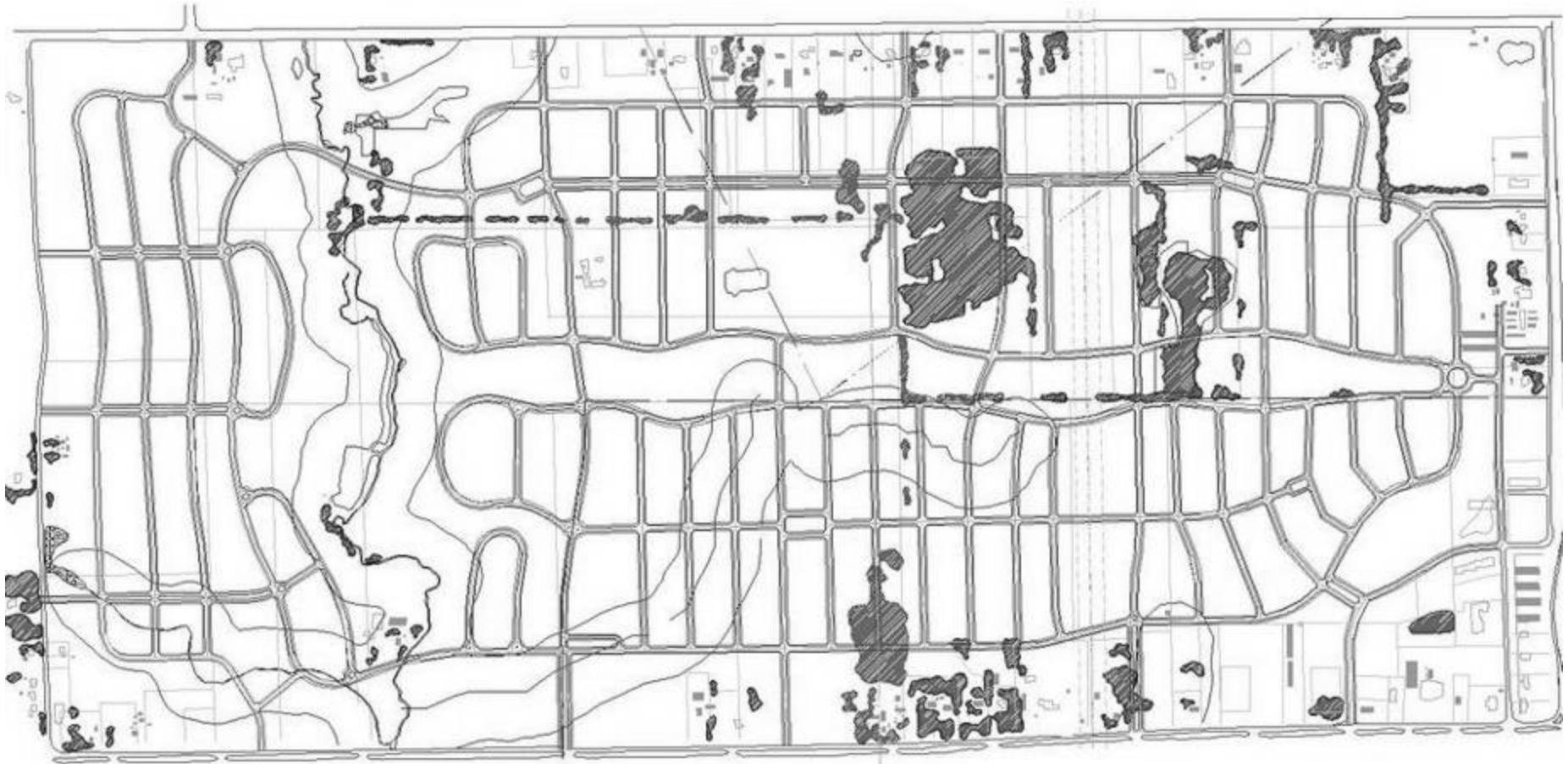


Neighborhood Planning Process

CASE STUDIES

■ Kenosha - Bristol

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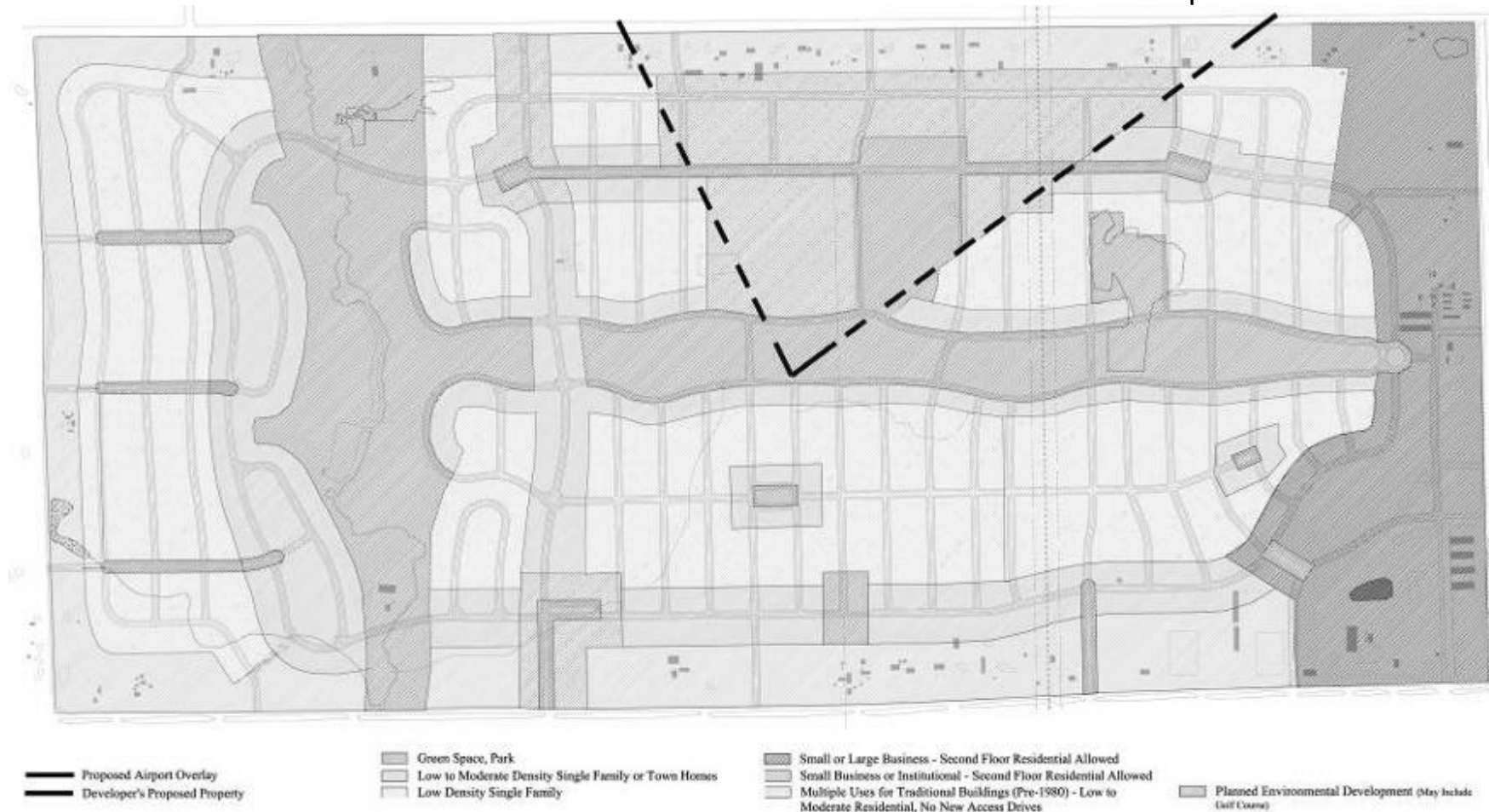


Neighborhood Planning Process

CASE STUDIES

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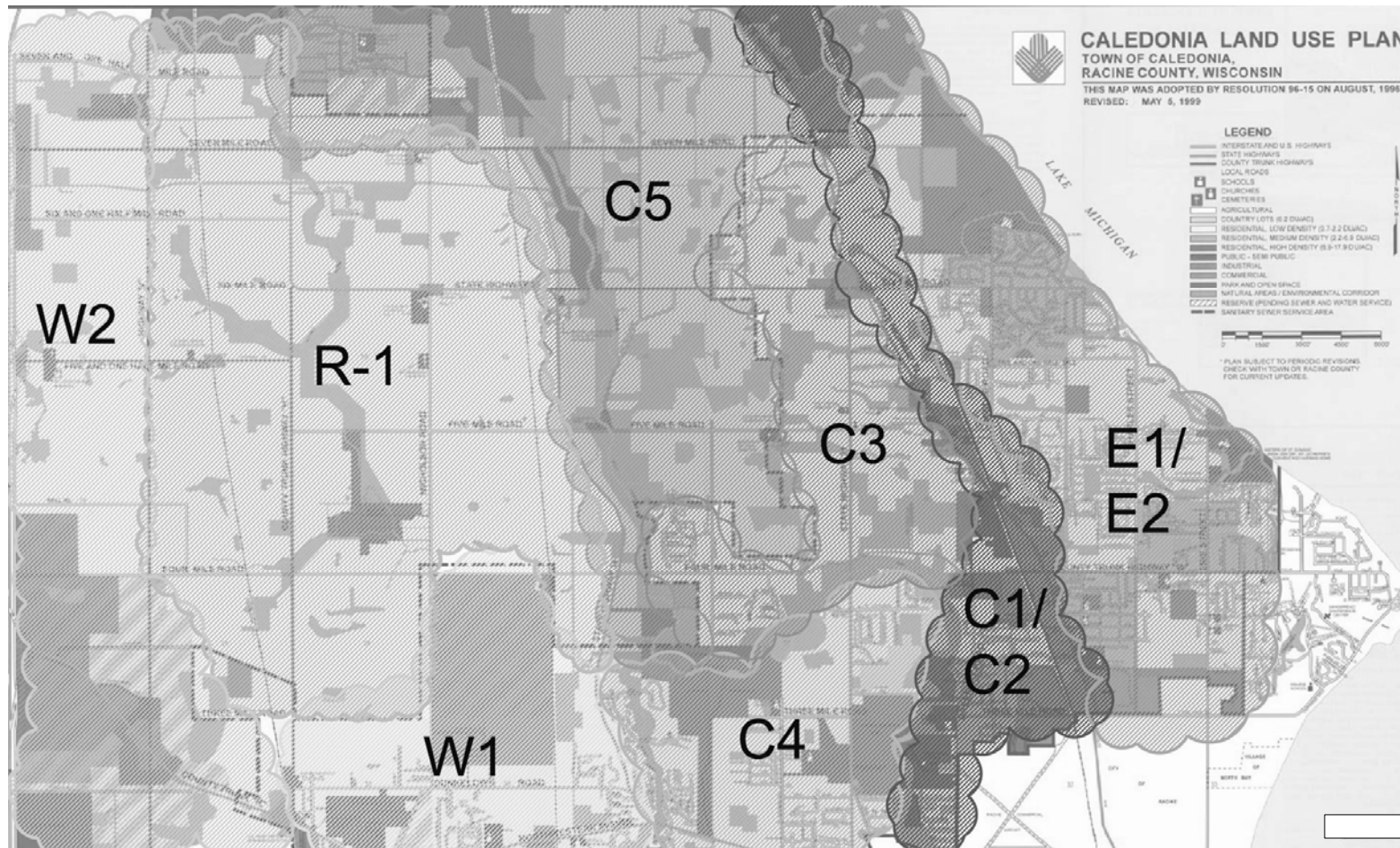


Neighborhood Planning Process

CASE STUDIES

■ Caledonia

- List goals and policies
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Neighborhood Planning Process

CASE STUDIES

■ **Caledonia**

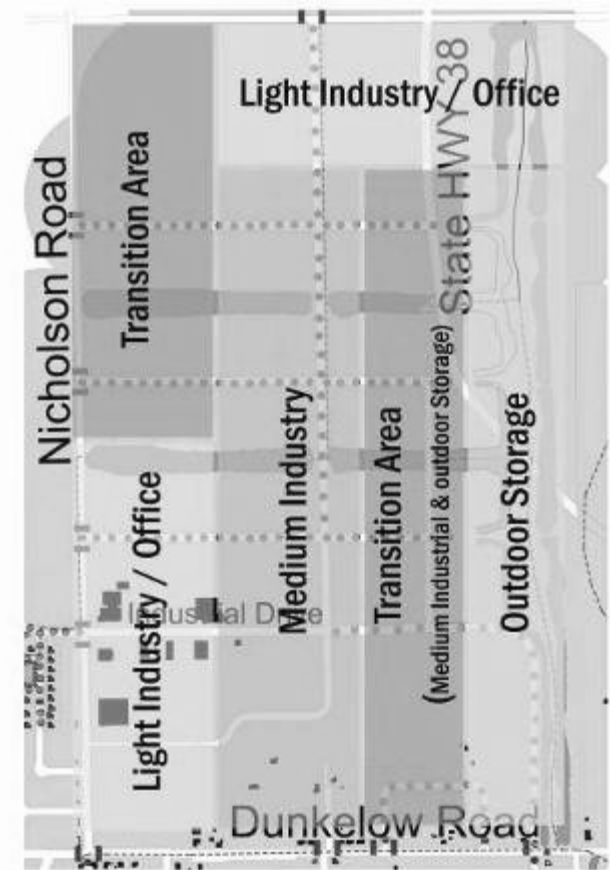
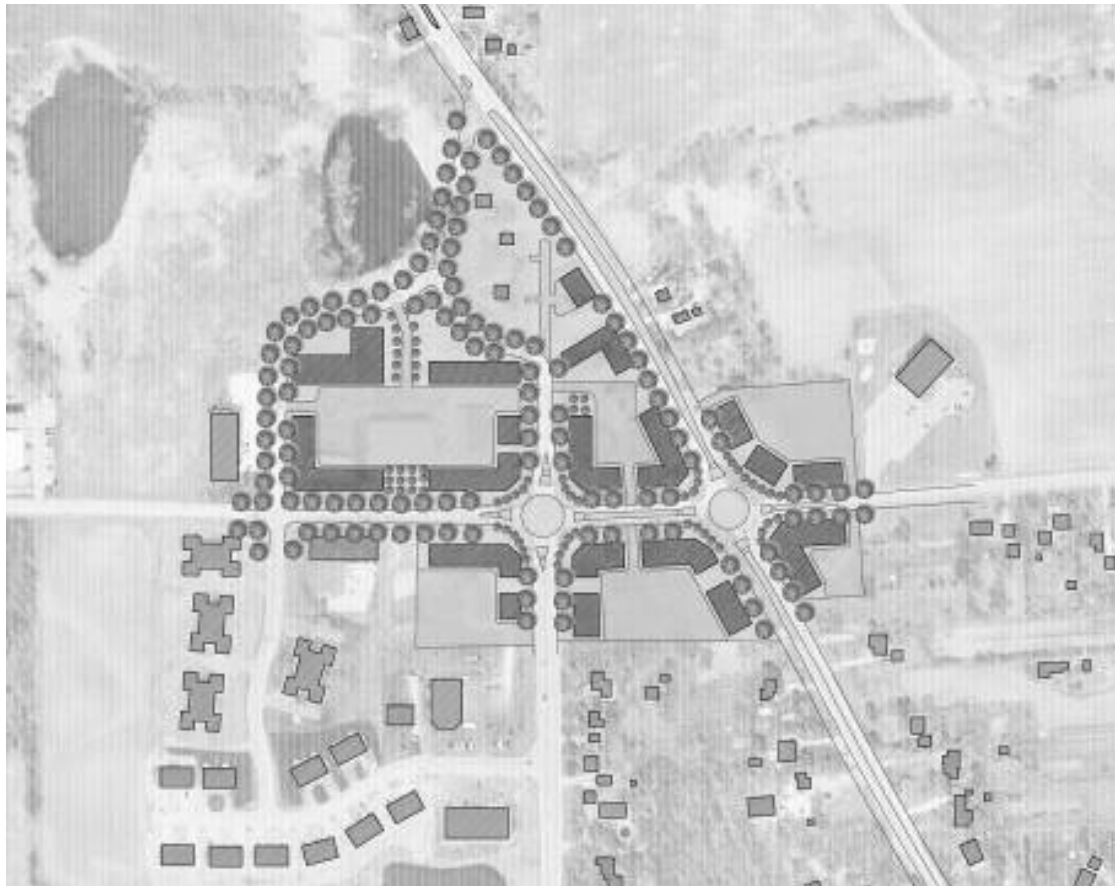
- Individual Neighborhood Information Gathering
 - First Open House
 - Neighborhood Plan Development/ Sub-committee meetings and staff workshops
 - Second Open House
 - Neighborhood Plan Revisions
 - Implementation Strategy
 - Submittal of Neighborhood Plan to Board and Public Hearing
 - Revisions to Plan
 - Adoption of plan as part of Town Land Use Plan
- List goals and policies
 - Create concept plans
 - Establish development plan
 - Write regulating plan and codes
 - Initiate actions and investments
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Neighborhood Planning Process

CASE STUDIES

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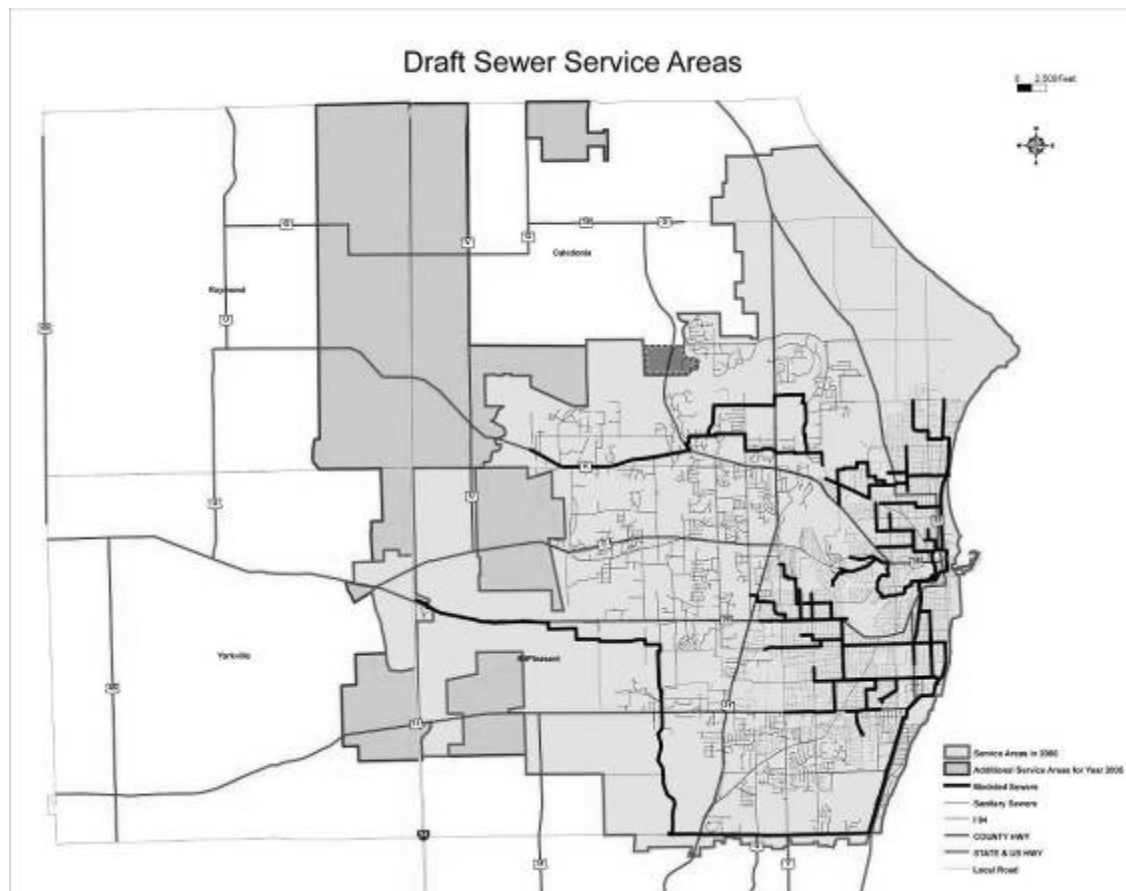


Neighborhood Planning Process

CASE STUDIES

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Neighborhood Planning Process

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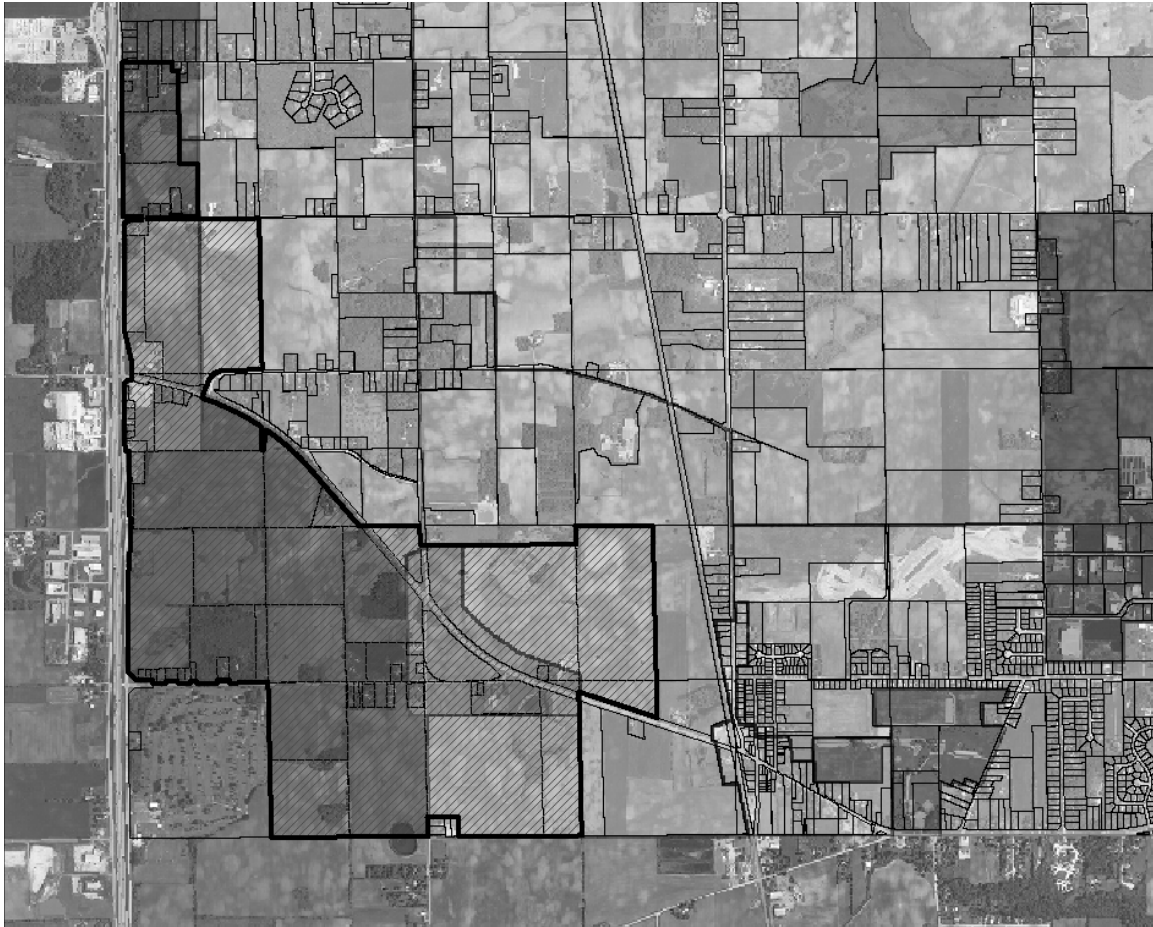


Neighborhood Planning Process

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