

TOWN PLANNING 101

A BRIEF HISTORY



- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1. River Bridge | 2. State Capitol | 3. State Capitol | 4. State Capitol | 5. State Capitol | 6. State Capitol | 7. State Capitol | 8. State Capitol | 9. State Capitol | 10. State Capitol | 11. State Capitol | 12. State Capitol | 13. State Capitol | 14. State Capitol | 15. State Capitol | 16. State Capitol | 17. State Capitol | 18. State Capitol | 19. State Capitol | 20. State Capitol | 21. State Capitol | 22. State Capitol | 23. State Capitol | 24. State Capitol | 25. State Capitol | 26. State Capitol | 27. State Capitol | 28. State Capitol | 29. State Capitol | 30. State Capitol | 31. State Capitol | 32. State Capitol | 33. State Capitol | 34. State Capitol | 35. State Capitol | 36. State Capitol | 37. State Capitol | 38. State Capitol | 39. State Capitol | 40. State Capitol | 41. State Capitol | 42. State Capitol | 43. State Capitol | 44. State Capitol | 45. State Capitol | 46. State Capitol | 47. State Capitol | 48. State Capitol | 49. State Capitol | 50. State Capitol | 51. State Capitol | 52. State Capitol | 53. State Capitol | 54. State Capitol | 55. State Capitol | 56. State Capitol | 57. State Capitol | 58. State Capitol | 59. State Capitol | 60. State Capitol | 61. State Capitol | 62. State Capitol | 63. State Capitol | 64. State Capitol | 65. State Capitol | 66. State Capitol | 67. State Capitol | 68. State Capitol | 69. State Capitol | 70. State Capitol | 71. State Capitol | 72. State Capitol | 73. State Capitol | 74. State Capitol | 75. State Capitol | 76. State Capitol | 77. State Capitol | 78. State Capitol | 79. State Capitol | 80. State Capitol | 81. State Capitol | 82. State Capitol | 83. State Capitol | 84. State Capitol | 85. State Capitol | 86. State Capitol | 87. State Capitol | 88. State Capitol | 89. State Capitol | 90. State Capitol | 91. State Capitol | 92. State Capitol | 93. State Capitol | 94. State Capitol | 95. State Capitol | 96. State Capitol | 97. State Capitol | 98. State Capitol | 99. State Capitol | 100. State Capitol |
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AUSTIN,
STATE CAPITAL OF TEXAS.

DESIGNED BY GEORGE H. BROWN, 1887.

CITY TYPES: GREEK POLIS



THE LAW OF THE INDIES

THE NEW LAWS OF THE INDIES

FOR THE GOOD TREATMENT AND PRESERVATION OF

THE INDIANS

PROMULGATED BY THE EMPEROR CHARLES THE FIFTH

1542-1543

A FACSIMILE REPRINT OF THE ORIGINAL SPANISH EDITION

TOGETHER WITH A LITERAL TRANSLATION INTO THE ENGLISH LANGUAGE

TO WHICH IS PREFIXED AN HISTORICAL INTRODUCTION

By the late HENRY STEVENS of Vermont

And FRED W LUCAS

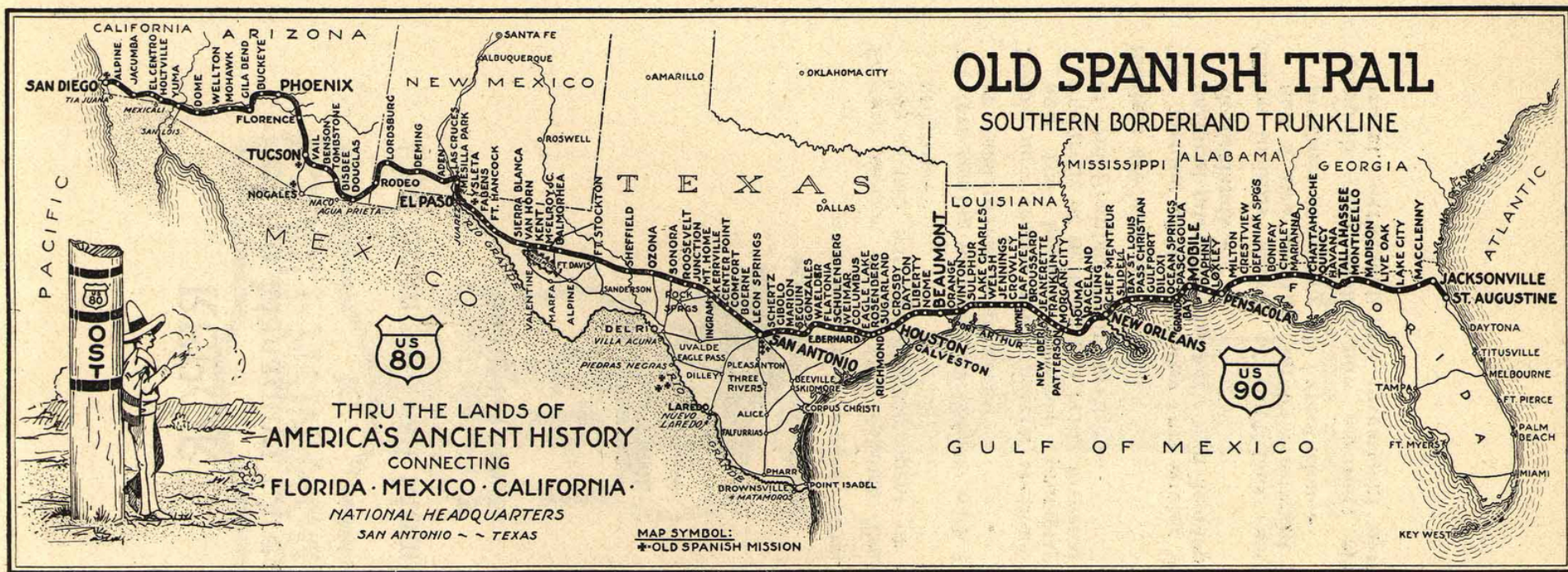


LONDON

PRIVATELY PRINTED AT THE CHISWICK PRESS

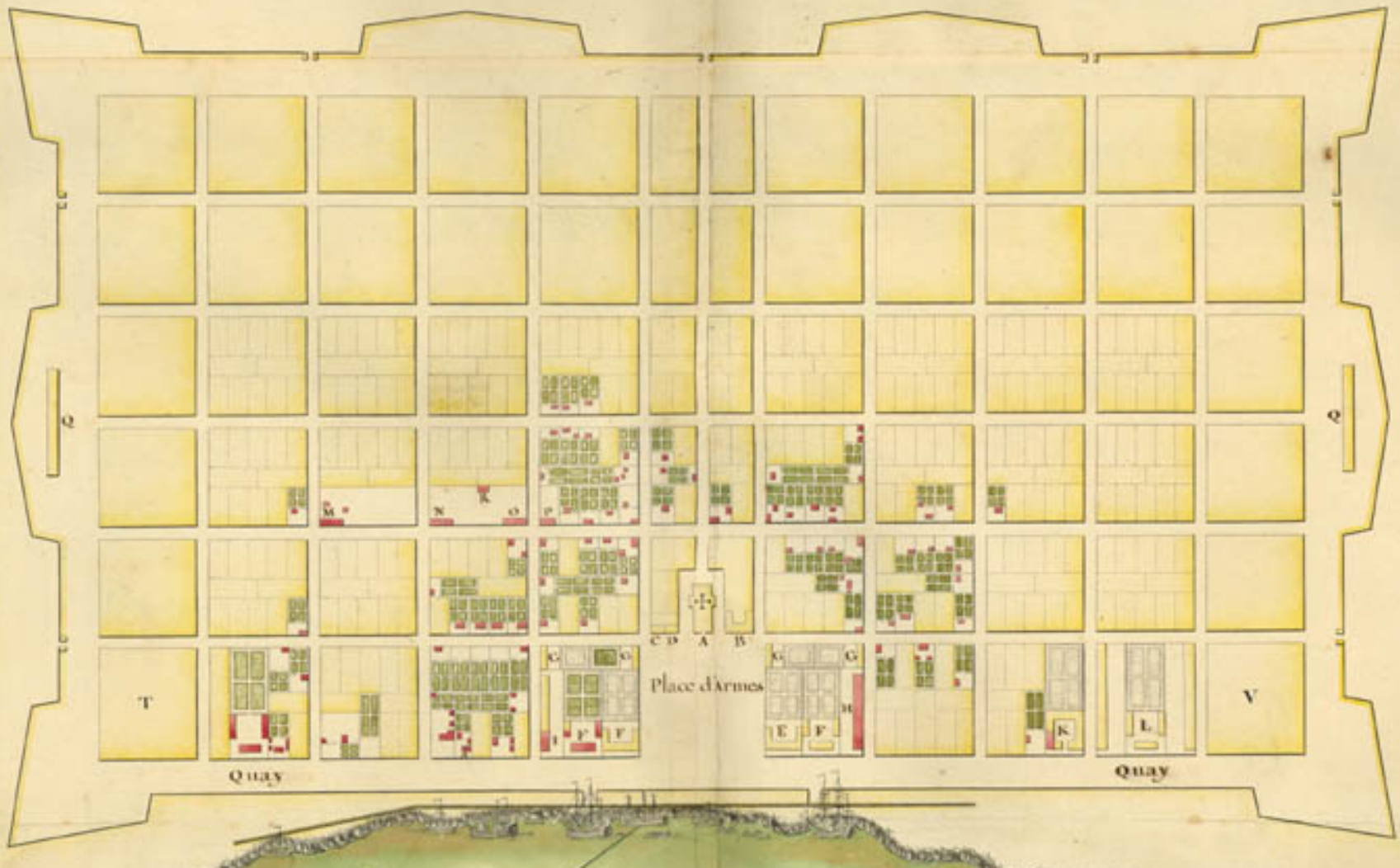
Md Ccc Lxxxx Iii

THE LAW OF THE INDIES



THE LAW OF THE INDIES

Jackson Square, New Orleans



LEGACY PROJECT

Savannah, GA

James Oglethorpe, 1733



LEGACY PROJECT

Riverside, IL

Frederick Law Olmsted, 1869

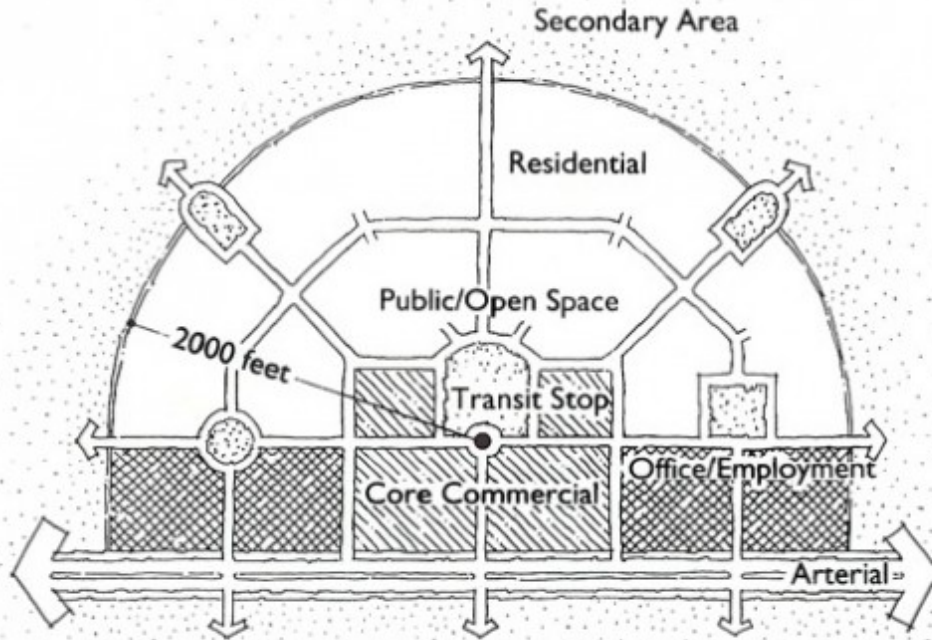


LEGACY PROJECT

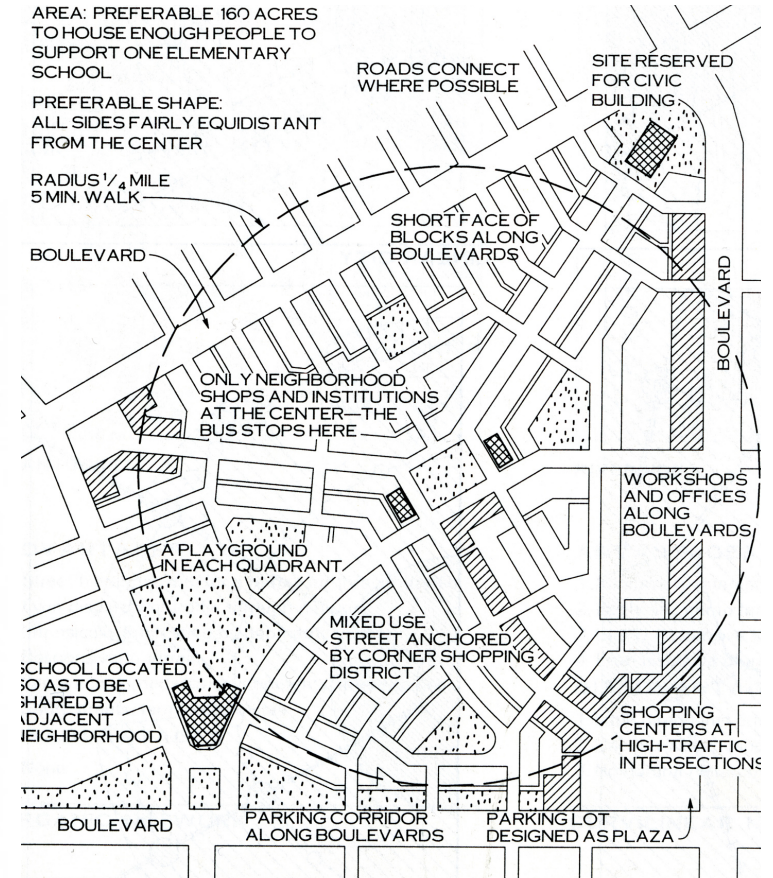
Lake Forest Market Square, Lake Forest, IL
1916



TRADITIONAL DEVELOPMENT PATTERNS



**Transit-Oriented
Development
(TOD)**

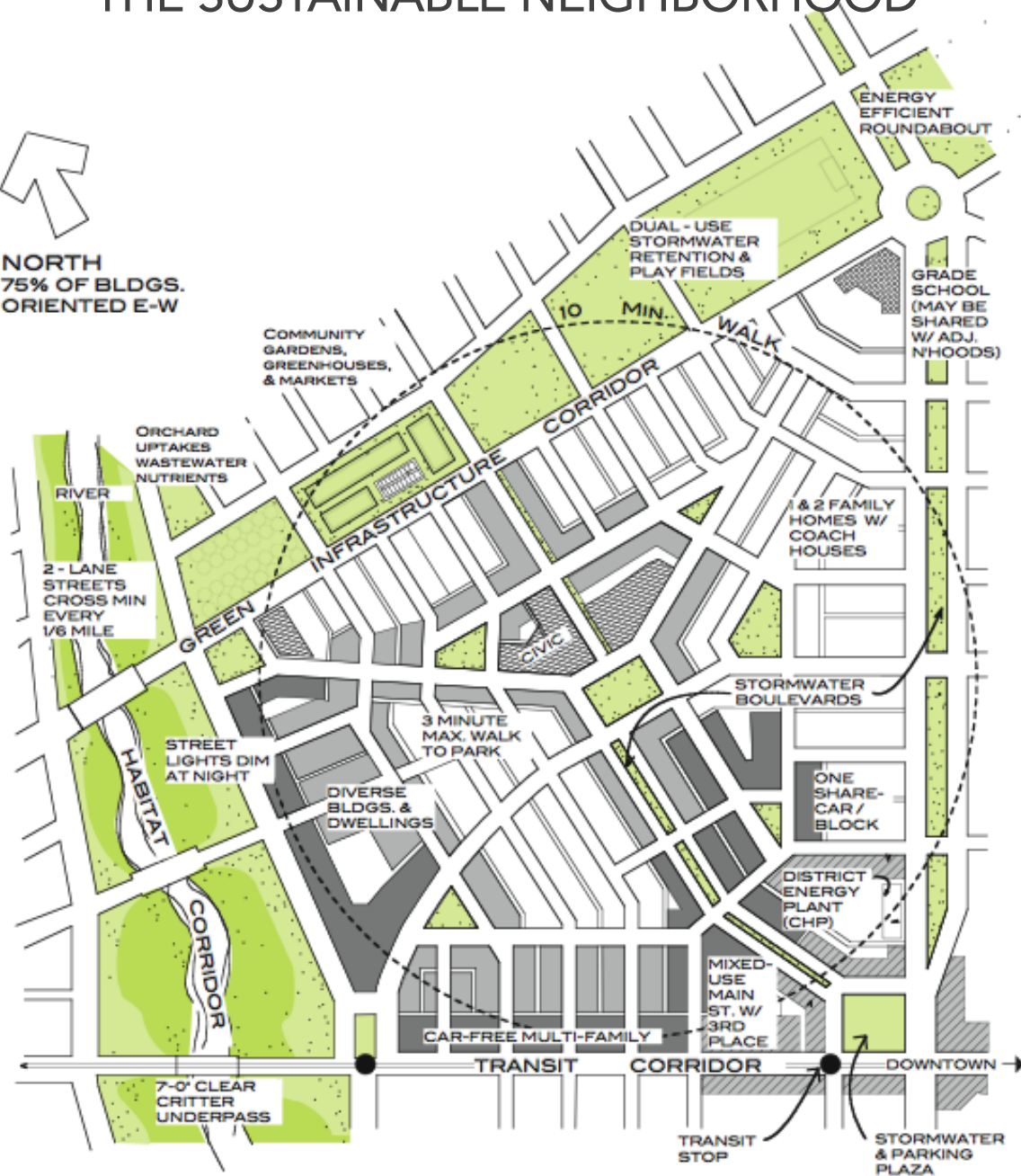


**Traditional Neighborhood Development
(TND)**

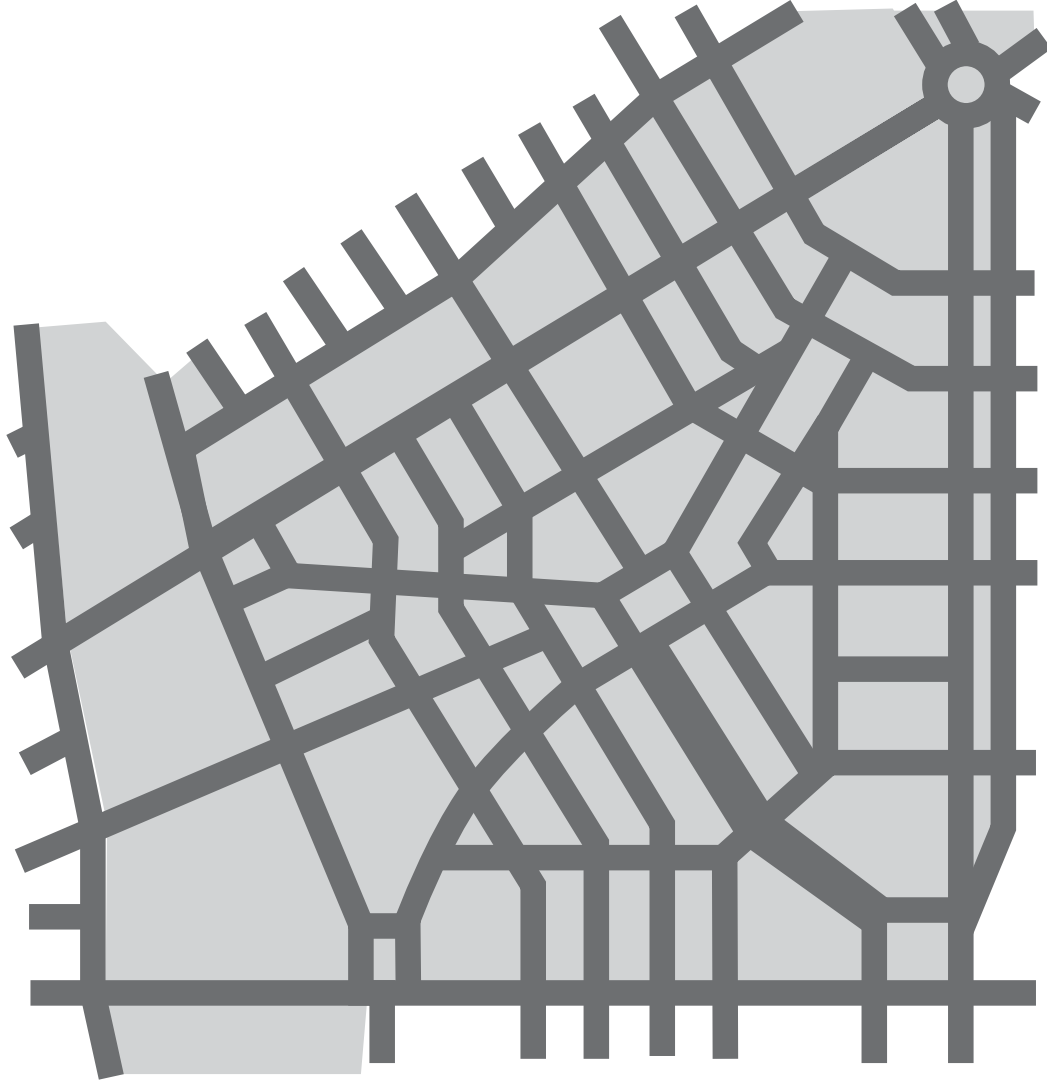
THE SUSTAINABLE NEIGHBORHOOD



NORTH
75% OF BLDGS.
ORIENTED E-W



GRIDDED STREET NETWORK





MIXED USES

Office Workers



Restaurants



Housing



Main Street

OPEN VISTA



DEFLECTED VISTA



TERMINAL VISTA

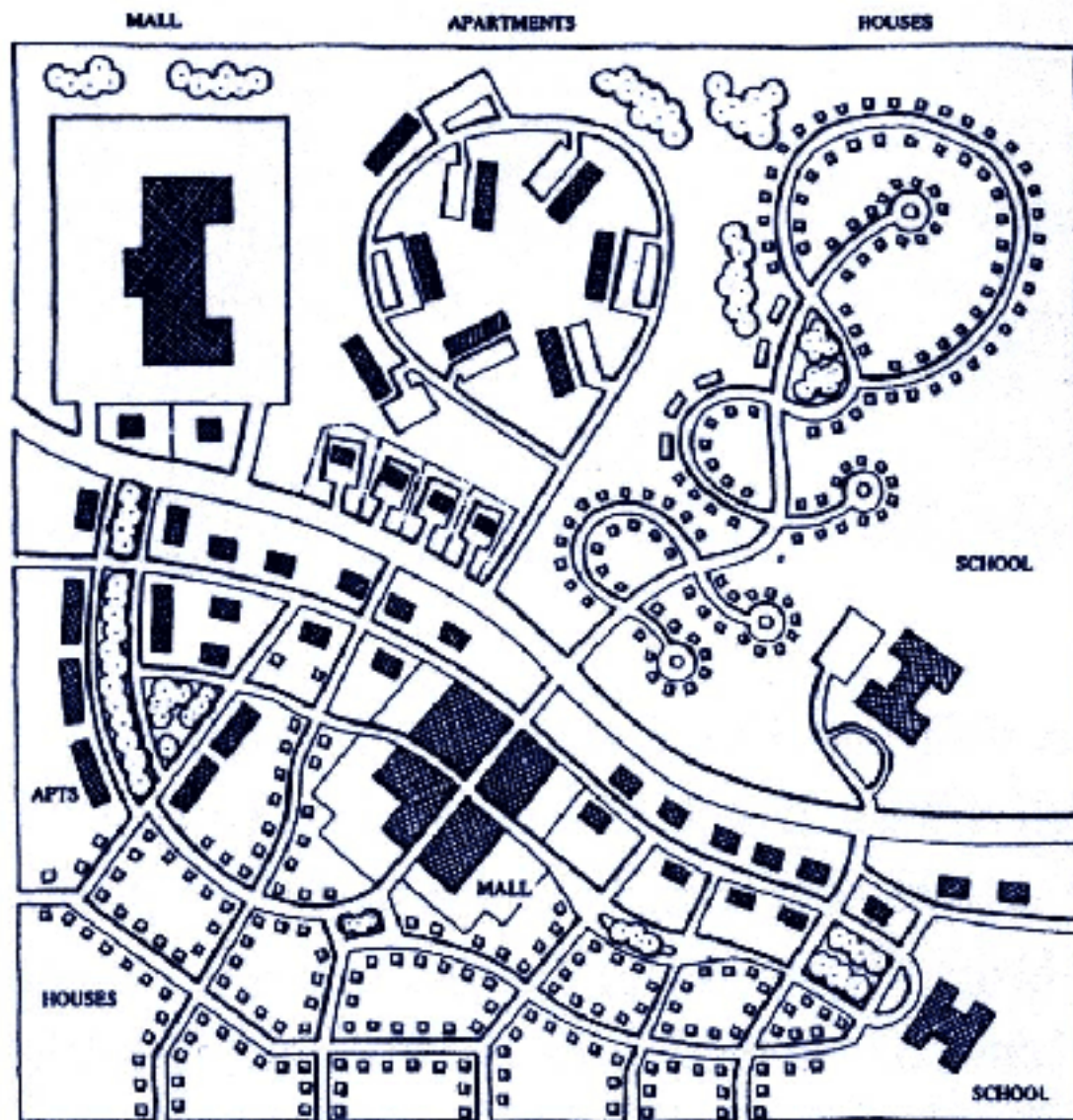


GATEWAY



AUTOMOBILE-ORIENTED DEVELOPMENT

SUBURBAN SPRAWL




TRADITIONAL NEIGHBORHOOD

PROJECT WALKSCORE

Wood Hollow Dr & Executive Center Dr

Austin, Texas, 78731

Commute to **Downtown Austin** 

 28 min  56 min  49 min  60+ min [View Routes](#)

 **Favorite**

 **Map**

 **Nearby Apartments**

[Looking for a home for sale in Austin?](#) 

Walk Score
58

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
39

Some Transit

A few nearby public transportation options.

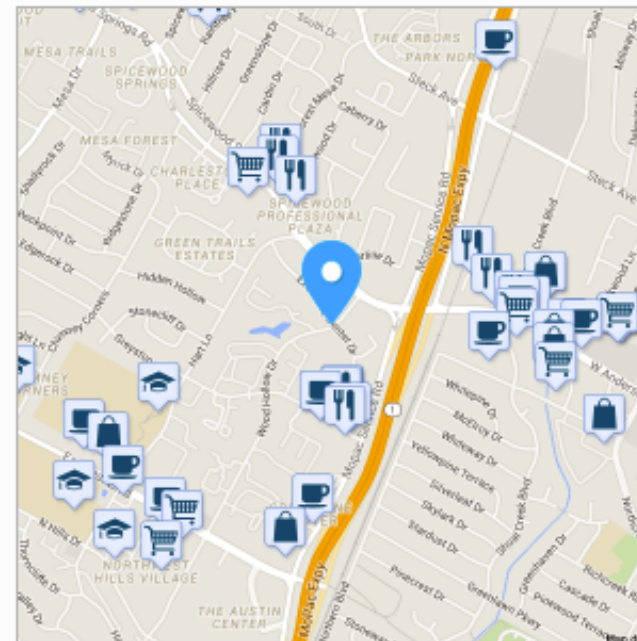
Bike Score
65


Bikeable

Some hills, excellent bike lanes.

[About your score](#)

[Add scores to your site](#)



 [Add this map to your site](#)

NEARBY WALKSCORE

Ridgestone Dr & Petra Path

Add scores to your site

Austin, Texas, 78731

Commute to Downtown Austin

 30 min 57 min 55 min 60+ min [View Routes](#)

 **Favorite**

 Map

Nearby Apartments

Looking for a home for sale in Austin? [🔗](#)

Walk Score
38

Car-Dependent

Most errands require a car.

Transit Score
30

Some Transit

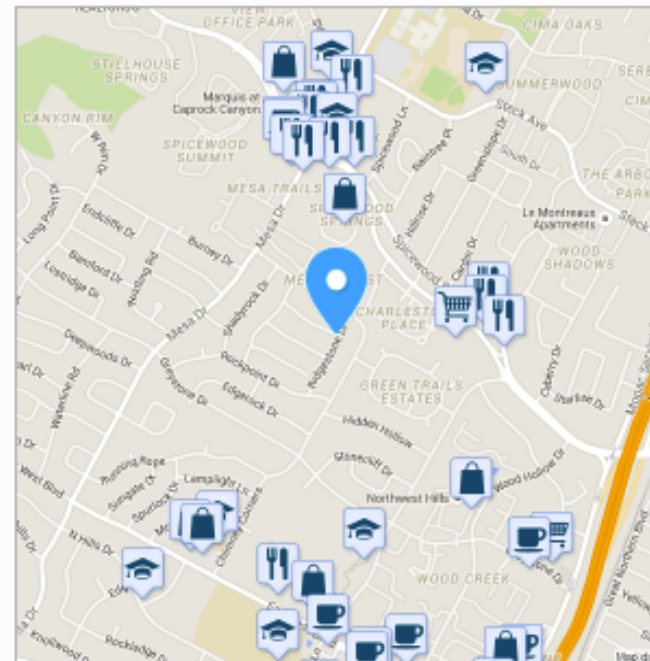
A few nearby public transportation options.

Bike Score
62

Bikeable

Mostly flat, excellent bike lanes.

About your score



 [Add a Walk Score map to your site for free](#)

STREET GRIDS ACROSS AUSTIN

Hyde Park

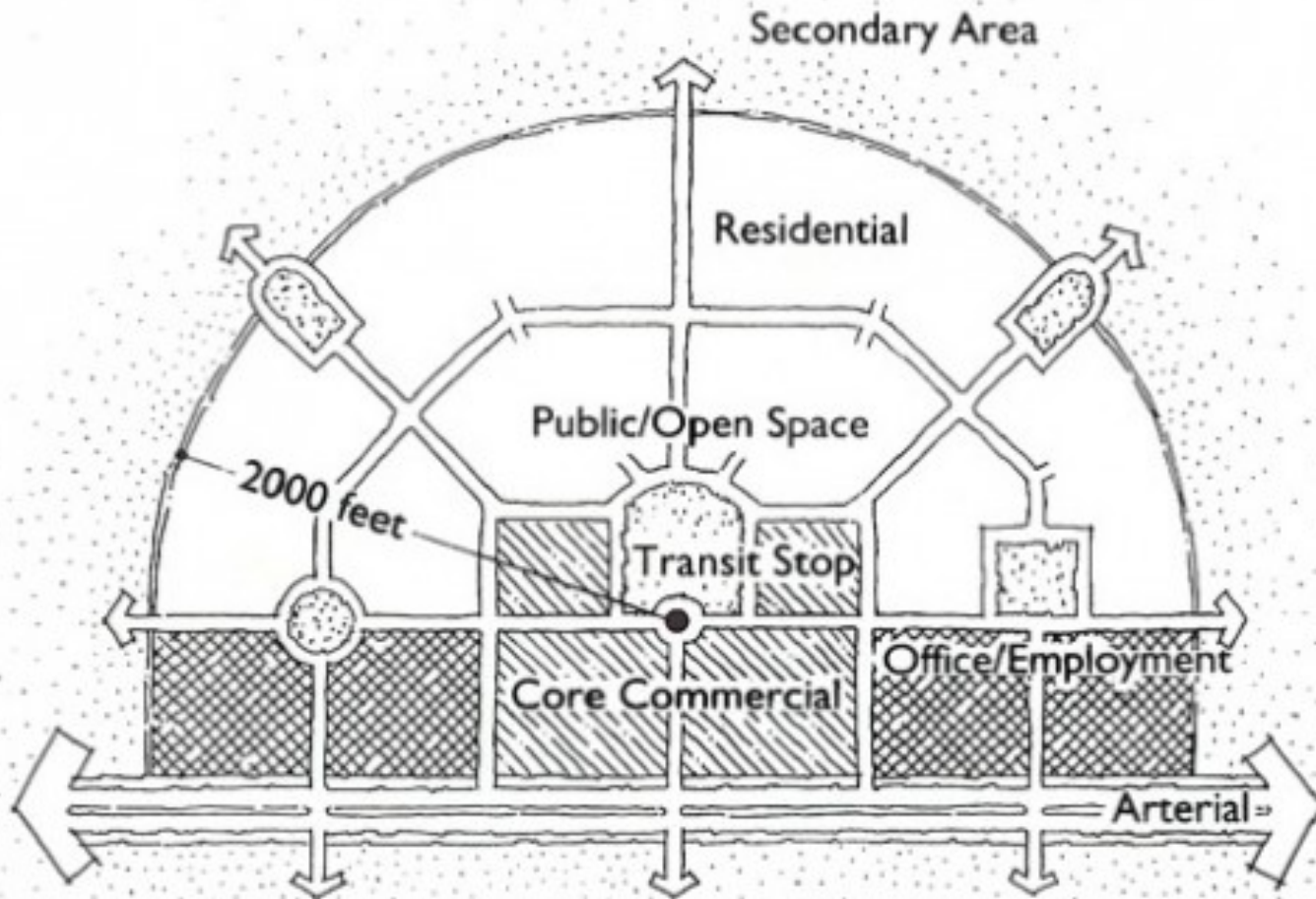
Allandale

Travis Heights

Northwest Hills

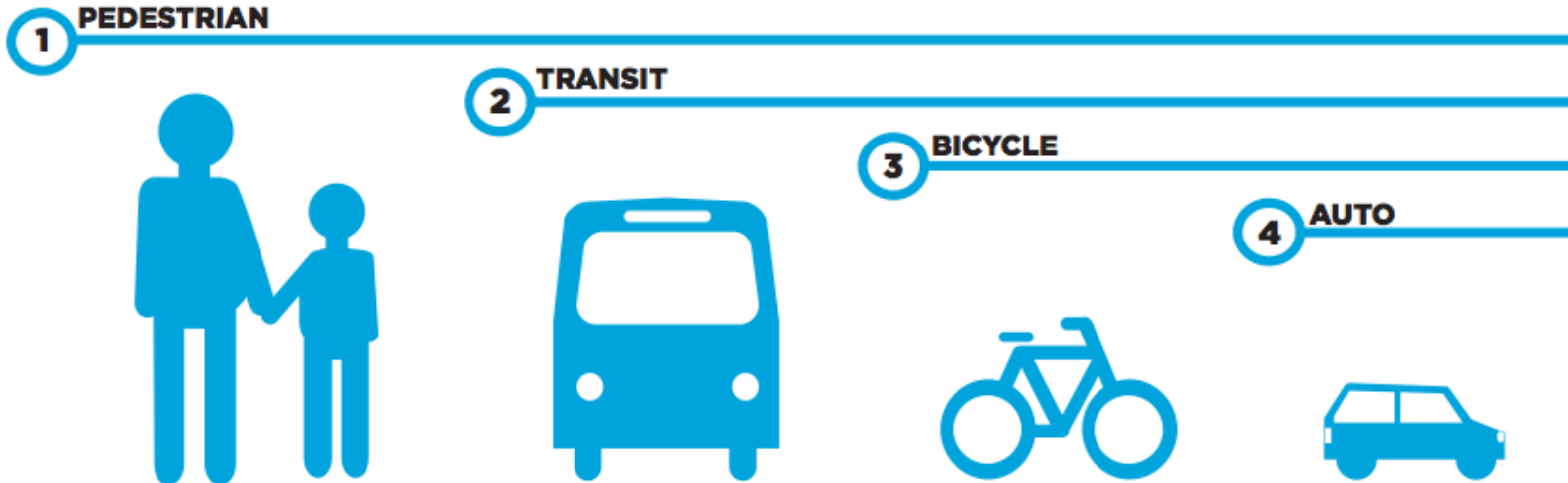
TRANSPORTATION

TRANSIT ORIENTED DEVELOPMENT (TOD)



VISION ZERO

(Complete street networks)



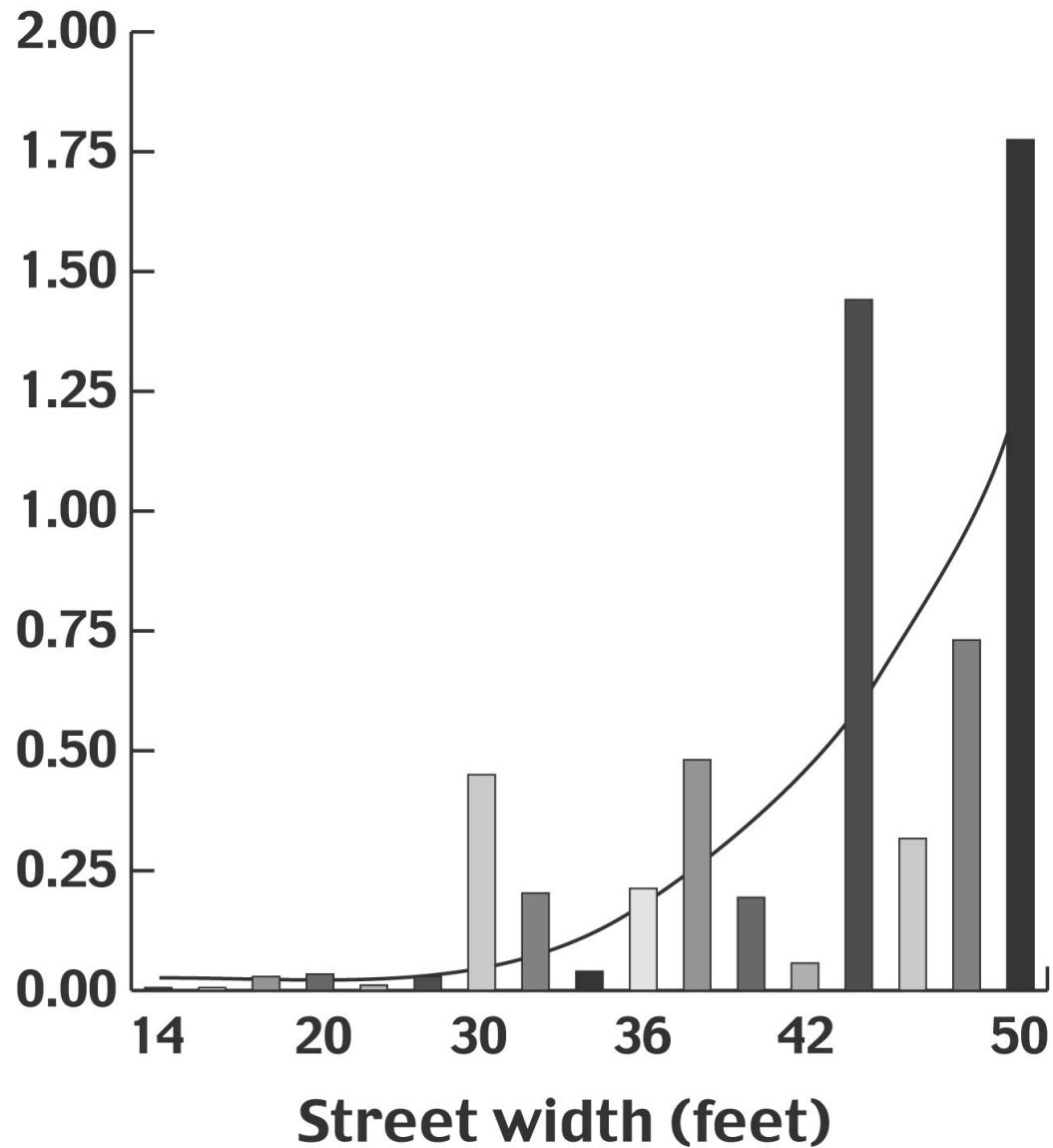
Safety Goals

- » Eliminate all pedestrian, bicycle, and overall traffic crash fatalities within 10 years.
- » Reduce pedestrian and bicycle crash injuries, each by 50 percent within 5 years.
- » Reduce total roadway crashes and injuries from all roadway crashes, each by 10 percent every year.

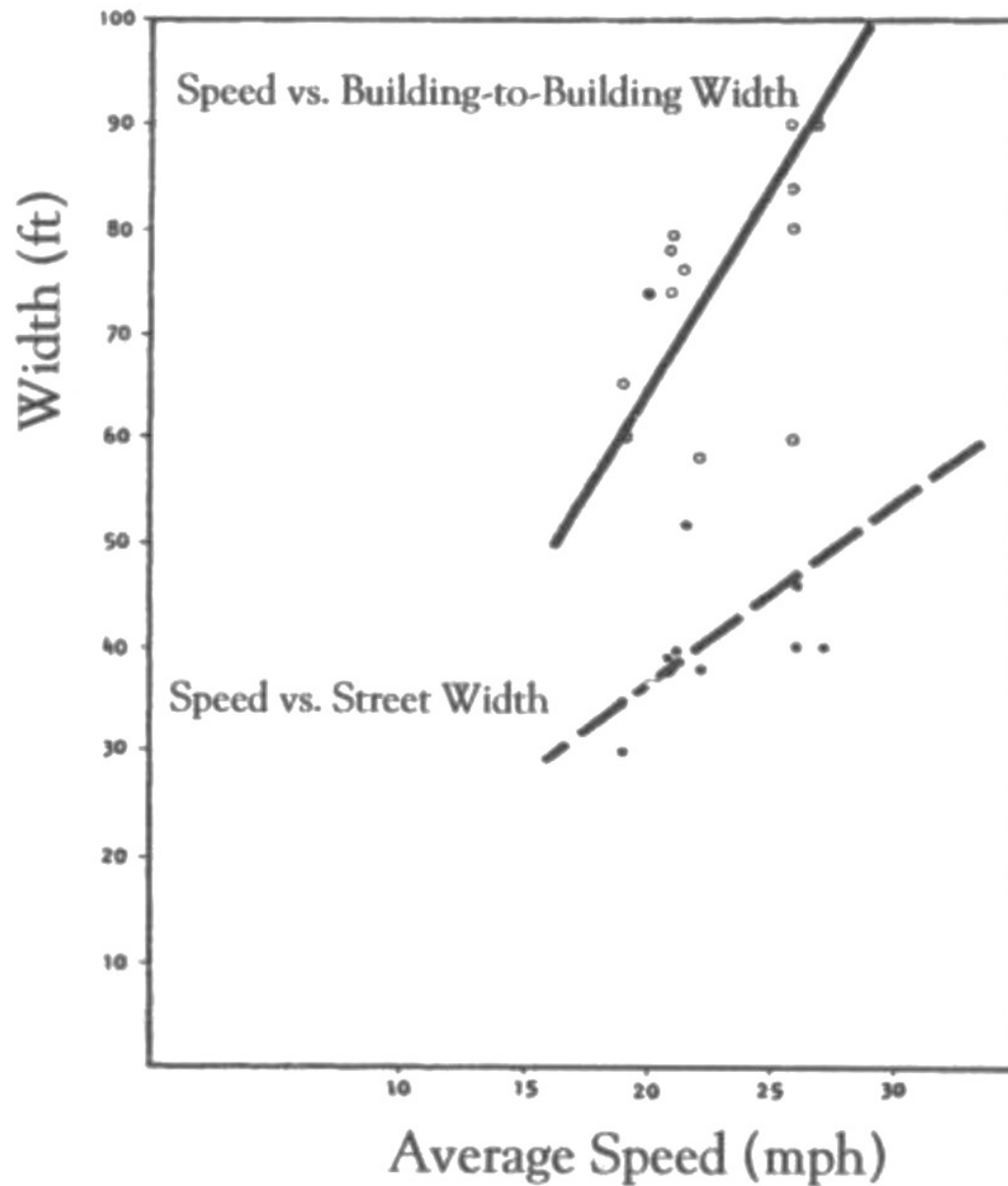
Mode Share Goals

- » Increase the share of people bicycling, walking, and taking transit to work and working from home to 50 percent by 2040⁴².
- » Increase the share of all trips under five miles made by cycling to at least 5 percent.

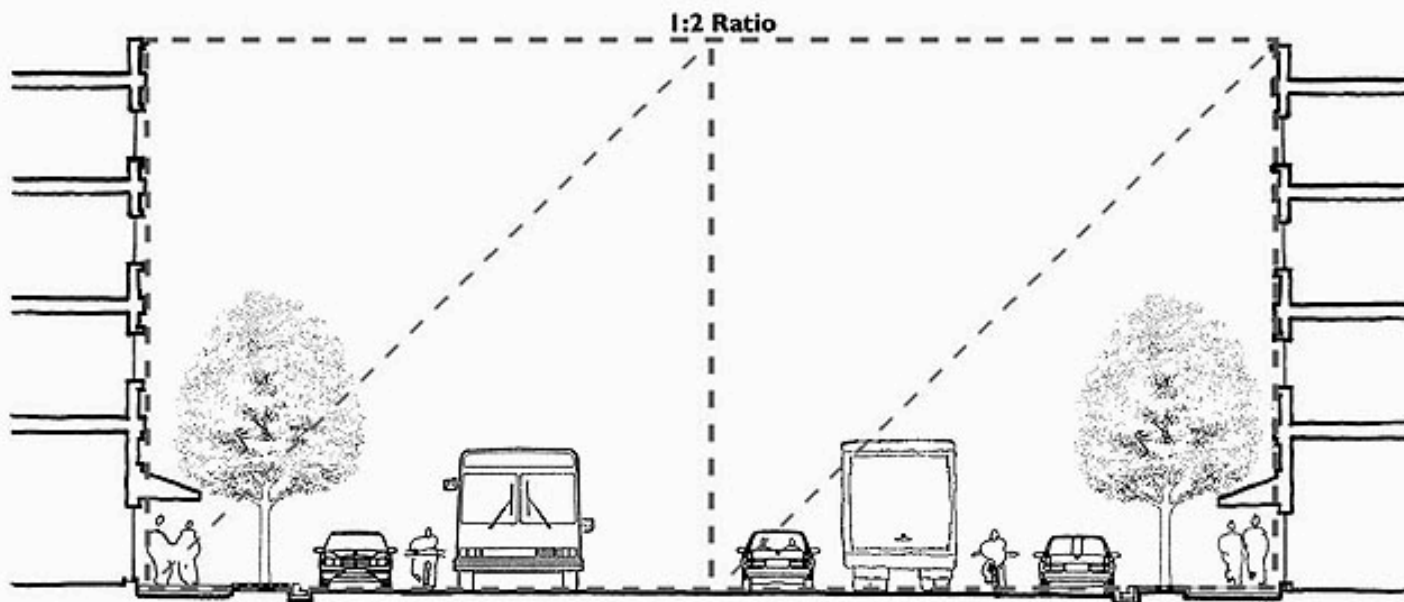
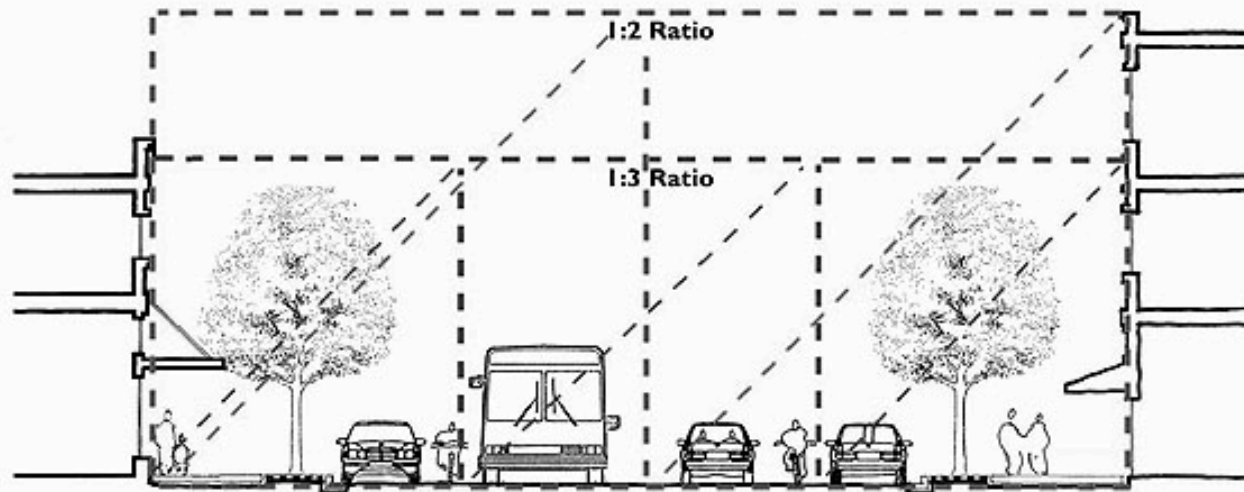
SPEED AND ACCIDENTS INCREASE WITH STREET WIDTH



DRIVING SPEEDS INCREASE WITH WIDE STREETS AND SETBACKS

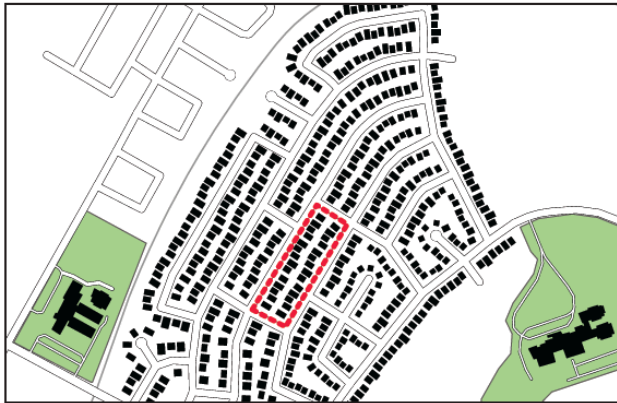


STREETS AS PUBLIC SPACES (Outdoor rooms)



OPTIMUM BLOCK SIZES FOR WALKING

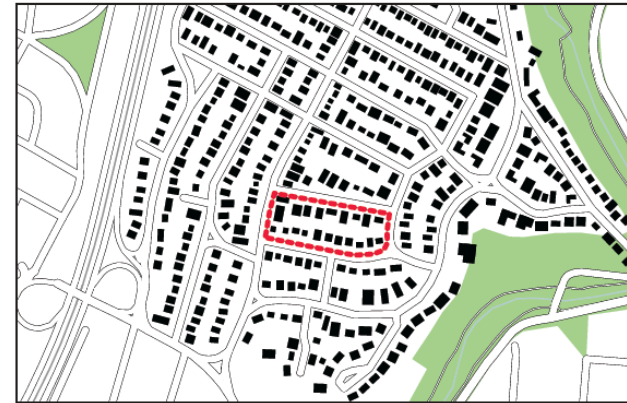
BLOCK SCALE



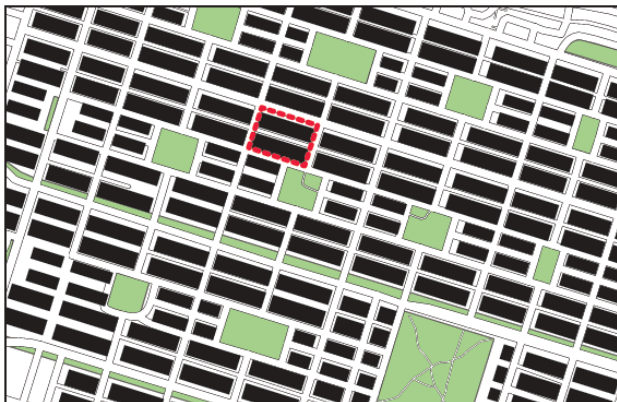
Colony Park West, Austin, TX
Area: 5.36 acres (block)
Typical block size: 850' x 275'



Hyde Park, Austin, TX
Area: 2.75 acres (block)
Typical block size: 400' x 300'



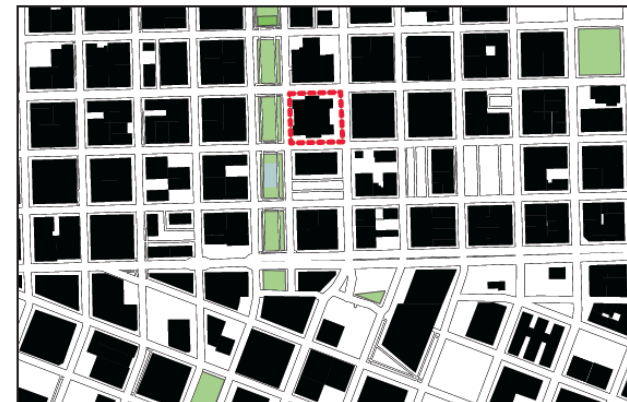
Pemberton Heights, Austin, TX
Area: 6.15 acres (block)
Typical block size: 825' x 325'



Savannah, GA
Area: 1.34 acres (block)
Typical block size: 315' x 185'

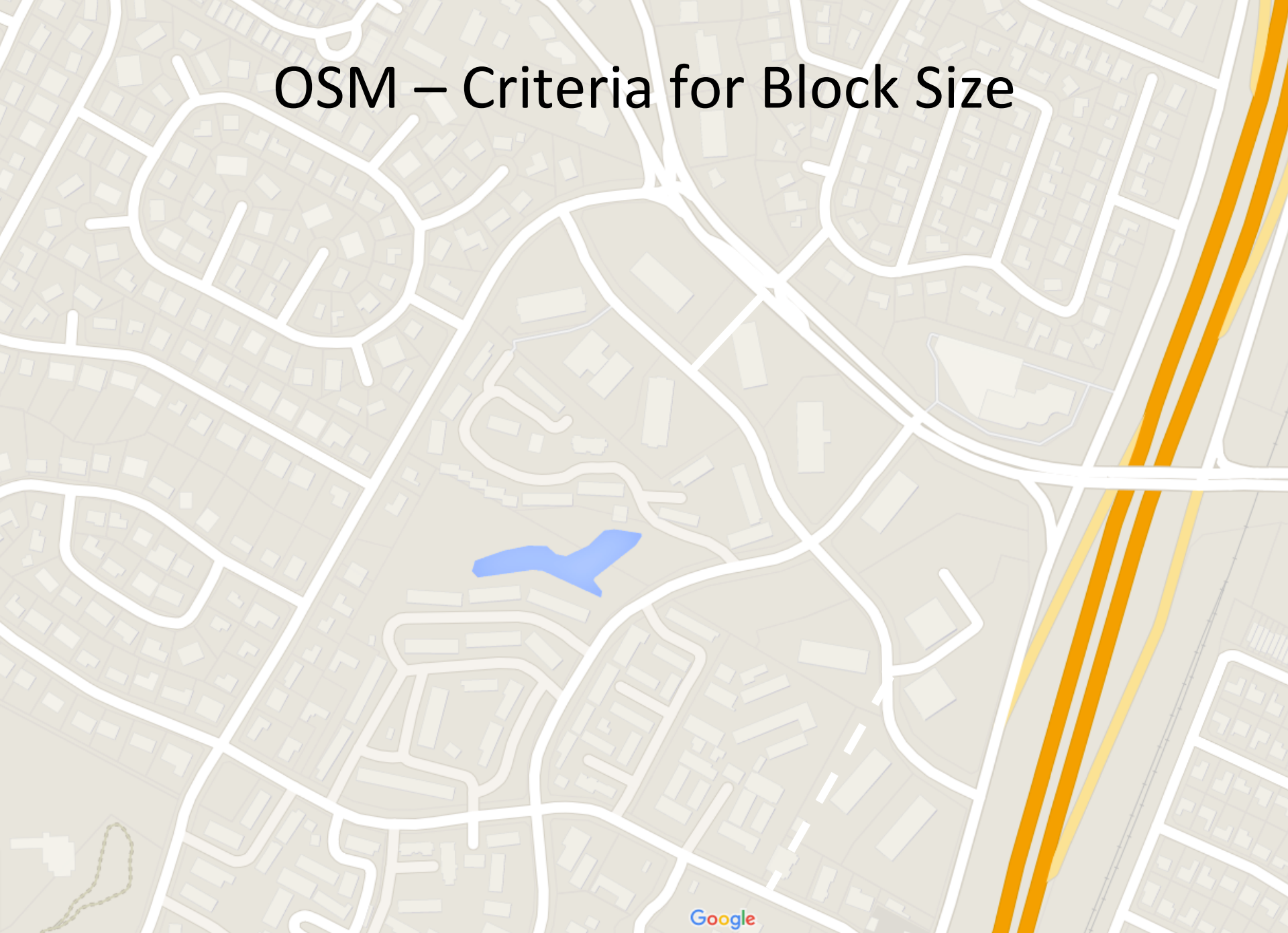


Chicago, IL
Area: 3.41 acres (block)
Typical block size: 660' x 225'



Portland, OR
Area: 0.92 acres (block)
Typical block size: 200' x 200'

OSM – Criteria for Block Size



AUTOMOBILE PARKING

Recommended Ratios

Cars need to be parked somewhere. The master plan envisions new development that accommodates cars while eliminating the need to use cars for internal trips. In addition the plan aspires to create safe, low-speed streets, a key strategy of which is on street car parking. For this reason the master plan seeks to minimize off-street parking. Inset lots are corner lots that do not have a driveway connection to the alley. These lots do not have an off street parking requirement.

Building Type	Minimum Off Street	Maximum Off Street	Notes
Single Family, Duplex, Townhome	1.0/Dwelling	2.0/Dwelling	Minimums do not apply to inset lots.
Auxiliary Dwelling	0/Dwelling	1.0/Dwelling	Minimums do not apply to inset lots.
Multifamily Attached	0.5/Dwelling	1.0/Dwelling	May be further reduced with nearby share car
Neighborhood Mixed Use	Retail: 0 Residential: 0.5	Retail: 1/1000 sf Residential: 1.0	
Town Center/TOD Mixed use	Retail: 0 Residential: 0.5 Office: 1/1000 sf	Retail: 1/1000 sf Residential: 1.0 Office: 3/1000 sf	May be further reduced with shared parking

Parking Ratios per Building Type

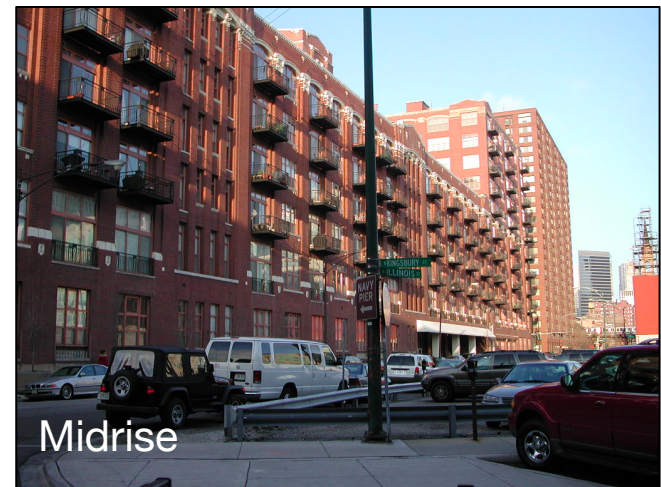
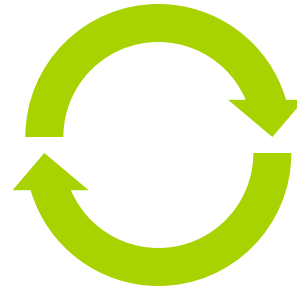
Source: Farr Associates

THAT LEFT TURN THING

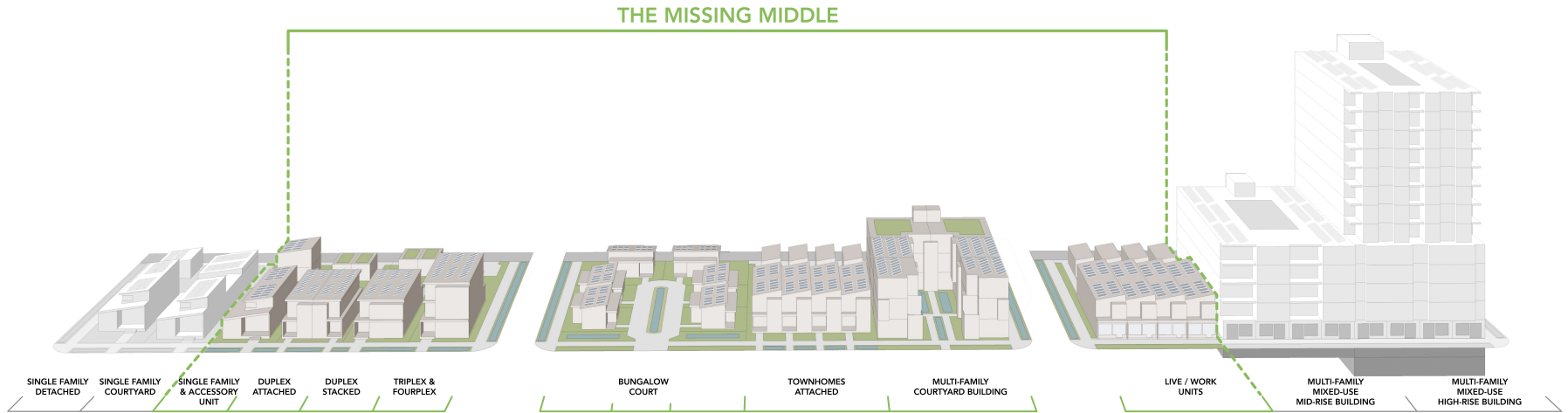


HOUSING

LIFECYCLE HOUSING (AGING IN PLACE)

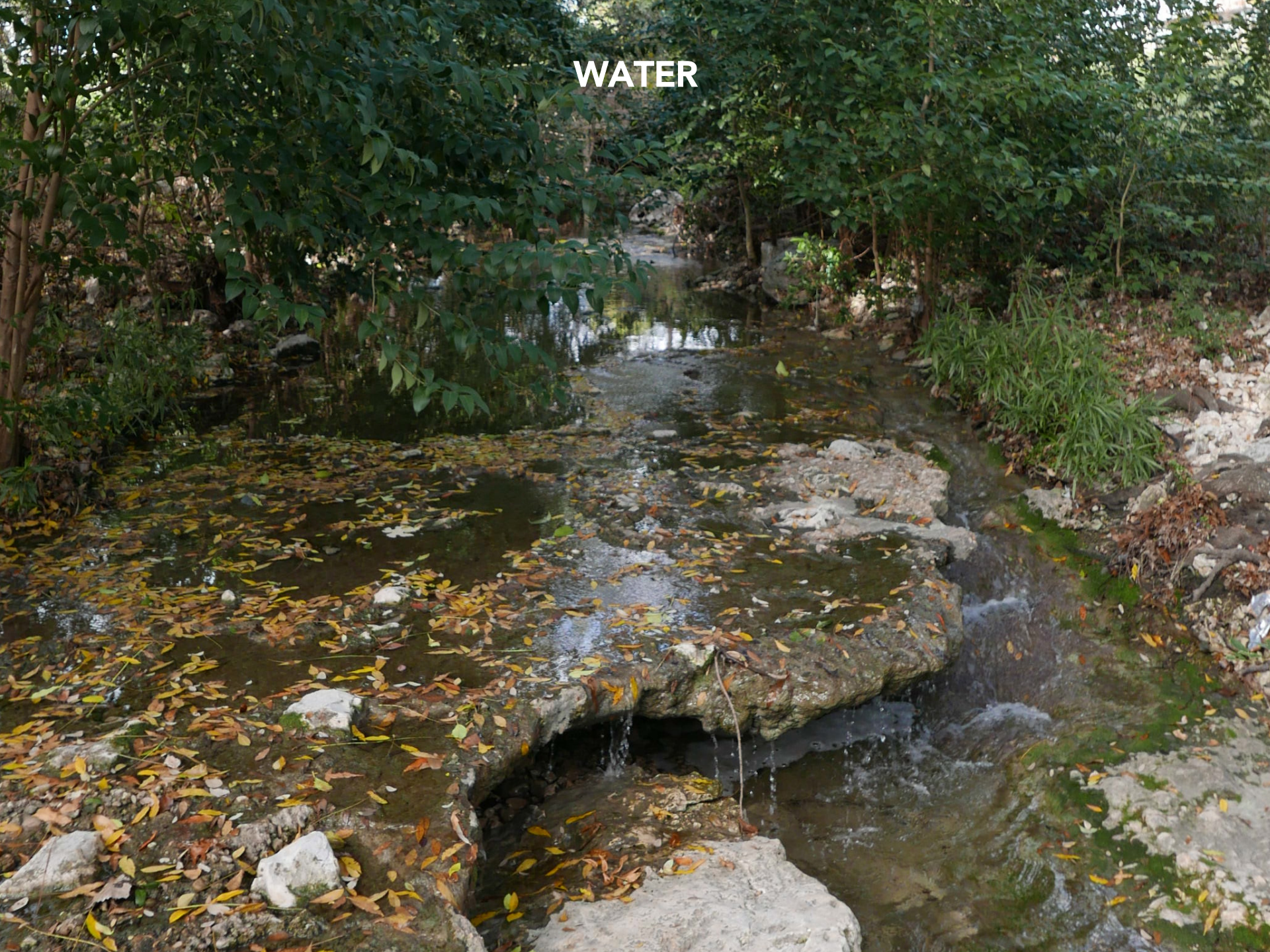


THE MISSING MIDDLE OF HOUSING TYPES

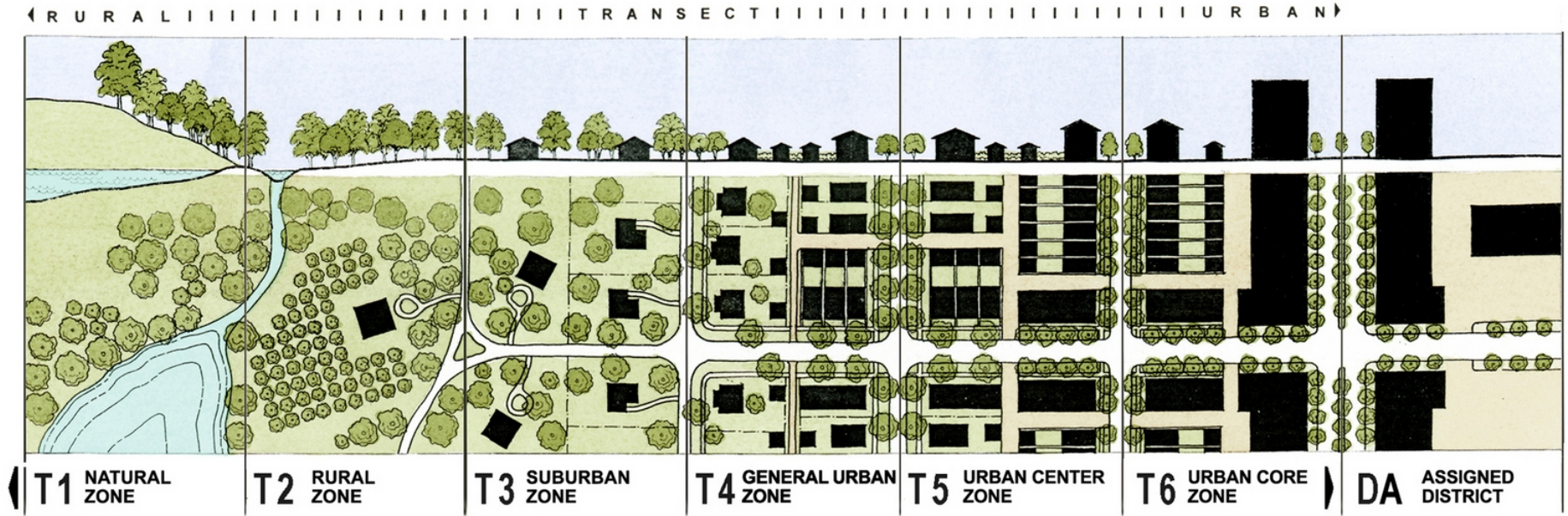


ENVIRONMENT

WATER



THE URBAN-RURAL TRANSECT



Per capita impacts increase as density decreases

PERFORMANCE MEASURES VARY ACROSS THE TRANSECT

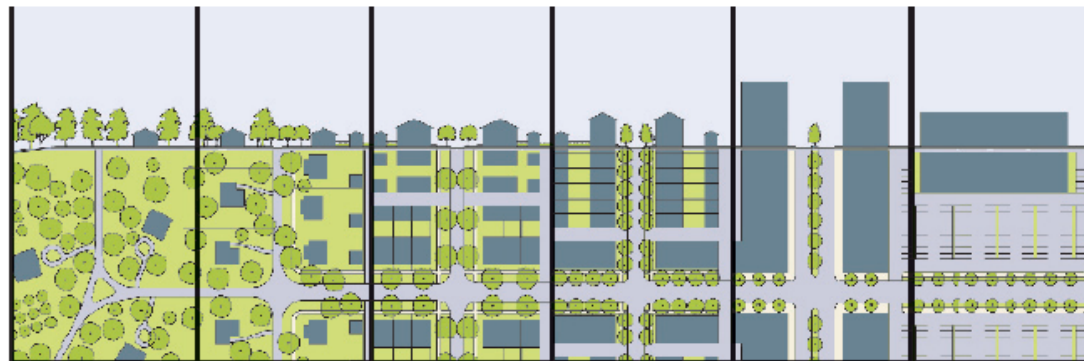
SMARTCODE MODULE

ZERO NET ENERGY BUILDINGS

Municipality

Farr Associates Version 1.0

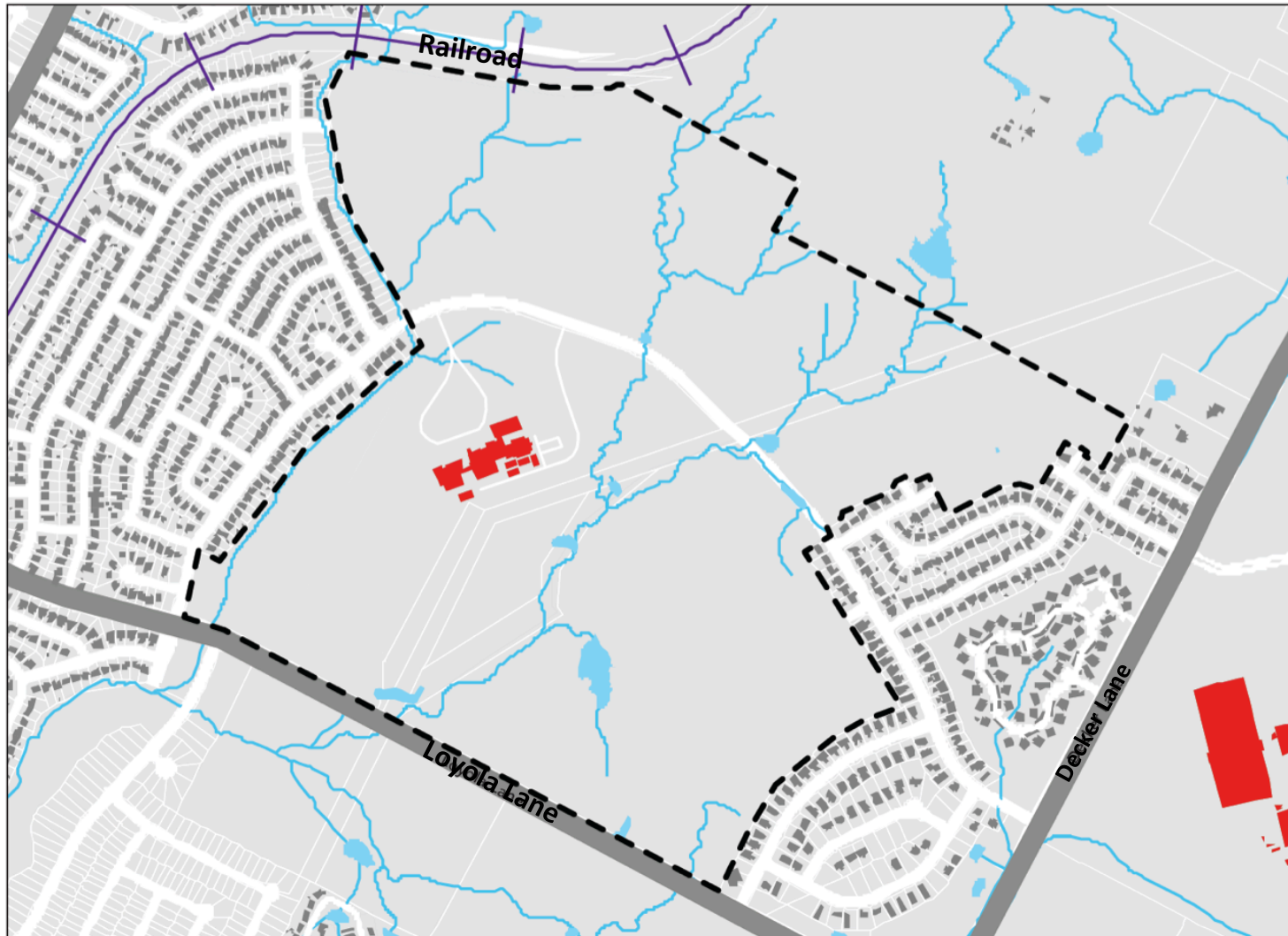
Table SU1: Zero Net Energy Buildings. This summary table provides goals for achieving Zero Net Energy buildings within each Transect Zone. Projects must achieve an energy savings goal of the percentage of baseline energy used. Additionally, methods are recommended for Transect Zones where they will meet the goals most efficiently, though many of the methods may be utilized in all Transect Zones.



ARCHITECTURE 2030 CHALLENGE:
GOAL FOR ZERO NET ENERGY

	T2	T3	T4	T5	T6	SD
Projects approved prior to 2010	60%	50%	50%	50%	50%	100%
Projects approved in or after Year 2010	80%	70%	60%	60%	60%	100%
Projects approved in or after Year 2015	100%	80%	80%	70%	70%	100%
Projects approved in or after Year 2020		100%	90%	80%	80%	100%
Projects approved in or after Year 2025			100%	90%	90%	100%
Projects approved in or after Year 2030				100%	100%	100%

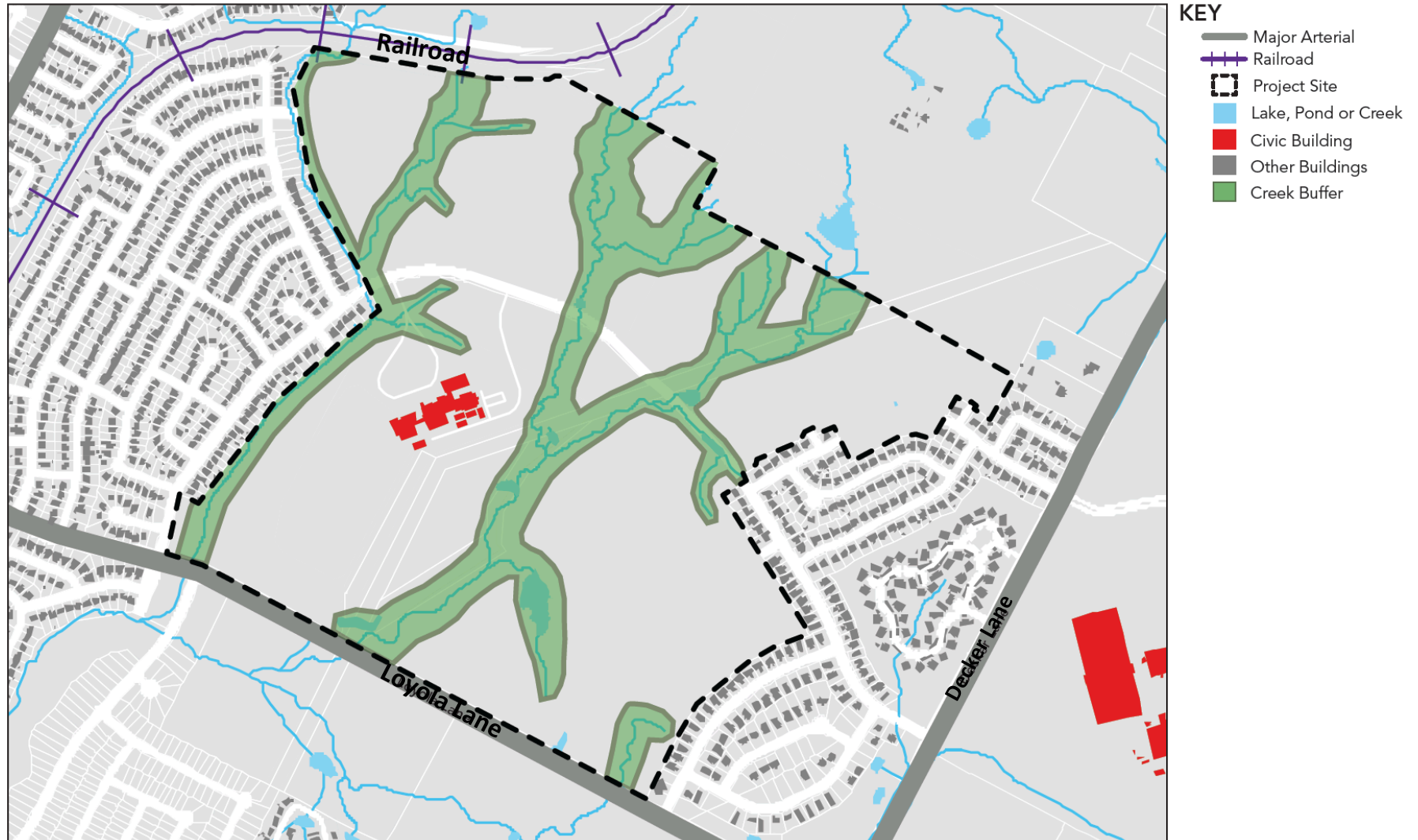
COLONY PARK – FINGERS OR NATURE



KEY

- Major Arterial
- Railroad
- Project Site
- Lake, Pond or Creek
- Civic Building
- Other Buildings

COLONY PARK – FINGERS OF NATURE



GENEROUS UNDERPASS



COLONY PARK - NEIGHBORHOOD 4

Existing Railroad

COMMUNITY
GARDEN

4

ECO-COTTAGES



HOW TO DEVELOP HILLTOPS



Town

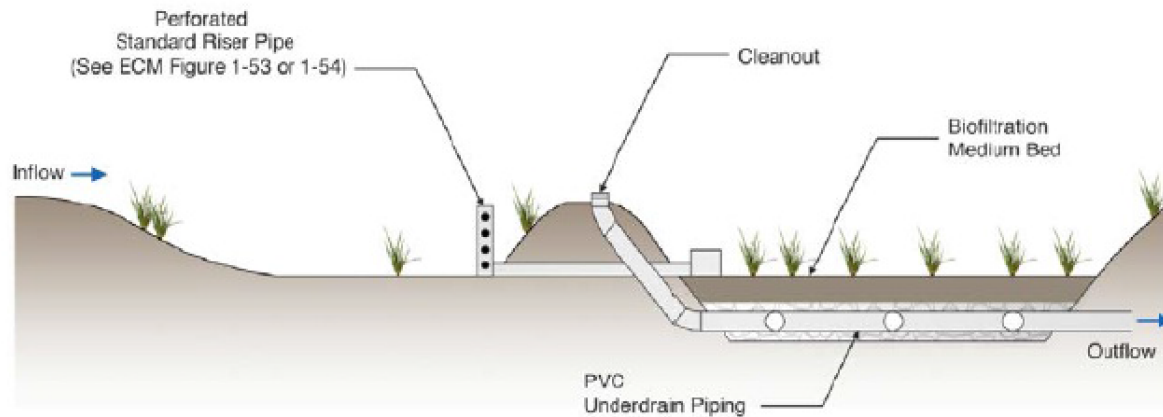
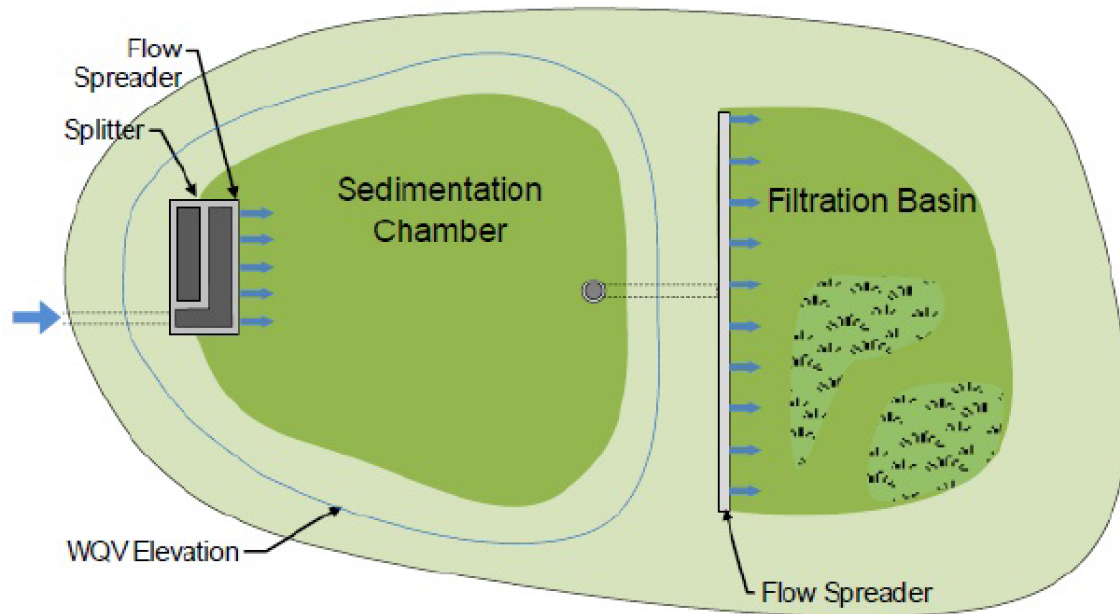


Tower



Park/Plaza

ENGINEERING WITHOUT BEAUTY



Typical Full Sedimentation Bio-Filtration Pond

Source: COA ECM (Fig 1.67.C-1)

NORMAL CIRCLE

Uptown Normal Illinois



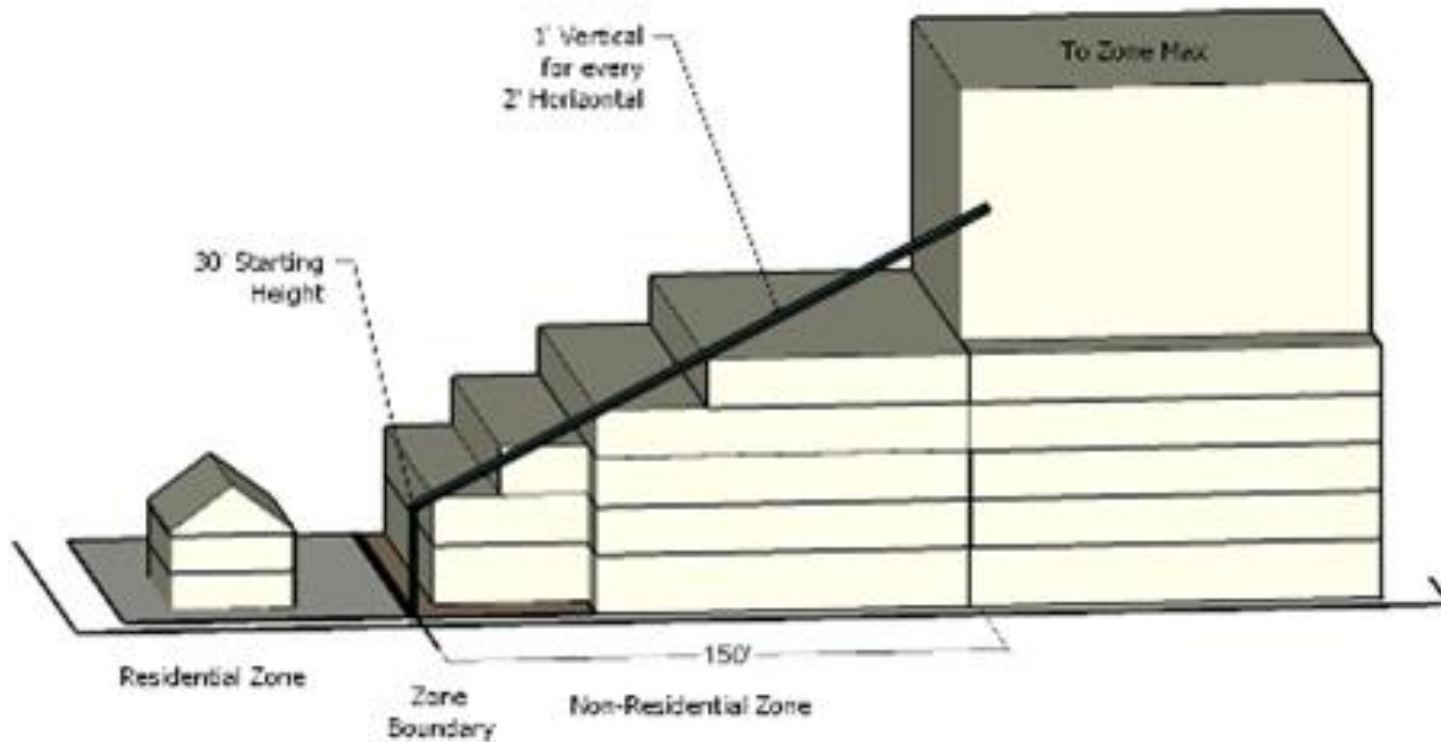
NORMAL CIRCLE

Uptown Normal Illinois

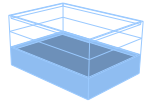


FINANCIAL VIABILITY

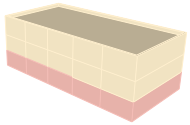
DESIGNING SCALE TRANSITIONS



PROFITABLE BUILDING TYPES



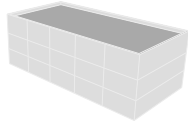
**INSTITUTIONAL /
CIVIC**



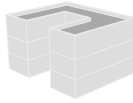
VERTICAL MIXED-USE



RETAIL



**STACKED
MULTI-FAMILY**



COURTYARD



**MULTI-FAMILY
ATTACHED (TOWNHOMES)**



**SINGLE-FAMILY
ATTACHED (DUPLEX)**



SINGLE FAMILY

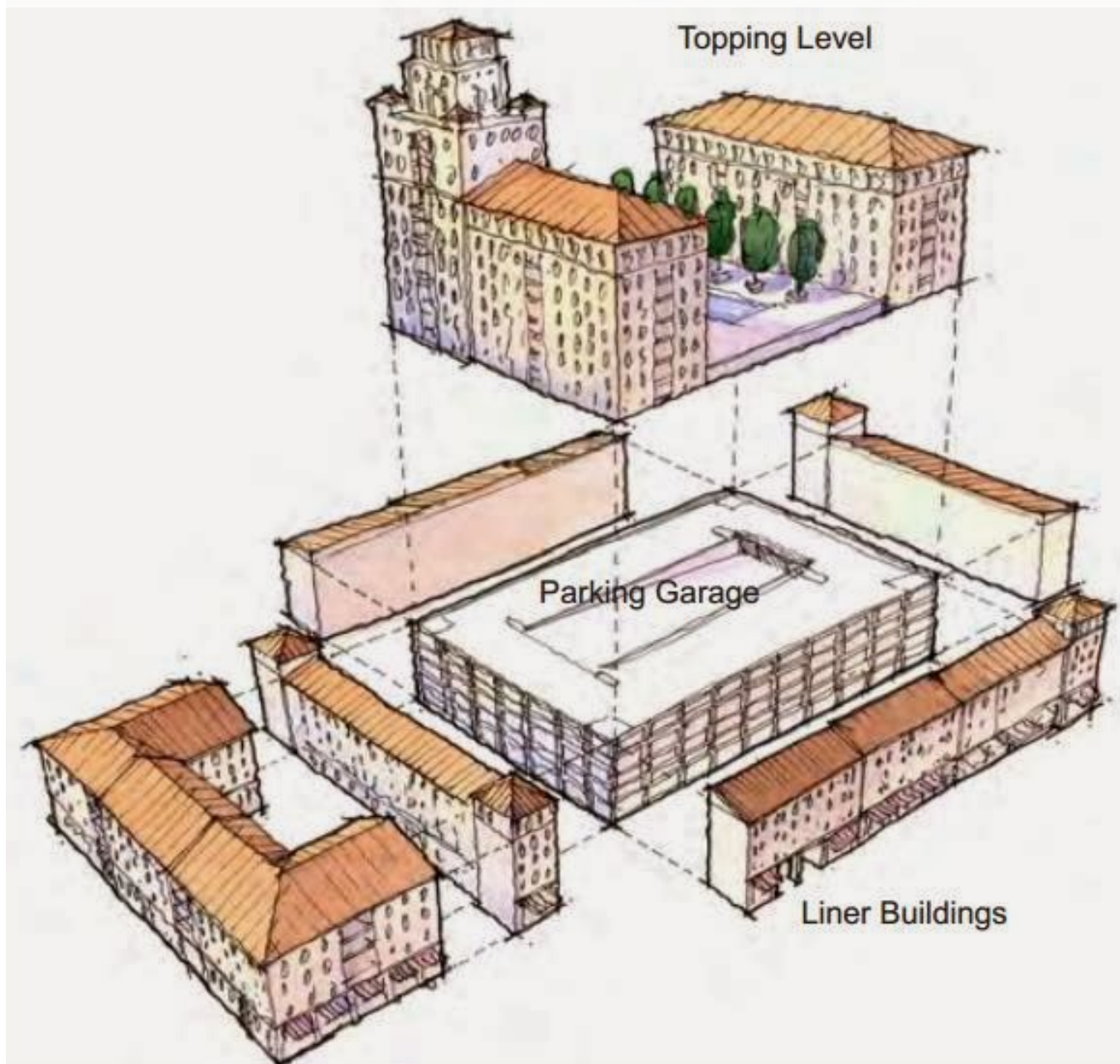


ECO-COTTAGE

UNIQUE BUILDING TYPES: THE TEXAS DONUT



UNIQUE BUILDING TYPES: THE LINER BUILDING



REGULATING PLAN



MIXED-USE

MU

MIXED-USE 2

MU2

NEIGHBORHOOD
CENTER

NC

ATTACHED
RESIDENTIAL

AR

NEIGHBORHOOD
RESIDENTIAL

NR

NEIGHBORHOOD
RESIDENTIAL -
FRONT SERVED

NR-FS

GROUND
FLOOR
RETAIL

GFR

INSTITUTIONAL/
CIVIC

I/C

ECO-COTTAGES

EC

THANK YOU