

"We stand for the restoration of existing urban centers and towns within coherent metropolitan regions, **the reconfiguration of sprawling suburbs into communities of real neighborhoods and diverse districts**, the conservation of natural environments, and the preservation of our built legacy."

Charter of the Congress for the New Urbanism



Retrofitting Suburbs Ellen Dunham-Jones, Architecture Program, Georgia Institute of Technology



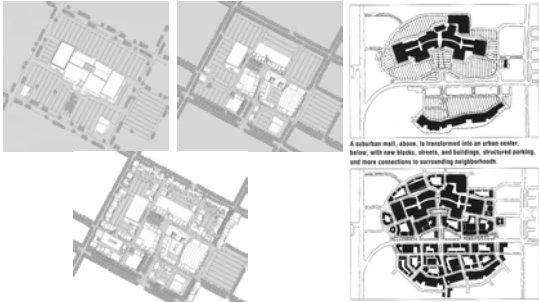
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Conditions driving suburban retrofits

- Aging, out-of-date properties, often in first-ring suburbs
 - *Fear of blight trumps NIMBYs and triggers public-private partnerships, TIFs, etc.
- Booming new agglomerations, often in Edge Cities, or "Edgeless Cities"
 - *Concern over traffic and air quality triggers TODs, transit, and market for more "intown" locations replacing "underperforming asphalt" with mixed-use
- Changing economic identity of the suburbs and desire for distinction
 - *The "bedroom suburbs", peripheral to the core city, have become economic engines in their own right
- Changing demographics and markets
 - *Growing market for more urban housing types and places
- Smart Growth practices and policies
 - *Especially, the arrival of transit and the need for affordable housing



Winter Park Mall
Dover Kohl & Partners with
Glatting Jackson

Mall Retrofit Strategies

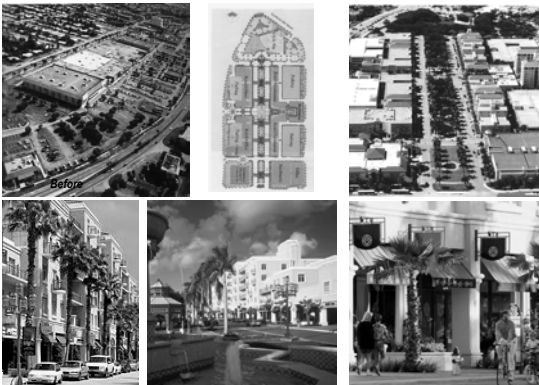
- Decide what to keep and scrape
- Connect neighboring streets through the site
- Line new Main street with trees and new buildings
- Establish secondary streets, blocks and public spaces
- Phase in structured parking and perimeter block buildings

North Hillsborough County
Duany Plater-Zyberk & Co

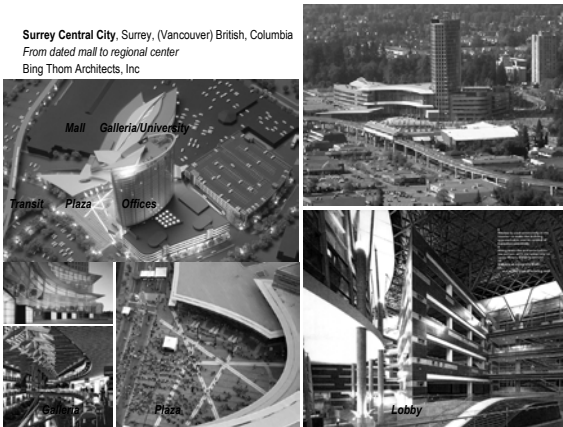
Mashpee Commons, Cape Cod, MA, Duany Plater – Zyberk & Co; charrettes in 1986, 2002
From aging shopping center to mixed-use village



Mizner Park, Boca Raton, FL; Cooper Carry Architects, 1990
From dead mall to mixed-use downtown







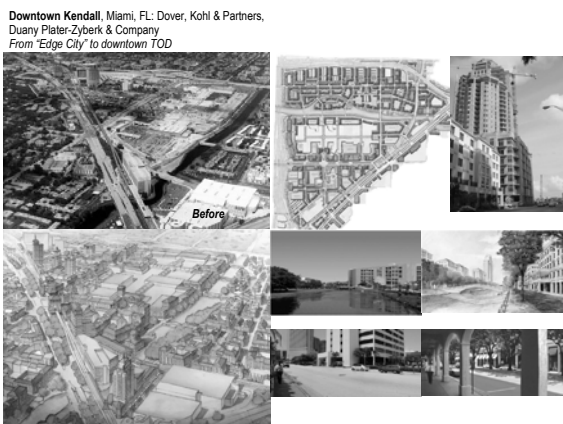
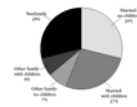


Figure 4: Household Type Shares in Suburbs, 2000s
Median house with population over 100,000



Demographic Drivers of Suburban Retrofits

Population growth

- U.S. population in 2050 is expected to be **half** again what it was in 2000
- By 2030, **half** of the buildings in the U.S. will have been built since 2000

Rise in single households (even and especially in the suburbs)

- **Aging Population**
 - The percentage of Americans over age 65 will **double** by 2050
 - AARP reports that **71%** of older households want to live within walking distance of transit
- **Echo-Boomers**
 - Almost as large as the baby boomers, they are just entering the housing market, and are the emergent **"creative class"**

Ethnic diversification of suburban households

- Racial minorities now make up more than a quarter of the suburban population, up from 19% in 1990
- In a 2004 survey conducted for Smart Growth America and the National Association of Realtors, African Americans were more than three times as likely to pick the "smart growth" community over the "sprawl" choice with larger lots (78% to 22%.) Hispanics chose the smart growth choice 57% of the time, while Caucasians were split 50/50



"Upper Rock", Rockville, MD, Duany Plater-Zyberk & Co, 2004
From office park to "green" 20-acre live-work neighborhood



Laurel Bay, Parris Island, SC; Duany Plater-Zyberk & Co, 2004
Updating a subdivision with more connectivity, parks, and housing types



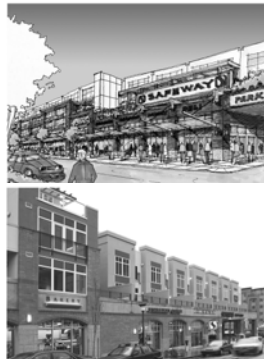
Twinbrook Commons, Rockville, MD Torti Gallas CHK
From Park n' Ride to TOD



Tribeca Housing, Seattle, WA: The Sienna Architecture Company. *Selling roof rights to promote vertical mixed-use*

Tools at the Project Scale

- public spaces, public realm
- liner buildings
- adding density to older under-parked sites
- selling roof rights
- re-zoning
- form-based codes
- Tax Increment Financing
- Location Efficient Mortgages
- Health Impact Assessment

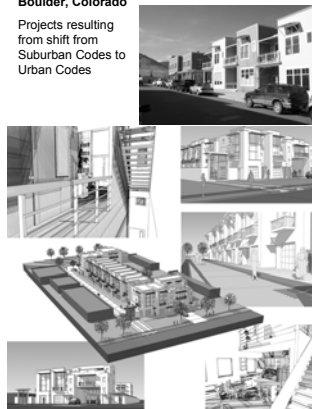


Riviera Beach, FL, Correa Valle Valle

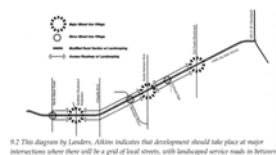
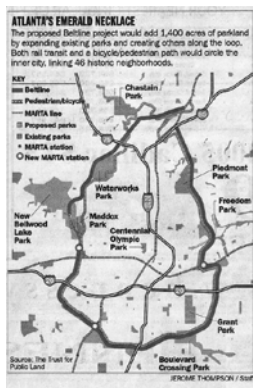
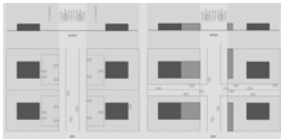


Boulder, Colorado

Projects resulting from shift from Suburban Codes to Urban Codes



- Re-zone sideyards to allow through streets, in exchange for development of liner buildings
- Incrementally increase connectivity through superblock
- Increase walkability and pedestrian safety (according to CDC Health Impact Assessment)



Charlottesville Corridors
Torti-Gallas

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Palm Canyon Drive, Cathedral City, CA; Freedman, Tung & Bottomley
From Main St to commercial strip to civic downtown on a boulevard





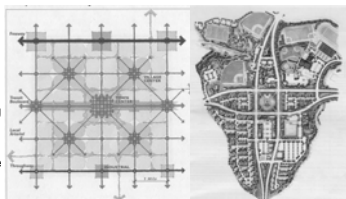
How do we get from the sprawling pattern at the bottom to the healthy polycentric system at the top?

Tools at the Systems Scale

- regional planning
- transportation – transit – corridors
- park systems
- Smart Growth funding and policies
- Transfer of Development Rights

Adapting New Urbanist Tools

- * How might the **Urban Network** and **Couplet** intersections be re-thought in terms of their adaptability to **retrofitting** existing situations?
- * What steps are needed to **retrofit** existing connectors and arterials to the new **context-sensitive street standards**?
- * What processes are needed to encourage the **retrofitting** of existing sprawl into **transect zones** and the evolution of one zone into the next higher density?



Thoroughfare types by context zone						
Type	T1	T2	T3	T4	T5	T6
Freeway	*	*				
Highway	*	*	*			
Parkway	*	*	*	*		
Road	*	*	*	*	*	
Boulevard		*	*	*	*	*
Avenue			*	*	*	*
Main Street			*	*	*	*
Couplet			*	*	*	*
Street			*	*	*	*
Yard Street			*	*	*	*

Source: Context Street Street Design

