

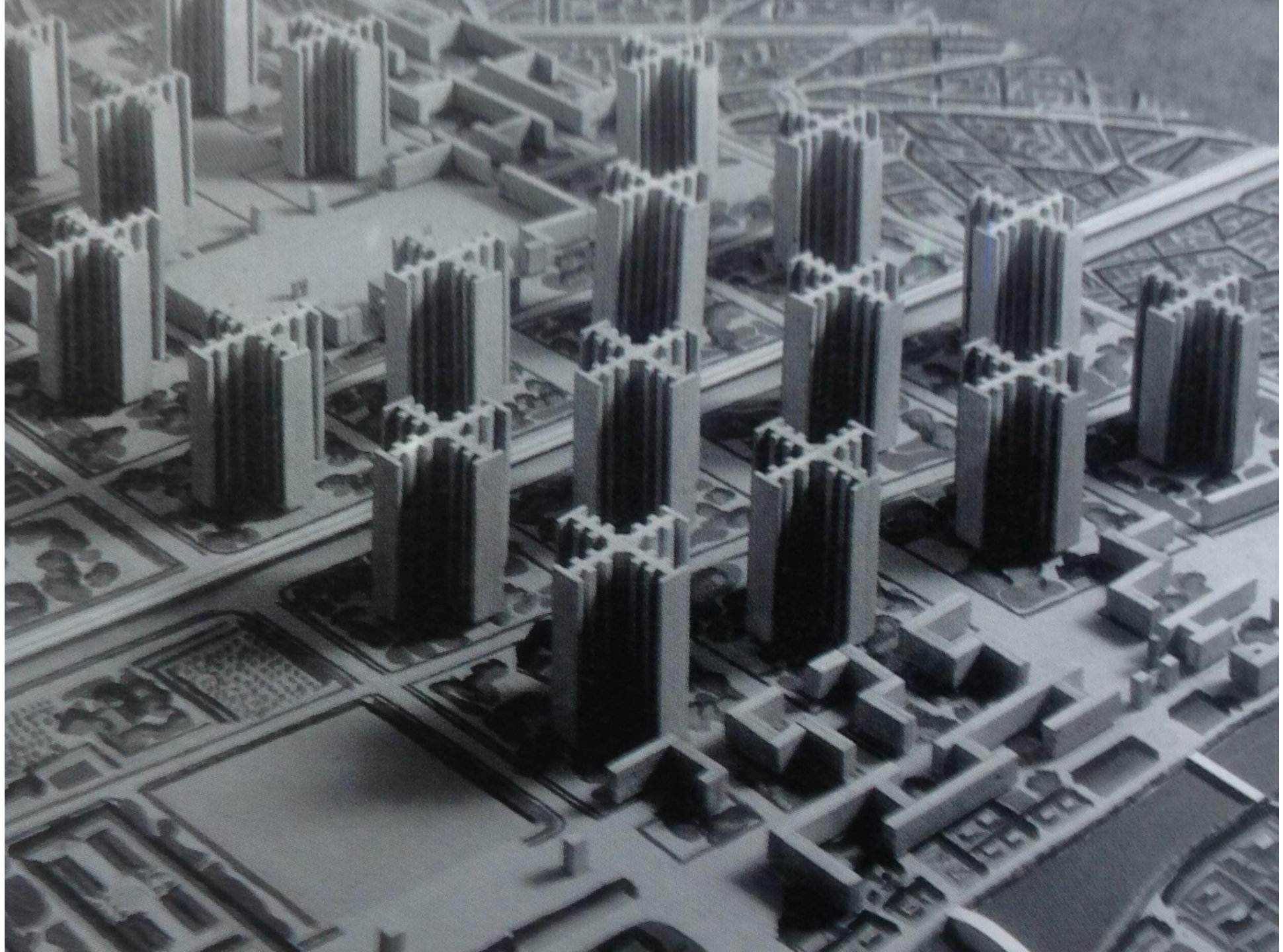


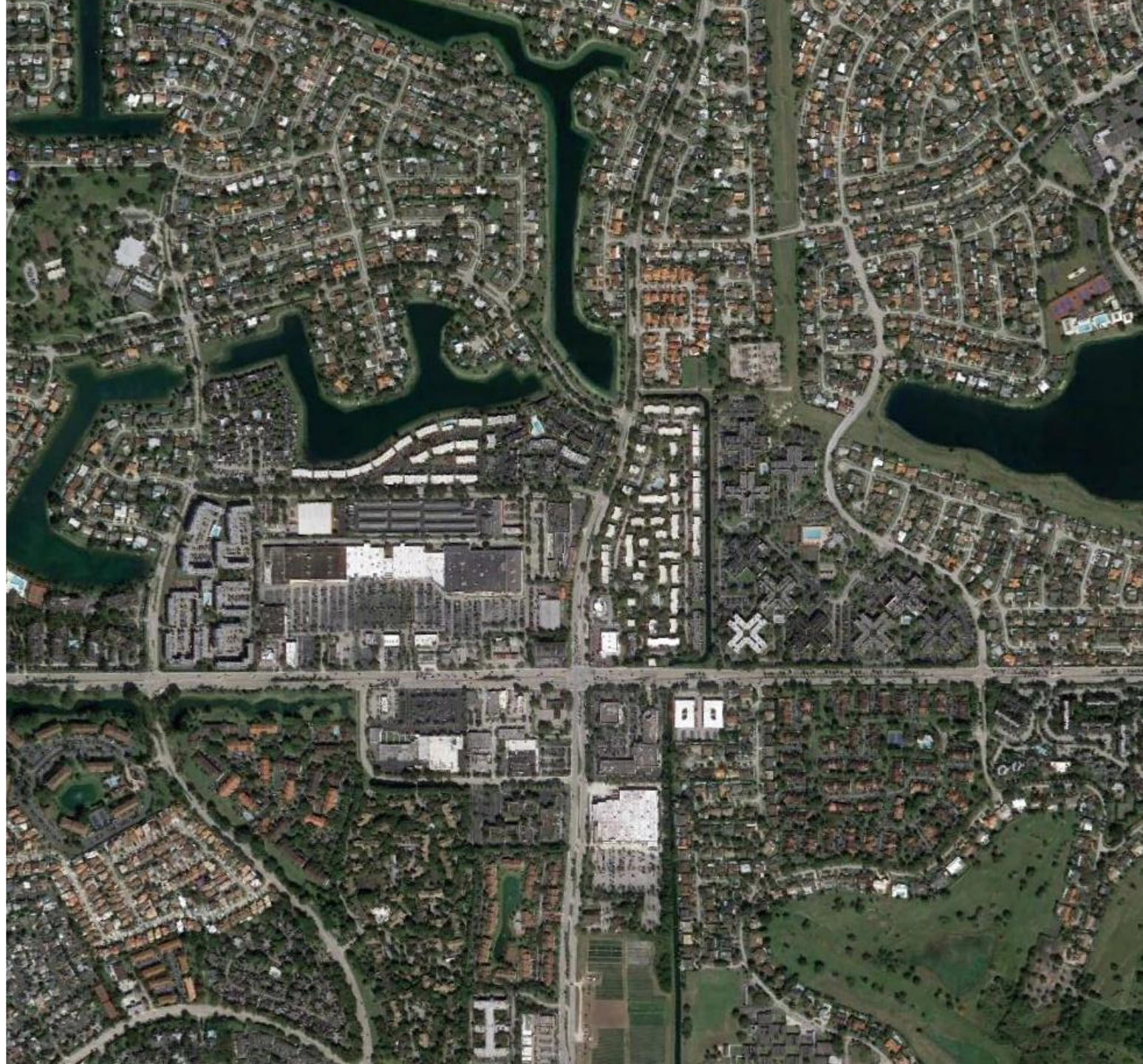
HOW TO DESIGN GREAT NEIGHBORHOODS FOR ALL AGES





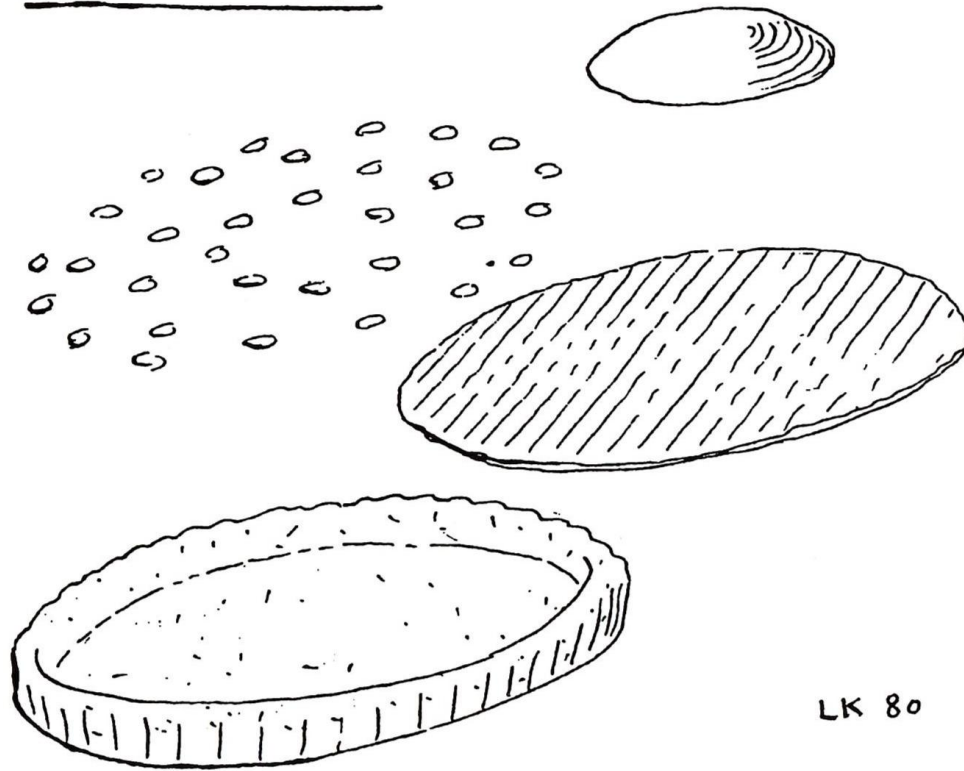
**HOW DID WE GET
HERE?**





A FUNCTIONAL ZONE
admits
one single quality (function) of a City
at the exclusion of all others

EXCLUSIVE

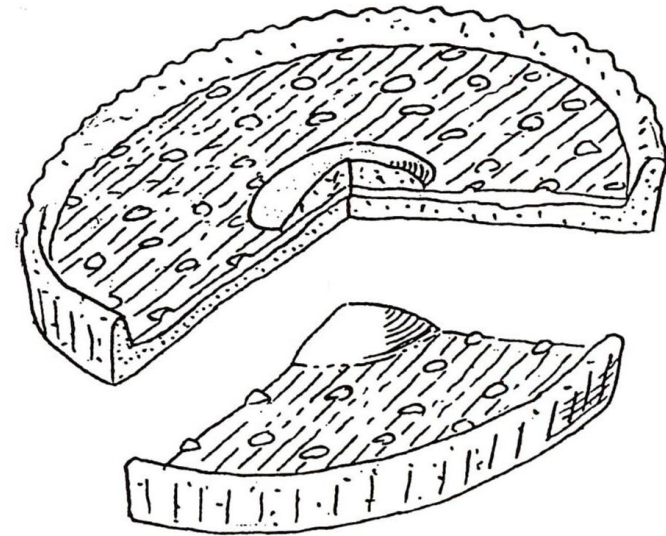


LK 80

All that is not specifically obligatory is strictly forbidden

AN URBAN QUARTER
CONTAINS and PROMOTES
all the Qualities of a
CITY

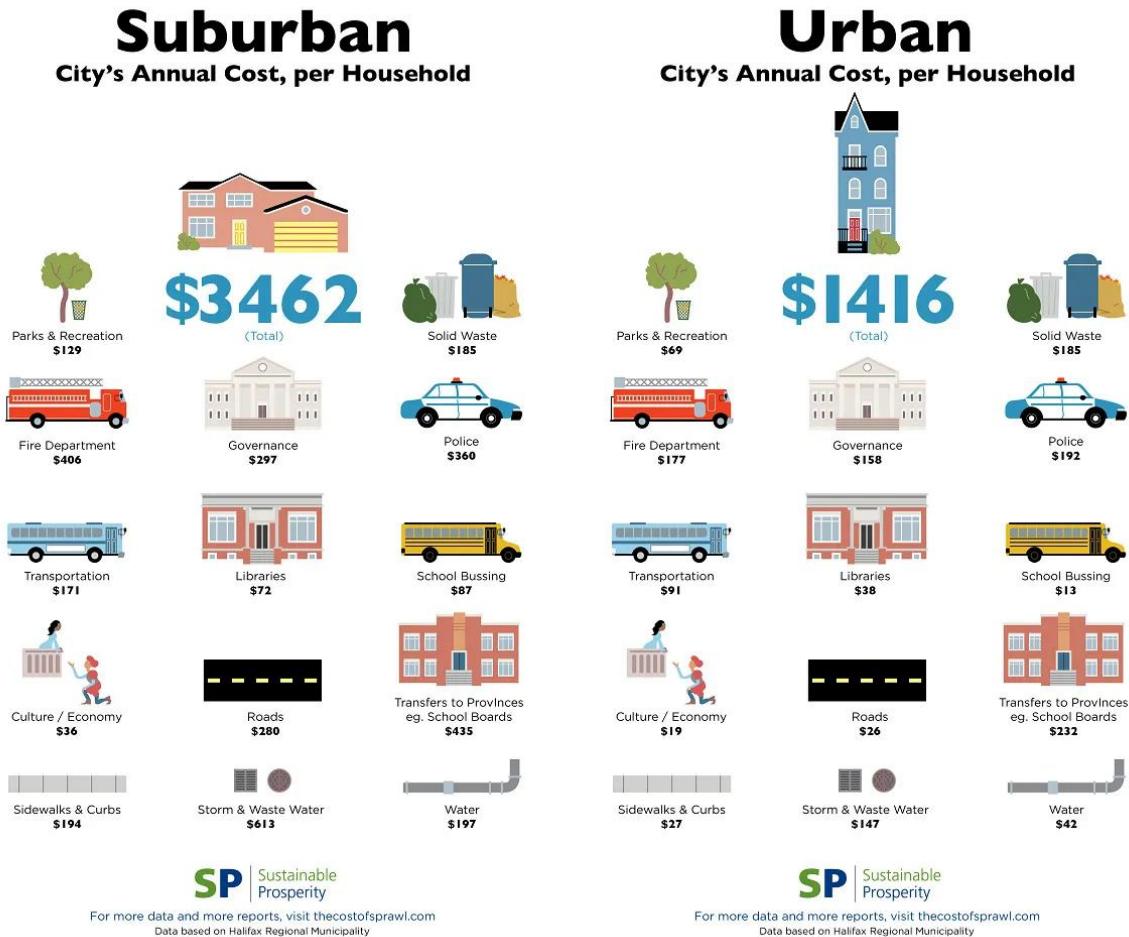
IN-CLUSIVE



All is Permitted & Promoted
that is not strictly forbidden

**WHAT ARE THE
IMPLICATIONS OF
THIS?**

MUST WORK HARDER TO BE FINANCIALLY SUSTAINABLE



INCREASES NEGATIVE IMPACT ON NATURE & FARMS



- Galina Tachieva, DPZ Co.

REDUCES OPPORTUNITY FOR UPWARD MOBILITY

Kids Raised in Walkable Cities Earn More Money As Adults

A new study finds that even considering other factors, the walkability of a child's neighborhood has a direct correlation to increased adult earnings.

By [Richard Florida](#)

October 24, 2019, 7:00 AM EDT

The more walkable an area is, the more likely Americans whose parents were in the lowest income quintile are to be in the highest quintile by their 30s.

In other words, heightened economic mobility is not a direct result of walkability, but rather the connectedness, the day-to-day interactions, the diversity of people and experiences, the exposure to others, and sense of belonging that comes from living in a walkable community.

IMPACTS OUR QUALITY OF LIFE



“Happy nudges”

- The ARC of Happiness (self-determination theory) - improving people's sense of autonomy, relatedness or competence, improves happiness

Autonomy

Our universal need for autonomy is about self-determination; experiencing freedom, choice and control.

Relatedness

Our universal need for relatedness is about giving and experiencing attachment, security and love.

Competence

Our universal need for competence is about experiencing mastery achievement, and success.

autonomy and the built environment



Infant



Child



**Teen /
Young Adult**



Adult



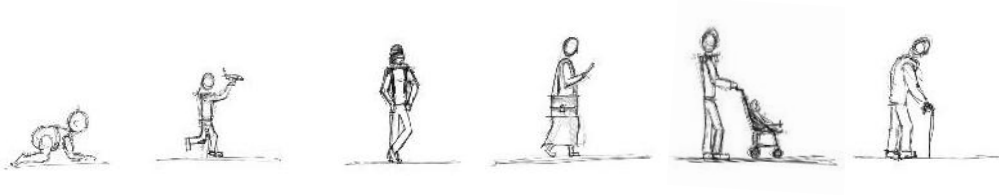
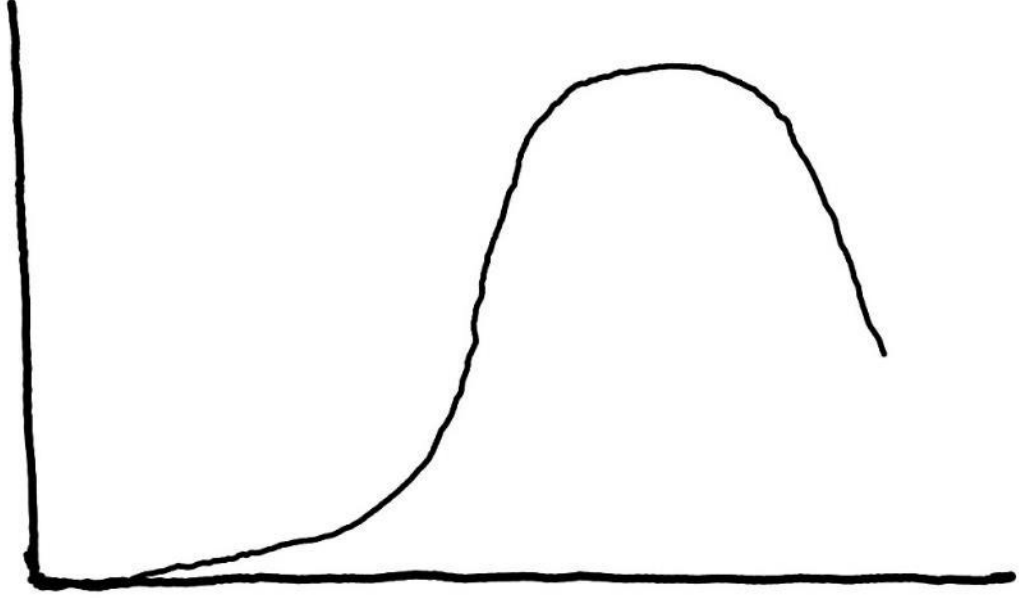
**Retired /
Golden Years**



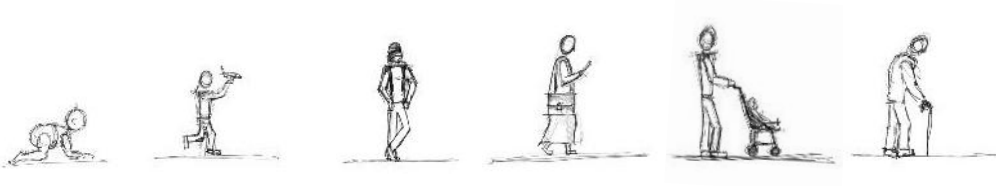
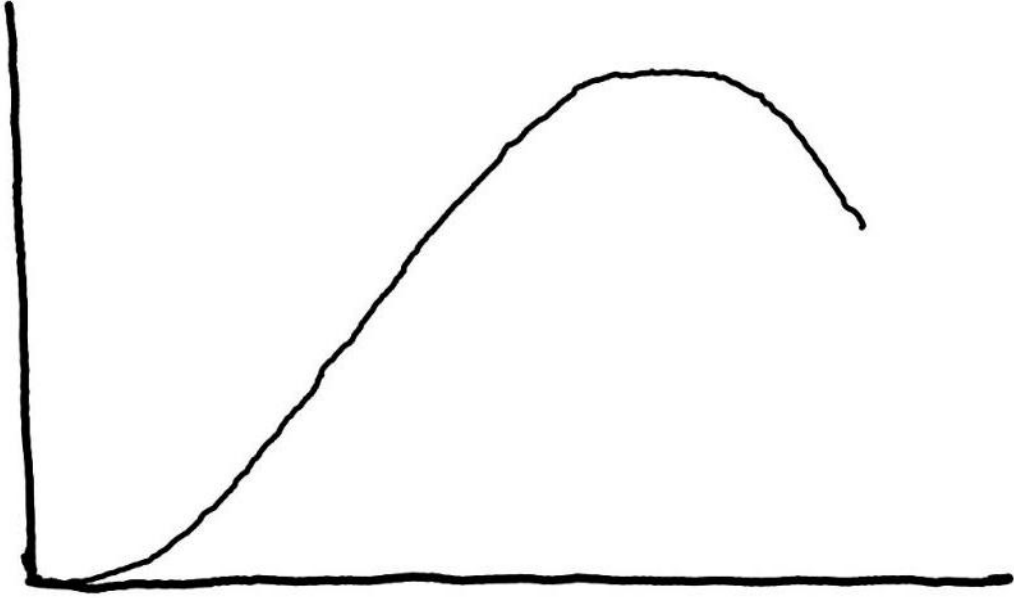
Parent



Ability to get around



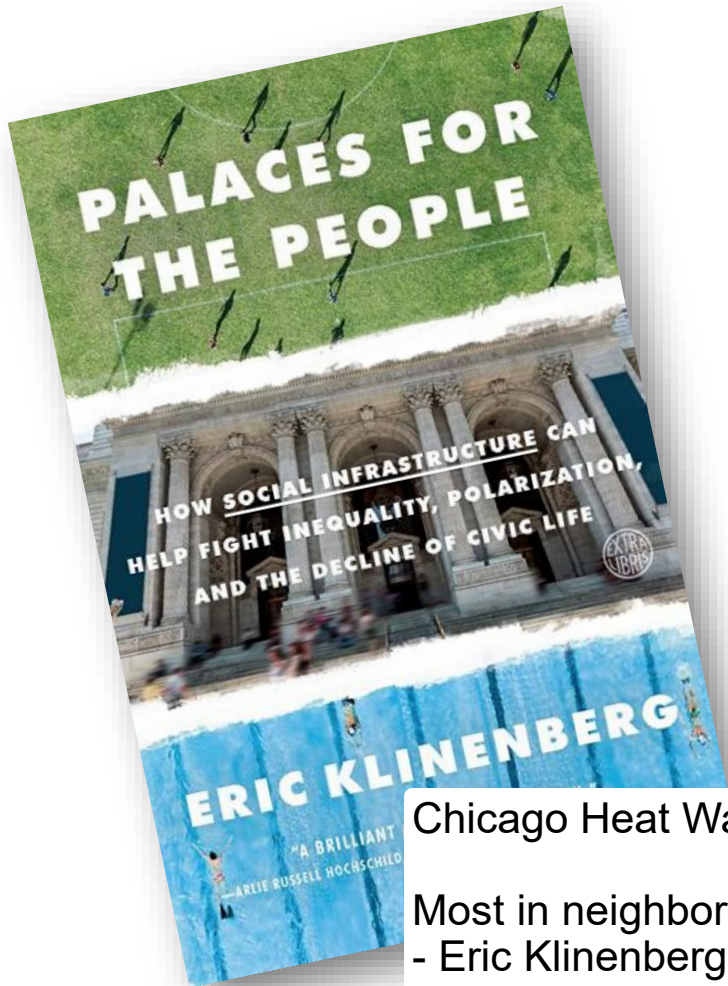
Ability to get around



**relatedness and the built
environment**

“Loneliness and isolation hurt whole communities. Social disconnection is associated with ***reduced productivity in the workplace, worse performance in school, and diminished civic engagement.***”

- Vivek H. Murphy (former Surgeon General), NY Times, 2023



Chicago Heat Wave, 1995 = 739 heat-related deaths.

Most in neighborhoods with poor community connectivity.

- Eric Klinenberg

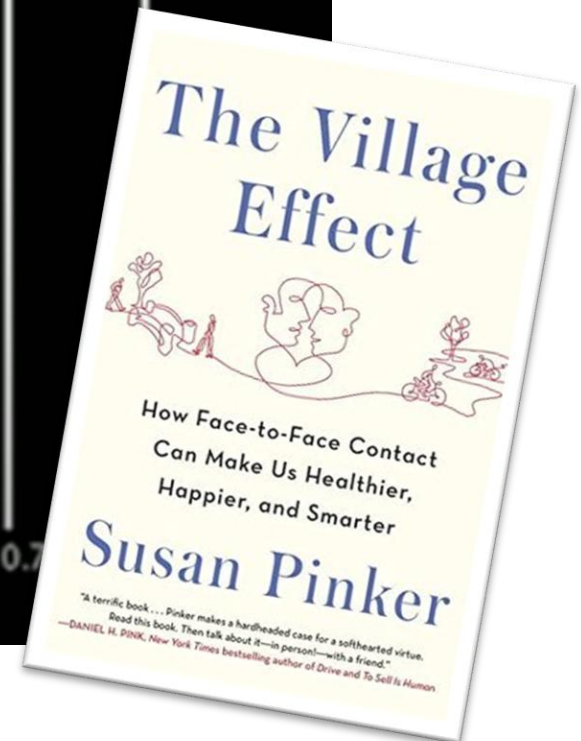
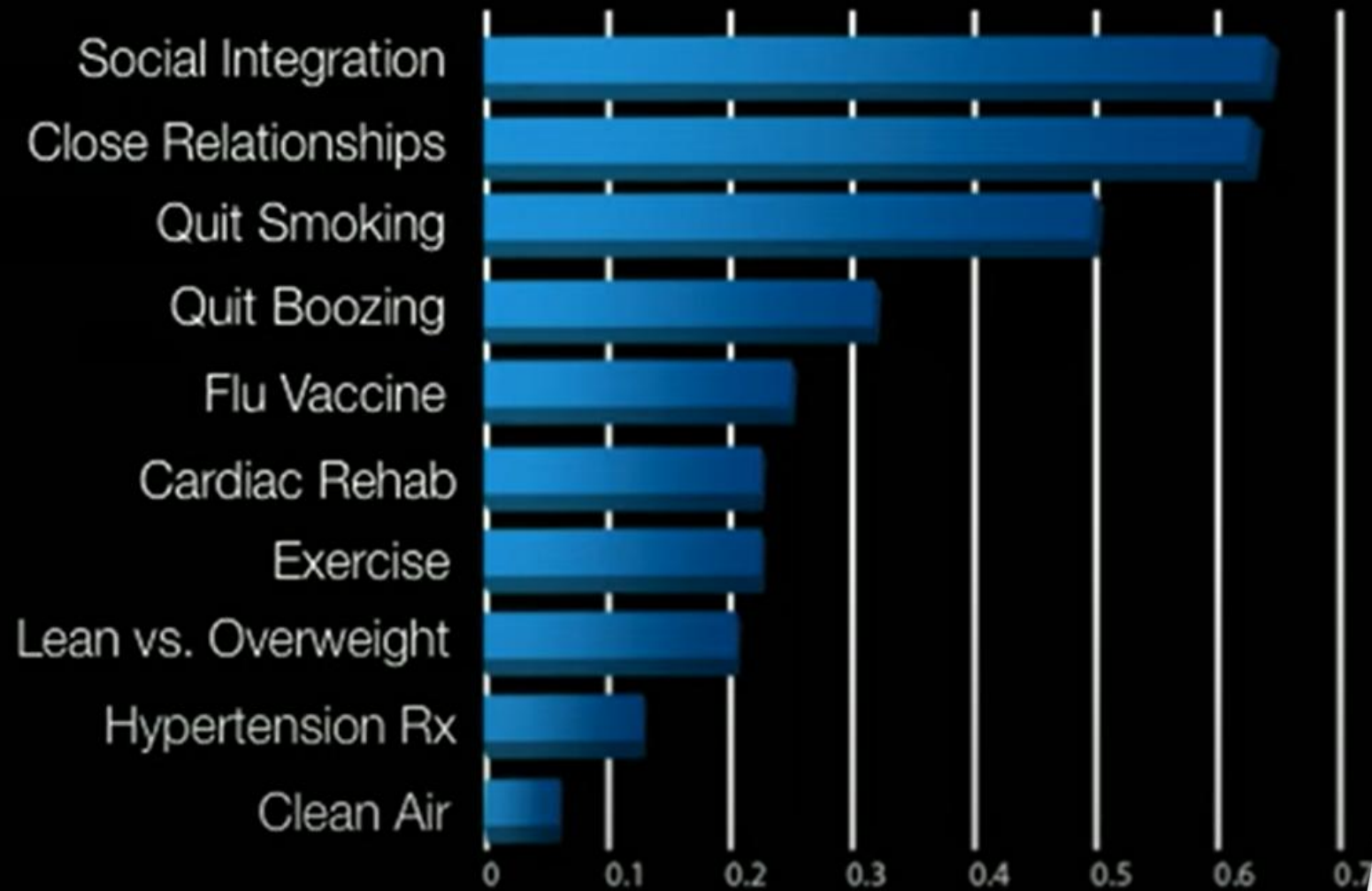
“Full social participation is such a fundamental human need that research since the 1900s has found the.... ***The magnitude of this effect is comparable to that of smoking and exceeds those of many other known risk factors of mortality, such as obesity or physical inactivity.***”

- National Institute of Health 2016

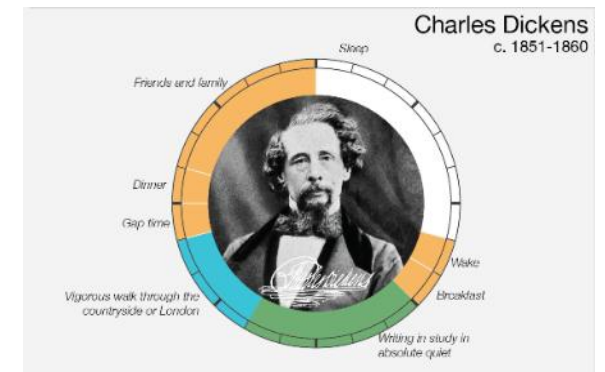
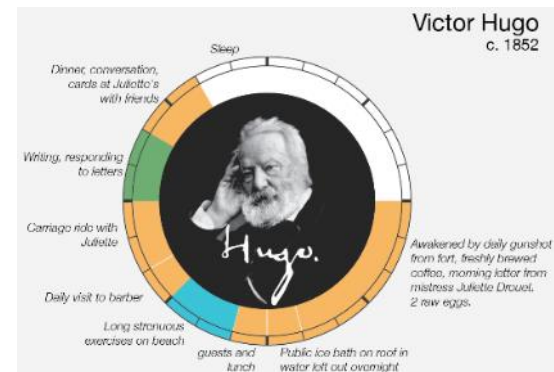
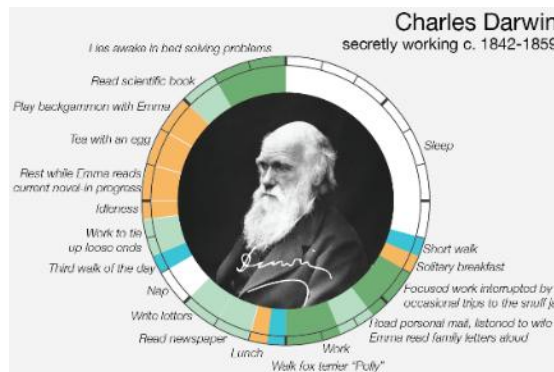
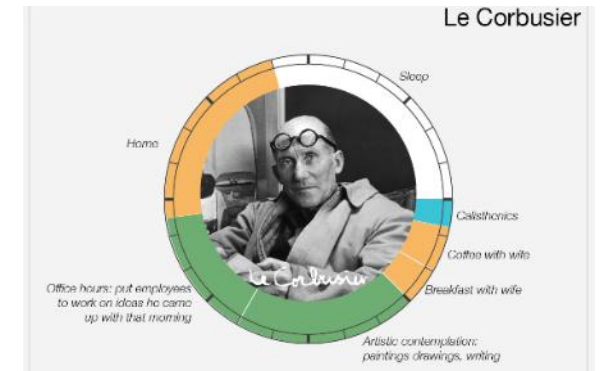
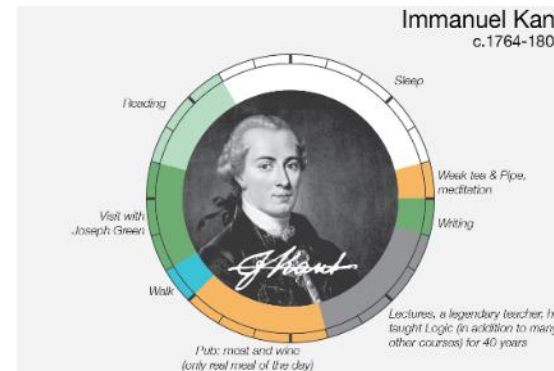
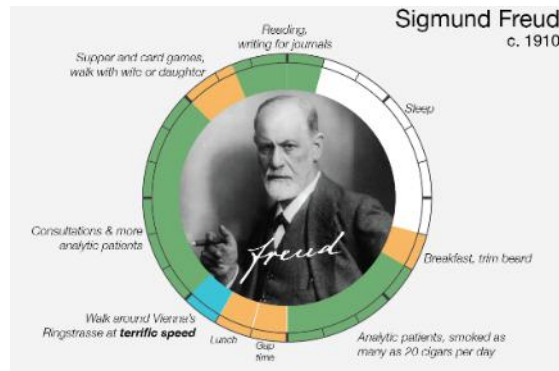
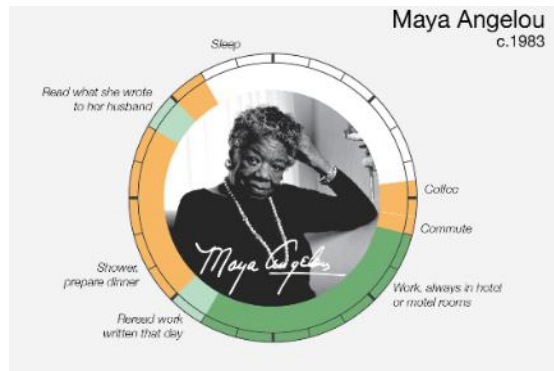
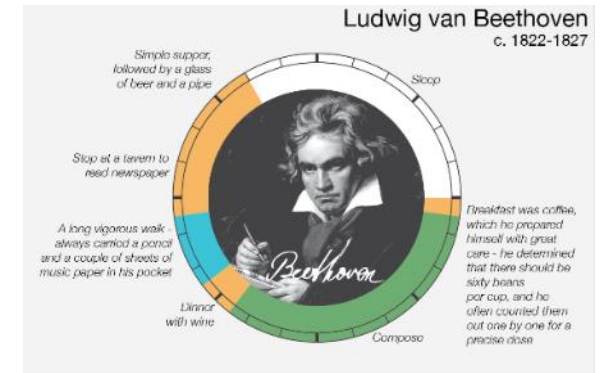
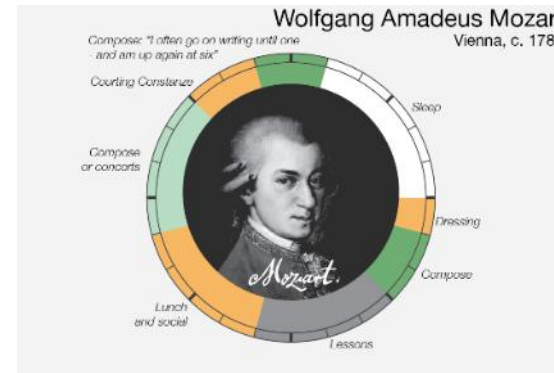
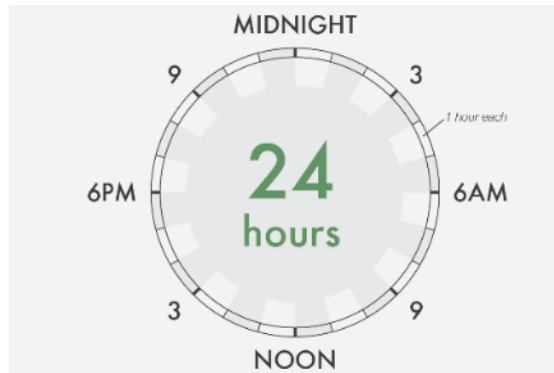
Results: Reduced psychological distress was associated with residing in a terraced dwelling (OR = 0.48, $p = 0.03$), higher degrees of land-use mix (OR = 0.42, $p = 0.03$ for the high tertile) and having higher local-level street-network accessibility ('movement potential') (OR = 0.54, $p = 0.03$). Hillier topography with higher slope variability was associated with increased risks of psychological distress (OR = 1.38, $p = 0.05$).

“One out of every two U.S. adults is living with a chronic disease, such as heart disease, cancer, or diabetes. These diseases contribute to disability, premature death, and health care costs. ***Increasing people's physical activity levels will significantly reduce their risk of chronic diseases*** and related risk factors.”
-Surgeon General, 2015

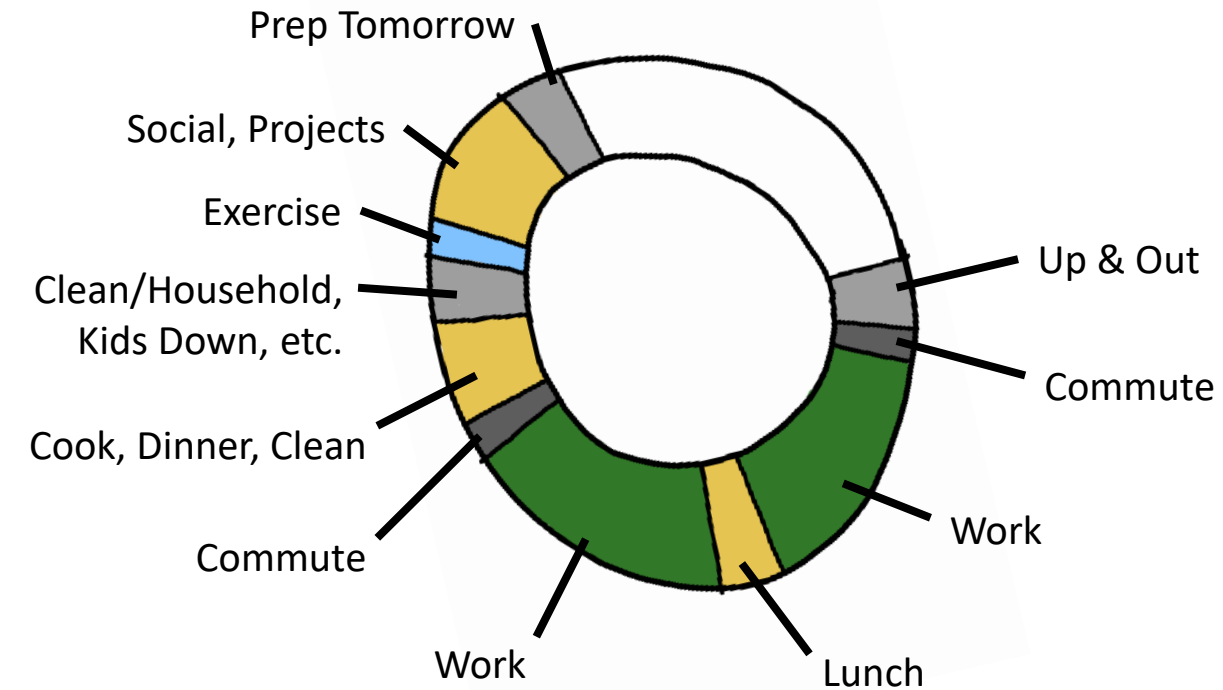
Staying Alive



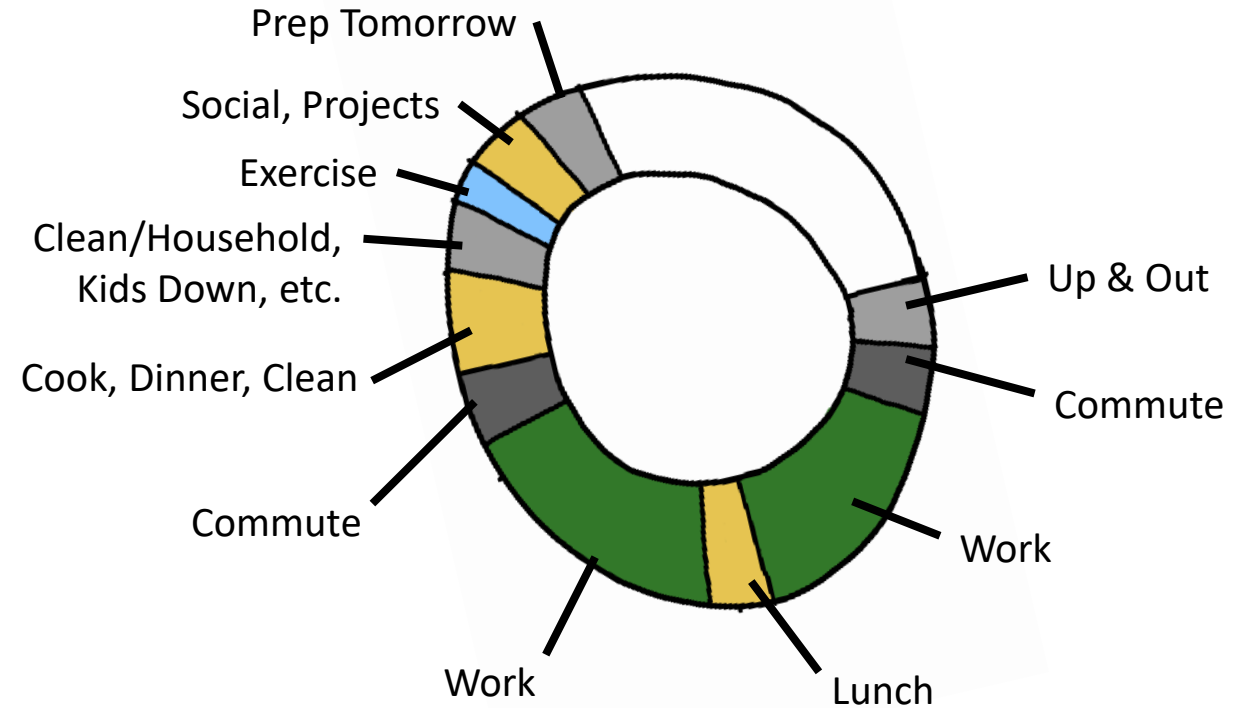
- The Secret to Living Longer May be Your Social Life | Susan Pinker



IMPORTANCE OF COMMUNITY DESIGN



AVERAGE COMMUTE



LONG COMMUTE

DON'T FORGET THE DAILY “STUFF”

“...survey of people who closed on a home this year found that **73%** said buying in a **good school district** was ‘**important**’ in their search...**78%** reported that they had to **make compromises** when they purchased a house.”

Realtor.com Survey – July 2018

“...features most commonly given up were **garages** (19%), **large back yards** (18%), **updated kitchens** (17%), **bedrooms** (17%), and outdoor living areas (16%).”

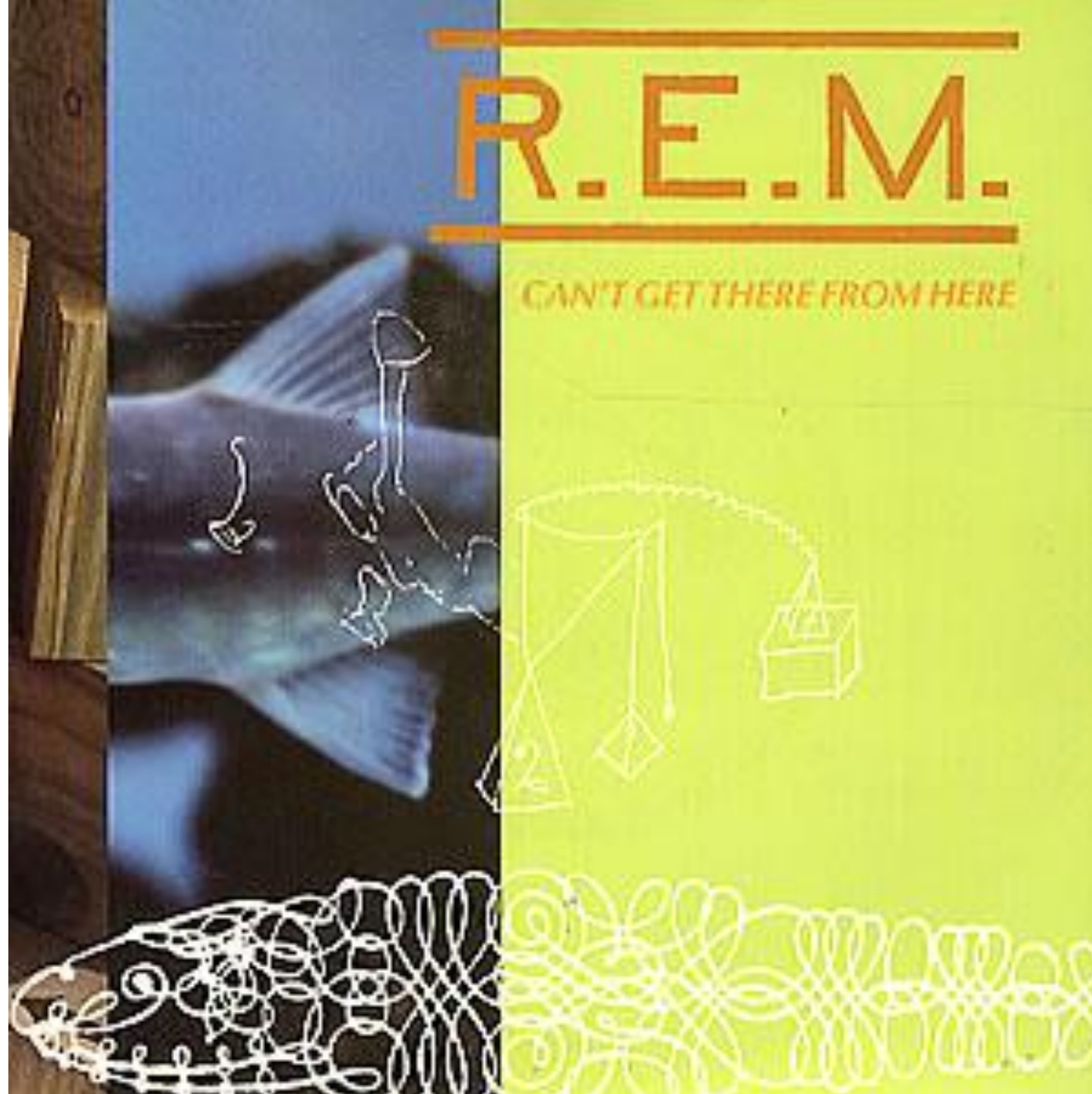
Realtor.com Survey – July 2018

“**25%** of home buyers listed **school quality** and **20%** listed **proximity to schools** as deciding factors in their home purchase.”

National Association of REALTORS 2015
Profile of Home Buyers and Sellers



**WHAT
WE
HAVE**



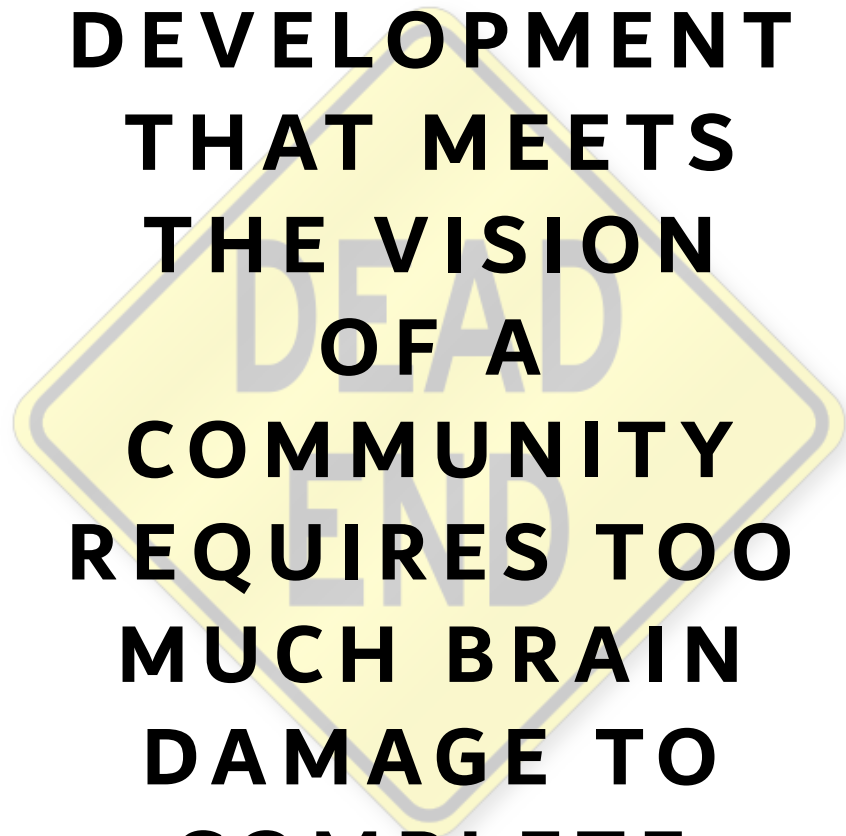
**WHAT
WE ARE
LOOKING
FOR**

THIS HAS LED TO A SITUATION WHERE

PEOPLE HAVE
BEEN
CONDITIONED
TO EQUATE NEW
DEVELOPMENT
WITH A
DECREASE IN
THE QUALITY
OF LIFE



DEVELOPMENT
THAT MEETS
THE VISION
OF A
COMMUNITY
REQUIRES TOO
MUCH BRAIN
DAMAGE TO
COMPLETE



GOOD NEWS!

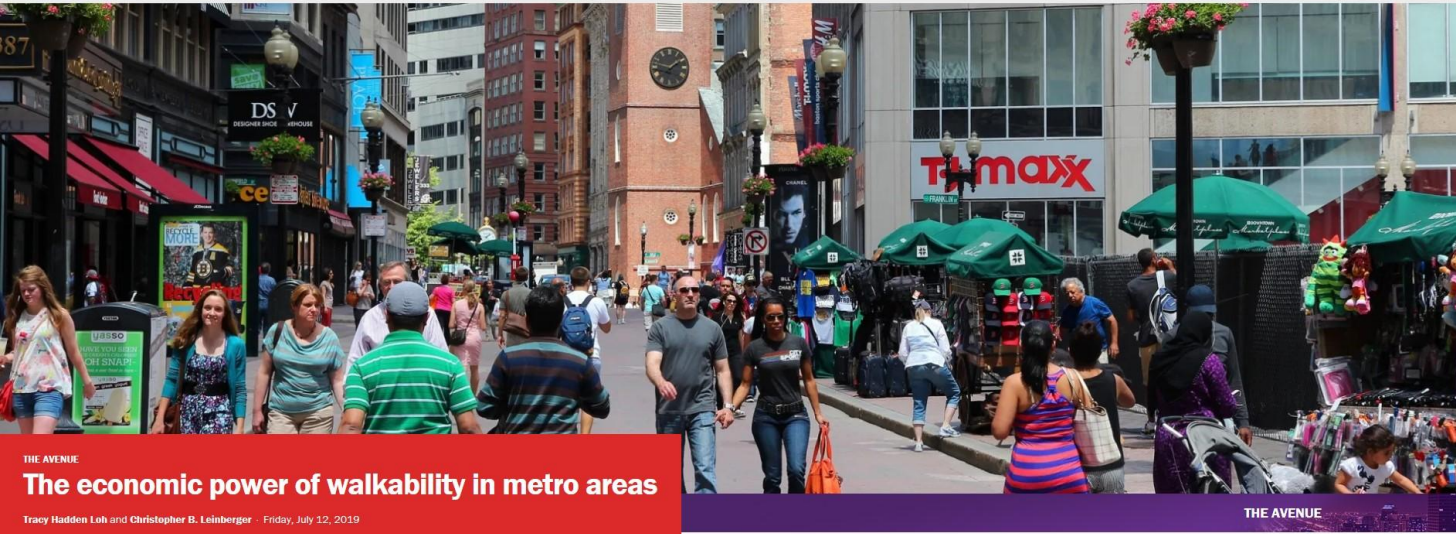


**WE WRITE OUR
OWN RULES AND
CRAFT OUR OWN
FUTURE**

MORE FINANCIALLY SUSTAINABLE

BROOKINGS

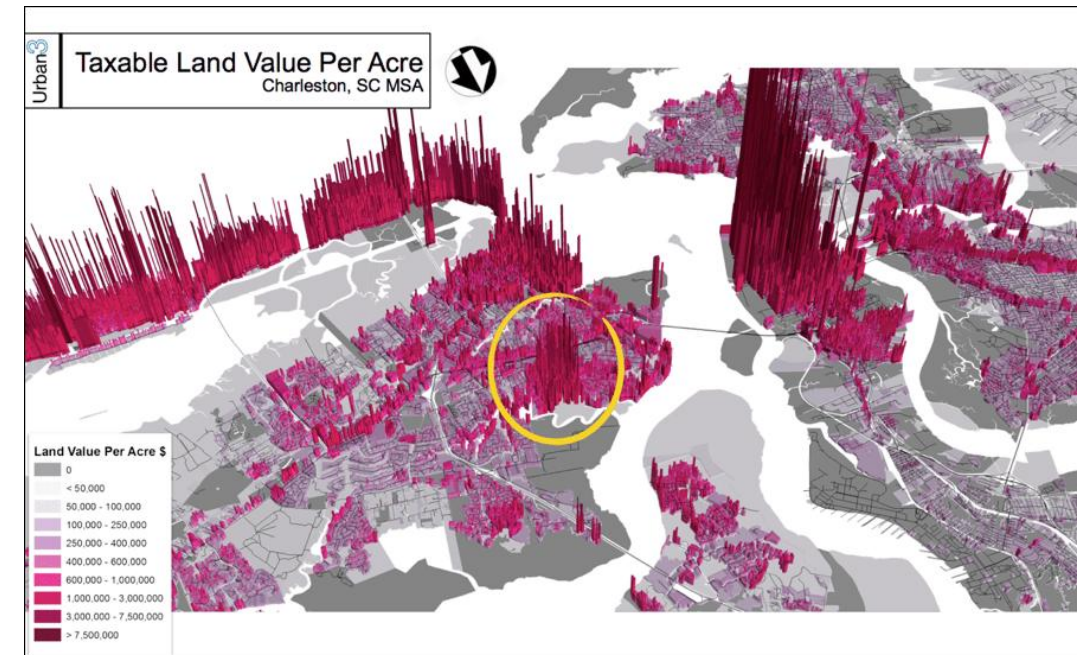
AI POLICY 2020 CITIES & REGIONS GLOBAL DEV INTL AFFAIRS U.S. ECONOMY U.S. POLITICS & GOVT MORE



“...in the 30 largest U.S. metropolitan areas and shows that despite occupying **less than 1% of land mass** in these metro areas, WalkUPs deliver **outsized economic performance**.”

“Across metro areas, WalkUPs demand commercial rent premiums **75% higher than** drivable suburban places.”

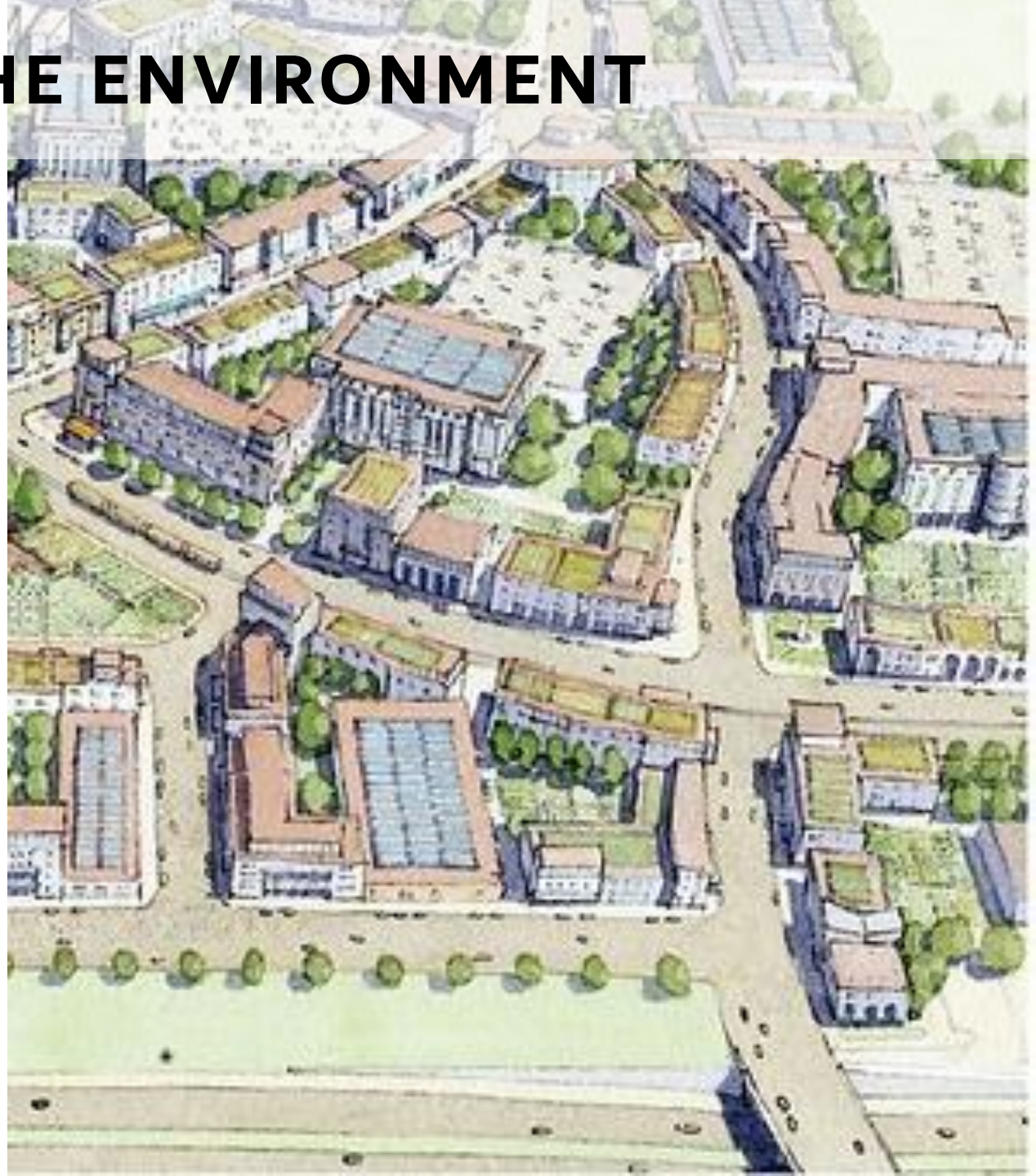
“The report looks at growth patterns in the 30 largest metropolitan areas and provides hard evidence that more *walkable* places—in cities and suburbs alike—are growing in number and are in high demand.”



LESSEN OUR IMPACT ON THE ENVIRONMENT



- Galina Tachieva, DPZ Co.



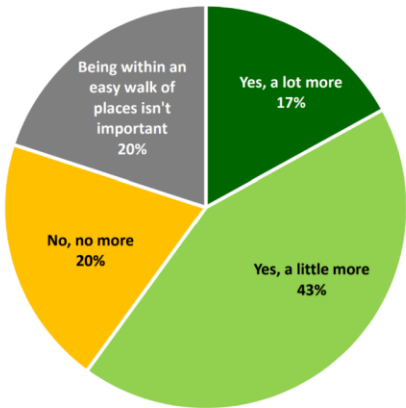
PROVIDE MORE HOUSING



PEOPLE LIKE THEM!

Six-in-Ten Would Pay More To Live in a Walkable Community

Willingness to Spend More to Live Within Walking Distance to Parks, Shops, and Restaurants



(IF VERY OR SOMEWHAT IMPORTANT ON IMPORT_A) If you were moving to a new home, would you be willing to spend more to live in a community where you could easily walk to parks, shops, and restaurants?



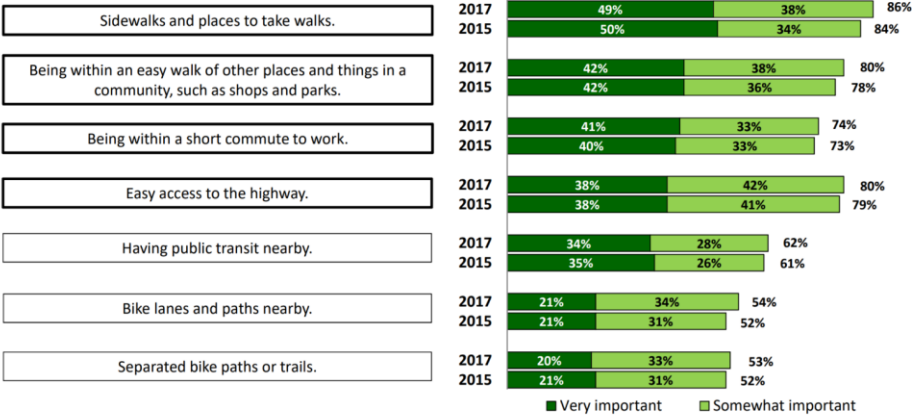
“ Millennials are also shown to prefer living in attached housing, living within walking distance of shops and restaurants, and having a short commute, and are the most likely age group to make use of public transportation.”

National Association of REALTORS 2015 Profile of Home Buyers and Sellers

Walkability and Short Work Commute Most Important in Deciding Where to Live

Access to the highway remains more important than access to public transit or bike lanes

Most Important Factors in Deciding Where to Live:



If you were deciding today where to live, please indicate how important each of the following would be to you:



“ For many Baby Boomers, livin’ large means moving to the city.”

WNPR, 2019

**WE CAN DO THIS
HERE!**

HOW?

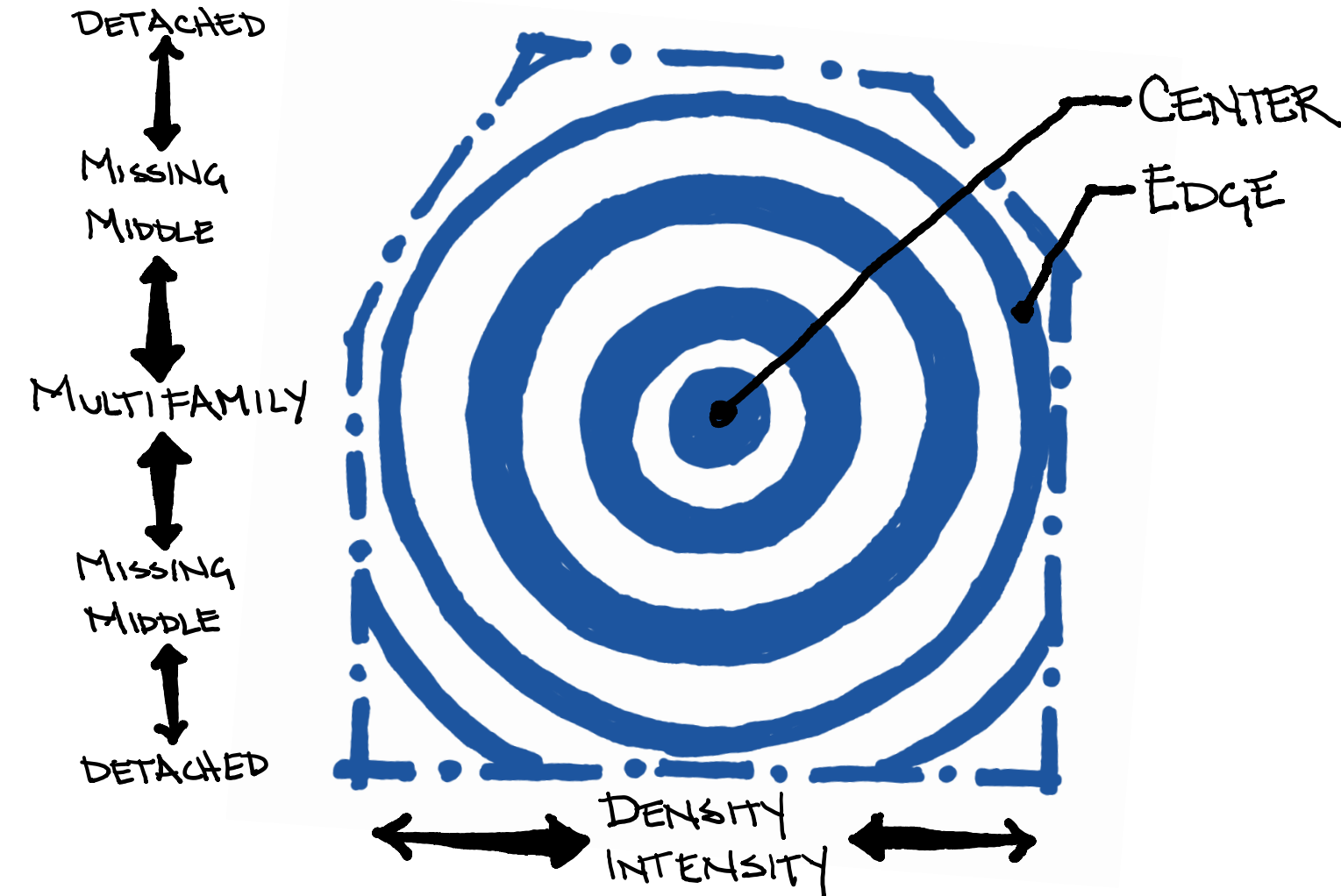


**MAKE GOOD
NEIGHBORHOODS!**

UH-HUH, YEAH...
BUT *HOW*?

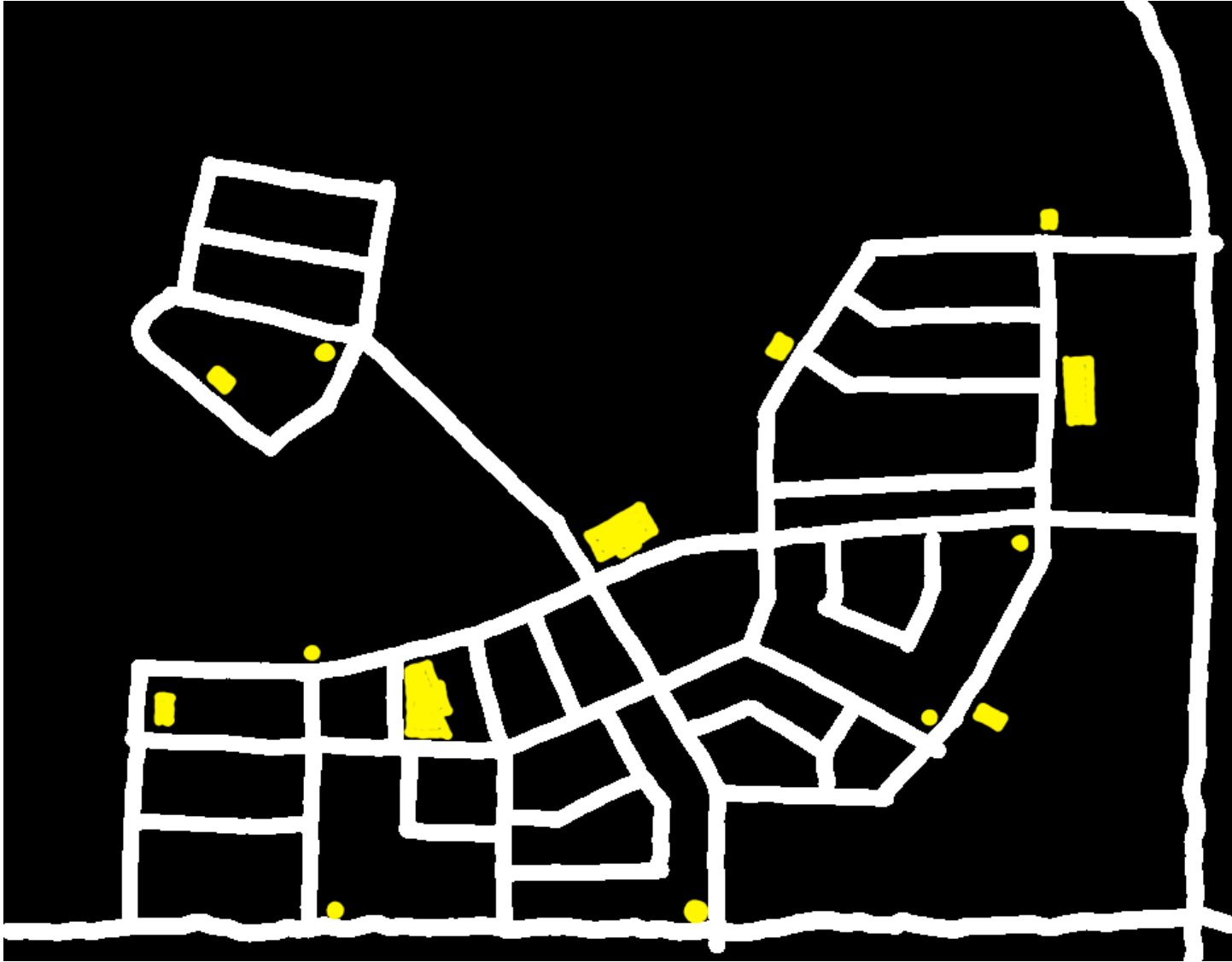
4 KEY PRINCIPLES OF GOOD NEIGHBORHOOD DESIGN

1. GOOD NEIGHBORHOODS ARE *READABLE*



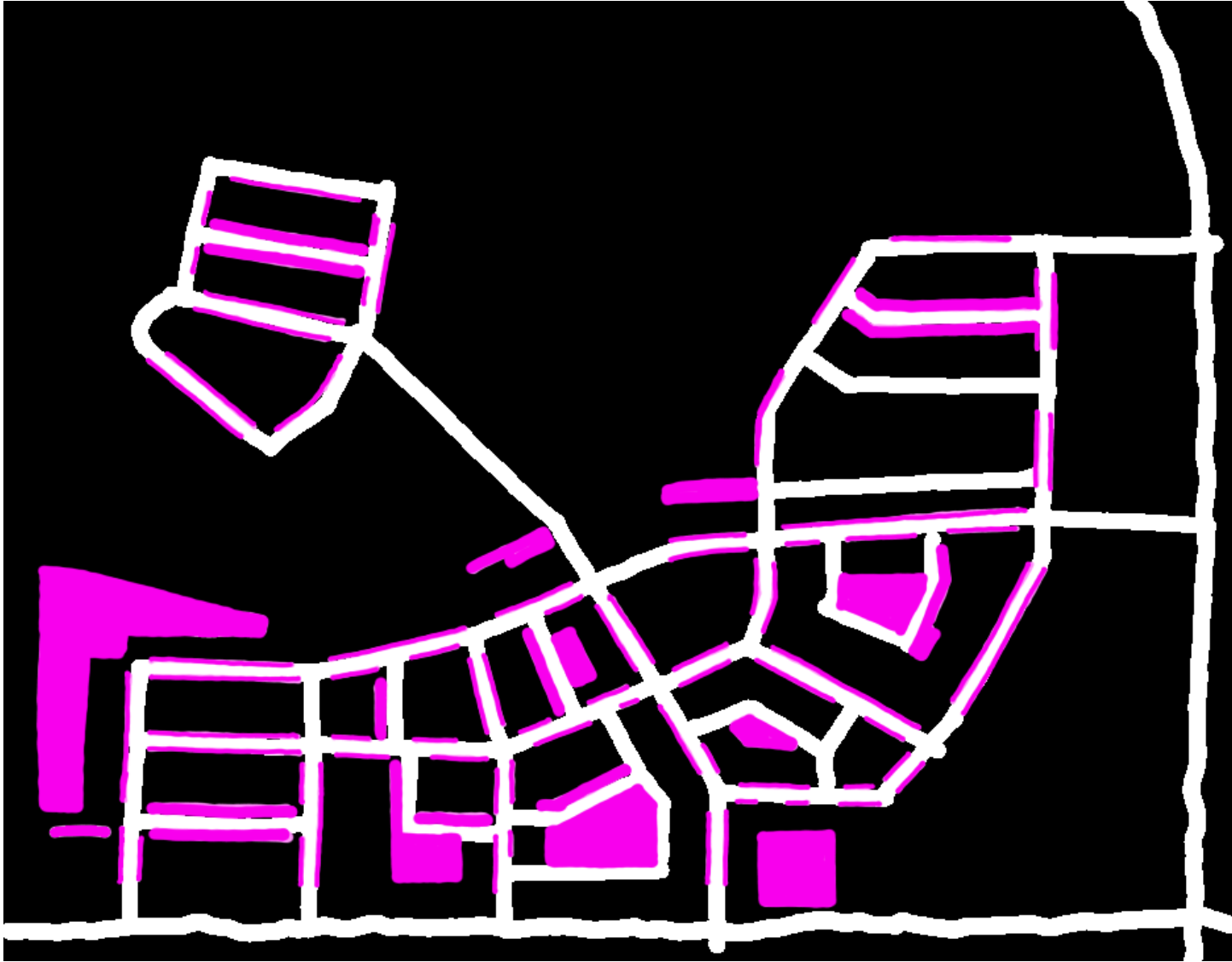
- A. UNDERSTAND WHERE YOU ARE IN COMMUNITY
- B. IDENTIFIABLE CENTER & EDGE
- C. GRADIENT OF BUILDING DENSITY & INTENSITY
- D. GRADIENT OF HOUSING TYPES

2. WALKABLE AND BIKEABLE



- A. COMPACT
- B. INTERCONNECTED
- C. INTERESTING
- D. SAFE
- E. HAVE DESTINATIONS

3. FOCUS ON PUBLIC SPACE



- A. RANGE OF
DISPERSED PUBLIC
SPACES
 - i. PARKLETS,
PLAYGROUNDS,
PLAZAS,
SQUARES
- B. RIGHT STREET,
RIGHT LOCATION,
RIGHT DESIGN
- C. STRATEGICALLY
LOCATE PARKING

4. MAKE FLEXIBLE PLANS

- A. REGULAR OR PREDICTABLE LOT SHAPES
- B. LOT DIMENSIONS THAT ARE EASY TO SUBDIVIDE OR COMBINE











DENSITY & INTENSITY

IT MIGHT FEEL DIFFERENT THAN YOU THINK

4 DWELLING UNITS
PER ACRE (GROSS)



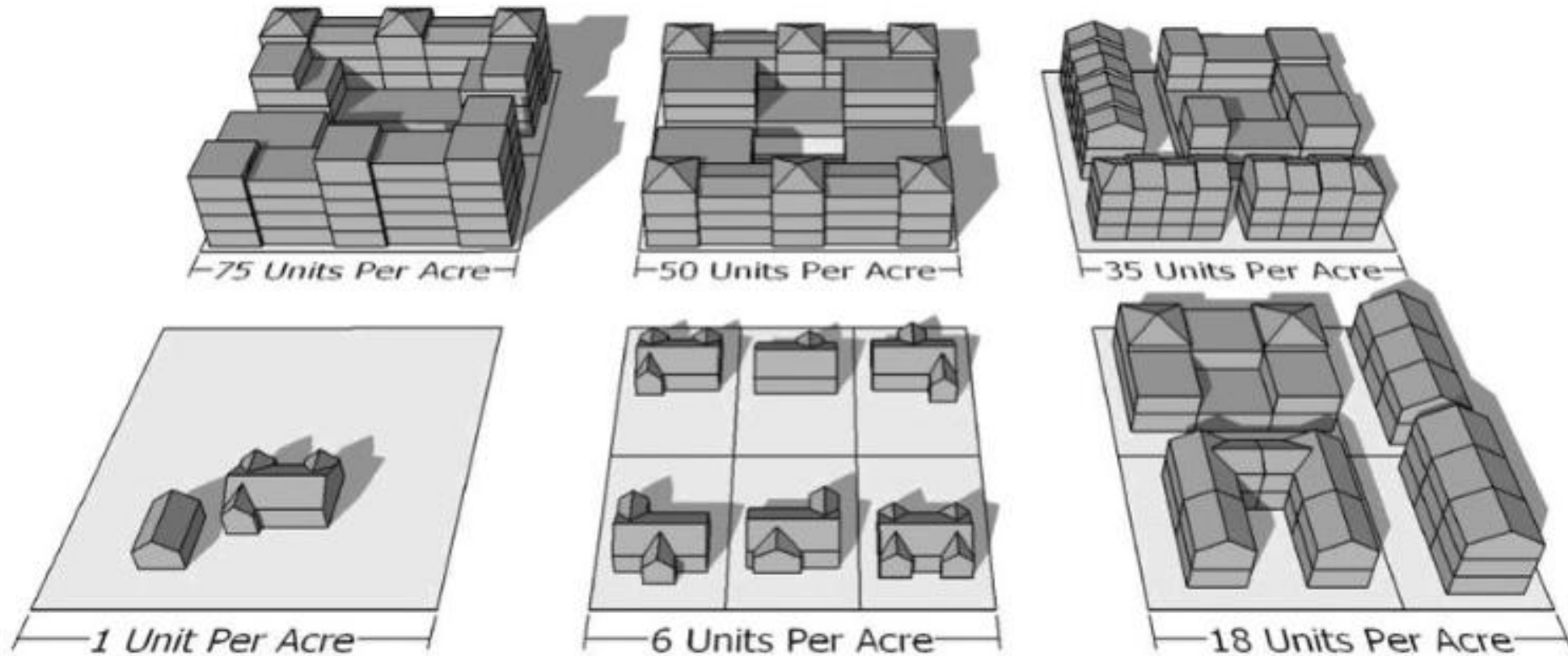
Newer, single-family subdivision in Ellensburg

9.3 DWELLING UNITS
PER ACRE (GROSS)



Relatively new, mixed-housing-type subdivision within the master-planned Issaquah Highlands development (Issaquah, WA).

IT MIGHT FEEL DIFFERENT THAN YOU THINK





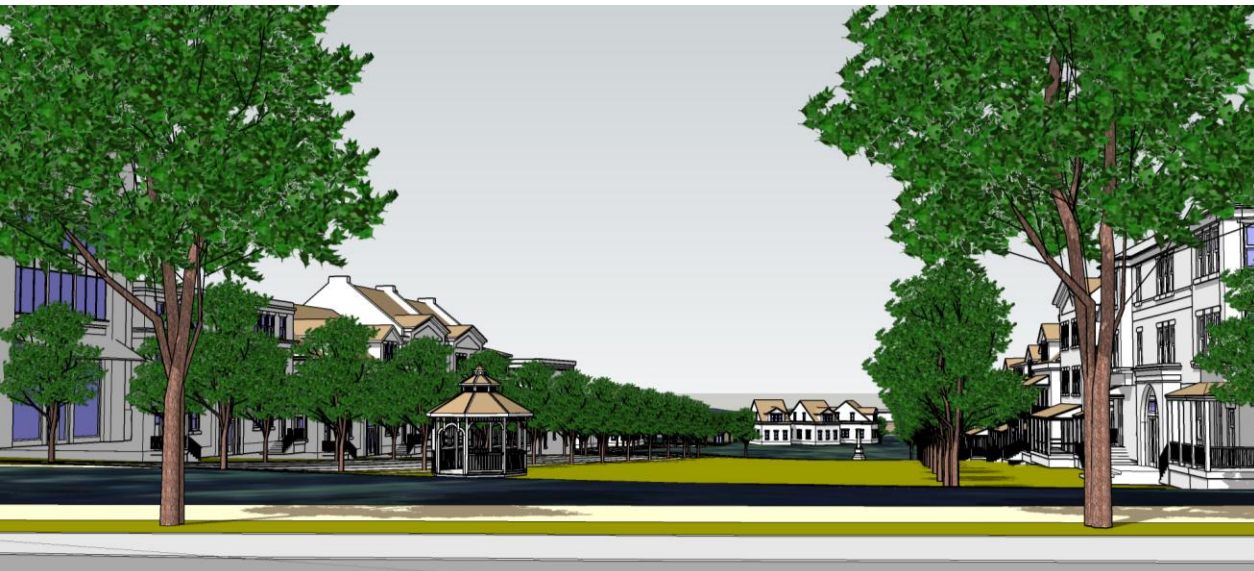
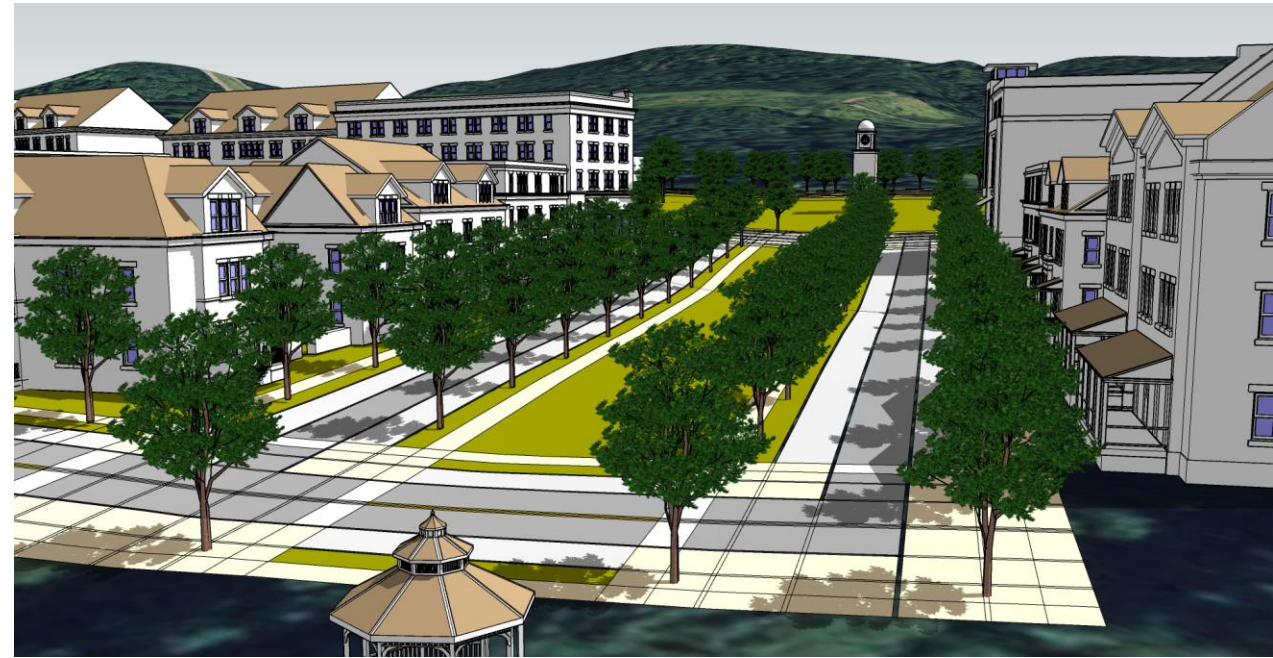
IT MIGHT FEEL DIFFERENT THAN YOU THINK

Dwelling Units: 420 – 450
22 units/acre (gross)

Residential Types:

- Mixed-Use
- Apartments
- Condos
- Quadplex
- Triplex
- Duplex
- Rowhouse
- Single-Family Detached Small
- Single-Family Detached Medium
- Tiny Homes
- ADU's

IT MIGHT FEEL DIFFERENT THAN YOU THINK



Where has this BEEN DONE?



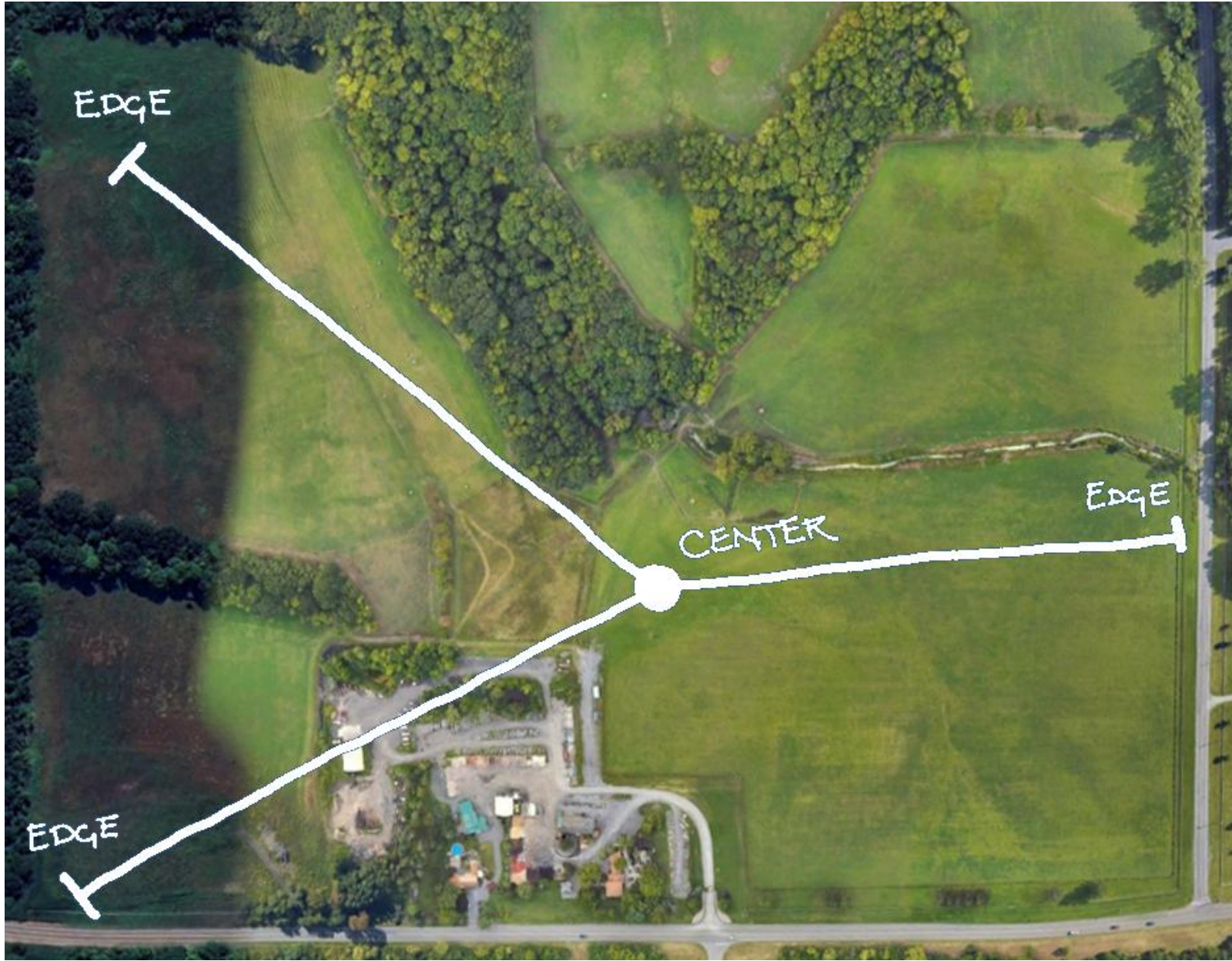


**NOW LET'S WALK
THROUGH THE
STEPS**

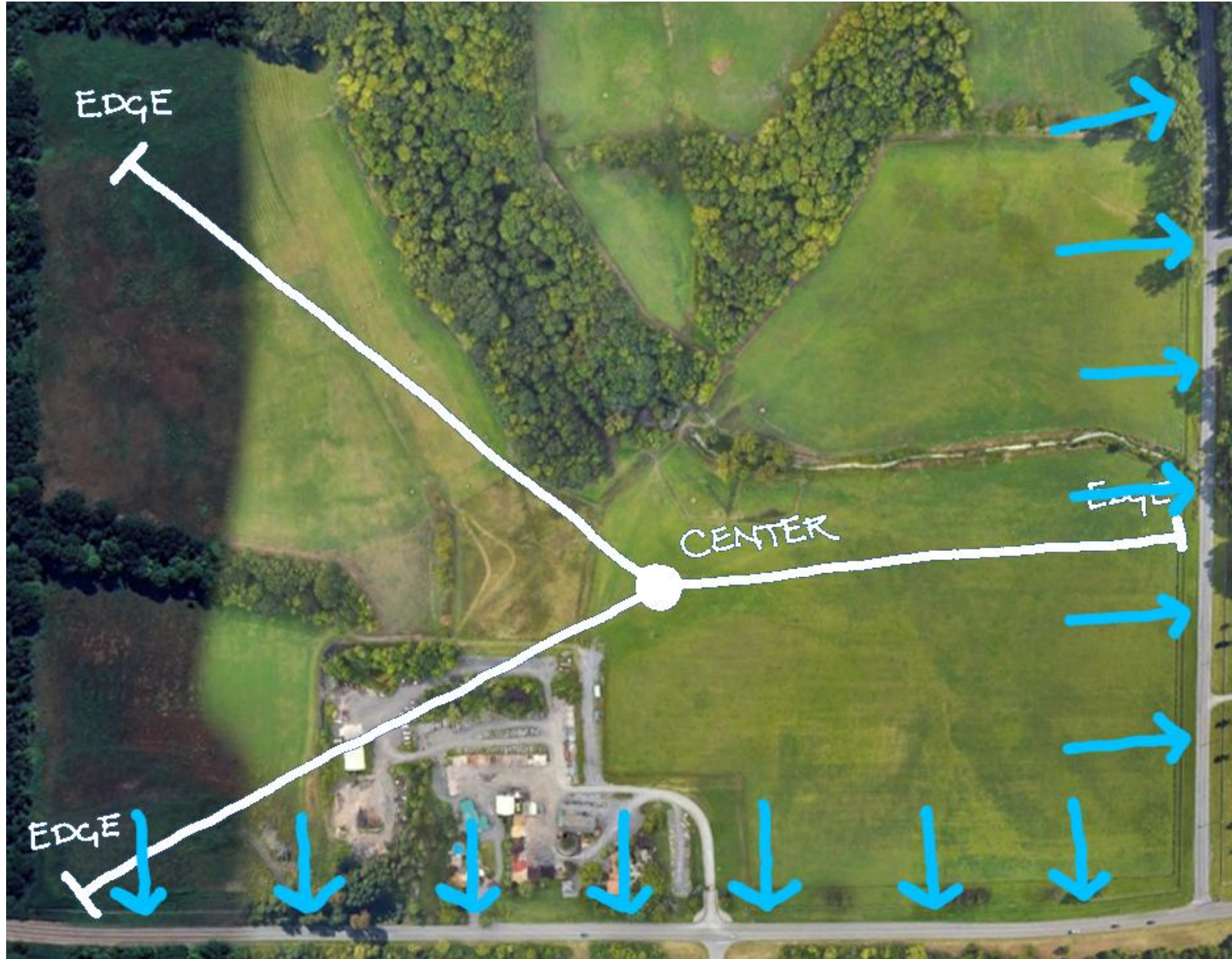
EXISTING



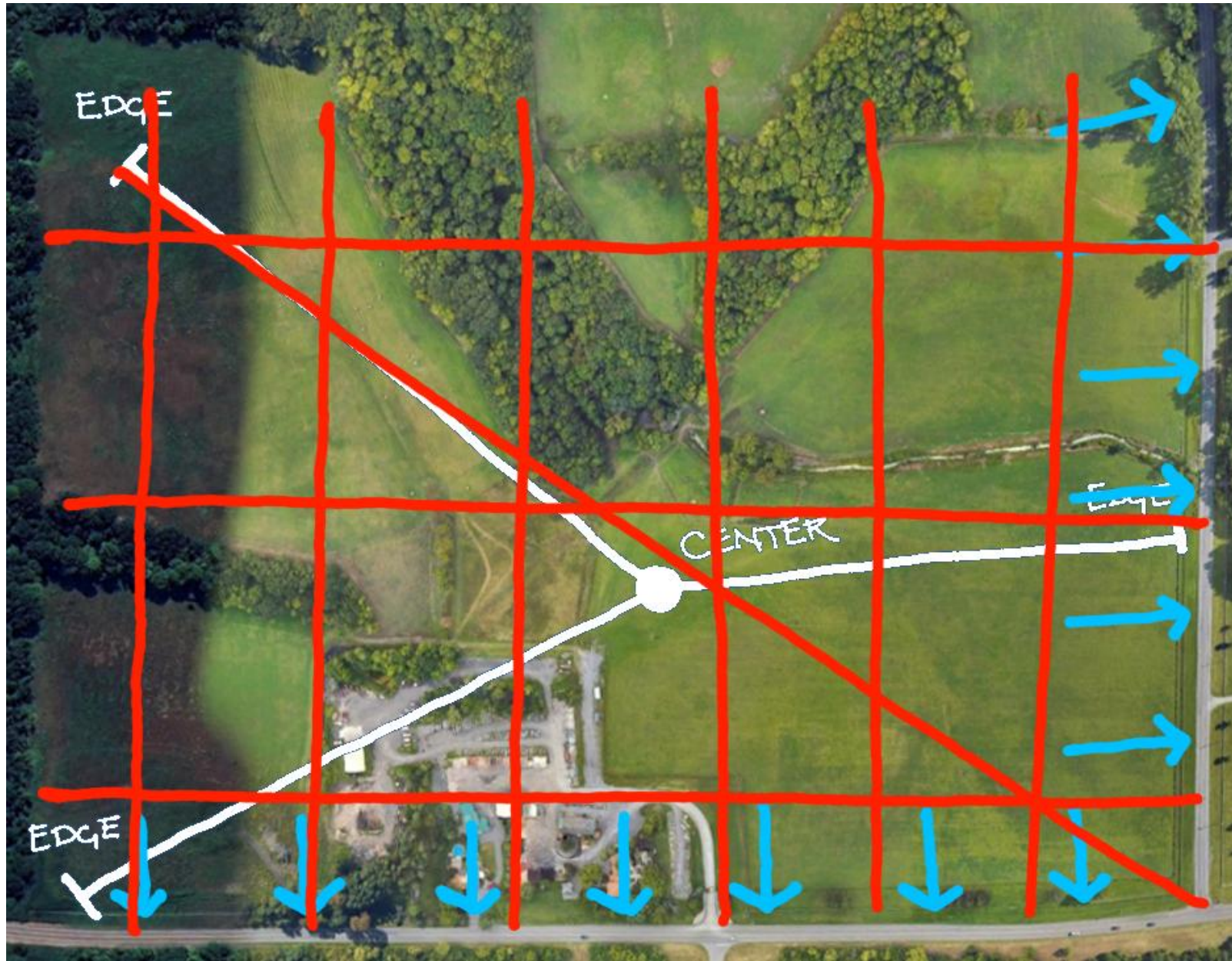
1. SET CENTER & EDGE



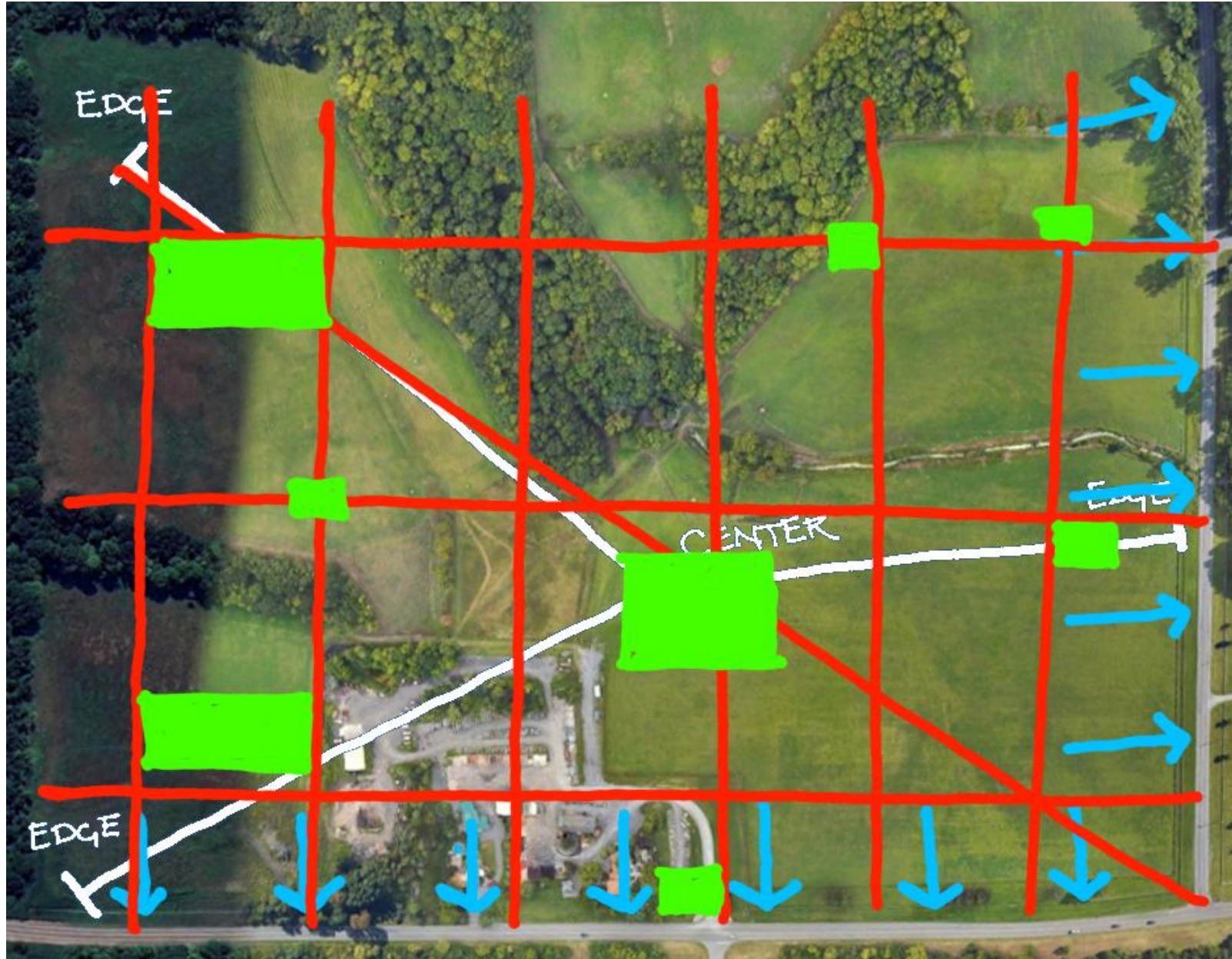
2. ID SITE FRONTAGES



3. MAKE CONNECTIONS (INSIDE & OUT)



4. LOCATE PUBLIC SPACES



5. ADJUST THE GRID



6. CHECK BLOCK & BUILDING FRONTS



7. SET SPECIAL VIEWS & COMMUNITY PLACES



9. REFINE GRID & ELEMENTS



10. REFINE DESTINATIONS & VIEWS



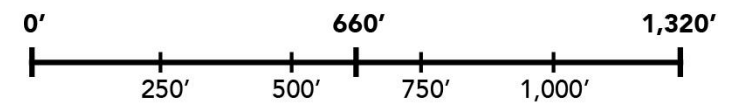
11. STRATEGICALLY LOCATED PARKING



CONCEPT



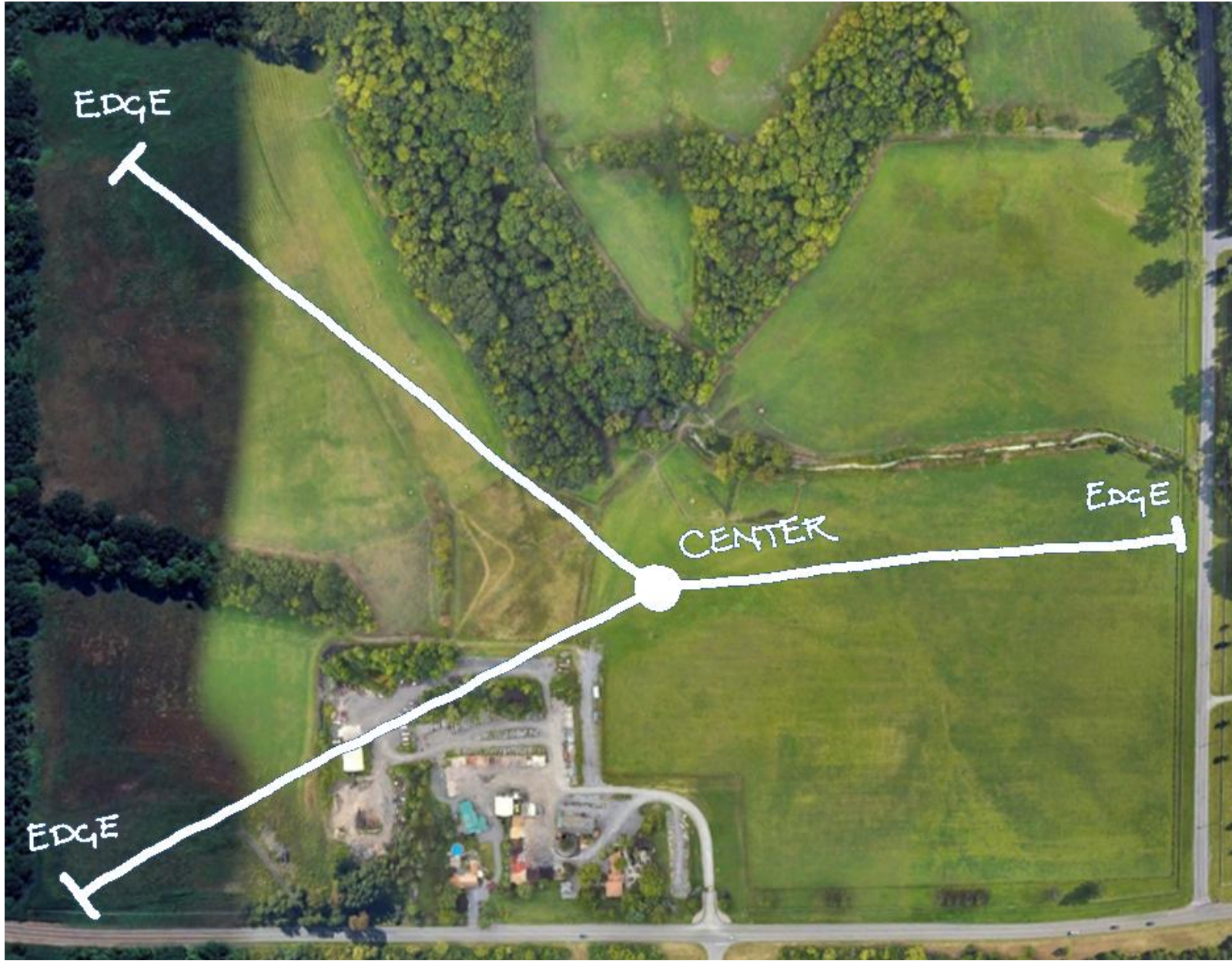
YOUR TURN!



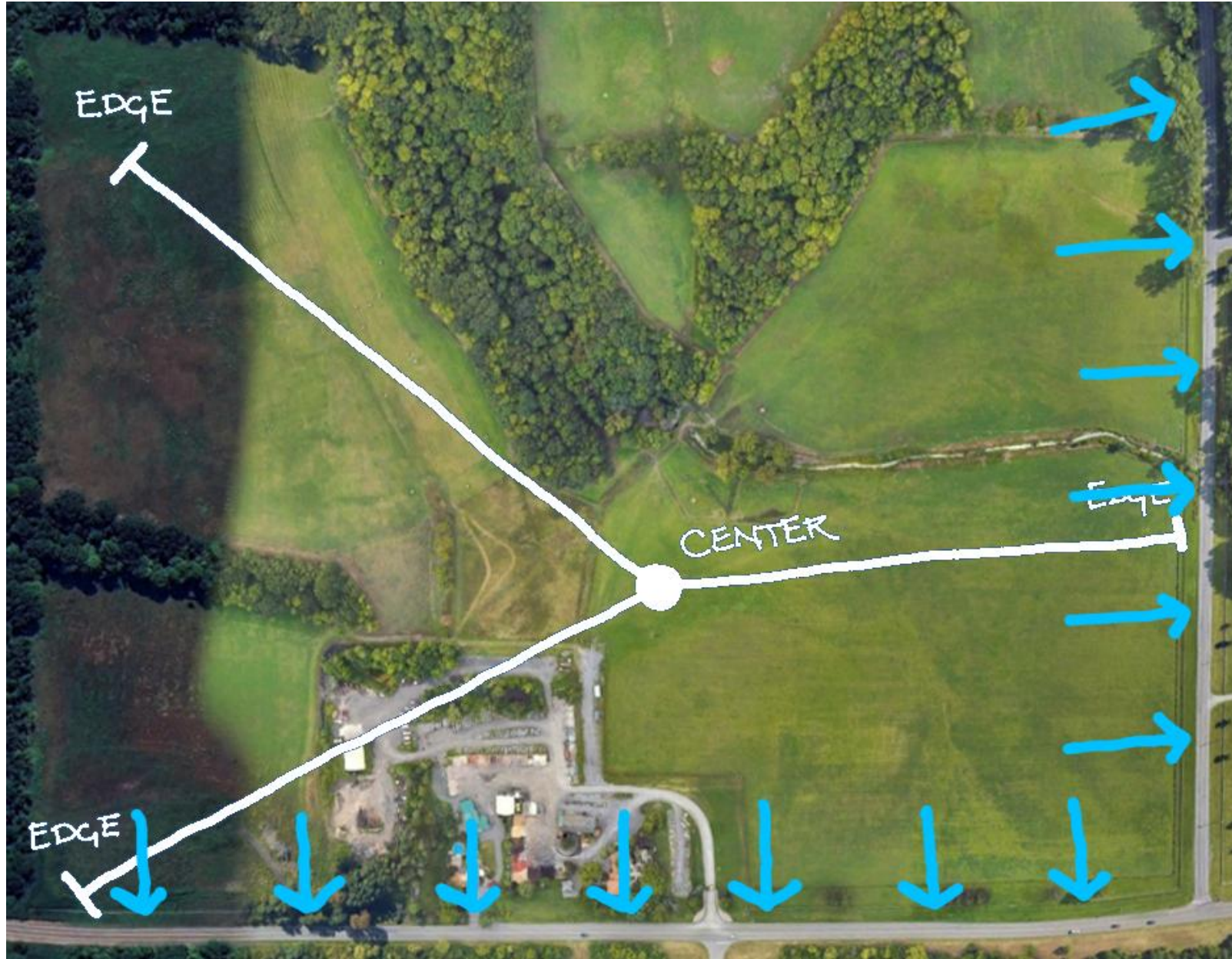
EXISTING



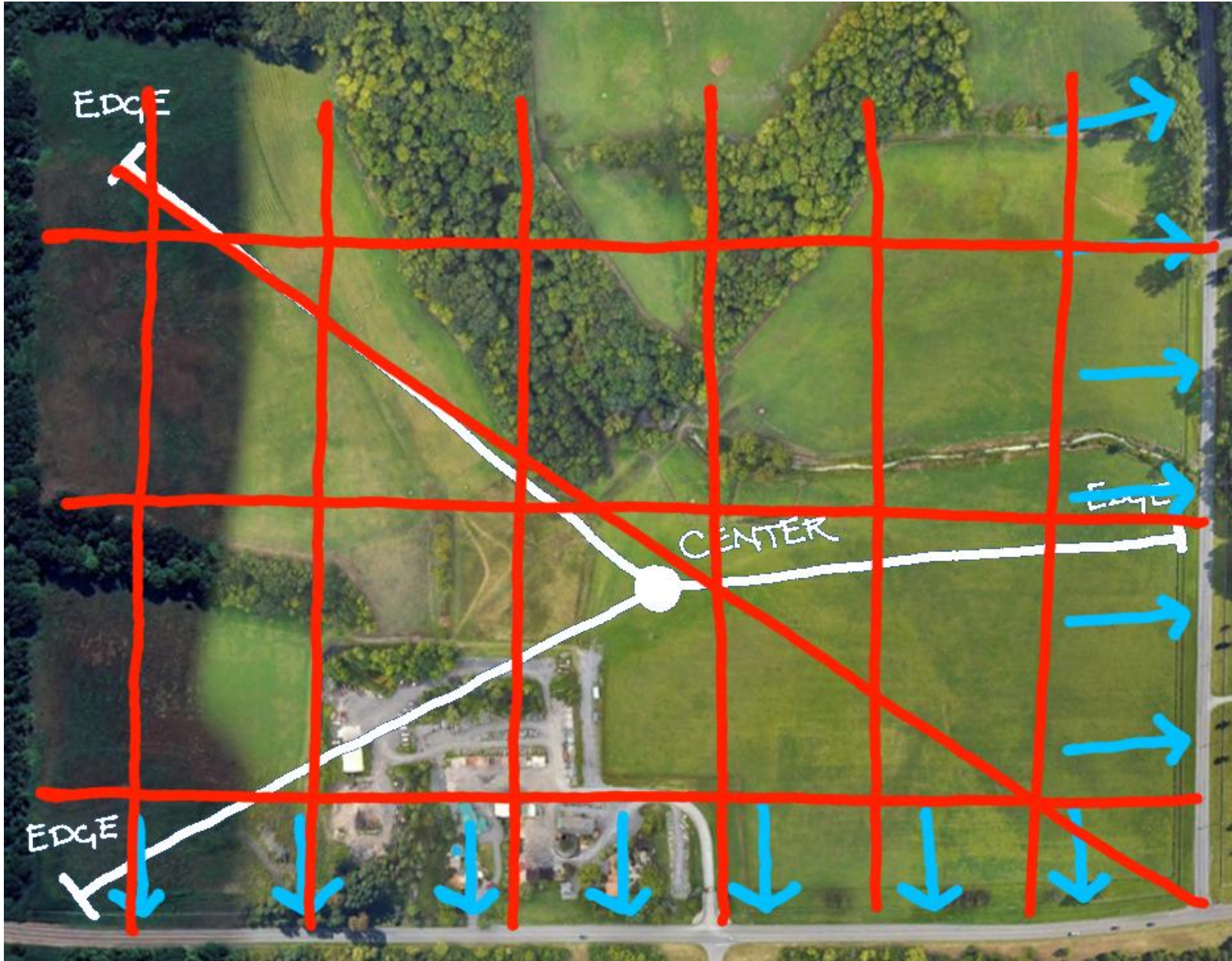
1. SET CENTER & EDGE



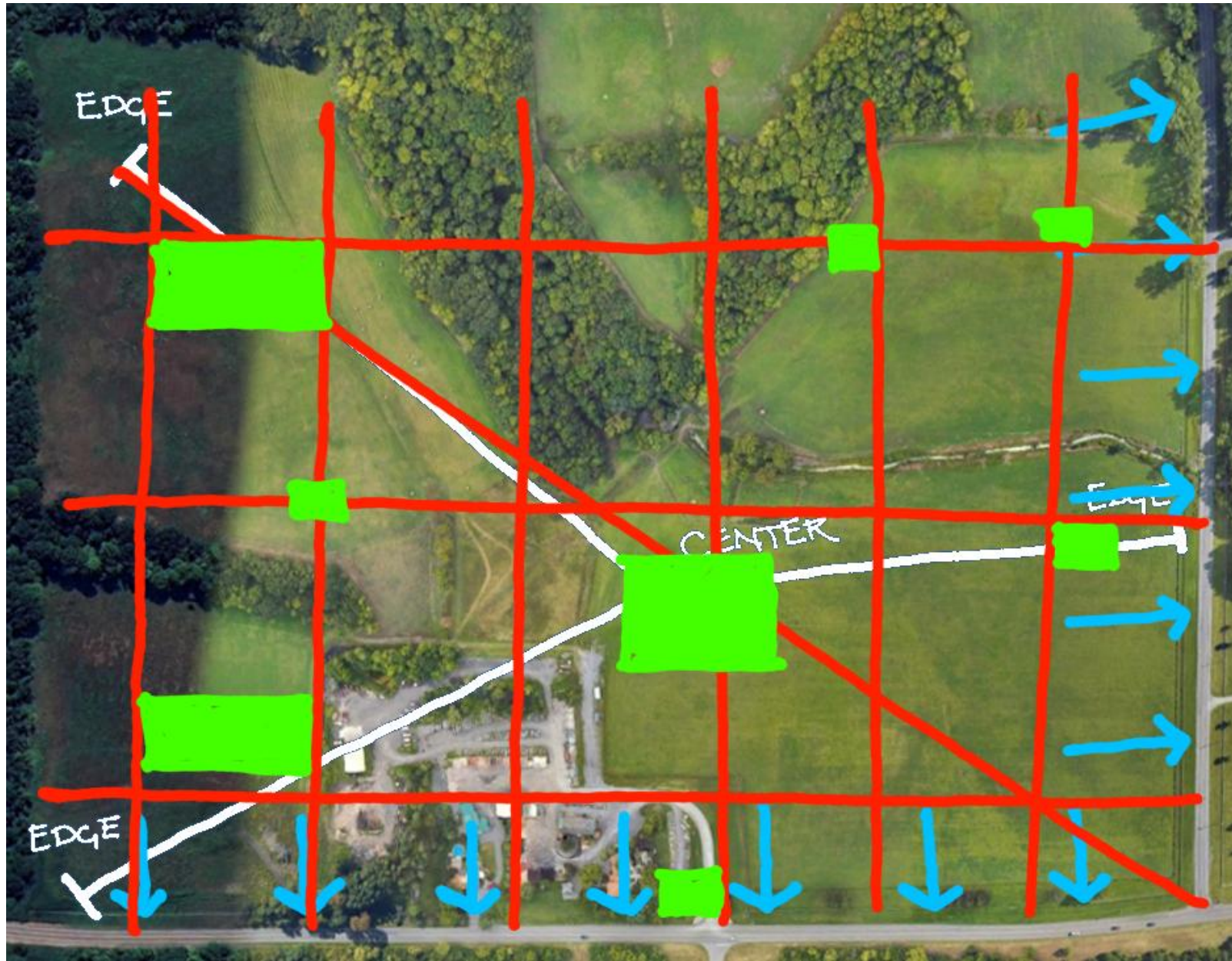
2. ID SITE FRONTAGES



3. MAKE CONNECTIONS (INSIDE & OUT)



4. LOCATE PUBLIC SPACES



5. ADJUST THE GRID



6. CHECK BLOCK & BUILDING FRONTS



7. SET SPECIAL VIEWS & COMMUNITY PLACES



9. REFINE GRID & ELEMENTS



10. REFINE DESTINATIONS & VIEWS



11. STRATEGICALLY LOCATED PARKING



15 MINUTES...

5 MINUTES...

OBSERVATIONS

THANK YOU!