

CREATING COMMUNITIES OF OPPORTUNITY

# PRINCIPLES FOR INNER CITY NEIGHBORHOOD DESIGN



CONGRESS  
FOR THE  
NEW  
URBANISM

HOPE VI AND THE NEW URBANISM



CREATING COMMUNITIES OF OPPORTUNITY

# PRINCIPLES FOR INNER CITY NEIGHBORHOOD DESIGN

A COLLABORATION OF THE  
CONGRESS FOR THE NEW URBANISM AND  
THE U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT





HOPE VI is one of the most exciting developments in public housing since 1937, when the nation pledged to provide safe, clean, and decent housing for all Americans. HOPE VI partnerships are not only transforming buildings, they are transforming the lives of residents and revitalizing entire communities. Dormant neighborhoods are coming to life all across the country, and public housing is again seen as a path to self-sufficiency.

Bringing high quality design to the buildings, streets, parks, and public places in HOPE VI communities is critical. The path to self-sufficiency is made easier if a neighborhood is planned to help residents with different incomes interact with one another. The self-help process is enhanced if every home, regardless of the resident's income, is both functional and attractive. Finally, the residents can learn real pride and self-respect when their neighborhood looks and feels like neighborhoods in the surrounding community.

These "Principles for Inner City Neighborhood Design" have been jointly developed by HUD and the Congress for the New Urbanism. They are intended to serve as a framework for both the design and the process of designing HOPE VI and other urban infill developments. We offer them to you as one more tool for your consideration in creating communities of opportunity.

Andrew Cuomo

Robert Davis

A handwritten signature in black ink, appearing to read "Andrew Cuomo".

A handwritten signature in black ink, appearing to read "Robert Davis".

Secretary  
U.S. Department of  
Housing and Urban Development

Chair  
Board of Directors  
Congress for the New Urbanism

## INTRODUCTION

Over the past several years, a new philosophy has emerged within the U.S. Department of Housing and Urban Development (HUD) that recognizes the importance of good design in the development of public housing. Simply giving people a roof over their heads is no longer enough. HUD now aims to boost community pride—and even revitalize distressed areas through the provision of high quality housing for everyone. HUD's new philosophy also recognizes that involving citizens in decisions that will effect their lives helps build a long-term support structure to maintain the livability of neighborhoods into the future.

The Congress for the New Urbanism (CNU) has worked with HUD to shape the criteria by which communities and their public housing agencies receive funds under the HOPE VI program. HOPE VI was created to transform the most derelict public housing projects into neighborhoods of pride and hope. Rather than just sending money to fix the projects, HUD is making it clear: The projects that receive HOPE VI funding should embrace good design principles. With the help of CNU's principles, housing authorities across the United States are rebuilding crumbling housing projects as integral parts of their broader community, indistinguishable from (or possibly better than) private development. The new developments offer housing opportunities for a mix of incomes, ages and abilities. They support the educational opportunities of residents and the economic future of the surrounding community.

To help HUD and local housing agencies make the most of their HOPE VI investments, CNU members developed the *Principles for Inner City Neighborhood Design*, 14 strategies for rebuilding public housing into vital and vibrant neighborhoods. While the principles focus primarily on design, they should be considered in concert with social, economic, and environmental strategies. Case studies from HOPE VI projects throughout the country help illustrate how these simple strategies can be utilized.

This book of principles provides examples of how to apply New Urbanism to individual projects in cities and towns. Communities striving to create neighborhoods of opportunity should consider these principles as one part of their strategy.

## WHY DESIGN MATTERS

In recent years, designers, planners, and developers have experimented with the principles of the New Urbanism, combining features of traditional community planning with new ways of organizing daily life in a rapidly changing world. The tools of New Urbanism can help housing agencies and developers build communities, rather than just buildings.

The fundamental idea of the New Urbanism is to view the neighborhood as the building block of healthy cities and towns. In a well designed neighborhood, adults and children can walk safely to nearby shopping, schools, and parks. Public facilities serve as focal points for community activity. A broad range of housing options allow a mix of family sizes, ages, incomes, and cultures to live harmoniously. Transit service to regional jobs is a convenient walk from home. Neighbors know each other and take a special sense of pride in their homes and community. Healthy neighborhoods foster positive community spirit that can in turn help mend old wounds and remake the city.

In order to achieve these goals for housing, public agencies and developers must integrate design and place making into their process. They must take special care to ensure that the details for streets, buildings, parks, and public spaces all work in concert to make the neighborhood a place where people want to live and can live safely. We've all seen projects that did more harm to the neighborhood than good when they turned their back on a public street or were out of scale with the character of the surrounding area. A public agency or company following the New Urbanism will pay attention to detail and commit itself to development projects that fit seamlessly with the surrounding city.

To build a community, public agencies and their allies must consider design along with social and economic development. Too often, groups attempt to develop the social, economic, and physical components of a community separately. Experience shows that housing developments that consider only social mobility or economic development rarely create lasting positive change in residents' lives. Similarly, projects that are beautifully designed, but do not integrate families of diverse incomes often become pockets of wealth or of poverty.

HOPE VI is part of HUD's attempt to incorporate design into community development. It has provided a wealth of good examples of how attention to design can make a positive difference.

The Inner City Task Force of the Congress for the New Urbanism has developed a set of design principles that have proven effective in inner city neighborhoods. These principles have been tested in several HOPE VI projects. They are proposed as a set of working principles to be further tested and refined through use.

**Citizen and Community Involvement:** Engage residents, neighbors, civic leaders, politicians, bureaucrats, developers, and local institutions throughout the process of designing change for neighborhoods.

**Economic Opportunity:** The design of neighborhood development should accommodate management techniques and scales of construction that can be contracted to local and minority businesses.

**Diversity:** Provide a broad range of housing types and price levels to bring people of diverse ages, races, and incomes into daily interaction—strengthening the personal and civic bonds essential to an authentic community.

**Neighborhoods:** Neighborhoods are compact, pedestrian-friendly, and mixed use with many activities of daily life available within walking distance. New development should help repair existing neighborhoods or create new ones and should not take the form of an isolated “project.”

**Infill Development:** Reclaim and repair blighted and abandoned areas within existing neighborhoods by using infill development strategically to conserve economic investment and social fabric.

**Mixed Use:** Promote the creation of mixed use neighborhoods that support the functions of daily life: employment, recreation, retail, and civic and educational institutions.

**City-wide and Regional Connections:** Neighborhoods should be connected to regional patterns of transportation and land use, to open space, and to natural systems.

**Streets:** The primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Neighborhoods should have an interconnected network of streets and public open space.

**Public Open Space:** The interconnected network of streets and public open space should provide opportunities for recreation and appropriate settings for civic buildings.

**Safety and Civic Engagement:** The relationship of buildings and streets should enable neighbors to create a safe and stable neighborhood by providing “eyes on the street” and should encourage interaction and community identity. Provide a clear definition of public and private realm through block and street design that responds to local traditions.

**Dwelling as Mirror of Self:** Recognize the dwelling as the basic element of a neighborhood and as the key to self-esteem and community pride. This includes the clear definition of outdoor space for each dwelling.

**Accessibility:** Buildings should be designed to be accessible and visitable while respecting the traditional urban fabric.

**Local Architectural Character:** The image and character of new development should respond to the best traditions of residential and mixed use architecture in the area.

**Design Codes:** The economic health and harmonious evolution of neighborhoods can be improved through graphic urban design codes that serve as predictable guides for change.

# CITIZEN AND COMMUNITY INVOLVEMENT

Engage residents, neighbors, civic leaders, politicians, bureaucrats, developers, and local institutions throughout the process of designing change for neighborhoods.



*Residents of all ages make important contributions to the planning process.*



*Valley Green / Skytower today: Disjointed projects contribute to community mistrust.*



*Valley Green / Skytower tomorrow: A cohesive, community-driven vision sets the stage for long-term revitalization.*

**Design concept:** The planning process, organized by the Tenant Management Group, included residents of adjacent neighborhoods, public officials, and those responsible for managing community facilities in the area. Two workshops, one which gained information and insights into the long standing problems of the area, and one which tested alternative design concepts, included large scale models and three-dimensional drawings.



*Resident Council President Jackie Massey (center) and Juanita Darden discuss planning options.*

**Impact:** Long standing differences among various neighborhood groups were forgotten in the effort to create a new neighborhood that would revitalize the community. The process obtained a HOPE VI grant and construction began in 1998.

**Project:** Valley Green/Skytower HOPE VI Redevelopment, Washington, D.C. | **Urban and Architectural Design:** Urban Design Associates, Pittsburgh, Pennsylvania | **Client:** District of Columbia Housing Authority and a partnership among the Tenant Management Council, Enterprise Social Investment Corporation, and A & R Development. | **Program:** 314 new units of mixed-income housing, both rental and home ownership replacing two public housing projects | **Timeline:** Designed 1997-98, construction 1998-2000.

# ECONOMIC OPPORTUNITY

The design of neighborhood development should accommodate management techniques and scales of construction that can be contracted to local and minority businesses.



Dixon Construction Company publicly bid their first duplex at \$99,999.99 as required to remain under the HUD \$100,000.00 minimum performance bonding limit. The duplex was completed with a "Zero" Punch List.



**Concept:** Use construction dollars as an economic development tool by packaging the work in a manner which *levels the playing field* and allows small, disadvantaged builders the opportunity to participate as Prime Contractors.

**Impact:** Nearly fifty (50) Prime Contracts have been awarded ranging from less than \$2,000 to over \$2,800,000. The "Multiple General" approach has enabled small neighborhood-based contractors the means to build to their capacity and develop permanent relationships with suppliers, lending institutions, and sureties. Prudent phasing and packaging of the work has increased the probability of involvement. HOPE VI dollars have been recirculated in the community. Significant MBE, DBE, and WBE participation has been achieved.

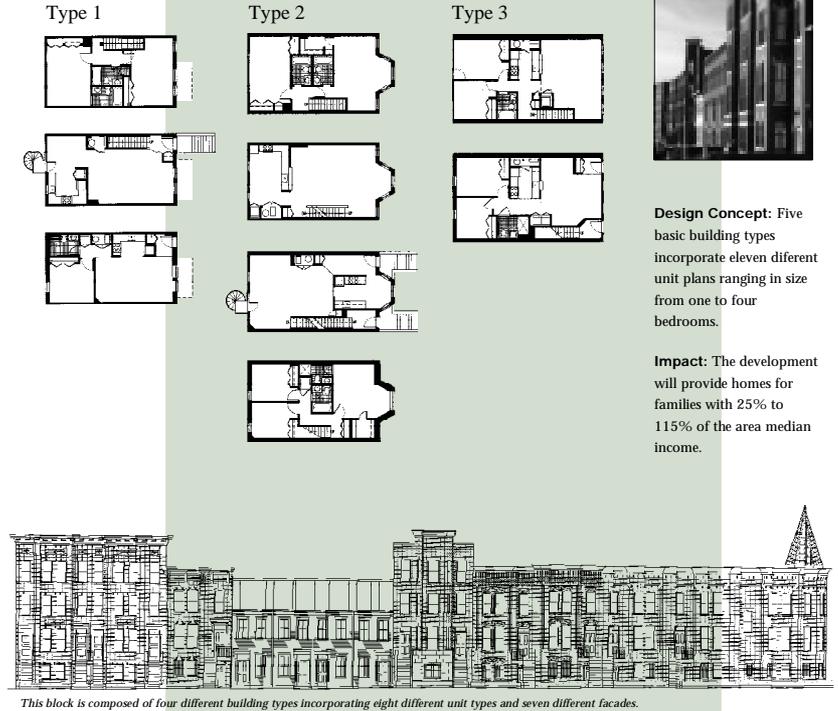
APPLICATION AND CERTIFICATE FOR PAYMENT	
TO: HOPE VI Indianapolis Housing Agency 2 Indiana Square Indianapolis, Indiana 46204	PROJECT: Concord Village/Eagle Creek
FROM CONTRACTOR: Dixon Construction Home Improvement 1111 N. Central Avenue Indianapolis, Indiana 46209	NO ARCHITECT: The TH&D Wood 2000 N. Capital St Indianapolis, Ind 46204
CONTRACT FOR:	
<b>CONTRACTOR'S APPLICATION FOR PAYMENT</b>	
Application is made for payment, as shown below, in connection with the contract.	
Contractor certifies that the work shown below is in accordance with the contract and that the work is in accordance with the contract.	
1. ORIGINAL CONTRACT SUM	\$99,999.99
2. Work change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$99,999.99

A standard Schedule of Values for multiple community-based contractors is one of several tools used to provide technical support and encouragement.

Project: Concord Village/Eagle Creek HOPE VI, Indianapolis, IN | Contract Administration: Armonics, Inc., Indianapolis, IN | Client: Indianapolis Housing Authority | Architect Program Manager: ARMONICS & Clyde E. Woods Associates, Inc., Indianapolis, IN | Physical Program: Demolition and new construction of 220 Public & Home Ownership Housing Units and Community Building in the Near Westside of Indianapolis. | Construction Costs: \$20,000,000.00

# DIVERSITY

Provide a broad range of housing types and price levels to bring people of diverse ages, races, and incomes into daily interaction — strengthening the personal and civic bonds essential to an authentic community.



Type 1

Type 2

Type 3

**Design Concept:** Five basic building types incorporate eleven different unit plans ranging in size from one to four bedrooms.

**Impact:** The development will provide homes for families with 25% to 115% of the area median income.

*This block is composed of four different building types incorporating eight different unit types and seven different facades.*

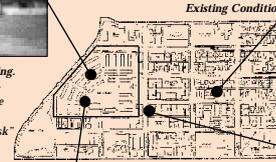
**Project:** Ellen Wilson Neighborhood Development, Washington, DC | **Urban Design and Architecture:** Weinstein Associates Architects, Washington, DC | **Landscape Design:** Oehme van Sweden & Associates, Inc. Washington, DC | **Client:** Ellen Wilson Limited Liability Corporation | **Program:** 154 Cooperative housing units in 92 buildings | **Financing:** HUD Hope VI and market rate.

# NEIGHBORHOODS

Neighborhoods are compact, pedestrian-friendly, and mixed use with many activities of daily life available within walking distance. New development should help repair existing neighborhoods or create new ones and should not take the form of an isolated “project.”



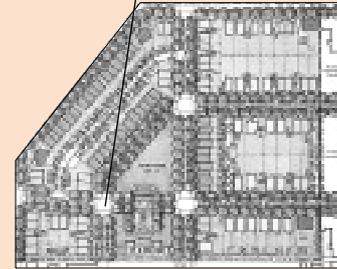
**Barrack-Style Public Housing.** Superblock enclaves of sub-standard housing contribute to the stigma of subsidized housing, concentrate “at-risk” individuals, and make on-going care difficult to sustain.



**Sympathetic Infill.** Throughout a neighborhood, vacant and under utilized parcels should be targeted for new housing. Its scale, materials, and elements should be sympathetic to the best architectural traditions of that neighborhood.



**Rehabilitation.** Historic and architecturally significant structures make urban neighborhoods desirable places to live. Successful revitalization efforts should include the rehabilitation of these unique resources.



**Redevelopment to Repair a Neighborhood's Fabric.**

**Design Concept:** The remaking of public housing projects offers a unique opportunity to reestablish connections with surrounding areas through new streets, shared public facilities, and housing that blurs the distinction between families needing assistance and the middle-class families who are the bedrock of our cities.

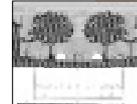
**Impact:** Healthy neighborhoods are fundamental building blocks for happy homes and sustainable regions. Because they operate at a scale where people can walk and interact, healthy neighborhoods offer vitality and diverse opportunities as part of residents' everyday lives.



**A Public Realm.** Parks and recreation are essential for urban life. The placement of civic facilities and housing to overlook such spaces properly emphasizes their community ownership and safety.



**Street-Facing and Human-Scaled Buildings.** New construction improves neighborhood safety and livability by lining streets with frequent windows and entries, and by offering porches, stoops, and other “semi-public” spaces.



**Livable Streets.** Streets must emphasize the safety and comfort of pedestrians, along with the legitimate demands of vehicles. Livable streets include street trees, on-street parking, and dimensions and features that slow traffic.

**Project:** Churchill Revitalization Plan, Holyoke, MA / **Client:** The Holyoke Housing Authority / **Developer Phase 1:** The Community Builders / **Urban Design:** Calthorpe Associates, Berkeley, CA / **Architectural Design:** Dietz & Co. / **Landscape Architecture:** Denig Design | **Timeline:** Designed 1997-1999, construction to begin 2000.

## INFILL DEVELOPMENT

Reclaim and repair blighted and abandoned areas within existing neighborhoods by using infill development strategically to conserve economic investment and social fabric.



*Infill development supports the large scale reconstruction of a public housing community. Boundary line indicates the existing limits of the public housing development. Approximately 230 units will be built on-site with the remaining 100 off-site in a combination of new and renovated structures.*



*Existing building is to be renovated for new a community center.*



*Before: Many vacant lots.*



*After: A coherent streetscape.*

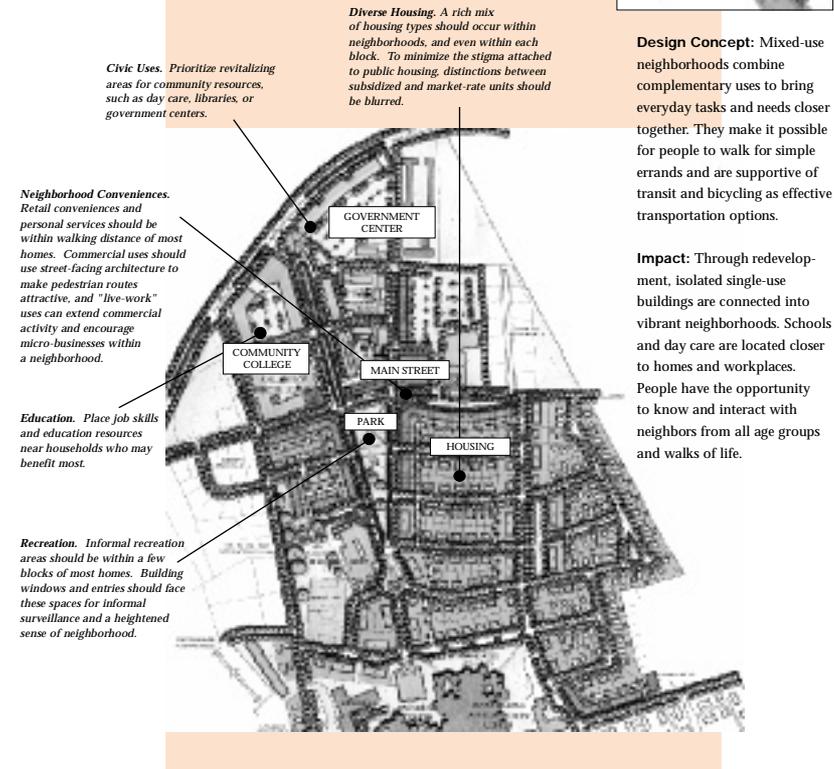
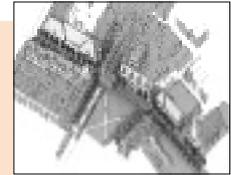
**Design Concept:** Infill development in concert with the reconstruction of a public housing development will create a sustainable community. The boundary between the "project" and the outside community will be eliminated. New construction and the renovation of existing structures work hand-in-hand.

**Impact:** Born out of a larger plan for the East Side of Baltimore, the infill development will be an essential component in determining the success of the revitalization effort.

**Project:** Flag House Courts HOPE VI, Baltimore, Maryland | **Urban and Architectural Design:** Torti Gallas and Partners • CHK, Silver Spring, Maryland | **Client:** Housing Authority of Baltimore City, Mid-City/Integral, H.J. Russell | **Program:** 140 public housing rowhouses and apartments, 190 market-rate rowhouses and apartments, 12,000 sf of retail, 20,000 sf renovated community center | **Cost of site and exterior improvements:** \$60,000,000 | **Timeline:** Designed 1999, construction to begin 2000.

# MIXED-USE

Promote the creation of mixed use neighborhoods that support the functions of daily life: employment, recreation, retail, and civic and educational institutions.



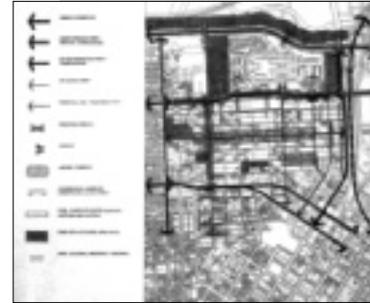
Project: Northend Master Plan, Newport, RI | Urban Design: Calthorpe Associates, Berkeley, CA | Client: The City of Newport and Newport Housing Authority | Timeline: Planning 1998-2000, construction to begin 2000.

# CITY-WIDE AND REGIONAL CONNECTIONS

Neighborhoods should be connected to regional patterns of transportation and land use, to open space, and to natural systems.



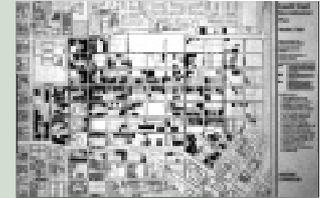
*The Fourth Ward master plan reconnects the neighborhood with Houston's downtown.*



*It is critical to understand a neighborhood's physical connection to regional systems such as roads and greenways when planning revitalization.*

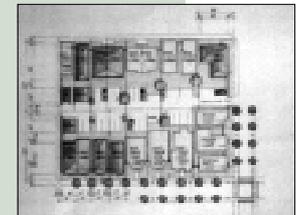


*Open spaces, parks, and other community amenities were used to reconnect the community.*



*"Historic Corridors"—those streets that retained a sufficient mass of significant structures—were identified and targeted for appropriate infill.*

**Design Concept:** Reconnect Houston's economically depressed Fourth Ward to downtown and surrounding communities through a revitalization plan that celebrates the neighborhood's historic corridors.



*To maintain the historic relationship between building scale and sidewalk, parking is located at the rear of buildings.*

**Impact:** The rigorous guidelines for building massing, form and materials will help restore the community's unique identity.

Project: Fourth Ward Master Plan, Houston, TX | Urban and Architectural Design: Stull & Lee, Inc. | Client: City of Houston, TX | Program: Revitalization for Historic Neighborhood | Timeline: Master plan 1998-1999.

# STREETS

The primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Neighborhoods should have an interconnected network of streets and public open space.



*Before plan: The project had super-blocks with undifferentiated open space that had become a dangerous no-man's land.*



*After plan: Where possible, new streets created blocks similar in size to the adjacent neighborhood.*



*Before view: A no man's land*



*After view: A neighborly street*

**Design Concept:** New streets were added to an existing public housing project in order to subdivide the project's super-blocks into neighborhood scale blocks. The barren, unclaimed "common areas" of the project have been transformed into a series of residential addresses.

**Impact:** Streets have become a focus of community life with residents on the porches and children in the street. The former project is now becoming a neighborhood.

**Project:** Diggs Town Public Housing Transformation, Norfolk, Virginia | **Urban and Architectural Design:** Urban Design Associates, Pittsburgh, Pennsylvania | **Client:** Norfolk Redevelopment and Housing Authority | **Architects of Record:** CMS Architects | **Program:** 528 units of Public Housing in CIAP program renovation | **Cost of site and exterior improvements:** \$17,000/unit | **Timeline:** Designed 1990-1993, constructed 1993-1995.

## PUBLIC OPEN SPACE

The interconnected network of streets and public open space should provide opportunities for recreation and appropriate settings for civic buildings.



*Named "New Hope Circle" by area residents, the square is the scene of casual neighborhood activity.*



*Resident leaders and city officials conduct the ribbon cutting ceremony at New Hope Circle.*



*Franklin Square in West Baltimore sets an example for Pleasant View Gardens.*



*Construction photo in November of 1997 shows the new neighborhood organized around the central square.*

**Design Concept:** A mixed-income neighborhood is formed around new streets and a residential square, an element that graces many traditional Baltimore neighborhoods.

**Impact:** Residents feel secure in a place "where you can walk through the neighborhood at any hour of the night and feel safe." Public open spaces with good defensible space characteristics contribute to the dramatic improvement in living conditions in the community.

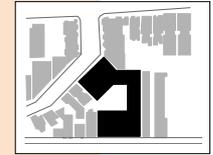
**Project:** Pleasant View Gardens, Baltimore, Maryland | **Urban and Conceptual Architectural Design:** Torti Gallas and Partners • CHK, Silver Spring, Maryland | **Client:** Housing Authority of Baltimore City | **Design/Builder:** A & R/Harkins Joint Venture | **Program:** 201 public housing rental rowhouses, 27 for-sale rowhouses, 110 unit senior building, 10,000 sf. Day Care Center, 15,000 sf. recreation center, renovated community building | **Cost of site and exterior improvements:** \$52,000/unit | **Timeline:** Designed 1995, construction complete 1998

## SAFETY AND CIVIC ENGAGEMENT

The relationship of buildings and streets should enable neighbors to create a safe and stable neighborhood by providing “eyes on the street” and should encourage interaction and community identity. Provide a clear definition of public and private realm through block and street design that responds to local traditions.



*By creating places like gardens and courtyards that people can relate to, inhabitants are given a sense of ownership and belonging to their environment.*



*Controlled open space is provided in a dense, urban setting.*



*The new building addresses the street and is compatible with its neighbors.*



*Street and building design reinforces safe environments without compromising accessibility and openness.*

**Design Concept:** Apartments were built around an inner courtyard formed by three buildings. All units enter from a courtyard that provides a protected place for children to play and adults to gather. Security is ensured by gates, which are transparent boundaries that protect private areas while maintaining their link to the outside world.

**Impact:** Residents report that common spaces and building design has fostered community interaction and security. The complex provides affordable housing to lower income residents, and tenant turnover has been low.

**Project:** Del Carlo Court, San Francisco, California | **Architects:** Solomon Architecture and Urban Design, San Francisco, California | **Client:** Mission Housing Development Corporation | **Program:** 25 affordable rental units | **Construction costs:** \$3,784,000 | **Timeline:** Designed 1991, completed 1993.

## DWELLING AS MIRROR OF SELF

Recognize the dwelling as the basic element of a neighborhood and the key to self-esteem and community pride. This includes the clear definition of outdoor space for each dwelling.



Streetscapes and details from the occupied Concord Village/Eaglecreek HOPE VI development. Residents have taken ownership of their homes, their porches, and their community.

**Concept:** If we investigated the origins of *Jazz*, we would understand the origins of the *Porch*. The porch represents the fusion of European and African architectural expression. The porch serves a dual purpose: the vestibule to the occupant's private residence, and the occupant's vestibule to the street. Perhaps Architects, Designers, Planners, and Owners should use the science of *Ethnomusicology* for inspiration when revitalizing inner city communities.

**Impact:** Regardless of real estate type (home ownership, rental, or transitional), the residents display a natural sense of ownership in their dwelling and beyond. This results in greater social interaction and a higher quality of life.



Ms. Ryder's Grandchildren  
"On the Porch"  
Virginia Ryder, President,  
Resident's Council

Project: Concord Village/Eaglecreek HOPE VI, Indianapolis, IN | Contract Administration: Armonics, Inc. Indianapolis, IN | Client: Indianapolis Housing Authority | Architect Program Manager: ARMONICS & Clyde E. Woods Associates, Inc., Indianapolis, IN | Physical Program: Demolition and new construction of 220 Public & Home Ownership Housing Units and Community Building in the Near Westside of Indianapolis. | Construction Costs: \$20,000,000.00

# ACCESSIBILITY

Buildings should be designed to be accessible and visitable while respecting the traditional urban fabric.



*Many homes can be made accessible without sacrificing architectural integrity*

**Design Concept:** Develop innovative designs that continue the best qualities of traditional houses in a new physical form that eliminates barriers for disabled persons.

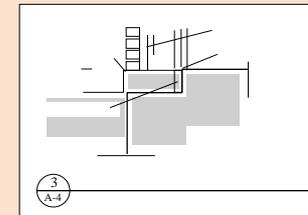
**Impact:** Accessible design increases the supply of barrier-free housing, provides visitability for as many homes as possible, and provides the opportunity for disabled persons to fully participate in their communities.



*Sloped walks and wide doors make homes visitable.*



*Accessibility is maintained throughout neighborhoods by incorporating curb cuts and eliminating barriers*



*Steps, doorsills and other conventional architectural details can become obstacles to disabled persons.*

**Project:** Strategies for Providing Accessibility & Visitability for Hope VI Homeownership | **Consultants:** Urban Design Associates, Pittsburgh, PA; Weinstein Associates Architects, Washington, DC; Larry Perry, Architect | **Client:** HUD Office of Public Housing Development | **Program:** HOPE VI | **Timeline:** Completed 1999.

## LOCAL ARCHITECTURAL CHARACTER

The image and character of new development should respond to the best traditions of residential and mixed-use architecture in the area.



*These are twelve of the twenty-three facade designs for Building Type 1, all of which have essentially the same floor plan.*



*New construction blends into the existing street.*



*Existing Capitol Hill rowhouses*

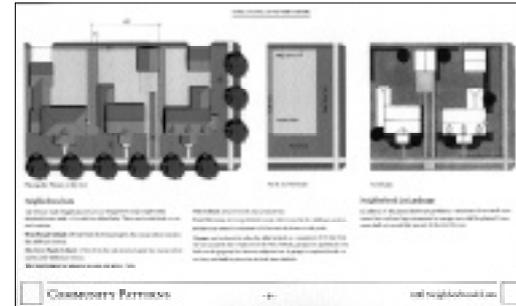
**Design Concept:** The variety of architectural elements and styles of the surrounding housing inspired a wide range of facade designs, despite similarities in plan. The block design strategy emulates the “3 or 4 buildings at a time” nature of the development of the existing neighborhood.

**Impact:** Long time residents and their new neighbors applaud the architectural “fit” with the neighborhood. Spaces allotted at all income levels in the three-tier scheme sold quickly, demonstrating the high desirability of the new homes even for families who have the greatest locational choice.

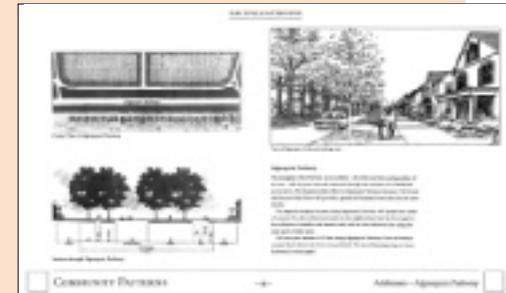
**Project:** Ellen Wilson Neighborhood Development, Washington, DC | **Urban Design and Architecture:** Weinstein Associates Architects, Washington, DC | **Landscape Design:** Oehme van Sweden & Associates, Inc. Washington, DC | **Client:** Ellen Wilson Limited Liability Corporation | **Program:** 154 Cooperative housing units in 92 buildings | **Financing:** HUD Hope VI and market rate.

# DESIGN CODES

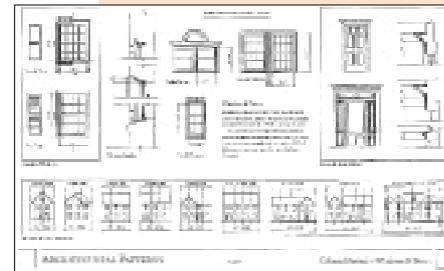
The economic health and harmonious evolution of neighborhoods can be improved through graphic urban design codes that serve as predictable guides for change.



**Design concept:** A Pattern Book provides guidelines for massing and placement of houses as well as an inventory of correctly proportioned elements such as windows, doors, porches, and other essential qualities of traditional Louisville architecture.



**Impact:** Six home builders developed the first stage of Homeownership units and two architects designed the rental buildings. All designs reflect the character of Louisville's architecture and create a neighborhood with an image that is attracting new residents in all income groups.



**Project:** Park DuValle HOPE VI Project, Louisville, Kentucky | **Urban Design and Pattern Book:** Urban Design Associates, Pittsburgh, Pennsylvania | **Rental Building Architecture:** Stull and Lee, Inc. Boston, Massachusetts and William A. Rawl Associates, Architects | **Program:** 1100 homes in a mix of single-family, duplex, row, and apartment houses | **Timeline:** Designed 1997-1999, constructed 1998-2001.

## HOPE VI: THE LONG VIEW

When public housing was born during the Great Depression, economic hardship was wide spread, but poverty was considered temporary. Times would improve. All the same, poverty was understood to be shameful; no family was expected to live in public housing longer than they had to. Once incomes rose, tenants were expected—or even required—to move out. Public housing was intended to be clean and decent, it wasn't intended to be a permanent home. Little details, like using curtains instead of closet doors, and numbers instead of names for buildings, reinforced that impression. Nobody reflected that up and out was a recipe for community instability. The result was that cities were loaded with housing projects that were headed for implosion. Compare the old policies with those of HOPE VI.

Instead of designing a group of buildings to be temporary way-stations on a family's climb out of poverty, today, a whole mixed income neighborhood is designed so that people can live there permanently if they choose. The building types—houses, rowhouses, and small apartment buildings—have been designed to be suitable for family living without the need for large operating and maintenance staffs required by high rise construction. Slum clearance has given way to historic preservation, repair, and restoration. The emphasis is on designing new development as a seamless part of larger existing neighborhoods and communities.

Public housing no longer segregates low income families. Instead, it is one element of a larger policy. Today's housing policy includes vouchers that provide low income families with the opportunity to find housing in higher income communities and home ownership programs that encourage families with resources to buy into formerly low income districts. The real estate market is used to help shape each project.

Planning now involves community participation. Design solutions respond more to their immediate environment. Buildings allow for more diverse tenants and provide more room for individual and family development.

Of course, it is possible for any enterprise to go wrong. A danger for HOPE VI would be to let the design innovation devolve into a new set of stereotypes, comparable to some of the old public housing stereotypes. Projects can be poorly administered; buildings can be allowed to deteriorate; public spaces can be neglected. However, the HOPE VI program allows for the evolution of real communities, which can act to preserve their physical and social environment over the long term.

## ABOUT CNU

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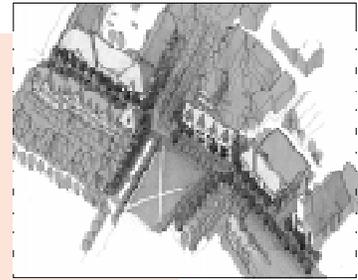
For more information contact:

**THE CONGRESS FOR THE NEW URBANISM**  
The Hearst Building, 5 Third Street, Suite 725  
San Francisco, CA 94103-3202  
Tel 415 495-2255; Fax 415 495-1731  
e-mail: [cnuinfo@cnu.org](mailto:cnuinfo@cnu.org), website: [www.cnu.org](http://www.cnu.org)



For more information contact:

**THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
Washington, D.C. 20410-0001



**Diverse Housing.** A rich mix of housing types should occur within neighborhoods, and even within each block. To minimize the stigma attached to public housing, distinctions between subsidized and market-rate units should be blurred.

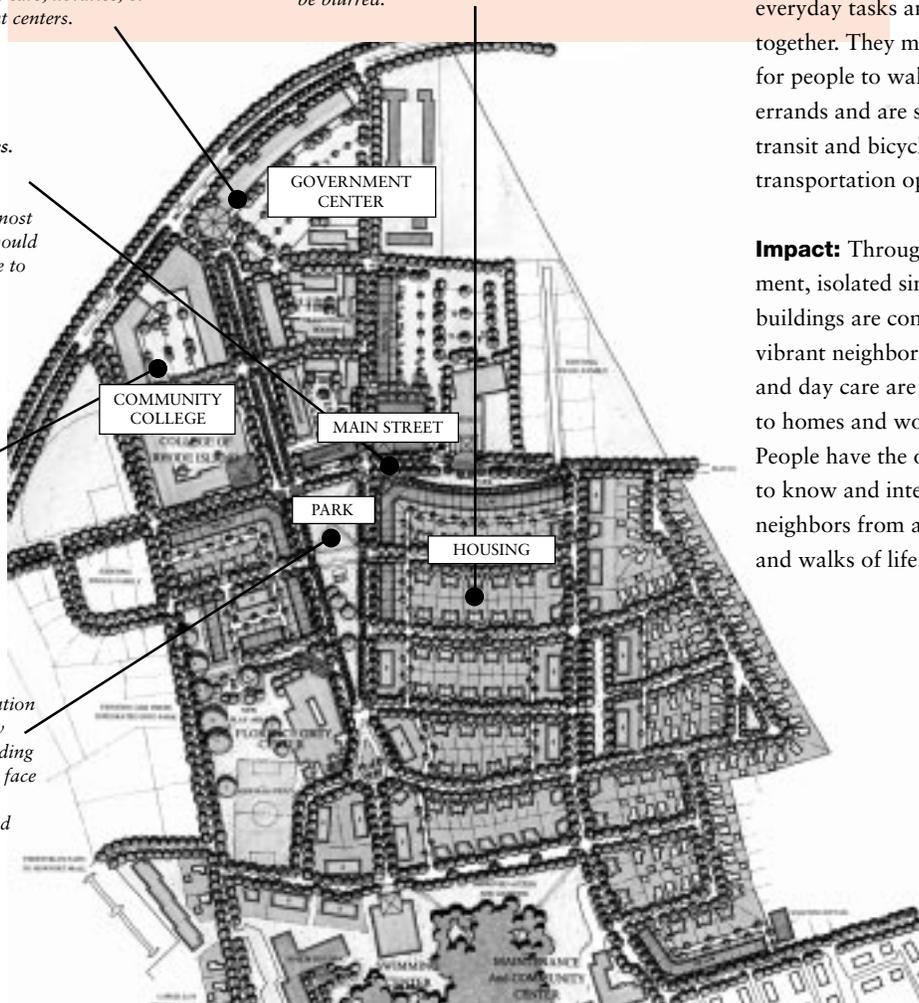
**Civic Uses.** Prioritize revitalizing areas for community resources, such as day care, libraries, or government centers.

**Design Concept:** Mixed-use neighborhoods combine complementary uses to bring everyday tasks and needs closer together. They make it possible for people to walk for simple errands and are supportive of transit and bicycling as effective transportation options.

**Neighborhood Conveniences.** Retail conveniences and personal services should be within walking distance of most homes. Commercial uses should use street-facing architecture to make pedestrian routes attractive, and "live-work" uses can extend commercial activity and encourage micro-businesses within a neighborhood.

**Education.** Place job skills and education resources near households who may benefit most.

**Recreation.** Informal recreation areas should be within a few blocks of most homes. Building windows and entries should face these spaces for informal surveillance and a heightened sense of neighborhood.



**Impact:** Through redevelopment, isolated single-use buildings are connected into vibrant neighborhoods. Schools and day care are located closer to homes and workplaces. People have the opportunity to know and interact with neighbors from all age groups and walks of life.

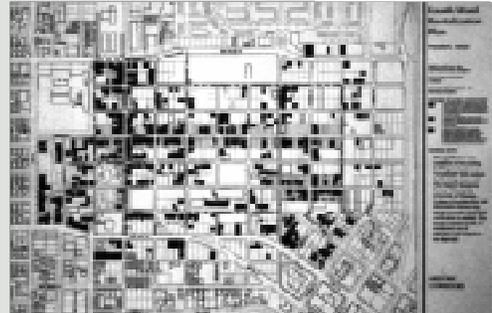
**Project:** Northend Master Plan, Newport, RI | **Urban Design:** Calthorpe Associates, Berkeley, CA | **Client:** The City of Newport and Newport Housing Authority | **Timeline:** Planning 1998-2000, construction to begin 2000.

## CITY-WIDE AND REGIONAL CONNECTIONS

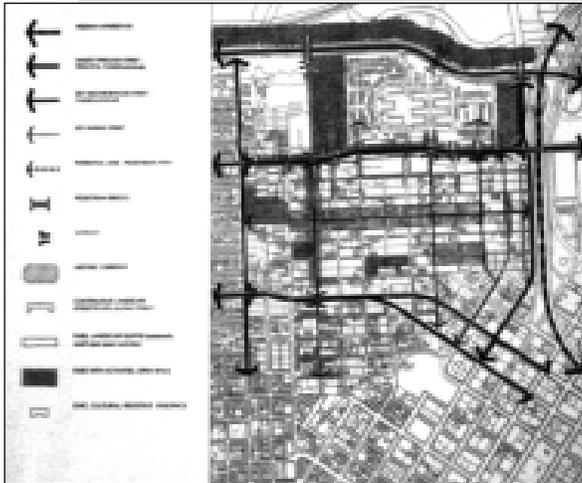
Neighborhoods should be connected to regional patterns of transportation and land use, to open space, and to natural systems.



*The Fourth Ward master plan reconnects the neighborhood with Houston's downtown.*

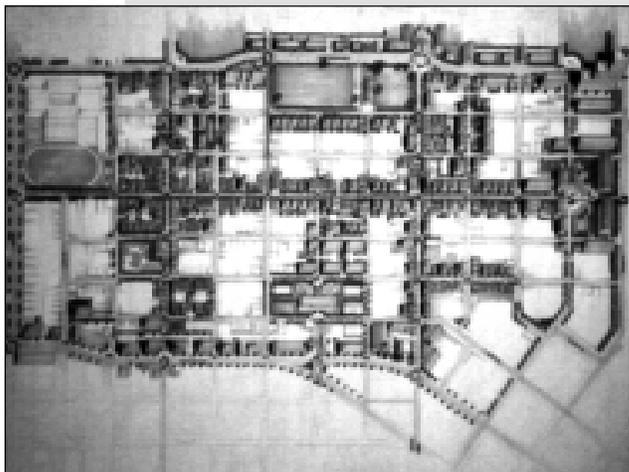


*"Historic Corridors"—those streets that retained a sufficient mass of significant structures—were identified and targeted for appropriate infill.*

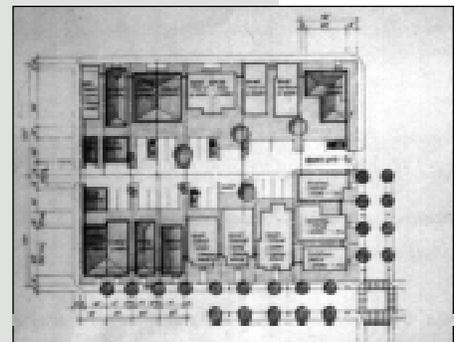


*It is critical to understand a neighborhood's physical connection to regional systems such as roads and greenways when planning revitalization.*

**Design Concept:** Reconnect Houston's economically depressed Fourth Ward to downtown and surrounding communities through a revitalization plan that celebrates the neighborhood's historic corridors.



*Open spaces, parks, and other community amenities were used to reconnect the community.*



*To maintain the historic relationship between building scale and sidewalk, parking is located at the rear of buildings.*

**Impact:** The rigorous guidelines for building massing, form and materials will help restore the community's unique identity.

**Project:** Fourth Ward Master Plan, Houston, TX | **Urban and Architectural Design:** Stull & Lee, Inc. | **Client:** City of Houston, TX | **Program:** Revitalization for Historic Neighborhood | **Timeline:** Master plan 1998–1999.

# STREETS

The primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Neighborhoods should have an interconnected network of streets and public open space.



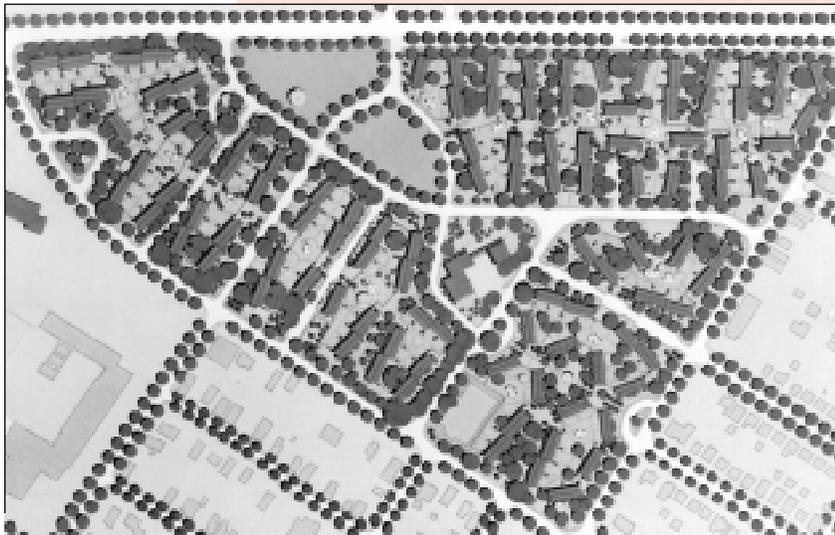
*Before plan: The project had super-blocks with undifferentiated open space that had become a dangerous no-man's land.*



*Before view: A no man's land*



*After view: A neighborly street*



*After plan: Where possible, new streets created blocks similar in size to the adjacent neighborhood.*

**Design Concept:** New streets were added to an existing public housing project in order to subdivide the project's super-blocks into neighborhood scale blocks. The barren, unclaimed "common areas" of the project have been transformed into a series of residential addresses.

**Impact:** Streets have become a focus of community life with residents on the porches and children in the street. The former project is now becoming a neighborhood.

**Project:** Diggs Town Public Housing Transformation, Norfolk, Virginia | **Urban and Architectural Design:** Urban Design Associates, Pittsburgh, Pennsylvania | **Client:** Norfolk Redevelopment and Housing Authority | **Architects of Record:** CMSS Architects | **Program:** 528 units of Public Housing in CIAP program renovation | **Cost of site and exterior improvements:** \$17,000/unit | **Timeline:** Designed 1990–1993, constructed 1993–1995.

# PUBLIC OPEN SPACE

The interconnected network of streets and public open space should provide opportunities for recreation and appropriate settings for civic buildings.



Named "New Hope Circle" by area residents, the square is the scene of casual neighborhood activity.



Resident leaders and city officials conduct the ribbon cutting ceremony at New Hope Circle.



Franklin Square in West Baltimore sets an example for Pleasant View Gardens.

**Design Concept:** A mixed-income neighborhood is formed around new streets and a residential square, an element that graces many traditional Baltimore neighborhoods.

**Impact:** Residents feel secure in a place "where you can walk through the neighborhood at any hour of the night and feel safe." Public open spaces with good defensible space characteristics contribute to the dramatic improvement in living conditions in the community.



Construction photo in November of 1997 shows the new neighborhood organized around the central square.

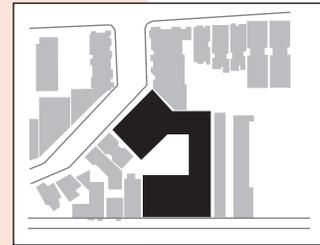
**Project:** Pleasant View Gardens, Baltimore, Maryland | **Urban and Conceptual Architectural Design:** Torti Gallas and Partners • CHK, Silver Spring, Maryland | **Client:** Housing Authority of Baltimore City | **Design/Builder:** A & R/Harkins Joint Venture | **Program:** 201 public housing rental rowhouses, 27 for-sale rowhouses, 110 unit senior building, 10,000 sf. Day Care Center, 15,000 sf. recreation center, renovated community building | **Cost of site and exterior improvements:** \$52,000/unit | **Timeline:** Designed 1995, construction complete 1998

## SAFETY AND CIVIC ENGAGEMENT

The relationship of buildings and streets should enable neighbors to create a safe and stable neighborhood by providing “eyes on the street” and should encourage interaction and community identity. Provide a clear definition of public and private realm through block and street design that responds to local traditions.



*By creating places like gardens and courtyards that people can relate to, inhabitants are given a sense of ownership and belonging to their environment.*



*Controlled open space is provided in a dense, urban setting.*



*The new building addresses the street and is compatible with its neighbors.*



*Street and building design reinforces safe environments without compromising accessibility and openness.*

**Design Concept:** Apartments were built around an inner courtyard formed by three buildings. All units enter from a courtyard that provides a protected place for children to play and adults to gather. Security is ensured by gates, which are transparent boundaries that protect private areas while maintaining their link to the outside world.

**Impact:** Residents report that common spaces and building design has fostered community interaction and security. The complex provides affordable housing to lower income residents, and tenant turnover has been low.

**Project:** Del Carlo Court, San Francisco, California | **Architects:** Solomon Architecture and Urban Design, San Francisco, California | **Client:** Mission Housing Development Corporation | **Program:** 25 affordable rental units | **Construction costs:** \$3,784,000 | **Timeline:** Designed 1991, completed 1993.

## DWELLING AS MIRROR OF SELF

Recognize the dwelling as the basic element of a neighborhood and the key to self-esteem and community pride. This includes the clear definition of outdoor space for each dwelling.



*Streetscapes and details from the occupied Concord Village/Eaglecreek HOPE VI development. Residents have taken ownership of their homes, their porches, and their community.*

**Concept:** If we investigated the origins of *Jazz*, we would understand the origins of the *Porch*. The porch represents the fusion of European and African architectural expression. The porch serves a dual purpose: the vestibule to the occupant's private residence, and the occupant's vestibule to the street. Perhaps Architects, Designers, Planners, and Owners should use the science of *Ethnomusicology* for inspiration when revitalizing inner city communities.

**Impact:** Regardless of real estate type (home ownership, rental, or transitional), the residents display a natural sense of ownership in their dwelling and beyond. This results in greater social interaction and a higher quality of life.



*Ms. Ryder's Grandchildren  
"On the Porch"  
Virginia Ryder, President,  
Resident's Council*

**Project:** Concord Village/Eaglecreek HOPE VI, Indianapolis, IN | **Contract Administration:** Armonics, Inc. Indianapolis, IN | **Client:** Indianapolis Housing Authority | **Architect Program Manager:** ARMONICS & Clyde E. Woods Associates, Inc., Indianapolis, IN | **Physical Program:** Demolition and new construction of 220 Public & Home Ownership Housing Units and Community Building in the Near Westside of Indianapolis. | **Construction Costs:** \$20,000,000.00

# ACCESSIBILITY

Buildings should be designed to be accessible and visitable while respecting the traditional urban fabric.



Many homes can be made accessible without sacrificing architectural integrity

**Design Concept:** Develop innovative designs that continue the best qualities of traditional houses in a new physical form that eliminates barriers for disabled persons.

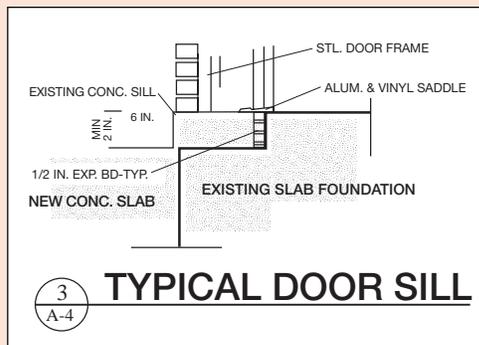
**Impact:** Accessible design increases the supply of barrier-free housing, provides visitability for as many homes as possible, and provides the opportunity for disabled persons to fully participate in their communities.



Sloped walks and wide doors make homes visitable.



Accessibility is maintained throughout neighborhoods by incorporating curb cuts and eliminating barriers



Steps, doorsills and other conventional architectural details can become obstacles to disabled persons.

**Project:** Strategies for Providing Accessibility & Visitability for Hope VI Homeownership | **Consultants:** Urban Design Associates, Pittsburgh, PA; Weinstein Associates Architects, Washington, DC; Larry Perry, Architect | **Client:** HUD Office of Public Housing Development | **Program:** HOPE VI | **Timeline:** Completed 1999.

# LOCAL ARCHITECTURAL CHARACTER

The image and character of new development should respond to the best traditions of residential and mixed-use architecture in the area.



*These are twelve of the twenty-three facade designs for Building Type 1, all of which have essentially the same floor plan.*



*Existing Capitol Hill rowhouses*

**Design Concept:** The variety of architectural elements and styles of the surrounding housing inspired a wide range of facade designs, despite similarities in plan. The block design strategy emulates the “3 or 4 buildings at a time” nature of the development of the existing neighborhood.

**Impact:** Long time residents and their new neighbors applaud the architectural “fit” with the neighborhood. Spaces allotted at all income levels in the three-tier scheme sold quickly, demonstrating the high desirability of the new homes even for families who have the greatest locational choice.

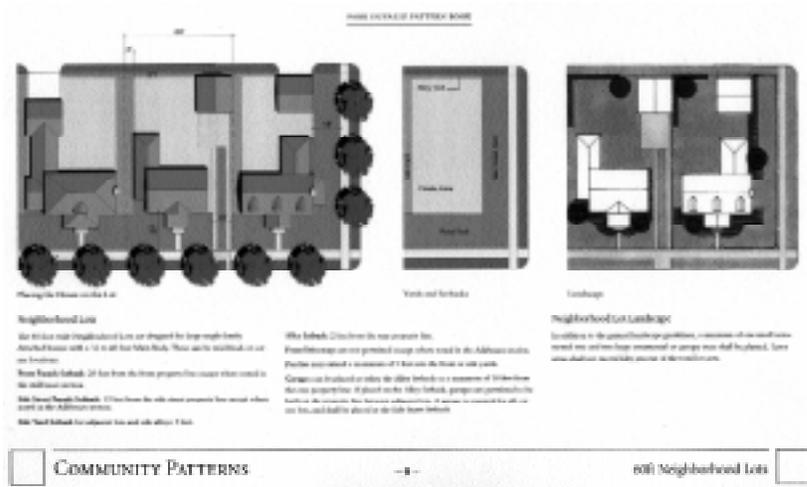


*New construction blends into the existing street.*

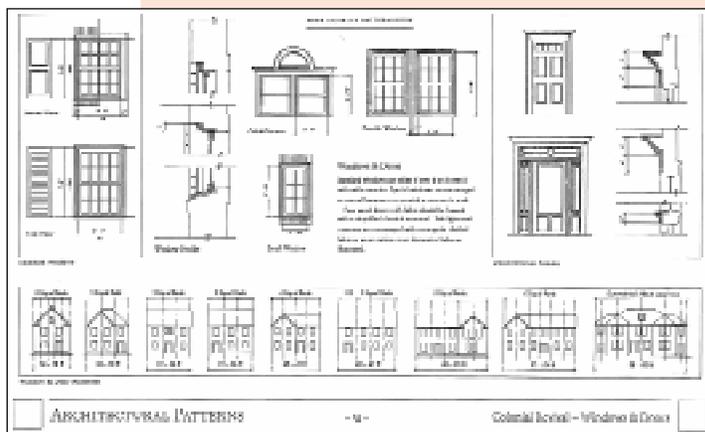
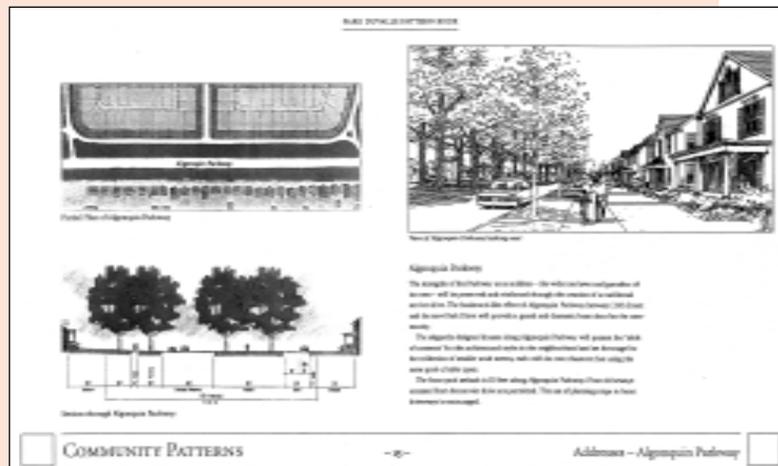
**Project:** Ellen Wilson Neighborhood Development, Washington, DC | **Urban Design and Architecture:** Weinstein Associates Architects, Washington, DC | **Landscape Design:** Oehme van Sweden & Associates, Inc. Washington, DC | **Client:** Ellen Wilson Limited Liability Corporation | **Program:** 154 Cooperative housing units in 92 buildings | **Financing:** HUD Hope VI and market rate.

# DESIGN CODES

The economic health and harmonious evolution of neighborhoods can be improved through graphic urban design codes that serve as predictable guides for change.



**Design concept:** A Pattern Book provides guidelines for massing and placement of houses as well as an inventory of correctly proportioned elements such as windows, doors, porches, and other essential qualities of traditional Louisville architecture.



**Impact:** Six home builders developed the first stage of Homeownership units and two architects designed the rental buildings. All designs reflect the character of Louisville's architecture and create a neighborhood with an image that is attracting new residents in all income groups.

**Project:** Park DuValle HOPE VI Project, Louisville, Kentucky | **Urban Design and Pattern Book:** Urban Design Associates, Pittsburgh, Pennsylvania | **Rental Building Architecture:** Stull and Lee, Inc, Boston, Massachusetts and William A. Rawl Associates, Architects | **Program:** 1100 homes in a mix of single-family, duplex, row, and apartment houses | **Timeline:** Designed 1997-1999, constructed 1998-2001.

## HOPE VI: THE LONG VIEW

When public housing was born during the Great Depression, economic hardship was widespread, but poverty was considered temporary. Times would improve. All the same, poverty was understood to be shameful; no family was expected to live in public housing longer than they had to. Once incomes rose, tenants were expected—or even required—to move out. Public housing was intended to be clean and decent, it wasn't intended to be a permanent home. Little details, like using curtains instead of closet doors, and numbers instead of names for buildings, reinforced that impression. Nobody reflected that up-and-out was a recipe for community instability. The result was that cities were loaded with housing projects that were headed for implosion. Compare the old policies with those of HOPE VI.

Instead of designing a group of buildings to be temporary way-stations on a family's climb out of poverty, today, a whole mixed-income neighborhood is designed so that people can live there permanently if they choose. The building types—houses, rowhouses, and small apartment buildings—have been designed to be suitable for family living without the need for large operating and maintenance staffs required by high-rise construction. Slum clearance has given way to historic preservation, repair, and restoration. The emphasis is on designing new development as a seamless part of larger existing neighborhoods and communities.

Public housing no longer segregates low income families. Instead, it is one element of a larger policy. Today's housing policy includes vouchers that provide low-income families with the opportunity to find housing in higher income communities and home-ownership programs that encourage families with resources to buy into formerly low income districts. The real estate market is used to help shape each project.

Planning now involves community participation. Design solutions respond more to their immediate environment. Buildings allow for more diverse tenants and provide more room for individual and family development.

Of course, it is possible for any enterprise to go wrong. A danger for HOPE VI would be to let the design innovation devolve into a new set of stereotypes, comparable to some of the old public housing stereotypes. Projects can be poorly administered; buildings can be allowed to deteriorate; public spaces can be neglected. However, the HOPE VI program allows for the evolution of real communities, which can act to preserve their physical and social environment over the long term.

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The Hearst Building, 5 Third Street, Suite 725  
San Francisco, CA 94103-3202  
Tel 415 495-2255; Fax 415 495-1731  
e-mail: [cnuinfo@cnu.org](mailto:cnuinfo@cnu.org), website: [www.cnu.org](http://www.cnu.org)



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THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
Washington, D.C. 20410-0001