



**Adirondack
Park Agency**

What is New Urbanism and How Can It Contribute to the Highest and Best Use of Adirondack Hamlets?

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What is New Urbanism



New Urbanism Principles

Walkability

Connectivity

Mixed-Use, Infill, and Diversity

Mixed Housing

Quality Architecture and Design

Traditional Neighborhood Structure

Increased Density

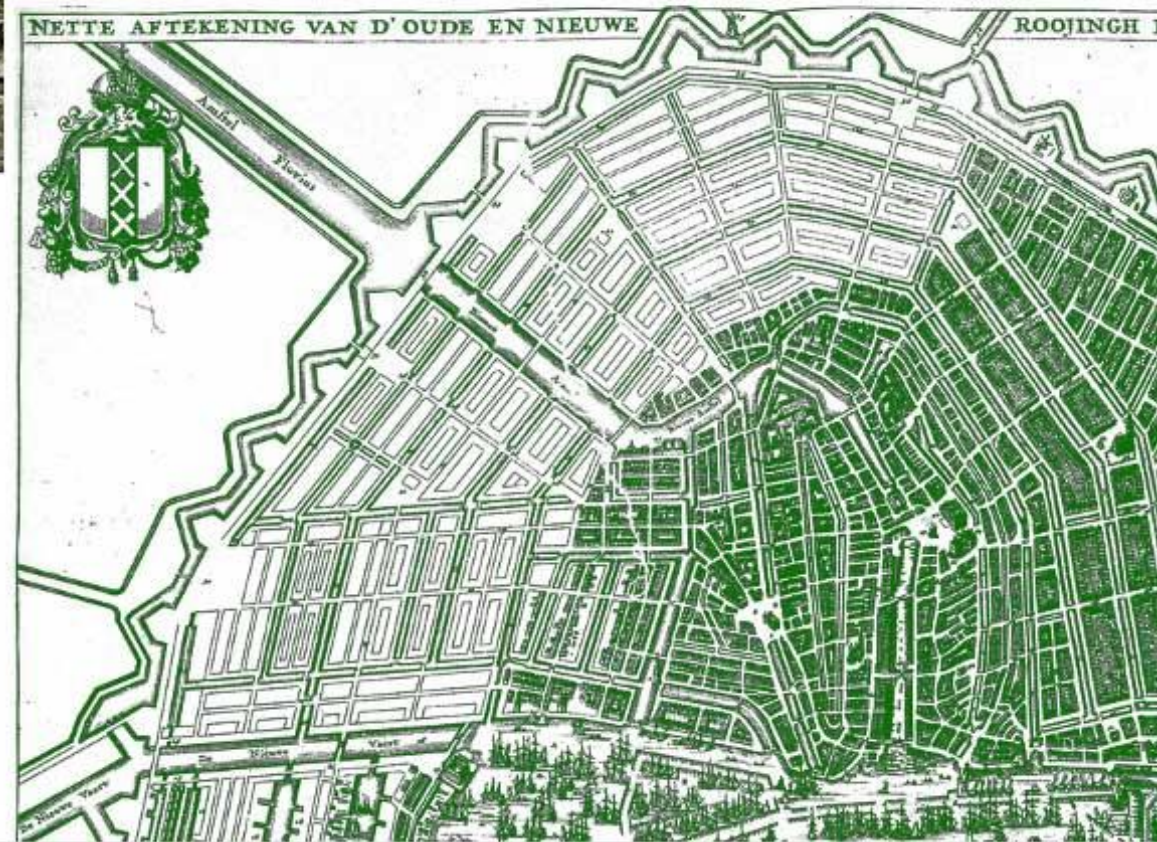
Green Transportation

Sustainability

Quality of Life



It's Not a New Idea



Why is Sprawl so Common?



Fowler Ave, Tampa

Land-use regulations

Street design

Applicable at All Scales

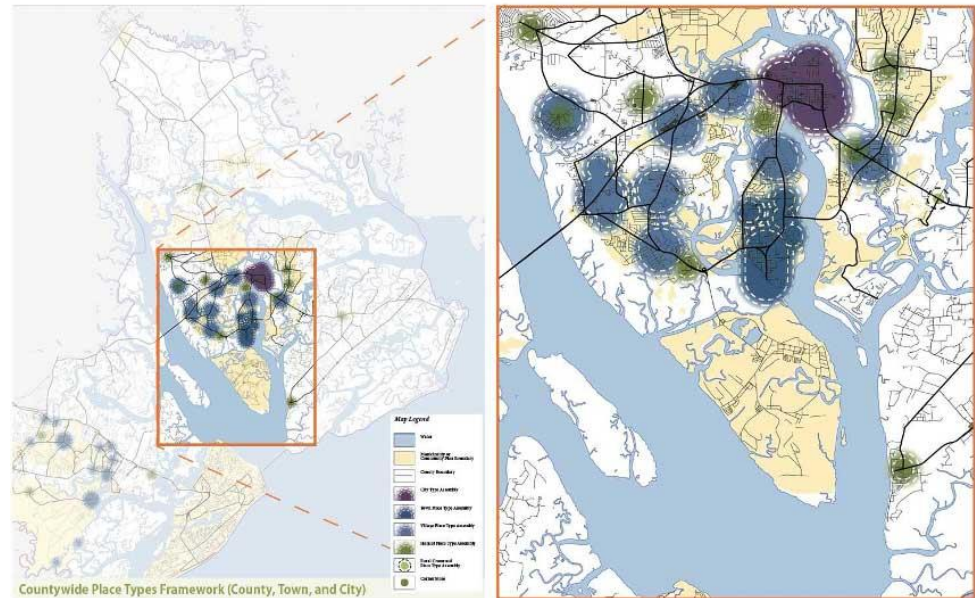
Block, street, building

Neighborhood

Region



Focusing Growth in Designated Walkable Urban Places



Neighborhood and 5-minute walk

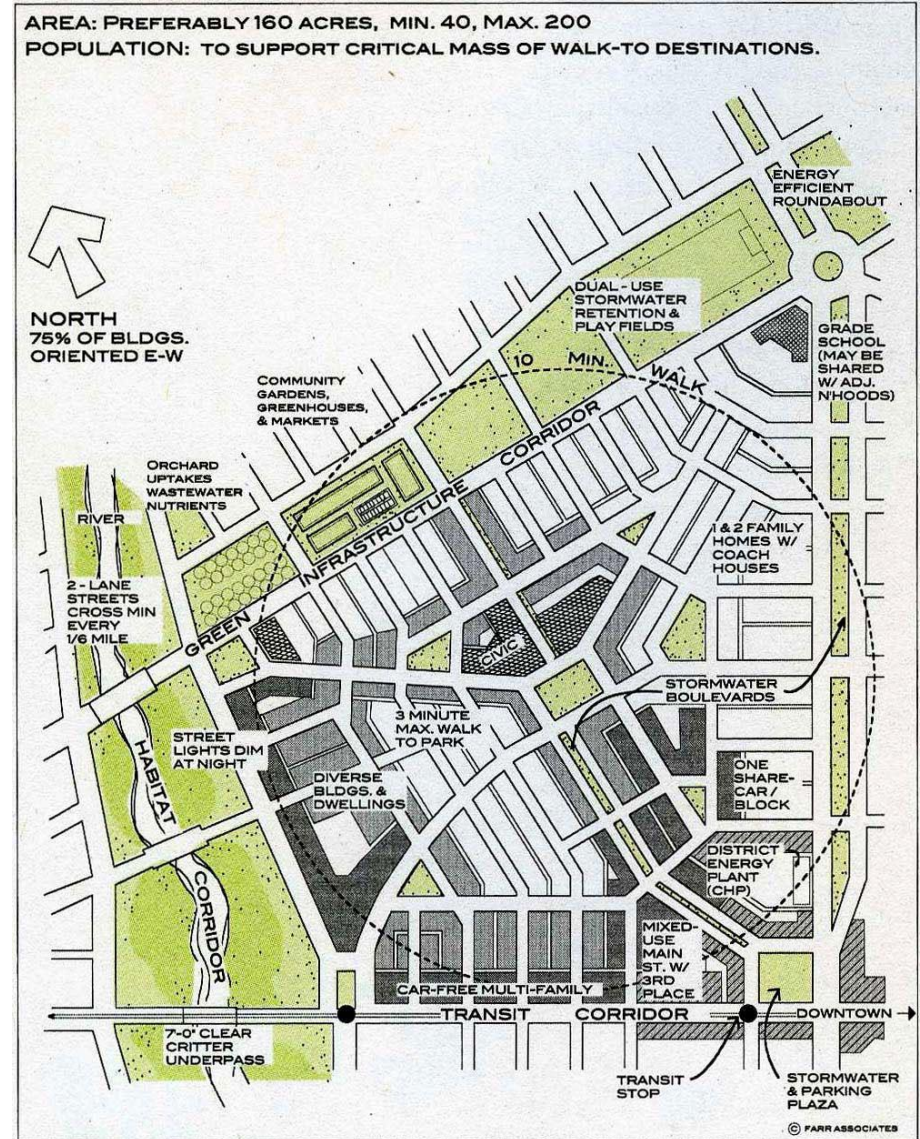
A center and an edge

Compact, walkable size
(5-minute walk)

Network of streets

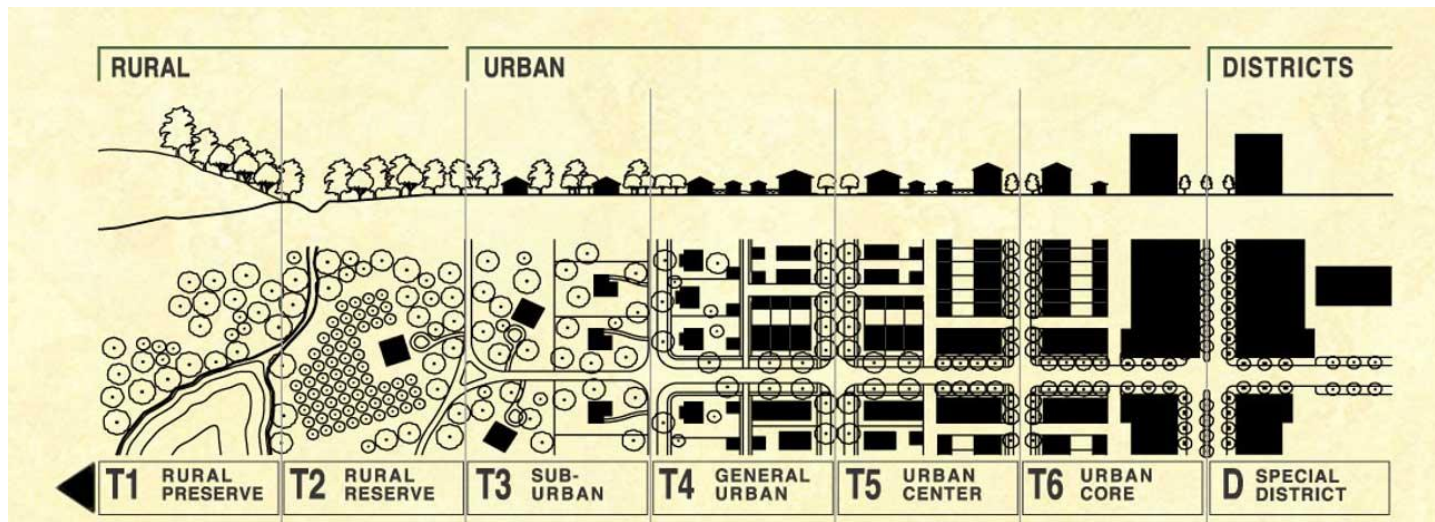
Mix of uses and housing

Civic sites



Rural-to-Urban Transect

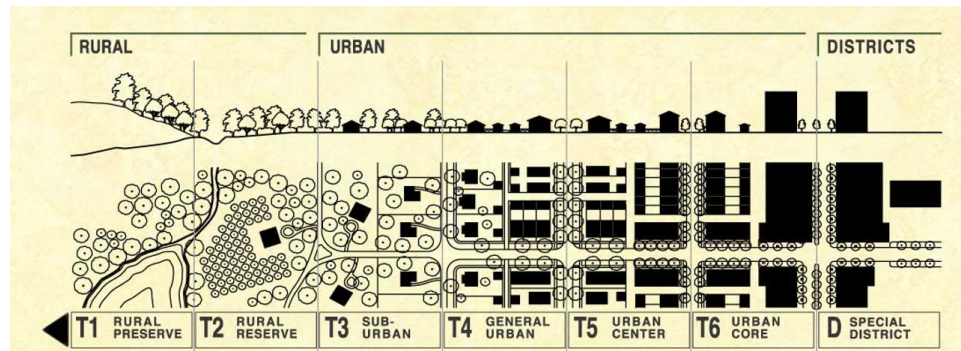
- Analyze character
- Design mechanism
- Coding tool to replace Euclidean zoning



Rural-to-Urban Transect



Transect zones in and around Ithaca, New York.



Rural-to-Urban Transect

A TRANSECT OF FENCES

Williamsburg Va.



T1



T1



T1-T2



T2-T3



T3-T4



T3-T4








T4-T5-T6



T4-T5-T6

Rural-to-Urban Transect in Use

<p>1. Regulating Plan</p> <p>A plan or map of the regulated area designating the locations where different building form standards apply.</p> 	<p>2. Public Standards</p> <p>Specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.</p> 	<p>3. Building Standards</p> <p>Regulations controlling the features, configurations, and functions of buildings that define and shape the public realm.</p> 	<p>4. Administration</p> <p>A clearly defined and streamlined application and project review process.</p> 	<p>5. Definitions</p> <p>A glossary to ensure the precise use of technical terms.</p> 
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Missing Middle Housing

- Middle-density housing
- Outlawed by zoning
- Neglected by the market



Parking Reform

- Applied to half-dozen states
- Get rid of barriers, streamline, update codes



Finance Reform

- 75% Residential for Condominiums
- 85% Residential for Rentals



Walkability Plan



New Urbanism Impact

56% of Americans would like to live in walkable communities where shops, restaurants, and local businesses are within an easy stroll from their homes¹

2010 Cornell study on Adirondack hamlets found a significant correlation between New Urbanist principles, tourism employment and population growth/retention

¹The 2011 Community Preference Survey Conducted by Belden Russonello & Stewart LLC for the National Association of Realtors

New Urbanism Impact

Only 6 Adirondack municipalities have a higher percentage of 20-29 year olds than the State average:

NYS: 14.4%

V. of Dannemora: 22.4%

T. Of Dannemora: 20.5%

V. of Saranac Lake: 17.6%

V. of Lake Placid: 15.6%

T. Of North Elba: 15.6%

T. of Harrietstown: 14.6%



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Thank You

WHAT IS NEW URBANISM?
AND HOW CAN IT CONTRIBUTE TO
THE HIGHEST AND BEST USE FOR ADIRONDACK HAMLETS?

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