

EXISTING CONDITIONS



PROPOSED



New Urbanist NORCs and Suburban Retrofits

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Multigenerational Communities for Healthy Aging

Innovations in Community Development and Housing Approaches

Georgia Tech Enterprise Innovation Institute

Federal Reserve Bank of Atlanta

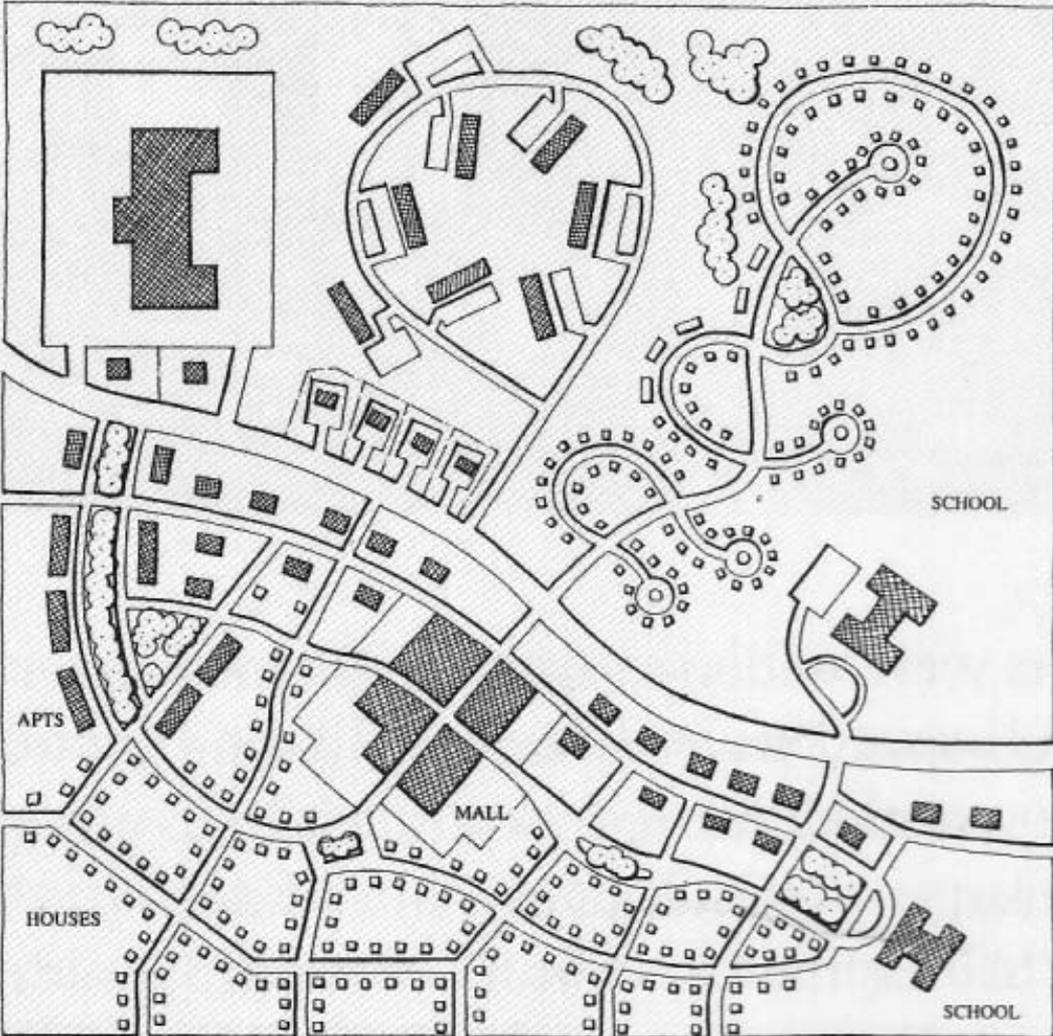
September 29, 2008

SUBURBAN SPRAWL

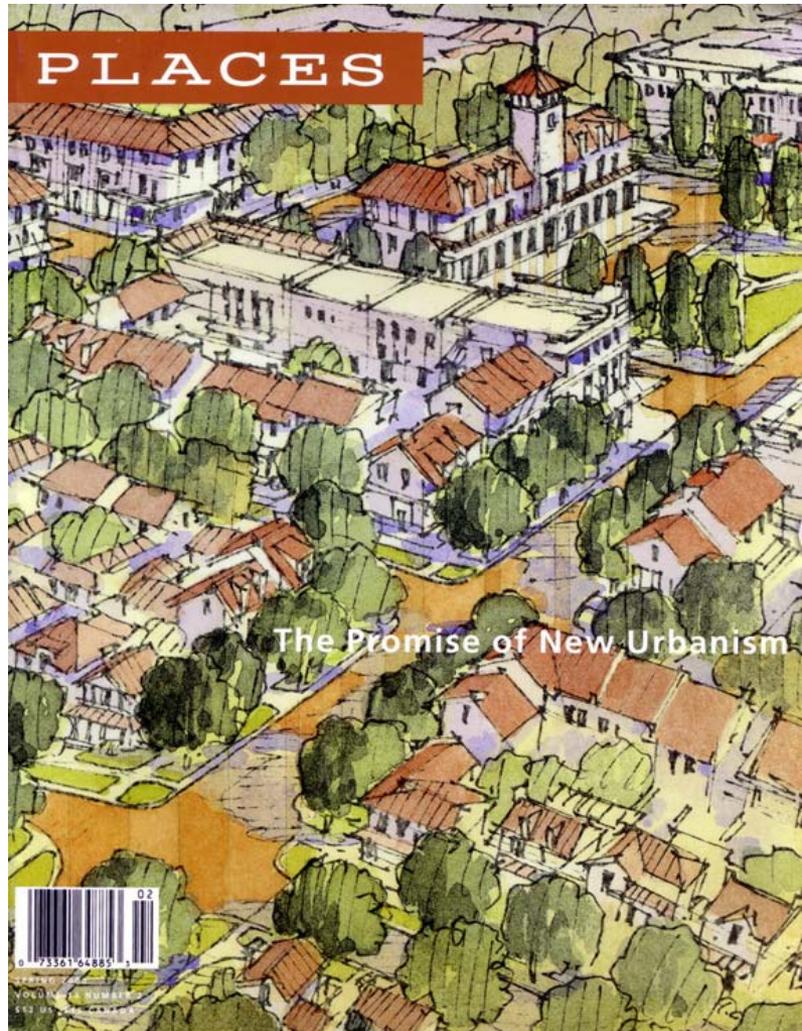
MALL

APARTMENTS

HOUSES



TRADITIONAL NEIGHBORHOOD



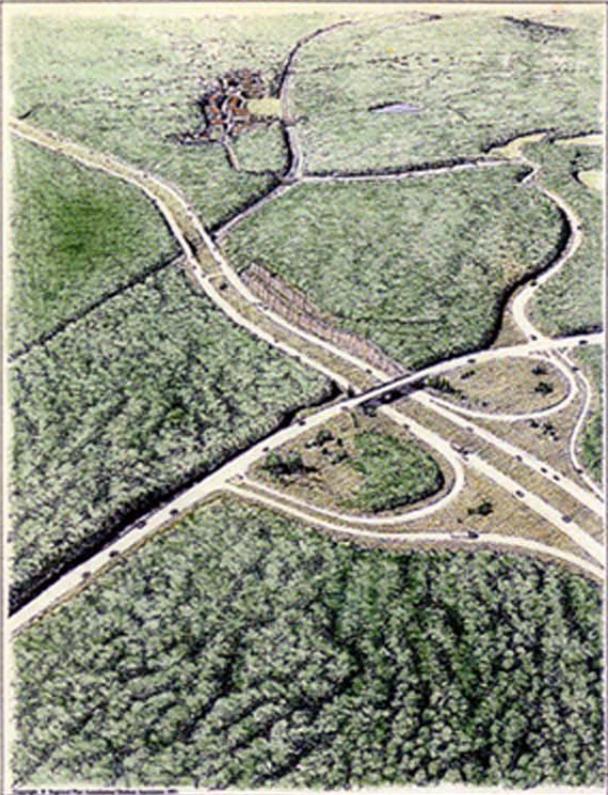
PLACES

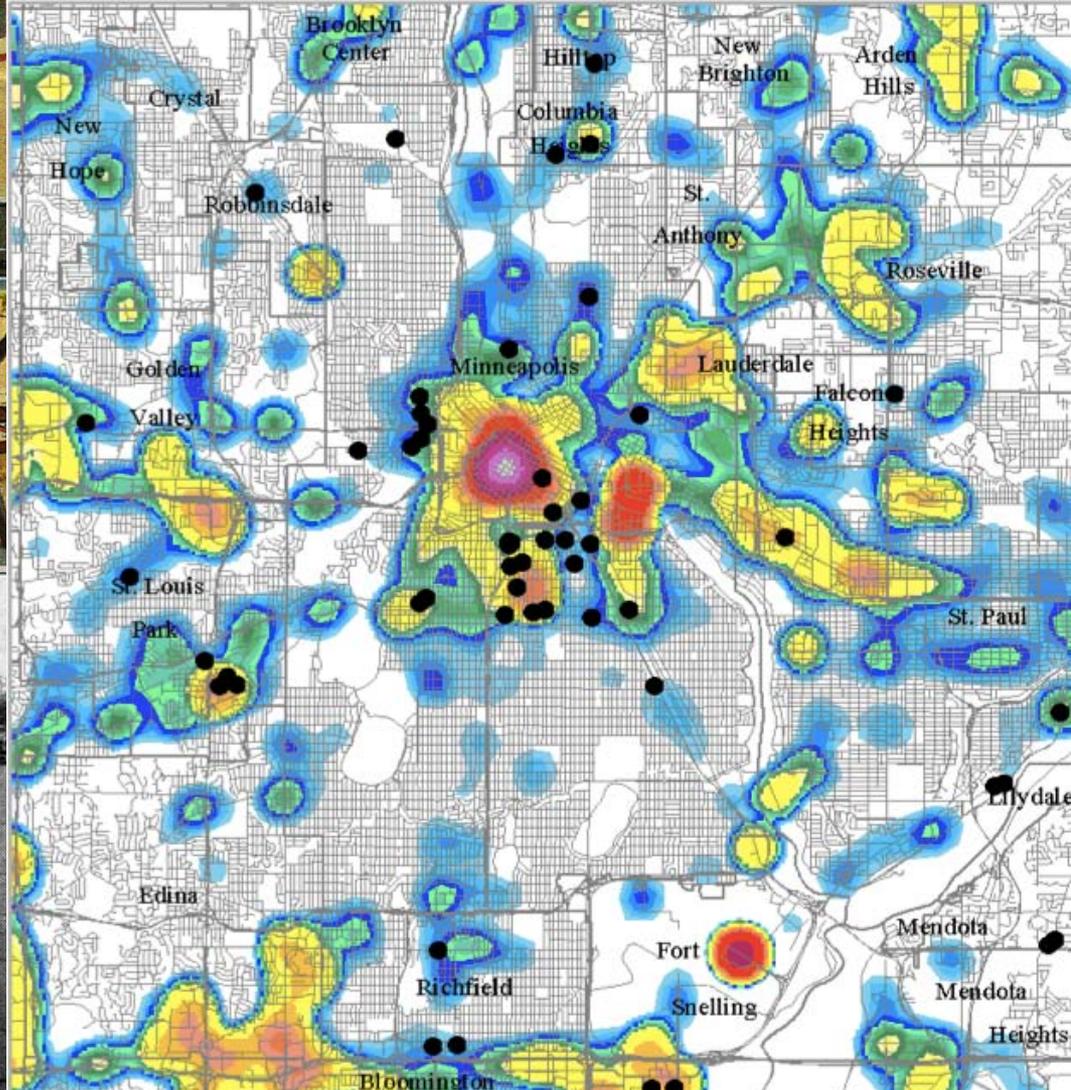
The Promise of New Urbanism







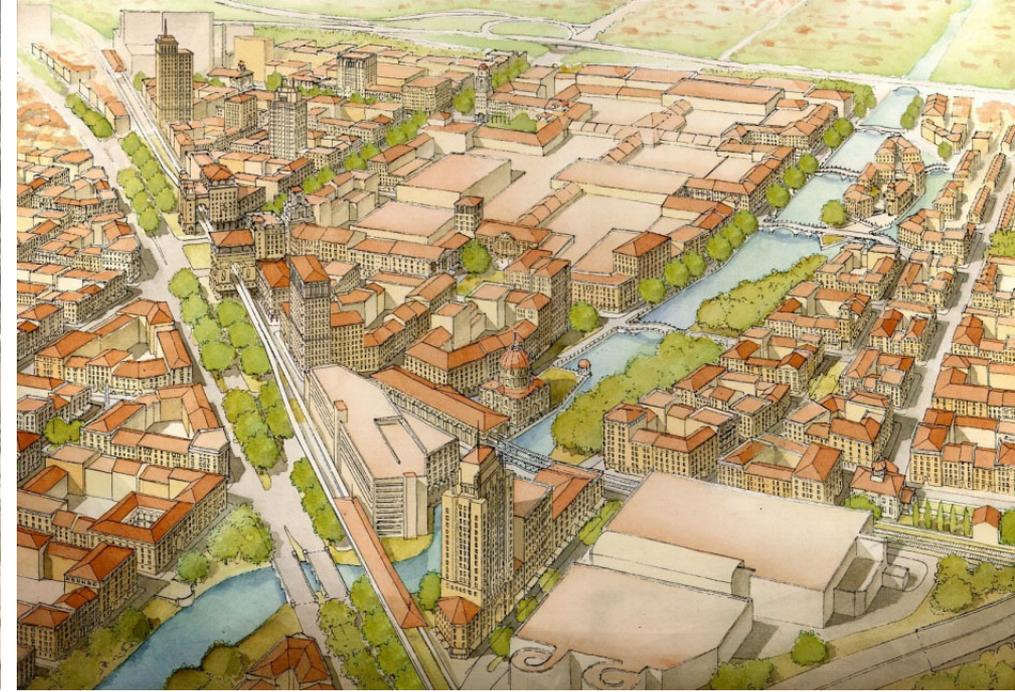






Belmar, Lakewood, CO *From dead mall to downtown*
Elkus Manfredi Architects, Van Meter Williams Pollack Architects for Continuum Partners



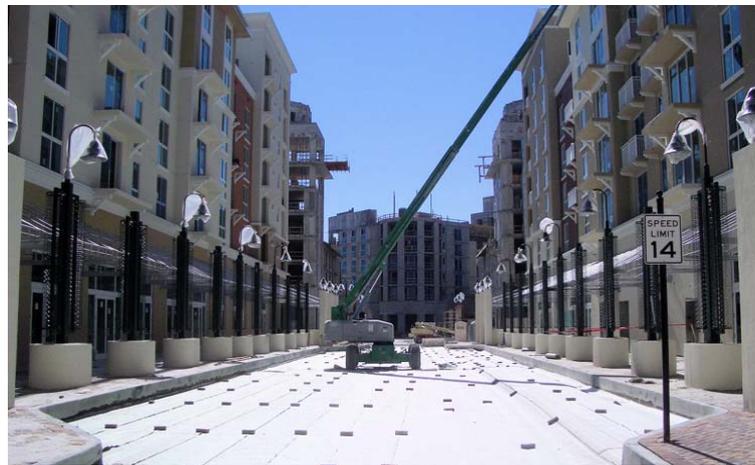


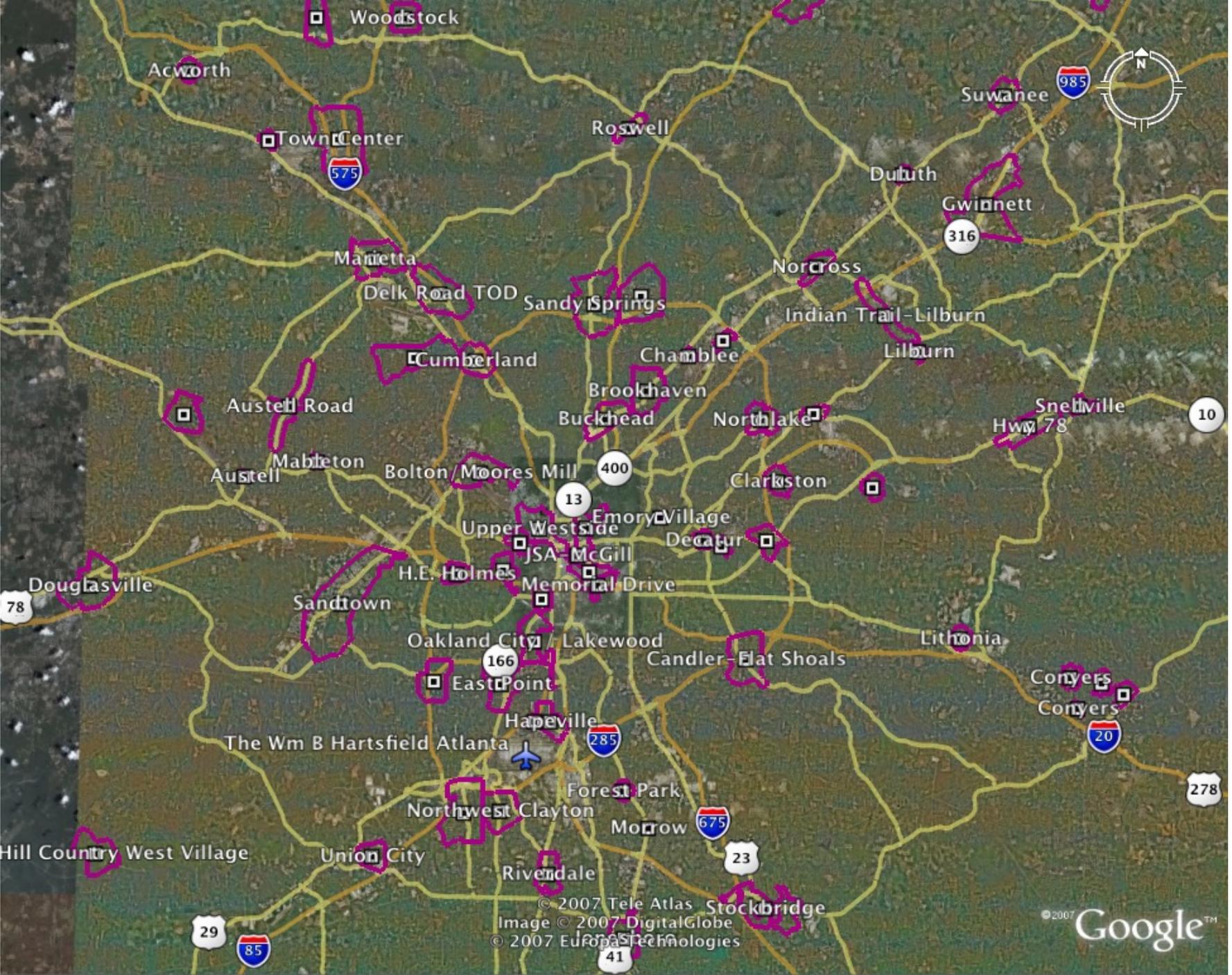
Downtown Kendall, Miami, FL
Dover, Kohl & Partners, Duany Plater-Zyberk & Company
From thriving mall and office park to downtown TOD



University Town Center, Hyattsville, MD *From office park to mixed-use*
Edward Durrell Stone, RTKL







Pointer 33°48'02.65" N 84°21'39.03" W

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Streaming 100%

Eye alt 72.74 km





Palm Canyon Drive, Cathedral City, CA; Freedman, Tung & Bottomley
From commercial strip to boulevard node



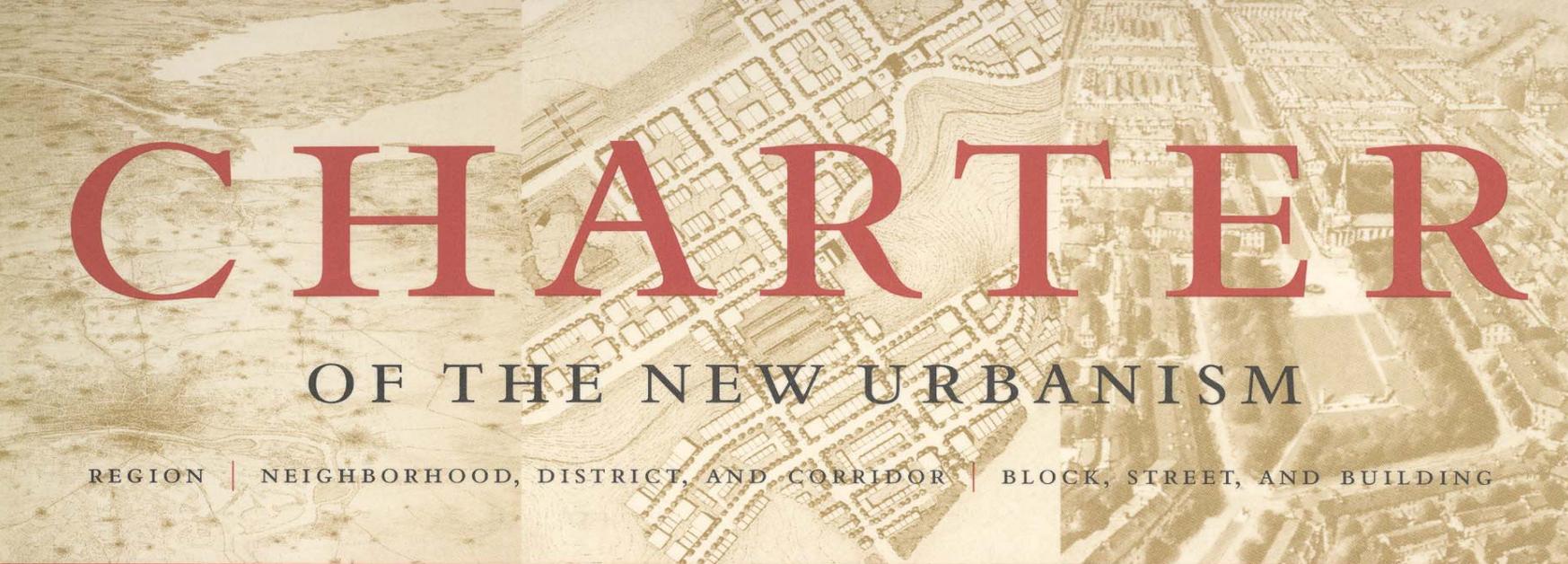
ELLEN DUNHAM-JONES AND JUNE WILLIAMSON

RETROFITTING

URBAN DESIGN SOLUTIONS *for* REDESIGNING SUBURBS

SUBURBIA





CHARTER

OF THE NEW URBANISM

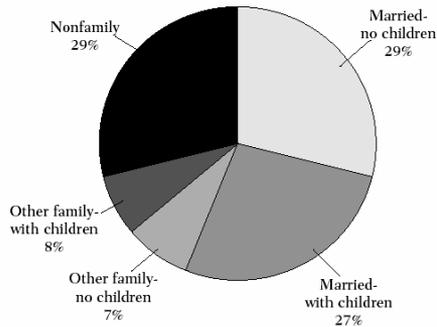
REGION | NEIGHBORHOOD, DISTRICT, AND CORRIDOR | BLOCK, STREET, AND BUILDING

"The Congress for the new Urbanism views disinvestment in central cities, the spread of placeless sprawl, increasing separation by race and income, environmental deterioration, loss of agricultural lands and wilderness, and the erosion of society's built heritage as one interrelated community-building challenge."

CONGRESS FOR THE NEW URBANISM

www.cnu.org

Figure 4: Household Type Shares in Suburbs, 2000, Metro Areas with Population Over 500,000



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

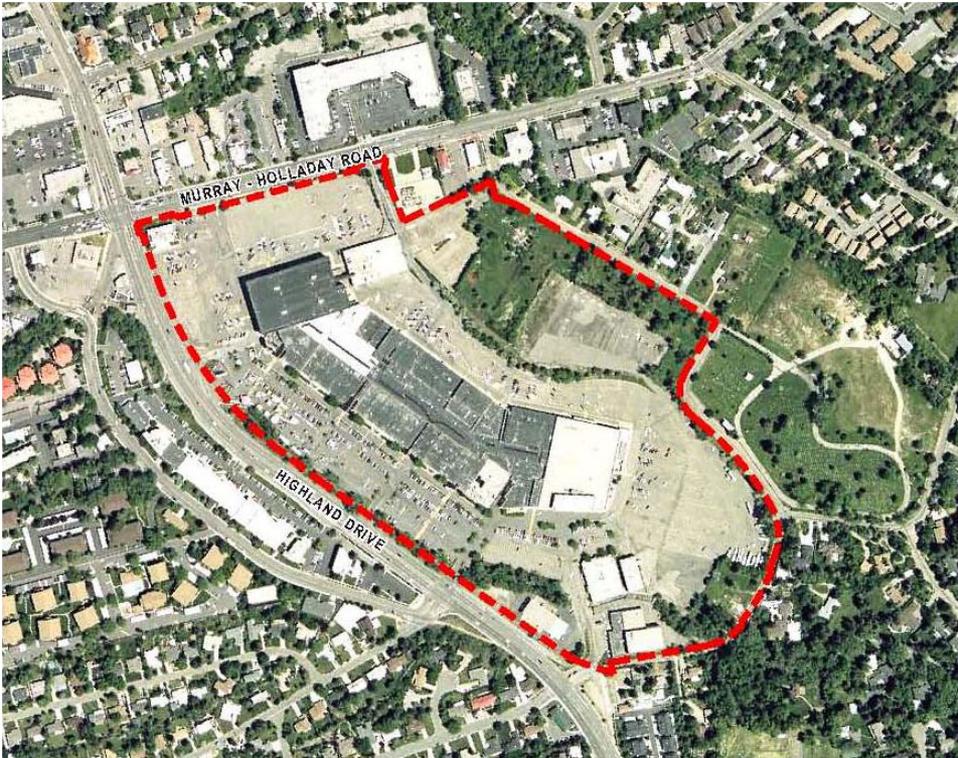
Rise in single households (even and especially in the suburbs)

- **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





Cottonwood Mall, from dead mall to new Main Street and mixed-use neighborhood
Holladay, Utah: Duany Plater-Zyberk, RTKL, and Sasaki for General Growth Properties

