***Recreating Neighborhoods: Putting the Pieces Together (2006)* Slide Show Script**
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Section 1: Introduction and Good Design
Title Slide

Neighborhood street; Asheville, NC
What makes a good neighborhood? Do we know one when we see one? If we look closely we will find there are many components that make up a neighborhood. In this picture we see homes on streets with sidewalks that are shaded by trees, so it looks like a comfortable and inviting place.

Neighborhood street; Asheville, NC
A good neighborhood can be likened to a jigsaw puzzle – the picture is formed by many pieces, all of which are important. When the right mix of pieces is working together, the neighborhood becomes a living place with the whole being greater than the sum of its parts. It does not matter if people living in the neighborhood are well off or of limited means – when people care about where they live, their neighbors and their community, then that feeling becomes a part of the surroundings. A social and physical chemistry develops, telling everyone this neighborhood is a great place to live. It says this place is home.

Neighborhood street; Asheville, NC
Before World War II, towns and neighborhoods were designed for the pedestrian. In most towns there was a central commercial area surrounded by neighborhoods. The houses were built close to the street and near each other. The streets typically had sidewalks shaded by trees. People in these neighborhoods could walk to where they worked, shopped, and worshipped.

Wide street; Hendersonville, NC
After World War II, development trends changed and so did neighborhoods. Since more people owned a car, developers were able to move away from established town centers and instead build houses off by themselves, often on land that once was farmed. Neighborhoods became "subdivisions" or "developments" oriented to people who had cars, and they tended to attract people of similar ages and incomes. The character of these places is different from earlier neighborhoods: sidewalks with trees to shade them may be missing, socializing happens in the back yard and not on the porch, streets are wider so people drive faster, and everything is a drive away. These newer developments look and feel a lot different than traditional neighborhoods.

Neighborhood street; Asheville NC

Decades have passed, and there is interest in recreating the characteristics and features of earlier, traditional, cherished neighborhoods. In this presentation we're going to examine several of the key puzzle pieces that involve the <u>physical</u> components of a neighborhood, with examples from recent developments. We'll be looking at:

Text slide
- Good design
- Housing choices
- Transportation options
- Integrating uses
- Public buildings and spaces
- Infill development

"Good Design" puzzle piece
What does it mean when we talk about good design? To become familiar with terms that will be used throughout this presentation, it would be helpful to first view the video *Designing Better Places* available at www.designingbetterplaces.com

St. Alban's neighborhood; Davidson, NC
We'll start our discussion of what good design in a neighborhood means with three residential developments that use design principles to incorporate several puzzle pieces, including housing choices, transportation options, public buildings and spaces, and integrating uses.   We'll also examine a large shopping center that uses good design so it is visually appealing and pedestrian-friendly as well as more compatible with neighboring properties.

St. Alban's neighborhood; Davidson, NC
The mixed-use neighborhood of St. Alban's – named after the church that has been built there – in Davidson, North Carolina, has been developed built according to the town's form-based code. In the 1990s Davidson, along with three neighboring small towns, saw the population explosion and resulting sprawl in Charlotte heading their way. Planners in Belmont, Huntersville, Cornelius, and Davidson decided to completely revamp their zoning ordinances. They wanted to accommodate growth so it was absorbed into the existing fabric of their communities as much as possible. This picture and the previous one were taken in 2012. You can see the live-work units in the community's small commercial center on the left.

St. Alban's neighborhood townhomes; Davidson, NC
In typical suburban development, uses such as homes, shopping, offices, and schools are separated from each other so everything is a drive away. In contrast, form-based codes focus on creating compact, mixed-use, walkable communities according to carefully established design principles. This approach has been called "new urbanism," and it recreates many elements of traditional neighborhoods built before World War II. This picture was taken in 2001, while portions of the property were still under construction.

St. Alban's neighborhood entrance road; Davidson, NC

The neighborhood is located only a short distance from the center of Davidson, and neighborhood fits comfortably into the existing fabric of the community. There is a feeling of enclosure from the narrow, tree-lined street with sidewalks that connects the neighborhood to the main road leading into town. The project is 81 acres in size with 129 single-family homes, 108 townhouse units and 14 live/work units. This photograph was taken in 2001. The church is visible at the end of the street, and creates a terminated vista.

St. Alban's neighborhood entrance road; Davidson, NC
Here is the same street, 11 years later.

St. Alban's neighborhood; Davidson, NC
The streetscape is inviting because the homes are set close to the street, they have different yet compatible architectural features, and the garages are recessed. The narrower street design with sidewalks on both sides slows traffic and encourages walking. In addition, pedestrians are buffered from passing traffic by a wide tree lawn. The houses have porches, which can be thought of as "rooms without walls." They encourage socializing among neighbors.

St. Alban's "after" view of houses; Davidson, NC
 Eleven years later, it's hard to believe we're on the same street. The trees have matured so they provide lots of shade as well as a sense of refuge, and their overhead canopy contributes to the feeling of being in an outdoor room.

St. Alban's neighborhood townhomes; Davidson, NC
The large common open lawn is enclosed by these attached townhomes, which provide housing choices within the neighborhood.   The form-based code in Davidson requires dwellings in new residential developments to be close to the street, and the streets to interconnect. There is a total of 19 acres of common space, including seven acres given to the Town for a public park.

St. Alban's "after" view, townhomes; Davidson, NC
Here is a similar view 11 years later. It feels like an established community now.

St. Alban's alley with garages; Davidson, NC
The form-based code also requires garages to be subordinate to the dwelling; a network of alleys is one way to meet this requirement. This alley is in back of the townhomes; some of the garages have two-stories with space for living units or offices above. This gives an opportunity for people to rent a smaller space and makes the homes more affordable both to the renter and the homeowner.

St. Alban's alley with garages; Davidson, NC
The passage of time has improved the appearance of the alleys as well. This alley is behind single-family homes.

Vermillion neighborhood, man walking on sidewalk; Huntersville, NC
The town of Huntersville, North Carolina, also passed a new zoning code in the 1990s that embraced the design-oriented principles of new urbanism. The developers of Vermillion, a mixed-use project of approximately 350 acres and an expected build-out of

approximately 1600 dwelling units, are designing the community around 13 principles of town planning.

Vermillion neighborhood live-work units; Huntersville, NC
Vermillion is about a five-minute walk from the center of Huntersville and has its own small commercial center. The live-work units, some of which are pictured here in 2001, provide opportunities for offices and retail on the ground floor, while the second floor has the option of being used as a dwelling.

 Vermillion neighborhood live-work units, "after;" Huntersville, NC
This similar view was taken in 2013.

Vermillion square; Huntersville, NC
 The live-work units and a restaurant front on a public square on two sides. The two-story buildings around the square provide a feeling of enclosure.

Vermillion square, "after;" Huntersville, NC
 Notice how the trees have matured in the 12 years since the previous picture was taken.

Vermillion townhomes; Huntersville, NC
These attached single-family units around the other two sides of the public square also contribute to the feeling of enclosure, while providing additional housing choices. The elevated first floor helps provide additional privacy from the street. The wide tree lawns provide room for the trees to grow.

Vermillion "after" view of townhomes; Huntersville, NC
The trees have grown quite a bit in the intervening 12 years since the previous picture was taken, contributing to the feeling of enclosure and being in an outdoor room. There is also a comforting sense of refuge.

Vermillion single-family homes; Huntersville, NC
Single-family detached homes are located just beyond the square. Notice the houses are set close to the street, garages are not visible, and narrow streets are framed with street trees on both sides. On-street parking is permissible. The streets form an interconnected network within the development, as well as connecting to streets in adjacent neighborhoods. There is a network of alleys for parking and trash pick-up. In addition to the one pictured here, there are other small public greens as well as larger parks throughout the neighborhood.

Vermillion single-family homes "after;" Huntersville, NC
After 12 years, taller trees contribute to the comfortable and inviting streetscape.

Vermillion, homes with greenway; Huntersville, NC
The project also makes the most of existing natural resources by integrating a 1.5 mile-long greenway into the neighborhood plan. A small creek is contained in the greenway; the developers have left it untouched for residents to enjoy. These homes have a view of the greenway, but not exclusive use of it, so it is common public space.

Vermillion, home with detached garage; Huntersville, NC
This home has an accessory dwelling in the rear; the alley is visible at the left. The town's form-based code requires lots of 60 feet or less to have a detached rear garage serviced by an alley.

I'On, houses by water; Mt. Pleasant, SC
The third community we will be looking at, called I'On, is in Mt. Pleasant, South Carolina, a short distance from Charleston. It is named after Jacob Bond I'On, a prominent South Carolina statesman who lived in the early 1800s. Construction on the 243-acre tract began in 1998; when complete, 762 single-family homes are planned. More than two miles of lakes and marsh frontage is accessible to the public by way of dedicated common areas and linear parks built around these natural amenities. A public walkway meanders through the marsh and provides enjoyment to all property owners, not just to those who own frontage property. All of the following pictures were taken in 2001.

I'On single-family homes; Mt. Pleasant, SC
Houses in a variety of visually-compatible architectural styles have been built close to the street, and the narrow tree-lined streets encourage slower driving speeds as well as give a feeling of enclosure. There is a definite sense of being in an outdoor room. On-street parking is permitted. A small neighborhood commercial center with restaurants, retail shops, and professional offices is part of the development.

I'On single-family home, Mt. Pleasant, SC
 Homes reflect the architectural style in the South Carolina Lowcountry.

I'On mailbox station; Mt. Pleasant, SC
People get their mail at this central point, an attractive place to bump into a neighbor. Construction for the project, not complete when this picture was taken in 2001, is visible in the background.

I'On alley; Mt. Pleasant, SC
Alleys provide access to garages located at the rear of the homes, and are safe enough to be used by children as a place to play.

I'On conservation area; Mt. Pleasant, SC
In the overall design of the development, attention was given to preserving sensitive wetlands and an important five-acre bird rookery. These have been set aside for conservation areas and are maintained by the homeowners' association.

Birkdale Village, several garages lined up; Huntersville, NC
One design feature often found in new places that strive to be "neighborhoods" – instead of "developments" or "subdivisions" – are alleys. This provides residents with parking in the rear of their houses…

Birkdale Village, houses from the front; Huntersville, NC

…and garages are not seen from the street.

Vermillion alley; Huntersville, NC
Both of these new neighborhoods are in Huntersville, North Carolina; here is the alley…

House from the front; Huntersville, NC
…and here is the front.

Houses in a row; Waynesville, NC
This group of homes is located in another community…

Single house; Waynesville, NC
…but wait--this IS the front of the house! Designer Randall Arendt terms this a "snout house," where the most unattractive feature – the garage – is also the most prominent. A person standing in front of this house might wonder where the front door is, and anyone taking a walk would notice the lack of variety in the view.   There is no streetscape or feeling of refuge.

Lowe's; Mt. Pleasant, SC
How would you feel if a very large commercial project were to announce plans to move next to your neighborhood? Can good design make a shopping center more compatible? This project, called Town Centre, is located in Mount Pleasant, South Carolina, and shows it is possible to design these larger developments so they are visually appealing and pedestrian-friendly. All of these photographs were taken in 2001.

Interior IHOP sign; Mt. Pleasant, SC
The entire project is approximately 50 acres in area and has about 500,000 square feet of retail. There are eight entrances to the project; this is one of the interior access roads. You can see that landscaping and sidewalks are important components of the development. Parking is located to the side and rear of this restaurant. The ground sign identifies the property but is not visually obtrusive.

Lowe's view; Mt. Pleasant, SC
The Lowe's store is one of the main anchor tenants. It has a heavily-landscaped parking lot with a wide boulevard in front that is shared comfortably by pedestrians and motorists. The pavement is concrete, while the crosswalks are asphalt pavement that has been pressed into a brick pattern and painted red. The change in color and texture makes motorists aware of the need to drive slowly and watch for pedestrians.

Landscaping; Mt. Pleasant, SC
There are parking bays with enough space between the rows of cars to enable landscaping to flourish. Existing vegetation was retained wherever possible.

Trees in parking lot; Mt. Pleasant, SC
Where several mature trees existed, an especially large natural area was retained to give them room to keep growing.

Parking on grass; Mt. Pleasant, SC

At the rear of the parking lot, overflow parking on grass is present, and there is a hedge to screen the lot from the access road.

Barnes & Noble; Mt. Pleasant, SC
This is one of the major entrances to the project. A huge oak tree is the focal point, and the road was designed to take advantage of its presence. Traffic becomes one-way around the tree island.

Movie theater; Mt. Pleasant, SC
There is a multi-plex movie theater at the end of the entrance road,

Roundabout; Mt. Pleasant, SC
…with a roundabout in front to handle traffic circulation. This portion of the road is constructed of textured pavers, so motorists naturally drive more slowly.

Sidewalk; Mt. Pleasant, SC
The sidewalk in front of the stores is very wide to make it comfortable and inviting for groups of pedestrians,

Café; Mt. Pleasant, SC
…and there are places to eat and socialize outside. The buildings have lots of windows, creating a feeling of refuge and making it more pedestrian-friendly.

Palm trees in parking lot; Mt. Pleasant, SC
Pedestrians have attractive and clearly-marked places to walk through parking lots…

Crosswalk; Mt. Pleasant, SC
…and between different parts of the shopping center.

Camouflaged electrical; Mt. Pleasant, SC
Unattractive parts of the building, such as utility boxes, are screened from direct view.

Stormwater drainage; Mt. Pleasant, SC
The stormwater drainage area is not an ugly pond choked with weeds and surrounded by a chain link fence, but instead looks like an attractive stream. In summary, this large development is a good neighbor to adjoining properties.

Summary, Good Design
In summary, a well-designed neighborhood creates many places worth caring about. This happens because:
  - Create streetscape that is visually appealing whether sitting, walking, or driving
  - Establish enclosure with buildings, spaces that respect pedestrian scale
  - Create visual harmony through appropriate use of architectural styles, elements
  - Ensure views of parking lots, garages, etc., are not prominent

Section 2, Housing Choices
 "Housing Choices" puzzle piece

Neighborhoods that work well offer a variety of housing types. As our housing needs change over time, this variety provides us the opportunity to remain in the same community. Single-family houses of various sizes as well as garage apartments, duplexes, and multi-family dwellings should be located near each other so younger and older people, singles and families, people with disabilities, and those of limited means may find places to live. It's also important to make sure these different types fit together by using design principles such as setbacks, scale, and similar architectural elements so they look like they belong together.

Older house; Asheville, NC
This house is located in Asheville, North Carolina, in the Montford historic district. It is an example of the Arts and Crafts, or Mission style, an early 20th century movement that emphasized simplicity, good craftsmanship and good design. Houses built in this style are typically less ornate than those from the Victorian period in the late 19th century. There are many examples of the Arts and Crafts architectural style in the neighborhood. You will notice this particular home has an interesting arrangement of windows on the second floor – a set of larger double windows and three smaller windows on the side.
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Homes in Montford; Asheville, NC
The home pictured here and the one next door are also located in the Montford historic district.   They look like single-family dwellings and fit in with the character of the early 20th century houses around them because of their setbacks, lot size, scale, and architectural details. However, the red house has four units and the green has three; they were completed in 2000. Notice the windows on the second floor replicate the pattern of windows we saw in the previous slide. It is also important to note although the building material looks like wood siding, it is actually fiber cement, a modern invention that has a long life, requires little maintenance, and can be painted. These characteristics made it work for both the non-profit and the Historic Resources Commission.

Close-up of green house; Asheville, NC
Three of the seven units in both houses were constructed to be handicapped-accessible. They are also meeting a need for affordable housing. A non-profit dedicated to providing affordable housing built the homes as part of a low-income housing tax credit project, so the people living in the apartments must meet income eligibility requirements of 60 percent or less of area median income (adjusted for family size).

Habitat street; Asheville, NC
The Habitat for Humanity office in Asheville, North Carolina, focuses their efforts on building a group of homes at the same time in one area. Their costs are much lower using this method, and as a result can build many more houses. However, they make sure the houses are not "cookie cutter" copies of one another, and fit in with homes nearby. Local architects design all of Habitat's houses. Here is an example of two houses on the street,

 House with arched porch; Asheville, NC
…and here is another, and all three look different from one another. The local Habitat director states that all the homes have large front porches to encourage families to visit

one another and develop a sense of community.

Habitat houses, Vermillion; Huntersville, NC
The developers of Vermillion, the community we reviewed in the *Design* section, chose another way to include affordable housing in their project. Their stated goal is to be a community for people from all walks of life. The Vermillion developers built the road, provided the water and sewer lines, and planted the street trees for these Habitat for Humanity homes, which are around the corner…

Vermillion homes; Huntersville, NC
…from these Vermillion houses.

"Bungalow" project; Davidson, NC
This home is in Davidson, North Carolina, and appears to be a single-family dwelling.

Sign; Davidson, NC
It is actually a tri-plex built by the Davidson Housing Coalition, a non-profit agency established in 1996 to meet the need for more affordable housing in the community.

View down street, 2001; Davidson, NC
This 32 unit development was built on 2.5 acres in the year 2000. It received funding from the federal low-income housing tax credit program and a variety of public and private sources, including funds raised from private individuals and groups in the town. The Town of Davidson donated the land and installed the sidewalks. One of the units in the tri-plex is accessed from this street front.

View down street, 2012; Davidson, NC
This picture, taken in 2012, 11 years after the previous one, shows how the mature landscaping contributes to a comfortable and inviting streetscape with a feeling of enclosure and refuge.

Back view, 2001; Davidson, NC
The access to the other two units is from the back, where parking for all units is located. Notice that the "back" looks as appealing as the "front" which we saw in the previous slides. During the planning stages, the local architect responsible for the design sought comments from neighborhood residents so the units would blend in. The development was one of only six from across the country to receive an award from Fannie Mae, the federal government's housing program. It also won an award from the NC Housing Finance Agency in 2001 for the best affordable rental development in a small city.

Back view, 2012; Davidson, NC
Here is the view from the back in 2012. The landscaping that was planted by the parking lot at the time of construction has filled in, and the trees by the sidewalk have matured. This creates a comfortable feeling of privacy and enclosure.

Beige duplex; Raleigh, NC
Here are some examples of the variety of dwellings found in one neighborhood in Raleigh NC. This duplex was built in the early 20th century…

Duplex close-up; Raleigh, NC
…and although it is small, it seems appealing and cozy. Just a couple of blocks away…

Peach duplex; Raleigh, NC
…is this larger duplex. It too was built in the early 20th century and fits in with the neighborhood because of the scale, setbacks, and architectural elements including the porch and roof.

White tri-plex; Raleigh, NC
Here is a home in the same neighborhood that has been retrofitted to become a three-unit dwelling. It fits in because the only change in the outside appearance was to add mailboxes and change windows to doors.

Yellow tri-plex; Raleigh, NC
A few blocks away in Raleigh is this tri-plex of more recent construction, which has several of the design elements of houses in the surrounding blocks, and so blends in with its neighbors.

Buildings downtown; Hendersonville, NC
It is important to remember that "downtown" has the potential to be a neighborhood, and in the last few years more people have been drawn to the convenience of living close to where they work, shop, worship and have fun. In the City of Hendersonville, North Carolina, there are approximately 27 apartments located on second stories of downtown buildings, along with 23 units in what was the Skyland Hotel, now a condominium. Several buildings have been renovated to refurbish the second story for living units.

***"Benjamin's" building downtown, 2013; Morganton, NC
Since the late 1990s, Morganton, North Carolina, has seen demand for housing downtown continue to increase. As of 2013, there are 10 upstairs living units above older buildings downtown, including the building pictured here.

Brick townhomes, 2013; Morganton, NC
Other housing downtown includes a group of brownstone townhomes that were built in the late 1990s, on what was the site of a fast-food restaurant Since they have been built to the sidewalk,

Brick townhomes, 2013; Morganton, NC
 …a streetscape has been created; the project also anchors the corner of the intersection.

Morganton Trading Company building, 2013; Morganton, NC
The Morganton Trading Company (MTC) project, discussed in more detail in Section 2, *Rehabilitate for a Different Use,* in the *Making Buildings Fit* presentation*,* includes 43 1-, 2-, and 3-bedroom apartments in a former textile mill located downtown.   In the building wing seen straight ahead, the top two floors have apartments while the ground floor is for parking.

Morganton Trading Company, 2001; Morganton, NC

This is a view of another part of the building during construction, in 2001.

Morganton Trading Company, 2013; Morganton, NC
This is what the building looks like in 2013. This wing contains retail and offices on the ground floor, but access is from the side courtyard. People living in the second floor apartments use this door.

Senior living complex, 2013; Morganton, NC
In addition, 28 senior living apartments have been built next to the Trading Company by the North Carolina Housing Finance Agency. This project was one of the winners of a "Housing North Carolina" award in 2003, which are given annually to the best affordable housing developments in the state.

Condominiums, 2013; Morganton, NC
The Trading Company project has spurred other construction in the neighborhood, including 10 residential condominiums above office space across the street. Notice how the buildings anchor the corner of the street intersection.

Townhomes, 2013; Morganton, NC
Next door are these 10 new townhomes.

Brick building with train depot in background, 2013; Morganton, NC
A few blocks south of the Trading Company is this mixed-use renovation project that includes four apartments by the restored train depot, which is the yellow building visible to the far right.

Depot building; Morganton, NC
Visible beyond the depot is another former mill building. The City is actively working with partners to redevelop this property into 40 market-rate senior living units for the deaf and blind; a completion date of 2015 is projected.

Asheville NC
Castanea Building, historic picture; Asheville, NC
Asheville NC has experienced a surge of interest in downtown living in the past two decades. Several buildings have been converted or reconverted into condominiums and apartments. The three-story building, known as the Castanea, was built in 1921…

Castanea current; Asheville, NC
…and originally had offices above the ground floor retail stores.

Castanea current; Asheville, NC
Some of the offices were later turned into rooms for boarders. As time passed the upper floors were abandoned, and for 50 years remained vacant. Holes developed in the roof. The stores on the street level, however, continued to function.

Castanea inside view; Asheville, NC

In the late 1990s a group of five women purchased the building and, using historic preservation tax credits, were able to renovate it. They kept many of the original features such as the red gum wood paneled doors, tile floor in the hallways, and transoms with frosted glass with original lettering on the windows.   A total of six condominium units on the upper two floors were created, ranging in size from 1100 to 1300 square feet. Some units have balconies and others have private roof terraces.

Kress building, historic view; Asheville, NC
The Kress building, also in downtown Asheville, was built in 1928… (*Photo credit: Ewart M. Ball Photographic Collection, ball 01460, D.H. Ramsey Library Special Collections, UNC Asheville, 28804)*

Kress building current; Asheville, NC
…and features detailed polychrome terra cotta tile in neo-classical motifs.

Inside Kress building; Asheville, NC
By the 1970s the upper floors were empty and deteriorating. The building was purchased in the mid-1990s and the new owner used historic preservation tax credits, plus financing by a local bank, to completely renovate it inside and out. There are now a total of 21 condominium units on the upper three floors ranging in size from 550 square-foot studio units to 1500 square-foot two bedroom two bath units; the first floor and at-grade street level on the rear of the building are being used for retail.

Smith-Carrier building, historic view; Asheville, NC
The seven-story Smith-Carrier building constructed in 1926 used to be the location first for Belk's department store and then for JC Penney in downtown Asheville.

Smith-Carrier current view; Asheville, NC
 It became the home of a discount store when Penney's moved around the corner in the 1950s. It was left vacant for a number of years when the hub of retail activity shifted out of downtown to the mall in the 1970s.

Smith-Carrier current view; Asheville, NC
In the 1990s the local firm of Public Interest Projects purchased the building.

Smith-Carrier interior view; Asheville, NC
Their mission is to make urban areas more livable, and one of their primary aims is to provide downtown housing by renovating and re-using existing buildings. Using historic preservation tax credits, the building was renovated and the top four stories have been converted into 18 condominium units.

Smith-Carrier outside view; Asheville, NC
The at-grade street level – accessed from the side street – and first floor are used as retail space; the second floor is available for live/work units.

Patton Ave. historic photo; Asheville, NC
Patton Avenue in downtown Asheville is one of the city's main streets. This is what it looked like several decades ago. Notice the building on the left with the four small

decorative stone urns on top, and the building next to it on the right. The building with the urns was built in 1924 by the Piedmont Electric Company as their office. In its later years the upper floors were used as studio space for several artists.

Patton Ave. current view; Asheville, NC
This is the same view taken in 2000; you will notice that the building with the urns is still standing, and the building to the right as well. These two buildings had their two upper floors converted into apartments and condominiums in the late 1990s.

Close-up of buildings; Asheville, NC
This is a closer view from 2000; the Piedmont Electric Company building's historic sign is still visible between the second and third floors.

Historic rear view; Asheville, NC
This is what the rear of the Piedmont Electric Company building originally looked like.

Rear view, 2000; Asheville, NC
This is the view of both buildings from the back taken in 2000. You can see that the rear looks much the same as when it was constructed. In the late 1990s the owner decided to undertake an extensive renovation that involved constructing an elevator to serve both buildings and essentially joining the buildings on the second and third floors.

Interior view with glass block; Asheville, NC
An air shaft originally used for a ventilation system was converted into a skylight with glass block so all units have access to natural light. Renovation took two years and made use of both state and federal historic preservation tax credits; the project was completed in 2001.

Rear view, 2013; Asheville, NC
Let's re-visit the rear of the building 13 years later. Notice that the adjacent building on the right has had a make-over of its own. The windows have been enlarged, greatly improving its appearance.

Summary, Housing Choices
- Encourage a broad range of housing types, price levels in same neighborhood
- Use scale, siting, architectural elements so different housing types blend together
- Preserve original architectural character when rehabilitating historic buildings

Section Three, Transportation Options
"Transportation Options" puzzle piece
When there are transportation options in a neighborhood, it is possible to walk and ride a bicycle safely, driving is pleasant, and public transit could be feasible some day if it is not available now. Sidewalks, crosswalks, and greenways connect uses, buildings, and places together to accommodate a safer pedestrian circulation network. They also provide close-to-home opportunities for exercise, and enhance ways to get to know neighbors.

Tree-shaded street; Hendersonville, NC
Dan Burden, noted pedestrian expert, has said that when walking works in a community, everything works. It is easy to imagine wanting to take a walk down this street. There are interesting buildings to see. Large trees provide shade, and we feel protected from passing traffic so we have a sense of refuge. There is a feeling that we are in an outdoor room. This is a comfortable and inviting place.

Busy road without sidewalk; Asheville, NC
What about here – is this comfortable and inviting? Since World War II it seems we have often neglected the needs and interests of pedestrians when we have built roads. No one would walk here unless they didn't have another option.

Street with trees, sidewalk; Mountain View, CA
To make walking safe, pleasant, and convenient, sidewalks should be five or more feet wide. Pedestrians need to be buffered from passing traffic with tree lawns or on-street parking, and preferably both. Mature shade trees in a tree lawn provide a comforting sense of refuge. Crosswalks are also important.

Merritt Park; Asheville, NC
Merritt Park is a mixed-use, mixed-income development adjacent to downtown Asheville, North Carolina. The building has 16 condominium units and one office. Nine of the 16 residential units are subsidized to provide housing for families making less than 80 percent of the area median income, increasing affordable housing options in the community.

Merritt Park; Asheville, NC
Because of the building's location close to schools, parks, shopping, and employment opportunities, it could be possible for a family living here to have only one car, freeing up more of the household's income for things other than the mortgage payment.

Merritt Park, view of parking; Asheville, NC
Due to its close proximity to downtown, developers of Merritt Park chose to limit the number of parking spaces to one per unit.

Merritt Park with adjacent home; Asheville, NC
The building fits comfortably into the existing fabric of the neighborhood and makes a welcome addition because of its scale, articulation, roof style, and use of architectural elements from homes nearby.

Bus shelter; Asheville, NC
A covered bus shelter incorporating the work of a local artist was included in the project design.

Birkdale Village sidewalk, 2002; Huntersville, NC
It is possible to have a pleasant walk along a very busy road. This sidewalk with trees on each side was constructed along one of the main roads in Huntersville, North Carolina, as part of the Birkdale Village development; we will be looking at more pictures from this project in the next section, which covers integrating uses. This picture was taken in 2002,

when the project was still under construction.

Birkdale Village sidewalk, 2012; Huntersville, NC
Ten years later, the trees and landscaping have matured to create a lovely and inviting streetscape with a sense of refuge, and a feeling of being in an outdoor room.

The Crossings TOD; Mountain View, CA
The City of Mountain View, California, received the 2001 "Outstanding Planning Award for Implementation" from the American Planning Association for two projects. "The Crossings," a transit-oriented development (TOD), was completed in early 2000. It transformed an 18-acre former shopping mall site into a high-quality residential community.

Train at station; Mountain View, CA
The pedestrian-oriented neighborhood combines housing and transit in close proximity to offices and shopping areas. Designed by Peter Calthorpe, the site incorporates a mix of 360 housing units close to a Caltrain rail station. Housing choices include small-lot single-family homes, townhomes, and condominiums.

People outside café with train; Mountain View, CA
The overall density is 21 units per acre. All buildings are oriented to the street…

Café; Mountain View, CA
…and compact townhouses and neighborhood stores face the station. The design encourages interaction among residents through the placement of sidewalks, pedestrian paths, common open spaces, and front porches.

Woman with child; Mountain View, CA
Mountain View has pioneered the use of urban planning tools such as "precise plans" that allow the city to make zoning more specialized for specific areas in the city, and transit overlay zones, which require developers to adhere to strict pedestrian-friendly design guidelines. Precise plans replace traditional zoning with customized standards for a designated area. The plans establish broad goals and objectives with detailed development standards. Through flexible design approaches, such plans can encourage a variety of housing types, higher densities, narrow streets, public open space, reduced setbacks, and compatibility with the surrounding area.

Park in Whisman Station; Mountain View, CA
The second project in Mountain View that received an award is called Whisman Station. Its precise plan initiated the redevelopment process for a 500-unit residential community on a 40-acre industrial site formerly operated by GTE. Extension of the light rail line through the property gave the city an opportunity to create a mixed-use neighborhood in an office and light industrial area with links to transit.

Fountain in Whisman Station; Mountain View, CA
City planners worked closely with the developers to ensure the goals of the plan were met in a consistent manner.

Houses in Whisman Station; Mountain View, CA
The result is a walkable and diverse community of small-lot single-family homes and row houses, integrated with public parks and the light rail station.

Train; Mountain View, CA
The highest density housing was required to be in close proximity to the transit station.

Sign; Mountain View, CA
This is the sign for park and ride lot…

Parking lot; Mountain View, CA
… and here is the parking lot.

Man walking; Mountain View, CA
With an average density requirement of 12 to 14.5 units per acre, but no minimum or maximum, flexibility is built into the plan…

Houses in Whisman Station; Mountain View, CA
…allowing for a mix of housing types.

Courtyard in Whisman Station; Mountain View, CA In addition to making both developments dense and pedestrian friendly, the city also took steps to make sure they were well-designed. City staff rejected proposals until they found the best ones.

Summary, Transportation Options
- Build connected network of streets, with sidewalks five or more feet wide along both sides
- Construct narrow, tree-shaded streets in neighborhoods
- Buffer sidewalks from traffic with tree lawns, on-street parking
- Ensure crosswalks are well-marked
- Provide marked bike lanes on higher-speed roads
- To make public transit more feasible, cluster highest density housing around neighborhood center and stops along likely routes

Section 4, Integrating Uses
"Integrating Uses" puzzle piece
Before World War II, communities were laid out so people could walk from where they lived to where they shopped, worked, and worshiped in the same neighborhood. The development pattern that became popular after World War II separates all these activities. Commercial development is typically spread out along multi-lane thoroughfares without sidewalks, and subdivisions are isolated from places to work and shop. In other words, everything is a drive away. Integrating uses allows people to live once again within walking distance of many activities of daily living; it also gives more independence to those who do not drive.

Brick building; Asheville, NC

It is possible to integrate uses on a small scale in an individual building. This building in Asheville was built in the late 1990s by a non-profit dedicated to providing affordable housing. Known as the Head of Montford, it is a mixed-use project, with the first floor developed as market-rate retail or office space; five apartments are on the second floor. Because funding was received through low-income housing tax credits, the apartments are restricted to people meeting the income eligibility requirements of 60 percent and below of area median income.

Chadwick Corners; Hendersonville, NC
Several uses can occur in different buildings on the same parcel. The Chadwick Corners project in Hendersonville, North Carolina, is located a few blocks south of downtown off US Highway 25. There are two office buildings close to the road and several apartment buildings along with a pool behind the offices.

Harris Teeter; Huntersville, NC
Here are some examples where uses are integrated on a larger scale. As noted in *Making Buildings Fit,* in Section 5, *Groups of Buildings*, the Rosedale-Market Square center in Huntersville is two side-by-side commercial developments located on Sam Furr Road, off Interstate-77. There is also a residential neighborhood within walking distance behind the commercial area, which is our focus in this section. This picture was taken in 2013.

Street intersection; Huntersville, NC
The road linking the neighborhood with the commercial area has a median with trees, which slows down traffic. In addition, the sidewalk has a tree lawn. This gives pedestrians a feeling of safety, so a walk would be more pleasant. There is a childcare area that is part of the neighborhood, as well as apartments, single-family townhomes, and offices. This picture was taken in 2001, when the project was still under construction. The childcare building is visible on the right, a little ways down the road.

Street intersection; Huntersville, NC
This is what the intersection looks like in 2013. The trees in the median and by the sidewalk have matured so they form a canopy overhead, creating a feeling of refuge. This would be a comfortable and inviting place to take a walk.

Alta sign; Huntersville, NC
Continuing down the street is the neighborhood referred to earlier. A typical apartment complex might be laid out so it ends up looking like a random arrangement of buildings linked only by parking lots.

Bexley Commons sign; Huntersville, NC
In this particular community, however, built according to form-based codes, the streets are public with on-street parking, have sidewalks, and are lined with trees. Here is the same scene 12 years later.

Street scene, 2001; Huntersville, NC
The buildings are set close to the street, forming a streetscape. Additional parking and garages are located behind the buildings.

Street scene, 2013; Huntersville, NC
There are approximately 325 apartments and 150 townhomes, including several live-work units. It is possible for a family to live in the neighborhood and walk to shopping or to work.

Street scene, 2001; Huntersville, NC
Here are some additional "before" and "after" pictures of the neighborhood, showing how the setbacks, design of the buildings, architectural features, and mature landscaping work together to create a comfortable and inviting streetscape.

Street scene, 2013; Huntersville, NC
  (No text – just picture)

Street scene, 2001; Huntersville, NC
  (No text – just picture)

Street scene, 2013; Huntersville, NC
  (No text – just picture)

Street scene, 2013; Huntersville, NC
  (No text – just picture)

Transit shelter, 2013; Huntersville, NC
The transit shelter provides protection from the elements as well as a focal point at a terminated vista, since it is at the end of a street.

Information center, 2013; Huntersville, NC
This is the information center for the residential portion of the neighborhood.

Rosedale Medical Center, 2012; Huntersville, NC
A short walk down the street is a group of office buildings, including the one pictured here.

Rosedale Medical Center, 2013; Huntersville, NC
This is the view from the parking lot side of the building.

Rosedale Medical Center, 2012; Huntersville, NC
A close-up of the wall shows that elements of articulation, changes in building material, and landscaping help break up the mass of the building all so it is more human scale.

Rosedale Medical Center, street view, 2012; Huntersville, NC
This is the view of the medical center from the street; notice there is an entrance on this side of the building as well. The building anchors the corner of the street intersection in two ways: it provides an edge for the sidewalk, and the added height gives it visual prominence.

Birkdale Village sign; Huntersville, NC

Just down the road, also in Huntersville, is the Birkdale Village mixed-use community, built to take advantage of the town's form-based code. In an article in the February 2002 issue of <u>Planning</u> magazine, the developer of the project stated the project has been so successful the "Main Street" area had to be expanded to accommodate more demand from retailers. This picture was taken in 2002, when the project was still under construction.

Birkdale Village sign "after;" Huntersville, NC
Here is the same view in 2013, with construction completed.

Picture of street with construction; Huntersville, NC
The project is 52 acres in area, with 325,000 square feet of retail, restaurant and entertainment uses, 75,000 square feet of office space, and 300 rental units.

"After" view, same street; Huntersville, NC
The tree canopy now provides shade and a feeling of refuge. Eleven years later, the street has become a comfortable and inviting outdoor room. The trees have grown to the point where it's difficult to see that it's the same building as the previous picture…

"After" view, same street; Huntersville, NC
…unless you walk up a bit further, and then it's possible to see the distinctive architectural features of the building.

Movie theater; Huntersville, NC
During project planning, every effort was made to welcome both pedestrians and motorists. The terminus of the major entrance road, or parkway, is a multi-plex movie theater. This was the view in 2002,

View in 2013 of movie theater; Huntersville, NC
…and how it appears in 2013.

Close-up of theater; Huntersville, NC
There is a central landscaped area/park with wide sidewalks and angled parking on both sides. It is possible to "park once" throughout Birkdale Village and visit several stores and the movie theater without feeling the need to re-park even if the destinations are a little ways away from each other – because walking is so pleasant.

Fountain 2002; Huntersville, NC
There is a fountain directly across from the theater that serves as a focal point.

Fountain and parkway 2002; Huntersville, NC
This was the view in 2002 looking down the parkway from the fountain.

Fountain 2013; Huntersville, NC
This view from 2013 shows how the trees have matured to create an inviting outdoor room in the central landscaped area in the middle of the parkway,

Central park 2013; Huntersville, NC

…and the wide sidewalks on both sides make it a popular place for a stroll.

Fountain/splash pad 2002; Huntersville, NC
There is also a larger fountain/splash pad in the central park; the movie theater is visible in the background.

Fountain/splash pad 2013; Huntersville, NC
Eleven years later, the view has changed has the trees have filled in, creating an overhead canopy and the feeling of being in an outdoor room. The fountain continues to be a popular gathering place, with entertainment on the weekends.

Retail building and benches, 2002; Huntersville, NC
The roads are framed with buildings that are three and four stories high, with retail and offices on the lower floors…

Same building, 2013; Huntersville, NC
 …and apartments on the upper floors. This is the same view as the previous picture, 11 years later.

Street with parking, 2012; Huntersville, NC
The roads have on-street parking,

Parking lot with buildings, 2012; Huntersville, NC
…additional well-landscaped lots are located on the perimeter of the property,

Close-up of entrance to deck, 2013; Huntersville, NC
 …and two-level parking decks are located behind some of the buildings. An entrance to one of the decks is visible here. The bottom level is for people shopping…

Upper level parking, 2002; Huntersville, NC
…and the upper level is for people living above the stores. This arrangement is convenient for the residents, since they don't have to climb the stairs to reach their apartments. Notice how much smaller the trees are in this view, taken in 2002,

Upper level parking, 2013; Huntersville, NC
…than they are in a similar view, taken in 2013.

 Mom with stroller, 2002; Huntersville, NC
The feeling is more one of "Let's park the car now so we can walk around" as opposed to "Get a parking space as close to the building as possible so we don't have far to walk." Even in 2002, when this picture was taken, before construction was completed and the landscaping had matured, parking did not dominate the landscape.

Similar view, 2013; Huntersville, NC
This picture was taken in 2013 but not at the same intersection. The outdoor spaces are inviting, with a feeling of refuge.

Four story white building at intersection, 2002; Huntersville, NC

One of the major intersections in Birkdale Village is anchored with this four story building; this view is from 2002.

Four story white building at intersection, 2013; Huntersville, NC
Motorists know they need to drive slowly because of the change in pavement color and texture at the intersection. There are no traffic lights in Birkdale Village, even though it is a busy place. Traffic is managed with roundabouts and stop signs. Notice the tree growth in 11 years.

House, 2002; Huntersville, NC
Adjacent to the commercial core is a residential neighborhood. The houses are built close to the street with porches, and the garages are to the rear or accessed from alleys. This photo was also taken in 2002.

Similar house, 2013; Huntersville, NC
Here is a view of a similar house in 2013.

Row of houses, 2002; Huntersville, NC
The sidewalks are lined with trees. This particular street has an alley behind it, where the garages are located.

Same row of houses, 2013; Huntersville, NC
Eleven years later, it is difficult to believe it is the same street.

View down sidewalk, 2002; Huntersville, NC
Here is another view of the same street from 2002,

View down sidewalk, 2013; Huntersville, NC
…and in 2013. The tree canopy provides a comfortable and inviting experience for pedestrians, as well as a more pleasant drive for motorists.

Summary, Integrating Uses
- Encourage housing to be located within walking distance of shopping, work opportunities, and public buildings
- Promote mixed-use development, especially at neighborhood center
- Apply good design principles so different uses fit together
- Place parking lots to the rears of buildings; require landscaping

Section 5, Public Buildings and Spaces
"Public Buildings and Spaces" puzzle piece
Public buildings and spaces includes all the environments where we travel, congregate, and conduct public business such as streets, sidewalks, parks, civic buildings, and cultural facilities. These buildings and public gathering places require attention and consideration to reinforce community identity. In the past, civic buildings were designed and built to instill and evoke feelings of pride in residents and visitors. A successful neighborhood should provide ample public places that are attractive and conducive to personal interaction.

City Hall; Hendersonville, NC
People in Western North Carolina are fortunate to have a legacy of imposing and attractive civic buildings around the region, including City Hall in Hendersonville…

Close-up of City Hall; Hendersonville, NC
…that has these inspiring words carved into the stonework.

Rutherford County Courthouse; Rutherfordton, NC
 This is the Rutherford County courthouse, located in the county seat of Rutherfordton, which was also built in the early 20th century. Some of the elements that make both buildings "feel" stately are the center door, large columns, full height porch, use of stone and other materials that will stand the test of time, and an overall formal symmetrical design. This architectural style is known as "Classical Revival," based on buildings found in ancient Greece. In addition, there is no parking in the front lawn of this courthouse, which has been left as a public gathering space and a place for memorials; this emphasizes its importance in community life. You don't need a sign to inform you that this is a significant civic building.

 Henderson County Courthouse; Hendersonville, NC
The new county courthouse in Hendersonville continues this tradition of classic civic architecture…

 City Hall; Huntersville, NC
…as does the city hall in Huntersville built in the late 1990s. It is easy to imagine all of these civic structures being on postcards as important local landmarks.

 Town Hall; Rural Retreat, VA
In contrast, this town hall in Virginia with its cookie-cutter architectural style could be anything – no wonder it needs a sign. Otherwise you could go right by it and think it was a bank, real estate office or maybe a furniture store. This would probably not make for a best-selling postcard.

 Fire station; Hendersonville, NC
Here is the fire station in Hendersonville that was built in the 1990s; it clearly states this is an important building in the community…

 Fire station; Hendersonville, NC
… and was built to last for several generations.

 Fire station, original building; Etowah, NC
A few miles west of Hendersonville are the communities of Etowah and Horse Shoe. The volunteer fire department station that was built in the 1960s was made of brick…

Additional view original fire station building; Etowah, NC
…but was not interesting to look at.

Overall view of fire station; Etowah, NC

When the department decided to expand their building, the architect designed an innovative building around and over the existing structure so parts of the original structure are still visible. The new section incorporates the traditional design feature of arched windows that evoke memories of fire stations from 100 years ago, as well as new elements, notably patterns in the brickwork. The building invites appreciation and exhibits the pride of a community in this important landmark.

St. Alban's Church; Davidson, NC
St. Alban's Church in Davidson, North Carolina, has been built in the new neighborhood we saw at the beginning of this presentation. The building serves as the focal point for the entrance road into the community.

Library; Saluda, NC
The small town of Saluda NC (population 575) is rightfully proud of their library on Main Street that opened in December of 2000. The town didn't have a library and residents had to drive half an hour to get to one in neighboring communities. A previous mayor in the mid-1990s donated the building, originally used as a retail store, to the town; the renovation took 18 months. The entire community came together to raise funds from public and private sources both locally and out-of-state. The Bill and Melinda Gates Foundation donated a total of 16 computers for a computer lab and general patron use.

Library inside; Saluda, NC
The back portion of the upper floor is used by the library and the town government now has their meetings in the front room. It is a lovely space.

Old post office; Wytheville, VA
One look at this building and it is obvious that it used to serve an important civic purpose. It is the former post office in Wytheville, Virginia and one of several standard building designs the postal service used during the early 20th century.

Close-up of post office; Rural Retreat, VA
In recent years the postal service has opted to economize in some places by locating branches in storefronts.

Post office; Rural Retreat, VA
The result can be a sad-looking existence in old strip shopping centers (notice the small sign on the far left), and the loss of its function as a place of civic pride. This might be a postcard of what not to do.

Post office; Huntersville, NC
In contrast, here is the post office in Huntersville, North Carolina, constructed in the late 1990s. Even though parking is located in front and thus is not helping to create a streetscape, the structure itself has been built using varied materials, has windows that promote interaction between people inside and outside the building, and landscaping. This new building is a place to be proud of.

McDowell County Courthouse; Marion, NC

This courthouse is an imposing building with a large lawn in front suitable for memorials and public gatherings.

Side view County Courthouse; Marion, NC
When the building needed to be expanded in the 1970s to provide more office space, the decision was made to design the addition in a different architectural style, leading to the use of concrete instead of brick. The result is a building that has a split personality. This means the visual interest and character inherent in the original…

Side view of courthouse, Marion, NC
…is not present in the new section.

Back view of courthouse; Marion, NC
From this view, the building looks forbidding rather than welcoming.

View down street; Marion, NC
This blank concrete wall of the building along the sidewalk has no windows. A pedestrian would not experience an inviting streetscape or have a comfortable feeling of refuge.

Rowan County Courthouse; Salisbury, NC
In Salisbury, North Carolina, the Rowan County Courthouse has an imposing presence with its Classical Revival architectural elements. When the building was expanded…

Rowan County Courthouse, old and new sections; Salisbury, NC
…it was done in such a way that the original and new sections blend together. The window treatment in both buildings is similar, the scale and setbacks are compatible,

Rowan County Courthouse, new section; Salisbury, NC
…and the overall feeling is one of a stately, not forbidding, building.

Summary, Public Buildings and Spaces
- Site civic buildings so they are integral to community fabric, accessible to all
- Use building materials to last for generations, evoke civic pride
- Develop streetscape guidelines that address street, sidewalks, building setbacks, façades, signs
- Ensure new and/or redeveloped public and private buildings provide plazas, courtyards, lawns of appropriate scale
- Improve existing public, private parking lots with landscaping, marked pedestrian ways
- Provide convenient public spaces of varying sizes, purposes

Section 6, Infill Development
(Picture of "Infill Development" in a puzzle piece) Our last section deals with infill development. "Infill" is a loosely-defined term that refers to development projects on vacant urban land or the redevelopment of a blighted building or neighborhood. Another way to look at this is how the neighborhood evolves over time. Infill development within existing urban areas conserves economic investment, environmental resources, and social

fabric, while reclaiming marginal and abandoned areas. It is crucial for new buildings to fit in with existing structures; this can be done successfully using the design principles discussed in earlier sections.

Older home; Salisbury, NC
This house in Salisbury, North Carolina, is located in one of the city's 10 national register historic districts. It is built in the bungalow style, and some of its distinguishing architectural features include a height of one-and one-half stories, a steeply pitched roof with gables on the sides, central dormer, brick piers with columns above, and a front porch that extends all the way across the front.

Other house; Salisbury, NC
Here is a house just down the street. Notice that this house and the one in the previous picture have many design features in common: it is also a bungalow and has one- and one-half stories, a similar roof, central dormer, brick pillars with columns, and the front porch across the front. They look like they were built around the same time, in the early 20th century. They're so similar that this house was listed as a "contributing structure" when the research was being done to add this neighborhood as an historic district – meaning that the preservationist thought it was the same age as the house we saw previously – even though it had just been built the previous year. This is an excellent example of infill construction that blends in with the neighborhood.

Red house with porch; Greensboro, NC
In Greensboro, North Carolina, the Fisher Park historic district has many lovely older homes including this one, built in the Arts and Crafts style in the early 20th century.

Blue/gray house; Greensboro, NC
This home, also in Fisher Park, incorporates many of the architectural elements of neighboring older homes including scale, setback, roof pitch, materials, and window style. However, it was constructed in the late 1990s on the site of a house that had burned.

White house; Southport, NC
This inviting two-family home is located in Southport, NC. With porches on both the first and second floor, it provides many opportunities to enjoy the weather outside.

White four-plex; Southport, NC
This house is just around the corner and shares many of the same design elements – but it is a four-unit dwelling. Careful attention to detail enables it to fit in with its neighbors.

White one-story house; Davidson, NC
This modest home is located just a few blocks away from downtown Davidson, North Carolina.

Row of houses; Davidson, NC
The demand for in-town housing led to the construction of these homes across the street. They are built close to the street and have porches, which creates an opportunity for more interactions with neighbors.

Alley; Davidson, NC
Parking for these houses is provided at the back, off an alley.

Beige ranch house; Asheville, NC
In Asheville, North Carolina, this newer home sits on a lot in a neighborhood where older houses nearby look like…

Neighboring house; Asheville, NC
…this. Since the architectural styles are completely different, the newer home is not a seamless fit with its neighbors.

Narrow residential street; Asheville, NC
In another neighborhood in Asheville near downtown, there is a great example of infill working well because of careful attention to architectural details.

Blue house with porch; Asheville, NC
This house, built around the turn of the 20th century, is across the street from…

Yellow house; Asheville, NC
…this house, which looks like it might have been built around the same time. It and two others next door –

Row of houses under construction, 2002; Asheville, NC
all of which are visible in this photo taken in 2002 when they were still under construction – were built by a non-profit dedicated to providing affordable housing. They are modular homes, which means they arrived in sections transported by trucks and were lifted by crane onto the foundation; the second story was added as a separate stick-built section on site.

 Row of houses in 2013; Asheville, NC
 Here is the view down the street in 2013. The landscaping has matured so the row of houses is no longer visible. They are all a seamless fit in the neighborhood, adding to the character of the street.

Close-up of houses under construction, 2002; Asheville, NC
Note the boarded-up home visible in the background of this photo from 2002 – an historic cottage built in 1883. It was transported to this street several blocks away from its original location when it was threatened with demolition.

Restored cottage in 2013; Asheville, NC
This is what the fully-restored cottage looks like in 2013. When it was placed on this site, it was raised up high enough so a full floor was created underneath, creating the opportunity for a ground floor dwelling unit.

Plaque; Asheville, NC
A plaque by the driveway provides information about the cottage's original owner.

Two houses, 2013; Asheville, NC
Funding was provided through the HUD Home project, administered through the City of Asheville; the City's housing trust fund that is raised by tax revenues; and commercial bank loans. In order to purchase the homes, people had to meet the income eligibility requirements of 80 percent or less of area median income.

Red house with porch; Asheville, NC
This house, built in the Arts and Crafts style in the early 20th century, is in an older neighborhood close to downtown Asheville.

Street view; Asheville, NC
This is the view up the street.

Princess Anne Hotel; Asheville, NC
Across the street from the red house is this historic hotel that has been fully restored to its original character. Although it is three stories in height, and therefore taller than the single-family homes nearby, it is a good fit in the neighborhood because of the articulation, ornamentation and trim, overall architectural style, and building materials used in construction.

Apartment building; Asheville, NC
This is an apartment building on the same street,

Apartment building; Asheville, NC
…as is this one. They fit comfortably into the fabric of the neighborhood.

Side view of hotel; Asheville, NC
Visible in the next block, down the street from the hotel,

Apartments; Asheville, NC
…is this large apartment complex. Notice how the sidewalk stops at the corner.

Parking lot; Asheville, NC
Since the architectural style is completely unlike all the homes, hotel, and apartments around it, this is not a seamless fit with the neighborhood.

Blue house; Raleigh, NC
This turn of the 20th century home in Raleigh is in a neighborhood that experienced a decline…

Boarded-up house; Raleigh, NC
…but is in the process of revitalization. Known as Edenton Place, a number of houses have recently been constructed…

Beige two-story house; Raleigh, NC
…that respect the character of existing homes…

Two homes; Raleigh, NC

…and create a new neighborhood…

Single house with porch; Raleigh, NC
…that is comfortable and inviting.

Brick townhomes; Raleigh, NC
In another Raleigh neighborhood, the architects of this seven-unit townhome development made an effort to have the new development blend with the diverse architectural styles of the neighborhood. There are three attached condominium units that face the street…

Close-up of front door; Raleigh, NC
… with a brick and iron fence that creates welcoming, yet still private, space from the street …

Rear view; Raleigh, NC
…and four units in the back. Parking is located in the shared space between the front and back units.

Cedars Mill townhomes; Charlotte, NC
In Charlotte, North Carolina, these townhomes known as Cedars Mill are attractive both from the street…

Courtyard; Charlotte, NC
…and the courtyard, where private shared space has been established through careful attention to site design.

Parking; Charlotte, NC
Parking is located in the back, underneath the units.

Dilworth Crescent; Charlotte, NC
Dilworth Crescent is an urban in-fill project located in one of Charlotte's oldest in-town neighborhoods, Dilworth. Careful design, landscaping and recessed garages help create a spacious feeling to the street…

Close-up of house; Charlotte, NC
… even though the houses are attached. The project is 3.62 acres in area with 39 attached homes, or a density of 10.8 units per acre.

One-way street with homes; Charlotte, NC
Infill development can involve the redevelopment of land already built upon. In Charlotte's First Ward, a 36-acre deteriorating public housing complex has been redeveloped into a model mixed income neighborhood.

Beige homes with white porches; Charlotte, NC
The Housing and Urban Development (HUD) department has called this program "HOPE VI." It replaces traditional public housing barracks-style complexes with mixed-income

communities. Pictured here are existing units that were re-designed to add porches.

Before picture – boarded-up house; Charlotte, NC
This is what the area looked like before redevelopment.

Before—road; Charlotte, NC
Here is another view of the area before redevelopment.

Before—aerial; Charlotte, NC
The barracks-style configuration is apparent from this "before" aerial view.

Street with three-story buildings; Charlotte, NC
It is difficult to believe we're in the same place. The Charlotte Housing Authority partnered with several public and private entities to devise a master redevelopment plan for the area in 1997. It is geared towards creating a socially and economically viable neighborhood that is integrated into the surrounding community.

Woman with dog at cross-walk; Charlotte, NC
Three hundred eighty-six units of public housing were demolished and replaced with a variety of rental and resident-owned homes and apartments as well as public housing. Streets were re-designed to add marked pedestrian crosswalks,

Roundabout; Charlotte, NC
…and a roundabout was added to slow down traffic.

Streetscape with buildings and trees; Charlotte, NC
Many street trees have been planted, creating a comfortable feeling of refuge.

Streetscape with on-street parking; Charlotte, NC
One notable feature is that while some of the units are market rate and others are subsidized, the units are indistinguishable from the outside. In other words, no one is stigmatized as being "low-income" because not everyone who lives there is low-income…

Parking in the rear; Charlotte, NC
…and the location is so close to downtown that it is a highly desirable place to live. Since the public investment has been made, the private development market has gotten involved, and additional market-rate housing has been built in the First Ward area.

Summary, Infill Development
- Use design principles (scale, ornamentation, architectural style) and landscaping so new construction blends seamlessly into neighborhood
- Encourage preservation of historic buildings; provide incentives to retain original character

Conclusion

Raleigh street scene

What makes a good neighborhood? In this presentation we have examined the part of the answer that involves the physical elements we can see. This means the neighborhood is well-designed, people from all walks of life are able to find a place to live, and it is safe and pleasant to walk or ride a bike as well as drive. In addition, it is possible to shop for our essentials of daily life, there are green spaces to enjoy, jobs are nearby and new development fits in. When these pieces are present then a neighborhood is a living place, a place we want to be. It is well worth the effort to do it right.