

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

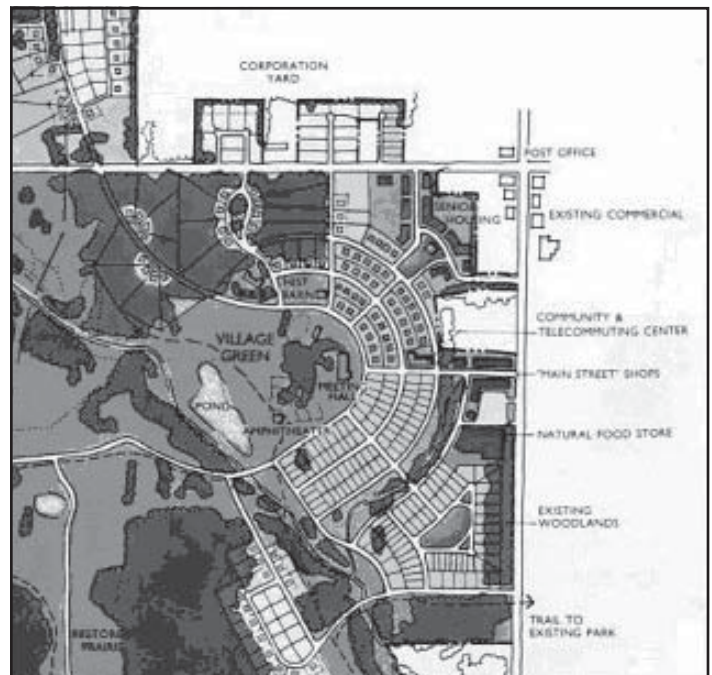
Traditional Neighborhood Development (TND) is a planning concept that is based on traditional small town and city neighborhood development principles. It is a reaction to the inefficient use of land and infrastructure and lack of a sense of community in many newer developments.

The social and environmental benefits of a TND result from certain physical and organizational characteristics. The neighborhood has a discernible center, which is often a square or greenspace, and sometimes a busy or memorable street intersection. Often a transit stop is located at this center and most of the dwellings are within a five-minute walk of the center with a distance averaging one-quarter of a mile. There are a variety of dwelling types within the neighborhood. These usually take the form of houses, rowhouses, and apartments, such that younger and older people, individuals and families, the poor and the wealthy, may find places to live.

Listed below are a few characteristics as noted by Duany & Plater-Zyberk Architects, Inc.

- There is an elementary school close enough so that most children can walk from their dwelling.
- There are small playgrounds quite near every dwelling.
- The streets within the neighborhood are a connected network. This disperses traffic congestion.
- The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating a safe environment for the pedestrian and the bicycle.
- Buildings in the neighborhood center are placed close to the street. This creates a strong sense of place, by allowing pedestrian interaction within the streetscape.

- Parking lots and garage doors rarely enfront the streets. Parking is relegated to the rear of the buildings, usually accessed by alleys.
- Certain prominent sites are reserved for civic buildings. Buildings for meeting, education, religion, or culture are located at the termination of the street vistas or at the neighborhood center.



Above: Traditional Neighborhood Developments are mixed use areas with a focus on pedestrian connectivity.

- The neighborhood is organized to be self-governing. A formal association debates and decides on matters of maintenance, security and physical change.

TNDs are compact and have mixed uses where residential, commercial, and civic buildings are within close proximity to each other.

Compact development patterns can promote a more efficient use of land and lower the costs of providing public infrastructure and services. In order to encourage social interaction special attention should be shown to walking distances, the height of buildings, the design of streetlights and signs, sidewalks and other features. Also, civic spaces such as parks and public buildings should be included.

TNDs cause a mixture of land uses that can broaden the tax base of a community and provides a community center or focus. For example, the community center may be a public facility such as a park, recreational facility, school, library or even a retail area. Mixed use development also promotes a mix of housing types and incomes. Varying lot sizes and densities and allow for housing options such as attached single-family residences, townhomes, duplexes, fourplexes, and specialty housing for seniors. Mixed use developments often feature multi-level residential above ground level commercial use. These shops and offices are usually at the edge of these neighborhoods and should be sufficiently varied to supply the weekly needs of a household.

Multiple modes of transportation are also key to a successful TND. Streets are designed to promote the safe and efficient use of different transportation modes. The interconnected street pattern is meant to limit the use of one way in/out neighborhoods that force the major circulation pattern of a community onto a few major roads.

Compact neighborhood design results in narrow street widths. These narrow streets along with other traffic calming devices, such as raised crosswalks, will ensure more safety for pedestrians by slowing down the flow of traffic. This technique is important for all TNDs, but especially for those that have schools and libraries as their community centers which attract pedestrians that are children.

Below: TND's create a sense of place and promote neighborhood interaction.



Above: Multiple modes of transportation are also key to a successful TND. Mixed use areas encourage walking and biking as viable means of transportation.

TNDs are a modern interpretation of the idea that neighborhoods or small towns should have mixed housing types and diverse land uses that can be accessed by walking. Providing diversity in block and lot size can help to create an urban structure that is pedestrian friendly. The grid pattern of TNDs create multiple and more direct travel routes for pedestrians, bicyclist, and motorists.

In East Baton Rouge Parish, the Unified Development Code was amended in 2007 to create a Traditional Neighborhood Development (TND) Zoning District in order to facilitate development of TNDs in the parish. A TND zoning district allows for traditional neighborhood style development by fitting development rules to permit higher densities, pedestrian friendly streets, and a mixture of land uses.

TND zoning encourages mixed uses, multiple modes of transportation, and compact development patterns. The process for rezoning a property as a TND is similar to rezoning as a PUD or SPUD. Upon final Metropolitan Council approval, the official zoning map is changed to indicate the area as TND.

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