Elements of a Traditional Neighborhood

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Air view of Radburn. Photo taken in 1929.
A Definition of Sprawl

Dispersed, low-density development over a large area, with land uses separated from each other, and with civic institutions isolated and open space relegated to what’s left over.

Characterize by 3 forms

- Leapfrog or scattered development
- Commercial strip development
- Expanses of homogenous, low-density development
Expansion of Development (projected)

2000

- suburban/urban
- emerging suburb
- rural
- unorganized
Guiding Principles

• Freedom to chose where to live
• Responsibility for the costs of the decision
• Healthy places don’t die
• Developers are our allies
Three Messages

• A market exists
• Local zoning bans the Great American Neighborhood... and thus a responsible form of development
• Requires attention to design
Direction of Move

- Out to/Stay in Suburb: 51%
- Inward/Stay in Urban: 23%
- Out to/Stay in Rural: 24%
- Other: 2%
Market Clusters

- Ozzies and Harriets: 25%
- Small Town Civics: 24%
- Introspectives: 15%
- Thoreaus: 23%
- Young Turks: 12%
Who are they?

• "Ozzies and Harriets (25% of the market) - mostly in the young and middle family household formation years, usually seeking child-oriented neighborhoods
• "Small Town Civics (24% of the market) - mostly in the middle and later family years, many have children at home but this cluster has smallest number of children per household, strong community interests
• "Young Turks (12% of the market) - youngest of all clusters, largely in professional and administrative occupations, respondents most likely to be male
• “Suburban Thoreaus (23% of the market) - tend to be middle to upper income, need nature out their back door and prefer little interaction with their neighbors
• "Introspectives (15% of the market) - somewhat older homebuyers, moderate to middle income, want privacy but convenient access to services is also very important.
% Buying <1/4-ac. v. 2+ ac. Lots

- Suburban Thoreaus
- Ozzie and Harriets
- Young Turks
- Small Town Civics
- Introspectives

<1/4-ac 2+ ac
% preferring hunting, fishing out back door v. being close to gyms, theaters

Introspectives
Suburban Thoreaus
Young Turks
Small Town Civics
Ozzies and Harriets

Hunt, fish out back door  Close to gyms, theaters
% feeling safe because neighbors close by v. being away from crime in rural setting

- Introspectives
- Suburban Thoreaus
- Young Turks
- Small Town Civics
- Ozzies and Harriets

Safe because n'bors close by  Safe because in rural setting
If you had known your decision would hurt....
would it have caused you to consider living closer to town?

Wildlife habitat Open space Farms and woodlands Property taxes Auto air pollution Downtowns

Small Town Civics Ozzies & Harriets Suburban Thoreaus
Markets to Target

Ozzies & Harriets
Small Town Civics
Young Turks
SuburbanThoreaus
Introspectives
All 37% of total Market

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Target  In-town  Don't target
The Great American Neighborhood comes in different shapes and sizes:

• Hamlets (W. Kennebunk, Unity)
• Villages and small towns (Brunswick, Farmington, Camden)
• Small cities (Meetinghouse Hill in So. Portland)
• Larger cities (West End of Portland; North end of Boston)
Common Features

• Walkable
• 2 kinds of open space
• Civic core
• Gridded, protected local streets
• Human scale
• Public-private continuum
Informal Open Space
Formal Open Space
Civic Core
What does this look like on a plan?

School, community building, or church fronting on green

(from Nelesson)
Neighborhood Size and Scale

- 41 ACRES, 750' radius
- 162 ACRES, 1500' radius, 5-min walk
- 230 ACRES, 1500' x 1500' rectangle
Dimensions of a Great American Neighborhood – Small Town

- **TOTAL AREA**: 100 - 250 acres
- **Min. area in open space**: 35 - 125 acres
- **Min. area in public open space**: 3 - 20 acres
- **Min. area in green/common**: .5 - 1.5 acres

- **DWELLING UNITS**: 100 - 250 units
  - Gross density: +/- 1 unit/acre
  - Net residential density (av.): 1.5 - 2.5 units
  - Net residential density (range): 1.0 - 4.0 units

- **HOUSE LOT SIZE**: 10,000 - 40,000 sq. ft.

- **POPULATION**: 250 - 750 people

- **LOCAL RETAIL/SERVICES SPACE**: 2,500 - 10,000 sq. ft.

- **MIN. CIVIC SPACE**: .75 to 2 acres
  (church, day care, town buildings, etc.)
PINE STREET / WILDWOOD / CUMBERLAND

Road: 20’±
House to road: 25’±
Lot Widths: 100’±
Density: 3-4 units/ac net
PEARL ST / CAMDEN, ME

Road: 25’
Sidewalk: 4’
Esplanade: 0’±
House to curb: 20-35’±
Lot Widths: 62-222’
Density: 2-3 units/ac net
ORIENTAL GARDENS / PORTSMOUTH NH

Road: 22'±  
House to road: 10-20'±
Lot Widths: N/A  
Density: 6 units/ac net
COMMONS AT ESSEX WAY / ESSEX JCT VT

Road: 30’±
Esplanade: 5’
Lot Widths: N/A
Sidewalk: 5’
House to road: 40’±
Density: 3-4 units/ac net
CELEBRATION FL
Road: 28’
Esplanade: 7’±
Lot Widths: 50-75’

Sidewalk: 5’
House to curb: 20’±
Density: 4-6/net acre
GREAT AMERICAN NEIGHBORHOOD PLANNING PRINCIPLES

These diagrams show how four Great American Neighborhood planning principles have been applied to Prosperity Village. They are: 1) design safe streets, 2) provide facilities for pedestrians and bicyclists, 3) include a mix of open spaces, and 4) link the project to the community.

**Safe Street Design**
- discontinuous grid of internal streets
- connections to surrounding streets
- short cuts discouraged
- narrow streets with on street parking
- service drives for back yard parking
- hierarchy of street types

**Pedestrian and Bicycle Facilities**
- sidewalks on both sides of new streets that link to existing sidewalks
- a multipurpose trail near the stream
- a pathway connection to the school

**Open Space and Recreation**
- central formal park/play area defined by right-of-way
- a common green
- a streamside natural area
- tree lined streets

**Community Connections**
- walkable distance to school and clinic
- stores on Main Street
- compactness and a mix of lot sizes
- access to a bus stop on Main Street
- mix of land uses and housing types, typical of the village