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Title

Principles for Hope VI Development -- Rebuilding Communities: Hope VI and New Urbanism [Forum]

Permalink

<https://escholarship.org/uc/item/4192n7h4>

Journal

Places, 12(3)

ISSN

0731-0455

Author

Task Force, Inner-City

Publication Date

1999-04-01

Peer reviewed

Rebuilding Communities: HOPE VI and New Urbanism

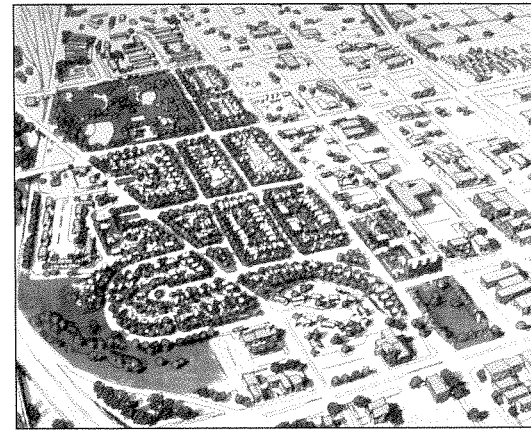
Across the nation, cities large and small are transforming public housing through the Department of Housing and Urban Development's exemplary HOPE VI program. The program provides leadership by challenging communities to rebuild themselves by revitalizing their neighborhoods. This means paying attention to the quality of the built environment, as well as increasing economic opportunities and meeting the social needs of residents.

Since the inception of HOPE VI, the Congress for the New Urbanism has been a partner with HUD in this successful revitalization effort. The HOPE VI program provides a unique opportunity to incorporate the principles of the New Urbanism in urban environments on a large scale. On January 14 and 15, 1999, New Urbanists, public housing officials, architects, planners, developers and residents came together at HUD's Rebuilding Communities: HOPE VI and New Urbanism conference in Baltimore to discuss how to design the types of environments that support healthy communities. The conference was organized around fourteen Principles for Inner City Neighborhood Design developed by the Congress for the New Urbanism's Inner City Task Force.

The design principles are derived from the Charter of the New Urbanism and from planning and design practices that have proven effective in inner-city neighborhoods. They reflect the unique circumstances that affect the design and implementation of projects within existing communities and have been used in the design of several HOPE VI projects. They are proposed as a set of working principles to be further tested and refined through use.



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Infill Development

Reclaim and repair blighted and abandoned areas within existing neighborhoods by using infill development strategically to conserve economic investment and social fabric (1, 2).

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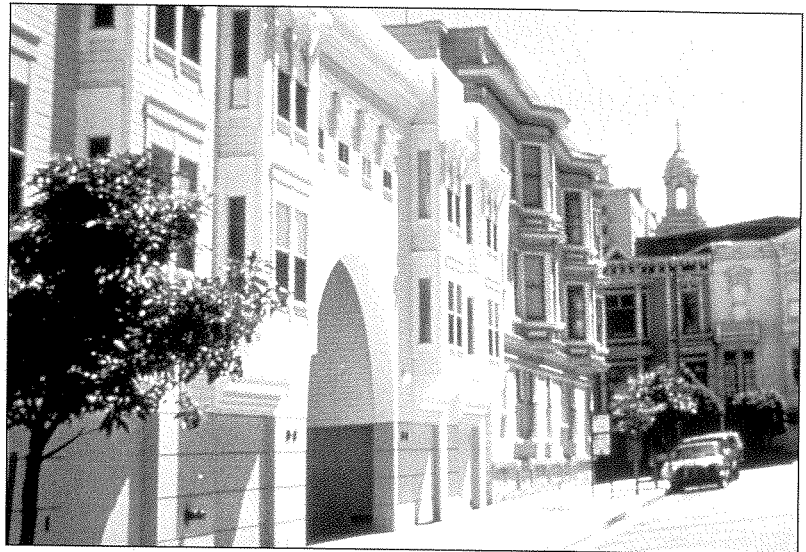
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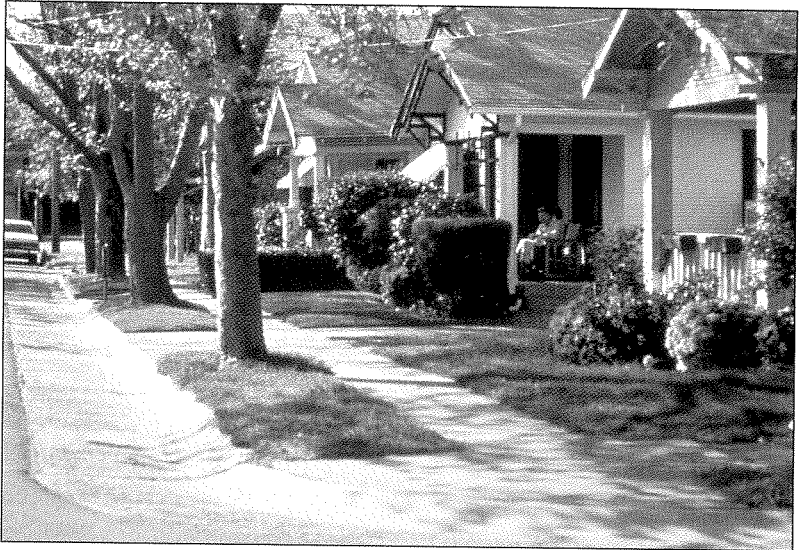
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Neighborhoods

Neighborhoods are compact, pedestrian friendly, and mixed use with many activities of daily life available within walking distance. New development should help repair existing neighborhoods or create new ones and should not take the form of isolated projects (3).

Diversity

Provide a broad range of housing types and price levels to bring people of diverse ages, races, and incomes into daily interaction—strengthening the personal and civic bonds essential to an authentic community (4).

Economic Opportunity

The design of neighborhood development should accommodate management techniques and scales of construction that can be contracted to local and minority businesses. (5, 6)

Local Architectural Character

The image and character of new development should respond to the best traditions of residential and mixed-use architecture in the area. (7)

Safety and Civic Engagement

The relationship of buildings and streets should enable neighbors to create a safe and stable neighborhood by providing “eyes on the street” and should encourage interaction and community identity. Provide a clear definition of public and private realms through block and street design that responds to local traditions. (8)

1–2. Urban Design Associates

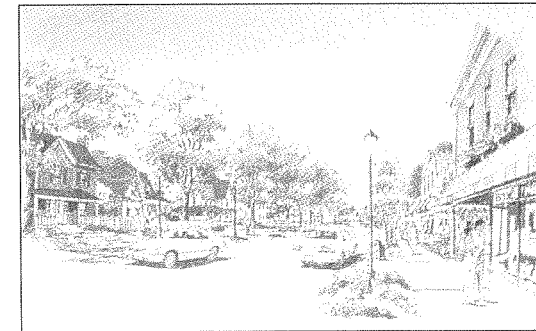
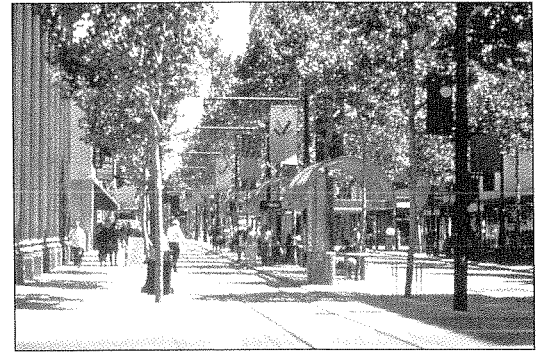
3. Urban Design Associates

4. California Local Government Commission

5–6. Urban Design Associates

7. Dan Solomon

8. California Local Government Commission



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9–10. California Local Government Commission
11. Shelley Poticha
12. Urban Design Associates

Citywide and Regional Connections

Neighborhoods should be connected to regional patterns of transportation and land use, to open space and to natural systems (9).

Streets

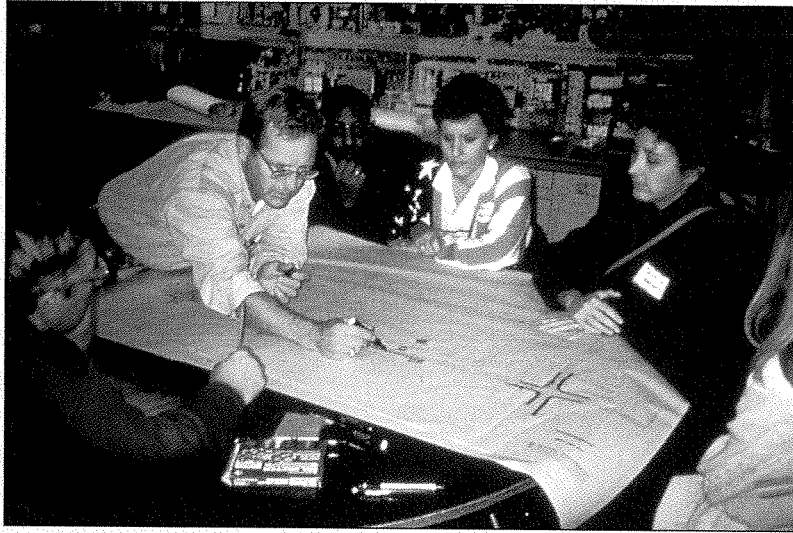
The primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Neighborhoods should have an interconnected network of streets and public open space (10).

Public Open Space

The interconnected network of streets and public open space should provide opportunities for recreation and appropriate settings for civic buildings (11).

Mixed Use

Promote the creation of mixed use neighborhoods that support the functions of daily life: living, retail, employment, recreation and civic and educational institutions (12).



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URBAN CODE • THE TOWN OF SEASIDE									
DESCRIPTION	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F	TYPE G	TYPE H	TYPE I
FACED SINGLE-FAMILY RESIDENTIAL	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]
FRONT YARD SINGLE-FAMILY RESIDENTIAL	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]
REAR YARD SINGLE-FAMILY RESIDENTIAL	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]
FRONT YARD MULTI-FAMILY RESIDENTIAL	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]
REAR YARD MULTI-FAMILY RESIDENTIAL	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]
FRONT YARD COMMERCIAL	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]
REAR YARD COMMERCIAL	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]	[Diagram]

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13. California Local Government Commission
14-15. Duany/Plater-Zyberk
16-18. Urban Design Associates

Citizen and Community Involvement

Engage residents, neighbors, civic leaders, politicians, bureaucrats, developers and local institutions throughout the process of designing change for neighborhoods (13).

Design Codes

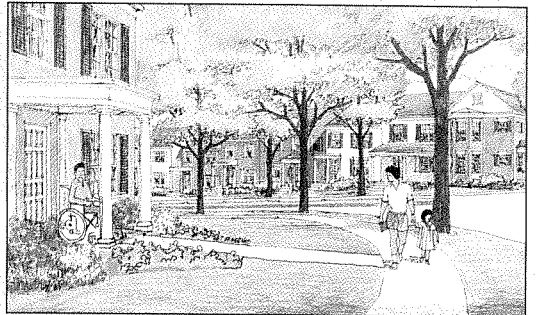
The economic health and harmonious evolution of neighborhoods can be improved through graphic urban design codes that serve as predictable guides for change (14).



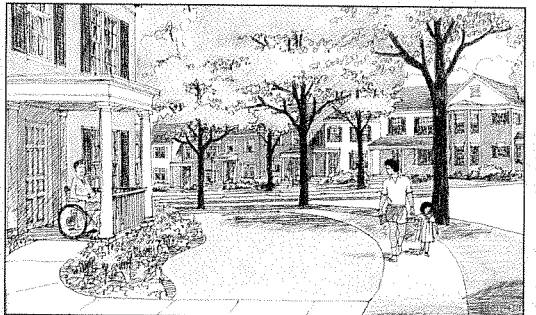
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Dwelling as Mirror of Self

Recognize the dwelling as the basic element of a neighborhood and as the key to self esteem and community pride. This includes the clear definition of outdoor space for each dwelling by providing porches, front lawns and back yards where appropriate (15).

Accessibility

Buildings should be designed to be accessible and visitable while respecting the traditional urban fabric (16, 17, 18).