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### **About the Planning Commissioners Journal:**

The Planning Commissioners Journal is the leading national publication for "citizen planners" including (but not limited to) members of town, city, county, and regional planning and zoning boards. With a circulation of more than 7,500, the quarterly PCJ is received by citizen planners throughout the U.S. and Canada. For more information, or to subscribe to the PCJ, visit our **[PlannersWeb site](http://www.plannersweb.com)**.



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## Urban Design & Related Topics

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<p><b>Gateways: Creating Civic Identity</b> by Suzanne Rhees</p>	<p>What impression do you get when you exit the highway and head into town? Can you tell when you're leaving one neighborhood and entering another? Suzanne Rhees looks at how planning for gateways can help create and strengthen our sense of place.</p>	<p><b>article# 114</b> 5 pages</p>
<p><b>All Development Is Not Created Equal</b> by Ed McMahon</p>	<p>Successful communities understand that when they say no to development that is contrary to the long-term health of their community, they will almost always get better development in its place.</p>	<p><b>article# 389</b> 1 page</p>
<p><b>New Development, Traditional Patterns</b> by Philip Langdon</p>	<p>A dramatic shift in the design and layout of new developments has begun to take hold in towns and cities across North America. Called "new urbanism" or "traditional neighborhood development," this movement draws on older patterns of development to address what a growing number of planners and architects see as the failures of much post World War II housing and community design. Noted planning journalist Philip Langdon provides an introduction to new urbanism.</p>	<p><b>article# 305</b> 10 pages</p>
<p><b>An Introduction to Urban Design</b> by Ilene Watson</p>	<p>What do you see when you walk down the main street of your city or town? Are the buildings and public spaces interesting to look at? Do you feel comfortable and secure? Planner and landscape architect Ilene Watson provides an introduction to urban design and how it can be used to create more "people-oriented" places.</p>	<p><b>article# 213</b> 7 pages</p>
<p><b>An Introduction to Design Guidelines</b> by Ilene Watson</p>	<p>A growing number of cities and towns are using design guidelines to help preserve or reinforce the distinctive architectural character of certain areas or districts. Ilene Watson looks at the role design guidelines can play.</p>	<p><b>article# 157</b> 5 pages</p>
<p><b>Have It Your Way: Fast-Food Restaurant Design</b> by Ed McMahon</p>	<p>Almost everywhere we go, stand identically designed fast-food restaurants. Ed McMahon explains how communities can gain control over fast-food franchise design and see that it fits the character of the community. Including a tour of cities and towns that have done so.</p>	<p><b>article# 286</b> 6 pages</p>

<p><b>Public Buildings Should Set the Standard</b> by Ed McMahon</p>	<p>Until the last half of the 20th century, key public buildings were almost always designed and built to be focal points of their communities. Unfortunately, in recent decades the trend has been to build cheaply in peripheral locations. Ed McMahon explores the long-term costs that result. With Sidebars on public buildings, good and bad, across the country. Plus a closer look at the State of Texas' innovative program for preserving its county courthouses.</p>	<p><b>article# 206</b> 6 pages</p>
<p><b>Making a "Visible" Difference</b> by Ed McMahon</p>	<p>What does it take to transform a community from "Anyplace, USA" into someplace special? A look at five ways of making a visible difference: build to the sidewalk; put parking behind new buildings; separate density from lot size; develop design guidelines for new commercial buildings; and use incentives, not just regulations.</p>	<p><b>article# 177</b> 2 pages</p>
<p><b>Ten Successes that Shaped the 20th Century American City</b> by Larry Gerckens</p>	<p>Noted planning historian Larry Gerckens takes a closer look at what he considers the ten most significant successes that shaped the development of America's cities in the 20th century:</p> <ul style="list-style-type: none"> <li>• Provision of Pure Water and Effective Sewage Treatment</li> <li>• The Isolation of Dangerous and Disharmonious Land Uses</li> <li>• Abolition of Corrupt Boss Governments</li> <li>• Development of Integrated Roadway Systems</li> <li>• Electrification of Cities and Regions</li> <li>• Advent of Universal Communications</li> <li>• Widespread Extension of Home Ownership</li> <li>• Realization of Metropolitan and Regional Park Systems</li> <li>• The Control of Land Subdivision</li> <li>• The Environmental Movement</li> </ul>	<p><b>article# 171</b> 9 pages</p>
<p><b>Ten Failures that Shaped the 20th Century American City</b> by Larry Gerckens</p>	<p>In his companion article, Gerckens takes a look at what he considers the ten most significant failures that shaped the development of America's cities in the 20th century:</p> <ul style="list-style-type: none"> <li>• The Demise of Community-Oriented Design &amp; Development</li> <li>• The Lost Vision of Regional Planning</li> <li>• The Fragmented Nature of Metropolitan Governance</li> <li>• The Unfulfilled Promise of High Tech Housing</li> <li>• The Landscape of Racial and Economic Segregation</li> <li>• Disinvestment in Public Transit</li> <li>• Defaulting on the Promise of Public Housing</li> <li>• Abandonment of the Quest for a "Great Society"</li> <li>• Narrowing the Mission of HUD</li> <li>• Comprehensive Planning Constrained</li> </ul>	<p><b>article# 172</b> 7 pages</p>
<p><b>Design Matters</b> by Ed McMahon</p>	<p>Good design can mean more jobs, more tourists, and increased property values.</p>	<p><b>article# 282</b> 1 page</p>
<p><b>Historic Districts and Property Values</b> by Ed McMahon</p>	<p>Historic districts can bring communities powerful economic benefits.</p>	<p><b>article# 275</b> 1 page</p>



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<p><b>Citizen Surveys: Taking Your Community's Pulse</b> by Thomas I. Miller</p>	<p>A growing number of communities are augmenting traditional meetings and forums with citizen surveys. A scientifically conducted survey of residents brings in the voice of the public like no forum, newspaper straw poll, or focused discussion. Respected surveyor Thomas I. Miller provides an introduction to the art and science of developing and using surveys.</p>	<p><b>article# 377</b> 7 pages</p>
<p><b>The 21st Century Comprehensive Plan</b> by Michael Chandler</p>	<p>PCJ columnist Michael Chandler focuses on five ways in which local comprehensive plans are already starting to change as we enter the new century.</p>	<p><b>article# 316</b> 2 pages</p>
<p><b>Our Vanishing "Third Places"</b> by Ray Oldenburg</p>	<p>Informal neighborhood gathering places were, for many years, an integral part of our cities and towns. Since World War II, they've been vanishing. An exploration of why "third places" are so important to the health of our communities. Prepared by Ray Oldenburg, author of <i>The Great Good Place</i>.</p>	<p><b>article# 184</b> 5 pages</p>
<p><b>Road Design -- A Turn Ahead</b> by Ed McMahon</p>	<p>Too often new roadways have been designed to be wider and straighter, without much consideration being given to the character of the surrounding community. In recent years, however, there has been a turn towards more thoughtful, "context sensitive" roadway design.</p>	<p><b>article# 227</b> 5 pages</p>
<p><b>Roundabouts: What They Are &amp; Why They Work</b> by Michael Wallwork</p>	<p>Roundabouts are an increasingly popular approach to improving traffic flow and safety at intersections. Transportation engineer Michael Wallwork explains how roundabouts work, and compares their use to traffic signals.</p>	<p><b>article# 146</b> 3 pages</p>
<p><b>Access Management</b> by Elizabeth Humstone &amp; Julie Campoli</p>	<p>What can be done to break the cycle of increased congestion necessitating costly road widenings that result in increased traffic? While there is no single solution, one increasingly used strategy involves "access management." Planning consultant Elizabeth Humstone and landscape architect Julie Campoli provide an overview of access management strategies.</p>	<p><b>article# 364</b> 6 pages</p>
<p><b>Two Perspectives on Sprawl</b></p>	<p><b>Bringing Sprawl to a Crawl</b>, by Eben Fodor. Six steps individuals and communities can take to combat sprawl. <b>The Anti-Sprawl Mantra</b>, by Wayne Lemmon. The case for low-density suburban development.</p>	<p><b>article# 205</b> 4 pages</p>

<p><b>Working With Planning Consultants</b> by Greg Dale</p>	<p>Greg Dale examines how planning departments can find and work with consultants. In part I, Dale outlines ten key elements to successfully getting started on a project that will involve consultants; in part II he examines how requests for qualifications can be used in finding planning consultants; and in part III Dale focuses on steps planning departments can take to ensure a good working relationship with planning consultants.</p>	<p><b>article# 328</b> 5 pages</p>
<p><b>On-Premise Sign Regulation</b> by Ed McMahon</p>	<p>Too many of our streets look out on a confusing hodge-podge of signs, each trying to out-do the other to get the driver's attention. Regulation of on-premise advertising signs is one important means by which a community can assert control over its physical environment. The end result is not just a more visually attractive environment, but one in which businesses can actually communicate more effectively to their customers.</p>	<p><b>article# 131</b> 6 pages</p>
<p><b>Putting Growth In Its Place With Transfer of Development Rights</b> by Rick Pruetz</p>	<p>Transfer of development rights offers communities a way of saving environmentally sensitive areas, farmlands, historic landmarks, and other important resources. Planner Rick Pruetz (author of <i>Saved by Development</i>) examines how transfer of development rights programs work, and what makes some more successful than others.</p>	<p><b>article# 370</b> 7 pages</p>
<p><b>Center-ing Our Suburbs</b> by Richard Untermann</p>	<p>Encouraging mixed-use centers is one way of reducing suburban dependence on the automobile. Richard Untermann describes how existing underutilized shopping areas can be converted into such centers, providing a mix of commercial, office, and residential uses, as well as improved pedestrian &amp; transit access.</p>	<p><b>article# 181</b> 4 pages</p>
<p><b>Barriers to Better Development</b> by Ed McMahon</p>	<p>Despite a growing number of innovative development projects around the country, PCJ columnist Ed McMahon still finds a number of persistent barriers to better development.</p>	<p><b>article# 354</b> 2 pages</p>
<p><b>Growing Greener: Conservation Subdivision Design</b> by Randall Arendt</p>	<p>Noted conservation planner Randall Arendt has developed a framework for subdivision review that encourages the preservation of open space and natural areas, while enhancing the market value of development. Arendt's model ordinance reverses the standard subdivision review process by focusing first on the conservation of natural areas and last on the detailed layout of house lots. Sidebars explore key aspects of the model ordinance.</p>	<p><b>article# 155</b> 8 pages</p>
<p><b>Zoning Basics</b> by Greg Dale &amp; Michael Chandler</p>	<p>A seven page overview of the purposes of zoning, the structure of a typical zoning ordinance, and the principal players in the "zoning universe." With sidebars on key zoning-related issues.</p>	<p><b>article# 265</b> 7 pages</p>
<p><b>Diagnosing Your Community Before You Plan</b> by Joel Russell</p>	<p>Too frequently communities plunge into an exhaustive comprehensive planning process without first completing a much quicker "diagnostic study." Attorney and planner Joel Russell explores what's involved in doing a diagnostic study, and how it can better focus a community's long-range planning efforts.</p>	<p><b>article# 368</b> 4 pages</p>
<p><b>School Sprawl</b> by Ed McMahon</p>	<p>One of the most important, but often overlooked, contributors to sprawl is the construction of large educational facilities in outlying, undeveloped areas. A look at some of the causes of "school sprawl" -- and at some efforts to combat it.</p>	<p><b>article# 165</b> 3 pages</p>