

PLACE TYPES

SMART CODE MODULE

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SMART GROWTH STRATEGY REGIONAL LIVABILITY FOOTPRINT PROJECT

Most of the problems of our settlements have a single root cause. Instead of growing organically by means of the multiplication or duplication of autonomous quarters, twentieth-century cities suffer from various forms of monofunctional overexpansion, which create chaos in terms of their structure, use and appearance.

Léon Krier

PLACE TYPES

The Place Types tables are not regulatory. They are provided as a guide to more precise planning and coding.

The term Place Types originated in the Bay Area of California several years ago. The simplicity of the term was appealing and Place Types are now found in codes and vision documents in other parts of the country. However, they have been problematic because in many such documents they are a mix of different scales and development patterns. Some Place Types may be single-use areas, no different from conventional zoning districts, or they may be too large in area for coding for walkability. Some documents have even taken the SmartCode's T-zone numbers and applied them at too large a scale. They do not usually recognize the fine grain of urbanism at which the elements of different habitats should be coded. By contrast, the SmartCode draws sharp distinctions between compact, walkable patterns and sprawl patterns, and Transect Zones are mapped at a fine grain using the well-integrated elements of the SmartCode.

The three Tables in this Module provide approximate translations from some commonly-used Place Types into Community Units, Transect Zones, or Sprawl Types. For Sprawl Types, see Table SR1 of the Sprawl Repair Module.

PLACE TYPES / TRANSECT ZONES

The translations on this table are not necessarily one-to-one correspondences. Single-use areas are not part of normative walkable urbanism unless they occur in a neighborhood-scale structure (i.e., a Community Unit) adjacent to mixed use areas. This translation table indicates the Transect Zones that can potentially either accommodate or comprise the Place Types listed at left, depending on scale. See Table 1A of the SmartCode for general descriptions of the T-zones. For standards regulating their elements, see Base Module 5.

The Density categories and their descriptions in the left two columns of this table appeared in the Smart Growth Strategy Regional Livability Project report from the Association of Bay Area Governments. Since number of stories is not the only determinant of density, and these heights are generally higher than those found in the habitats described, the translations begin with some flawed premises. This is another weakness of the Place Types currently used in planning.

The three sets of examples listed in each cell are from, respectively, the San Francisco Bay Area, Philadelphia and the Delaware Valley, and New Orleans and environs. Some repetition occurs because the original Place Types listed on the left side of the table are too coarse. By contrast, a local transect is analyzed, and transect-based zoning is applied, at a finer grain, with many elements regulated down to the building scale. By the same token, the Community Units of the SmartCode encompass more than one kind of habitat, i.e., more than one Transect Zone.

The purpose of the translations is to plug the SmartCode categories into existing Place Types paradigms. This may be necessary if existing state or local programs and policies are already correlated to Place Types. See the Interactive Planning System (IPS) for how cities using Transect Zones and Community Units may be quantified for carbon emissions, VMT, stormwater and other sustainability metrics, with or without using a Place Types translation.

			Land Use Description	Ex. Bay Area; Philadelphia; New Orleans	T1	T2	T3	T4	T5	T6	SD
1. PRIMARILY RESIDENTIAL											
Very High Density	Twenty or more Stories of Residential with supporting Commercial.	- portions of downtown San Francisco - portions of Center City near City Hall, S. Broad - Proposed Poydras CBD projects (none now)								■	
High Density	Eight Story average of Residential with supporting Commercial.	- Golden Gateway; Pacific Heights / Alta Plaza - Center City along Walnut; Rittenhouse Square - Riverfront Waterhouse District, Lafayette Square							■	■	
Medium High Density	Four Story average of Residential with supporting Commercial.	- S. Beach midrise; San Jose River Oaks Village - Spruce/Pine St Center City; University City - French Quarter Edge, Warehouse District							■		
Medium Density	Three Story average Residential (apartments, townhouses and small-lot single family) with supporting Commercial.	- Mountain View (The Crossings); North Berkeley - Northeast; Wynnefield; E.Mt. Airy; Wiss. Hills - Marigny, Bywater, Uptown, MidCity, Old Metairie						■			
Low Density	Single-family Houses, some two Story garden Apartments, with supporting Commercial centers.	- Pleasanton, Livermore, San Ramon, Menlo Park, Rohnert Park, Novato, Fairfield - W. Mt. Airy, Ardmore, Narberth - Garden District, Audubon Place, Metairie						■			
Very Low Density	Large-lot single family, with minimal Commercial.	- Los Altos Hills, Alamo, Ross, Hillsborough - Penn Valley, Gladwyne, Wyncote, Gulph Mills - Lakefront, NOEast, Gentilly, Harahan, Chalmette					■				■
Rural Residential	Large acreage agriculture-oriented single family Houses (5 acre + typical), minimal Commercial.	- Pope Valley, Alexander Valley, Bodega - parts of Chester and Bucks Counties - Fishing / grazing hamlets, surrounding Parishes				■					■
2. PRIMARILY COMMERCIAL											
Very High Density	Twenty or more Stories of Commercial, Office and Residential buildings, highly intermixed. Some buildings with Office or Residential over Retail.	- Financial District - Penn Center, Comcast Center - Poydras CBD, Riverfront Convention Center								■	
High Density	Eight Story average Commercial, Office and Residential buildings, highly intermixed. Some buildings with Office or Residential over Retail.	- Van Ness Avenue corridor - Chestnut Street in Center City - Historic CBD, Convention Center District							■	■	
Medium High Density	Six Story average Commercial, Office and Residential buildings, highly intermixed. Some buildings with Office or Residential over Retail.	- Upper Market Street; downtown Berkeley - Walnut Street in Center City - Canal Street Downtown							■		
Medium Density	Four Story average Commercial, Office and Residential buildings intermixed. Some buildings with Office or Residential over Retail.	- Oakland: Piedmont Av & s. of Jack London Sq. - Chinatown, Old City - Magazine Street Corridor, Lower Carrollton						■	■		
Low Density	Three Story average Commercial, Office and Residential buildings intermixed. Some buildings with Office or Residential over Retail.	- San Mateo 25th Av area; Palo Alto Cal. Av area - Upper Darby - Upper Carrollton, West End						■	■		
Very Low Density	Two Story average Commercial, Office and Residential buildings intermixed. Some buildings with Office or Residential over Retail.	- Santa Rosa Railroad Square - Ridge Pike, Main Line between towns, Route 1 - Metairie Road Corridor, Claiborne Corridor						■			■
3. BALANCED COMMERCIAL/RESIDENTIAL											
Very High Density	Twenty or more Stories of Mixed Use buildings.	- Downtown San Francisco - Avenue of the Arts - CBD Riverfront (proposed)								■	
High Density	Eight Story average of Mixed Use buildings.	- Downtown Oakland; downtown San Jose - Rittenhouse Sq, University City - Historic CBD, Julia Street Corridor (Arts District)							■	■	
Medium High Density	Five Story average of Mixed Use buildings, surrounded by one to four Story Residential buildings.	- Downtown Santa Rosa, Walnut Creek, Palo Alto - Chinatown, Old City - Arts District, French Quarter				■	■	■			
Medium Density	Three Story average of Mixed Use buildings surrounded by one to four Story Residential buildings.	- Downtown Petaluma, Hayward, Fairfield - South Street, Italian Market, Baltimore Ave - Irish Channel, Lower Garden District				■	■	■			
Low Density	Two Story average of Mixed Use buildings surrounded by one to three Story Residential buildings.	- Downtown Pleasanton, Mill Valley, Vacaville - Germantown, Manayunk - Lakefront Marina, Bucktown				■					

PLACE TYPES / COMMUNITY UNITS

These Place Types are based on the Lexicon of the New Urbanism. They are large scale and refer to traditional neighborhood patterns, not single use sprawl areas. Approximate synonyms for the SmartCode Community Unit types are given beneath the common names. For the formal components of Community Units, see Article 2, Article 3, and Article 4.

The Transect Zones marked here are those that are typically found *within* the communities, not the other way around. A transect-based community is never comprised of only one T-zone, as that would undercut the goal of supporting distinct habitats within a pedestrian shed.

The bottom portion of the chart lists several historical Place Types and the Transect Zones that would usually comprise them.

Land Use Description		Ex. Bay Area, Del Val, New Orleans area	T1	T2	T3	T4	T5	T6	SD
City RCD+TND	Large community consisting of at least one downtown and many other neighborhoods. The downtown has urban intensity up to T6 Urban Core Zone. Usually 30,000+ residents.	- San Francisco, Oakland, San Jose - Philadelphia, Camden - New Orleans, Baton Rouge	□	□	■	■	■	■	
Town RCD, TND	Medium-sized community consisting of a small downtown and two or more other neighborhoods. The downtown usually has urban intensity only up to T5 Urban Center Zone, but may have local T6.	- San Anselmo, Los Gatos, Brisbane - Doylestown, Norristown, Ardmore - Covington, Mandeville	□	□	■	■	■	□	
Village TND	Small community consisting of one Main Street or town square, 2-3 stories, and surrounding or adjacent residential fabric within pedestrian shed.	- Fairfax, Hercules waterfront - Narberth, Swarthmore, Abington, Wayne - Abita Springs	□	□	■	■	■		
Hamlet CLD, CAS	Very small, compact rural community with only a few mixed-use or commercial buildings. May be associated with agriculture and/or located at a crossroads.	- Sunol - Spring House, Coventryville, Devon - Manchac, Monsecur, Violet		■	■	■			
Downtown RCD	A town or city's most intense neighborhood. Highest density, mixed use & pedestrian presence; best transit connections; most business & culture.	- San Francisco Downtown - Philadelphia Center City - New Orleans CBD				□	■	■	
Neighborhood RCD, TND	Part of a town or city that includes two or more distinct habitats - a mostly residential area with corner stores, and a mixed-use Main Street or center.	- North Beach, Glen Park - Roxborough, Francisville, Tacony - Gentilly Terrace, Garden District	□	□	■	■	■	□	
Transit Village TOD	A city neighborhood or village planned/evolved around streetcar/light rail lines, BRT and/or commuter rail. Higher density and mixed use near train station and all along any streetcar/LR line.	- Fruitvale-Oakland; Caltrain-Mountainview - Chestnut Hill, U. Darby, Doylestown, Univ. City - Canal & St. Charles/Carrollton Corridors				■	■	■	
Main Street T5 or T4-O Zone	Linear mixed-use heart of village or town, or center or edge of city neighborhood. Usually a short corridor. Two-four stories, mostly retail frontages at ground floor, residential above. Bus stops.	- 24th St. SF, Haight St. SF, 4th St. Berkeley - South St, Main St Manayunk, High St. Pottstown - Magazine Street Corridor, Frenchmen St.				□	■		
Urban Village (British) TND	Neologism formulated by Patrick Geddes in the early 20th century, used in the UK and Seattle.	- see entries for Neighborhood			■	■	■		
Quartier (Krier) TND without T3	A trans-national European term, later rationalized by Léon Krier, for a more urban neighborhood, often composed exclusively of attached building types.	- Chinatown, Nob Hill, North Beach - Society Hill, Bella Vista, Northern Liberties - French Quarter (Vieux Carré), Commerce District				■	■		
Neighborhood Unit (Perry, 1920/1929) TND	Influential US version planned by Clarence Perry for the 1929 New York Regional Plan. Based on 1/4-mile radius and central school location.	- see entries for Village and Neighborhood			■	■	■		

■ REQUIRED

□ PERMITTED

PLACE TYPES / SPRAWL TYPES

Some of the following single-use Place Types may be retrofitted into Community Units that contain Transect Zones in the course of master planning, using Sprawl Repair tools. See Section 3.2 and Section 4.1 for Community Unit standards and the role of the Pedestrian Shed. The S- (Sprawl) designations on this table correlate to the Sprawl Repair Tables.

Alternatively, these areas may be zoned as Special Districts.

Place Types / Sprawl Types: This table lists single use Place Types categorized in the SmartCode either as Sprawl Types or Special District. Sprawl Types should evolve into complete neighborhoods using the Sprawl Repair tables. The uses designated SD in the left column below may remain Special Districts but should introduce some Mixed Use to serve residents and/or employees.

			T1	T2	T3	T4	T5	T6	SD
RETAIL (SINGLE USE)									
S-6	Convenience Store (isolated)	Single small retail store offering a variety of daily sundries and foodstuffs, isolated from a complete neighborhood.							■
S-6	Shopping Center, Strip Mall	Consists of retail stores offering numerous choices of goods and services. Category includes strip retail and big box retail.							■
S-8	Regional Shopping Center	Consists of large structures and connected smaller stores, enclosed or open air, dedicated to large concentrations of retail offering a wide range of goods and services.							■
S-8	Regional Mall, Power Center	Malls consist of large structures, enclosed or open air, dedicated to large concentrations of retail. Power Centers feature several big box stores.							■
RESIDENTIAL (SINGLE USE)									
S-3	Rural Subdivision	Rural Subdivisions consist of single-family detached houses located on 1/2 acre lots or larger. Setbacks are relatively deep and the infrastructure is sporadic. Automobile access is crucial.							■
S-4	Single Family Subdivision	Single Family Subdivisions consist predominantly of single-family detached housing pods on small, medium or large lots, segregated by market segment. Medium front Setbacks yield front lawns and relatively large backyard.							■
S-5	Multifamily Subdivision (Townhouse or Apartment Complex)	Multifamily Subdivisions consist of attached and detached multi-family housing. Townhouses without towns, or auto-dependent apartment or condo buildings.							■
SD	Cluster	Small group of houses on a portion of the site to preserve open space. Conventionally, residential only.							■
OFFICE (SINGLE USE)									
S-7	Office Building (isolated)	Isolated single building dedicated exclusively to Office use.							■
S-7	Office Park, Business Park	Consists of clusters of buildings dedicated exclusively to commercial uses from Class A offices to warehouses.							■
S-7	Light Industrial Park	Manufacturing and/or warehouse area that does not produce noxious air or offensive noise.							■
OTHER (SINGLE USE)									
S-7	Educational Campus, Medical Campus	Isolated institutional campuses such as colleges and hospitals.							■
SD	Heavy Industry	Manufacturing and/or warehouse area that produces noxious air and/or offensive noise so is justified in being isolated from residences.							■
SD	Transportation Hub	Large shipping area for loading, parking, and interchange of trucks, ships, and/or rail cars.							■
SD	Distribution Center	Large area for transfer of goods from regional/national transportation to local delivery trucks.							■