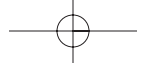
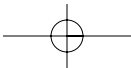
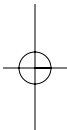
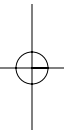
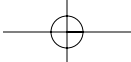
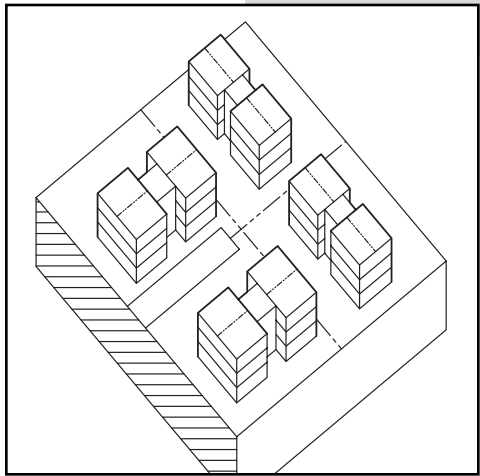
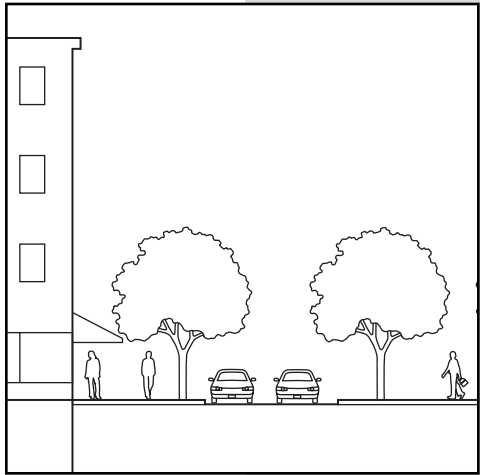


PLANNING AND URBAN DESIGN STANDARDS







PLANNING AND URBAN DESIGN STANDARDS

**AMERICAN PLANNING
ASSOCIATION**

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Graphics Editor



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PUBLISHER'S NOTE

When the first edition of Charles Ramsey and Harold Sleeper's *Architectural Graphic Standards* was published in 1932, it is unlikely that anyone could have imagined just how successful the book would become. Who could have predicted that it would be embraced as a professional bible by the generations of architects that have followed? As we launch this very first edition of *Planning and Urban Design Standards*, a book built in the tradition of *Architectural Graphic Standards*, one can only wonder how many future generations of planners and urban designers will be influenced by *its* content.

Planning and Urban Design Standards represents an enormous undertaking and simply would not have been possible without the American Planning Association's steady hand at its helm. The APA has served as content manager and content generator, diligently working to ensure that readers will receive a reference

of the highest quality. It has been a distinct pleasure to collaborate with such an outstanding group of professionals. Wiley is also grateful to Jerold S. Kayden, Co-Chair, Department of Urban Planning and Design at the Harvard University Graduate School of Design, for the role he played in connecting us with the APA and the ongoing support he provided as a member of the book's advisory board.

It is with great excitement, and no small amount of satisfaction, that we launch this book. We hope that you find it to be every bit the useful tool of the trade that we intended it to be.

AMANDA L. MILLER
Vice President and Publisher
John Wiley & Sons, Inc.

FOREWORD

On behalf of the American Planning Association (APA) and our Planning Foundation, and with our partners, John Wiley & Sons, Inc., I am delighted to celebrate the publication of the first edition of *Planning and Urban Design Standards*.

APA is a nonprofit education organization and membership association committed to urban, suburban, regional, and rural planning. APA and its professional institute, the American Institute of Certified Planners (AICP), advance the art and science of planning to meet the needs of people and society. This book is the latest contribution to that goal.

This first edition is the product of numerous APA members and others who gave their knowledge and wisdom creatively and unselfishly to the benefit of all who use this book. This is truly in keeping with the spirit of planning, which seeks to give all it can to improving communities for everyone. My thanks are also extended to the many individuals, firms, and professional associations that contributed to this publication. These contributions are credited throughout this book on the appropriate pages.

Among our challenges in creating this work was to address the concept of “standards” as they relate to planning and urban design. According to the Merriam-Webster dictionary, a standard can be “the ideal in terms of which something can be judged; ‘they live by the standards of their community’;” or it can be “a basis for comparison; a reference point against which other things can be evaluated; ‘they set the standard for all subsequent work’.” This book strives to do both: provide reference to the standards met by the profession and present the standards all should work to achieve. Another challenge was whether to include standards that are widely used or those that are emerging. We have tried to do both, as appropriate. Our readers will judge our effectiveness in making our decisions.

The structure and content of this book would not have been possible without the guidance of the gifted planners, designers, practitioners, and educators who served with me on the advisory board: Karen B. Alschuler, FAICP, SMWM, San Francisco; Jerold S. Kayden, Harvard University, Cambridge, Massachusetts; M. David Lee, FAIA, Stull & Lee, Inc., Boston; Diana C. Mendes, AICP, DMJM + Harris Planning, Fairfax, Virginia; John S. Rahaim, Department of Planning and Development, Seattle, Washington; Brenda C. Scheer, AICP, AIA, University of Utah College of Architecture and Planning, Salt Lake City; and Frederick R. Steiner, ASLA, University of Texas at Austin. I would also like to thank others who provided advice and guidance to this project, including Mark Hinshaw, FAICP, FAIA; David R. Godschalk, FAICP; Richard C. Bernhardt, FAICP; S. Mark White, AICP; Dwight H. Merriam, FAICP; Holly D. Doremus, Ph.D.; Patricia E. Salkin, Esq.; David L. Callies, FAICP; A. Dan Tarlock, Esq.; Charles R. Wolfe, Esq.; John H. Turner, Esq.; Betty Jo White, Ph.D.; and David Dixon, FAIA.

In 2003, APA celebrated the 25th anniversary of the consolidation of two predecessor organizations: the American Institute of Planners, founded in 1917, following meetings that began in Washington in 1909, and the American Society of Planning Officials, established in 1934. The 37,000-member organization has 46 geographically defined chapters and 19 divisions devoted to specialized planning interests. As the planning movement evolves, and as APA evolves as an organization, so will this book. We hope that *Planning and Urban Design Standards* will provide inspiration and guidance to all who work to make great communities.

W. PAUL FARMER, AICP
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PREFACE

The American Planning Association (APA) and John Wiley & Sons, Inc., are proud to offer planners, urban designers, citizen planners, and others in allied fields the first edition of *Planning and Urban Design Standards*. This book brings together in one place a broad array of essential information developed by more than 200 contributors from leading private planning and urban design firms, academia, and public planning agencies across the United States. It is a book by the profession for the profession. We hope you will find *Planning and Urban Design Standards*, and the revised editions that follow over the years, to be the most comprehensive and useful quick reference on essential topics to guide your practice, your teaching, or your study of the field.

Planning and Urban Design Standards is part of Wiley's Graphic Standards series, which has been led for more than 70 years by *Architectural Graphic Standards*, currently in its 10th edition with more than 1 million copies sold. *Planning and Urban Design Standards* was conceived by Jerold S. Kayden, Frank Backus Williams Professor of Urban Planning and Design, who saw a need for a book for planners and urban design professionals that brought together all the myriad topics that constitute the field into one reference book, styled in the same manner as *Architectural Graphic Standards*. APA was chosen to flesh out the concept for the book, create organizing principles, identify contributors and illustrations, and manage all aspects of content creation. APA's mission was to create an indispensable reference book for the field of planning, and to incorporate essential elements of urban design into this work.

Over the course of three years, APA has worked diligently to develop the book's framework and scope, refine the contributions, and shape the material into the information contained in these pages. The result is content on more than 200 topics presented in six parts: Plans and Plan Making, Environmental Management, Structures, Places and Place Making, Analysis Techniques, and Implementation Techniques. In addition to the wealth of written information, *Planning and Urban Design Standards* contains more than 800 illustrations of familiar images, established concepts, and new approaches. Site plans, elevations, charts, and process

diagrams are among the various types of images included. Our Graphics Editor, Emina Sendich and her team at InfoDesign in New York City, worked around the clock to create these images, which are intended to be reused by readers in plans, guidelines, reports, and presentations. URS Corporation in Minneapolis and SMWM in San Francisco provided additional illustration support.

We would like to express our deep appreciation to contributors, many of them APA members, and the staff in APA's research department, who worked many thousands of hours on the project. In particular, research associate Lynn M. Ross, AICP, who served as assistant editor for the project, was invaluable in shepherding the entire illustration development process and providing significant project leadership.

Finally, this book would not have been possible without the leadership of Julie Trelstad, a former senior editor with the publisher, who worked with APA to conceptualize and shepherd it through many months, and Kathryn Malm Bourgoine, acquisitions editor for the Graphic Standards series, who carried the book through final content development and production.

APA hopes that *Planning and Urban Design Standards* will become a source of inspiration to all those who seek its guidance. This book is a "snapshot" of the planning profession as it enters the twenty-first century. APA looks forward to continuing the journey that has been started—to record and present the best approaches to planning practice for years to come, and to document and advocate for the principles that make great communities.

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USER GUIDE

In creating *Planning and Urban Design Standards*, perhaps the most significant task was determining how to organize information about the fields of planning and urban design into discrete chapters, sections, and topics. The process of developing a table of contents was challenging because each person perceives this information in his or her own way, based on his or her education, professional experience, and geographic location, among other influences. The structure presented here is the result of collaborative outline development involving APA staff, the advisory board, and others who lent their expertise to specific subjects.

The result is a book organized into the following four groups of information: the *broader purposes of planning*, including plan making, types of plans, participation, and history of planning; the *“building block”* components of the world around us, covering both the natural and built environments; the *various ways these components interact in our communities*, looking at places from the regional scale down to the streetscape, and discussing various types of places, districts, and developments typically encountered or desired; and numerous *tools and techniques used to achieve planning and design outcomes*, including projections and demand analysis, impact assessment, mapping, visualization, legal foundations, growth management, preservation and conservation, reuse, revitalization and economic development, current planning, and real estate development.

The information contained in this user guide is to further help orient the reader to the structure of this book.

ORGANIZATION

Within the general structure described above, *Planning and Urban Design Standards* is organized into parts, sections, and articles.

Parts

This book is organized into six parts:

- Plans and Plan Making
- Environmental Management
- Structures
- Places and Place Making
- Analysis Techniques
- Implementation Techniques

Each part has a title page that lists the sections contained in it.

Sections

There are 30 sections within the book. The number of sections contained in each part varies—for example, Plans and Plan Making has four sections, and Structures

has six sections. Sections further define the information contained in each part. For example, Environmental Management contains five sections: Environmental Management Overview, Air, Water, Land, and Hazards.

Articles

There are more than 230 articles within the book, which are listed in the table of contents and in the index. There is some variation among all the topics covered, but each article typically includes: definitions; standards (either established standards, standard methods of practice, or standards that should be sought); variations on the topic; rationale; benefits; legal and regulatory issues; potential pitfalls or barriers; and emerging issues. In addition to written information, nearly every article includes illustrations, which may be site plans, elevations, charts, graphs, oblique renderings, or diagrams. An extensive amount of information is also provided in tables.

REFERENCES AND RESOURCES

Each topic includes full bibliographic citations for any text or resource cited in the contribution. In an appendix, a more extensive list of resources is given for each topic, allowing for extended reading and research.

“SEE ALSO”

A major challenge in creating this book was asking contributors to take complex planning and urban design concepts and “boil them down” into their essential components. Our charge from the advisory board was to create a quick reference book that provided the reader with essential basic information as well as possibilities for further research and study. Given the interdisciplinary nature of planning, we felt it necessary to take steps to reduce the potential for redundancy.

The solution chosen was to create the “See also” feature that appears for nearly every article. Here the reader is directed to those topic areas most directly connected to the article. The cross-references may be to specific articles or to entire sections. Articles are noted in italics, sections in roman type. The index can be used to locate page numbers.

FEEDBACK

This first edition of *Planning and Urban Design Standards* lays the foundation for future editions that will each serve as a reflection of the profession. With each subsequent edition, this book will grow, evolve, and change. To assist with this process, APA is eager to receive feedback. Tell us what works, what does not, what you would like to see in future editions, and any other comments you have. Send emails to puds@planning.org.

