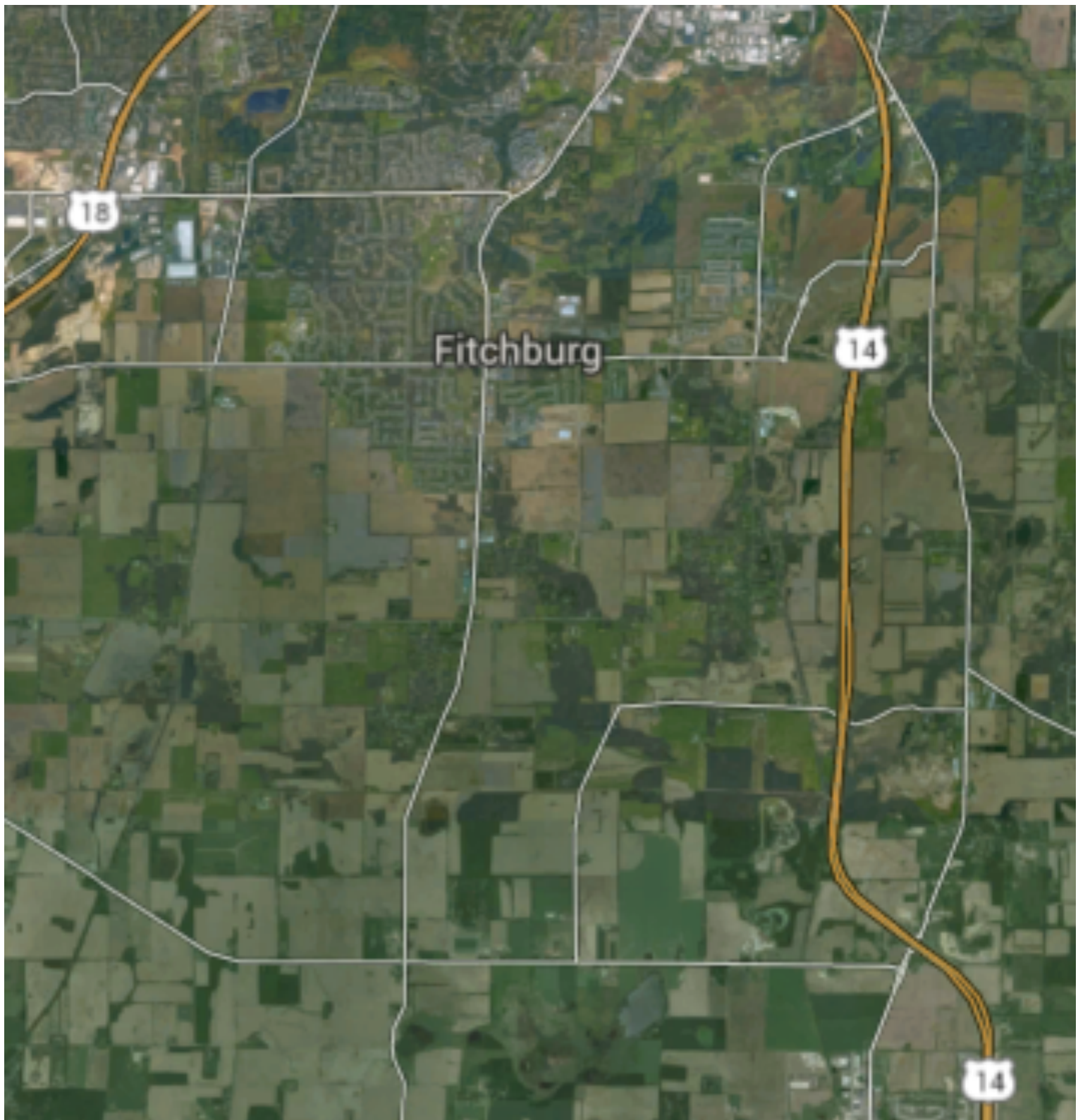


FITCHBURG SMARTCODE WORKSHOP

Hazel Borys
Susan Henderson
PlaceMakers, LLC

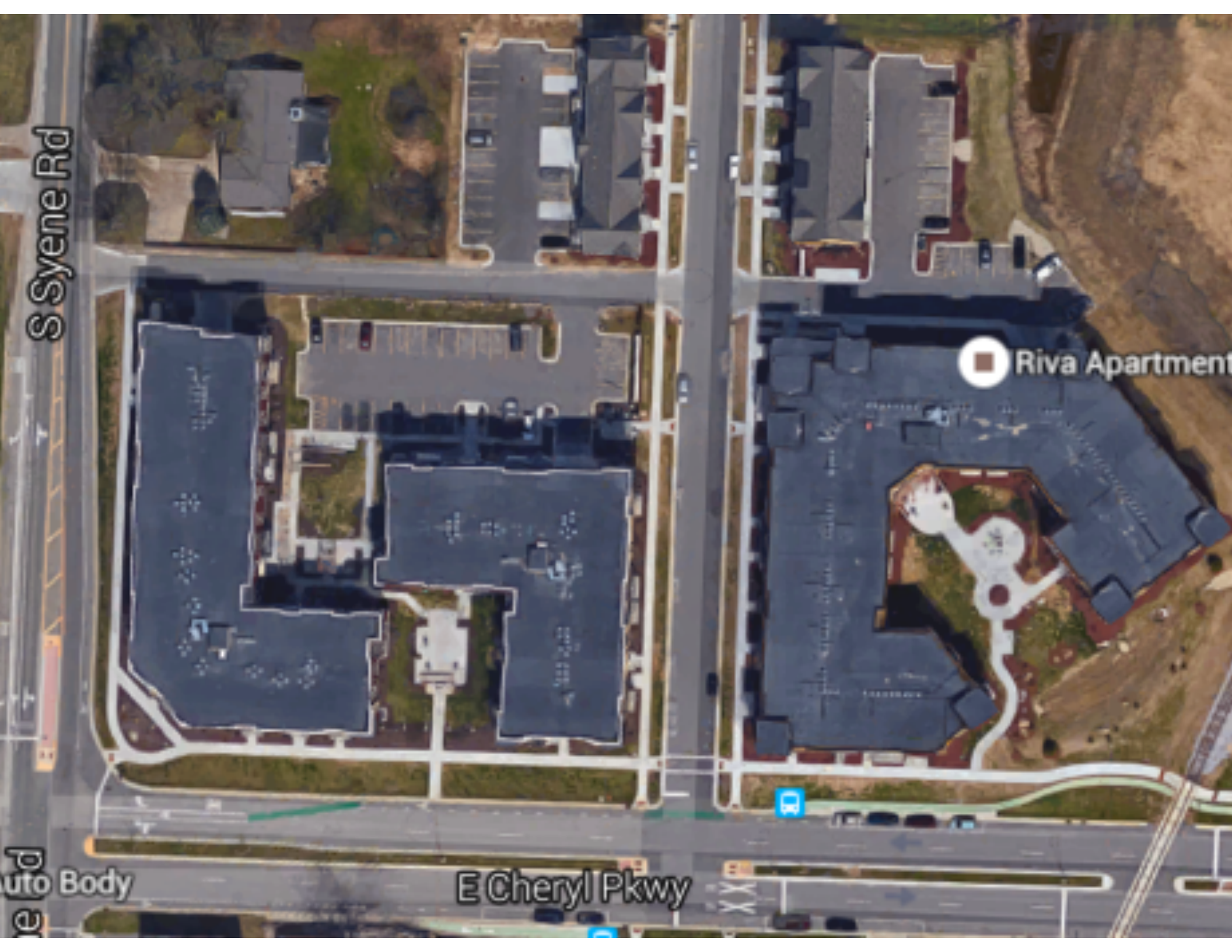


S Syene Rd

Auto Body

E Cheryl Pkwy

Riva Apartment



















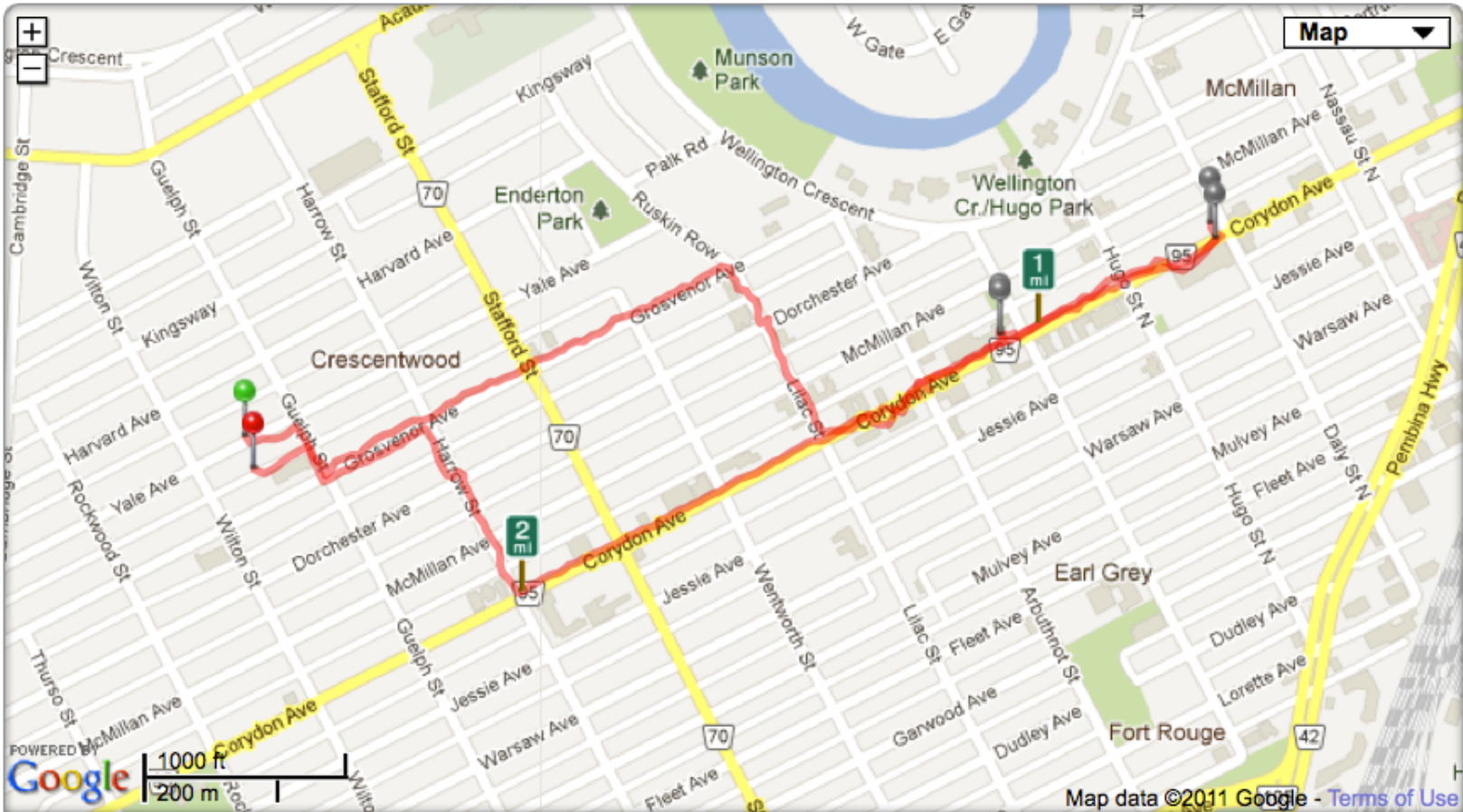






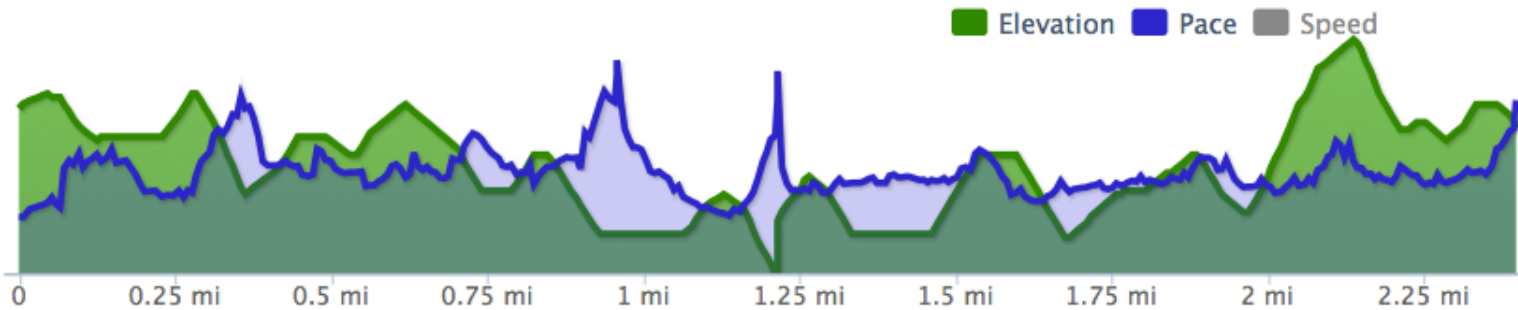


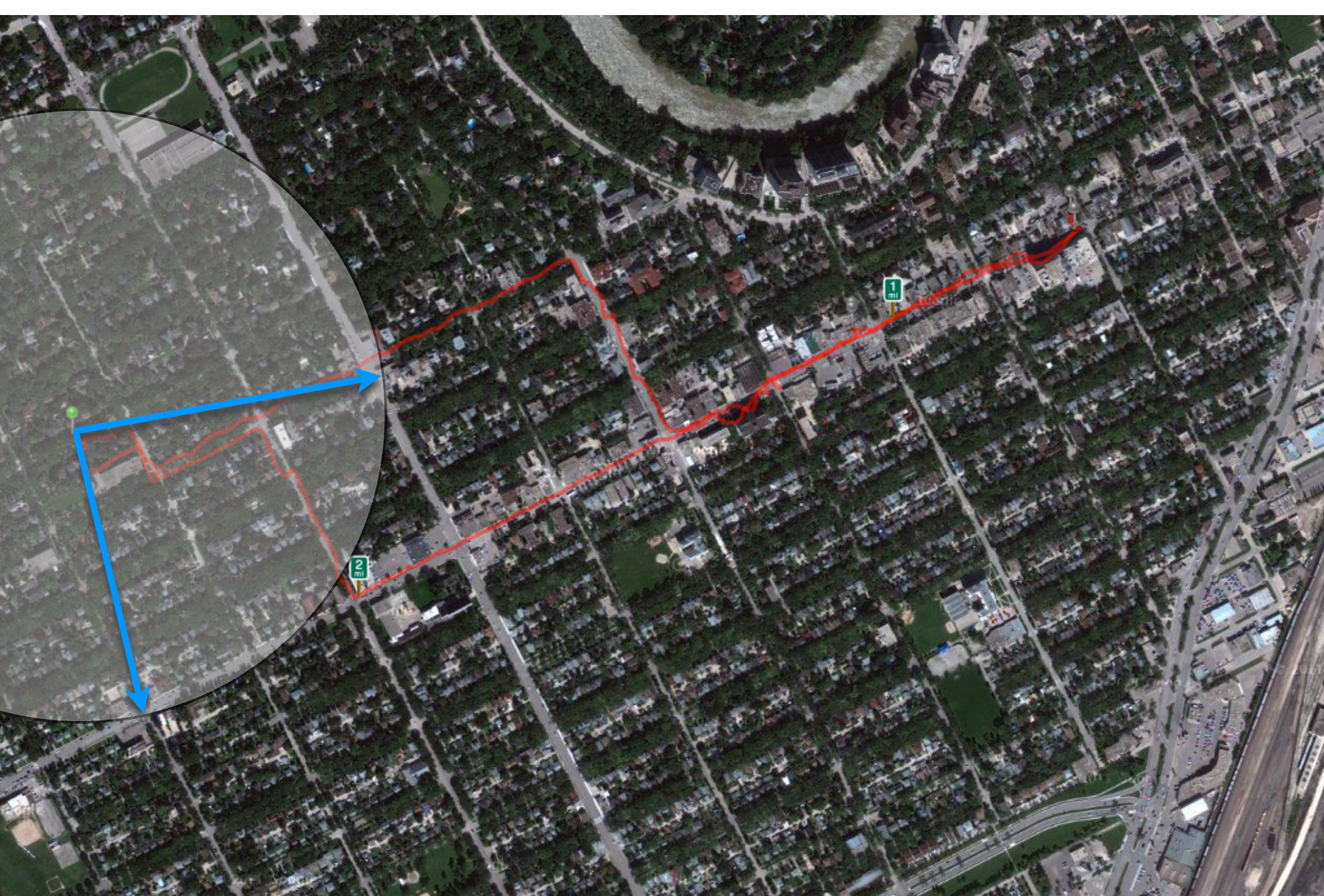
Distance	Duration	Avg. Pace	Avg. Speed	Burned	Climb
2.40 mi	1:07:11 h : m : s	28:01 min/mi	2.14 mph	286 calories	55 ft



Route: None (add to your routes)

Map Viewable By: [User Icon]





5-Minute Walk Defines Neighborhood

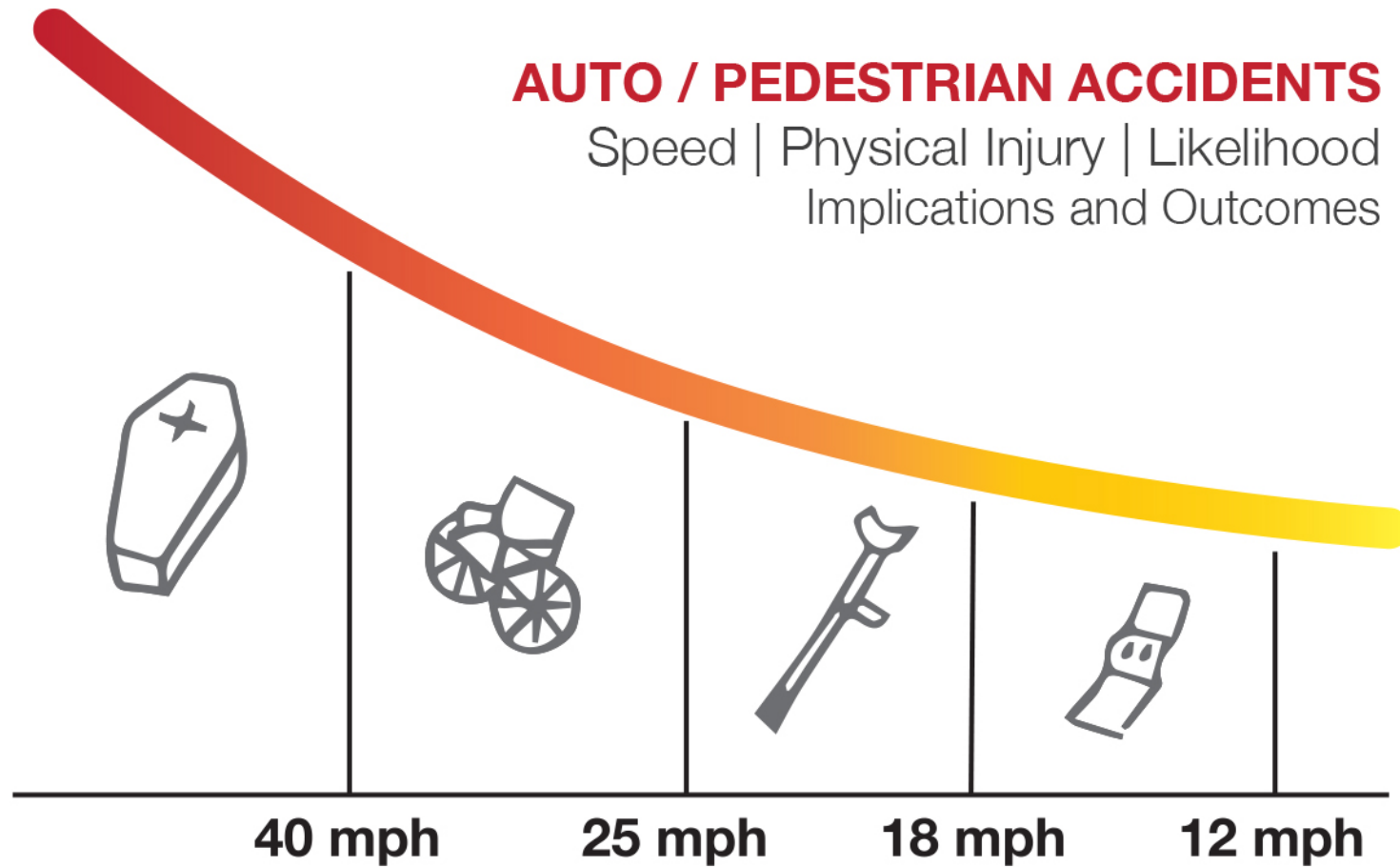






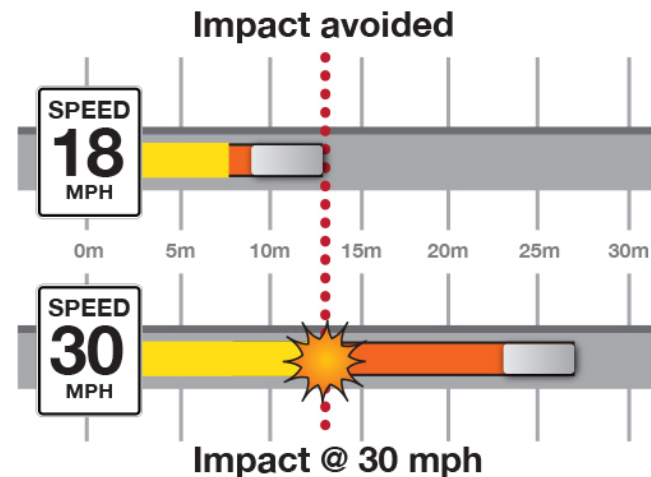
Narrow Streets

AUTO / PEDESTRIAN ACCIDENTS

Speed | Physical Injury | Likelihood
Implications and Outcomes



-  Distance covered during reaction time (1 second)
-  Braking distance



Hit by a vehicle traveling at

SPEED
20
MPH



9 out of 10 pedestrians survive

SPEED
30
MPH



5 out of 10 pedestrians survive

SPEED
40
MPH



1 out of 10 pedestrians survive



Complete Streets are Context Sensitive



Complete Communities offer daily needs

QUALITY
TIMBERLOK
Quality Paints & Stains
CORYDON HARDWARE

CORYDON HARDWARE

MANWIN
VACUUM
"Over 30 Years
At Your Service"

MANWIN
VACUUM
"Over 30 Years
At Your Service"

TOOLS & SUPPLIES
FOR HOME & BUSINESS
Corydon

NEED IT REPAIRED?
WINDOWS SCREENS LAMPS
Hardware
Part of your Neighbourhood
SINCE 1949

MANWIN VACUUM
SALES & SERVICE
Limited

OPEN
Corydon
453-8943

We've Got it!
Cloverdale Paints
Painting Accessories
Gardening Tools
& Supplies
Window Glass
& Screens
Seasonal Products
Small Appliances
Houseware
Cleaning Supplies
Light Bulbs
Electrical
Hand Tools
Nuts - Bolts - Screws
Plumbing Parts
Carpet
Vacuum
Potted Plants
Says Gals
What do YOU want?
453-8943

WE
CUT KEY





BLUE

MOON

CLEARANCE
UP TO 75% OFF

CLEARANCE
UP TO 75% OFF

Kenko SUSHI

RESTAURANT



A Few More "Steps To Great Art"
GALLERY ACOSSE
Vintage & Current Artwork - Garden Pictures, Pottery
and More! 400 W. 1st St. Ste. 1000 - www.acosse.com - 206.461.1111



Rear lanes: services, rear-facing garage



Civic: parks, schools, places of worship



Neighborhood Schools



Mixed Use: vertical



Mixed Use: vertical



Mixed Use: in-home occupations



Mixed Use: B&Bs & ancillary dwelling units



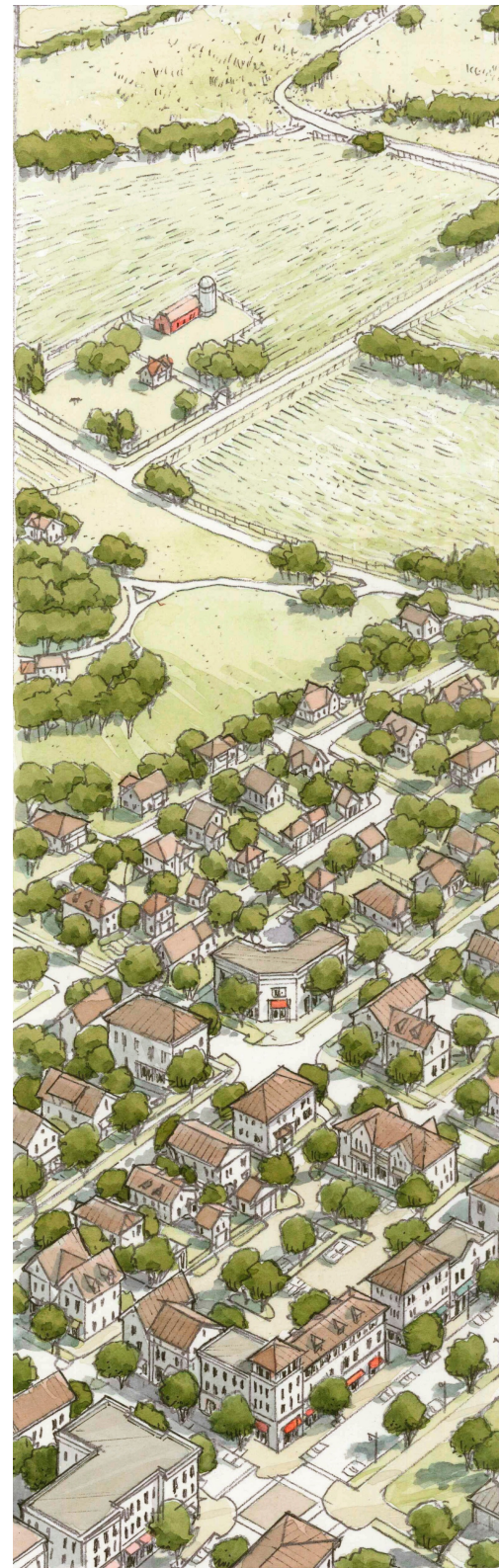
Housing type variety allows mixed age and income

What does Fitchburg SmartCode legalize?

- **Narrow complete streets:** walk, bike, transit
- **Mixed Use:** retail, house, job in 5-min walk
- **Build-to lines instead of set-backs:** gathering places, enclosure, sense of place
- **Neighbourhood-scale civic:** parks, places of worship, schools, community centers
- **Variety of housing:** aging in place, mixture of incomes
- **Rear lanes:** cars, services

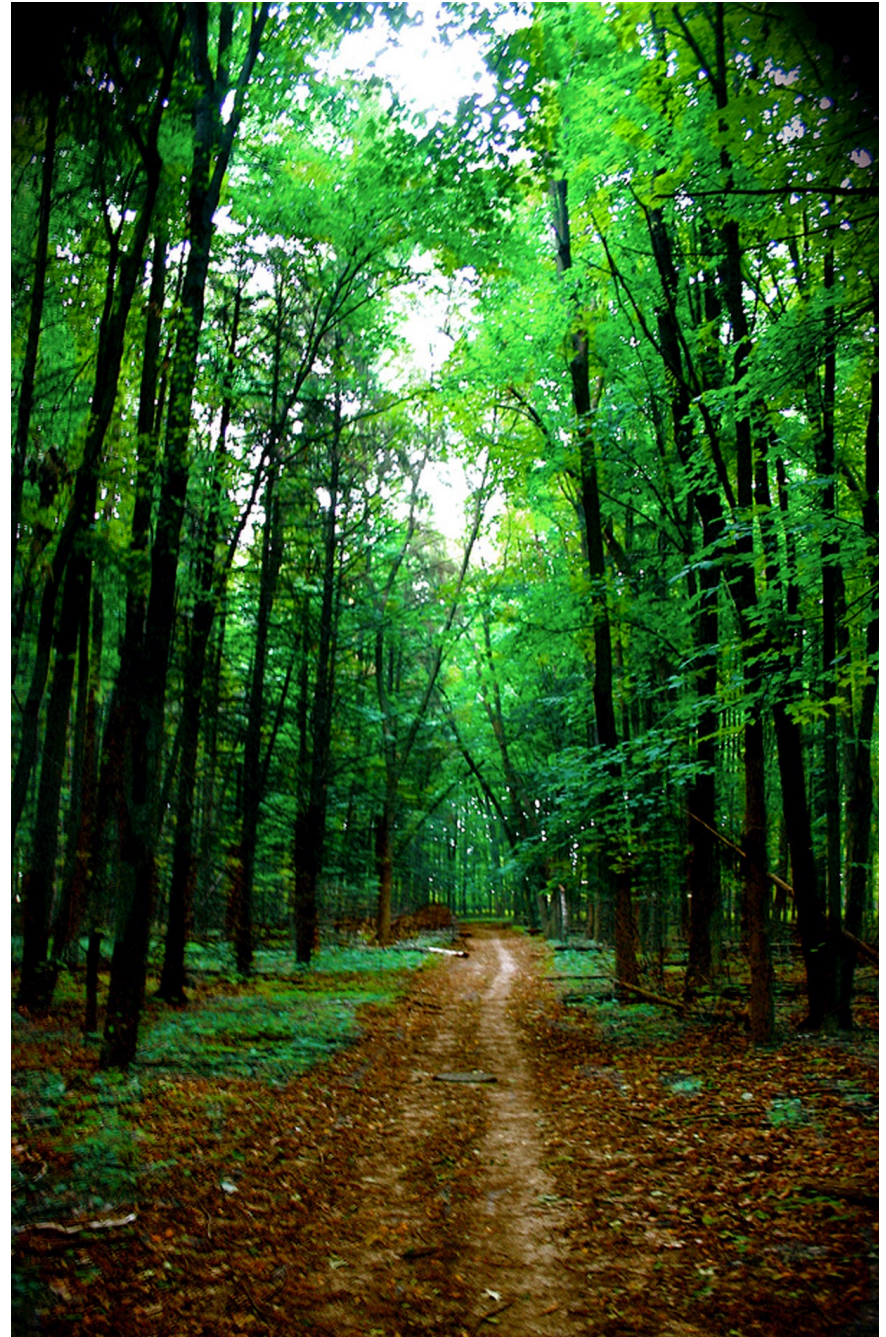
Fitchburg Transect

rural-to-urban
spectrum



T1: Natural

Lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.



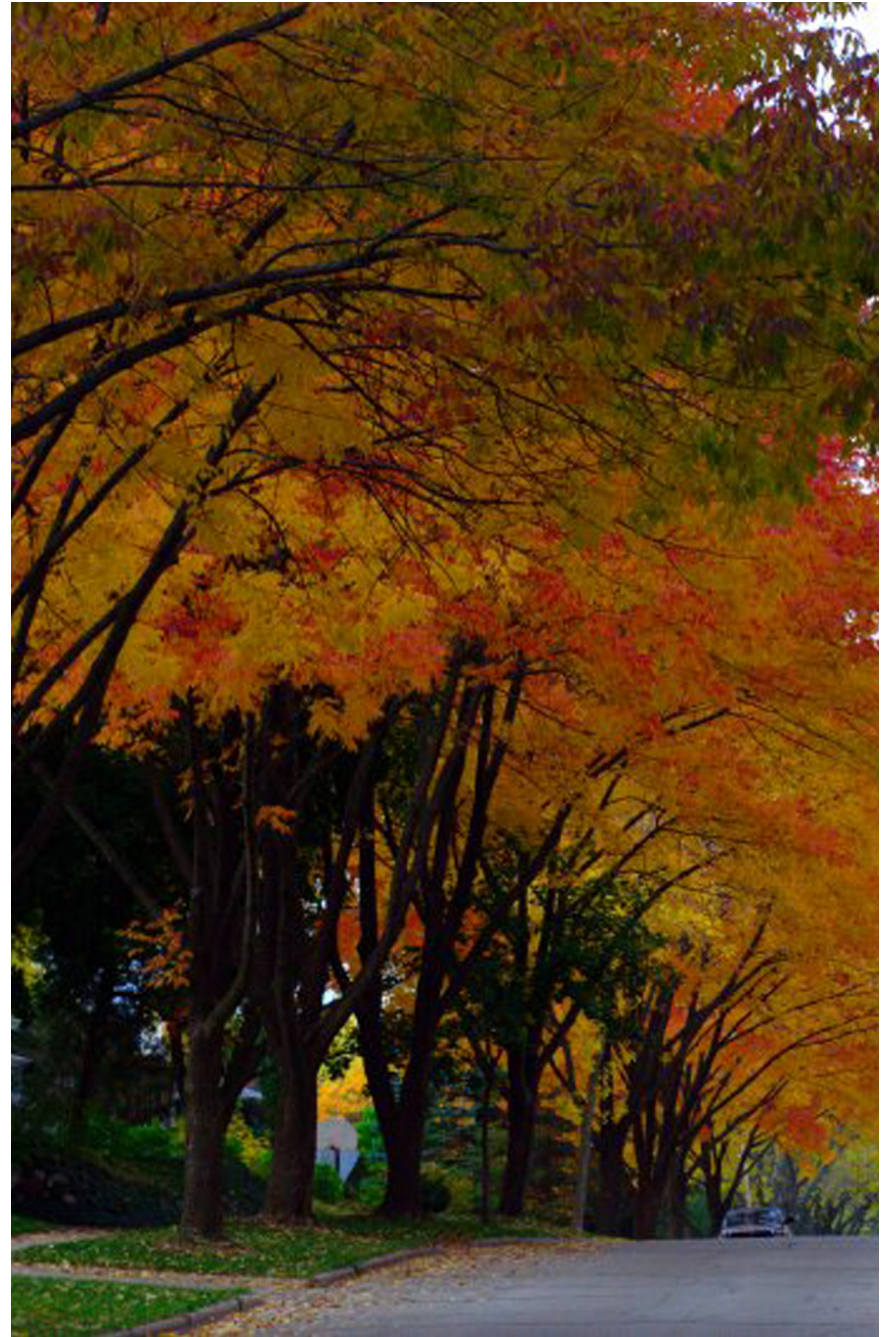
T2: Rural

Sparsely settled lands in open or cultivated states. These include woodland, agricultural land, and grassland. Typical buildings are farmhouses, agricultural buildings, cabins, and villas. Cluster development is possible with open space.



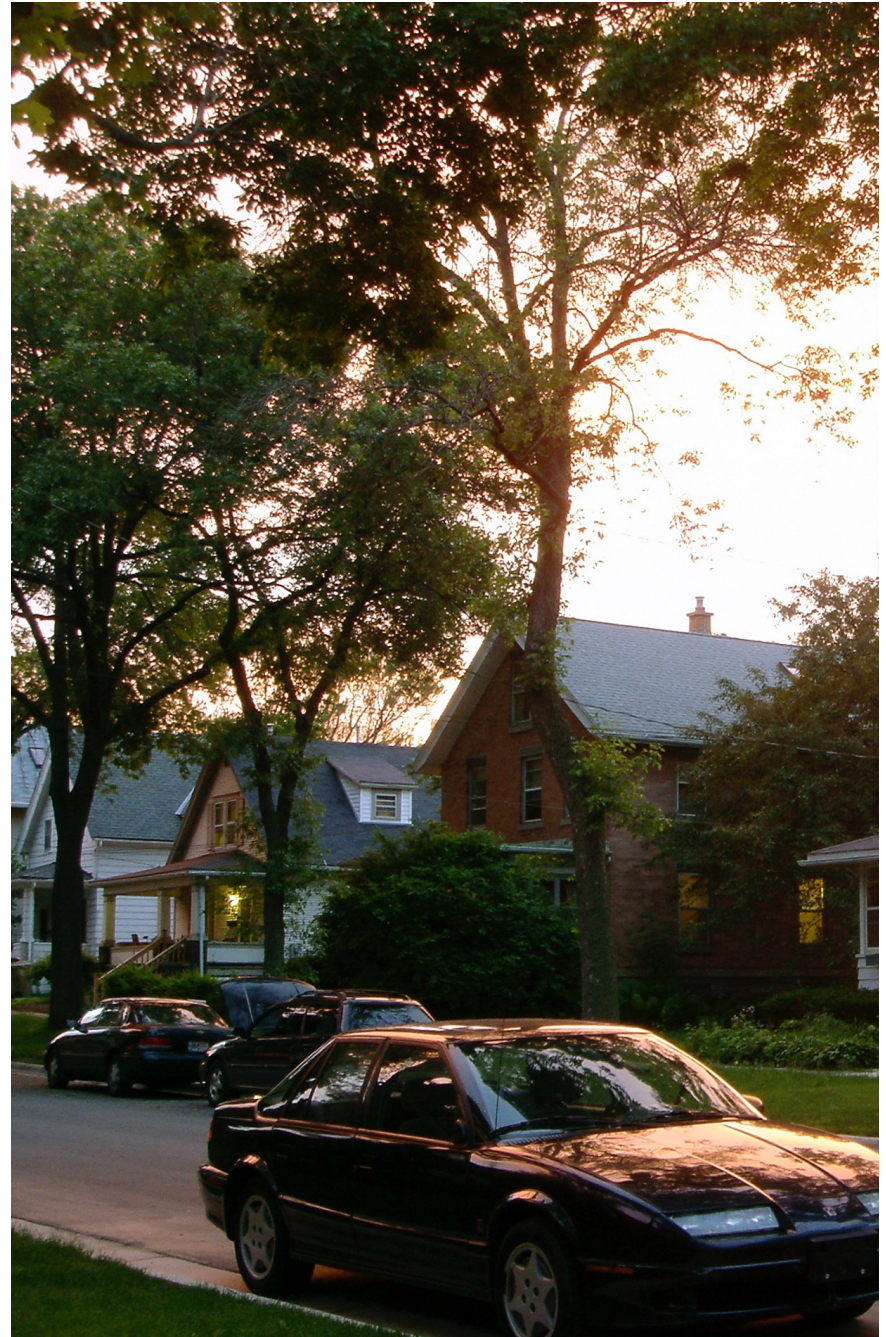
T3: Sub-Urban

Low density residential areas, adjacent to higher zones. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.



T5: General Urban

Mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.



T5: Town Center

Higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

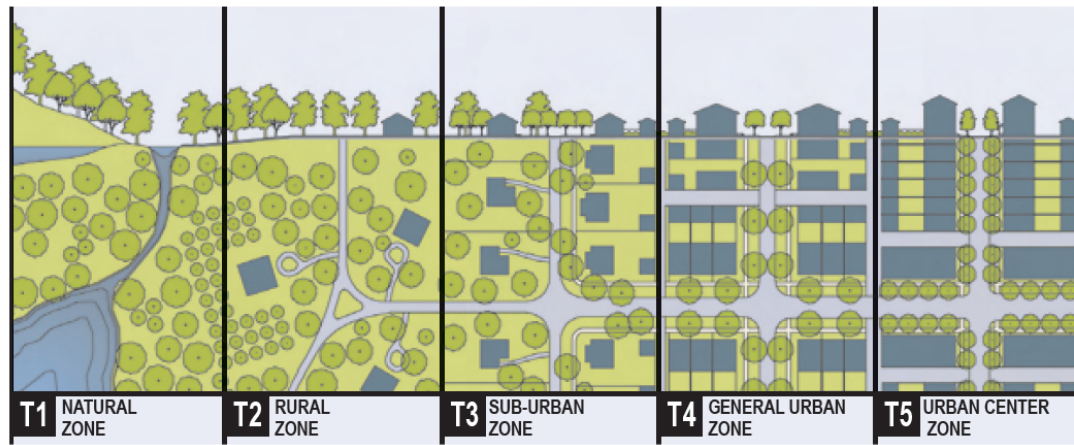


T6: Urban Core

Highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.



TABLE 2. SUMMARY TABLE



a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)

CLD requires	50% min		30% max	20 - 50%	not permitted
TND requires	no minimum	no minimum	5 - 30% max	30 - 65 %	5 - 40%
TOD requires	no minimum	not permitted	20% max	20 - 50%	40 - 60%

b. BASE RESIDENTIAL DENSITY (see Section 3.8)

By Right	not permitted	1 unit / 20 acre avg.	3 - 8 DUA net	6 - 12 DUA net*	12 DUA min.
Other Uses	not permitted	not permitted	20% max	5 - 30%	30 - 60%

c. BLOCK SIZE

Block Perimeter	no maximum	no maximum	2,400 ft. max	2,300 ft. max	2,050 ft. max*
------------------------	------------	------------	---------------	---------------	----------------

d. THOROUGHFARES (see Table 4)

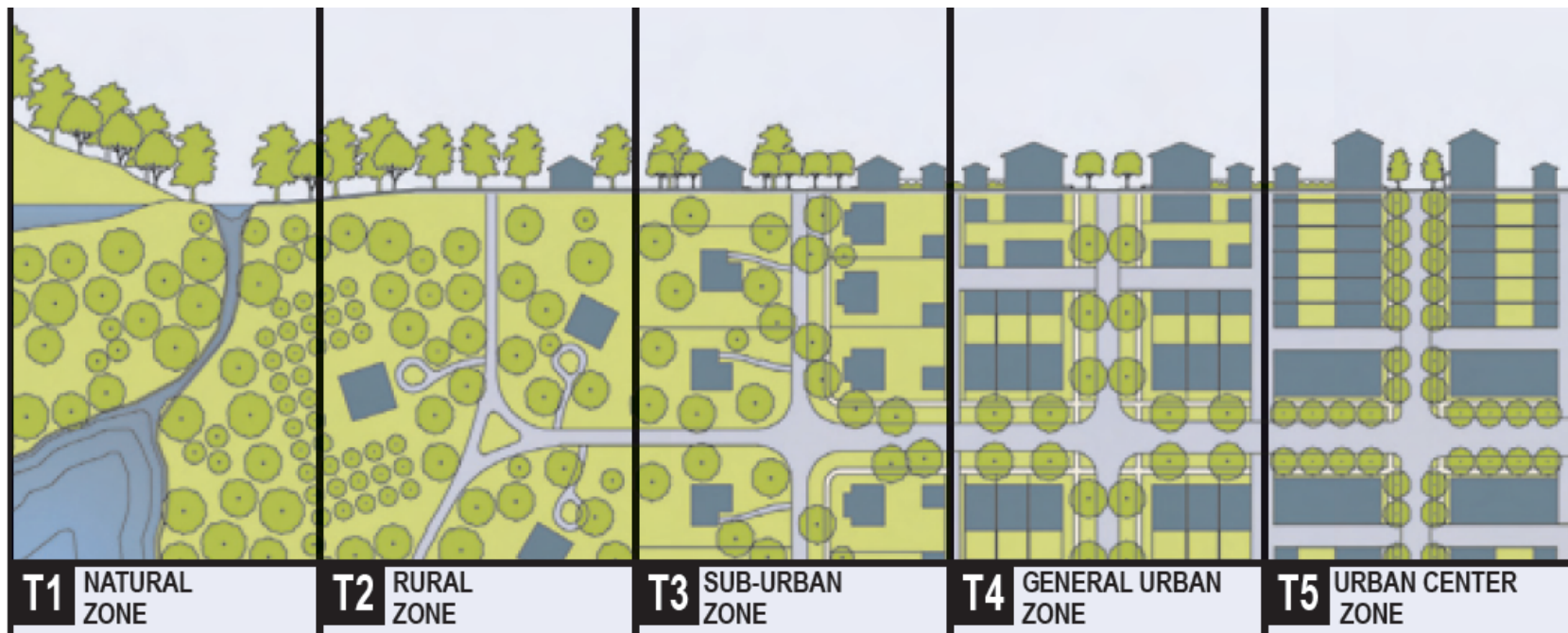
* 2,500 ft. max w/ parking structures

BV	not permitted	not permitted	not permitted	not permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted
RD	permitted	permitted	not permitted	not permitted	not permitted
Rear Lane	not permitted	not permitted	permitted	permitted*	not permitted
Rear Alley	not permitted	not permitted	not permitted	not permitted	required
Path	permitted	permitted	permitted	not permitted	not permitted
Passage	not permitted	not permitted	not permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	not permitted	not permitted
Bicycle Lane	permitted	permitted	permitted	byAdministrativeApproval	not permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted

e. CIVIC SPACES (see Table 8)

* Req'd if lot width is less than 50'

Conservancy	permitted	permitted	permitted	byAdministrativeApproval	byAdministrativeApproval
Neighborhood Park District	not permitted	not permitted	not permitted	not permitted	not permitted
Neighborhood Park	permitted	permitted	permitted	permitted	byAdministrativeApproval
Green	not permitted	not permitted	permitted	permitted	not permitted
Square	not permitted	not permitted	not permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted
Community Garden	permitted	permitted	permitted	permitted	permitted



T1 NATURAL ZONE **T2 RURAL ZONE** **T3 SUB-URBAN ZONE** **T4 GENERAL URBAN ZONE** **T5 URBAN CENTER ZONE**

a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)

CLD requires	50% min		30% max	20 - 50%	not permitted
TND requires	no minimum	no minimum	5 - 30% max	30 - 65 %	5 - 40%
TOD requires	no minimum	not permitted	20% max	20 - 50%	40 - 60%

b. BASE RESIDENTIAL DENSITY (see Section 3.8)

By Right	not permitted	1 unit / 20 acre avg.	3 - 8 DUA net	6 - 12 DUA net*	12 DUA min.
Other Uses	not permitted	not permitted	20% max	5 - 30%	30 - 60%

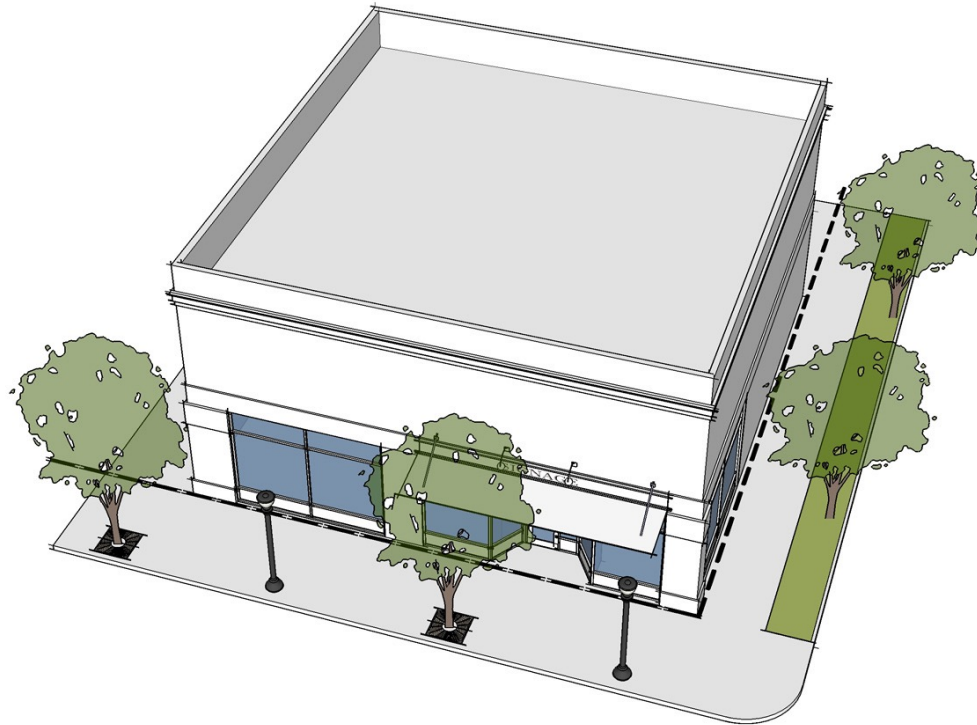
c. BLOCK SIZE

Block Perimeter	no maximum	no maximum	2,400 ft. max	2,300 ft. max	2,050 ft. max*
------------------------	------------	------------	---------------	---------------	----------------

d. THOROUGHFARES (see Table 4)

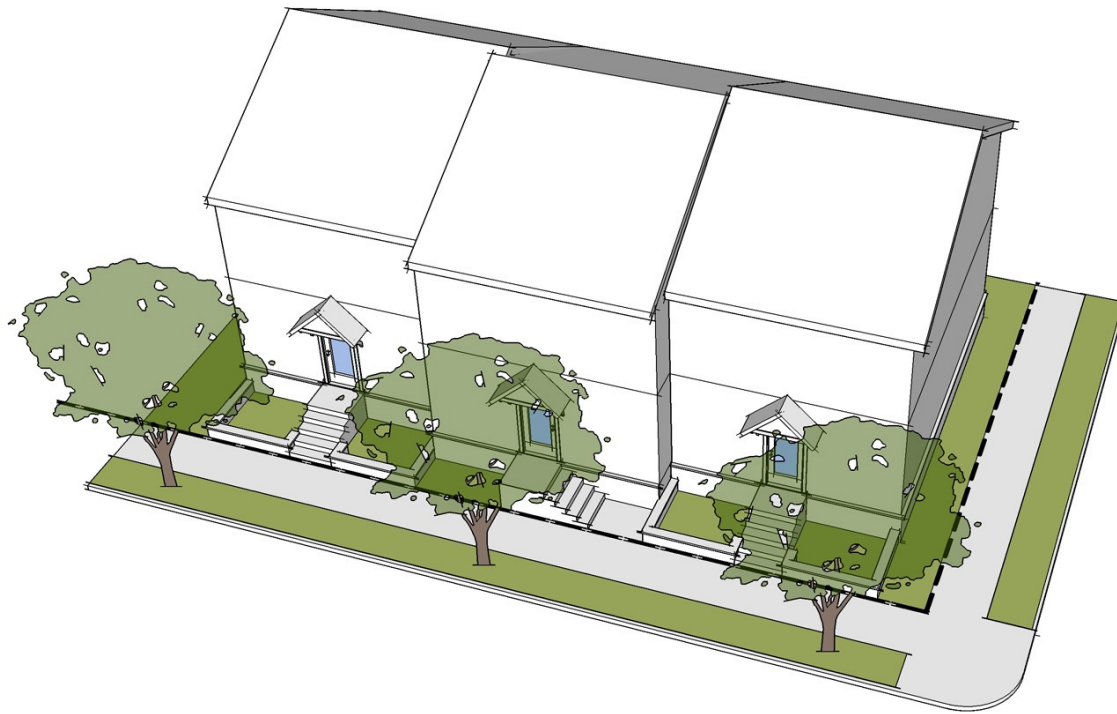
* 2,500 ft. max w/ parking structures

BV	not permitted	not permitted	not permitted	not permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted
RD	permitted	permitted	not permitted	not permitted	not permitted
Rear Lane	not permitted	not permitted	permitted	permitted*	not permitted
Rear Alley	not permitted	not permitted	not permitted	not permitted	required
Path	permitted	permitted	permitted	not permitted	not permitted
Passage	not permitted	not permitted	not permitted	permitted	permitted
Private Trail	not permitted	not permitted	not permitted	not permitted	not permitted



Shopfront

Governs how buildings shape the public realm



Stoops

Governs how buildings shape the public realm



Common Yard

Governs how buildings shape the public realm

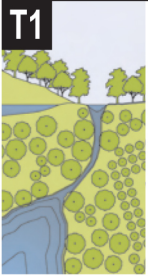


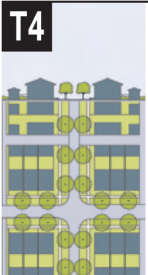
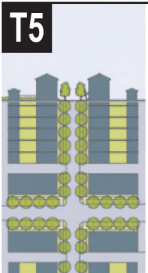




Fitchburg, Wisconsin

TABLE 1. TRANSECT ZONE DESCRIPTIONS.

This table provides descriptions of the character of each T-zone.

 <p>T1</p>	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Conservancies, including environmental corridors and large naturalistic open spaces</p>
 <p>T2</p>	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, and grassland. Typical buildings are farmhouses and agricultural buildings.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story for houses Type of Civic Space: Conservancies and large naturalistic open spaces</p>
 <p>T3</p>	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low-density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Common lawn, porch & fence, naturalistic tree planting Typical Building Height: 1- to 2-Story Type of Civic Space: Conservancies, and medium open spaces both naturalistic and more urban in character</p>
 <p>T4</p>	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.</p>	<p>General Character: Mix of Houses, Townhouses and small Multi-family buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards and Shopfronts Typical Building Height: 1- to 3-Story with a few Mixed Use buildings Type of Civic Space: Medium and small scale open spaces, either naturalistic or urban in character</p>
 <p>T5</p>	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Multi-family buildings. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Multi-family buildings, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 2- to 6-Story with some variation Type of Civic Space: Medium and small scale open spaces that are urban in character</p>

T3**T-3 SUB-URBAN**

T-3 Sub-Urban Zone consists of low-density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

General Character:

Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally

Building Placement:

Large and variable front and side yard Setbacks

Frontage Types:

Common lawn, porch & fence, naturalistic tree planting

Typical Building Height:

1- to 2-Story

Type of Civic Space:

Conservancies, and medium open spaces both naturalistic and more urban in character

T4**T-4 GENERAL URBAN**

T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized Blocks.

General Character:

Mix of Houses, Townhouses and small Multi-family buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians

Building Placement:

Shallow to medium front and side yard Setbacks

Frontage Types:

Porches, fences, Dooryards and Shopfronts

Typical Building Height:

1- to 3-Story with a few Mixed Use buildings

Type of Civic Space:

Medium and small scale open spaces, either naturalistic or urban in character

T5**T-5 URBAN CENTER**

T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Multi-family buildings. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

General Character:

Shops mixed with Townhouses, larger Multi-family buildings, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity

Building Placement:

Shallow Setbacks or none; buildings oriented to street defining a street wall

Frontage Types:

Stoops, Shopfronts, Galleries

Typical Building Height:

2- to 6-Story with some variation

Type of Civic Space:

Medium and small scale open spaces that are urban in character



T5 Urban Center



T4 General Urban



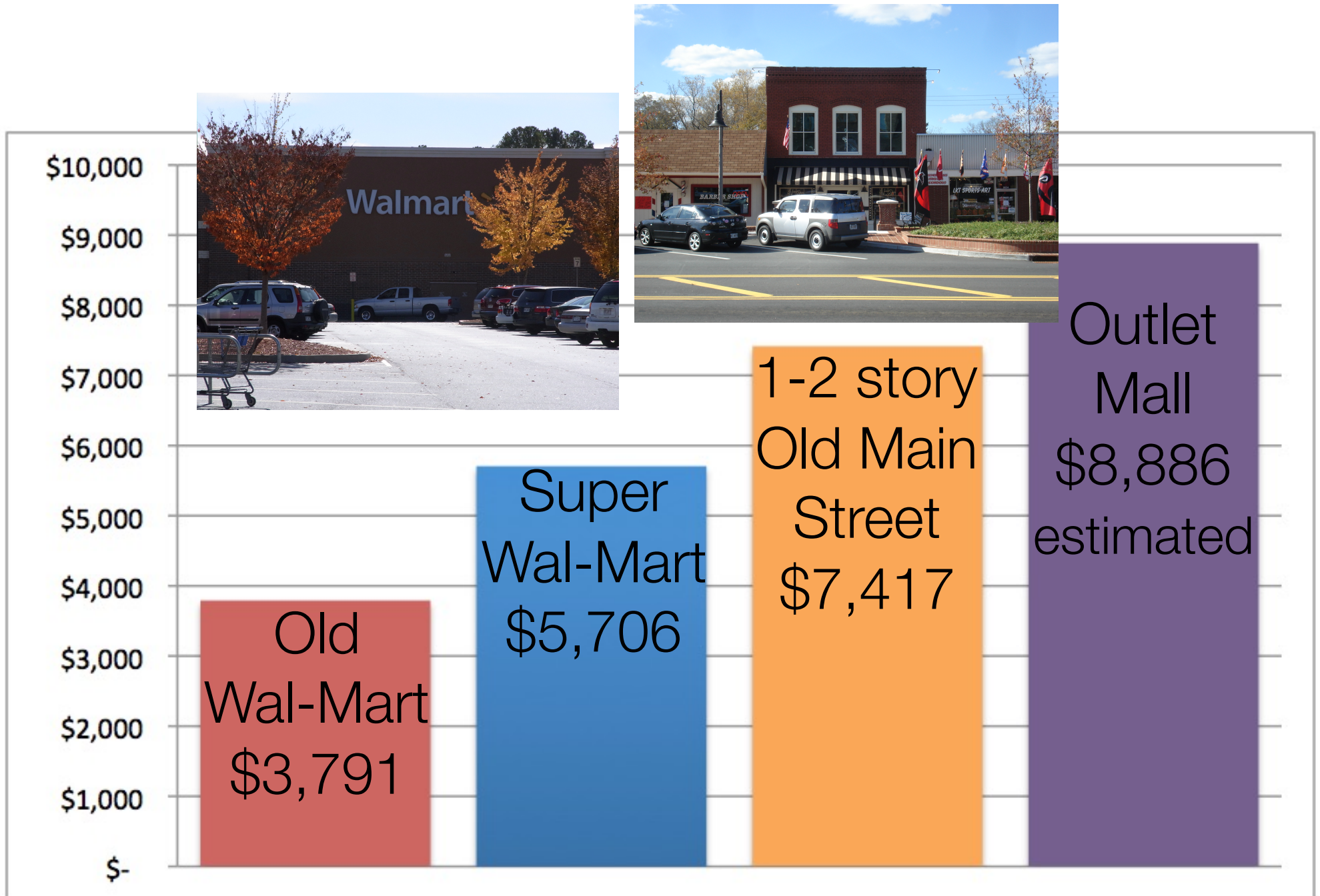
T3 Sub-Urban

Urban Mixed Use Mid-Rise

~25x more city
revenue / acre



Annual City Revenue Generated / Acre



Annual City Revenue Generated / Acre





	Super WalMart	Outlet Mall	New Main St
Land Consumed	30	49	0.65
Property Tax / Acre	\$ 5,706	\$ 8,886	\$ 223,575
Residents / Acre	-	-	103
Jobs / Acre	10	20	40

Abogo[®] transportation costs made transparent



What is Abogo?

Abogo is a tool that lets you discover how transportation impacts the affordability and sustainability of where you live.

Sign up for Updates

Blog

\$4,155: Gas Bill for the Typical American Household

An Associated Press article found that the typical American household pays \$4,155 a year to fill their gas tanks—or 8.4 percent of median family income. Research by the Center for Neighborhood Technology has found that living in location efficient places—walkable communities with access to amenities and transit—helps people keep transportation costs low compared with people [...]

Santa and his Bright Red Sleigh

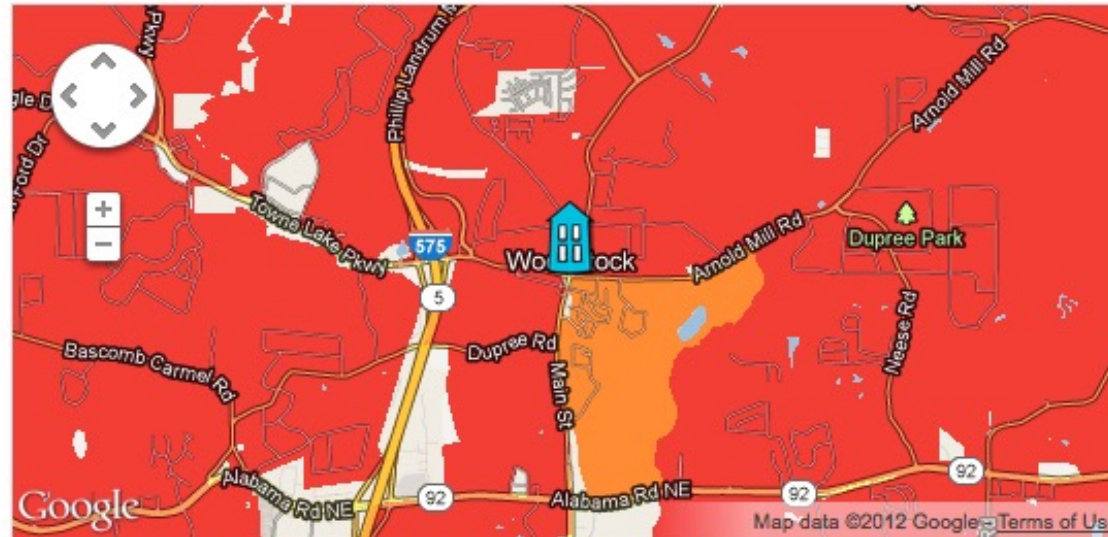
Last year, Abogo visited Santa up in North Pole, Alaska, to estimate some of the transportation costs he is likely to encounter. We decided to revisit the jolly St. Nick to update some of the estimates made last year. Bottom line: Santa needs more payment than cookies to break even on his travel costs.

We can [...]

Peter DeFazio's Oregon District Transportation Costs

Enter an address to find out what a typical household would spend on transportation.

Current Address:



\$ per month: N/A < \$730 \$730 - \$800 \$800 - \$860 \$860 - \$930 > \$930

Transportation Cost ⓘ
for an average household

\$951/month

Regional average: \$918 ⓘ

Transportation CO₂ Impact ⓘ
for an average household

0.77 metric tons/month ⓘ

Regional average: 0.82 metric tons ⓘ

Transportation costs are based on 2000 gas prices ⓘ



See how rising gas prices affect the cost of transportation.



What is Abogo?

How it Works

Lower Your Costs

FAQ

CNT Resources

Blog

How to spend less:

Experiment with different ways of getting to work. Use [this calculator](#) from [publictransportation.org](#) to see how much you can save with transit.

[Click for more tips »](#)

[+](#) Share | [Twitter](#) [Email](#) [Print](#) [Facebook](#)

[f](#) Hazel Borys, Zach Borders and 94 others like this.



Type an Address:

[Go](#)

Walk Score

6

Car-Dependent

Out of 100

7527 Camden Harbour Dr Bradenton

[Overview](#)

[More Amenities](#)

[Your Commute](#)

Restaurants

Cracker Barrel Old 0.97mi

Coffee

Dunkin' Donuts 1.46mi

Groceries

Walmart Supercenter 1.37mi

Shopping

Ace Hardware 2.44mi

Schools

Carlos E. Halle Mid 1.36mi

Parks

None found [Add place](#)

Books

Manatee County Libr 3.06mi

Bars

Ellenton Suds LLC 3.95mi

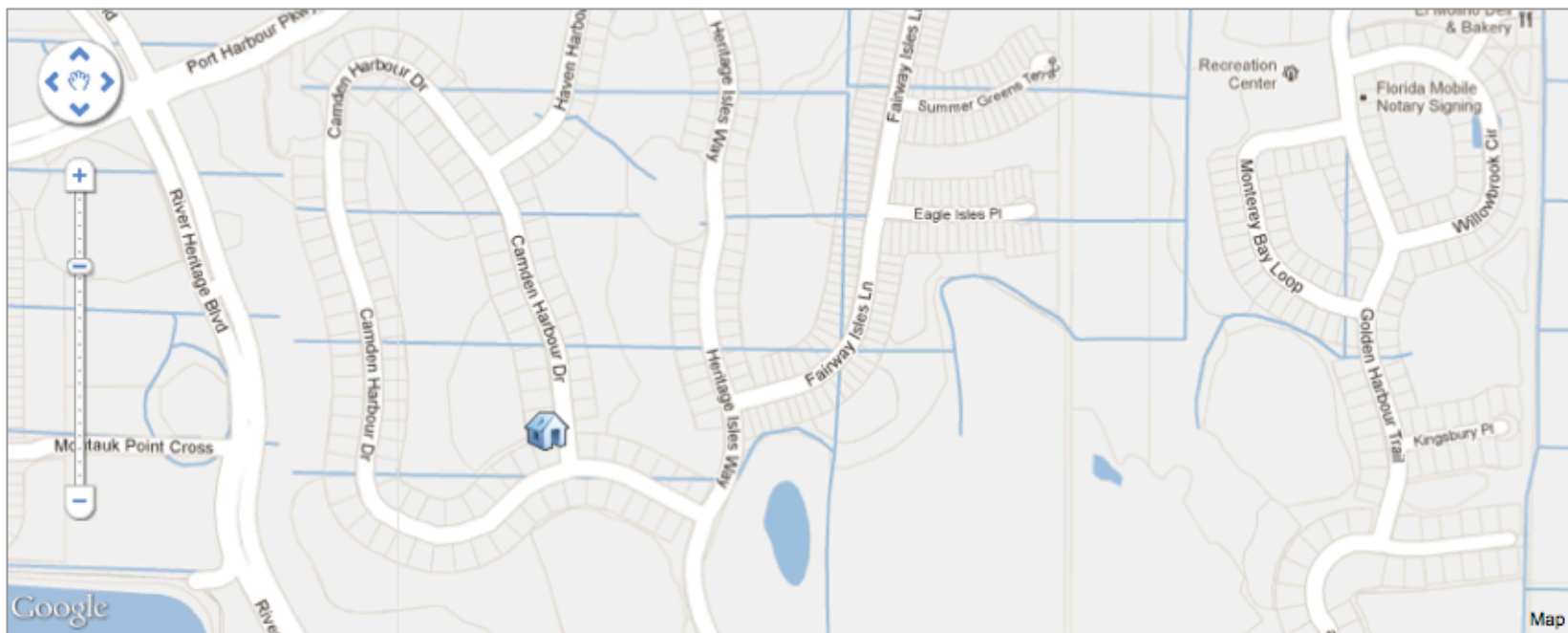
Entertainment

Manatee Village His 5.37mi

Banking

Orion Bank 2.12mi

[View more amenities](#)



[Real Estate Professionals: Print a neighborhood flyer for this property](#)

Public Transportation

Why isn't public transit showing? [About transit data](#)

Street Smart Walk Score



Calculates your score using walking routes.

[Check out your new score](#), we'd love your feedback.

[Try Street Smart](#)



Type an Address: **181 Bannatyne Ave. Winnipeg Manitoba Canada**

Go

Walk Score
100
Out of 100

Walker's Paradise
181 Bannatyne Ave Winnipeg

Overview

More Amenities

Your Commute

Restaurants

Johnny G's Restaura 0.07km

Coffee

Fyxx Espresso Bar T 0.12km

Groceries

Tropica General Foo 0.31km

Shopping

katch22 0.09km

Schools

CAPELLI ACADEMY 0.14km

Parks

Old Market Square 0.19km

Books

Ragpickers Antifash 0.12km

Pubs

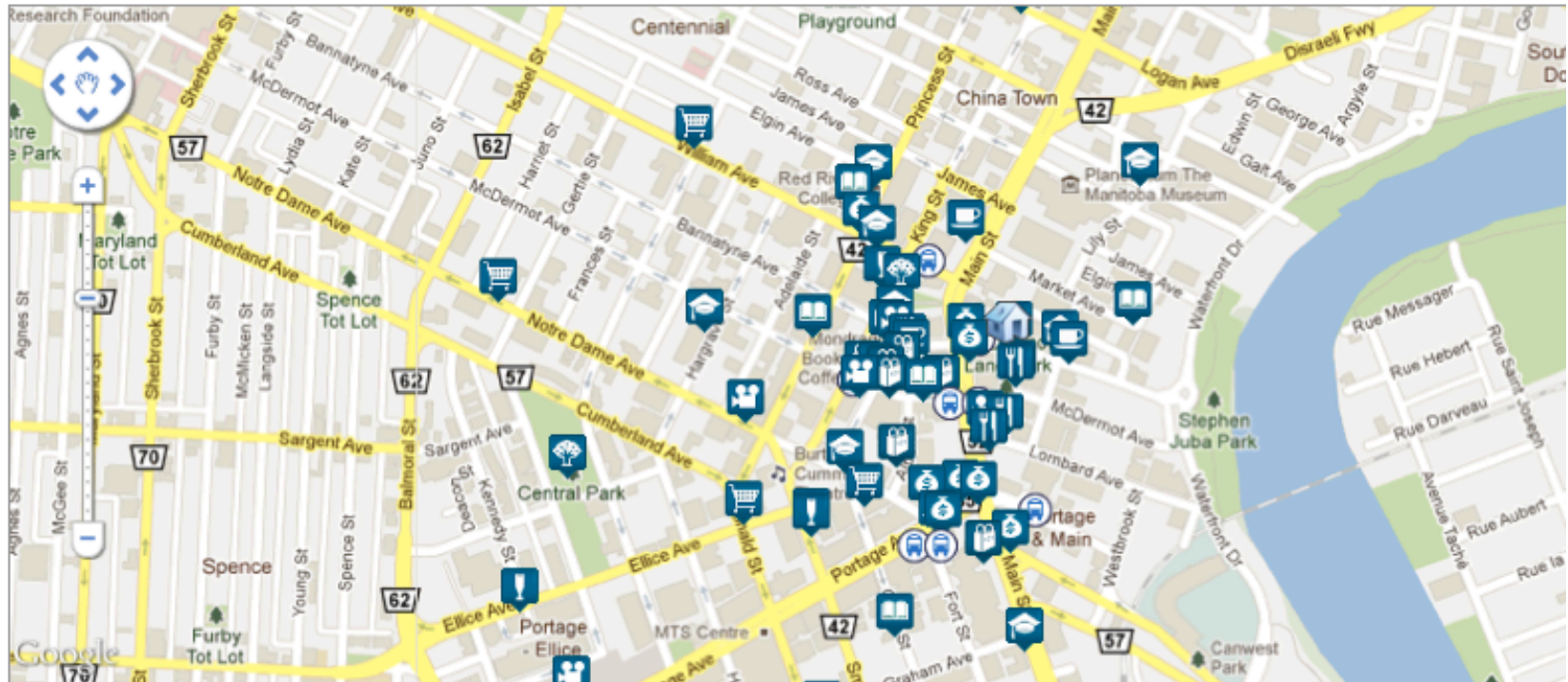
King's Head Pub 0.22km

Entertainment

Original Pictures I 0.11km

Banking

Crosstown Civic Cre 0.02km



[Real Estate Professionals: Print a neighborhood flyer for this property](#)

Public Transportation

Transit Score: 89 Excellent Transit
61 nearby routes: 61 bus, 0 rail, 0 other

- .06 km - 2 Downtown Spirit (Counter-Clockwise)
- .06 km - 1 Downtown Spirit (Clockwise)
- .06 km - 11 Portage-
- .06 km - 15 Sargent-Mountain
- .06 km - 16 Selkirk-Osborne
- .06 km - 18 North M.





FACTORY
WORKS

STORES

Donald
SERVICE

CONFECTION
CANDIES ETC.
BOND
SALES ETC.

THE J. H. ASHDON

Confessions of a Former Sprawl Dweller

- 90% less carbon emissions
- \$17,206 car savings
- 700 hours
- 10 pounds
- \$30,000 house savings
- Real Community: **priceless**

