

2012



CNU
CHARTER
AWARDS



CNU's members advance community-oriented principles of traditional town and city design. Their work promotes development that is walkable, provides a diverse range of housing options, encourages a rich mix of uses, and provides welcome public spaces. Together, CNU and its members shape communities into dynamic places that perform better environmentally and economically.

For 20 years, CNU has helped push forward a national conversation about the consequences of formless growth and the costs of barriers to the creation of enduring urbanism, while advancing an alternative vision for community development and regional sustainability based on the timeless principles expressed in the Charter of the New Urbanism.

Administered by the Congress for the New Urbanism, the Charter Awards program rewards the best work of the new era of placemaking. Each year CNU convenes a jury of the highest caliber to review submissions and select winning entries that best embody and advance the principles of the Charter of the New Urbanism.

Through the generous support of The Oram Foundation Inc./Fund for the Environment and Urban Life, CNU is awarding \$3500 for the best professional project and \$3500 for the best academic project.

THE CONGRESS FOR
THE NEW URBANISM
IS THE LEADING
ORGANIZATION
WORKING TO
RE-ESTABLISH
**COMPACT, WALKABLE,
ENVIRONMENTALLY
SUSTAINABLE
NEIGHBORHOODS,
CITIES AND TOWNS.**

GRAND PRIZE

**VERKYKERSKOP: SMALL-SCALE
AGRICULTURAL TOWN / P6**

ACADEMIC WINNER

**A VISION FOR GROWTH
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CNU'S CHARTER AWARDS RECOGNIZE EXCELLENCE IN ARCHITECTURAL, LANDSCAPE

FROM THE JURY CHAIR
FEBRUARY 23, 2012

It's been a dozen years since the first Charter Awards, and two decades since the first Congress. On the happy occasion of the twentieth congress, I was honored to chair a jury that included current CNU board members, veterans of this and other design award juries, and some eyes and minds new to the task. They brought their experience, expertise and passion for excellence to Ann Arbor for a weekend in the depth of the Michigan winter.

New Urbanism, which has fundamentally changed the conversation about urbanism in America and elsewhere, has not been as strong in its architecture as its urbanism. This is understandable for a movement dedicated to and focusing on promoting better neighborhoods and cities, which require such urgent and radical attention in the age of suburban sprawl. And it has often proved necessary to focus on changing settlement paradigms more than architectural quality, especially when working with middle class speculative development. But now that the mainstream thinking, if not the dominion, of the Charter's urban ideas has proliferated and begun to dominate the development

We need to bend the current design war toward more collaboration.

and redevelopment of our communities, it's time to direct more attention and commitment to the scale of architectural design and smaller interventions in the built environment. The other subject that deserves to be more central in our cone of vision is the hackneyed "s" word – sustainability, with all its dire imperatives and testy, tedious details. Fortunately, this year's sophisticated entries allowed us to honor high quality in both these realms of design.

Design aesthetics and sustainability are more controversial and incorrigible, as they involve taste in the first case, and major lifestyle changes in the second. Design taste and style are more subjective and less quantifiable than the logic and metrics that have helped make the convincing case for urban reform. In some ways, aesthetic preferences run deeper in people's psyches, and are slower to change in the gut. The rifts are rife not only between New

Urbanists and the professional and academic design world, but also within the movement. Indeed, established design elites and emerging movements are at odds with, even dismissive of most New Urbanist design (with sometimes begrudging acceptance or at least acknowledgement of its urban principles).

Groups like Landscape Urbanism are directly challenging New Urbanism, often embracing commendable ecological/landscape design but problematic urban design. Arguably they indulge in an nostalgia for a future whose time has past, much like the nostalgia they deride in New Urbanism. We can learn from their ecological expertise and landscape design facility, just as they could benefit from our pragmatic, well-tested and civilized urbanism. We need to bend the current design war toward more collaboration or at least more productive competition. Perhaps the two movements can coalesce in their

thinking within some zones of the Transect, or around Transit-Oriented-Development - even if the design sensibilities and styles remain different. In any case, New Urbanism needs to raise its design bar, especially at the scale of architecture and landscape design, both in aesthetic and ecological terms. The level of sophistication displayed in this year's winners demonstrates that high architectural design standard.

Within the CNU, there are more traditional vernacular and classical sensibilities, as well as more contemporary design vocabularies and syntaxes. This tension occasionally surfaced in the jury, but never in a demeaning way. What was encouraging was the presence of several projects that honored the Charter's urban principles while also exhibiting contemporary architecture. The Cambridge Public Library Addition, the SCAD Museum of Art in Savannah, and the Berkeley complex were particularly exemplary in this regard and hence their awards. Equally well designed is the cleverly configured Georgetown Safeway supermarket, achieved with a more utilitarian program and modest budget.

AND URBAN DESIGNS BUILT IN HARMONY WITH THEIR PHYSICAL AND SOCIAL CONTEXTS.

The Grand Prize winner – the Verkykerskop Agricultural Town in South Africa – was from the Metropolis, City and Town category, a tour de force in sustainability, but not the usual agenda of energy, water and waste conservation. Rather, it looks to economic sustainability as a means to conserve landscape and cultural traditions. It is about a poor, jeopardized farming community that is taking bold and unique design and planning action to staunch the migration of its people and life to the big city. This endemic and profound challenge facing the rural cultures and agricultures of the developing world is affecting billions of people globally. The two Honorable Mentions in this category were respectively a very sound corridor plan for a Cincinnati stream valley, and a get-out-in-front-of-the-curve plan for a well-heeled suburb of Columbus, Ohio.

The Neighborhood, District and Corridor and Block, Street and Building Award winners and Honorable Mentions were strong in different ways, sometimes offensively and other times defensively dealing with systemic change that promises to benefit and/or threaten their futures. The Academic Grand Prize, set in Berrien, Michigan, was as modest

and micro-surgical in its scope and agenda for a small Midwest town as previous winners, and other student entries this year were ambitious, even heroic.

All in all, we were pleased with the submittals, their presentation, the deliberations, and the outcomes of the jury. We enjoyed and learned from the projects, the work, the discussions and the camaraderie.

The early planning for the Charter Awards was done by Nora Beck, whom CNU lost to a wonderful new career opportunity, after which Ben Schulman diligently took over, only to be kept from the jury itself by his wife's first birth. Abby Bouzan-Kaloustian took over in turn from Ben, ably assisted in Ann Arbor by former intern Logan Nash, who flew in from Harvard. They were a pleasure to work with over the last nine months. The jury and the CNU owe a debt of gratitude to these hard-working and talented folks.

On behalf of the Congress, our jury proudly presents the following selections for the 2012 Charter Award honorees.

**Doug Kelbaugh FAIA
Jury Chair, 2012**



From left to right: Jonathan Barnett, Marcy McInnelly, Kit Krankel-McCullough, Douglas Kelbaugh, John Knott, M. David Lee, Boris Dramov, June Williamson, Bonnie Fisher

THE JURY

Douglas Kelbaugh, Jury Chair
CNU Board Member, Professor of Architecture and Urban Planning, and Former Dean of the Taubman College of the University of Michigan

June Williamson
Professor of Architecture at the City College of New York, Co-Author of *Retrofitting Suburbia*

Kit Krankel-McCullough
Professor at Taubman College of the University of Michigan

Marcy McInnelly
President of Urbsworks in Portland, OR, CNU Board Member

Bonnie Fisher
Landscape Architect and Principal of ROMA Design Group

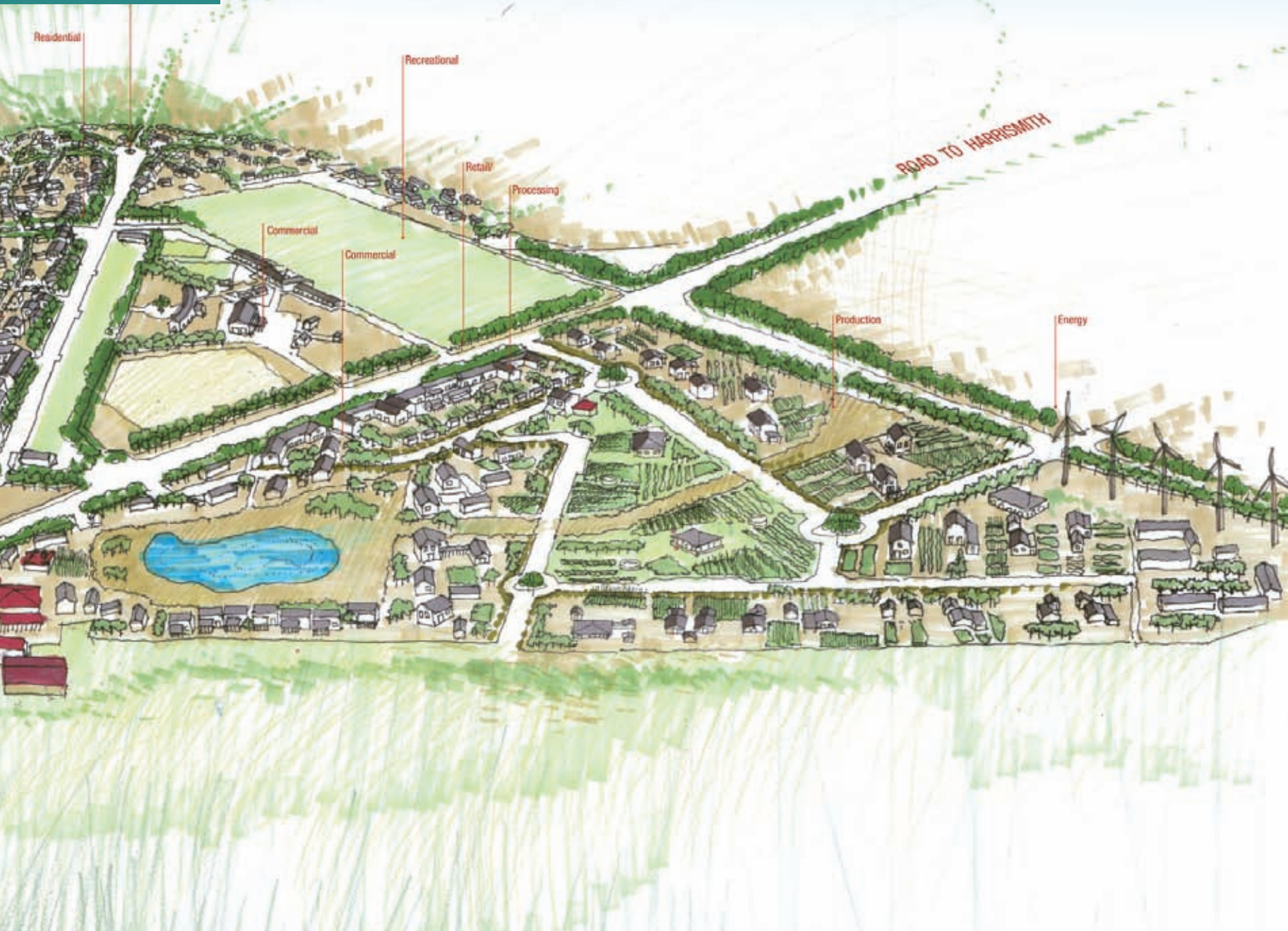
Boris Dramov
President of ROMA Design Group

M. David Lee
Partner of Stull and Lee, Adjunct Professor at the Harvard Graduate School of Design

John Knott
President and Co-Founder of the Noisette Company, LLC

Jonathan Barnett
Professor of Practice in City and Regional Planning, and director of the Urban Design Program, at the University of Pennsylvania

GRAND
PRIZE



VERKYKERSKOP SMALL-SCALE AGRICULTURAL TOWN

LOCATION

Verkykerskop, South Africa

FIRM

Gary White & Associates

SITE

104 acres in the South African province of the Free State where farming had historically been a crucial part of the local economy

PROGRAM

A new agricultural village that incorporates commercial farming, gardening, social amenities, and focuses on adaptive reuse

CATEGORY

Metropolis, City, Town



As cities grow on an unprecedented scale in the developing world, the fate of traditional agricultural communities remains uncertain. While there is increasing attention to local and sustainable food production practices, farmers are rapidly abandoning the countryside for metropolitan opportunities.

This town plan for Verkykerskop in the South African province of Free State is a small-scale intervention that powerfully speaks to these national and global issues. Rather than turning over a historically agricultural area to disuse or a depopulated farming monoculture, the proposal by Gary White and Associates sets out a vision for an economically viable and attractive farming community.

The village is sited in a scenic agricultural area at the crossroads of a historic livestock route and a paved provincial tourism thoroughfare. Responding to this context, the plan works within the existing built and natural conditions, adaptively reusing abandoned agricultural sheds, barns, and other infrastructure.

The village will also be deeply rooted in the area's agricultural economy and heritage. Not only does it feature 300 small-scale family food gardens and 100

medium-scale roof gardens, there are also 87 acres of farmland conserved for larger-scale agricultural production.

However, Gary White and Associates take into account the fact that agriculture is only one aspect of rural communities. At full build-out, the town will also feature civic institutions such as two farm schools with a digital library, a clinic, meeting halls, shops, recreation facilities, and a police station. Income from farming activities, as well as a small boutique hotel, will help support these uses.

The jury was impressed by this careful effort to reinvigorate and enhance local agriculture. Juror Kit Krankel McCullough called it "an eloquent response to the physical and cultural landscape. This is true agrarian urbanism in that it seeks to create a form of settlement that supports the recovery of a farming economy."

There will be 300 residential units on the site, with typological variation based on purpose and location. Residences in central areas will have access to municipal water and sewer grids while more remote homes will have to rely even more heavily on on-site facilities such as rain collectors and solar geysers for the needs of farming and living.

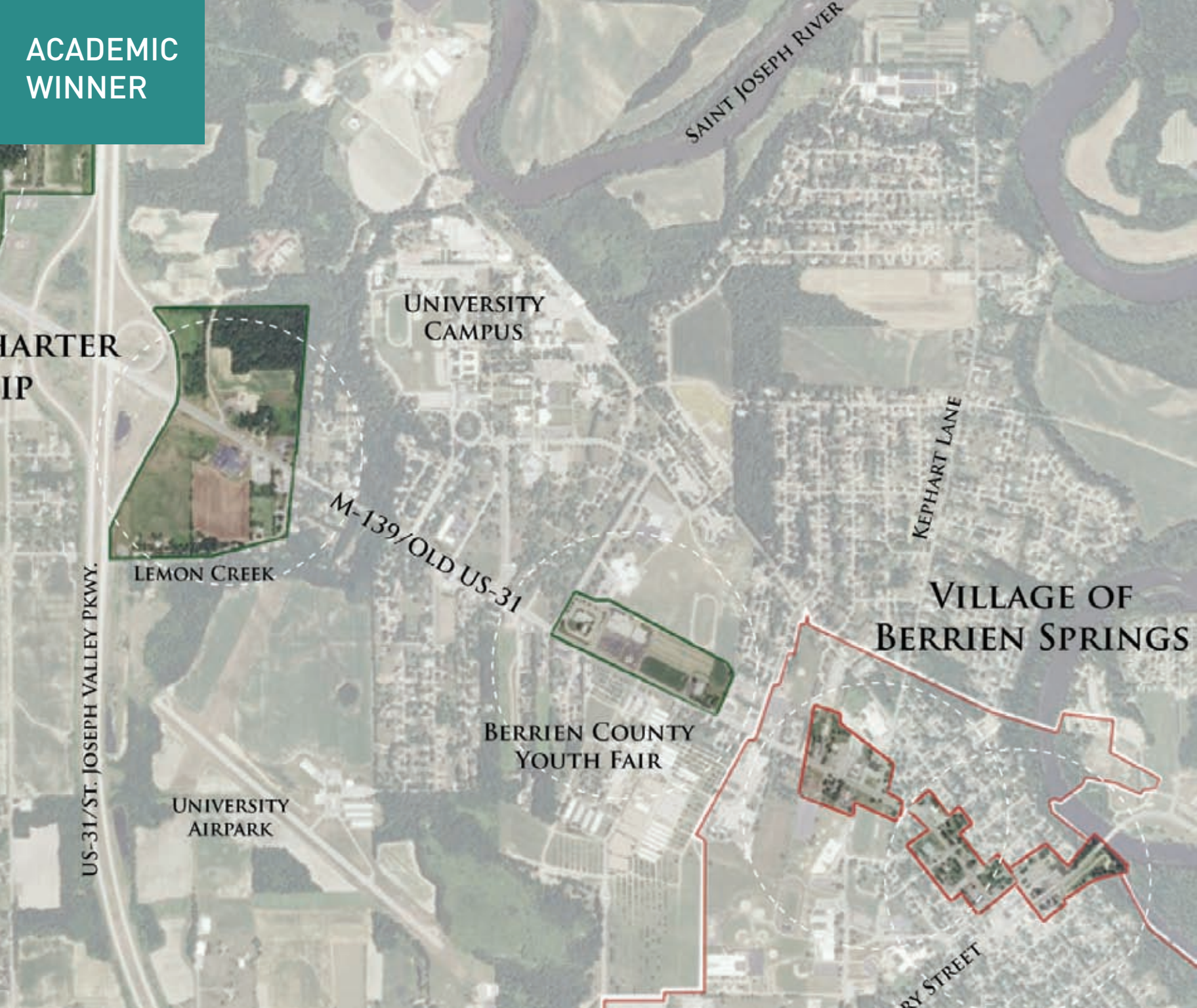


Similarly, the submitters took great care to ensure that development did not exclude motorized farm equipment and farm animals. Roads paved with gravel or cobblestones suit their movement, and facilities for horses in the town integrate this key animal in local agriculture into the urban fabric.

Recognizing that recreational space serves a very different purpose than actively-used farmland, the plan calls for a green space network that incorporates both formal parks and existing natural amenities. The village will feature a primary visual axis that links the development to view of the surrounding landscape as well as the historic livestock trail and a new system of non-motorized paths.

By paying close attention to local histories and patterns of use, Gary White and Associates has created an exemplary plan for a truly agricultural community. The proposal is practical and locally rooted—it is currently being implemented by a forum of local leaders and the provincial government—but also provokes necessary questions about the spatial consequences of food and global urbanization.

ACADEMIC
WINNER



A VISION FOR GROWTH AND CONSERVATION IN THE VILLAGE OF BERRIEN SPRINGS & ORONOKO CHARTER TOWNSHIP

LOCATION

Berrien Springs, MI

FIRM

School of Architecture, Andrews University

SITE

Six sites with a total size of approximately 466 acres in the Village of Berrien Springs and Oronoko Charter Township

PROGRAM

Comprehensive plan for the restoration and upgrading of urban infrastructure and amenities for a historic village exploring new economic opportunities and growth



Existing site



Berrien Springs is a historic village in Michigan's Berrien County, with a population around 2,000 and a size less than a square mile. Oronoko Charter Township encloses the Village of Berrien Springs with ample agricultural land, yielding primarily apples and grapes. The village is recognizing increased economic opportunities with a growing university population seeking housing options in the village, as well as wine tourism attracting visitors from close-by cities like Chicago. Other emergent economic activities include the largest indoor equestrian arena in the Midwest, and a potential office headquarters of a major corporation at the US-31 highway exchange.

Faced with an urgent need for upgraded urban infrastructure to support this economic activity, while remaining respectful of its agricultural heritage, locals have witnessed a divergence of opinions regarding the direction of growth. While some are concerned about preserving the local rural character, others favor an aggressive urban development as an antidote to the suburban sprawl that fails to sustain growing demand. Taking these concerns into consideration, the design team prescribes a solution that serves both purposes: preserving agricultural tradition and leveraging infrastructure at the same time. The project adapted an approach that combines urbanist strategies with traditional neighborhood development.

The six chosen sites, ranging from 12 to 250 acres in size, are underutilized areas scattered around the axis of the central highway, M-139. Various urban planning strategies are utilized in order to respond to the evolving economic situation with flexibility, including urban infill, sprawl retrofit and traditional neighborhood development. There is a consistent emphasis on expanding existing housing types, in order to meet housing market demand for the seniors, upper-middle class and students outside the township. The plan also proposes to increase public open spaces as well as vitalize unused green space. Retrofit strategies are adopted to reshape structures and buildings to position them for successful reuse.

Driven by a bold vision, incremental phasing with careful choosing is widely used for all the proposed sites. Plans for the village center infill suggest gradual, small-scale enhancements such as a new deli frontage, a new parking plaza, infill buildings, a new monument and a new tree line surrounding the village's eastern entrance. Ingrained in the village's existing state, such a plan transforms the site into a walkable neighborhood by increasing the diversity of community activities and redistributing parking.

The village sprawl retrofit plan highlights incremental strategies for redevelopment. The current configuration of an overused service station encourages pedestrian-vehicle conflict. The plan mitigates this conflict by diversifying use of underutilized land surrounding the station, creating a contiguous corridor that provides pedestrian access and assuages traffic problems by breaking down superblocks.

Regardless of the size of the sites, this plan distinguishes itself by its mindfulness to the site-specific cultural context. The design team came to realize the invaluable quality of small, ordinary place, and that incremental implementations can be reconciled with long-term "big proposals." Changes are carried out in small parcels, instead of proposing aggressive measures on a large scale in a small timeframe. Minimized but carefully calculated design intervention is employed to achieve the optimum economic effect, enabling a smooth urbanization of a rural community. Juror June Williamson noted the "modest but transformational" approach sets the foundation for the community's continued success.

NEIGHBORHOOD, DISTRICT AND CORRIDOR



LOCATION

Los Angeles, CA

FIRM

Torti Gallas and Partners, Inc.

SITE

70-acre deteriorating housing project near downtown Los Angeles

PROGRAM

A mixed-use intervention that weaves new development together with the existing neighborhood, notably through a new central urban park

This plan for a mixed-use, mixed-income development in the Boyle Heights area of Los Angeles goes beyond the usual tactics for weaving together affordable housing reconstruction with existing neighborhood fabric.

Torti Gallas and Partners break up the superblocks of the existing site, doubling the number of perimeter intersections. But they also deal carefully with the parkland, form and densities to create neighborhood space that serves and welcomes the entire area. Jurors were impressed by this comprehensive approach to the site's plan. Juror John Knott praised how the "plan breaks the economic and visual wall that separates this site from its neighbors and weaves the larger district into a cohesive fabric."

For example, the current site is dominated by yards that are neither fully public nor fully private and hence subject to neglect. The proposed site plan preserves the mature trees from these yards but reconfigures them into an active, supervised "central park" for the neighborhood. This outdoor space is envisioned to function as a civic plaza for the greater Boyle Heights area, providing a venue for summer concerts, festivals, and farmers markets.

The proposal also features an "Arroyo Walk," where a bioswale helps manage stormwater on-site, and buildings are required to have openings facing the prevailing breezes, allowing natural ventilation and cooling. New streetscaping expands this green arc into the existing neighborhood, providing visual cues and helping to ensure that the park also draws residents outside the boundaries of the redevelopment.

The plan allows for 4,400 new units, 660 of which will be affordable. All current tenants on the site will have the option of moving to one of the new units, and the five-step phasing plan minimizes the disruption caused by housing reconstruction. However, Torti Gallas managed to increase density of the area carefully so as to not overwhelm neighboring districts and to activate the open space. Density is highest around the central park and Olympic Boulevard, but tapers down slightly as it meets adjacent low-rise residential areas along 8th Street.

The new development will take advantage of existing amenities and transportation, including eight nearby bus lines, two adjacent schools, and a community center straddling the site. These amenities also allow for a lower provision of parking—only 1.25 per dwelling unit, compared to a standard 2.0 per dwelling unit across Los Angeles. And because the parking spaces are decoupled from the units themselves, it allows for parking ratios to potentially be yet low in later phases.

The plan is implemented through a form-based code that focuses on the scale of the block. Each block has a designated "min/max" level of development, and a designated mix of uses and unit types. This fine-grain code allows for great attention to detail on creating active frontages and spaces.

Torti Gallas' plan demonstrates the thoughtful interventions that result when the wider urban context is kept front-and-center while confronting individual parcels and blocks on the neighborhood scale.



THE NEW WYVERNWOOD BOYLE HEIGHTS MIXED-USE COMMUNITY

THE NEW FAUBOURG LAFITTE

LOCATION

New Orleans, LA

FIRM

Urban Design Associates

SITE

A 27-acre housing project that was badly damaged during Hurricane Katrina

PROGRAM

New housing typologies and a restored street pattern that was developed closely with the community and responds to neighborhood context

NEIGHBORHOOD,
DISTRICT
AND CORRIDOR



As New Orleans rebuilds itself after Hurricane Katrina, residents, designers and planners are faced with the opportunity to address damage caused by past urban interventions. But to avoid the mistakes of the past, great sensitivity to community needs is crucial. This intervention shows how careful collaboration with the community can create a place that is distinct, attractive, and valued by those who dwell there.

Urban Design Associates worked closely with residents to replace a 27-acre superblock public housing project that had been badly damaged during the flooding. Their plan calls for 500 of the original 600 units to be replaced on-site, with 900 to 1000 additional units being placed on infill sites around the adjoining Treme and Tulane-Gravier neighborhoods.

The visioning process with residents was integral to the plan's creation. Charettes helped community members outline their idea of what the new neighborhood would look like and the features they would like to see. Older residents told stories about their experiences growing up in the surrounding neighborhoods, where they felt looked out for on the streets by neighbors they knew. UDA's intervention reconnects the site with this surrounding fabric and draws from nearby typologies to foster a seamless integration.

Community members were presented with housing designs developed by different architects with varying stylistic and typological characteristics. Houses that resembled those found in Treme received positive responses while strongly contemporary designs or those with historicist roots outside the area were not preferred.

In the end, the styles chosen reflected local appreciation for nearby architecture even while they were updated for 21st century lifestyles, tastes and building technologies. To avoid monotony, a wide array of facades and typologies—duplexes, single-family, and small apartments—were spread throughout the site. Each street is thus able to house a broad cross-section of residents while also creating visually stimulating buildings and elevations.

One novel feature is "Magic Street," a linear park through the site that was envisioned by the children who accompanied their parents to the charettes. They imagined an area for playing and activity, which they drew as a special street. The community named the feature the Magic Street to honor the hopeful creativity their children showed in the face of post-Katrina despair. The jury considered the positive feelings this participatory process conveys in a rebuilding city. Juror M. David Lee said that it "sends a powerful message to former displaced residents that they are indeed encouraged to return to a project and a community they know and understand visually and socially."

The designers had to work with federal requirements that new housing be raised four feet off the ground. UDA handled this impressively by making the extra height behind plantings, front porches, and facades. Parking on the site is located inside blocks to avoid disrupting the street fabric. These lots are also elevated to a level similar to the ground floor of buildings to provide an accessible entrance to every unit. This project exemplifies the community values expressed in the Charter.



MOUNT RAINIER MIXED-USE TOWN CENTER DEVELOPMENT PLAN

LOCATION

Mount Rainier, Maryland

FIRM

Cunningham | Quill Architects

SITE

The central square in Mount Rainier, MD, just outside of the Washington DC border

PROGRAM

A series of small interventions that helps restore the urban character of this streetcar suburb and anticipates the return of the DC streetcar

The tiny, two-thirds square mile city of Mount Rainier, Maryland lies just outside the border between Washington, DC and Prince George's County. As a streetcar suburb that grew along the routes radiating from the urban center, it flourished until the rise of the automobile and the end of rail service drained vitality from the area.

Since the 1980s however, the city's fortunes have been rising once again as people begin to realize the value of the city's historic character and convenient urban location. The future looks even more hopeful with the likely expansion of the new DC streetcar system into the area.

This mixed-use development plan for the city's main corridor is not a heavy-handed intervention. Instead, it builds on these organic forces and the resilient urban character that have fostered a resurgent Mount Rainier. Juror Marcy McNelly commented that this type of project was "all too rare." Through careful planning and design, "the small moves add up: preservation and adaption of historic buildings, the extension of a park, and a coherent and complete design for buildings and the public realm."

The design team worked closely with the community to determine their vision for the area and its possibilities in light of recent growth and the return of the streetcar. They performed and presented historical research about the historic buildings in the area and its past links to transit and walking. Residents were especially thrilled to hear that the city won the National Pedestrian Protection Contest in 1953, a strong contrast to the site's current orientation to passing automobiles.

Based on resident input and area history, the plan divides the already small-scale study area into three fine-grained sections: a gateway boulevard on Rhode Island Avenue immediately adjacent to the DC boundary, a revitalized civic space and transit station in the main square, and a retail area on adjacent 34th Street.

Rhode Island Avenue serves as the entrance to Mount Rainier for the Washington region, and is hence redesigned as a grand boulevard along European lines. The large right-of-way is a challenge, but allows for the designers to greatly expand pedestrian and bike space, add a tree-landscaped median and incorporate street furniture and outdoor seating. Slightly further into Mount Rainier is the city's main intersection, which is envisioned as a new civic core. The proposal integrates the existing City Hall and library with other future amenities on a new town green covering the current site of a bus turnaround loop. This new anchor would be supplemented with the town's main streetcar station and streetscape improvements to slow down traffic and create a safer environment for walkers and cyclists.

The plan for 34th Street is less grand, but just as important to the local community. Drawing from its historic and current uses, this more intimate street is intended to serve as the site for neighborhood-serving retail. New investments in streets trees, lamps would supplement frontage design standards to create a main street for this small city. These incremental but powerful improvements show how good urbanism can be accomplished through small interventions that maximize the existing assets and histories of a community.

CAMBRIDGE PUBLIC LIBRARY

LOCATION

Cambridge, MA

FIRM

William Rawn Associates with Ann Beha Architects

SITE

The 76,700 square feet new building expands on the existing renovated historic library positioned in a newly landscaped city park

PROGRAM

A new "town common" in the form of a public library for the City of Cambridge



BLOCK, STREET AND BUILDING



More than just a storage house of books, public libraries can serve as a community anchor for a wide range of uses when properly designed. Traditionally viewed reverentially, a library can easily be unapproachable or even intimidating. The mission in designing the new public library was to make the space inviting to the public, and act as a gathering space for highly diversified community of Cambridge. A LEED silver certified project, the building integrates elegant design with sustainable technology. Unity is a running theme for this design, with manifold manifestations: a unity of old and new, educational and recreational, natural and manmade, intellectual and populist.

Beside its locale on a main artery road connecting Harvard University and MIT, the library is accessible by five public routes and a major subway station. The building lies in the midst of a civic park surrounded by public spaces such as a high school and playground. By virtue of its geographical location, the library engages nearby communities, which functions both as an educational institution and a recreational facility. Its accessibility is further reinforced by its design, integrating many strategies to maximize the openness of the space. The ground floor features high ceilings, abundant natural light and public café areas activated by warm colors. Moreover, the use of a column-free perimeter provides a smooth transition from the reading area to the surrounding park, while the curtain wall and louvers maximize visual transparency and natural day lighting. By opening up to natural space around it, the new library seamlessly meshes the interior with outside, virtually bringing nature into the reading area.

Not only does the double-skin curtain wall bring forth utmost transparency and thermal comfort, it scores high on sustainability performance. The curtain wall highlights two surfaces of glass that constitute an insulated airspace with movable sunshades. The transparent glass façade brings in natural light carefully controlled by movable sunshades that provide daylight and views in 90% of the building. Adjusting heat gain and loss saves 50% energy by the "thermal blanket" made from the 3' airspace.

The building's glass façade is introduced in the restoration of the adjoining historic library. The ground level of the old building integrates a glassy exterior, converting the front porch into a transparent reading space while achieving a visual consistency with the new library. Large windows are introduced to the historic space without interrupting its visual order, along with high-efficiency light fixtures to save energy.

The design team committed to create a public space that invites civic engagement and community interaction. It does so by considering the needs of a broad audience of all ages and background when designing a public space with high accessibility and transparency. "This building fulfills the Charter's mandate to serve the public realm, and does so elegantly," observed Jury Chair Doug Kelbaugh. "The insertion of the addition significantly activates and improves the physical definition of the green as a public space."

GEORGETOWN “SOCIAL” SAFEWAY

LOCATION

Georgetown, Washington, D.C.

FIRM

Torti Gallas and Partners, Inc.

SITE

The former supermarket located between Upper Georgetown neighborhood and Dumbarton Oaks National Park with an area of 3.4 acres

PROGRAM

An urban market that seeks to achieve status as a third place while remaining architecturally and environmentally sensitive to the surrounding street and public park

BLOCK, STREET AND BUILDING



Georgetown, with its distinctive architectural character, enjoys carefully preserved Georgian mansions alongside elegant rowhomes. Located between the Upper Georgetown and Dumbarton Oaks National Park, this project is not only a response to the historic architectural style, but also to the pastoral nature of the neighboring park.

The project is a two-story supermarket brought to the street. The pedestrian-friendly building features a street-facing storefront, while hiding its garage below the building. The redesigned building employs a compact height and area to preserve a natural co-existence with the park. Several measures have been taken to ensure the project has the least possible negative impact on the existing landscape, such as a newly added green screen on the back of the market.

To ensure easy access for pedestrians to the supermarket, three ground-level entrances are offered through retail storefronts on two active sides and one semi-active side of the building, along with a corner entrance. Considerations for the shoppers also go into the design of parking space, which is situated below the store. The parking lot directly connects to the second-floor with an escalator and elevators to protect shoppers from undesirable weather outside. An additional parking level with the first floor is provided to better assist drive-in shoppers.

The historic context of the site calls forth cultural sensitivity in designing the exterior of the market, and the design team responded to this need by a thorough study of historic public market styles and attentive handling of minute details. The subtle differences of every bay of the Western Wisconsin Avenue façade reflect the nuanced adaptations of Georgetown's historic style over time, while the use of red brick reinforces the historic lineage of existing markets. With a deep understanding and respect for the heritage of the site, the design of the building is more than just a replica of the past.

Apart from the geometrical shape that marks a modern identity, modern technology is used as a sustainable solution in the urban context. The building is broken down into three masses with varied solar orientation, calling for different design devices to adjust to solar gains. While the façade facing the morning sun is built with smaller punched openings, the north and south façades incorporate horizontal and vertical sunshading, while the use of fritted glazing on glass panes also helps reduce solar gain.

Intended as a community gathering space, the market space integrates several design elements to create a wholesome, inviting place. The interior of the market features a warm ambience, achieved by earth-toned décor and subdued lighting. Wine bars, a 24-hour café and informal lounges and balcony constitute a space conducive to interaction.



LOCATION

Savannah, GA

FIRM

Sottile & Sottile and Lord Aeck Sargent in association with Dawson Architects

SITE

3.8 acres of land in West Boundary, Savannah, Georgia, including 82,000 square feet for Museum building, 1.8 acres for public garden and 800 linear feet of urban streets

PROGRAM

The reimagining of a civic building to honor its historic site, enhance the public realm and visually engage patrons and pedestrians

Located in Western Boundary, Savannah's former hubbub of freight commerce, populated with massive industrial structures, the project aims at redesigning the civic building into a pedestrian-scaled public realm. The redesign dedicates itself to the preservation of the site's historic context, on which stands the ruins of the 1853 Central Georgia Railroad depot, a National Historic Landmark and the only surviving antebellum railroad complex in the country. Without altering the historic site, the new design turns this challenge into an advantage, combining the old structure with newly added space as a seamless continuity. The reimagining of the form and function of this industrial space is a symbolic gesture for the city's urban architecture, which sets a precedent for rejuvenating the underdeveloped historic district with vibrant public space.

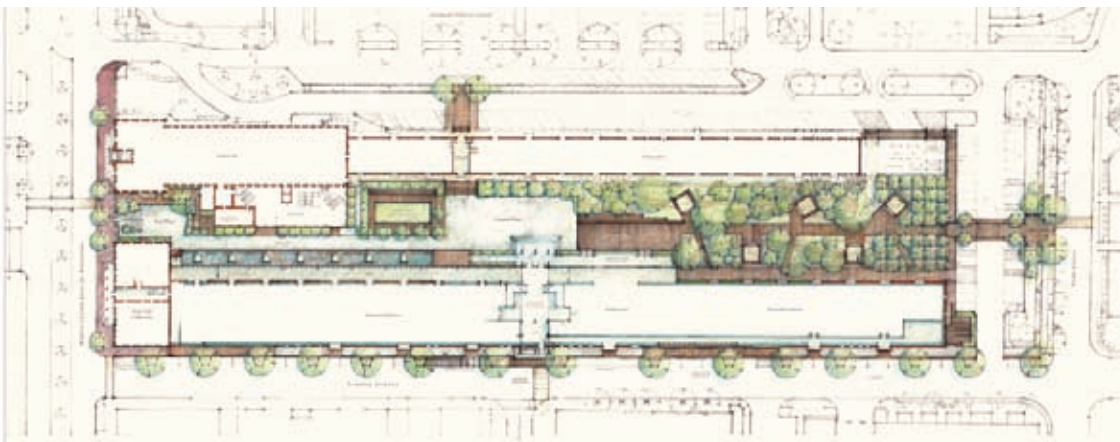
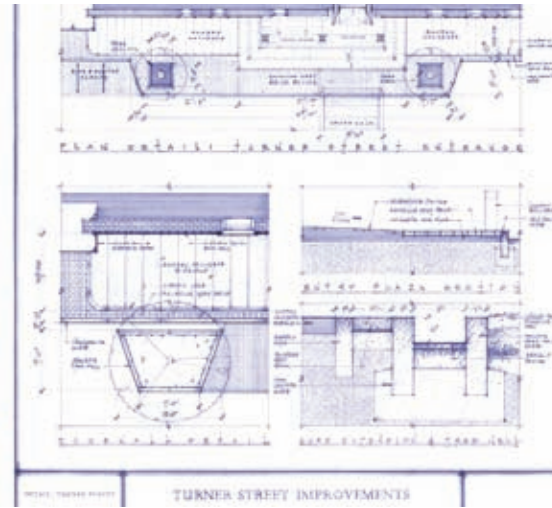
As a civic building, the primary goal is to engage the public. Many measures are taken to connect the museum with its adjacent space and provide more public space for visitors. A landscaped walk, plaza and courtyard are built as connectors, enabling access to the museum from every side. Transparency of the art displays, achieved by a glass gallery box, animates the adjoining streets. At the same time, the monumentality of the entrance hall rising above the one-story block establishes the museum as a landmark, which blends well into Savannah's skyline constituted by generations of civic architecture.

The new entrance of the museum is situated at the intersection of two city streets, inviting active interaction with the public by being more accessible and visible. It also divides the former superblock of an 800 foot long freight warehouse into two programmatic wings, increasing walkability while maintaining the monumental look. To better accommodate human scale movement and visually engage pedestrians walking along the museum's frontage, a glass pedestrian shelter is incorporated, as well as new sidewalks and street trees on Turner Boulevard running along the museum façade.

Following the path set by surviving Roman ruins such as the Temple of Antoninus and Faustina, the design team adopted an architectural synthesis approach that allows them to integrate the old industrial structures into the new without destroying it. The old and the new, when appropriately combined, can form a substantial whole, each referencing the other's distinctive function. Contrast as a running theme serves well for the integration of different forms, colors and materials, both in the building and sidewalk design.

While maintaining the historic brick ruins as it were, polished concrete is added on the top as the glass-jewel-box entry tower punctuates the long frontage. The continuous surface formed by brick, concrete and glass provides linear sequences of architectural experiences, which unfolds itself as the two architectural languages - antiquity and simplicity - alternate and interact.

Jury Chair Doug Kelbaugh praised the design's sensitivity and novelty, commenting, "It's like the mindful historic adaptation of historic buildings that European culture has raised to a high art and that engenders so much pleasure and admiration for residents and visitors alike."



SCAD MUSEUM OF ART

BLOCK, STREET AND BUILDING



LOCATION

Berkeley, CA

FIRM

Daniel Solomon Design Partners

SITE

One-acre former parking lot in downtown Berkeley

PROGRAM

Two new buildings with affordable housing, retail, and offices for advocacy groups that incorporate sustainable buildings techniques

Featuring 97 units of affordable housing and a LEED Platinum office building, this bold building complex by Daniel Solomon Design Partners exemplifies the Charter's call for social and environmental sustainability.

The project is located on a one-acre site at the heart of downtown Berkeley and one block away from the BART rail station. It occupies the former location of a surface parking lot and is walkable to jobs and amenities around downtown and the UC Berkeley campus. Juror Bonnie Fisher appreciated how the project showed that "a relatively small infill project on a constrained urban site can meet multiple objectives and achieve high levels of environmental and social performance with determination, artistry and skill."

The 29,000 square feet of office space is intended to provide a permanent space for social and environmental advocacy groups, and is rented to them at below-market rents. To serve their needs and provide civic space at this crucial location, there is an on-site conference center, theater, and gallery. Street-facing retail and restaurant space creates strong interaction with the street.

Naturally the complex incorporates state-of-the-art sustainability techniques including rainwater recycling for irrigation and toilets, radiant heating and cooling in ceilings, and solar panels that provide 40% of the office building's energy. In addition, 53% of construction materials are from recycled sources, and narrow floor planes allow for maximum exposure to natural sunlight.

Architecturally, the complex responds to two notable adjacent structures: the university's Art Deco Edwards Stadium and the Gaia Building, a twelve-story historicist apartment tower. The stadium's concrete colonnade is reflected in the formal columns of the office building. Jurors were also impressed by the effective use of a contemporary cornice, which both reflects the style of the Gaia Building and cleverly integrates the building's solar energy panels.

The complex's 97 affordable housing units range from studios to three-bedroom apartments, and are intended for individuals with special needs. Certain units are set aside for those with AIDS, Mental Health Services Act needs, and persons with vision or hearing impairment. The project is the only recent family affordable housing development in Berkeley and provides workforce housing for the downtown area.

Because of the site's proximity to local jobs, amenities, and transit, on-site parking is limited. The complex was built on a former City parking lot, and these spaces are replaced in an underground public parking garage. However, intensive Transportation Demand Management means that no spaces need to be provided for the office portion while residential parking is provisioned at a low .41 cars per unit.

With its comprehensive approach to social and environmental responsibility, the David Brower Center/Oxford Plaza demonstrates the large impact that can be achieved on small sites. It is a promising precedent for buildings that are environmentally sustainable while also promoting a more attractive and equitable urban built environment.



DAVID BROWER CENTER AND OXFORD PLAZA

REVIVE CINCINNATI: NEIGHBORHOODS OF THE LOWER MILL CREEK VALLEY

LOCATION
Cincinnati, OH

FIRM
Urban Design Associates

SITE
3,900 housing units developed over 180 acres of a formerly industrial corridor in Cincinnati, Ohio

PROGRAM
This publicly and privately funded design study aims to envision a sustainable metropolitan framework for an area traditionally plagued by infrastructure deficiency. Neighborhoods divided by interstate highways, restricted access to downtown, and a sewage system in need of reconfiguration are among the main concerns to revitalize the local economy while restoring its natural environment. This study proposes an integrated design solution to the multifaceted challenges facing the city. Key initiatives include a higher connectivity of neighborhoods, enhanced transit system, restored public space and a reconstructed sewer system.



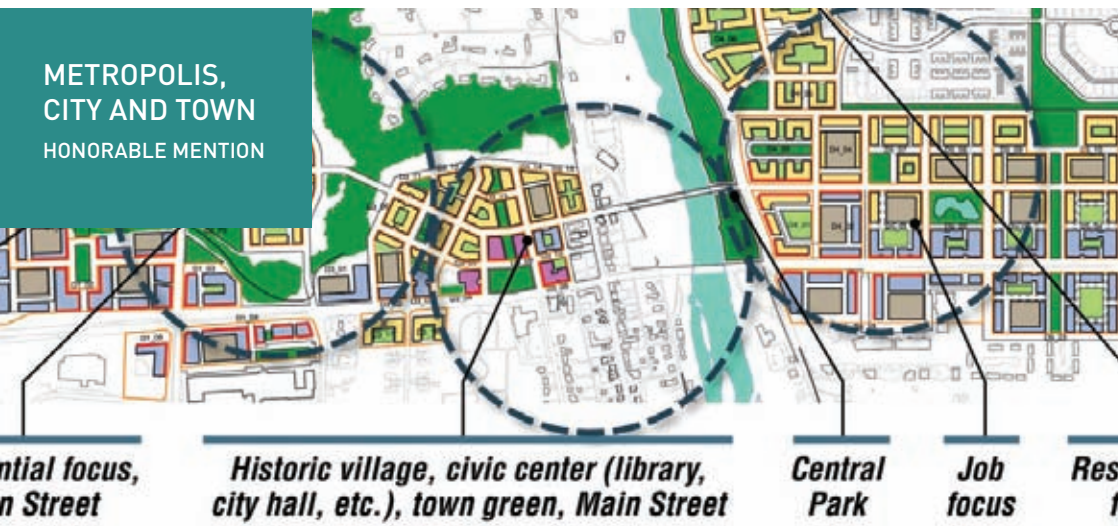
METROPOLIS,
CITY AND TOWN
HONORABLE MENTION

BRIDGE STREET CORRIDOR STUDY

LOCATION
Dublin, OH

FIRM
Goody Clancy

SITE
A 1000-acre corridor of Dublin, Ohio, a wealthy suburb with over 40,000 residents and \$100,000 median household income



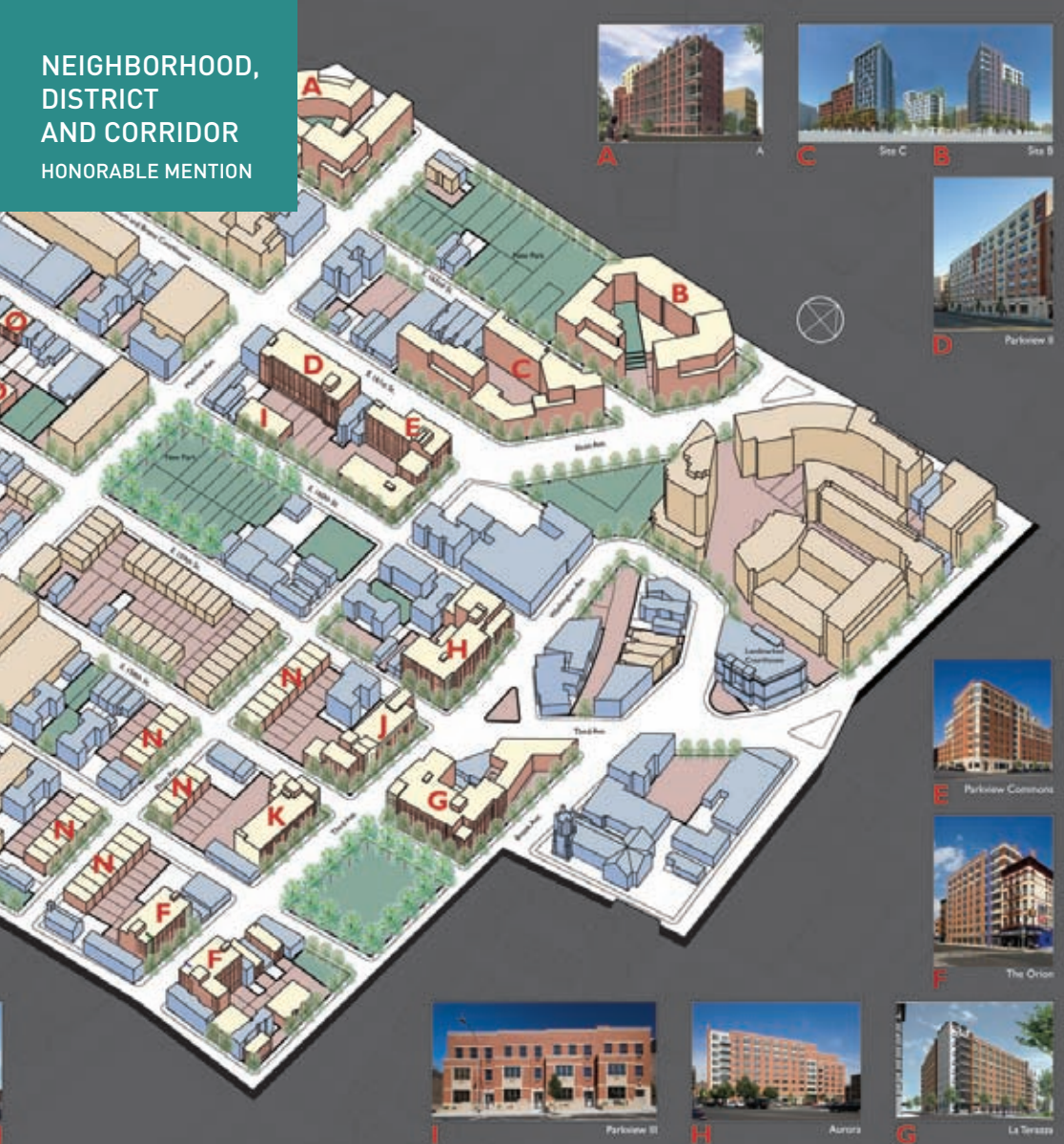
PROGRAM
Faced with an aging population, and sluggish economic growth, Dublin is planning to enliven its public realm in order to enhance economic vitality. The city is preparing for long-term growth by transitioning from a sprawl-oriented model to a New Urbanist approach focused on a compact, mixed-use, walkable downtown. The proposed plan emphasizes creating new public spaces from underused land, and embracing Dublin's natural setting as a part of future development. This placemaking approach anticipates a 50% increase in growth of the redeveloped downtown area by the year 2030.

VISION FRAMEWORK



A HIGH
RUE

NEIGHBORHOOD,
DISTRICT
AND CORRIDOR
HONORABLE MENTION



MELROSE COMMONS LEED FOR NEIGHBORHOOD DEVELOPMENT

LOCATION

Bronx, New York

FIRM

Magnusson Architecture and Planning, PC

SITE

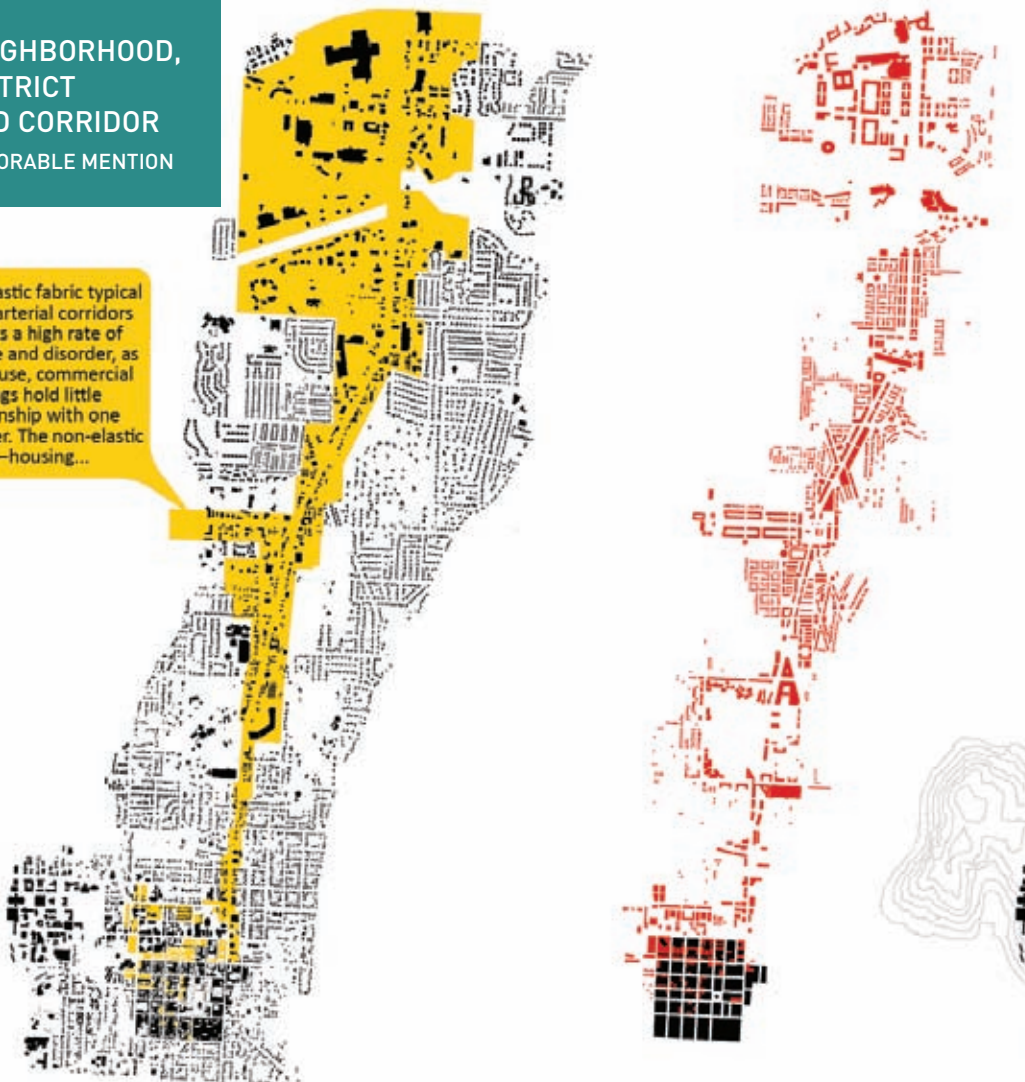
A 30-block area anchored around Melrose Avenue and East 161st Street in the South Bronx, New York

PROGRAM

Officially adopted in 1994, and currently being implemented, this neighborhood revitalization plan recently earned Stage II LEED-ND Silver certification. Attentive to the local cultural context and varied typology of its surroundings, more than 2,000 units of affordable housing, as well as various community and retail spaces, have been built within the Urban Renewal Area. Sustainable features such as albedo roofs and photovoltaic panels have been incorporated into the design of the buildings, with environmental sensitivity extending to the use of bamboo floors, natural ventilation, solar heating and roof gardens.

NEIGHBORHOOD,
DISTRICT
AND CORRIDOR
HONORABLE MENTION

The elastic fabric typical along arterial corridors exhibits a high rate of change and disorder, as single-use, commercial buildings hold little relationship with one another. The non-elastic fabric—housing...



FAYETTEVILLE 2030: TRANSIT CITY SCENARIO

LOCATION

Fayetteville, AK

FIRM

University of Arkansas Community Design Center

SITE

A five-mile segment covering the newly designated "uptown" area in Fayetteville, Arkansas

PROGRAM

In serving the low-density, auto-oriented small town of Fayetteville, this plan envisions the implementation of a streetcar system as a complement to the city's 2030 plan. The city's commercial corridors will be retrofit into an urbanist model by interconnecting transportation modes and intensifying land use, providing for multi-modal streets and increased transit ridership. By placing the streetcar line along the main commercial thoroughfare, Commercial Avenue, the plan encourages a cost-efficient growth management plan that will save over \$500 million from the currently anticipated sprawl scenario.

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VERKYKERSKOP: SMALL-SCALE AGRICULTURAL TOWN

Verkykerskop, South Africa | Gary White & Associates

Client – Verkykerskop Township Development (Pty) Ltd and Verkykerskop Tourism cc.
 Consultants – LMV (Pty) Ltd. Town and Regional Planners, MDA Environmental Specialists, Cobus Dreyer Archaeologist, PWA Rheeder Land Surveyors, KMA Consulting Engineers (Pty) Ltd.
 Main Designer – Bouwer Serfontein from Gary White and Associates. Other team members from Gary White and Associates: Ahmed Alkayyali, Rikus Engelbrecht, Rudie Botha, Christo van der Westhuizen.



P10

THE NEW WYVERNWOOD - BOYLE HEIGHTS MIXED-USE COMMUNITY

Los Angeles, California | Torti Gallas and Partners, Inc

Client/Owner - Fifteen Group Land and Development, LLC: Mark Sanders, Ian Sanders, Steven Fink, Courtney Jacobs
 Design Team - Architects and Urbanists: Torti Gallas and Partners, Inc: Neal Payton, Principal-in-Charge, Feng Xiao, Georgia Sheridan, Bonnie Gonzalez, Vinayak Bharne, Leslye Howerton, David Cutler, Amber Hawkes, Lillian Scovazzo
 Landscape Architects - Melendrez Design Partners: Scott Baker, Melani Smith, Rebecca Finn, Valerie Watson
 Renderer - Studio Yves: Yves Rathle
 Civil Engineer –Stantec: Fred Cunningham, Harold Vance
 Circulation and Traffic - Fehr and Peers: Tom Gaul, Michael Kennedy
 Project team designers - Torti Gallas and Partners, Inc. Architects and Planners; Melendrez Design Partners, Landscape Architects; Studio Yves, Perspective Renderings
 Project team developer - Fifteen Group



P12

MOUNT RAINIER MIXED-USE TOWN CENTER DEVELOPMENT PLAN

Mount Rainier, Maryland | Cunningham | Quill Architects

Prime Consultant. Architect/Planner: Cunningham | Quill Architects
 Architect/Historic Preservation Consultant: R. McGhee & Associates
 Economic & Market Conditions Consultant: Bolan Smart Associates
 Transportation Consultant : Gorove/Slade Associates
 Visualization Consultant: Urban Advantage (Steve Price)
 Municipal Partner - The City of Mount Rainier
 Client: Maryland – National Capital Park & Planning Commission | Prince George’s County Planning Department



P8

A VISION FOR GROWTH AND CONSERVATION IN THE VILLAGE OF BERRIEN SPRINGS & ORONOKO CHARTER TOWNSHIP, MICHIGAN

Student Designers, Planners, and Illustrators – Joshua Arnold, Chantel Atkinson, Michelle Blahovich, Catherine Clay, Ronnette Creighton, Daniel Dettwiler, John Ellis, Jeff Gallardo, Mateja Horonic, Sean Kilby, Julia Koch, Tanner Leininger, DelMario Liddell, Divya Mathew, Anna Montague, Robert Moore, Robert Murray, Glenda Palma, Marcel Péan, Melissa Ranney, Briana Richards, Judith Romero, Lindsey Shotwell, Jeremiah Smith, Mark Smith, Chandra Williams
 Faculty - Andrew von Maur, Jesse Hibler, and Paula Dronen



P11

THE NEW FAUBOURG LAFITTE

New Orleans, Louisiana | Urban Design Associates

Architecture, Public Process - Urban Design Associates
 Architect of Record - Michael Willis Architects
 Landscape Architecture- LaQuatra Bonci Associates
 Architecture - Eskew Dumez Ripple
 Public Facilitator - SWERHUN
 Civil Engineer - Schrenk & Peterson

Clients - Housing Authority of New Orleans; The City of New Orleans; Providence Community Housing; Enterprise Community Partners; E. L + M Development Partners



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DAVID BROWER CENTER AND OXFORD PLAZA

Berkeley, CA | Daniel Solomon Design Partners

Architects - Daniel Solomon, Principal, Daniel Solomon Design Partners
 General Contractor - John Levine, Cahill Contractors
 Project/Construction Manager - Malcolm Harris, Sr. Associate, Daniel Solomon Design Partners
 Developer - John Clawson, Founding Principal, Equity Community Builders
 Developer - Housing: Lisa Motoyama, Resources for Community Development
 Landscape - John Gibbs, Sr. Associate, WRT
 Structural - David Mar, Principal, Tipping Mar and Associates
 Mechanical - Peter Rumsey, Principal, Rumsey Engineers, Inc.
 Electrical - Dave Kaneda, IDEAS Integrated Design Association
 Plumbing - Peter Rumsey, Principal, Rumsey Engineers, Inc.
 Lighting - Patty Glasgow, Principal, Auerbach Glasgow
 Acoustics - Charles Salter, Principal, Charles M Salter Associates, Inc.
 Audio Visual - Charles Salter, Principal, Charles M Salter Associates, Inc.
 Photography - Timothy Griffith, Photographer, Tim Griffith Photography

CREDITS



P14

GEORGETOWN "SOCIAL" SAFEWAY

Georgetown, Washington, D.C. | Torti Gallas and Partners, Inc.

Project team designers - Design Architect: Torti Gallas and Partners, Inc.;
 Store Architect - Rounds VanDuzer Architects
 Project team developers - Safeway, Inc.
 Design Architect - Torti Gallas and Partners, Inc.
 Store Architect - Rounds VanDuzer Architects
 Landscape Architect and Civil Engineer - Freeland and Kaufman



P15

SCAD MUSEUM OF ART

Savannah, Georgia | Sottile & Sottile and Lord Aeck Sargent in association with Dawson Architects

Project team designers - Sottile & Sottile and Lord Aeck Sargent in association with Dawson Architects (Interior designers: Paula Wallace, Glenn Wallace, SCAD Design Group)
 Project team developers - Savannah College of Art and Design (SCAD)



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FAYETTEVILLE 2030: TRANSIT CITY SCENARIO

Fayetteville, Arkansas | University of Arkansas Community Design Center

University of Arkansas Community Design Center - Stephen D. Luoni, Assoc. AIA, Director
 Cory A. Amos, Project Director
 Peter Bednar, Project Director
 James C. Coldiron, Assoc. AIA, LEED AP, Project Designer
 Jeffrey E. Huber, AIA, NCARB, LEED AP, Project Designer
 Linda Komlos, Admin Specialist
 Nicholas J. Pierce, Project Intern
 Nathan D. Couch, Student Intern
 Enrique Colcha Chavarrea, Student Intern
 Ginger Hefner, Student Intern
 Dustin W. Langford, Student Intern
 Caleb J. Lowery, Student Intern
 Graham M. Patterson, Student Intern
 Lee P. Porter, Student Intern
 John J. Scott, Student Intern
 Vasil Sharlanov, Student Intern

Client - City of Fayetteville, Arkansas
 Project Sponsor - National Endowment for the Arts (NEA) 2011 Access to Artistic Excellence program.



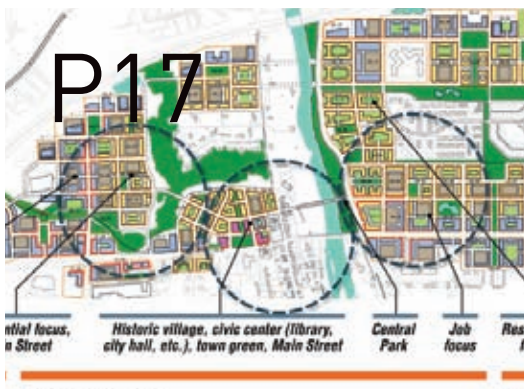
P13

CAMBRIDGE PUBLIC LIBRARY

Cambridge, Massachusetts | William Rawn Associates with Ann Beha Architects

Lead Architect - William Rawn Associates, Architects, Inc.
 William Rawn, FAIA LEED AP, Principal for Design
 Clifford Gayley, AIA LEED AP, Principal for Design
 Philip Gray, NCARB, Project Manager
 Kevin Bergeron, AIA LEED AP, Associate, Project Architect
 Ken Amano LEED AP, Senior Designer
 Associate Architect/Historic Building Architect - William Rawn Associates with Ann Beha Architects
 Pamela W. Hawkes FAIA, Principal-in-Charge
 Ann Beha, FAIA, Consulting Principal
 Wolfgang Rudolf AIA, Project Manager
 Michele Auer AIA, Project Architect

Contractor - Consigli/JF White Construction (Joint Venture)
 Structural Engineer - LeMessurier Consultants
 MEP/FP Engineer - Vanderweil Engineers
 Façade Engineer - Arup Façade Engineering
 Double-skin Curtain Wall - Gartner Steel and Glass
 Interior Design - William Rawn Associates and Ann Beha Architects, with Lab [3.2]
 Furnishings - Ann Beha Architects
 Landscape Architect - Michael Van Valkenburgh Associates
 Lighting Consultant - Horton Lees Brogden Lighting Design
 Acoustician - Acentech, Inc.
 IT and AV - CCR Pyramid
 Civil Engineer - H.W. Moore
 General Contractor - Consigli/JF White - A Joint Venture
 Photography - Robert Benson Photography, Chuck Choi Photography



P17

BRIDGE STREET CORRIDOR STUDY

Dublin, Ohio | Goody Clancy

Project team designers - Goody Clancy
 Client - The City of Dublin
 Consultants - Zimmerman Volk; W-ZHA



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REVIVE CINCINNATI: NEIGHBORHOODS OF THE LOWER MILL CREEK VALLEY

Cincinnati, Ohio | Urban Design Associates

Project Lead, Master Planner - Urban Design Associates
 Local Architect - DNK Architects
 Landscape Architecture - Design Workshop
 Civil Engineering - RL Record
 Sustainable Engineering - Wallace Futures
 Market Analysis - Robert Charles Lesser & Co
 Public Relations - Vehr Communications

Clients - City of Cincinnati, OH Department of City Planning & Buildings; Metropolitan Sewer District of Greater Cincinnati



P18

MELROSE COMMONS LEED FOR NEIGHBORHOOD DEVELOPMENT

Bronx, New York | Magnusson Architecture and Planning, PC

Magnusson Architecture and Planning, PC (Architect)
 Jocelyn Chait (Planner)
 CA Rich Consultants, Inc (Environmental Consultant)
 Nos Quedamos (Community Sponsor)



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