

Appendix A**TRADITIONAL
NEIGHBORHOOD DESIGN**

INTRODUCTION

A growing number of residential developments are based on traditional neighborhood design (TND) principles. TNDs are compact, pedestrian-oriented developments that are often characterized by narrow streets and reduced building setbacks. All TNDs strive to build a strong sense of community.

Parks, trails, and open space are important elements of traditional neighborhood designs. They help bring residents together and give the development its unique sense of place. This chapter provides a brief overview of TND principles as they relate to parks, trails, and open spaces. It discusses issues and opportunities, sets goals and strategies, and guides New Scandia Township and developers in decisions related to integrating parks, trails, and open space into TND developments.

**TND PRINCIPLES IN PARKS, TRAILS, AND
OPEN SPACE**

Depending on the size and location of new subdivisions, a traditional neighborhood design could include the following key elements: neighborhood greens, mini parks/neighborhood parks, trails and walks, and open space. Components of each element include the following:

Neighborhood Greens

- Serve as small open spaces designed with the input of the residents

- May include play equipment for children or seating and tables for neighborhood gatherings
- Generally owned and maintained by the surrounding residents through a homeowner's association

Mini / Neighborhood Parks

- Serve as larger open spaces that help define and connect neighborhoods
- May include play equipment for children, picnic facilities, informal athletic fields, and a community pavilion or building
- Generally owned and maintained by the Township
- Serve as focal points for the neighborhood

Trails and Walks

- Link parks, schools, neighborhoods and businesses
- Provide outdoor recreation opportunities for walkers, runners, bikers, roller blades, and cross country skiing
- May include space within the road right-of-way or in off-road locations
- Generally owned and maintained by the Township
- Integrated into neighborhoods and New Scandia Township to serve as a larger linkage system

Open Space

- Serves as important environmental space to protect and enhance areas of critical habitat
- May include major landforms, water features, and natural communities
- Integrated into the trail system and neighborhood to improve the quality of life and reduce effects of pollution.

See Figures A-1 and A-2 for conceptual illustrations of how parks, trails, and open space can be integrated into a TND.

ISSUES AND OPPORTUNITIES

Developments that incorporate traditional neighborhood design principles offer many opportunities to strengthen parks, trails, and open space in New Scandia Township. TNDs work to ensure the preservation, enhancement and development of parks, trails and open space. They strive to celebrate parks, trails and open space as a focal point for new subdivision design.

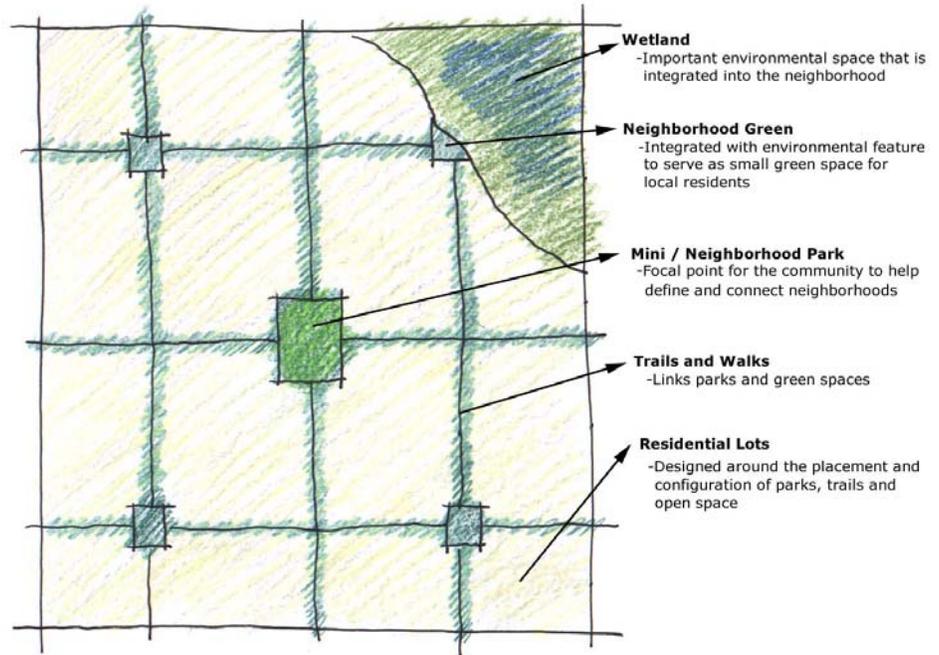


Figure A-1: Conceptual Illustration of a TND Development

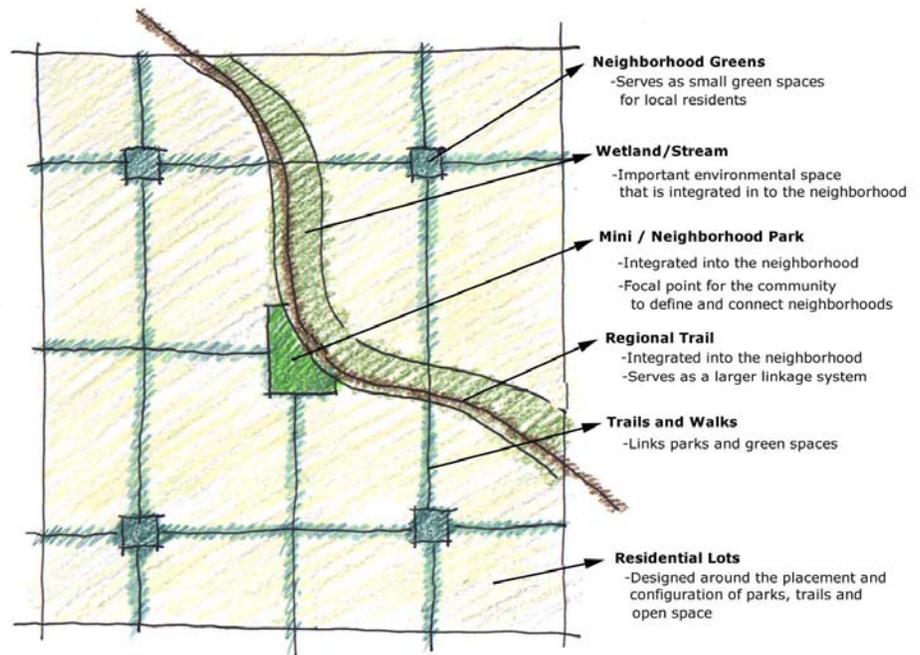


Figure A-2: Conceptual Illustration of a TND Development

The placement and configuration of lots within a traditional neighborhood design subdivision use parks, trails, and open space as tools in helping to define and connect neighborhoods.

Because TNDs often include a relatively significant amount of parks, trails and open space, they may present issues or concerns relating to ownership, maintenance, and design. To address these concerns, communities often require that neighborhood greens be owned and maintained by a homeowner's association. In some cases homeowner's associations will also assume maintenance of public mini or neighborhood parks in the development. Communities also can require high-quality design standards for the parks, trails, and open space in the TND development. Consequently, New Scandia Township can positively address concerns regarding traditional neighborhood designs.

GOALS AND STRATEGIES

The following goals and strategies express the community's vision for integrating parks, trails, and open space into TND developments. The goals are broad, general statements that the Township will strive to attain. The strategies are specific, action-oriented statements that provide the framework for a wide range of decisions that the Township will make through the year 2020. The Township should periodically review and update the goals and strategies expressed in this plan.

Goal 1: Parks, trails, and open space are integrated into TNDs in a manner that encourages social interaction, connects residents and neighborhoods, and ensures the preservation and enhancement of natural resources. To accomplish this goal, New Scandia Township establishes the following strategies:

1. Promote mini or neighborhood parks that serve as the focus of the neighborhood and are easily accessible by all residents.
2. Encourage the sensitive integration of neighborhood greens to serve sub-neighborhoods in the development.
3. Encourage neighborhood greens to be designed with the input of the residents who will be served by the neighborhood greens.
4. Protect and enhance wetlands and critical habitat areas in the subdivision.

5. Sensitively integrate parks and trails with the environmental features of the site.
6. Encourage pedestrian walkways and recreation trail opportunities for the neighborhood and community.

Goal 2: Parks, trails, and open space in TNDs are designed, owned, and maintained in a manner consistent with Township’s vision for parks, trails, and open space. To accomplish this goal, the Township establishes the following strategies:

1. Promote a working relationship between New Scandia Township and developer early in the design process to ensure that the development is consistent with the Township’s vision for parks, trails, and open space.
2. Ensure that parks, trails, and open space associated with TNDs do not require maintenance beyond what the Township would typically provide in a conventional subdivision design.
3. Do not accept neighborhood greens as parkland dedication.
4. Accept parkland dedication that serves the larger community.
5. Establish clear agreements outlining maintenance responsibilities for parks, trails, and open space.
6. Review and analyze each TND proposal based on its unique issues, opportunities, and constraints.

CONCLUSION

Traditional neighborhood designs offer many opportunities to strengthen parks, trails, and open space in New Scandia Township. By implementing the goals and strategies described in this Appendix, the Township can ensure that design, ownership, and maintenance of parks, trails, and open space in TNDs is consistent with the Township’s vision.