

LIVABLE COMMUNITIES FOR VIRGINIA

Blueprint for Livable Communities Advisory Group

May 9, 2014



VIRGINIA CENTER FOR ARCHITECTURE

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LIVABLE COMMUNITIES FOR VIRGINIA

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What makes a community livable? There is no single answer to that question. In a country as large and diverse as the United States, livability is best defined at the local level. Broadly speaking, a livable community recognizes its own unique identity and places a high value on the planning processes that help manage growth and change to maintain and enhance its community character. In recognition of the 150th anniversary of the founding of the American Institute of Architects, this exhibition offers a summary of the issues the association has identified as the *10 Principles for Livable Communities*. The exhibition and its related educational programs are intended to help ordinary citizens, public officials, and others who are actively engaged in civic dialogue to understand the basic elements of community design. It is a starting point to leverage existing tools, strategies, and synergies at the policy, planning, and design levels so that our communities can reach their full potential.



Guest Curator: Peyton Boyd, AIA
Co-Curator: Vernon Mays, Virginia Center for Architecture
Panel Fabrication: Eco Supply Center, Richmond
Exhibit Design: Riggs Ward, Richmond
Educational Resource Consultant: Eidetic Labs LLC, Baltimore

We would also like to acknowledge the assistance and encouragement of the AIA Center for Communities by Design.

***Livable Communities for Virginia* was produced by the Virginia Center for Architecture as a public service project to recognize the 150th anniversary of the founding of the American Institute of Architects. Significant financial support for the exhibition panels and related web-based resource material was provided by the Virginia Society of the American Institute of Architects. Additional backing for the project was provided by The American Institute of Architects in the form of an AIA150 Blueprint for America Supplemental Grant.**

Efforts to produce the panels in an environmentally sustainable manner led to the selection of Richlite® countertop material as the panel substrate. Richlite® is classified as green in large part because the predominant raw material is derived from renewable or recycled resources. The most environmentally benign methods and materials are used in its production, and no hazardous waste is generated in the process.

Educational resource materials developed in conjunction with the exhibition are entirely web-based to reduce the consumption of paper products in the dissemination of information.



THE COMBINATION of student rooms, the colonnade, and pavilions on The Lawn at the University of Virginia are an ideal example of human scale.



AIA's 10 Principles for Livable Communities

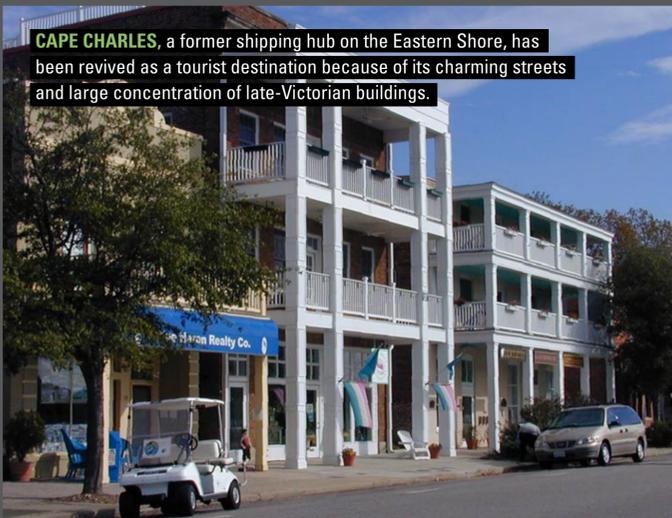


DESIGN ON A HUMAN SCALE

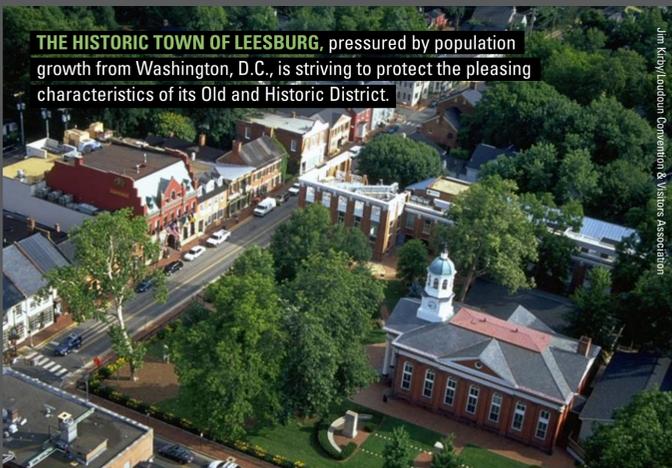
Compact, pedestrian-friendly communities allow residents to walk to shops, services, cultural resources, and jobs and can reduce traffic congestion and benefit people's health.



RICHMOND'S CARYTOWN shopping district contains a rich mix of retail, restaurants, and services in a pedestrian environment.



CAPE CHARLES, a former shipping hub on the Eastern Shore, has been revived as a tourist destination because of its charming streets and large concentration of late-Victorian buildings.



THE HISTORIC TOWN OF LEESBURG, pressured by population growth from Washington, D.C., is striving to protect the pleasing characteristics of its Old and Historic District.



Rachel O'Dwyer Flynn, AIA
Director, Department of Community Development
City of Richmond

In Virginia's historic first cities, we benefit greatly from a planning idea known as the "urban grid." Alexandria, Richmond, Fredericksburg, and Lynchburg are a few examples of cities that were built on the traditional grid pattern borrowed from Europe. This form of urban planning is a masterpiece, a design of true efficiency. Suburban areas are designed on a car scale, urban areas on a human scale. In the urban grid, each block has four public streets and one private street—the alleyway—allowing for multiple functions to take place in a compact area. The urban grid allows for all building types: residences, stores, offices, theaters, clubs, courthouses, state houses, museums—there is no limit. With this scale of development, people are more likely to walk and bring life to public spaces. This vitality in turn makes the town safer and more desirable. The urban grid has been with us for centuries and can remain for centuries if we remember what a treasure it is.



CREATING AN URBAN VILLAGE is the goal at Port Warwick, a Newport News community in which a mix of condos, apartments, and single-family houses are organized around a public green.



AIA's 10 Principles for Livable Communities

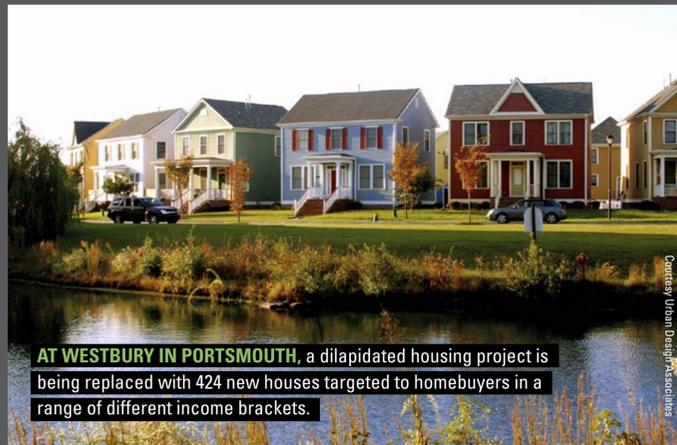
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PROVIDE CHOICES

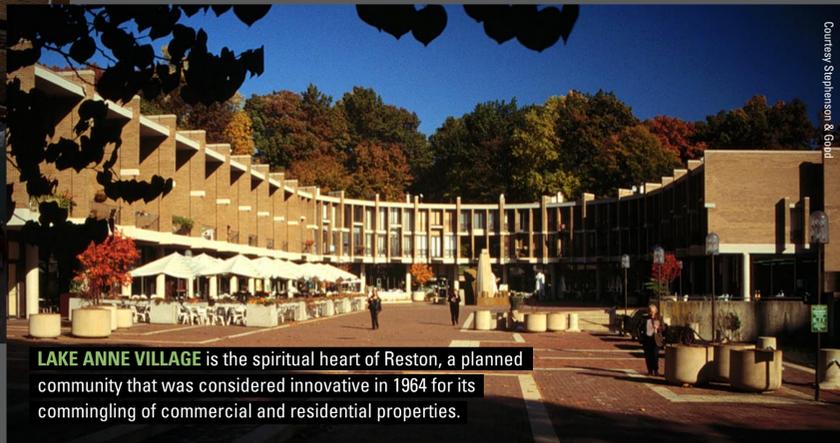
People want variety in housing, shopping, recreation, transportation, and employment. Variety creates lively neighborhoods and accommodates residents in different stages of their lives.



NEW CITY RESIDENCES at Sterling Row, an 8-unit development in Richmond's Shockoe Bottom, are clustered around a courtyard that provides access to ground-level garages.



AT WESTBURY IN PORTSMOUTH, a dilapidated housing project is being replaced with 424 new houses targeted to homebuyers in a range of different income brackets.



LAKE ANNE VILLAGE is the spiritual heart of Reston, a planned community that was considered innovative in 1964 for its commingling of commercial and residential properties.



Gregory K. Hunt, FAIA
Vice Chairman & Director of Design
Leo A Daly

Of the many things we should expect of good livable communities—excellent schools, safe streets, employment opportunities, affordable housing, suitable recreational facilities, and natural beauty among them—we particularly value the provision of choices. The most successful communities are those that sustain variety in our daily lives by offering us meaningful choices in how we live, shop, and recreate. Apart from addressing our daily needs with diverse and enriching opportunities, these communities also foster long-term personal and collective fulfillment as we live out our lives both as individuals and as citizens of a larger community. In physical terms, such communities eschew built forms of unrelenting monotony, sameness of place, and centers that are inert and lifeless in character. In contrast, neighborhood diversity and environmental variety present citizens with true choices that present stimulating alternatives and offer different qualities of place.

SEEKING THE DOWNTOWN that it always lacked, Virginia Beach is rapidly creating a lively shopping, office, residential, and cultural district at the new Virginia Beach Town Center.



Photo: Steve Bulman

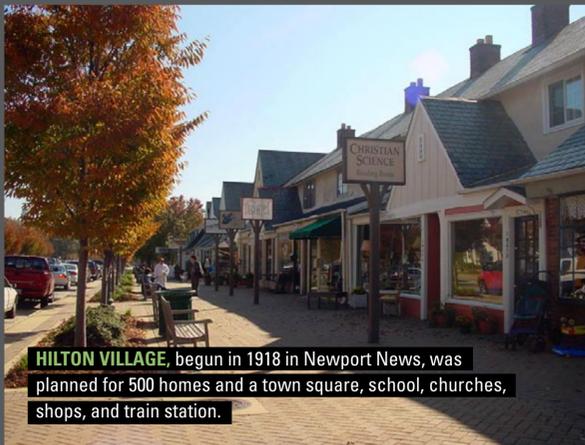


AIA's 10 Principles for Livable Communities

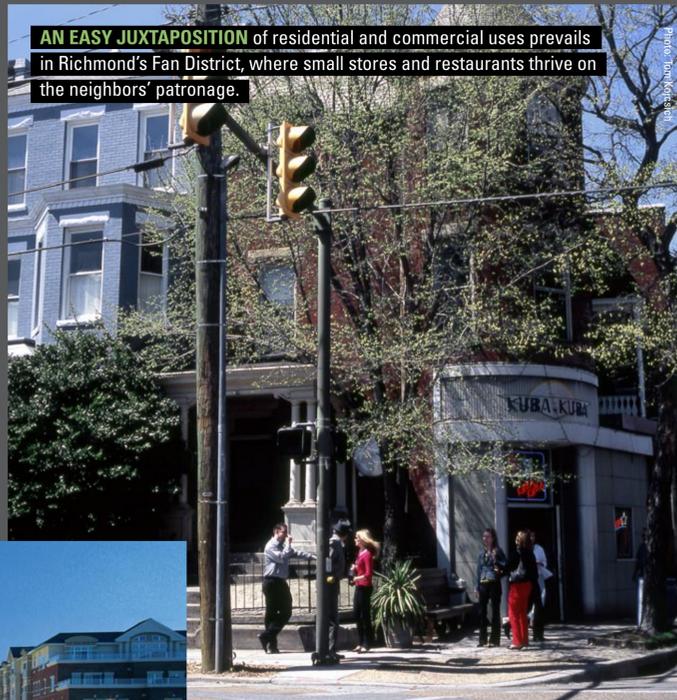
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ENCOURAGE MIXED-USE DEVELOPMENT

Integrating different land uses and varied building types creates vibrant, pedestrian-friendly, diverse communities.



HILTON VILLAGE, begun in 1918 in Newport News, was planned for 500 homes and a town square, school, churches, shops, and train station.

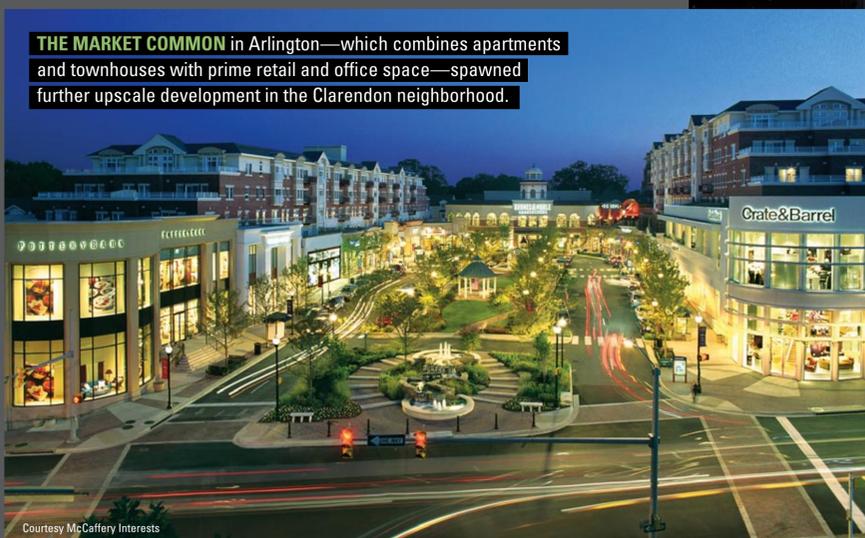


AN EASY JUXTAPOSITION of residential and commercial uses prevails in Richmond's Fan District, where small stores and restaurants thrive on the neighbors' patronage.



Kenneth Schwartz, FAIA, AICP
Community Planning and Design, LLC

Zoning practice in the 20th century historically separated differing land uses. When combined with America's dependence on automobiles, this produced suburban sprawl and segregation of uses. That pattern conflicts with traditional neighborhood design, which tends to integrate land uses and building types. Mixed-use development, on the other hand, promotes a pedestrian-friendly environment by providing places to live, work, shop, play, and learn in close proximity to each other. Providing a diverse mix of activities in a compact manner creates a vibrant community. Mixed-use development can operate at any scale, and the social, economic, and cultural diversity it encourages also creates healthy communities. Diverse building types—designed to be both flexible and sustainable—add to the diversity of place by their ability to change over time. Providing a variety of housing models also reflects the changing family structure in our society. By nature, mixed-use development can foster higher densities, leading to an economic benefit by maximizing the investment in infrastructure improvements such as transit.



THE MARKET COMMON in Arlington—which combines apartments and townhouses with prime retail and office space—spawned further upscale development in the Clarendon neighborhood.

Courtesy McCaffery Interests



CHARLOTTESVILLE'S DOWNTOWN MALL, which contains more than 120 shops and 30 restaurants, is heralded as one of the finest urban parks in the country.



AIA's 10 Principles for Livable Communities

4

PRESERVE URBAN CENTERS

Restoring, revitalizing, and infilling urban centers take advantage of existing streets, services, and buildings and avoid the need for new infrastructure. This helps to curb sprawl and promote stability for city neighborhoods.

BY SATISFYING THE DEMAND for downtown parking and encouraging the adaptive use of historic buildings into apartments and condominiums, Staunton has saved the heart of its city.



Courtesy: Fratzer Associates



Photo: Lee Brauer Photography

AN INFLUX OF NEW HOUSING units in Richmond's Shockoe Bottom and along the riverfront is attracting thousands of new residents to downtown.



THE RHYTHM & ROOTS REUNION celebrates Bristol's musical heritage and attracts up to 50,000 people to performances held in the city's downtown.



Morton B. Gulak

Assoc. Professor of Urban Studies and Planning
Virginia Commonwealth University

Urban centers are the heart of a region and provide vibrant, exciting environments where people live, work, and play. Their significance for business, government, and entertainment extends beyond the local area and becomes important in national and international activities. The form of urban centers provides continuity for these functions and expresses the public and private history of the community from its beginnings. Centers represent the past, present, and future in a constantly changing scene of new architecture and activities added to a historic fabric. They maintain a strong sense of place through an overall design character shaped by the continuity of a contained framework of space. With the current migration back to cities, new residents are adding diversity, providing new business opportunities, and extending the cycle of life throughout the day and evening. Their presence also perpetuates the existence of art, culture, and entertainment in our city centers. Preservation of these characteristics is important as surrounding regions continue to sprawl.



THE POPULARITY OF METRORAIL in Washington, D.C., continues to grow with recent expansion of the Blue Line to the award-winning Morgan Boulevard Station in Landover, Md.

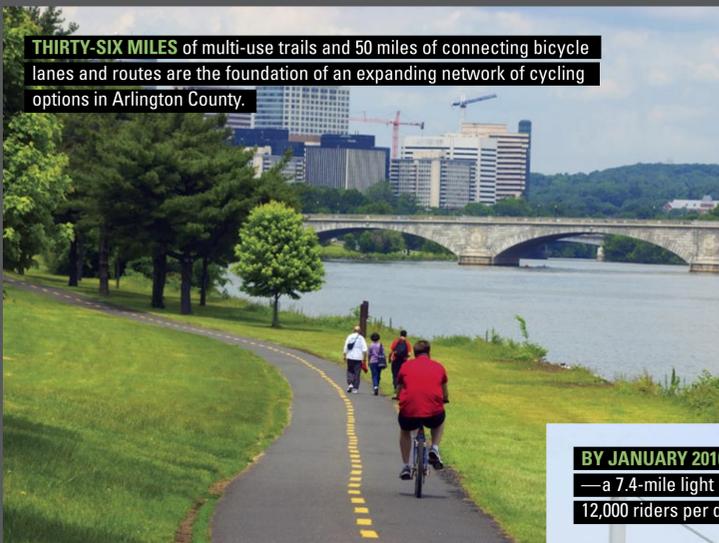


AIA's 10 Principles for Livable Communities

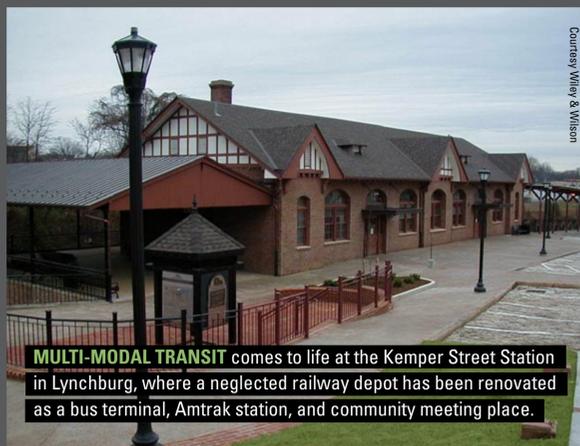
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VARY TRANSPORTATION OPTIONS

Giving people the option of walking, biking, and using public transit, in addition to driving, reduces traffic congestion, protects the environment, and encourages physical activity.



THIRTY-SIX MILES of multi-use trails and 50 miles of connecting bicycle lanes and routes are the foundation of an expanding network of cycling options in Arlington County.



Courtesy: Wiley & Wilson

MULTI-MODAL TRANSIT comes to life at the Kemper Street Station in Lynchburg, where a neglected railway depot has been renovated as a bus terminal, Amtrak station, and community meeting place.



BY JANUARY 2010, Hampton Roads Transit expects "The Tide"—a 7.4-mile light rail transit system—will be transporting up to 12,000 riders per day in downtown Norfolk.



Trip Pollard

Director, Land and Community Program
Southern Environmental Law Center

Transportation. It has an enormous impact on all of us. For the past several decades, the billions of tax dollars spent on transportation in Virginia have gone primarily to roads—particularly new highways and bypasses. This has brought mobility and economic benefits, but it also has fueled congestion and sprawl, drained vitality from cities, increased air and water pollution, and left most of us with no realistic choice but to drive to get where we need to go. The toll on our health, economy, communities, and environment is tremendous—and rising. We need a balanced approach to transportation that focuses on moving people rather than cars. Investments in transit, rail, bicycling, and pedestrian alternatives can spur community revitalization and create healthier, walkable neighborhoods. Providing more transportation options—combined with supportive land use policies and improved design of communities, buildings, and roads—can also curb pollution, cut congestion, reduce dependence on fossil fuels, and provide greater independence to senior citizens.

Photo: Bob Blunt

FREEDOM SQUARE is the centerpiece of Reston Town Center, whose open-air pavilion hosts summer concerts and winter ice skating.

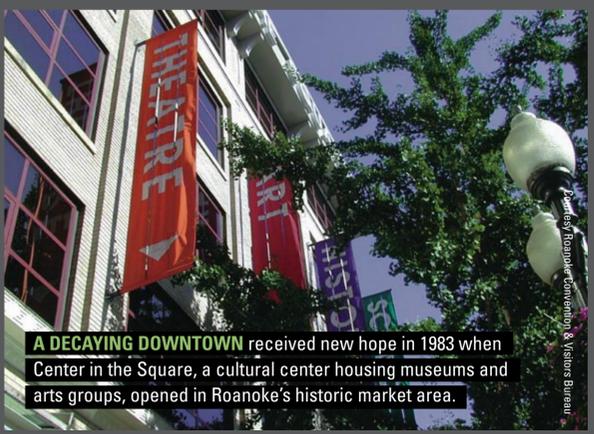


AIA's 10 Principles for Livable Communities

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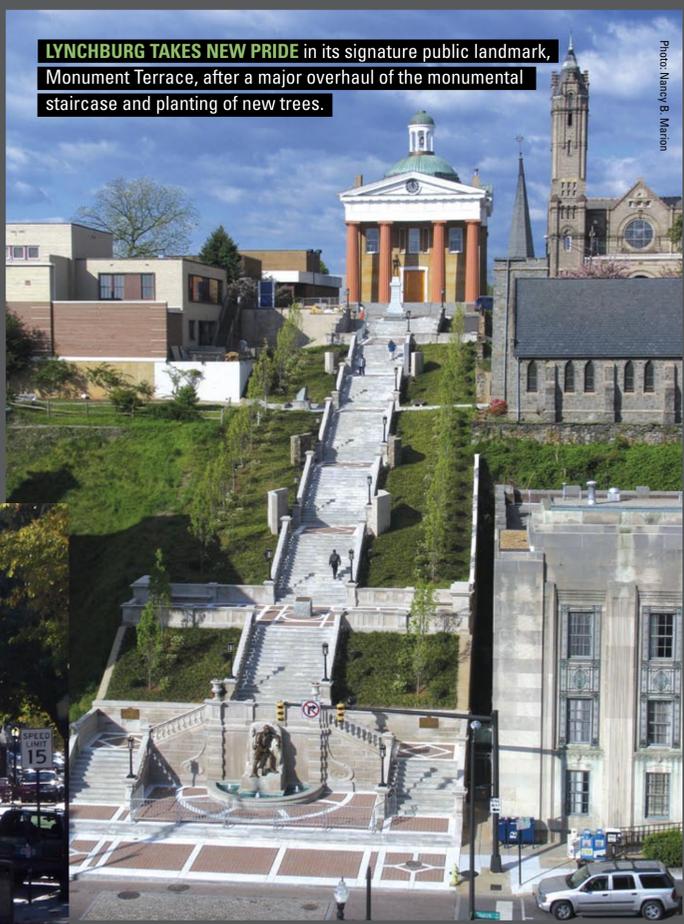
BUILD VIBRANT PUBLIC SPACES

Citizens need welcoming, well-defined public places to stimulate face-to-face interaction, collectively celebrate and mourn, encourage civic participation, admire public art, and gather for public events.



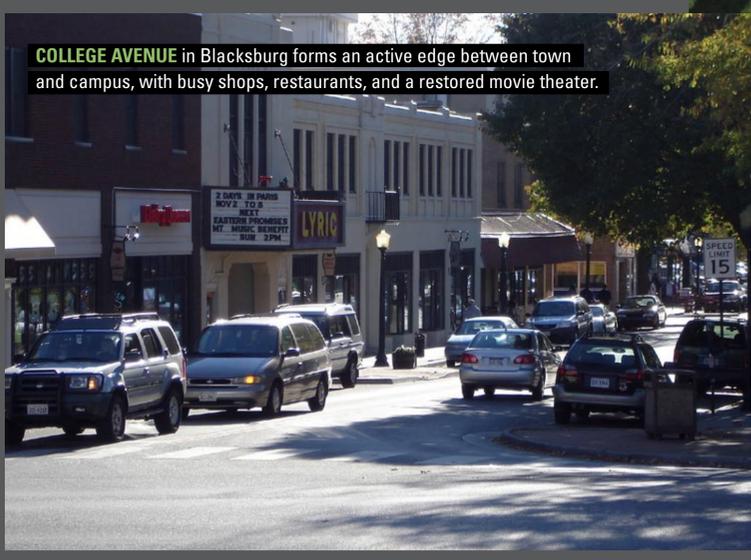
A DECAYING DOWNTOWN received new hope in 1983 when Center in the Square, a cultural center housing museums and arts groups, opened in Roanoke's historic market area.

Photo: Michael S. Hampton



LYNCHBURG TAKES NEW PRIDE in its signature public landmark, Monument Terrace, after a major overhaul of the monumental staircase and planting of new trees.

Photo: Nancy B. Marston



COLLEGE AVENUE in Blacksburg forms an active edge between town and campus, with busy shops, restaurants, and a restored movie theater.



Paul Knox
University Distinguished Professor
Virginia Tech

Central to good urban design is the capacity of the built environment to foster a positive sense of place. Sense of place is always socially constructed, so that successful urban places must not only have the lineaments of good urban form, but also an underlying dynamic of activity—routine encounters and shared experiences that are broadly understood among citizens. People's experience of everyday routines in familiar settings leads to a pool of shared meanings. Places provide both text and context, settings for social interaction that, among other things, structure the daily routines of economic and social life; structure people's life paths; provide arenas in which everyday knowledge and experience is gathered; provide sites for socialization; and provide arenas for contesting social norms. Thus, among the attributes of successful places we should expect to find opportunities for casual meetings and gossip; paths and openings in the urban fabric that allow for routine encounters; comfortable places to sit; and public open spaces that accommodate a variety of gatherings.

DESIGNED IN THE SPIRIT of New Urbanism, the Broad Creek development in Norfolk is evolving as an urban village made up of neighborhoods linked by public spaces and streets.



AIA's 10 Principles for Livable Communities

7

CREATE A NEIGHBORHOOD IDENTITY

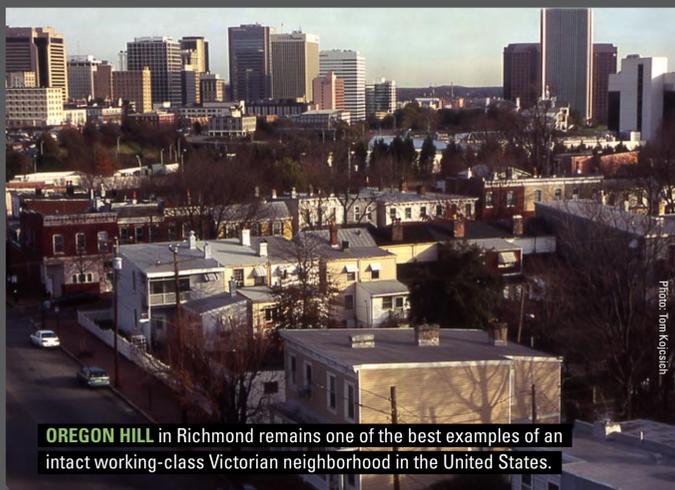
A “sense of place” gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.



THE GHENT HISTORIC DISTRICT is a small residential neighborhood located within walking distance of Norfolk's commercial core and major cultural institutions.



THE BRAINCHILD of architect Charles Goodman, Hollin Hills in Fairfax County features innovative land planning strategies and “unit types” that vary according to topography, family size, and budget.



OREGON HILL in Richmond remains one of the best examples of an intact working-class Victorian neighborhood in the United States.



Shurl Montgomery
Executive Director
Norfolk Redevelopment and Housing Authority

Creating authentic places with a mix of uses that provide an identity and sense of community is a complex process requiring a variety of approaches. There is no formula to getting there, but there is a distinct feel when you arrive. A good place to start is with a comprehensive master plan, developed with significant community input. Communities should strive to create a mixed-use, mixed-income environment with diverse households, shops, restaurants, recreational opportunities, entertainment venues, and other commercial and civic functions. A new community should be based on designs that are sensitive to the geographic location and respect the architectural heritage of surrounding neighborhoods. It should be pedestrian-friendly, with a variety of public meeting places and an accommodation for nighttime as well as daytime activities. Ultimately, identity grows not only from the architecture but from the residents, who should be encouraged to nurture a strong community association.



NEW AGRICULTURAL PRACTICES are being instituted in states surrounding the Chesapeake Bay to curb pollution and reduce amounts of carbon dioxide released into the atmosphere.



AIA's 10 Principles for Livable Communities

8

PROTECT ENVIRONMENTAL RESOURCES

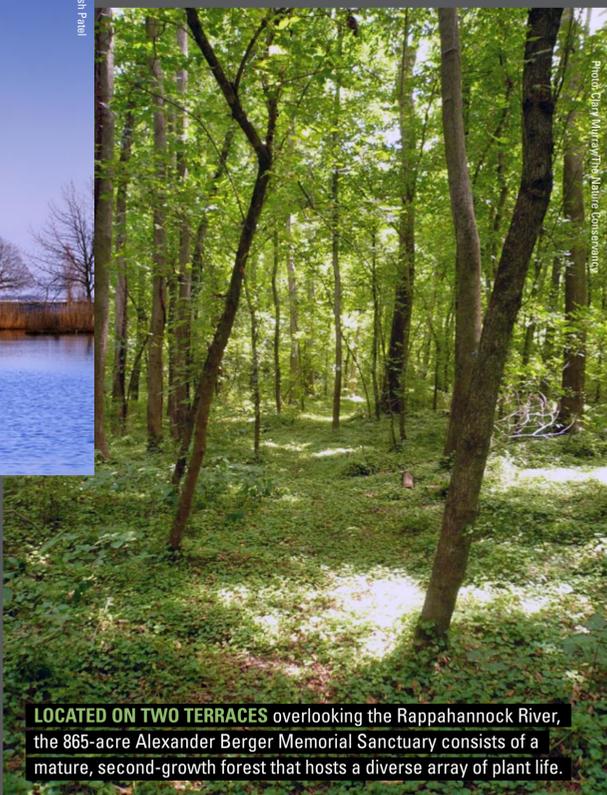
A well-designed balance of nature and development preserves natural systems, protects waterways from pollution, reduces air pollution, and protects property values.

THE CHESAPEAKE BAY FOUNDATION headquarters in Annapolis, Md.—incorporating recycled materials, solar power, and environmentally sensitive landscaping—set the standard for LEED Platinum-rated buildings.

Photo: Prakash Patel



Photo: Dierk Murray/Thru Nature Conservation



LOCATED ON TWO TERRACES overlooking the Rappahannock River, the 865-acre Alexander Berger Memorial Sanctuary consists of a mature, second-growth forest that hosts a diverse array of plant life.



Ann F. Jennings
Virginia Executive Director
Chesapeake Bay Foundation

Environmentally sustainable “smart growth” is mostly about the location, design, and density of new development. The more that well-designed communities are built in urban or suburban locations and take advantage of existing or planned infrastructure, the better for the Chesapeake Bay, local streams and rivers, and the environment in general. The more that quality open space—forests, wetlands, stream valleys, and farms—is preserved in a region, the better for the environment overall. A key ecological quality of these spaces is catching rainwater, letting it soak in, filtering it, and releasing it slowly to streams, creeks, and rivers. Other valuable qualities include providing habitat for birds, animals, and fish while capturing and filtering air pollutants.

The Philip Merrill Environmental Center, an award-winning “green” building that houses the Chesapeake Bay Foundation headquarters, exemplifies these qualities. The foundation built the center with a cradle-to-cradle philosophy, incorporating recycled materials, solar power, natural ventilation, geothermal heating, rainwater reuse, composting toilets, and landscaping that minimizes runoff.

THE BULL RUN MOUNTAINS, which straddle Fauquier and Prince William counties, have been the focus of Piedmont Environmental Council conservation efforts for 35 years.

Photo: Kenneth Burnett





A 20-YEAR GROWTH PLAN for Crozet proposes centers, parks, and a network of roads and greenways that would concentrate development and preserve open land.



AIA's 10 Principles for Livable Communities

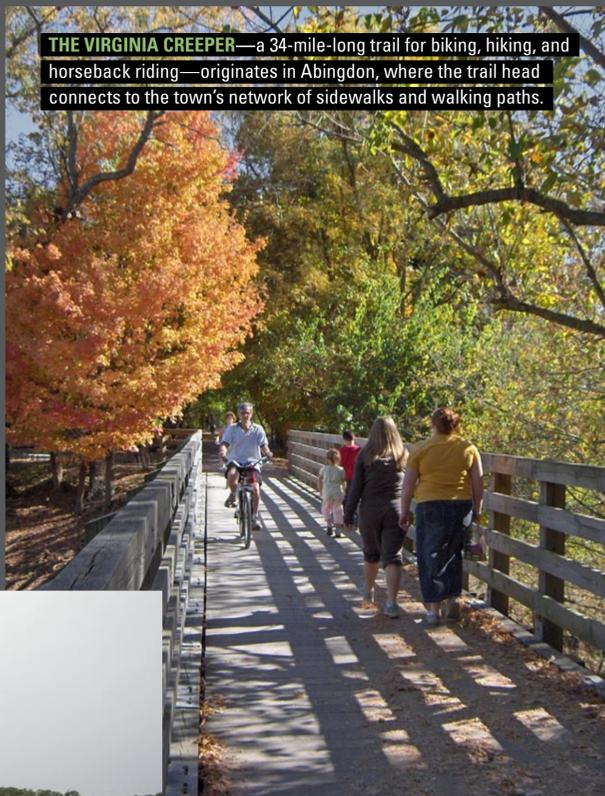
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CONSERVE LANDSCAPES

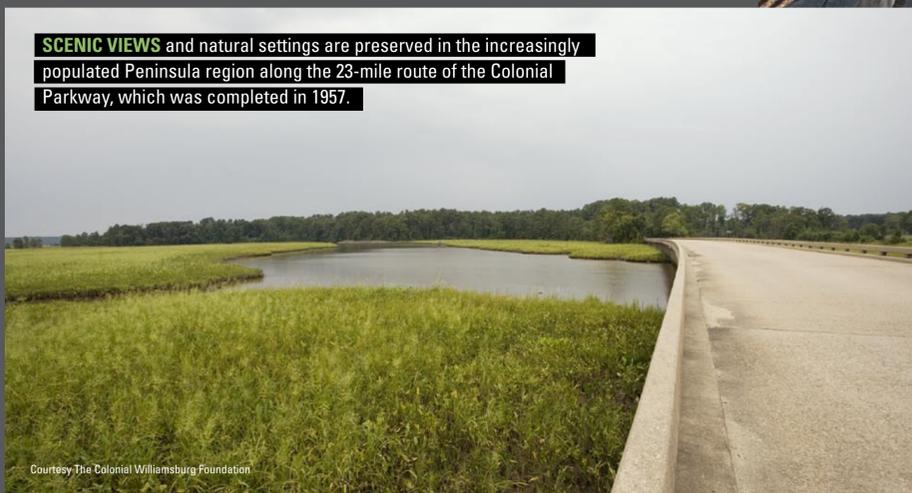
Open space, farms, and wildlife habitat are essential for environmental, recreational, and cultural reasons.



SEVEN NATURAL SITES along an 8-mile stretch of the Richmond riverfront comprise the James River Park, which is popular for hiking, swimming, kayaking, and bicycling.



THE VIRGINIA CREEPER—a 34-mile-long trail for biking, hiking, and horseback riding—originates in Abingdon, where the trail head connects to the town's network of sidewalks and walking paths.



SCENIC VIEWS and natural settings are preserved in the increasingly populated Peninsula region along the 23-mile route of the Colonial Parkway, which was completed in 1957.

Courtesy The Colonial Williamsburg Foundation



Warren Byrd, FASLA
Nelson Byrd Woltz Landscape Architects

The “life” in livable communities comes from more than the presence and activities of the people who reside there.

The design of communities must include the preservation, conservation, and revitalization of a wide variety of outdoor environments. A community in its fullest sense includes habitat for not just humans, but a rich and complex array of plant and animal life as well. This means conserving and promoting a diversity of habitats—not just wetlands, but drier and intermediate ones as well. Preserved forests need to be of sufficient size and variety to sustain many animal populations. Good agricultural land needs to be preserved for the integrity and productivity of its complex soil.

We need to honor and protect even the remnants of our agroecosystems—the evocative hedgerows, orchards, and successional meadows that characterize so much of Virginia. Only when community design takes into account the value of conserving “undeveloped” lands for recreation, agriculture, and wildlife will we give our families the chance to live civilized, natural lives.

THE STRIKING FORM AND RICH INTERIORS of the new Virginia Beach Convention Center attract visitors to the area and project a progressive image for the oceanfront city.



Photo: James Stenamp



AIA's 10 Principles for Livable Communities

10

DESIGN MATTERS

Design excellence is the foundation of successful and healthy communities.

POTOMAC YARD, a 400-acre brownfield site in Northern Virginia, is being developed as new neighborhoods with public parks and shopping areas.



Courtesy Birmingham Quill/Cooper Robertson + Partners

A COMPACT LAYOUT and sustainable materials make Greenwood Elementary School in Henrico County a model of environmental stewardship as well as a pleasant place to go to school.



Photo: Chris Cunningham

THE CONSISTENT SCALE and massing of houses along Monument Avenue in Richmond allow for a wide variety in style and expression without diminishing the whole.



Photo: John D. Peters/Historic Monument Ave. and Fan District Foundation



Vernon Mays

Curator of Architecture + Design
Virginia Center for Architecture

Creating a livable community is all about embodying values in the physical makeup of a city, town, or neighborhood. It is the creative act—the thing we call design—that ties all of these intangibles together. But “creative” is not to imply that it is “spontaneous.” Design is a messy process—labored, intense, and multi-directional—that requires time in order to generate a basic idea, layer it with an array of pragmatic and aesthetic concerns, and refine the small details until the end product works like a Swiss watch. But when design works, it is a thing of joy. The process applies at all scales—from the layout of a new town to the shape of the doorknob you grasp as you enter your home. So, in addition to filling our world with beautiful things, design is vital to creating communities that are functional, vibrant, and appealing.



VIRGINIA CENTER FOR ARCHITECTURE

LIVABLE COMMUNITIES FOR VIRGINIA

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Co-Curator: Lauren Bell
Co-Curator: Rhea George
Editor: Doug Gordon, Hon. AIA

In recognition of the 100th anniversary of the formation of the Virginia Society of the American Institute of Architects, the Virginia Center for Architecture is re-examining what it means for a community to be livable.

What makes a community livable? This question has been asked repeatedly over the last two decades. Livability is most often defined in 10 principles: Design on a Human Scale, Provide Choices, Encourage Mixed-Use Development, Preserve Urban Centers, Vary Transport Options, Build Vibrant Public Spaces, Create a Neighborhood Identity, Protect Environmental Resources, and Conserve Landscapes, because Design Matters. Livable Communities are places where stories are told. From past, present, and into the future, they are sites where people create memories and shared histories. Architects work to conserve historic buildings and neighborhoods, as well as create new spaces, so that new stories, memories, and histories can be made. Their ability to transform a structure into something relevant for the present and sustainable for the future while preserving the past is perhaps the most visible of the many, many value-enhancing services architects provide to protect and serve their clients and the public at large.

Financial support for Livable Communities for Virginia provided by Branch and Associates

Virginia Celebrates Architecture sponsored by Hanbury Evans Wright Vlattas + Company



PORCHES ON every home help stimulate face-to-face interaction between neighbors.



Virginia Society **AIA**

AIA's 10 Principles for Livable Communities

WINCHESTER GREENS

Richmond, Virginia
Baskervill and Better Housing Coalition



The development of Winchester Greens, revitalized in 1996 by the Better Housing Coalition and Baskervill, is the story of the transformation of a struggling housing project into a livable community that residents can feel proud to call home.

With 240 townhomes designed in a variety of styles, two senior housing projects, a community center, business center, and childcare center, Winchester Greens offers residents a variety of home comforts and resources. Front porches and centralized mailboxes encourage residents to engage in dialogue with their neighbors. The community is pedestrian friendly, with sidewalks on both sides of the street and short, compact blocks. The location also gives residents easy access to retail options, a community bank, and locally-owned shops. Architects preserved existing businesses and created space for new ones. Before revitalization efforts, the site was barren with little greenspace. Today, the community has parklets on almost every block and a canopy of trees lining the streets. What was once a failed government housing project has now, nearly ten years later, been methodically turned into an award-winning model community.

By providing choices, designing on a human scale, and encouraging mixed-use development, people are brought together to create memories that will last into the future.

1 LANDSCAPING PROTECTS environmental resources and enhances the pedestrian experience. Tree-lined buffers provide pedestrians with a sense of safety and provide shade from the heat.

2 PROVIDING VARIETY in retail, recreation, and shopping options affords residents choices in activities.

3 PARKS ALLOW residents of different ages to enjoy the outdoors and be active.



AT-GRADE ENTRY provides easy access for residents and visitors of all abilities.



Virginia Society **AIA**

AIA's 10 Principles for Livable Communities

TIMBERLAKE PLACE

Charlottesville, Virginia
The Gaines Group PLC and JABA



Located in Charlottesville, Timberlake Place is a 27-unit affordable housing community built in a historic neighborhood.

The traditional cottage form buildings are set into the slope of the site to look like one-story buildings from the front and two-story from the rear, providing every apartment with at-grade access. This senior living community provides its residents with choices in housing, shopping, and recreation. The community is within walking distance to the historic downtown Charlottesville and is on the public bus line. Placing the project within an existing neighborhood contributes to the sense of place by maintaining its unique character.

The community incorporates multiple gathering spaces, gardens, and community rooms in the building and site design. This enhances the community while creating natural places for residents to meet and form long-lasting relationships. By incorporating so many shared spaces within an already historic area, Timberlake Place has defined how architecture can contribute to a shared history.

Images courtesy of JABA.

1-2 **INCORPORATING NATIVE** plants and flowers in the landscaping plan helps the community blend in to the natural environment.

3 **THE COMMUNITY** is within walking distance to historic downtown Charlottesville and is on the public bus line offering a variety of transportation options.



COURT SQUARE provides a place where people can meet to celebrate, engage, or simply to enjoy the space.



Virginia Society **AIA**

AIA's 10 Principles for Livable Communities

COURT SQUARE ENHANCEMENTS

Charlottesville, Virginia
PMA Architecture



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3

Historic Court Square in Charlottesville is a rich historic site and is home to one of the nation's oldest courthouses. Built in 1762, three of the country's founding fathers — Thomas Jefferson, James Madison, and James Monroe—frequented the courthouse that is still in use today. Facing the public square, the courthouse was also used as a place of worship by multiple congregations.

Collaboration with local government and the public achieved consensus and direction for enhancements to Charlottesville's Historic Court Square. Improvements designed to enhance the pedestrian experience included new sidewalk lighting, pavers, wide access walkways, building façade upgrades, light pole banners, historic signage, improved Visitor's Center and parking access, site appropriate landscaping, and the relocation of overhead utilities. This impressive effort contributed to the preservation of one of the nations' most historic urban centers while creating a more inviting and welcoming public space for the city's residents and visitors.

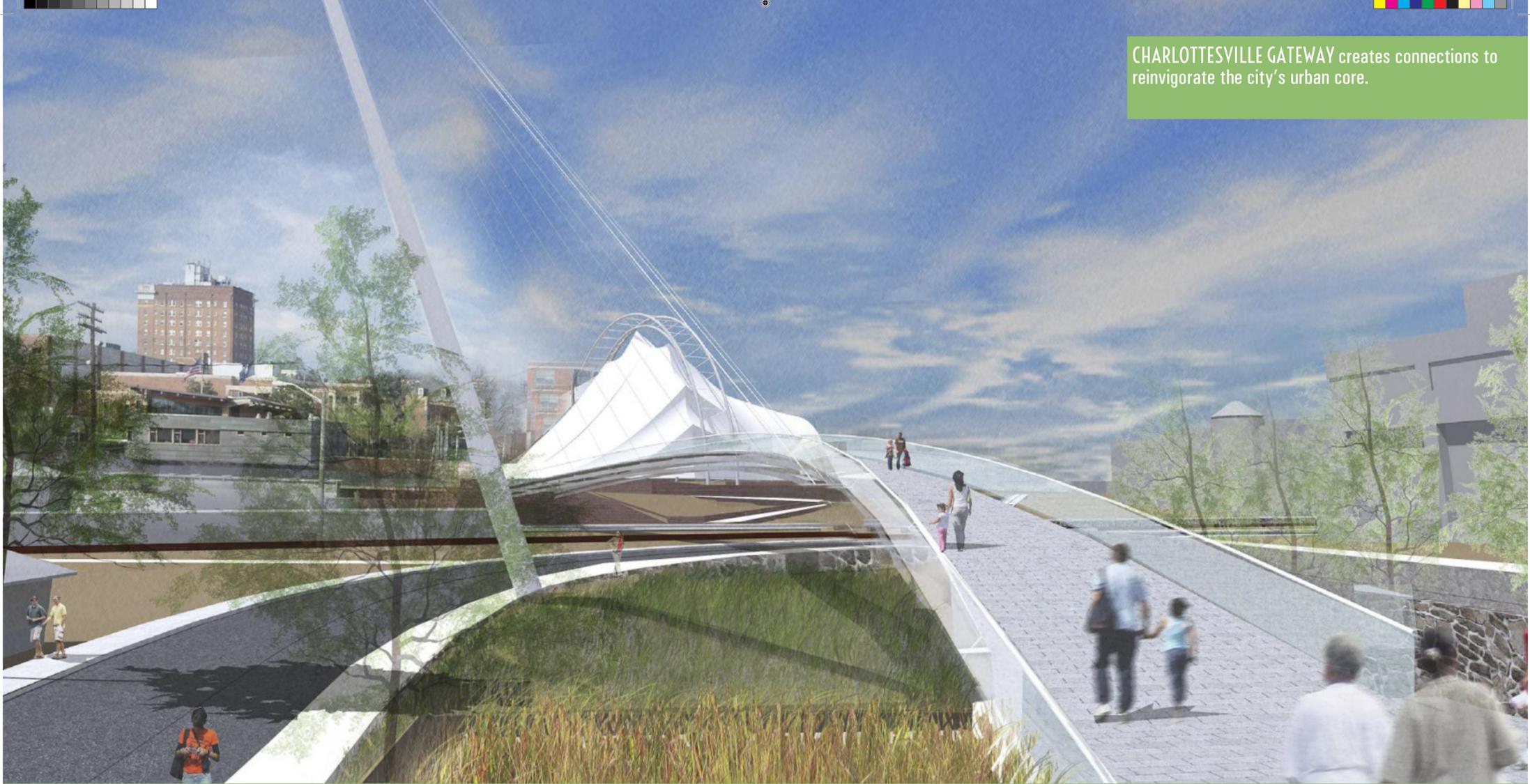
This project saved a beloved historic site and made it new, while still being sensitive to the long history that originally made the site important. In creating a space that people today can use, PMA Architecture, the local government, and the public insured that this location will continue to be a place where people can have a sense of the past, enjoy the present, and look forward to seeing what will come in the future.

1 **CLEARLY MARKED** pedestrian crossings, and accessible curbs show sensitivity to pedestrians which encourages transportation options other than vehicular.

2 **WIDE SIDEWALKS** and paths encourage pedestrian traffic. Limited vehicular traffic supports the historic atmosphere.

3 **STREET FACING** benches and open grounds create a space where people can interact with others in a public space.

CHARLOTTESVILLE GATEWAY creates connections to reinvigorate the city's urban core.



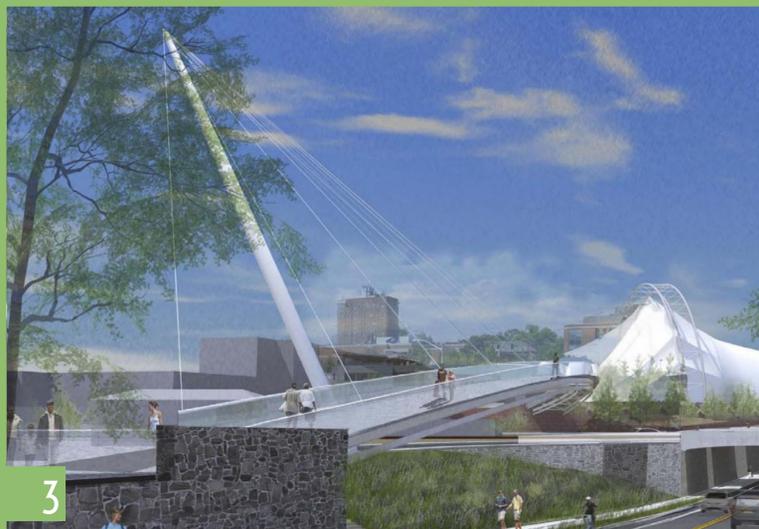
Virginia Society **ATA**

ATA's 10 Principles for Livable Communities

CHARLOTTESVILLE GATEWAY

Charlottesville, Virginia

Jim Rounsevell Architect and Pete O'Shea, Siteworks



Building on the success of the Downtown Mall, the city of Charlottesville is seeking to introduce a pedestrian and bike friendly infrastructure in an effort to revamp its urban core. An existing 1961 thirty-four foot high federal highway overpass fills the center of a once vibrant commercial district. It's been a physical, economic, and racial barrier at the end of a pedestrian mall, dividing neighborhoods and ruining adjacent streetscapes with its severe underside. Following an established tradition, a new underpass and pedestrian bridge will reconnect the community. Removing the impediment and sustainably reshaping this landscape will become an act of restoration and economic transformation.

Cities by their very nature are acts of conservation. This proposed infrastructure is at the core of a strategic urban development plan. Deciding to build it is as crucial as when the automobile surrendered downtown for a pedestrian mall thirty-seven years ago.

At the center of a multi-modal accessible strategy, shifting the automobile from thirty-four feet in the air on to the ground plane affords the opportunity for a lightweight iconic pedestrian cable-stayed bridge that directly connects the pedestrian mall with a revitalized mixed-use district. Abutting a tiered bridge landing, a sorely needed European-scale piazza introduces a new vibrant civic center that's home for the arts, the city market, shops, offices, and housing.

1 GIVING PEOPLE the option of walking, biking, and using public transit, in addition to driving, reduces traffic congestion, protects the environment and encourages physical activity.

2 ELIMINATING BARRIERS creates a vibrant space that is welcoming to residents and visitors.

3 LINKING TOGETHER separated communities, the Charlottesville Gateway will offer choices in shopping, recreation, and employment.

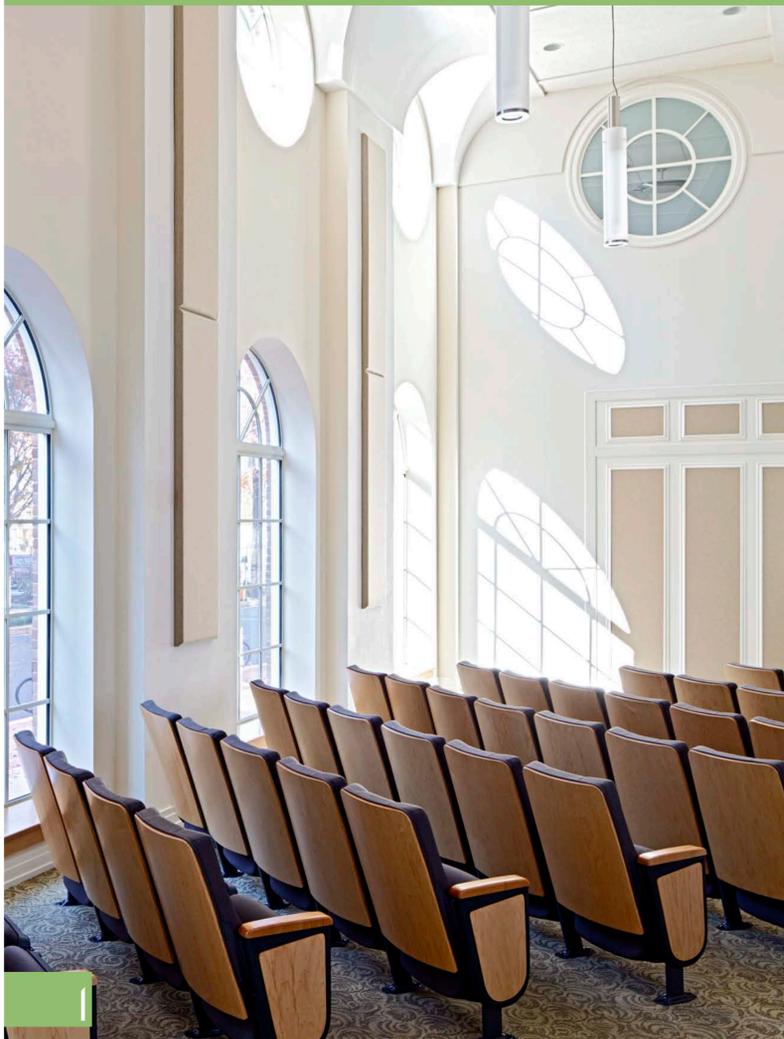
SENSITIVE PRESERVATION of First Baptist Church and adding affordable housing enhances the already vibrant Clarendon neighborhood.

Virginia Society **AIA**

AIA's 10 Principles for Livable Communities

FIRST BAPTIST CHURCH & THE VIEWS

Arlington, Virginia
MTFA Architecture, Inc.



The deteriorating First Baptist Church of Clarendon was located in a bustling neighborhood filled with restaurants, office buildings, shops, and public transportation. This project gave new life to the church by preserving and rehabilitating its sanctuary, steeple, and school campus for flexible use while converting and expanding the remainder of the existing structure into a ten story multi-family housing development with underground parking. The new building includes 21,000 square-foot of church space as well as 116 multi-family housing units ranging from efficiencies to three bedroom units. More than 60% of the units are expected to be affordable housing. The existing three-story education building houses a childcare center for 185 children along with a seminary for liturgical studies. The elements of the building's design and planned streetscape improvements complement and enhance nearby revitalization and redevelopment initiatives. The project has transformed this site, located near the Clarendon Metro station, into a true civic space. It continues the growth and outreach of a 75-year-old congregation, preserves an iconic landmark, and greatly contributes to the county's affordable housing needs. The project is LEED Silver certified.

Preserving the church steeple has maintained the neighborhood identity and allowed the residents to maintain memories of a flourishing past while creating new memories and identities. Instead of demolishing a much loved and recognized structure, the architect sought to preserve an integral part of the landscape to benefit the community.

1 **THE UPGRADE** to the structure kept the church intact and added community benefits like a childcare center and a seminary for liturgical studies.

2 **THE CHURCH** was a well-known landmark in the community. Rather than destroy the existing structure, it was conserved and made more active.

3 **ADDING HOUSING** to an already developed area provides residents with choices for retail, entertainment, and transportation options.

DESIGN IS important and constantly evolving. To meet the needs of sustainability, this structure will include a green roof.

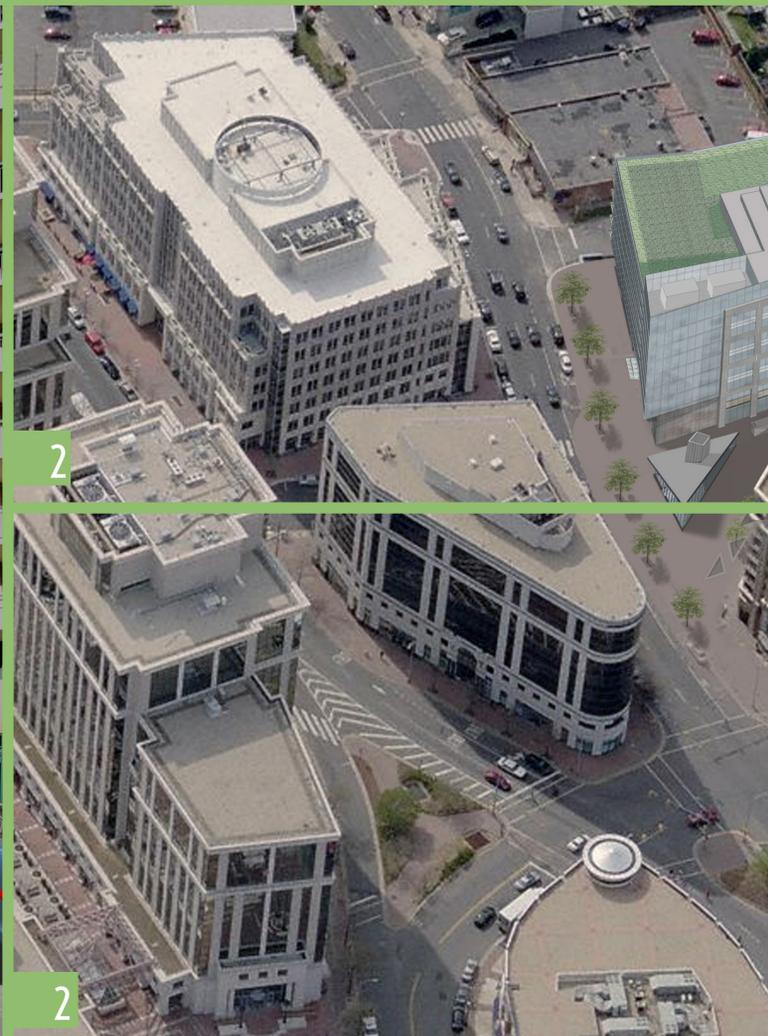


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THE CLEAN TECHNOLOGY CENTER

Arlington, Virginia
MTFA Architecture, Inc.



This transit oriented, urban, mixed-use commercial and retail development was designed to support the active use of clean technology in a "class A" commercial office and retail building. The building is an eight-story concrete structure with 168,000 square-foot of leasable space. The building will have underground parking but is also located across the street from the Courthouse Metro and along bus lines, providing multiple transportation options. A daycare center will be located on the first floor of the building, enabling building employees to have their children close if they so choose. The Clean Technology Center is also within steps of multiple restaurants, coffee shops, and retail stores. The south facing entry facade is designed to accommodate multiple simultaneous PV glass and nanotechnology working prototypes to test and monitor their performance for research, education, and practical market development. An extensive vegetative roof and active educational conference center are located on the penthouse level.

The Clean Technology Center is an example of the constant evolution of creating shared spaces within a livable community. Although it is a business, the Center provides day-care and several choices for shopping and dining.

1 TRANSIT ORIENTATION is resource efficient and pedestrian friendly.

2 MARKET DEVELOPMENT derives from practical research and educational elements. Class A office space attracts tenants, which makes the development economically feasible.

ELDERSPIRIT ENGAGES residents to keep them mentally and physically active.



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ELDERSPIRIT

Abingdon, Virginia

Architect: Danny L. Goins, The Highlands Group; Developer: Dene Peterson



ElderSpirit Community is the picture of a livable and living community. A trailblazing senior co-housing community, 16 rental units and 13 ownership units are for low to moderate income residents, and each element is wheelchair accessible and pedestrian-friendly. Designed for community, all paths cross, and all homes access a central pedway.

Once an undeveloped lot on which fighting cocks were raised, the town of Abingdon was encouraged to include ElderSpirit in a neighborhood improvement process. Bordering the Virginia Creeper Trail, one can walk, take a short bicycle ride, or drive to the center of town. Public transportation is also available on-site. Many community members across generations play an active part in the town.

The homes are small — less than one thousand square feet — but they live large, supplemented by guest rooms and workspace in the Common House. All the big windows face south, with smaller windows on the north side. The eaves also provide passive solar energy. ElderSpirit is anticipating rain gardens and solar panels, especially for the Common House.

1 CLEAR PATHWAYS allow residents to safely walk around the site, which encourages healthy activity.

2 ENCOURAGING ACTIVITY keeps minds and bodies young and vital.

3 EXTENSIVE LANDSCAPING helps the community blend in with the surrounding environment. Solar panels, when in place, will support sustainability.

THE EXISTING building and vacant lot were reimagined by the architect, creating something new and functional.



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URBAN EXCHANGE

Harrisonburg, Virginia
MTFA Architecture, Inc.



Designed to satisfy the urban lifestyle and housing needs of an expanding nearby university and hospital, this pedestrian-friendly mixed-use project creates a livable community built on a human scale. Urban Exchange replaces an unused lot and an unoccupied building with 194 apartments and approximately 15,000 square feet of street level retail space. The project sits on the outskirts of Downtown Harrisonburg, a bustling area that inspires the city with cultural activities, athletics and civic events. Galleries, shops, restaurants, churches, a theater, and a market are all located within walking distance. The project itself features a dramatic modern design aesthetic using common, cost-effective, and easily maintained materials such as corrugated metal siding, fiber-reinforced cement siding, asphalt shingles, brick, and aluminum clad windows. Three elevated metal walkways in vibrant shades of blue, yellow and red decorate the sky between the apartment buildings, creating a neighborhood identity, while a heavily landscaped courtyard between the buildings creates a vibrant public space. Inspired by the presence of the early masonry architecture that defined the town center as well as the agricultural and industrial heritage that helped the town economy to proliferate, this urban design solution transforms an abandoned used car lot into a catalyst of revitalization.

This site hopes to add to the vibrant downtown atmosphere and provide a location in which people can come together and create shared memories.

- 1 INWARD-FACING** benches, aesthetically-pleasing landscaping, and vibrant colors create an inviting atmosphere where people can interact.
- 2 APARTMENTS ABOVE** retail space is an attractive feature for many people. Mixed-use space diversifies the community and offers people a variety of options for jobs and entertainment.
- 3 THE STREET** level is designed to attract pedestrians, featuring multiple doorways and windows, and very few blank walls.



WARM WOOD interior finishes are a nod to the building's context within a Tudor-Revival neighborhood.



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VALLEY BANK

Roanoke, Virginia
Rife + Wood Architects



This new branch for the locally-owned Valley Bank is located within a small commercial district situated between a traditional 1930s neighborhood and a major medical center in Roanoke.

The urban infill site makes use of existing utilities and public transportation, is pedestrian friendly, and is located within two blocks of restaurants, shops, medical offices, greenways and athletic fields, and day care centers.

Site development locates parking to the side and rear, with access provided via existing alley and curb cuts. The parking area incorporates porous pavers. The landscape manages filtration of rainwater and continues the neighborhood pattern of street trees.

To maintain design consistency with the neighborhood, the building reflects the faux-Tudor style that is common elsewhere. This design influence continues into the lobby with vaulted half-timbered ceiling and stone fireplace.

High efficiency heat pumps, super-insulation, high performance glazing, and recycled materials illustrate the community bank's commitment to protection of resources. Recycling of construction waste reduced construction and disposal costs.

Images courtesy of Rife + Wood Architects.

1 NESTLED IN South Roanoke's Crystal Springs, the neighborhood remains mostly intact as it was originally developed. It is well known for its vibrant village center.

2-3 ALL EIGHT Valley Bank branches are designed to reflect their particular community surroundings. The bank's Tudor-Revival design is respectful of the building's low-rise Crystal Springs neighborhood, which Roanoke annexed in 1915.



8 Net-zero homes, roof-top solar panels, sustainable design and edible landscaping. That's just the beginning.

6 Homes benefit from private spaces, as well as common space designed for gathering and recreation.

3 Space for commerce, cafes, and studios-- plus the neighborhood's connectedness to downtown--creates a vibrant community.

5 Bike and walking paths, a greenway connector, and transportation hub make it accessible by more than just private vehicles.



4 Situated on an under-utilized piece of property with an ideal location, the neighborhood becomes an extension of an already dynamic downtown.

2 Six different floor plans from 900 to 1,800 square feet, styles from cottages to lofts with 1 to 3 bedrooms offer a place for residents at almost any life stage.

7 Collicello North is a true neighborhood, embodying all of the traits that build community and foster good neighbors.

9 Structured around the existing slope, the neighborhood takes advantage of sunlight and views without disrupting the natural landscape.

10 Well-designed and constructed spaces and homes are the cornerstone of Collicello North.

1 Designed on a compact 3 acres, residents are within walking distance of a vibrant downtown, arts venues and two universities.

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COLLICELLO NORTH

Harrisonburg, Virginia
Blue Ridge Architects

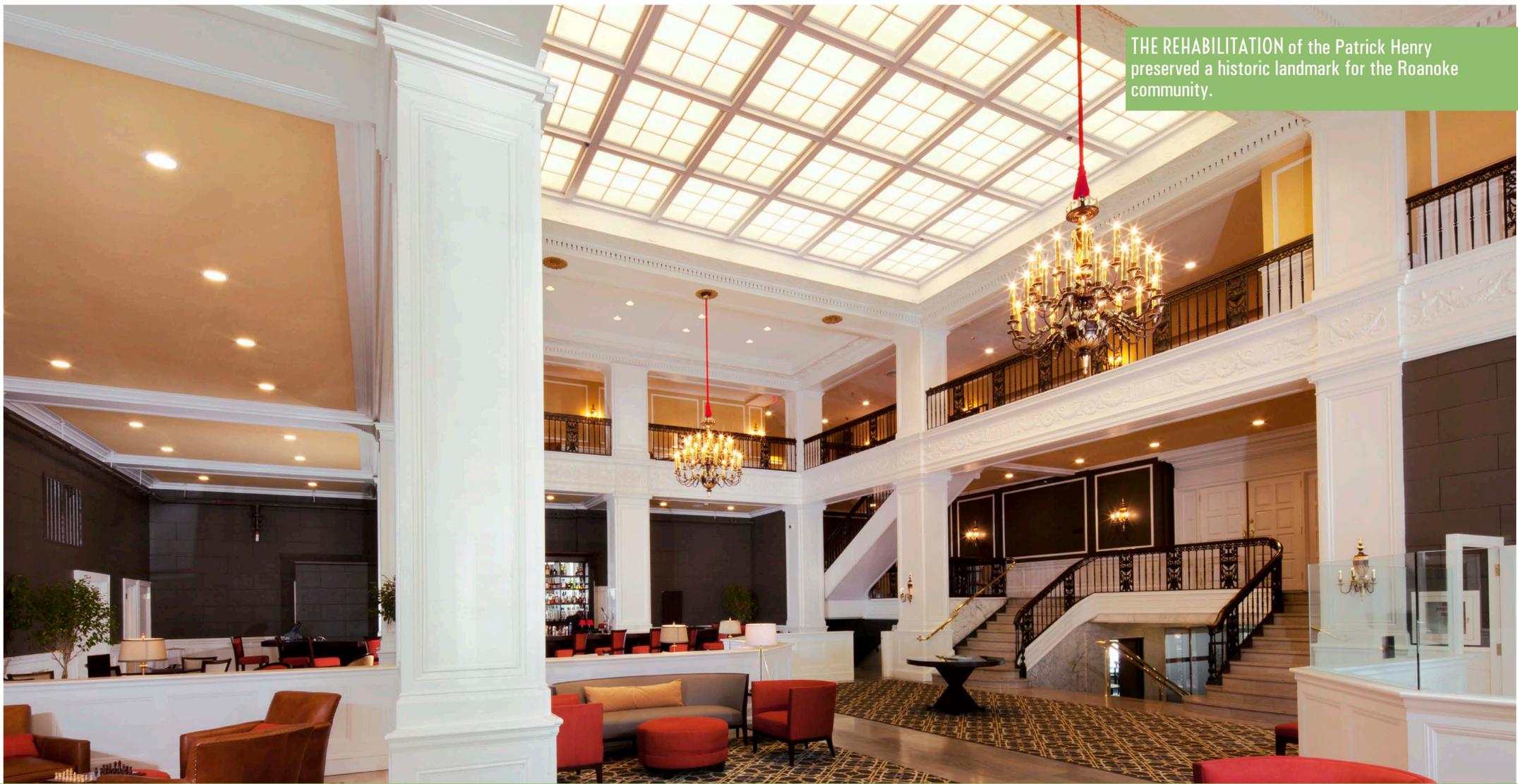


Collicello North is an in-progress development looking toward the future of livability. Located just north of downtown Harrisonburg, Collicello North seeks to connect neighborhoods and develop a vibrant community within its own boundaries. The firm of Blue Ridge Architects has hired Dean Weaver as the developer and hopes to break ground early 2014. The neighborhood will be constructed all at once to eliminate the disruption that phasing in a development incurs. Sustainable building models, energy efficient construction, and net-zero homes make it relevant to today's market. Varying sizes and plans create space for persons at almost any stage of life. It is an exciting project that has received unanimous approval from city officials at each stage.

Projects like Collicello North are examples of how architecture is evolving and looking to create spaces in which people will thrive and develop a sense of community that is uniquely their own.

1 **ALTHOUGH CURRENTLY** un-built, Collicello North is an example of how all 10 principles work together to create a livable community. Single-phase construction means families do not have to move into a construction site.

2 **MIXED DEMOGRAPHICS** in family sizes and ages creates a familiar community feel.

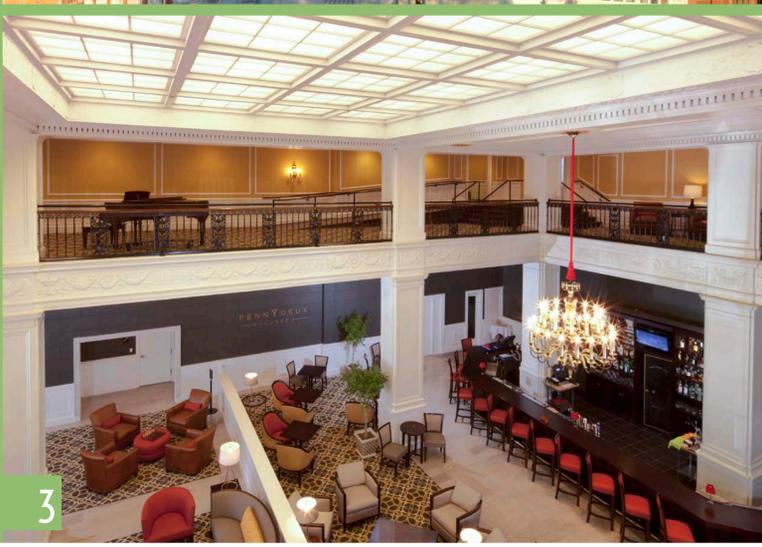


THE REHABILITATION of the Patrick Henry preserved a historic landmark for the Roanoke community.

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AIA's 10 Principles for Livable Communities

PATRICK HENRY HOTEL

Roanoke, Virginia
Commonwealth Architects, Cityscape, and developer Ed Walker



This project transformed the once elegant hotel into a mixed-use project that revitalizes a significant landmark in downtown Roanoke and restores a neglected structure to its former glory.

A sentimental favorite in Roanoke, the brick and stone hotel has been rehabilitated into 132 apartments with commercial uses on the lower floors. Today, the Patrick Henry has been reborn as a vibrant place for living, dining, and entertaining.

A sustainable solution that respects the historic character of the building, the rehabilitation reuses an existing building, thereby maintaining the dense urban landscape of a Virginia urban center and conserving untouched land that might otherwise have been developed.

The rehabilitation of the Patrick Henry preserved a historic landmark for the Roanoke community. It fulfilled the vision to return a historic structure to its former prominence in the life of the city. A decade ago, Roanoke's downtown largely was a place where people did business by day before driving home to the suburbs at night. The transformation of the Patrick Henry is a vital piece of the ongoing revival and growing urban lifestyle in downtown Roanoke.

1 THE RENOVATION fulfilled the vision to return a historic structure to its former prominence in the life of the city.

2 A LANDMARK, preservation of the Patrick Henry maintains Roanoke's sense of place.

3 BUILDING RE-USE is an important element of environmental sustainability.

PUBLIC GREEN space allows for numerous outdoor and community events where neighbors can interact face-to-face.



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PORT WARWICK

Newport News, Virginia
PMA Architecture



The first New Urbanist community developed on the Virginia Peninsula, Port Warwick transformed a former 150-acre brownfield site in the center of the city into an intimate small town of approximately 1,000 housing units of various densities and a mixed-use urban core. The pedestrian-friendly community is punctuated by large-scale outdoor sculptures and features more than 40 locally owned shops, popular restaurants, and business services. More than 1,500 people call Port Warwick home — living in houses, townhomes, apartments, condominiums, and assisted living residences. Situated in the center of this lively community is a three-acre public greenspace which is home to numerous outdoor and community special events, including the annual Port Warwick Art and Sculpture Festival.

In addition to curbside parking, perpendicular parking spaces were added on the street side opposite businesses, restaurants, and retail establishments, providing ample parking spaces for shoppers and diners within easy walking distance of their destinations. Other features such as crosswalks and roundabouts dotted with original outdoor sculptures improve the safety, enjoyment, and efficiency of transportation within the community. Regional public bus transportation also serves the area and connects Port Warwick to the peninsula and southside Hampton Roads. Light rail, which would connect to public transportation, is being discussed for the region's future.

1 THE PEDESTRIAN-FRIENDLY community is punctuated by large-scale outdoor sculptures. Image credit: Alexander Kravets.

2 WELL DEFINED curbs and tree-lined sidewalks pepper the landscape, creating a safe pedestrian environment.

3 THE COMMUNITY provides choices by featuring more than 40 locally-owned shops, popular restaurants, and business services.

TREE-LINED SIDEWALKS and bump-outs at crosswalks provide a safe environment for pedestrians.

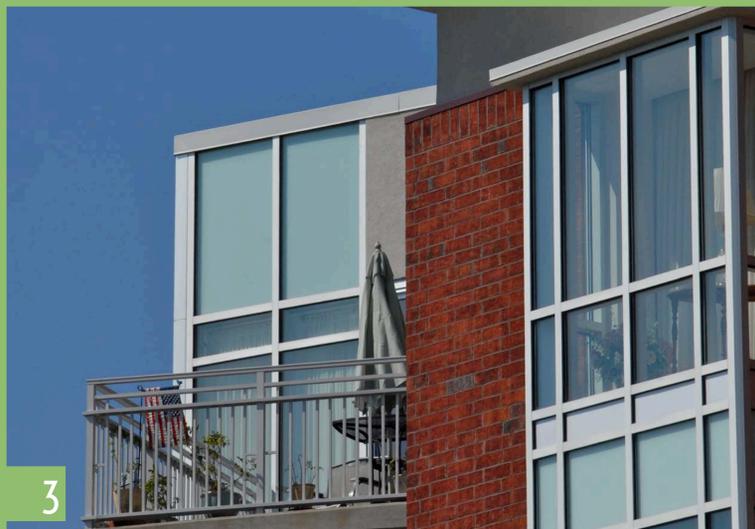


Virginia Society **ATA**

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MELLVILLE HOUSE

Newport News, Virginia
PMA Architecture



Melville House is a 150,000 square-foot condominium building with ground-floor retail and commercial uses. Situated in the heart of the New Urbanist neighborhood of Port Warwick, the design was inspired by the historical narrative of the renovated warehouse located in the core of a redeveloping historical urban center. Expanding the time reference of the building's design allowed traditional elements of brick and classic urban gestures that hail from warehouse and factory buildings of the late 19th and early 20th centuries to be combined with modern infill elements of steel, glass, and aluminum.

The building introduces flat-roofed architecture into an urban façade dominated by gabled roofs, diversifying the community's range of architecture. Balconies were designed to create larger outdoor spaces where walls of glass emulate the large glass vistas typical of sunrooms in larger single-family homes. Open floor plans allow views of the square and urban spaces to achieve the urban-lifestyle feeling within each residence. To create lightness in the balcony projections, a reinforced-concrete floor system works with a steel frame to allow larger glass areas and cantilevered balconies without columns to maintain panoramic vistas from the indoor living spaces.

- 1 PUBLIC ART and green spaces connect residents with nature and their community.
- 2 OPEN VISTAS allow ample "eyes on the street" to enhance the sense of security.
- 3 LARGE BALCONIES provide residents with the ability to enjoy the outdoors and the abundant greenspace surrounding the building.

NEW LIGHTING, a clean façade, and canopies that protect visitors from sun and rain make the theatre more inviting and welcoming.



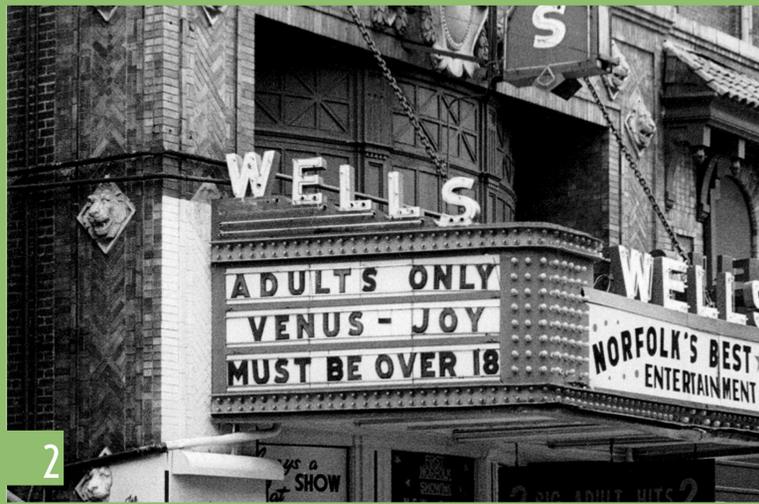
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THE WELLS THEATRE

Norfolk, Virginia

E.C. Horn & Sons; renovated by Hanbury Evans Wright Vlattas + Company



As the Wells Theatre enters its 101st year, a 26-year old faithful restoration allows this performing arts venue to sparkle like a jewel box. The restoration not only recaptured the original splendor of the 1913 Beaux Arts structure, but the adaptive use and ingenious incorporation of an adjacent structure to serve as support services for the theatre company, allowed for greater public appreciation of important restored areas and essential facilities for a contemporary theatre company.

Today the theatre continues to delight both patrons and performers and remains an essential catalyst for Norfolk's "Downtown Turnaround." The careful restoration of the theatre and sensitive addition and adaptation of the Monroe building adds to the timelessness of the original design, while making it relevant for today and into the future.

1 THE RENOVATION of the then-74-year-old Wells Theatre in 1987 spurred a renaissance in Downtown Norfolk.

2 DURING ITS heyday, the Wells hosted entertainers such as John Phillip Sousa and Fred Astaire. By 1935, it was sold and converted to a movie theatre, and by the early 1960s it ultimately became a venue for X-rated movies and a bordello.

3 THE COMMUNITY has a deep sense of pride and ownership in the building and its professional resident theatre company.

THE EIGHT story building occupies nearly three-quarters of a city block in downtown Richmond.



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MILLER & RHOADS

Richmond, Virginia
Commonwealth Architects, HRI Properties, ECI Development Services



Commonwealth Architects along with HRI Properties, ECI Development Services and the City of Richmond, transformed the former Miller & Rhoads Department Store in Richmond into a mixed-use development that combines a new hotel with residences while preserving the historic structure of the former department store. Completed in 2009, this project created a centerpiece in the redevelopment of the downtown City Center, providing needed hotel rooms and amenities for the adjacent Greater Richmond Convention Center and offering quality residences in the heart of Richmond.

This transformation not only saved the building from demolition, but also saved its quality building products from ending up in a landfill. This is an example of a sustainable solution that respects the beloved historic character of the retail icon.

By preserving the urban landscape, the group conserved a distinguished structure that is deeply rooted in the memory of the people of Richmond.

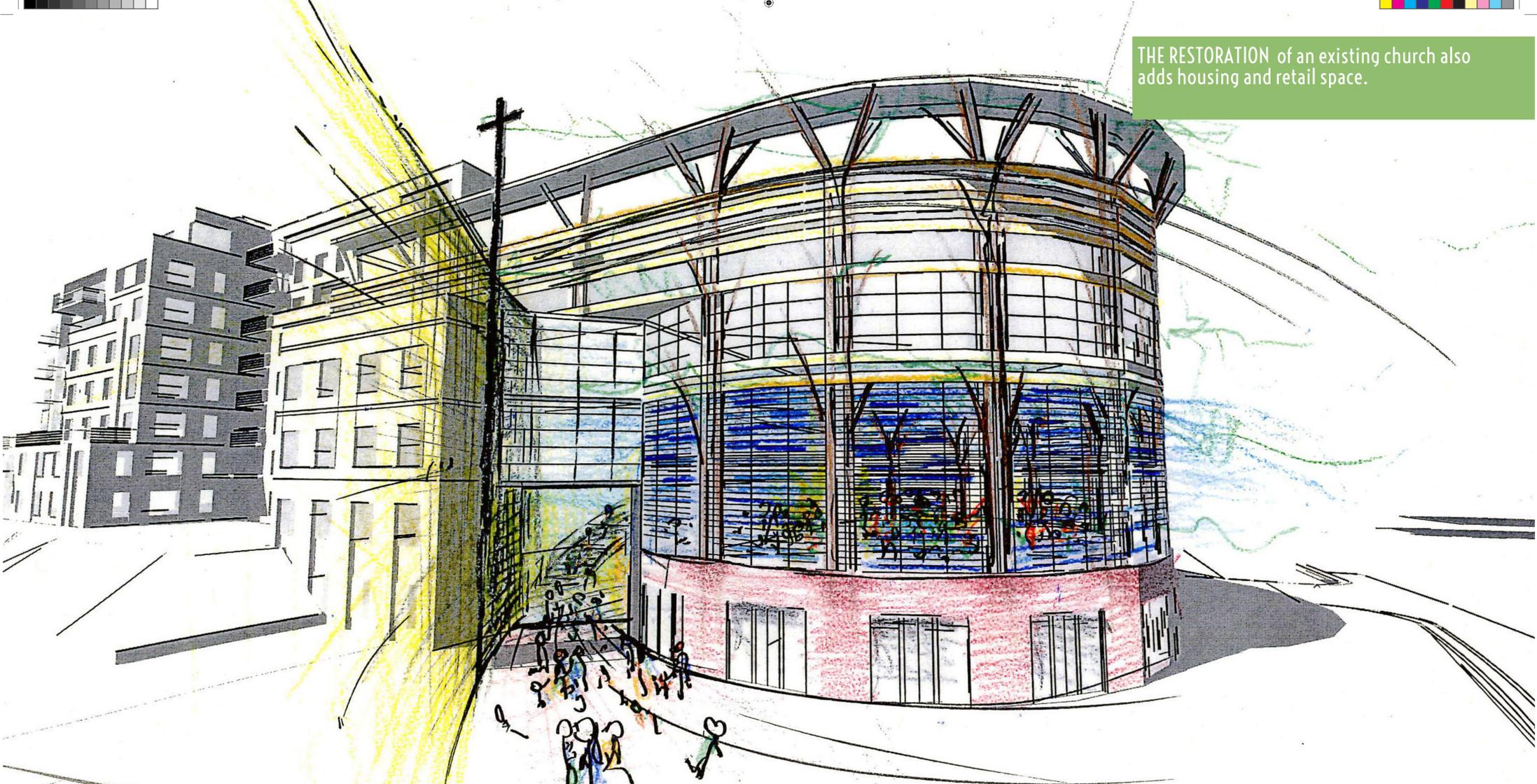
1 THE ENTIRE original building structure and surviving exterior walls remain intact. The rehabilitation even preserved the signature Miller & Rhoads signage.

2 CITY CENTER redevelopment in the area remains anchored by deep historic roots.

3 THE RENOVATION incorporates familiar elements including the art deco limestone façade, the brick, granite, and terra cotta façades, and covered pedestrian canopies.



THE RESTORATION of an existing church also adds housing and retail space.

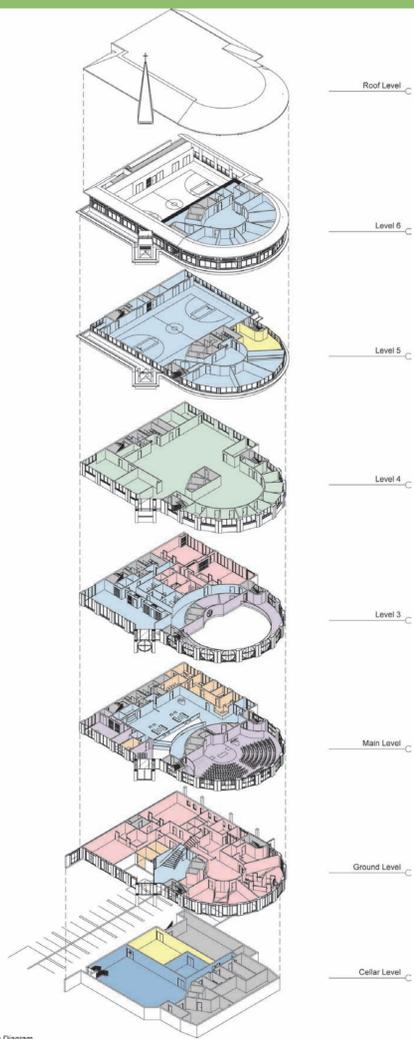


Virginia Society **ATA**

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CHRIST EVANGELICAL LUTHERAN CHURCH

Bethesda, Maryland
MTFA Architecture, Inc.



Winner of the Chesapeake Bay Foundation Smart Growth Award, this project redevelops environmentally obsolete buildings and surface parking into a vibrant mixed-use project. The development provides a new home on site for the existing, deteriorating church, and combines it with 175,000 square-foot of condominiums, a welcoming community center, a convenient on-site child development center, and a park to fully serve the congregation and community.



The varied building uses create a vibrant and pedestrian-friendly community. Parking to serve the condominiums and the workforce is provided under the complex, and the building is located close to major bus and other transit lines. Designed to be compatible with both the metro commercial district and the mature, residential neighborhood identity, the two-story masonry base recalls the site heritage, while the upper levels are of light colored materials and glass. The church steeple, now the main entrance, is located at the sidewalk level and is angled towards the flow of vehicular traffic in order to create a visible neighborhood focal point and sense of place. This development is envisioned to achieve LEED Silver. This project allows the church to follow the residential patterns of development in order to effectively serve its community.

1 BY CONSERVING this once deteriorating church, new vitality has been injected into the community while still saving an existing building.

2 MIXED USE development and safe pedestrian access bring people and activity to the street level.

3 VISUALLY ELEGANT, the contemporary façades broadcast community involvement and pride.