

## Contents

8	Foreword by Andrés Duany
10	Preface
12	How to use this book
14	Acknowledgments

## Part One

### The Case for Sustainable Urbanism

18	<b>Chapter 1: The Built Environment: Where We Are Today</b>
19	The American Lifestyle on the Wrong Course
28	Pioneering Reforms: Setting the Stage for Sustainable Urbanism
40	<b>Chapter 2: Sustainable Urbanism: Where We Need to Go</b>
41	Sustainable Urbanism: The Grand Unification
53	The Three Steps of Sustainable Urbanism

## Part Two

### Implementing Sustainable Urbanism

66	<b>Chapter 3: Leadership and Communications</b>
67	Leadership Talking Points for Sustainable Urbanism— <i>Jim Hackler and Irina Woelfle</i>
69	The Power of Paired Choices
72	Implementation Agendas for Leaders
74	<b>Chapter 4: The Process and Tools for Implementing Sustainable Urbanism</b>
75	RFQ for Sustainable Urbanist Professionals
77	Benchmarking Municipal Sustainability: The Santa Monica Sustainable City Plan — <i>City of Santa Monica</i>
79	Documenting Community Preference in Form and Sustainability: Image Preference Survey (IPS)— <i>Christina Anderson</i>
81	Conducting a Charrette— <i>Bill Lennertz</i>
84	Shaping Sustainable Neighborhoods with the Toledo Smart Neighborhood Analysis Protocol (SNAP)— <i>Carolee Kokola</i>
86	A Sustainable Urbanist Neighborhood Plan: Toledo SNAP— <i>Carolee Kokola</i>
88	Regulating Plan and Form-Based Code— <i>Christina Anderson</i>
92	Incorporating Sustainability through Codes, Covenants, and Restrictions (CC&Rs)— <i>Dan Slone</i>
95	RFP for a Sustainable Urbanist Developer— <i>City of Victoria, British Columbia</i>

## Part Three

### Emerging Thresholds of Sustainable Urbanism

102	<b>Chapter 5: Increasing Sustainability Through Density</b>
103	Explaining Density
104	Illustrating Density
106	The Transect of the Everyday
108	Water and the Density Debate— <i>Lynn Richards</i>
111	Transit Supportive Densities
112	<b>Chapter 6: Sustainable Corridors</b>
113	The Sustainable Corridor— <i>Doug Farr, Leslie Oberholtzer, and Christian Schaller</i>
114	The Integration of Transportation, Land Use, and Technology— <i>Shelley Poticha</i>
120	Biodiversity Corridors— <i>Rebecca L. Kihlstringer, Jessica Wilkinson, and James McElfish</i>
124	<b>Chapter 7: Sustainable Neighborhoods</b>
125	Neighborhood Diagrams
127	Neighborhood Definition— <i>Victor Dover and Jason King</i>
132	Neighborhood Completeness— <i>Eliot Allen and Doug Farr</i>
134	Neighborhood Housing— <i>Laurie Volk and Todd Zimmerman</i>
137	Car-Free Housing
139	Neighborhood Retail— <i>Robert J. Gibbs</i>
144	Economic Benefits of Locally Owned Stores— <i>Matt Cunningham</i>

146	Third Places
148	Healthy Neighborhoods— <i>Melanie Simmons, Kathy Baughman McLeod, and Jason Hight</i>
151	Walkable Streets and Networks— <i>Dan Burden</i>
154	Complete Streets— <i>Fred Dock</i>
157	Universal Basic Home Access— <i>Eleanor Smith</i>
160	Managing Travel Demand— <i>Jeffery Tumlin</i>
166	Car Sharing— <i>Jeffery Tumlin</i>
168	<b>Chapter 8: Biophilia</b>
169	Open Space— <i>Carolee Kokola</i>
172	Public Darkness— <i>Nancy Clanton and Todd Givler</i>
175	Stormwater Systems— <i>Jim Patchett and Tom Price</i>
179	Food Production— <i>Lynn Peemoeller and Jim Slama, with Cathy Morgan</i>
182	Outdoor Wastewater Treatment— <i>Thomas E. Ennis</i>
185	Indoor Wastewater Treatment— <i>John Todd Ecological Design</i>
188	<b>Chapter 9: High-Performance Buildings and Infrastructure</b>
189	The Impact of Planning on Building Energy Usage— <i>Alan Chalifoux</i>
193	2030 Challenge— <i>Ed Mazria</i>
195	High-Performance Infrastructure— <i>Hillary Brown</i>
199	Large District Energy Systems— <i>Doug Newman and Robert Thornton, John Kelly, and Adam Lund</i>
204	The 2030 Community Challenge: Economic Growth with Sustainable Urbanism

## Part Four

### Case Studies in Sustainable Urbanism

212	<b>Chapter 10: Lessons Learned from Sustainable Urbanism</b>
	<i>Built Infill</i>
214	BedZED: London, England
218	Glenwood Park: Atlanta, Georgia, United States
222	Holiday Neighborhood: Boulder, Colorado, United States
226	Christie Walk: Adelaide, Australia
230	Newington: Sydney, Australia
234	High Point: Seattle, Washington, United States
	<i>Built Greenfield</i>
238	Upton: Northampton, England
242	Kronsberg: Hannover, Germany
246	Loreto Bay: Baja California Sur, Mexico
250	Civano: Tucson, Arizona, United States
254	Poundbury: Dorchester, England
257	<b>Chapter 11: State of the Art in Unbuilt Sustainable Urbanism</b>
	<i>Unbuilt Infill</i>
258	Dockside Green: Victoria, Canada
262	Lloyd Crossing: Portland, Oregon, United States
266	Z-Squared: London, England
270	New Railroad Square: Santa Rosa, California, United States
274	Uptown Normal: Normal, Illinois, United States
	<i>Unbuilt Greenfield</i>
278	Dongtan: Shanghai, China
282	Galisteo Basin Preserve: Santa Fe, New Mexico, United States
286	Pulelehua: Maui, Hawaii, United States
290	Coyote Valley: San Jose, California, United States
294	Scales of Intervention
296	Epilogue
297	Glossary
301	Index