Residential

Retail Development
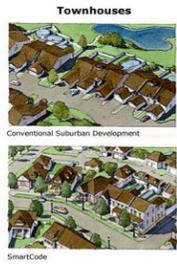

Service Station

Townhouses

Onondaga County Sustainable Development Plan

Economy, Environment, Society

building sustainable buildings, neighborhoods, communities, and region

Syracuse-Onondaga County Planning Agency

SMART GROWTH PRINCIPLES

- ❖ Mix land uses.

- ❖ Take advantage of compact building design.

- ❖ Create a range of housing opportunities and choices.

- ❖ Create walkable neighborhoods.

- ❖ Foster distinctive, attractive communities with a strong sense of place.

- ❖ Preserve open space, farmland, natural beauty, and critical environmental areas.

- ❖ Strengthen and direct development towards existing communities.

- ❖ Provide a variety of transportation choices.

- ❖ Make development decisions predictable, fair, and cost effective.

- ❖ Encourage community and stakeholder collaboration in development decisions.

SMART GROWTH PLANNING

Onondaga County Settlement Plan
The Transect and Traditional Neighborhood Development (TND)

The Transect illustrates the **natural transition** of **rural-to-urban landscapes found** in **traditional** settlements throughout time and the world. **Traditional Neighborhood Development** (TND) divides the Transect into a range of "T-Zones" that are used to plan (zone) communities. Based on **building form**, instead of zoned uses, TND ensures that each community offers a **diversity** of **high quality** buildings, streets, and public spaces. TND incorporates **local character and** is calibrated for all **community** types, from big cities to small hamlets. Unlike highly regulated single-use zoning codes, TND enables a **flexible and efficient** development process.

Transect for an Existing Urban Community
Infill Growth Sector

URBAN CENTER

URBAN CORE

Mixed use buildings on a medium width sidewalk on a well-traveled street

Mixed use buildings on a wide sidewalk on a busy street

Tall apartment buildings with offices on a major thoroughfare

TRANSECT ZONES T1 – T6

SUB - URBAN

GENERAL URBAN

Large houses sit well back from a narrow street

Large houses & apartments sit back from narrow sidewalk on a well-traveled street

Houses & apartments sit on a narrow sidewalk on a well-traveled street

Each mapped ¼ mile pedestrian shed is allocated a **RANGE** of locally calibrated T-Zones to create a Community Plan.

Built for Diversity vs. **Zoned for Single Use**

AT ALL SCALES

Building, Neighborhood, Community, Region
Diversity, Integration, Balance, Quality, Stability

TND uses the Transect to generate a full range of traditional human "habitats," or living arrangements within a **walkable ¼ mile pedestrian** shed. As each pedestrian shed becomes **diversified**, i**ntegrated** and **balanced**, communities and regions in turn become balanced. Balance leads to **equal** opportunities, **stable** local economies, and **healthy** environments: a higher **quality** of life for everyone in the region. A balanced region is a **sustainable** region.

Transect for a Village Extension
Intended Growth Sector

Open Space (reserves and preserves)

Pedestrian Sheds

Existing Suburban Road System

Proposed Grid Road System

Calibrated T-Zones

Final Community Plan