



LARRY W. GARNETT, FAIBD
DESIGN & PLANNING

Community & Neighborhood Design

*An innovative and comprehensive menu of services for the
builder/developer, featuring designs and marketing material for:*

- A neighborhood of homes
- An entire village or town

Creative solutions for builders and developers

Design Services

- New Urbanist Developments (TND)
- New Villages
- Neighborhoods
- Ensembles (specific districts)
- Charrettes

Our services include:

- Land Use Analysis
- Comprehensive Land Planning in association with a local civil engineering firm
- Neighborhood Plans
- Design Guidelines

New Urbanist Development (TND):

For Developers who are committed to combining a commercial town center with a pedestrian oriented neighborhood.

New Village:

A neighborhood and/or retail center that has the compact, friendly feel of a small town located away from the city.

The Ensemble Design:

A themed, finely designed enclave where all parts play together harmoniously; for a smaller site, in-fill project, or special district within a large development.

Charrettes:

Charrettes can be an extremely valuable part of any project design, from individual homes to entire towns, villages, and neighborhoods.

For more information, visit:

www.allianceforgreatneighborhoods.com

www.larrygarnettdesigns.com

Traditional Neighborhood Development (TND) and New Urbanism

Many new developments have been designed to take advantage of land-use patterns that evolved generations ago. Commonly referred to as *Traditional Neighborhood Developments (TNDs)*, these neighborhoods utilize patterns of development found in older sections of cities and towns throughout the country. In its most simple form, a TND might be defined as a pedestrian-friendly development where people can become less dependent on automobiles. By strategically locating residential and commercial zones within walking distance of one another, the overall pattern of the area begins to emphasize people instead of cars. Typically, these new areas are characterized by a diversity of housing styles and sizes, a strong neighborhood identity, and a true sense of place.

If you've ever visited a small town with shops arranged around a downtown square, you've seen the basic inspiration for these *new towns*. Often, even the idea of people living above their store has reemerged with *Live/Work buildings*. Single family and multifamily houses, along with churches and offices, can be found within a short walk of downtown. Furthermore, the mix of housing is contrary to what we've seen recently. In most new developments the housing is segregated by price. Small



starter homes are never placed anywhere close to luxurious executive mini-mansions. In fact, brick walls and gates often ensure that the residents of one area can't invade the other. (Which group is being protected from the other is a subject to debate!) Yet if you travel through desirable older neighborhoods all across the country, you'll often find small cottages on the same street as larger, more stately homes. In many new TNDs this mix of housing once again exists. The result: an amazing neighborhood with a delightful diversity of architecture.

The sheer number of TNDs either built or in various stages of planning and construction has steadily increased over the past few years. Although many of

these inspired subdivisions initially lack a commercial center for residents to walk to, an emphasis on pedestrian-friendly design can nonetheless be found. Narrow streets (that prevent high-speed traffic), front sidewalks, rear alleys, and front porches encourage people to interact with their neighbors

Traditional Neighborhood Developments are essentially the design framework of *New Urbanism*. According to the *New Urban News*, *New Urbanism* can be defined as the following:

" . . . developments that generally include a interconnected network of streets and blocks, a clear neighborhood center, a mix of uses and housing types, a compact form of pedestrian-oriented design with an emphasis on quality civic spaces."

Charrettes

A Charrette Is a Highly Effective Way to Create a *Great Place*

- A design charrette creates an environment of collaboration and consensus that helps expedite the design process.
- During a design charrette, our team of experts and consultants set up a full working office on-site, bringing an intensive and highly productive planning and design work session directly to your door. This format allows us to generate practical, hands-on solutions with heightened energy.
- Formal and informal meetings are held throughout the event, and updates to the plan are presented to the client. In this way we offer a forum for ideas with the unique advantage of giving immediate feedback to the designers, speeding the design process while limiting costs.
- A final presentation package and Implementation guide will be provided. This will include marketing material to begin promoting your new development

Traditional Neighborhood Development (TND) Charrette

For Developers who are committed to combining a commercial town center with a pedestrian oriented neighborhood.

New Village Charrette

If you want to create a neighborhood that has the compact, friendly feel of a small town, located well away from the city

The Ensemble Design Charrette:

A themed, finely designed enclave where all parts play together harmoniously; for a smaller site, in-fill project or special district within a large development

Design Guidelines

Design Guidelines & Pattern Books

- Design Guidelines are a graphic representation that provides clear definitions of the character and form of the overall development.
- These overviews describe the vision for the development and might include examples of local or regional architecture to be used as inspirations for both commercial and residential forms.





FRONT ELEVATION

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“Live / Work” Design



Model - Front View



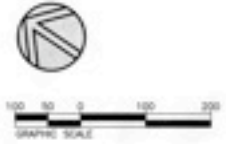
Model - Rear View

CONCEPTUAL SITE DESIGN

PHASE 1 & 2

Gibbs Blvd. Glen Rose, Texas

Developer: Hall / Thompson Investment, Inc.



PHASE 2 21.57 acres



PHASE 1 20.82 acres

PHASE 1

- Cottage Homes
1800 to 1700 sq. ft.
44 lots
Lot Size: 42' x 133'
- Village Homes
1200 to 1800 sq. ft.
56 lots
Lot Size: 90' x 133'

PHASE 2

- Manor Homes
1800 to 2500 sq. ft.
13 lots
Lot Sizes: 70' x 133' - 139'
- Cottage Homes
2000 to 1700 sq. ft.
38 lots
Lot Size: 42' x 133'
- Brownstones
1200 to 1800 sq. ft.
15 homes with attached garages
- Multi-family
850 to 1300 sq. ft.
46 (approx)
- Live / Work Buildings (2)
8 Residences upper levels
1000 to 1900 sq. ft.
8 "Work Places" lower level
950 sq. ft.

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Old Mill Crossing

Ganbury, Texas



PRELIMINARY ELEVATION
LOT 2



LARRY W. GARNETT, FAIBD
RESIDENTIAL ARCHITECT



The Cottages
Cresson Crossroads



Conceptual Design for Hotel

Cresson Crossroads
A Master-Planned New Town

LARRY W. GARNETT, FAIBD
RESIDENTIAL ARCHITECT

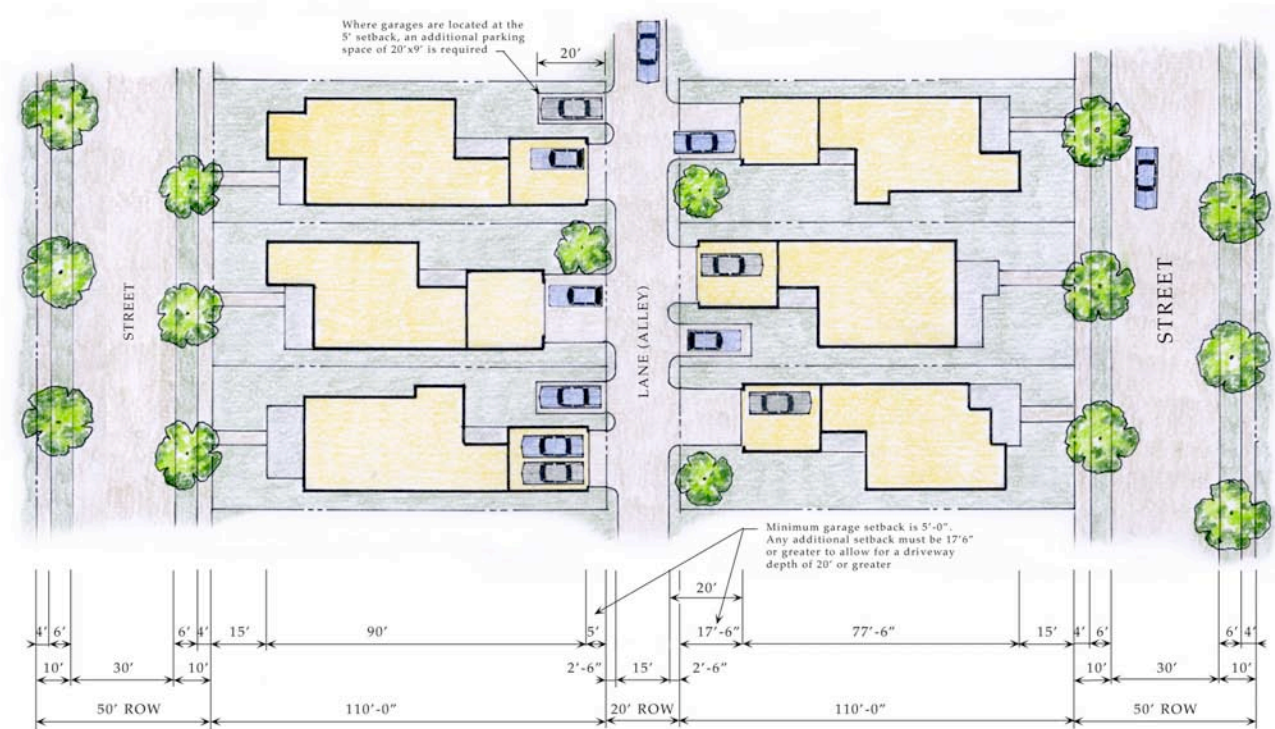
Conceptual Site Design

A Master-Planned Village
Glen Rose, Texas

11.19.2008



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Road and Alley ROW and Building Setbacks

