

MUNICIPALITIES PURSUING SMART GROWTH

The FUND FOR NEW URBANISM is seeking to invest municipalities that intend to direct their growth along the lines of NEW URBANISM rather than suburban sprawl. Specifically, the Fund seeks to work with local governments to:

- Identify sites ideally located for smart growth,
- Design plans and codes for their construction,
- Secure entitlements so that construction may occur as-of-right,
- Transfer the approved plans to developers prepared to follow the plans.

To qualify municipalities must:

- Demonstrate a strong desire to support neighborhood-based development;
- Be located in areas experiencing economic growth with a need to provide housing;
- Possess the political will to secure site-plan approval for New Urban design codes and standards;
- Be willing to re-zone properties to Smart Growth Densities.

DUANY PLATER-ZYBERK & CO. has organized this Fund to allow municipalities to take the initiative on SMART GROWTH. The Fund will secure a site which the municipality desires/identifies to be developed. DPZ will then design and prepare the codes for a MODEL COMMUNITY, to be entitled by the municipality and then sold to a selected developer. The fund is initially scheduled to study twenty sites and select EIGHT PROJECTS.

PLANNERS, LAND OWNERS and CONSULTANTS who have knowledge of appropriate sites and are interested in participating, please contact Demetri Baches or Sam Young by phone at 305-644-1023 or email at demetri@dpz.com or sam@dpz.com. Additional information can be accessed at www.NEWURBANFUND.com and www.DPZ.com.

THE RIGHT PROJECT IN THE RIGHT PLACE

The NEW URBANISM has sometimes been criticized for being “the right project in the wrong place.” This is a valid but unfair criticism. Selection of the site has heretofore been the prerogative of the land owners and developers before the municipalities and planners have been retained. That problem is now being addressed by the creation of THE FUND FOR NEW URBANISM, LLC.

DUANY PLATER-ZYBERK & CO. has organized this Fund to allow municipalities to take the initiative on SMART GROWTH in their communities. The Fund will secure a site which the municipality desires/identifies to be developed; DPZ will then design and prepare the codes for a MODEL SMART GROWTH COMMUNITY, which is to be entitled by the municipality and then sold to a selected developer. The fund is initially scheduled to study twenty sites and select EIGHT PROJECTS.

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