# Traditional Neighborhood Development



Village Commons, South Hadley

## What is the objective of Traditional Neighborhood Development (TND)?

Traditional Neighborhood Development (TND) provides an alternative to traditional suburban sprawl by creating vibrant mixed use, pedestrian oriented neighborhoods revitalizing existing town centers, and creating new ones.  By providing a balance of housing, shops, and public and civic spaces declining urban and village centers are stabilized and energized with new development that is in character with the traditional neighborhood.

## Why is Traditional Neighborhood Development needed?

Higher density mixed-use developments with a variety of housing types in close proximity to shopping, jobs, parks, schools address many of the issues of both suburban sprawl and declining urban centers. TNDs preserve and replicate the characteristics of traditional New England town centers providing compact pedestrian friendly neighborhoods establishing a sense of place and identity.  TNDs result in a reduction of car trips, protect environmental quality and open space, and increase the pedestrian/bicycling network. The community's tax base is strengthened, and declining neighborhoods are stabilized and revitalized.

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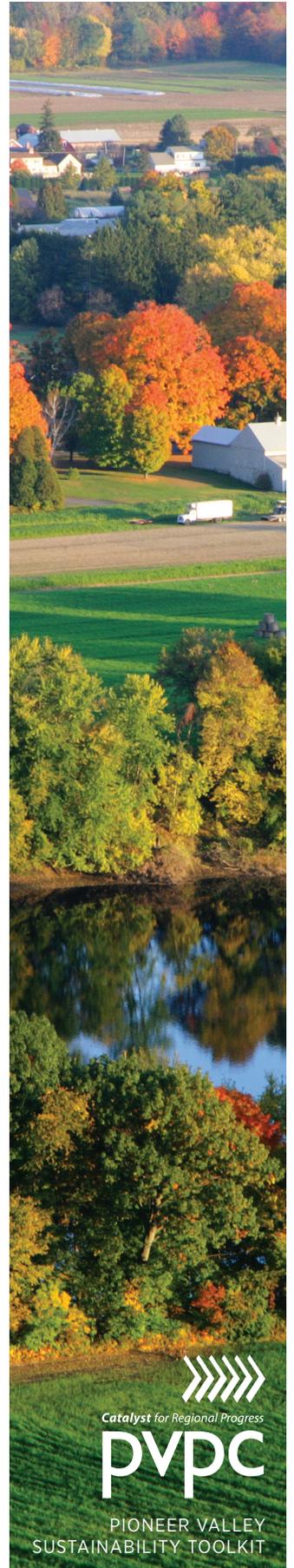
## How does Traditional Neighborhood Development work?

TND is unique in that it is flexible and can be used for small-scale rural villages as well as large-scale urban neighborhoods.  It can be used for new developments or as infill in existing developed areas.  This type of development is usually oriented around a public space with civic and commercial activities within easy walking/biking distance of the residents.  Based on a ¼ mile maximum walking distance, a typical TND neighborhood scale is 10-15 acres.  Higher residential densities are necessary to provide a population base sufficient to support the commercial and public functions of the TND.  To ensure that projects incorporate the design and aesthetic elements which complement and strenthen the character of the neighborhood, TND incorporates form based and other standard zoning practices, as well as utilizing comprehensive design standards.  Local history, character and architecture should be strongly considered and incorporated into the context, massing and scale of the development.

> ### DID YOU KNOW...
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> **TNDs are particularly well suited for preserving the rich character and sense of place of New England village centers, easily modified to fit each community's unique characteristics.**

## EXAMPLES FROM THE PIONEER VALLEY

### Village Commons, South Hadley

Located in the center of South Hadley, proximate to Mount Holyoke College, this commercial center was constructed with a massing, scale and character integrating it into an old New England village center.  The project replaced a number of historic buildings on the site which burned down and were raised in 1985.  Comprised of eleven buildings the development presents a high density, 80,000 square foot commercial facility featuring eight restaurants, two luxury theaters, ten retail/service shops and over 30 professional offices creating more than 200 full and part-time jobs.  It also includes 19 apartments.

### Village at Hospital Hill, Northampton MA

This project represents a large scale comprehensive redevelopment of the former Northampton State Hospital.  At build-out the proposed development will offer a full mix of residential (with varied housing types), assisted living, daycare, commercial, office, live/work artist studios and light industrial uses in a pedestrian/bike oriented campus.

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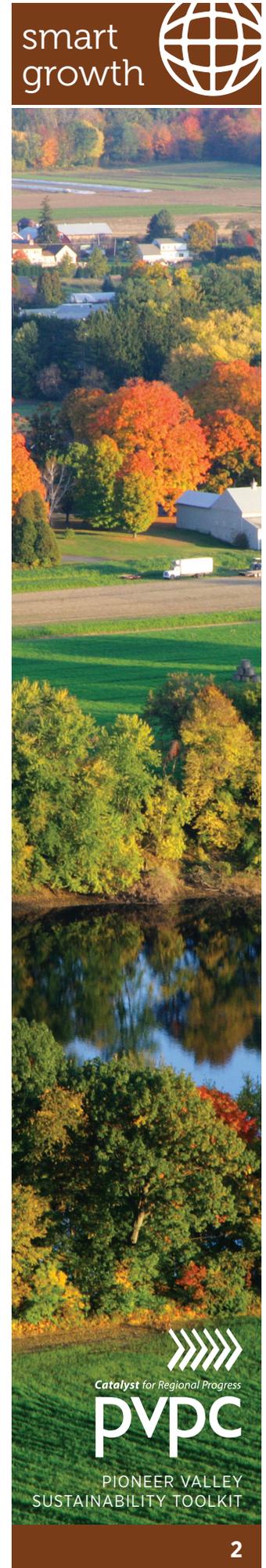
# EXAMPLES FROM OUTSIDE THE PIONEER VALLEY

For more information on examples of Transit Oriented Development from across Massachusetts, please refer to the state's Smart Growth / Smart Energy Toolkit developed by the Executive Office of Energy and Environmental Affairs.

**A model bylaw or strategy is included in the Pioneer Valley Sustainability Toolkit.**

## FOR MORE INFORMATION, PLEASE CONTACT

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