The Grim Reality – A Failed Model
. . . All connected with the Only Road

Regrettable Places Built with Great Precision
And some unintended consequences.

Brutal Environments for Non-Drivers
Lessons in “Distributed Density”
The Necessary Ingredient
– The Neighborhood
Parkview Neighborhood – Redding
In-fill Partnership with the Redding Redevelopment Agency
Meriam Park

Project Metrics
- 270 Acres (approx. 200 buildable)
- 2,500 Dwelling Units
- 750,000 SF Commercial & Civic
- 70 Ac. Parks, Greenway & Preserve
Rezone parcel to “TND” to allow use of the TND Zone’s parallel code sections

TND Zone Amendments to Titles 19 and 18

Conventional Development

Traditional Neighborhood Development (TND)

We cannot continue to believe that the landscape is sacred and the city profane. They must both be considered sacred.

--Paul Murrain