



NATIONAL  
TOWN BUILDERS  
ASSOCIATION

# URBAN WEIGHT LOSS:

*How to Get Light and Lean in 5 Easy Steps*

*Grant Humphreys  
Town Founder, Carlton Landing*



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mother of invention.”

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A small team with less human capacity helps create a sharing culture and more sincere community dependence.

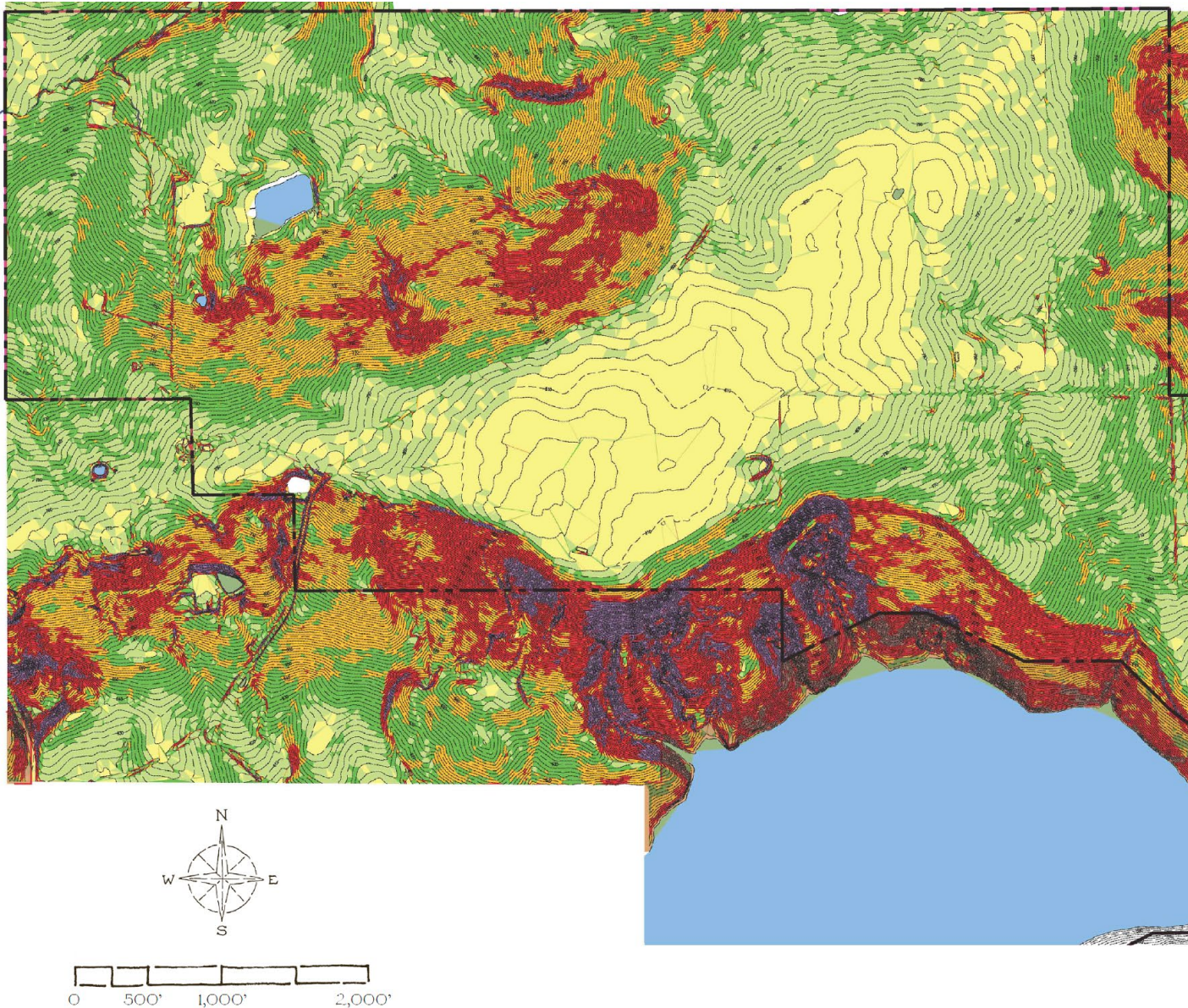


# STEP #1

## Go with the Flow

Don't work against Mother Nature.

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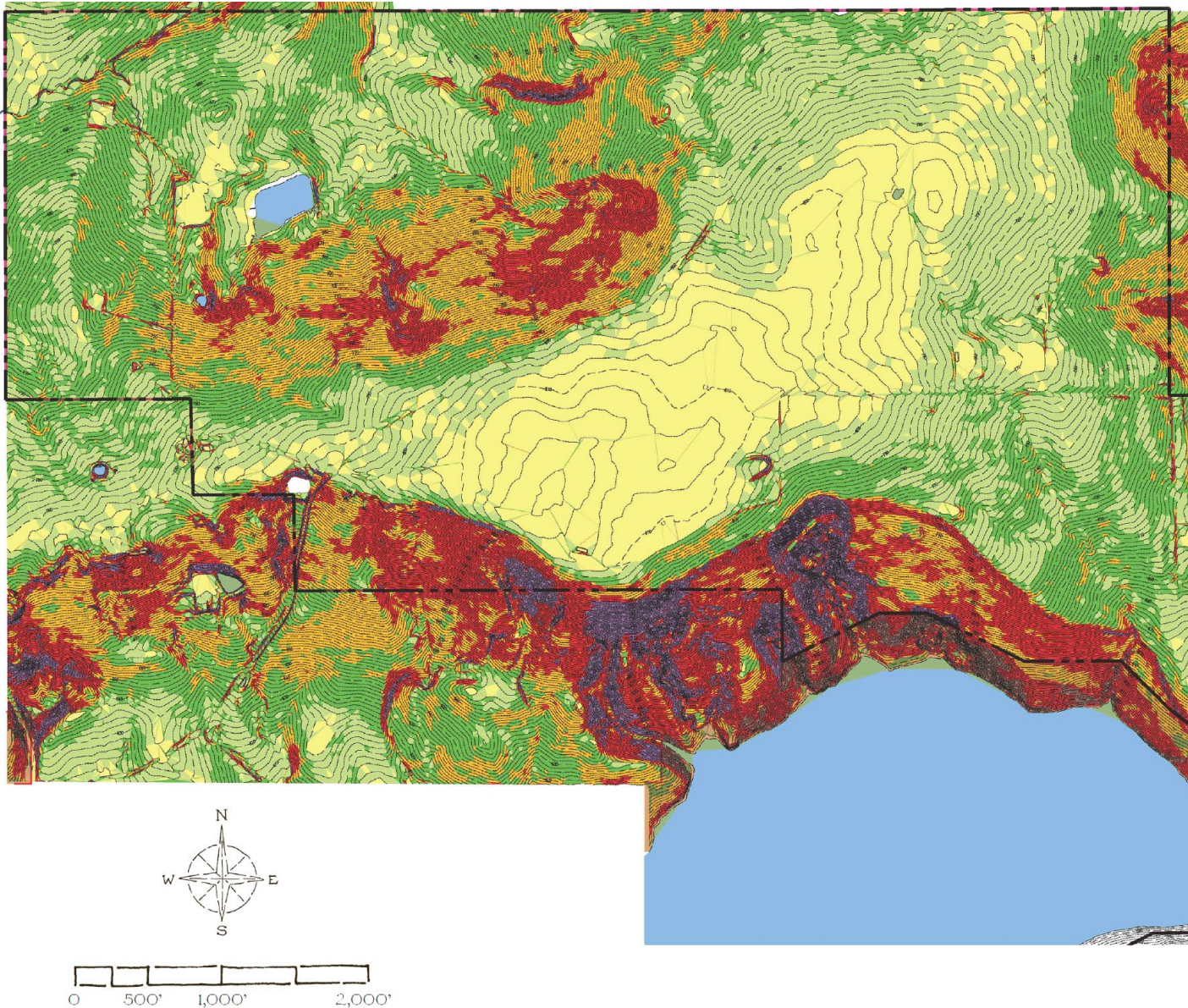


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Use existing grades to determine the best design for your master plan.





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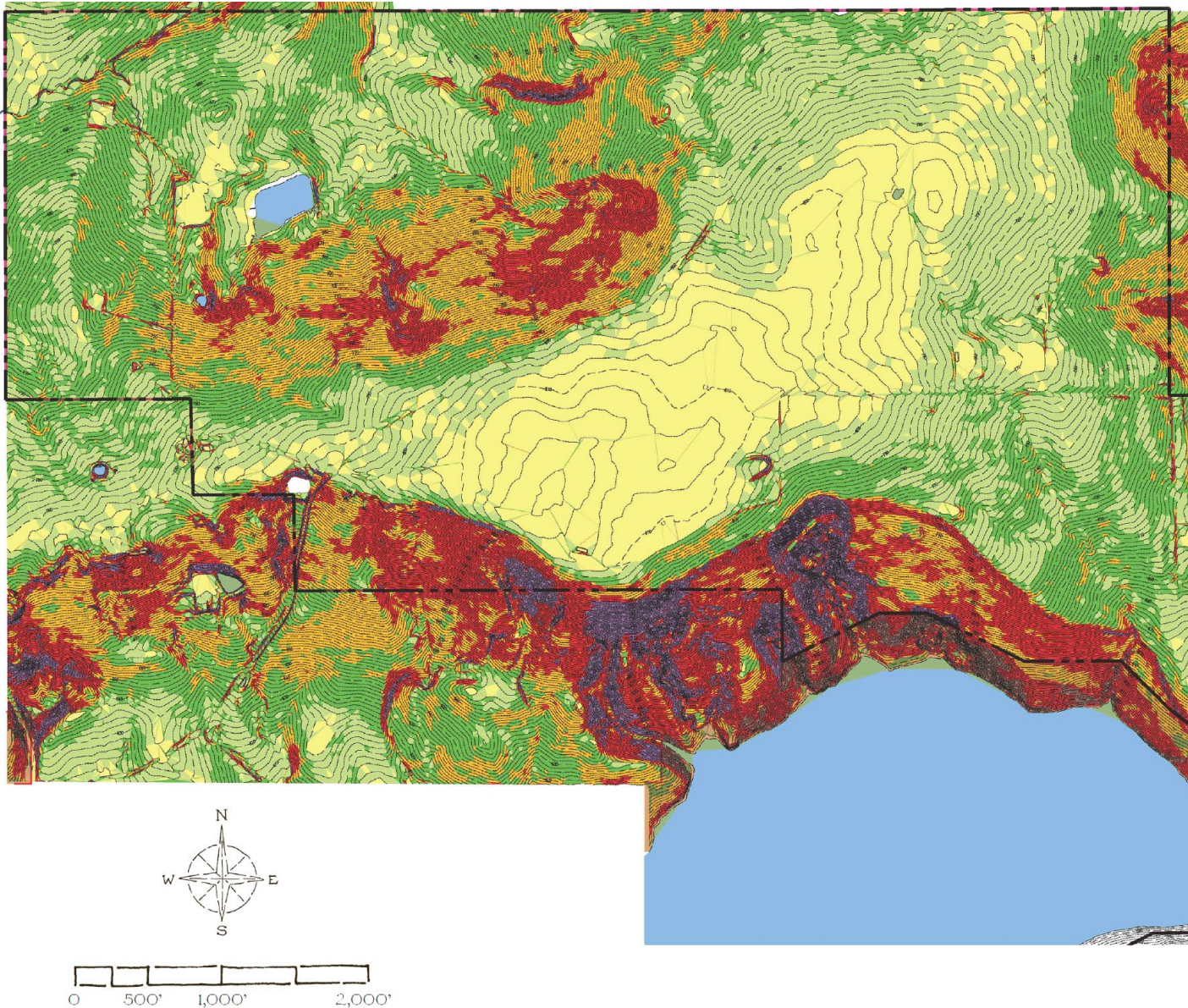
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Reserve the high ground out of the flood plain for clustered density, developed lots, and civic focal points.







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“Each town should have a park, or rather a primitive forest, of five hundred or a thousand acres, where a stick should never be cut for fuel, a common possession forever, for instruction and recreation. We hear of cow-commons and ministerial lots, but we want men-commons and lay lots, inalienable forever.”

Henry David Thoreau  
Personal Journal  
October 15, 1859



## STEP #2

# Identify Your M.V.P.

It's smaller than you think.

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Slowly expand your boundary of completed quality.



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People don't need you to handle everything. Just make space and time for community building, encourage them to pitch in, and get out of the way.





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Don't hold onto power. Allow entrepreneurs and board directors to take over the reins. Set up transferrable governance structures from the beginning.







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# Adaptable Structures

Incorporate tents, trailers, and sheds.

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Sometimes, you already have the space  
built. You just need to breath life into it.



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