

# Sustainable Neighborhood Planning For The Region

## Civic Buildings

*Placement and Priority*



*October 15, 2010*

TREASURE COAST REGIONAL PLANNING COUNCIL

# Physical Elements Of Healthy Towns, Villages and Neighborhoods

1. Neighborhood Size
2. Center and Edge
3. Network of Walkable Streets
4. Public Open Space
5. **Special Sites for Civic Purposes**
6. Good Mixture of Buildings and Uses
7. Proper Building Placement and Heights
8. Appropriate Building Types
9. Proper Parking Placement

# 5) Special Sites For Civic Buildings



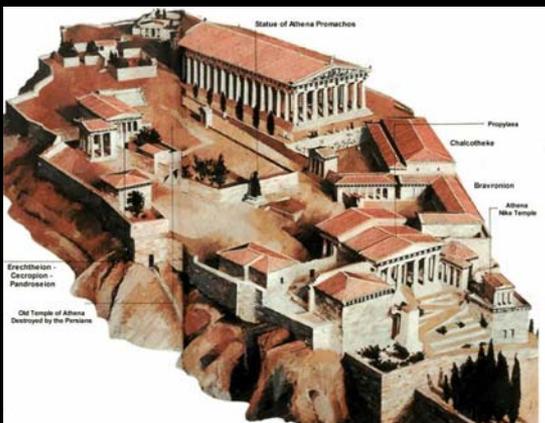
## Traditional Form

- Often located on or facing squares, or terminating vistas
- Landmark that defines character
- Easy access by car or foot
- Increases surrounding property values
- Located by design



## Recent Approach

- Randomly sited
- Architectural experimentation
- Lack of spatial definition
- Lack of sense of place
- Located by zoning (not by importance)



## The Parthenon

The Acropolis  
Athens, Greece  
431 B.C.

*Public Squares in the North of Europe*

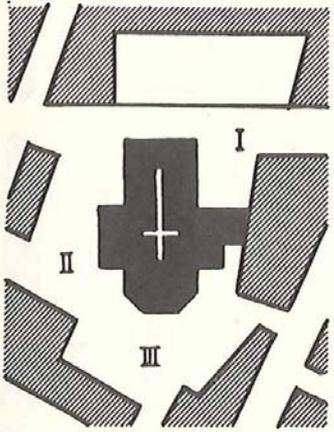


Fig. 62. Schwerin:  
Cathedral

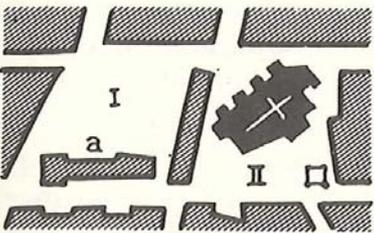


Fig. 64. Kiel: Church of St.  
Nicholas.—I. Marketplace.—  
II. Church square.—a. Rathaus



Fig. 63. Würzburg. I. Parade-Platz.—  
II. Minster square.—III. Cathedral square.  
—a. Cathedral.—b. New Minster

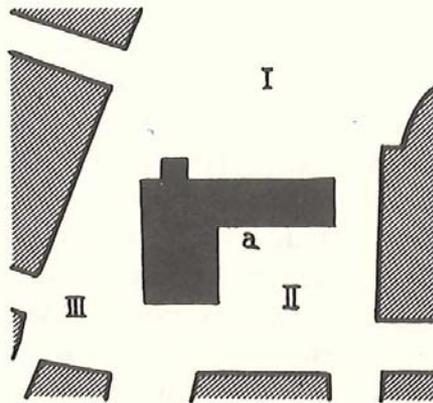
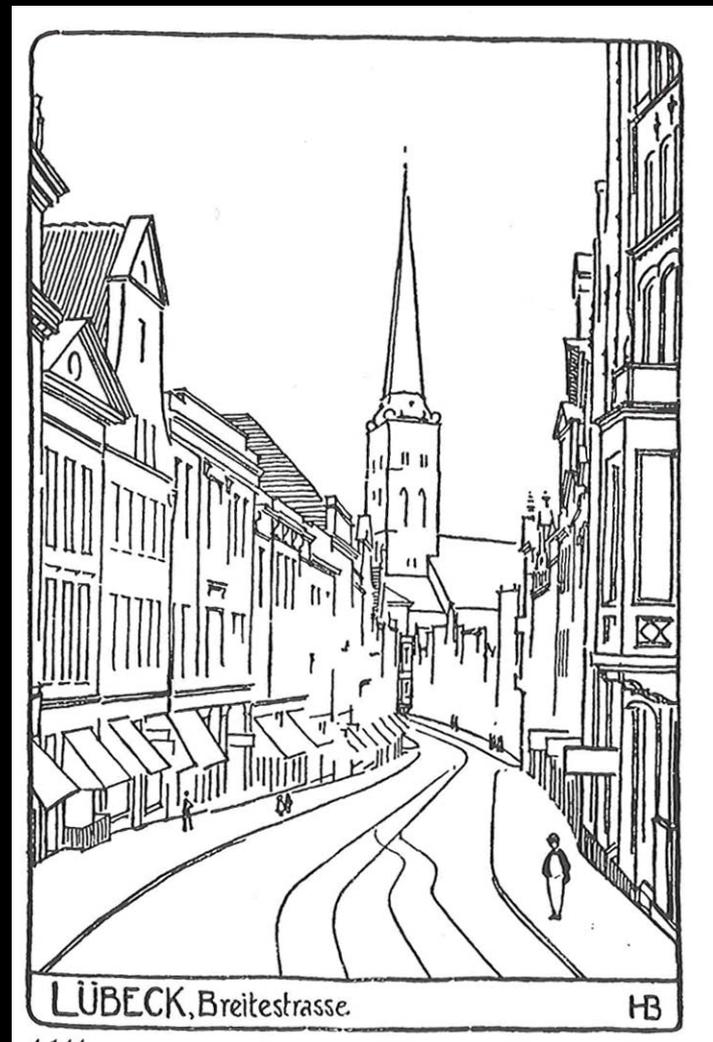


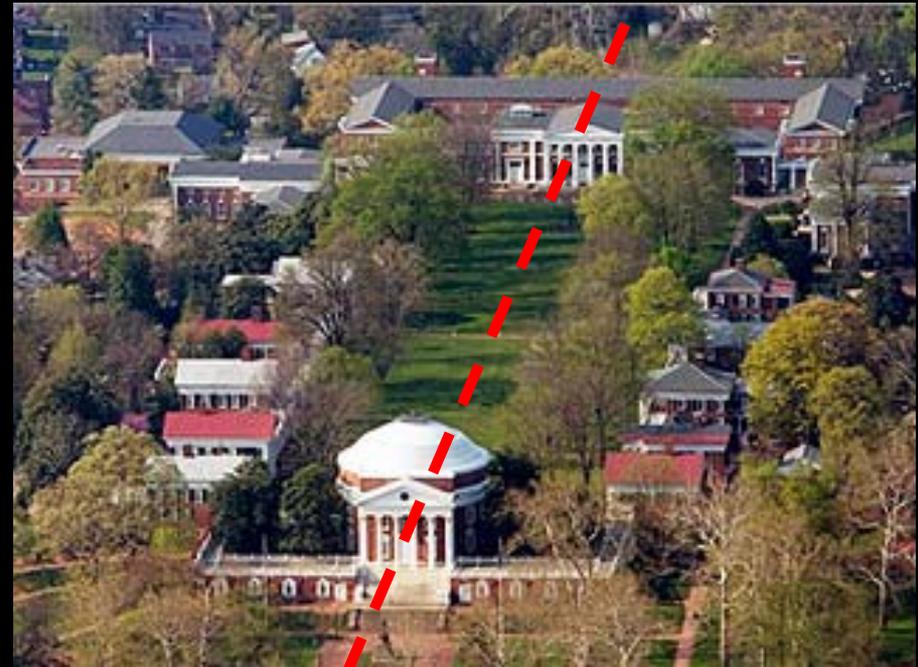
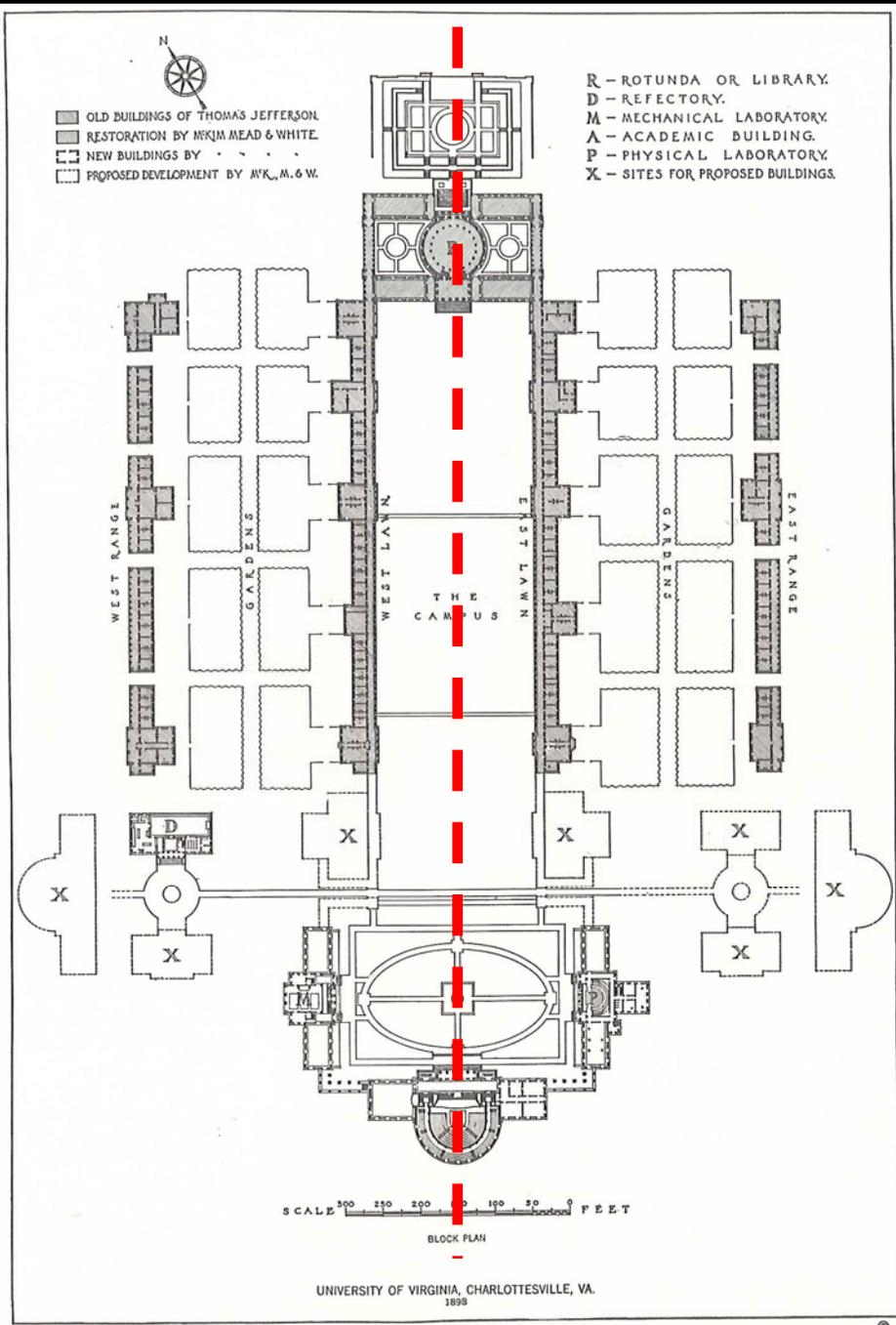
Fig. 65. Copenhagen. a. Royal Theater



## Camillo Sitte

Austrian Architect (1843-1903)  
City Planning According to  
Artistic Principles

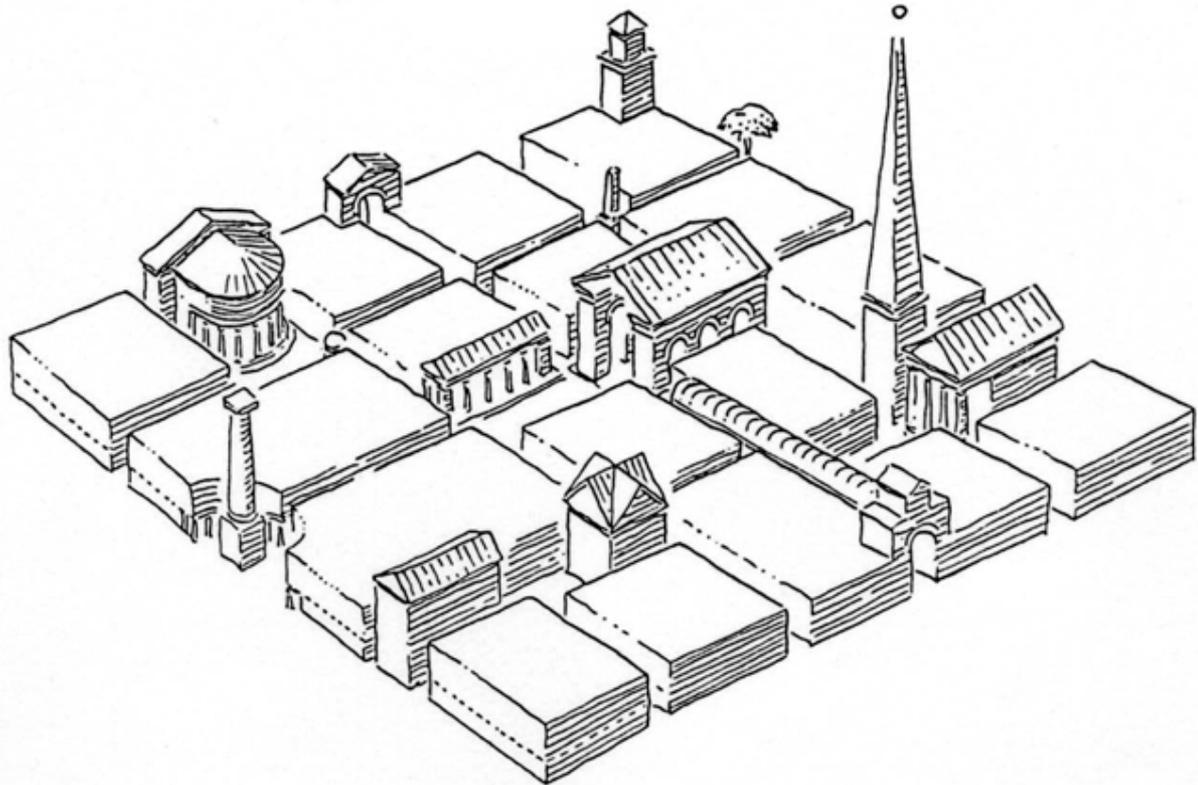
Analyzed the Design Principles of Medieval  
and Renaissance Towns and Cities



## Thomas Jefferson

Architect, Third President of  
 the United States  
 (1743-1826)

The Academic Village, UVA

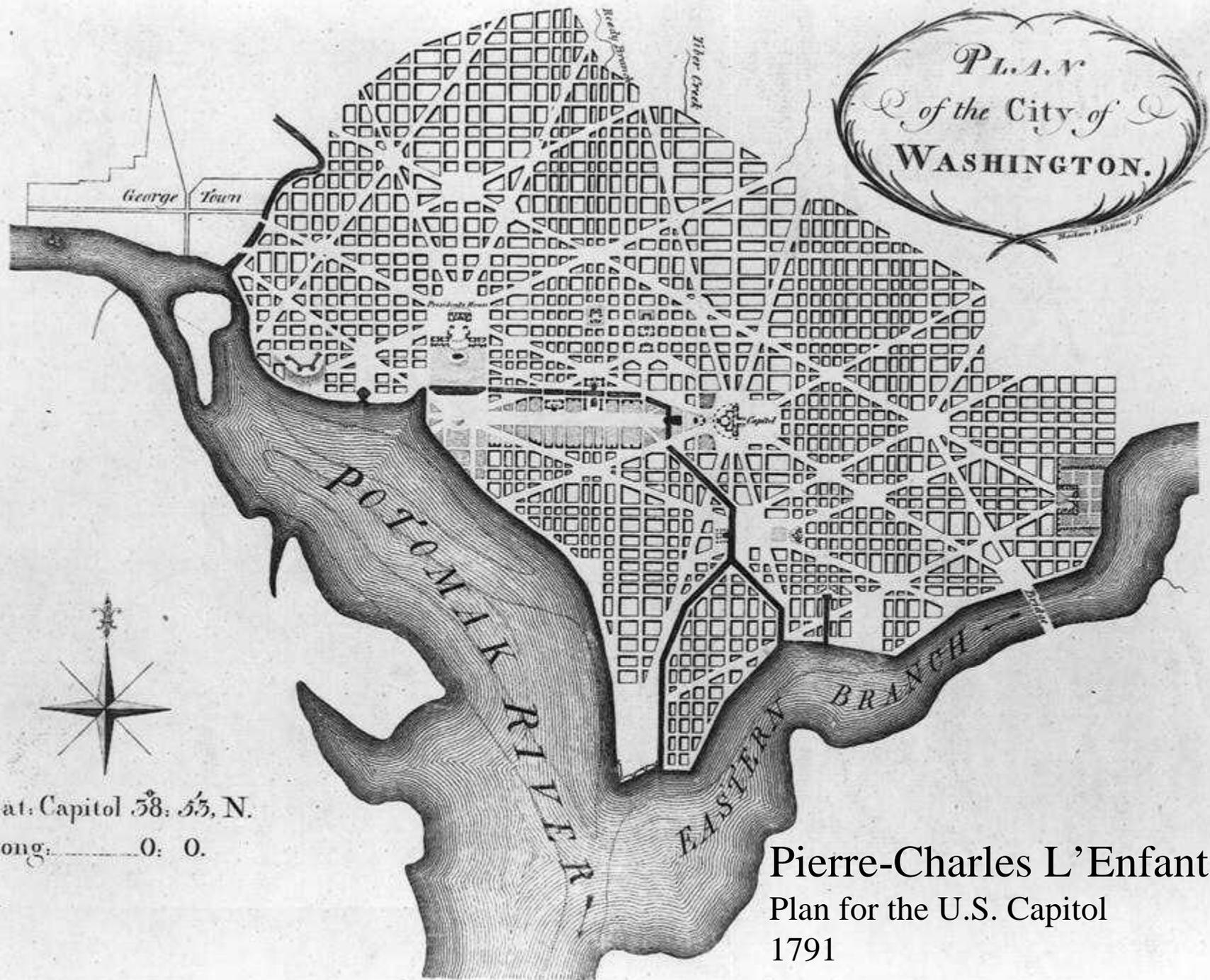


CIVITAS

LK 83

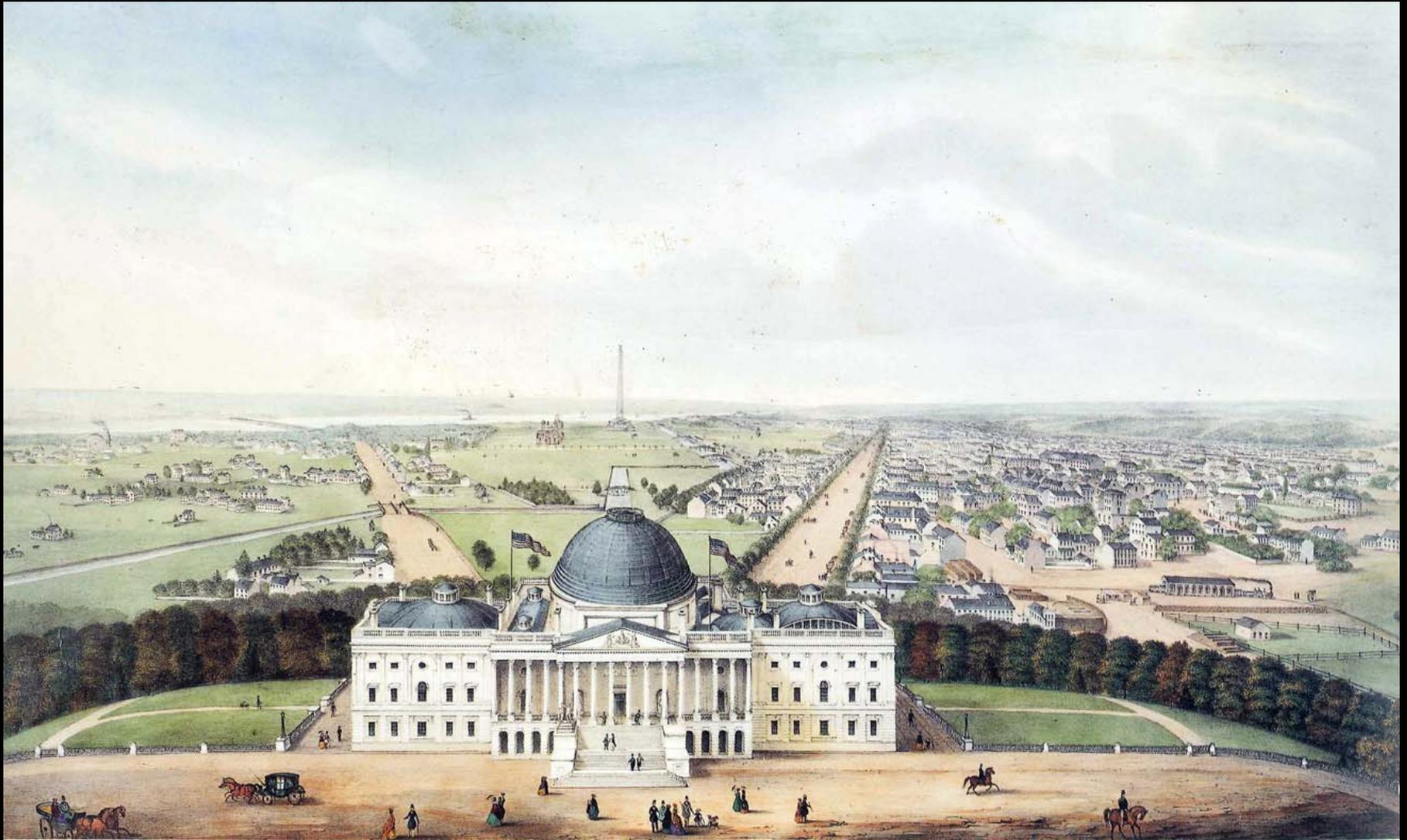
THE  
TRUE  
CITY

# Integration of the Public & Private Realms

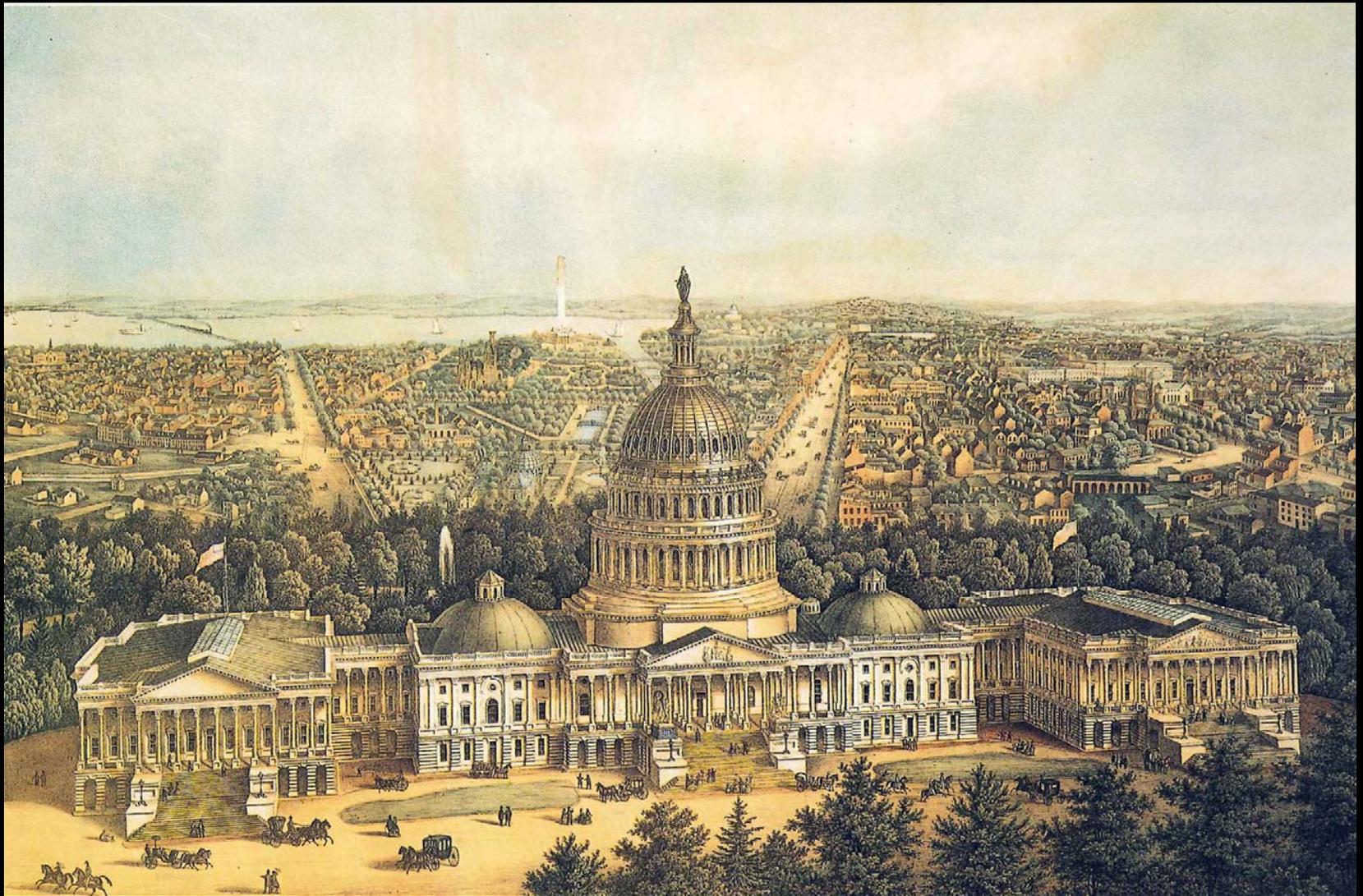


Lat. Capitol 38. 53. N.  
Long. 0. 0.

Pierre-Charles L'Enfant  
Plan for the U.S. Capitol  
1791



The Capitol and The Mall (looking east), 1850



The Capitol and The Mall (looking east), 1871



It is remarkable that someone, in the 18th century, could envision a city which today so well accommodates the capital of a modern superpower. At the time, where these grand avenues and magnificent buildings now lie, there was nothing but swamp and hilly woodland. To have conceived such a plan required a vision as great as that of the framers of the Constitution. Such vision today is rare because it is not properly understood that time is a necessary ingredient of urbanism. AMD

# Placement of Civic Buildings

1. Within a Public Space
2. Around a Public Space
3. At the termination of an Axis

Within



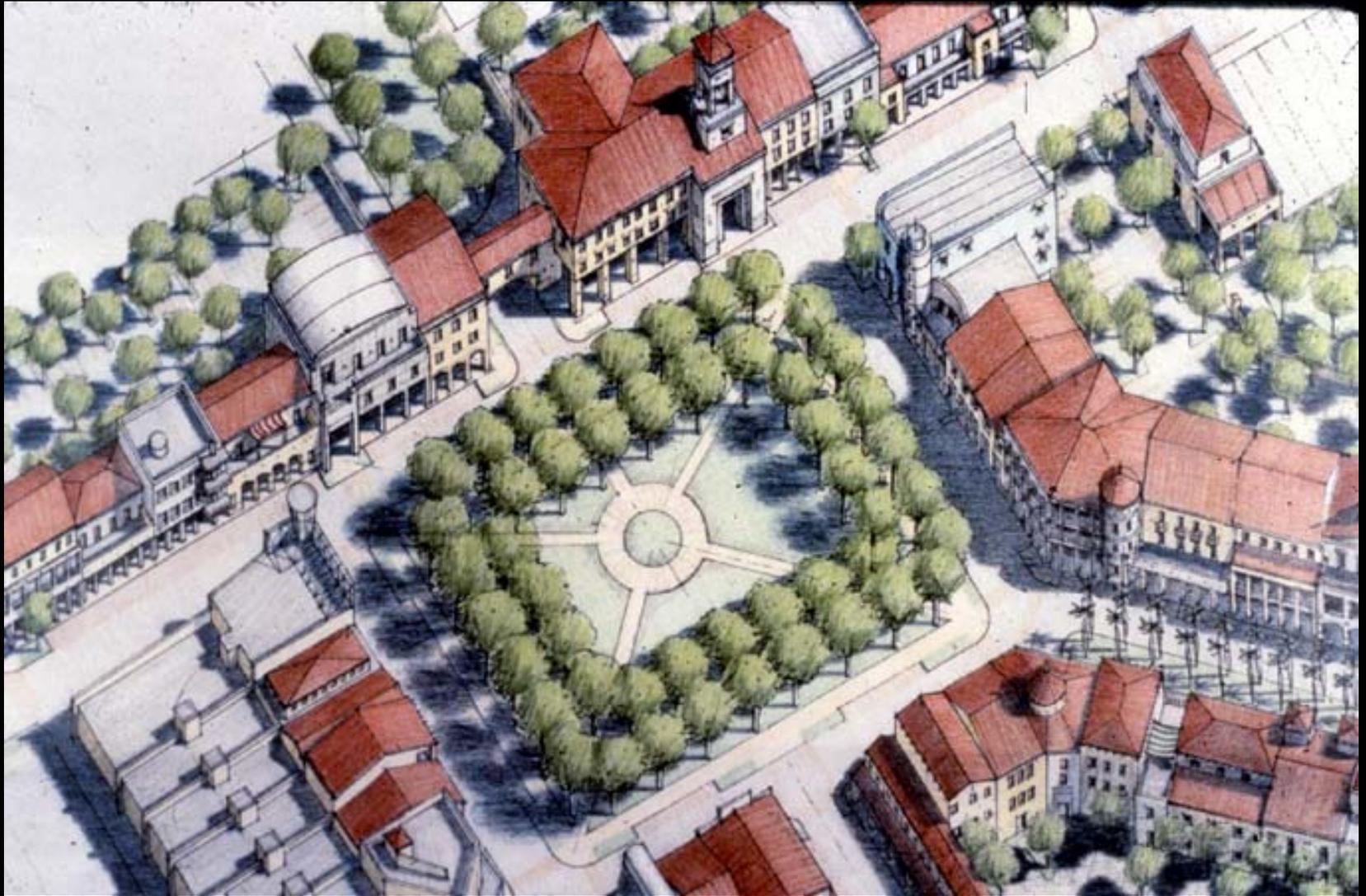
Within



Around



Around



# Terminating the Axis



All Three



*The Town of Palm Beach*

# A Prominent Part of the Fabric

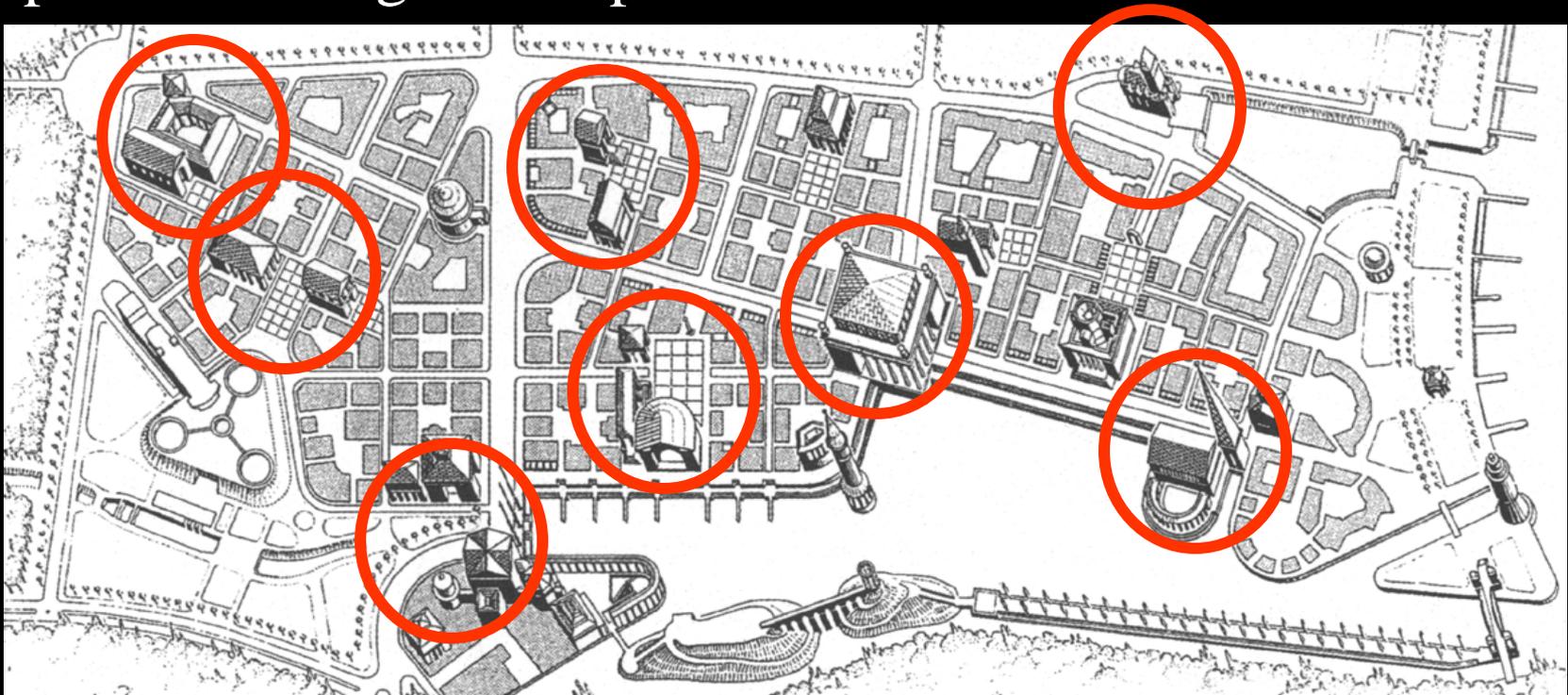


# The Growth and History of a City



# Dispersing Civic Buildings in a City

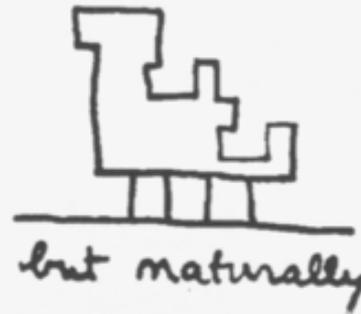
- Breaks monotony
- Increase Orientation
- Landmarks
- Adds value and Civic Pride in neighborhoods
- Gives neighborhoods localized identity
- Disperses Parking and Impacts





In Well-Designed  
Civic Places even  
Parking Lots are  
Thoughtfully  
Considered.

# Architecture of Civic Buildings



Honor our Civic Buildings, Institutions, and Places of Worship by  
Making them Timeless and Prominent,  
**NOT BY EXPERIMENTING WITH THEM.**



? ?????? dreamer !!!!



Church



Museum



School



Fire Station



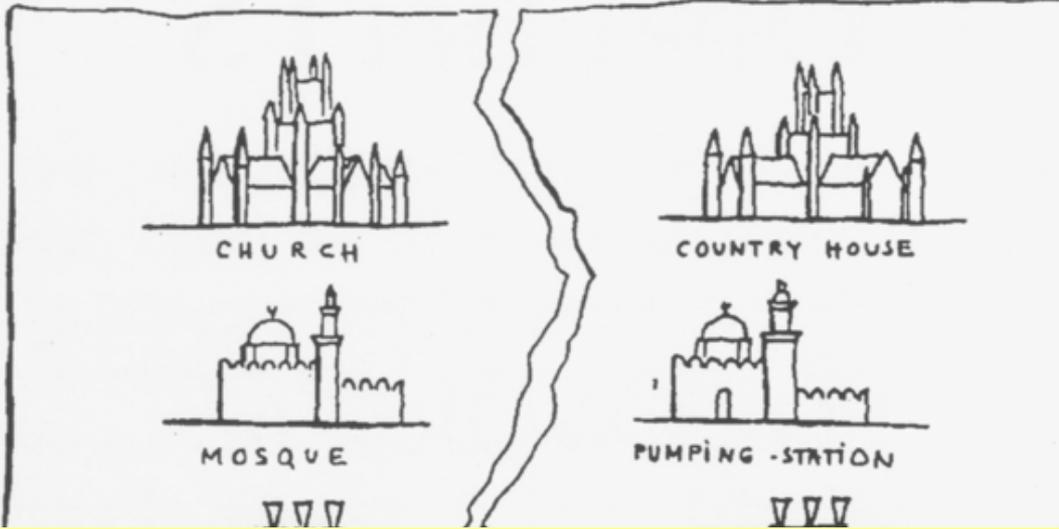
# Architecture of Civic Buildings

TRADITION

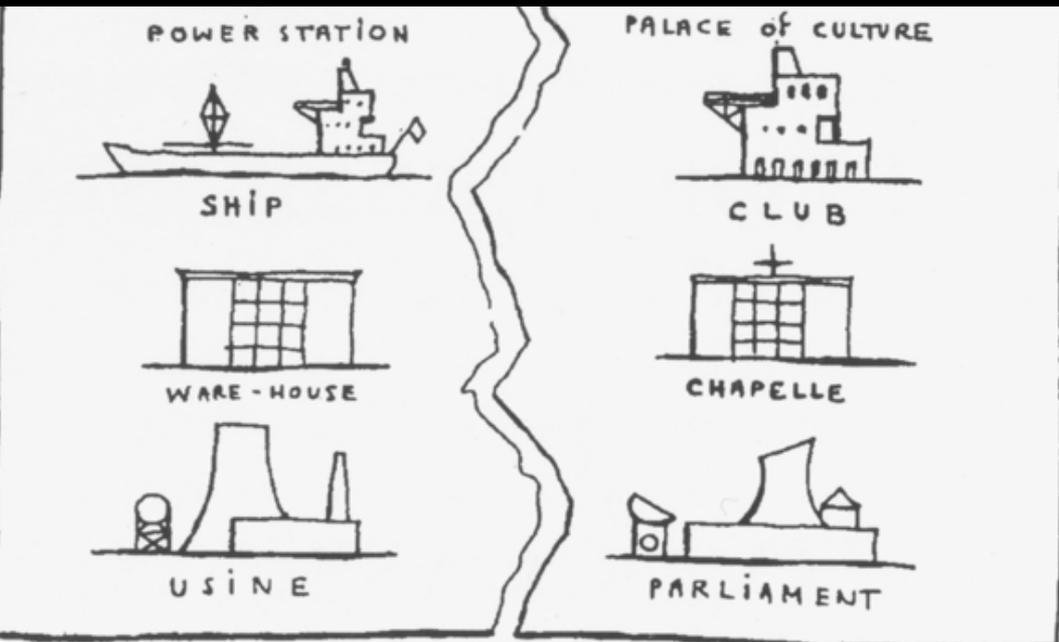


HISTORICISM MODERNISM

# Identity of Civic Buildings



• Civic buildings should look like *Civic Buildings*



LONG-TERM  
\* USE \*

PASTICHES

SHORT-TERM  
CONSUMPTION

AUTHENTIC  
(NAMEABLE)  
THINGS

KITSCH  
(SO-CALLED)  
THINGS

# Remember the Test of Time

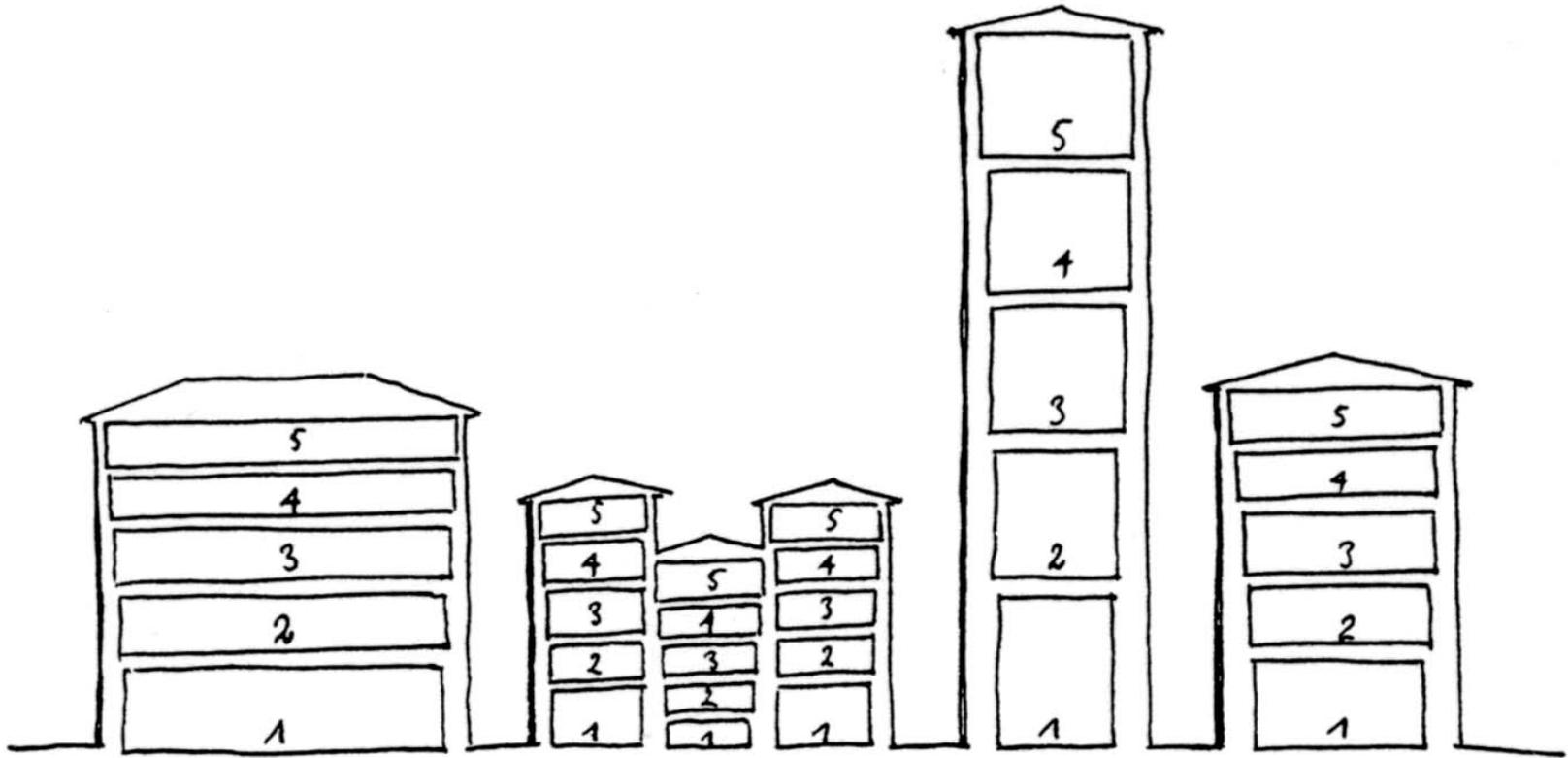


Palm Beach County Courthouse 1969 "Wrap-around"



Current View of Courthouse after Restoration

**Hierarchy of Place and  
Timeless Design**



## Limited Number of Floors

No height limit ~ Maximum Variation of Building's Ceiling Height

*Next Time: Mix of Buildings and Uses*