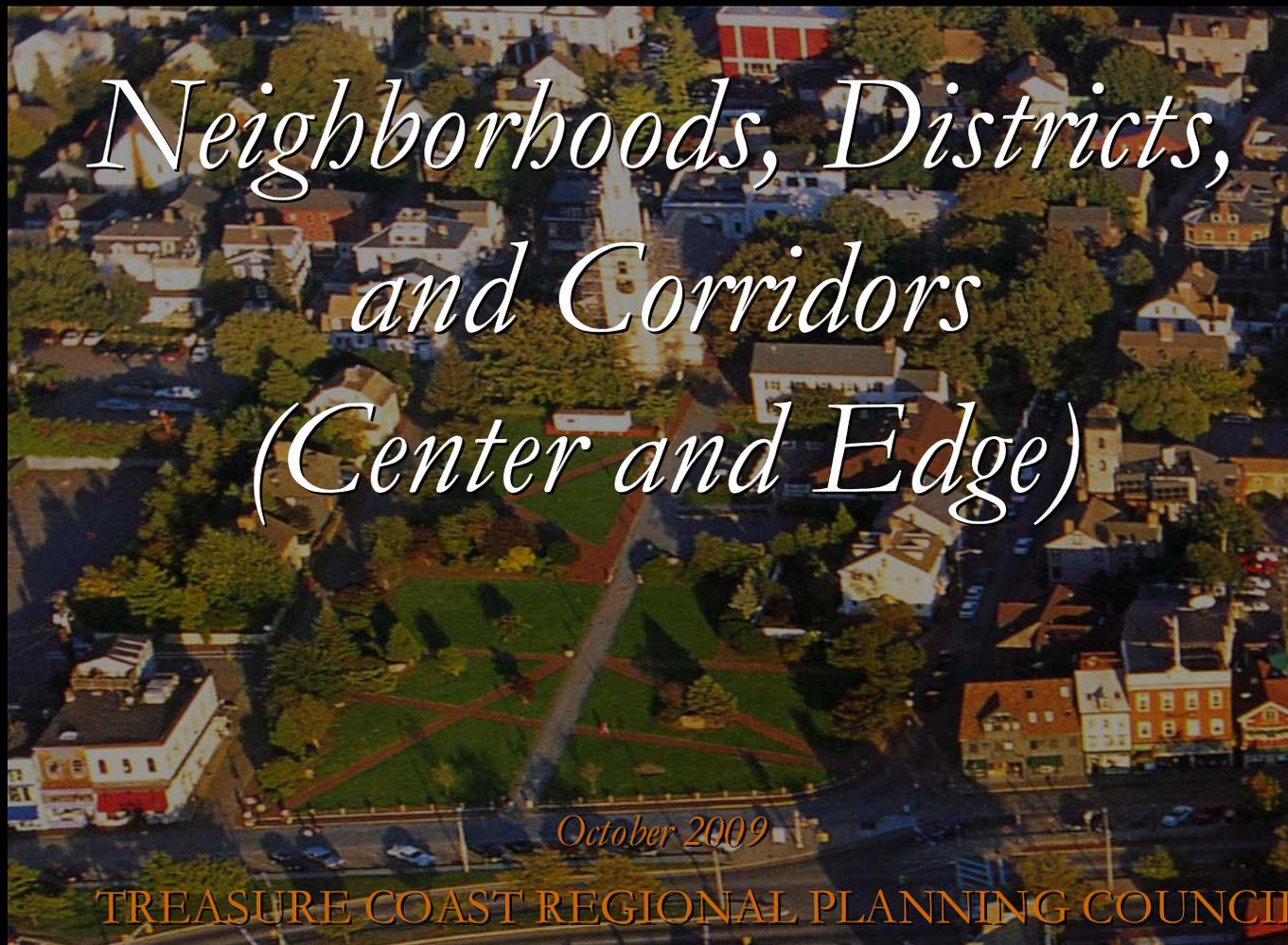


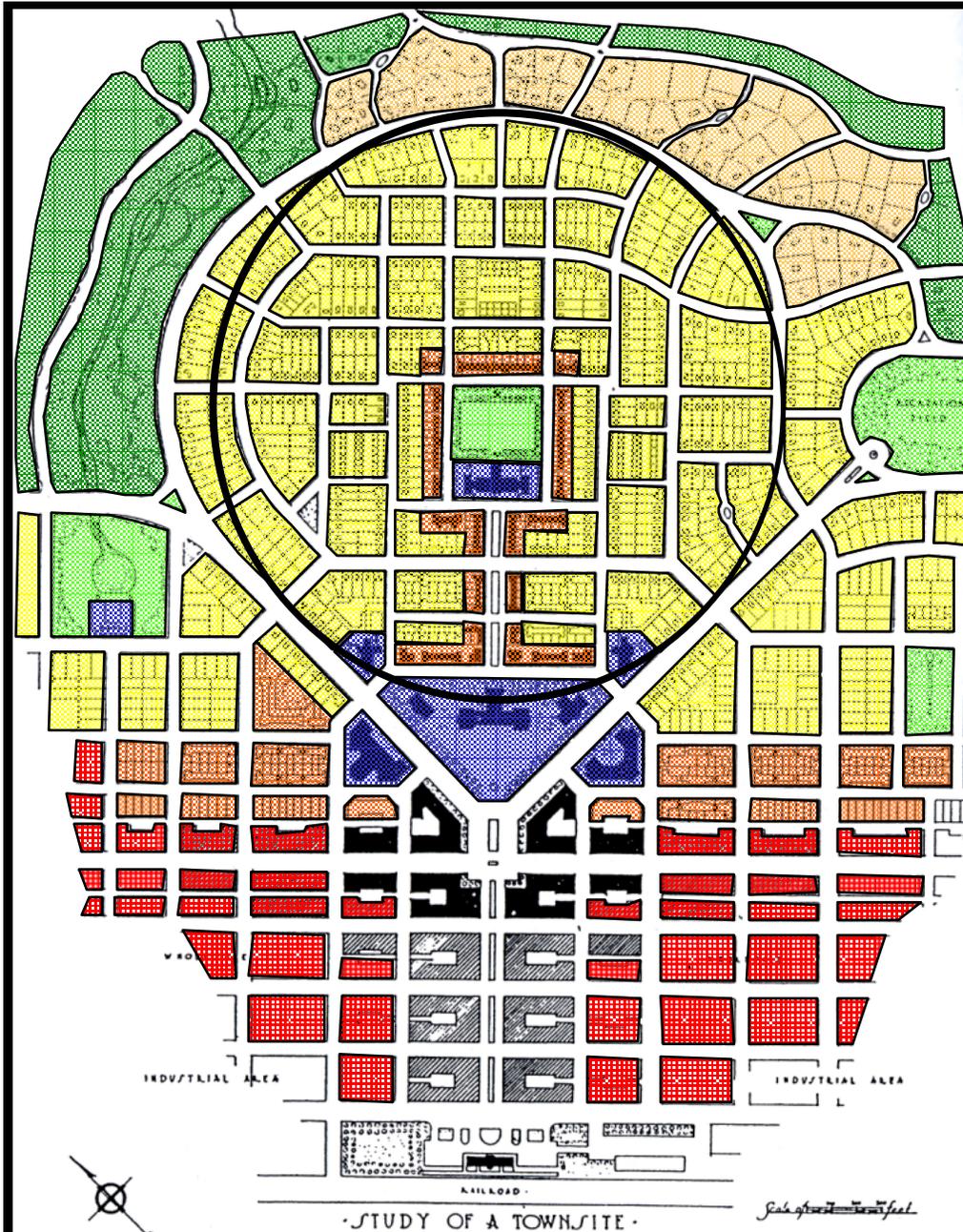
Sustainable Neighborhood Planning For The Region



*Neighborhoods, Districts,
and Corridors
(Center and Edge)*

October 2009

TREASURE COAST REGIONAL PLANNING COUNCIL



Clinton Mackenzie 1920's model town diagram

- Rural Lands (preserve and farms)
- Estate Lots (1-5 acre lots)
- Neighborhood Fabric (predominantly single family lots)
- System of Neighborhood Greens
- Density around Center and Main Street
- Civic and Institutional Sites
- Central Business District

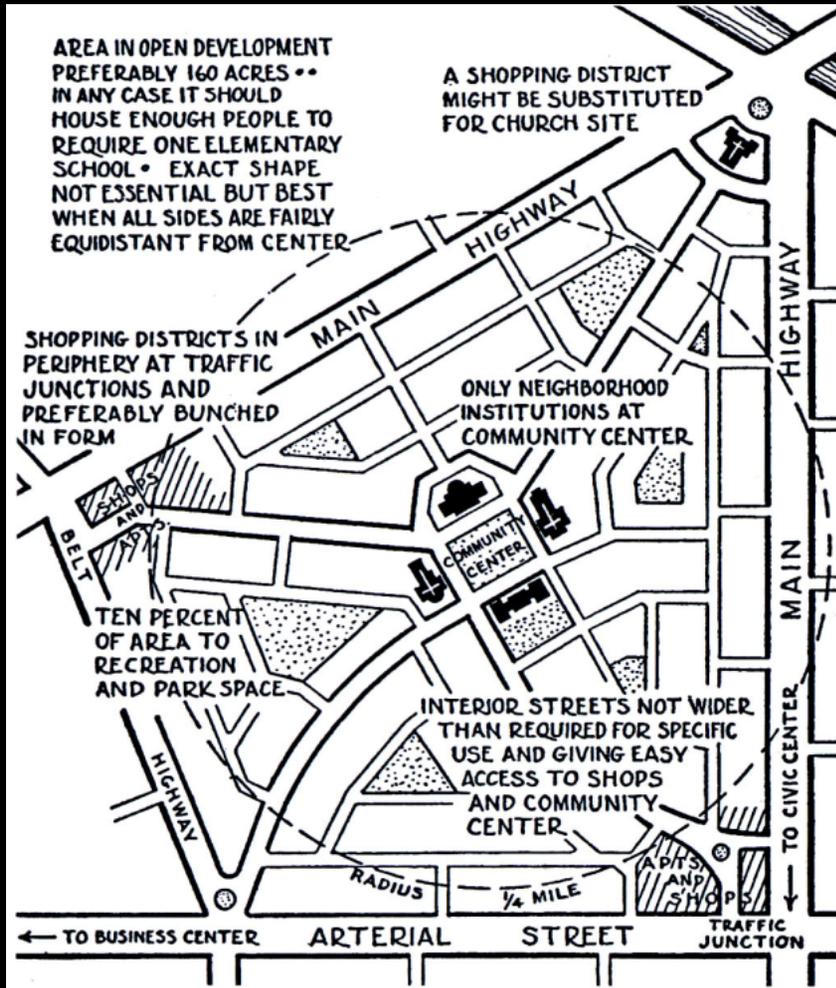
5 Minute Radius

Composition of the Traditional Neighborhood

3.27

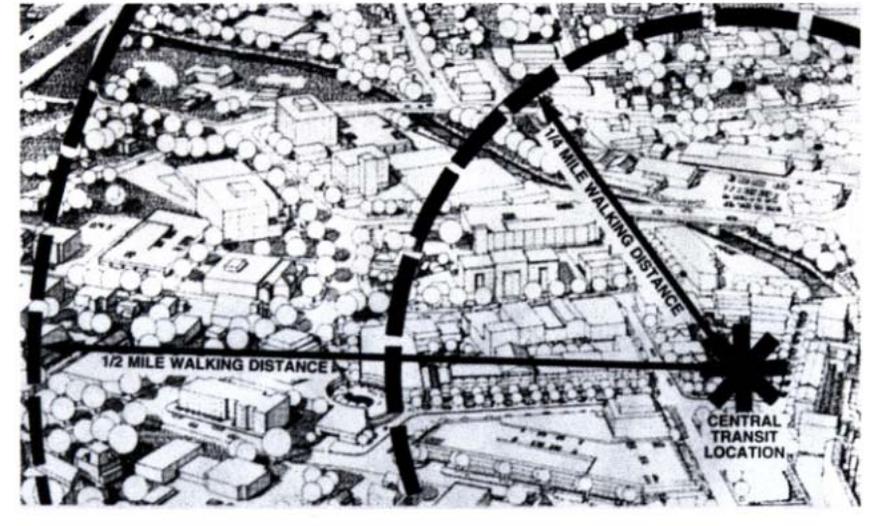
3.27 This design by Clinton Mackenzie of the 1920s is a model town plan, demonstrating most aspects of the urban-to-rural transect. The most obvious aspect is the gradual transformation of the urban grid at the bottom into a rural, curvilinear layout at the top.

The transect is rigorously supported by the variation in building type ranging from perimeter blocks to freestanding villas. JC & AMD

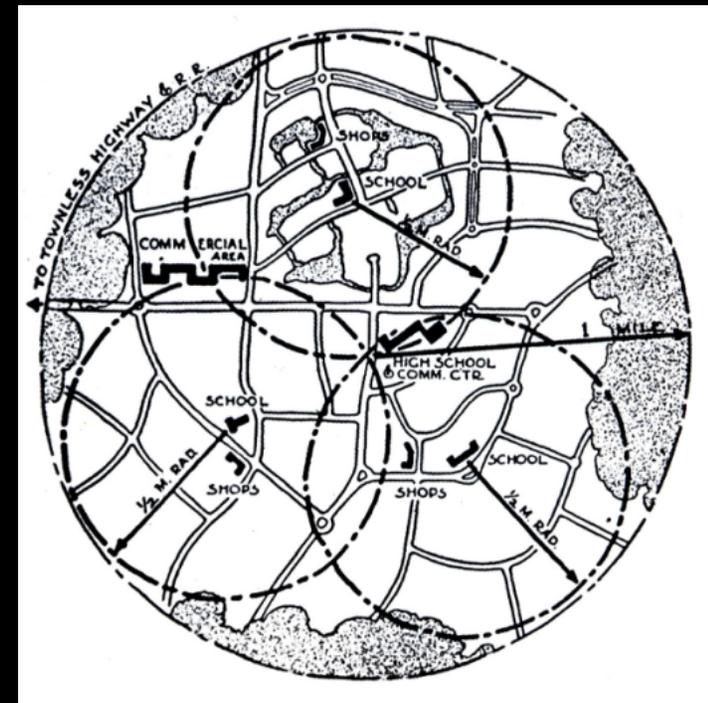


Clarence Perry's "Neighborhood Unit" of 1929

Neighborhoods are the Building Blocks of the Town, City, and Metropolis



Neighborhoods Help Define Urban "Pedestrian Sheds" including transit



Clarence Stein 1942 diagram of neighborhoods

Districts



Corridors



There are Other Essential Elements of the Town, City, and Metropolis

Districts



Districts are Focused in their Character and Uses

Flexible in Allowing Complimentary Uses

Well-Defined District Boundaries

Follow Same Design Principles as Neighborhoods (well connected, integrated public spaces, etc)

Characteristics of the District

Corridors



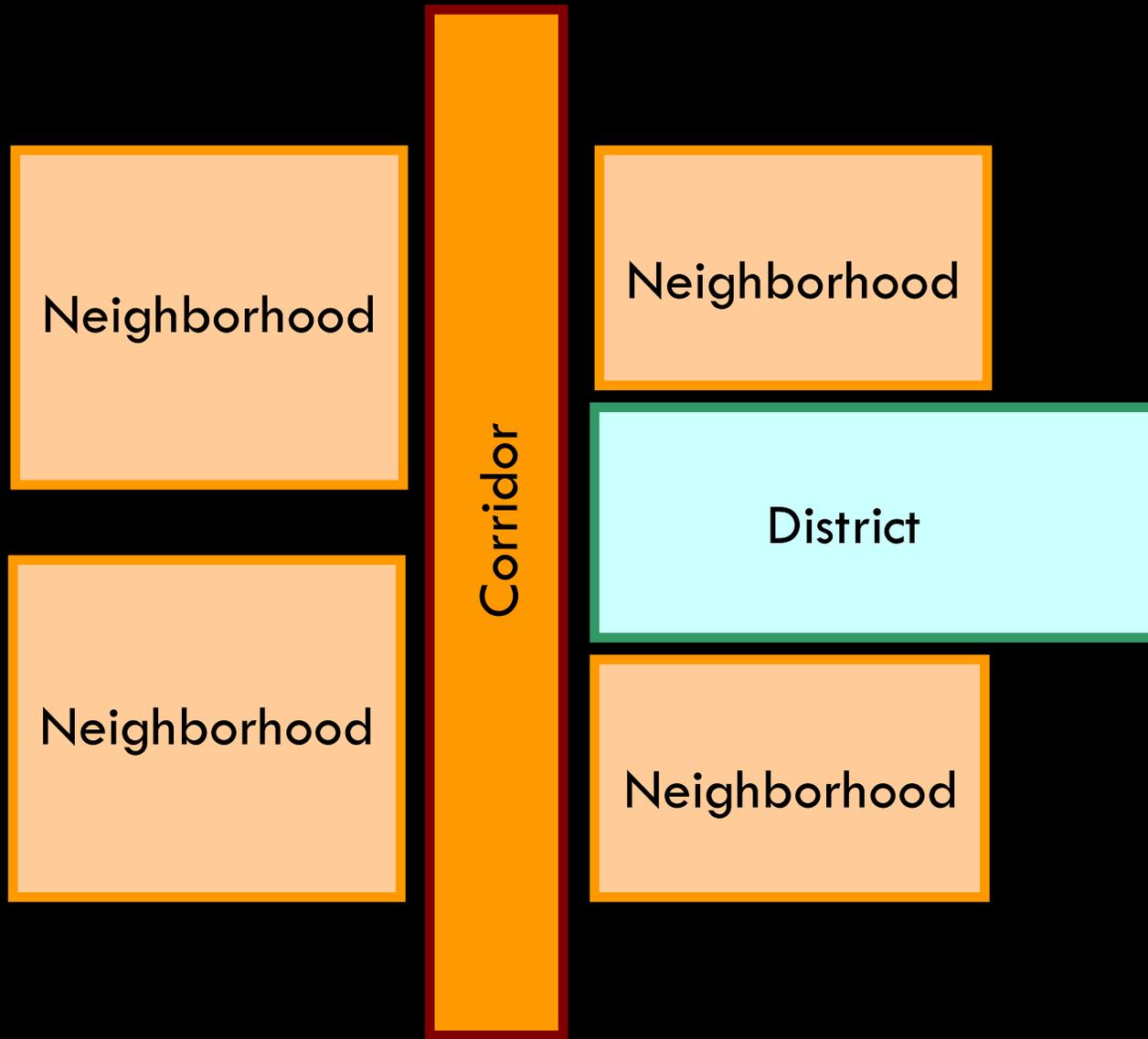
Are Functions of Mobility and Environment

At Once Separate and Connect Neighborhoods and Districts

Can be “Edges” and “Centers”

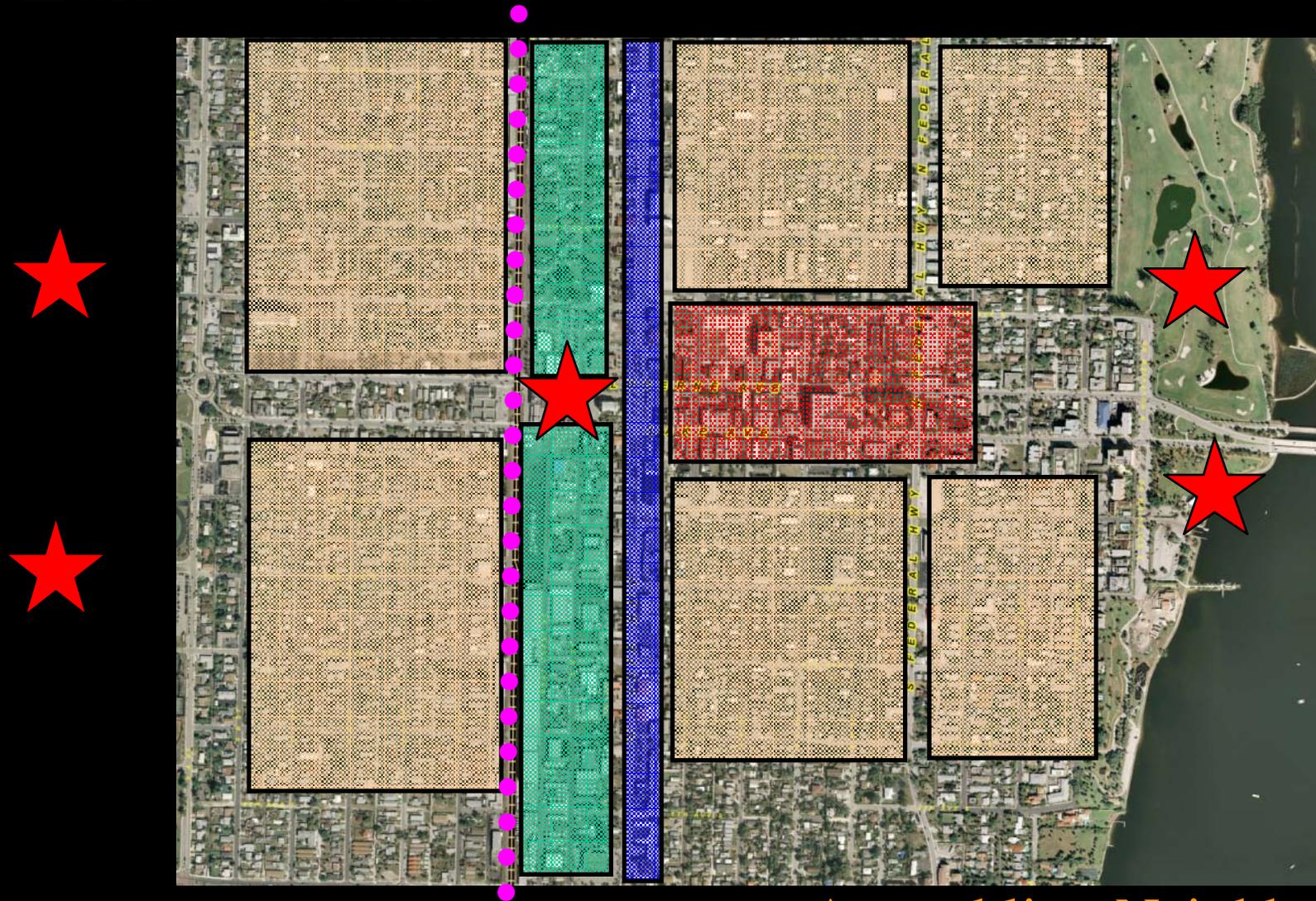
Have been the “Forgotten Frontier” for Decades (Were Historically Vibrant and Recognizable)

Characteristics of the Corridor



Assembling Neighborhoods,
Districts, and Corridors

Lake Worth



Assembling Neighborhoods,
Districts, and Corridors

Regulations That Address the Particular Conditions



Assembling Neighborhoods,
Districts, and Corridors

Centers and Edges



The Neighborhood, District, and Corridor

Centers and Edges (we can do better)



The Neighborhood, District, and Corridor

CHARTER OF THE NEW URBANISM

THE CONGRESS FOR THE NEW URBANISM views disinvestment in central cities, the spread of placeless sprawl, increasing separation by race and income, environmental deterioration, loss of agricultural lands and wilderness, and the erosion of society's built heritage as one inter-related community-building challenge.

The neighborhood, the district, and the corridor

10. The neighborhood, the district, and the corridor are the essential elements of development and redevelopment in the metropolis. They form identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.



Next Time... Streets, Blocks, and Alleyways



Thank You