



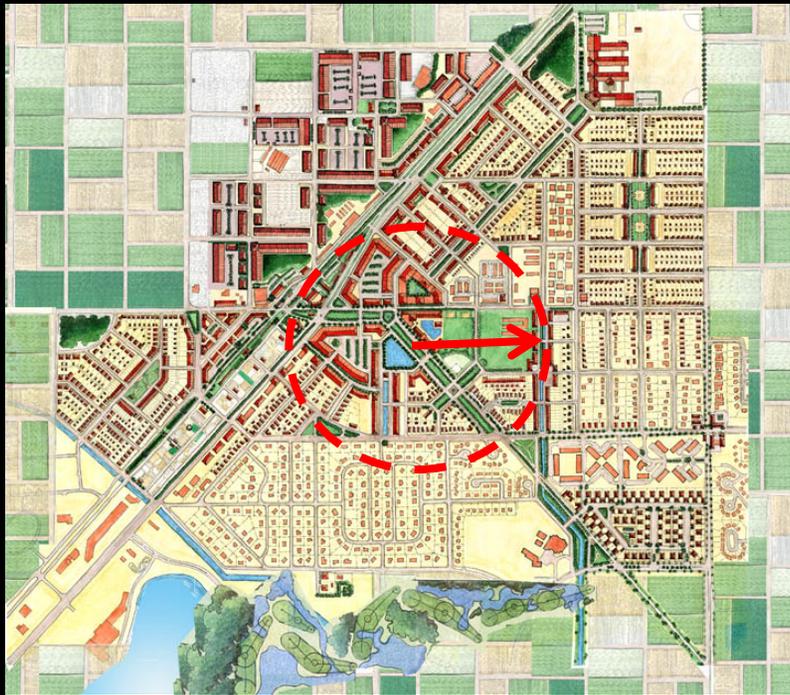
Sustainable Neighborhood Planning For The Region

The Neighborhood
Building Blocks of a Region

July 2009

TREASURE COAST REGIONAL PLANNING COUNCIL

Neighborhood Size



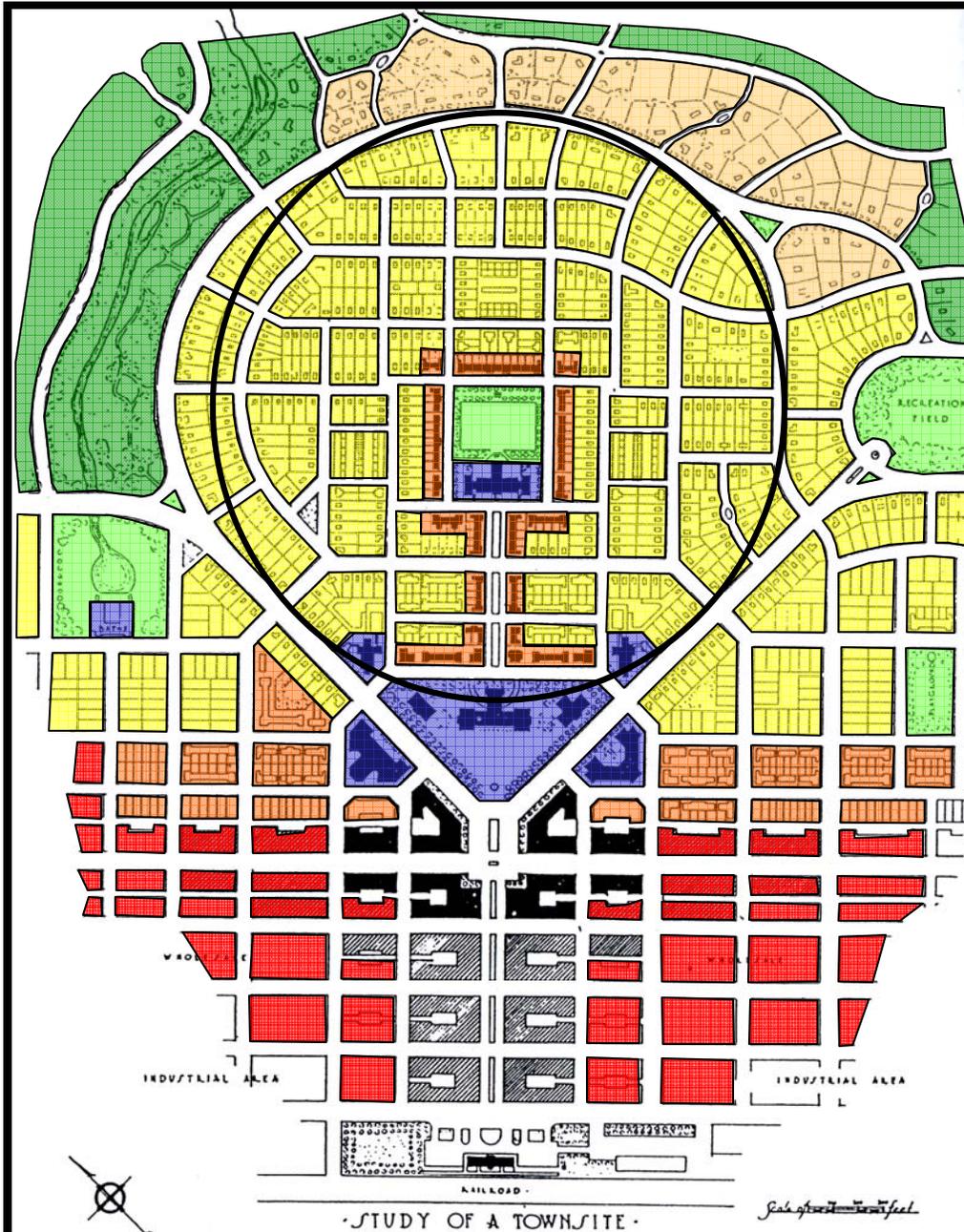
Traditional Form

- The Neighborhood is a planning unit.
- When combined with others, it becomes a town
- When standing free in the landscape, it is a village.
- Has a defining size (the ¼ mile).
- Has a countryside component.



Recent Form (Sprawl)

- Sprawl is a proximity of isolated "pods" dedicated to single uses (auto-reliant)
- Pods are inaccessible from each other
- Size is defined by the developers ability to acquire land
- When standing free in the landscape, it is sprawl
- When combined with others, it is just more sprawl



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

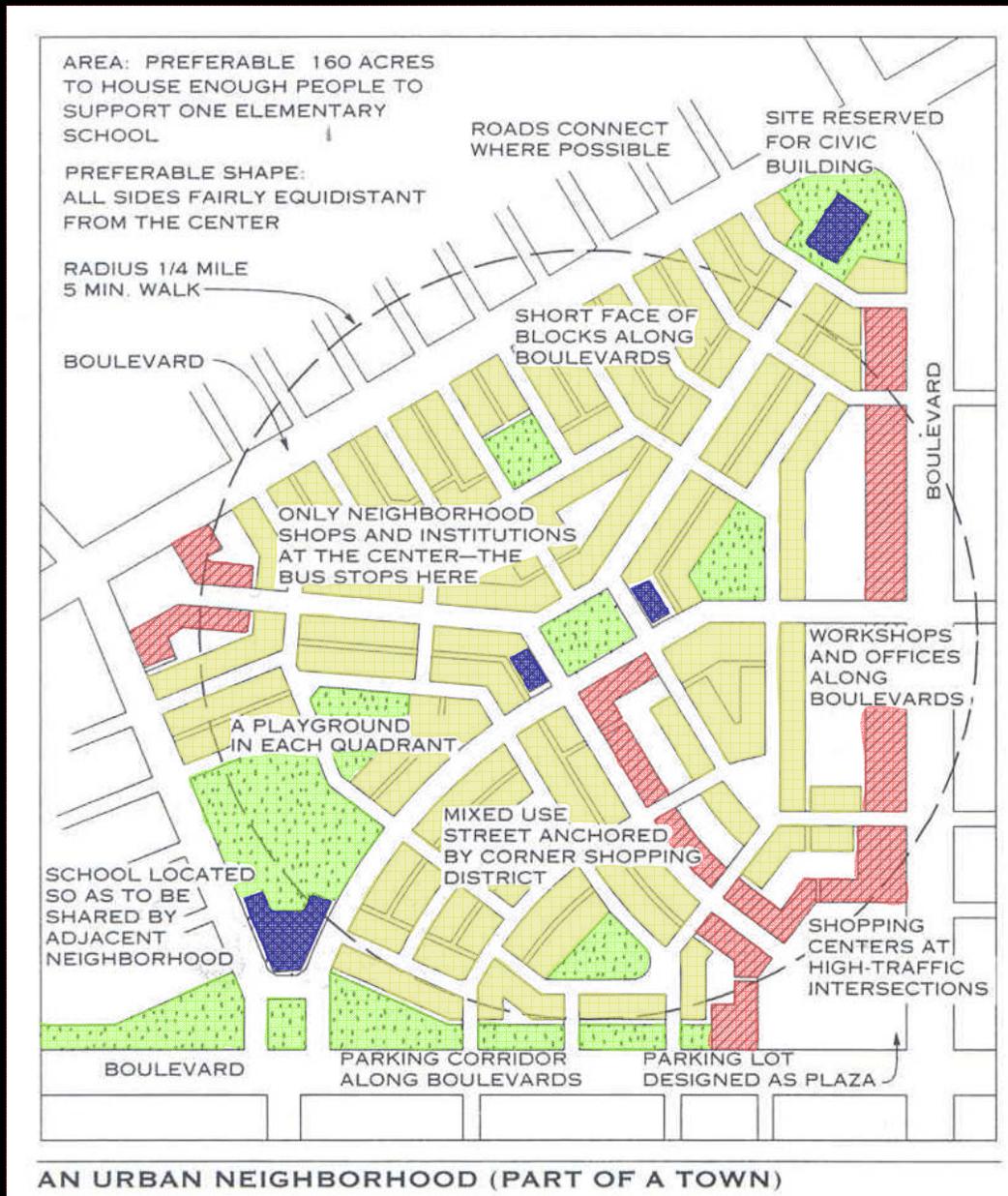
5 Minute Radius

A History of Scale

3.27

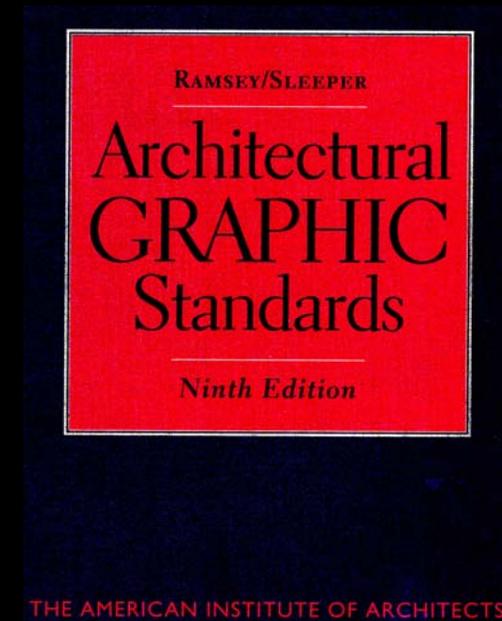
3.27 This design by Clinton Mackenzie of the 1920s is a model town plan, demonstrating most aspects of the urban-to-rural transect. The most obvious aspect is the gradual transformation of the urban grid at the bottom into a rural, curvilinear layout at the top.

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

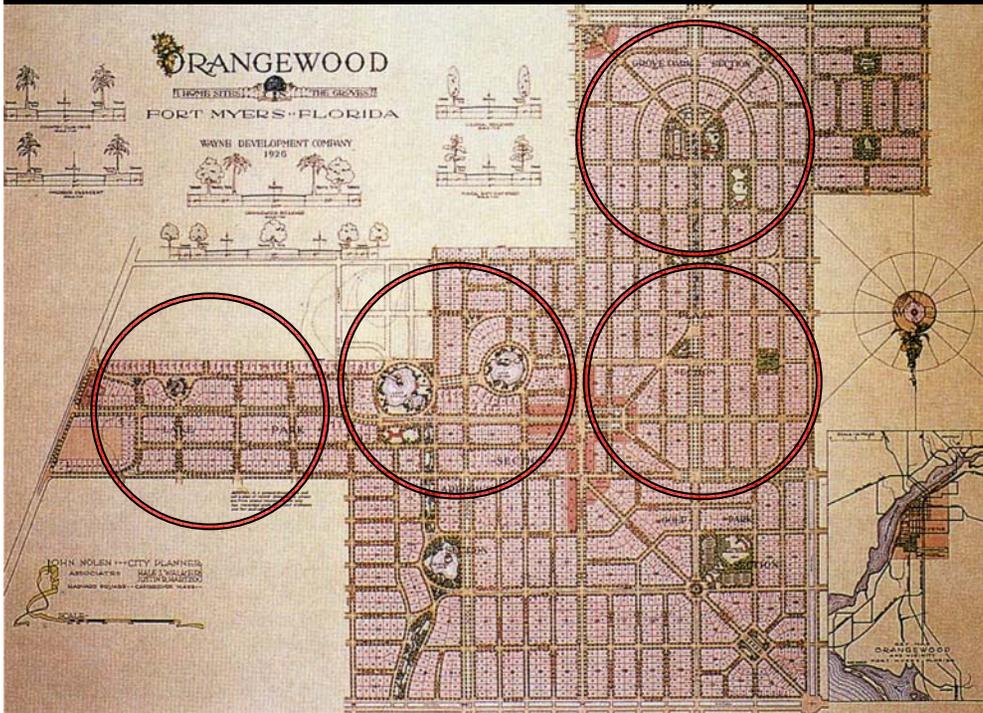


The updated "Neighborhood Unit" by Duany Plater-Zyberk 1994

- Compact in Size
- Mix of Uses
- Network of Streets
- Public Open Spaces
- Building Typologies
- Parking Strategies
- Transit Opportunities
- Compatibility & Predictability



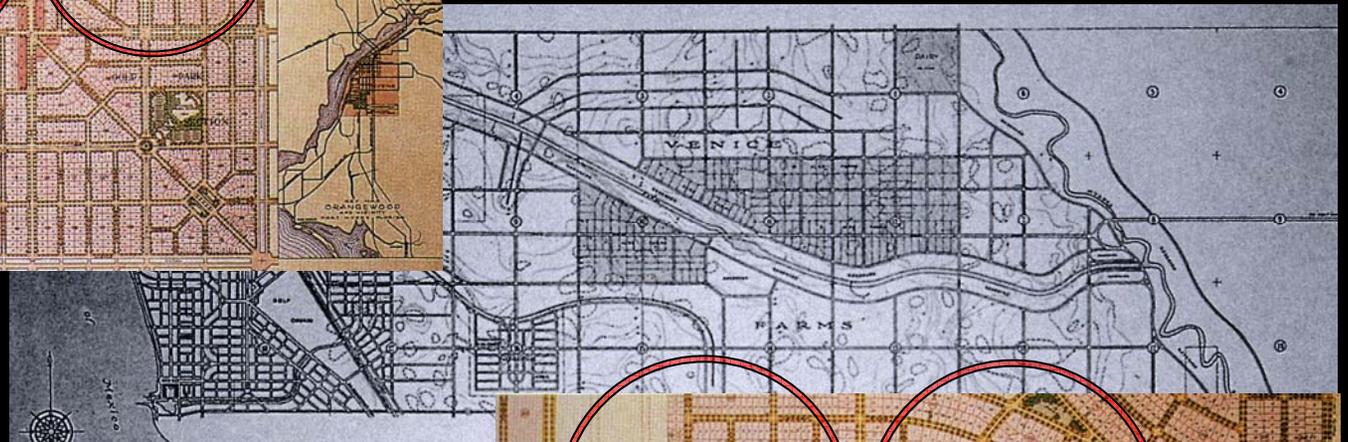
Recent Iterations



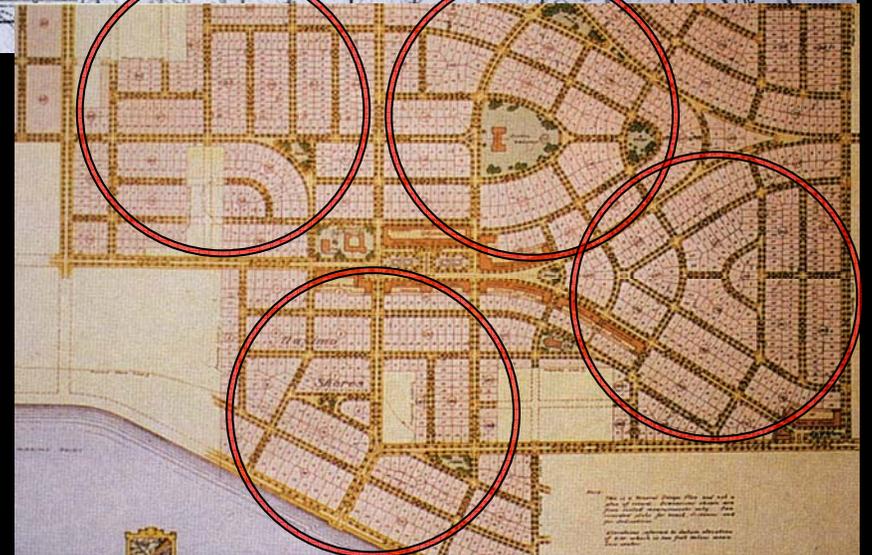
John Nolen in Florida

City and Neighborhood Planning in the 1920's

Venice Master Plan



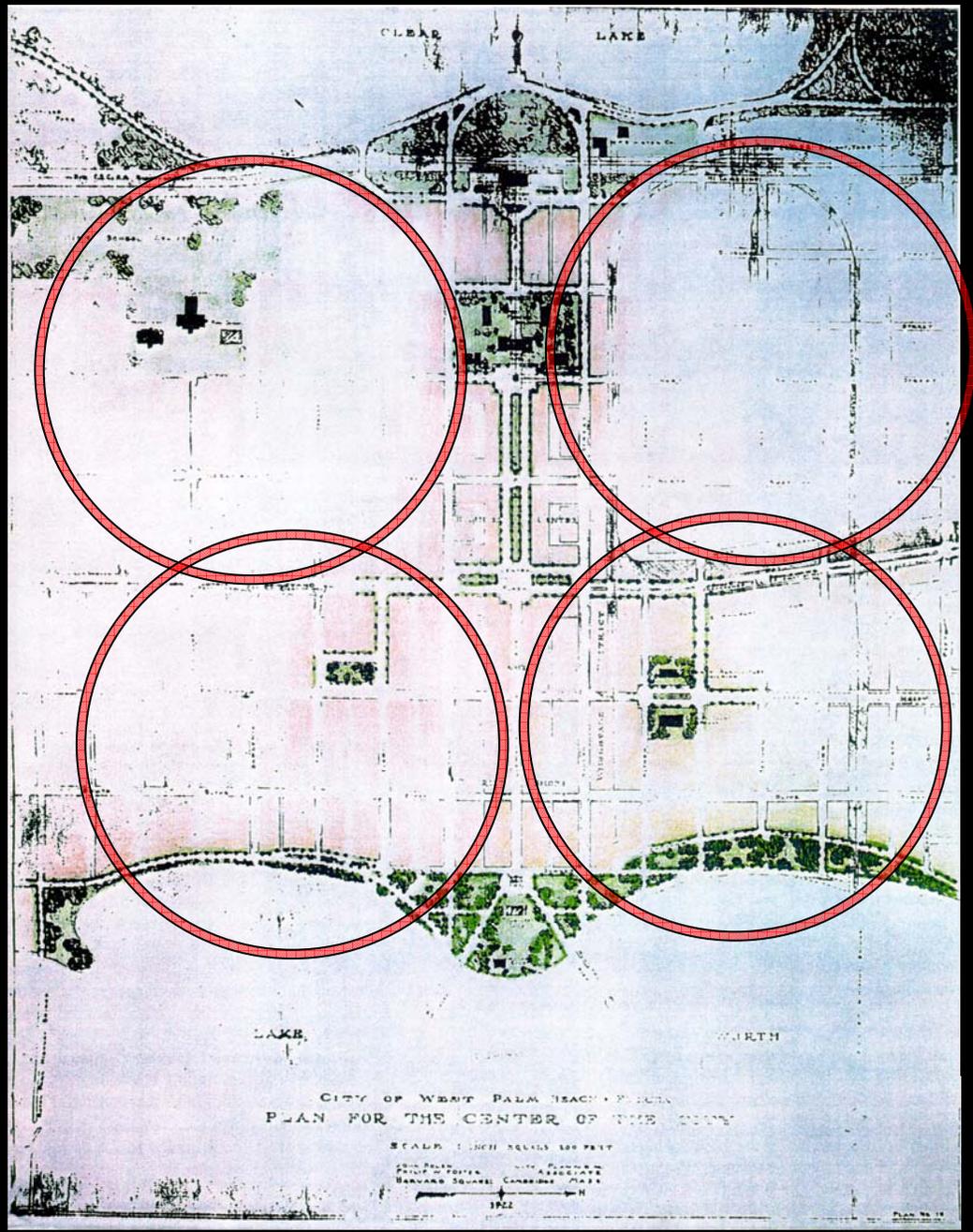
Ft. Myers Master Plan



St. Petersburg Master Plan

John Nolen in Florida

City and Neighborhood Planning in the 1920's



City of West Palm Beach

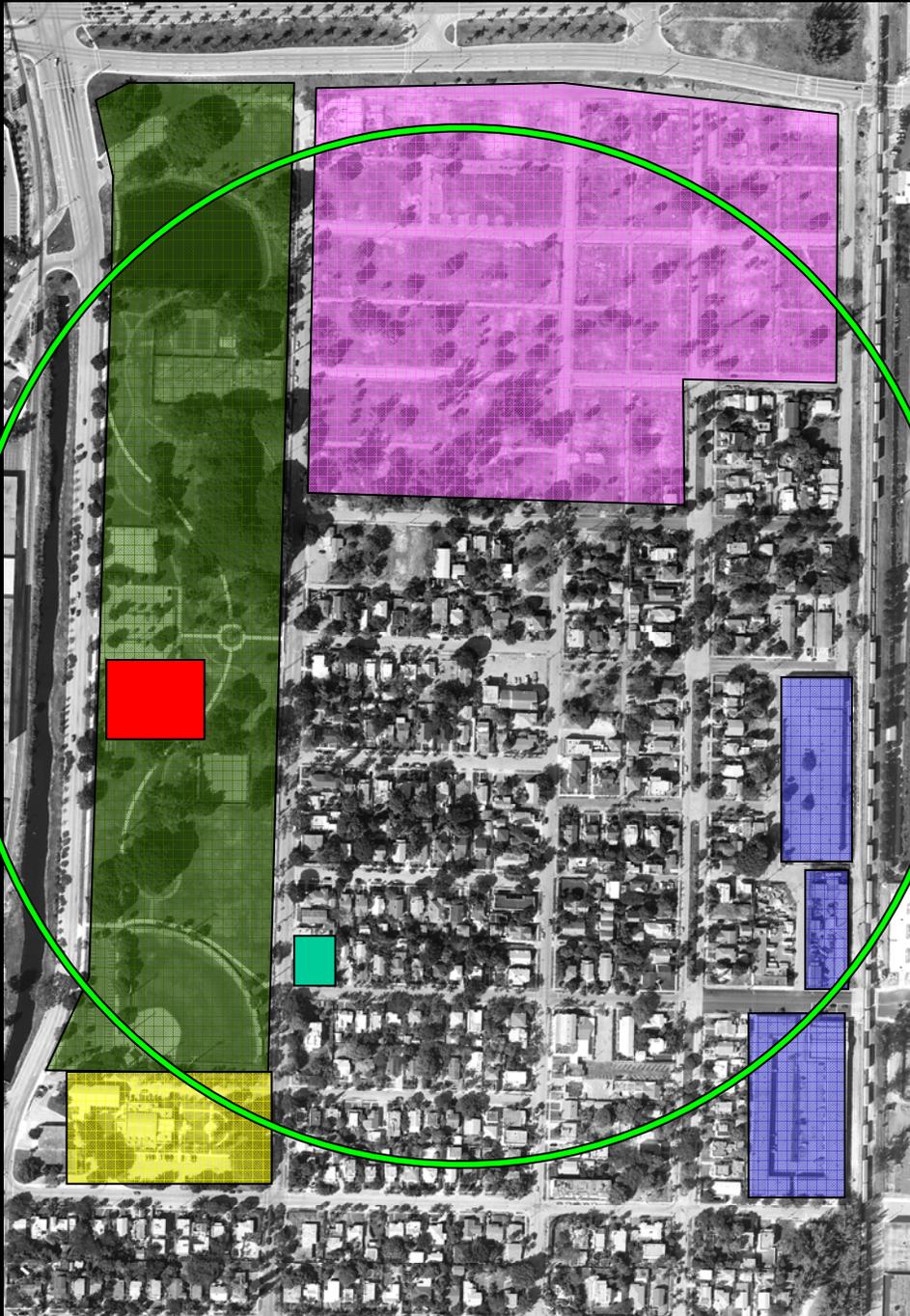
City of West Palm Beach

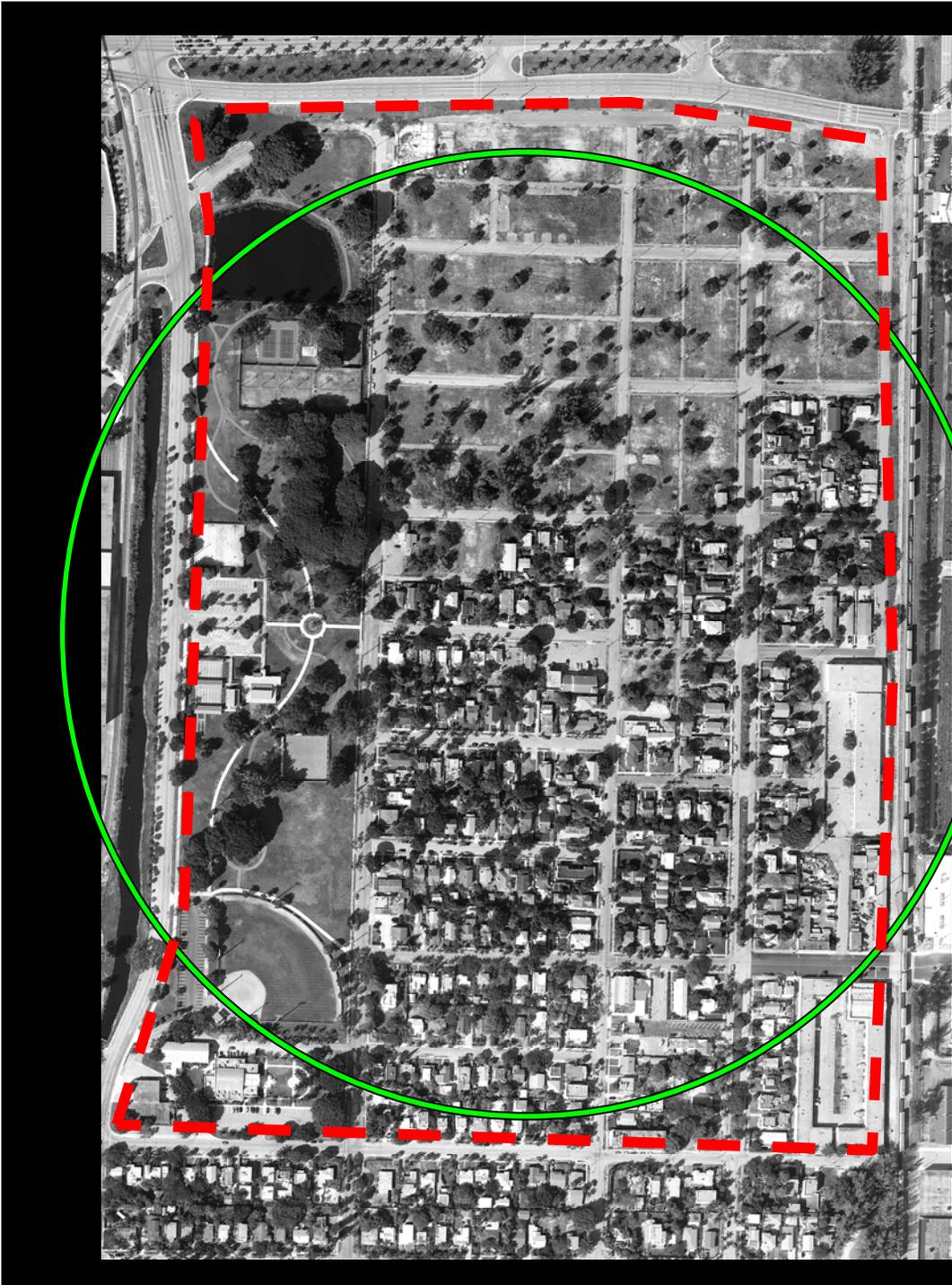
Historic Neighborhood

- Parks
- Community Center
- Educational/Cultural
- Neighborhood Services
- Commercial/Office
- Regional Convention Center

5 Minute Radius

- +/- 450 dwelling units
- Single-family and Multi-family
- Blend of Rentals and Owner-Occupied
- Price Ranges from mid-\$100,000 to over \$400,000





City of West Palm Beach

Historic Neighborhood

Additional Benefits of Traditional Neighborhood Scale

- Defined Boundaries engender feelings of Ownership
- Ideal size for Neighborhood Organizations
- Organizations are Manageable therefore more Effective
- Fruits of Neighborhood Labor are Concentrated and more Obvious

Strengthens Sense of Community and
Enhances Local Representation

Neighborhood Re-assessment

*Growing Trend of Defining
Neighborhood Structure within
existing Residential Areas*



NEIGHBORHOODS

pp. 1-37 Adopted Strategic Regional Policy Plan

Within each neighborhood, most of the activities of daily life can take place. There are houses and apartments, schools and playgrounds, churches and small scale stores, all located close enough to walk to them (see Figure 1-24). The buildings and the public spaces are designed in such a way that they complement each other.

Neighborhoods have the following elements:

1. 40 to 160 acres.

Urban neighborhoods are walkable. Generally, a five-minute walk is considered a comfortable distance to travel on a regular basis. Therefore, the area of a neighborhood is defined by a five-minute walk radius from the geographical center. That radius circumscribes an area that can range from 40 to 160 acres. 160 acres, the maximum size, is a quarter section. Therefore, the walkable neighborhood fits well within the square mile grid which parcels out most of the land in the United States.

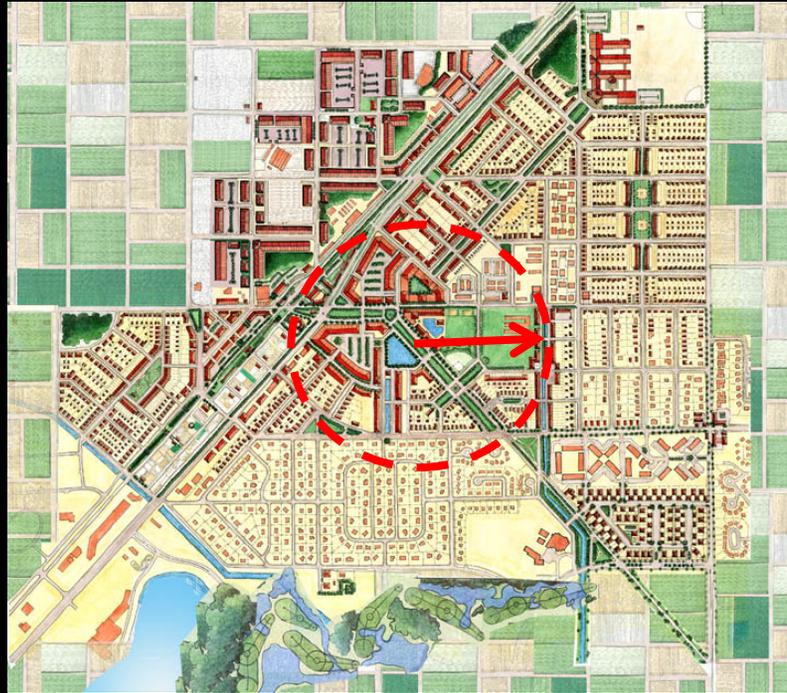


**Building a Sustainable Region...
One Neighborhood/One Town at a
Time**

Port St. Lucie ~ U.L.I. (2004)

- Existing Neighborhoods are large and need to be looked at individually
- Should develop neighborhood plans
- More Connectivity
- Focus on identity of each neighborhood through streetscape, signage, and lighting
- Develop neighborhood guidelines and logos
- Create Mixed-Income Communities
- Strive for “Cradle-to-Grave” Neighborhoods

Neighborhood Size



Traditional Form

- The Neighborhood is a planning unit.
- Has a definite size (the $\frac{1}{4}$ mile).
- When combined with others, it becomes a town
- When standing free in the landscape, it becomes a village.
- It is the Building Block of a Sustainable Region.

Next month...

The District and Corridor: Centers and Edges