Sustainable Neighborhood Planning For The Region



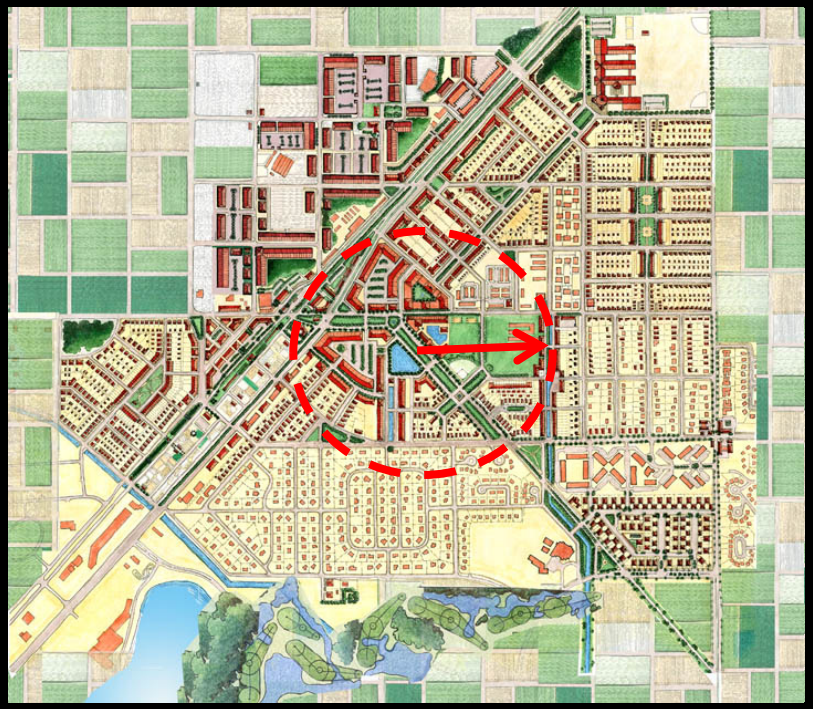
The Neighborhood

Building Blocks of a Region

December 2019

TREASURE COAST REGIONAL PLANNING COUNCIL

Neighborhood Size



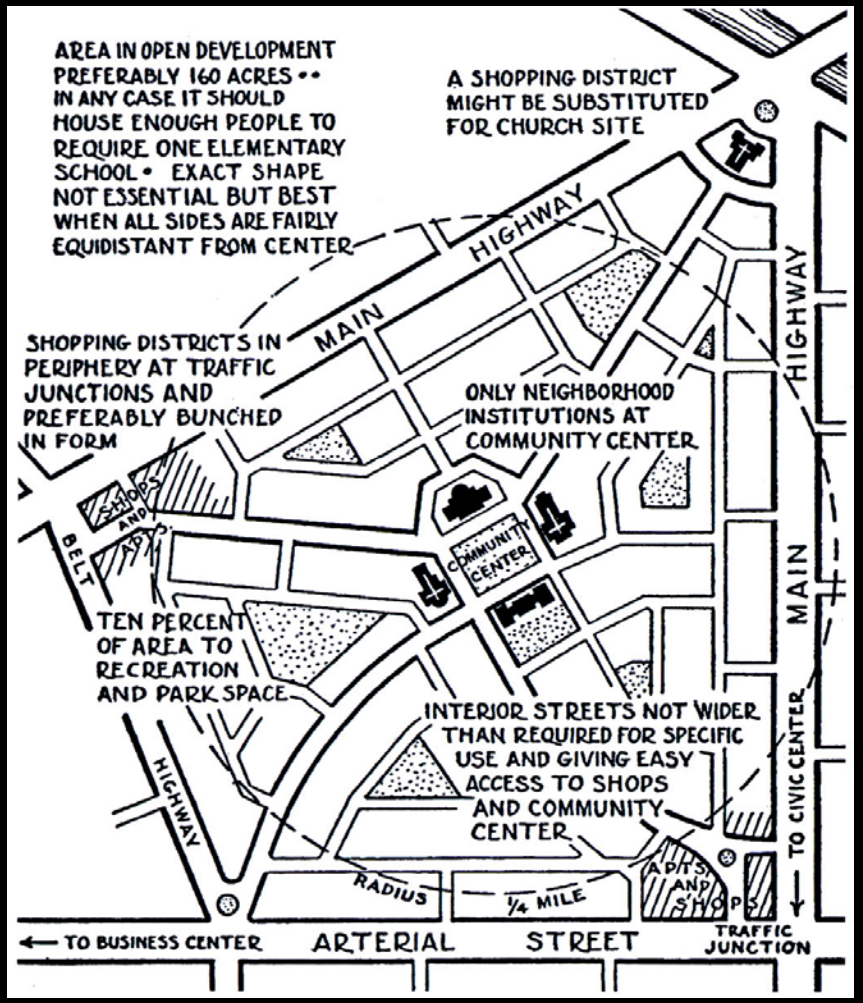


Traditional Form

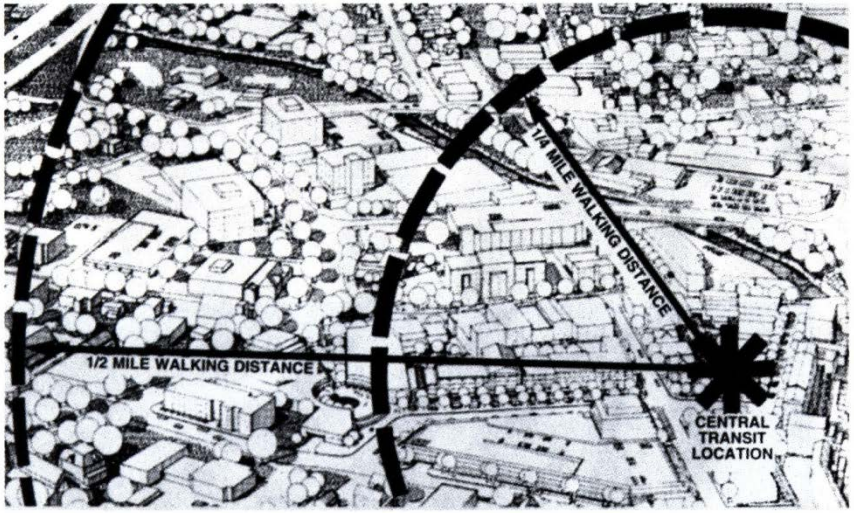
- The Neighborhood is a planning unit.
- When combined with others, it becomes a town
- When standing free in the landscape, it is a village.
- Has a defining size (the ¼ mile).
- Has a countryside component.

Conventional 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



Clarence Perry's "Neighborhood Unit" of 1929

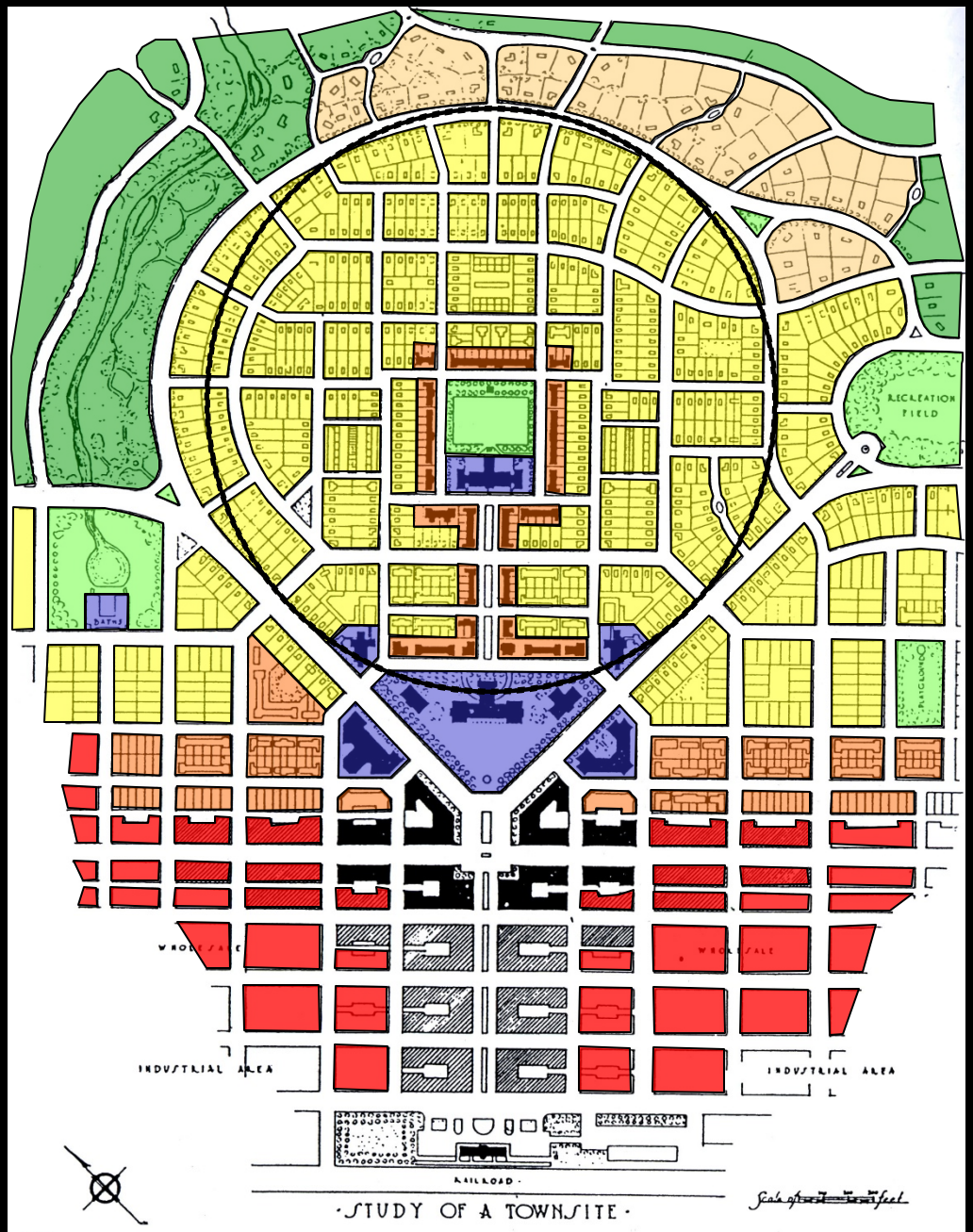


Neighborhoods Help Define Urban "Pedestrian Sheds" including transit



Clarence Stein 1942 diagram of neighborhoods

A History of Scale



3.27

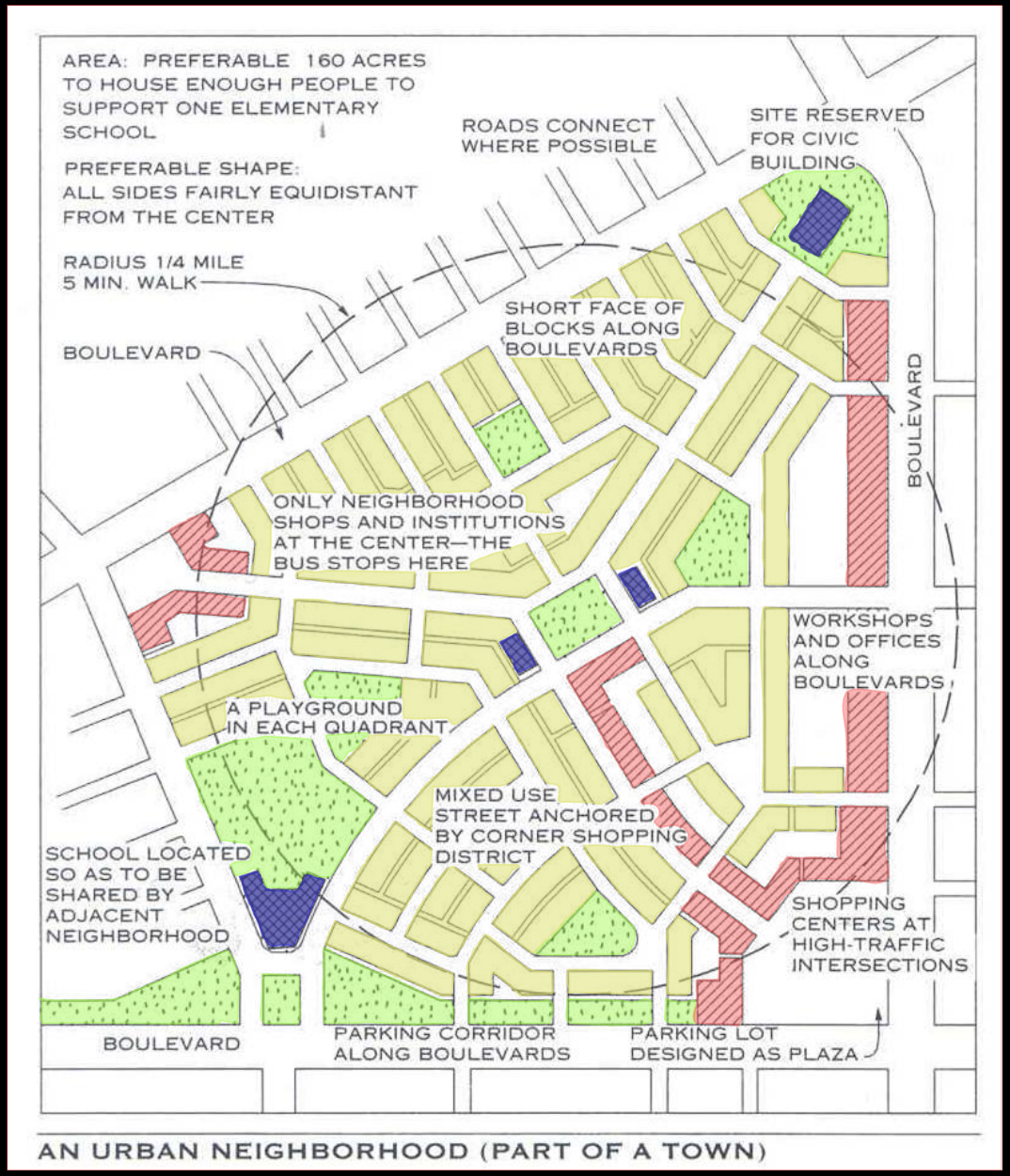
3.27 This design by Clinton Mackenzie of the 1920s is a model town plan, demonstrating most aspects of the urban-to-rural transect. The most obvious aspect is the gradual transformation of the urban grid at the bottom into a rural, curvilinear layout at the top. The transect is rigorously supported by the variation in building type ranging from perimeter blocks to freestanding villas. JC & AMD

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

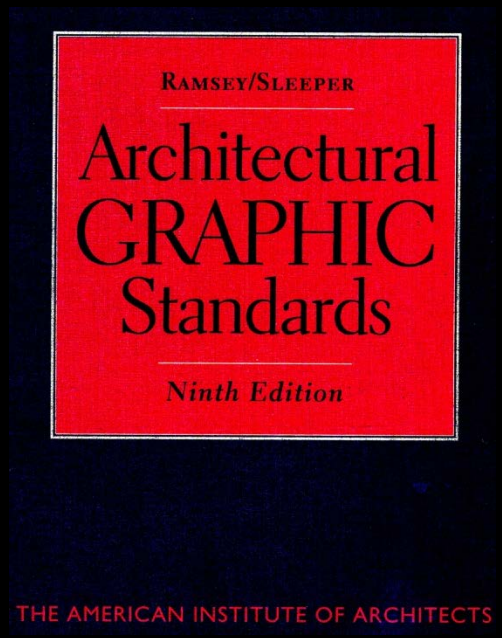
5 Minute Radius

A History of Scale



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

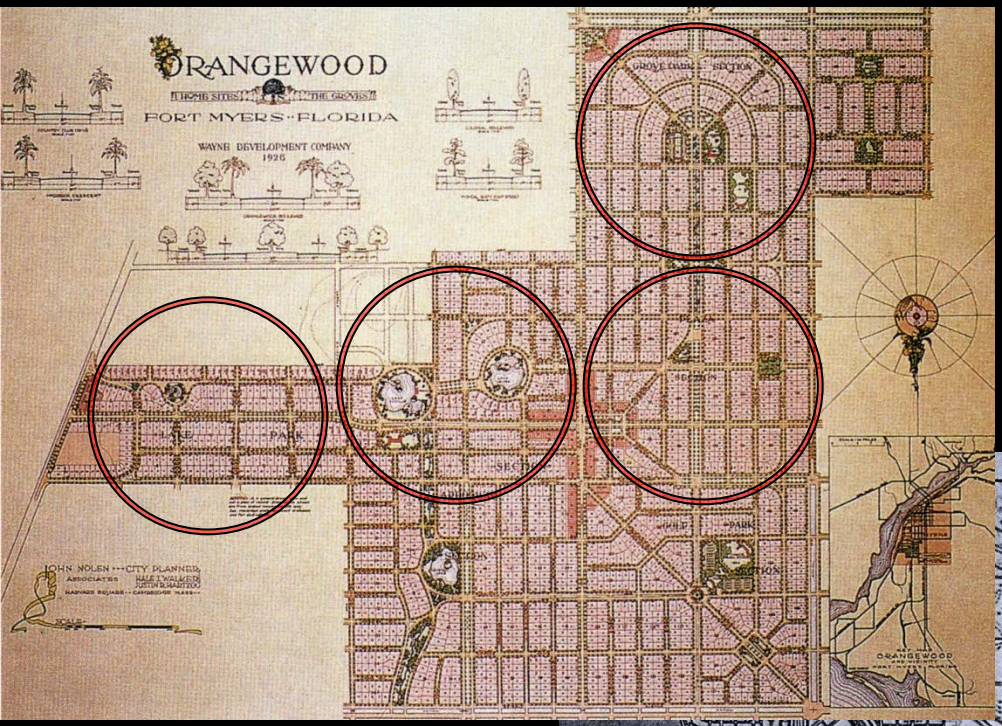
- Compact in Size
- Mix of Uses
- Network of Streets
- Public Open Spaces
- Building Typologies
- Parking Strategies
- Transit Opportunities
- Compatibility & Predictability



Recent Iterations

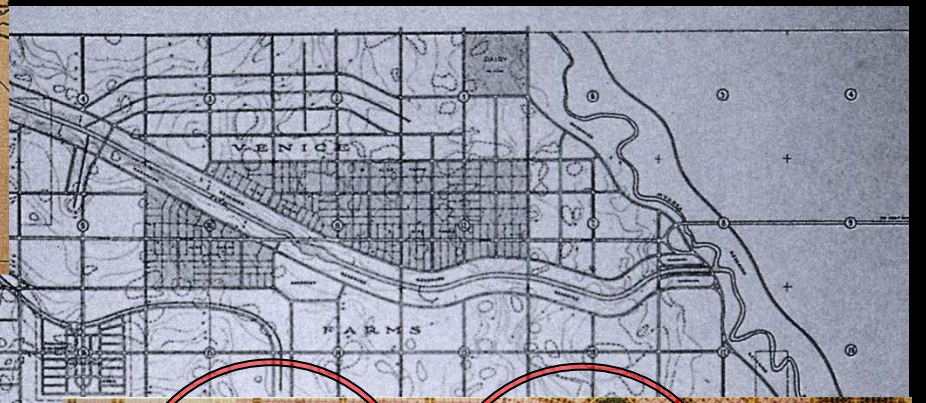
John Nolen in Florida

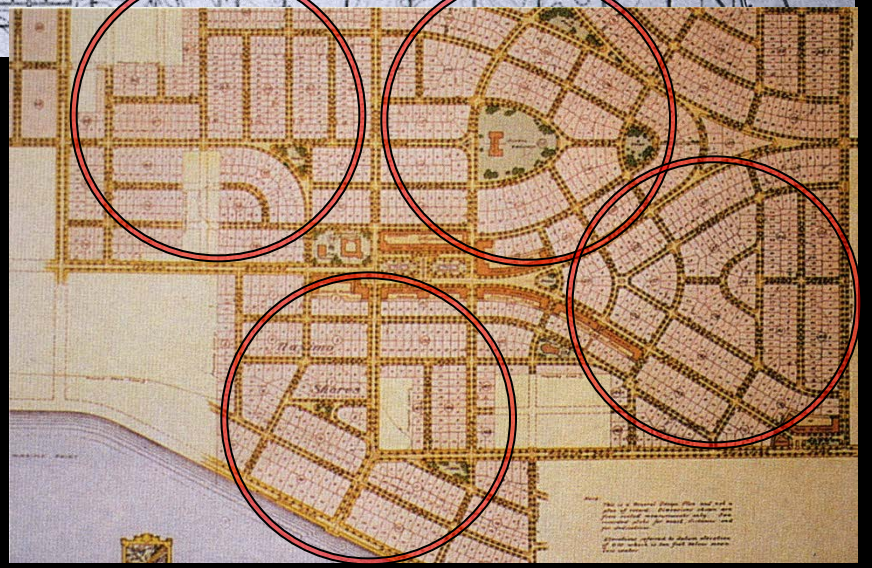
City and Neighborhood Planning in the 1920's



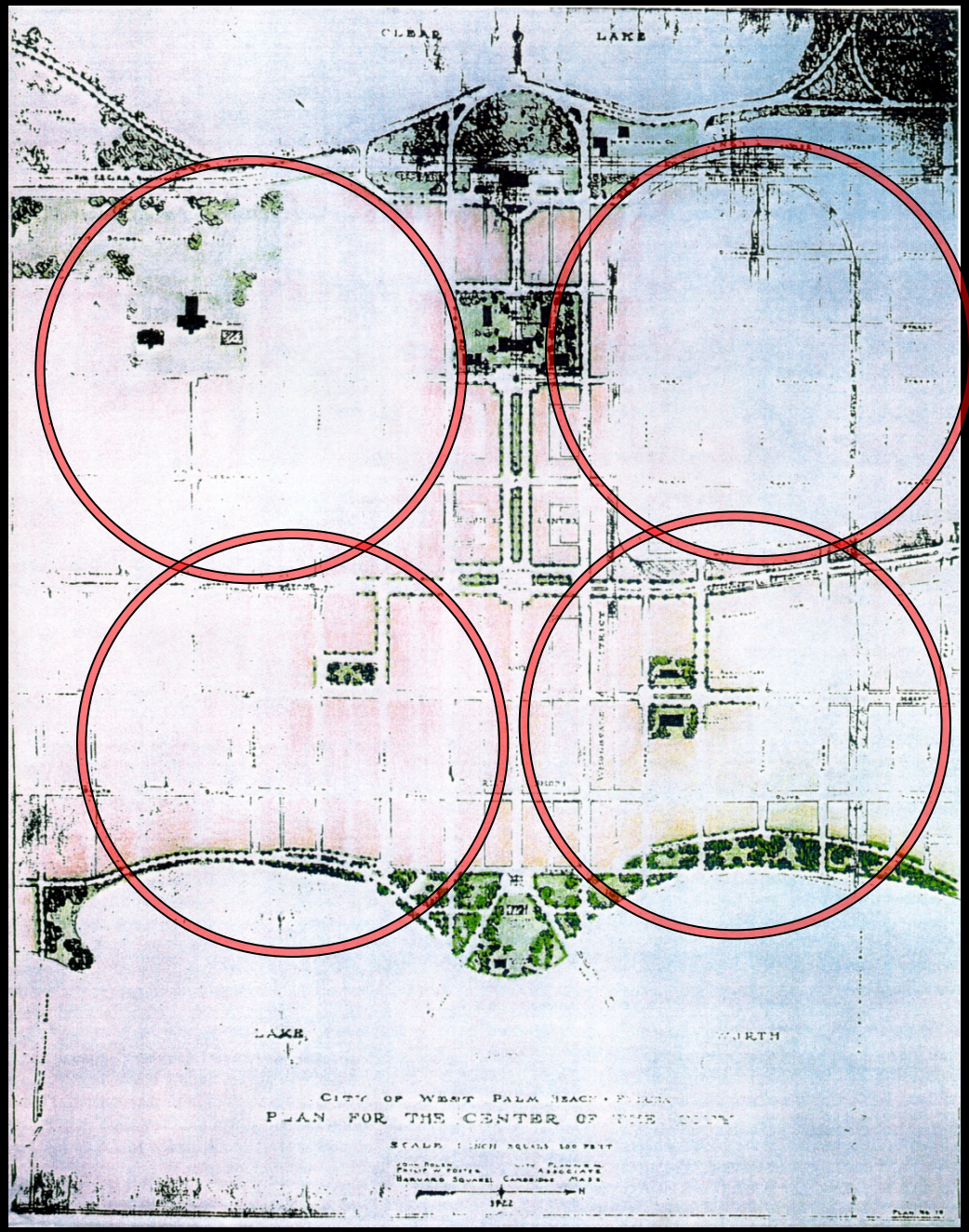
Ft. Myers Master Plan

Venice 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

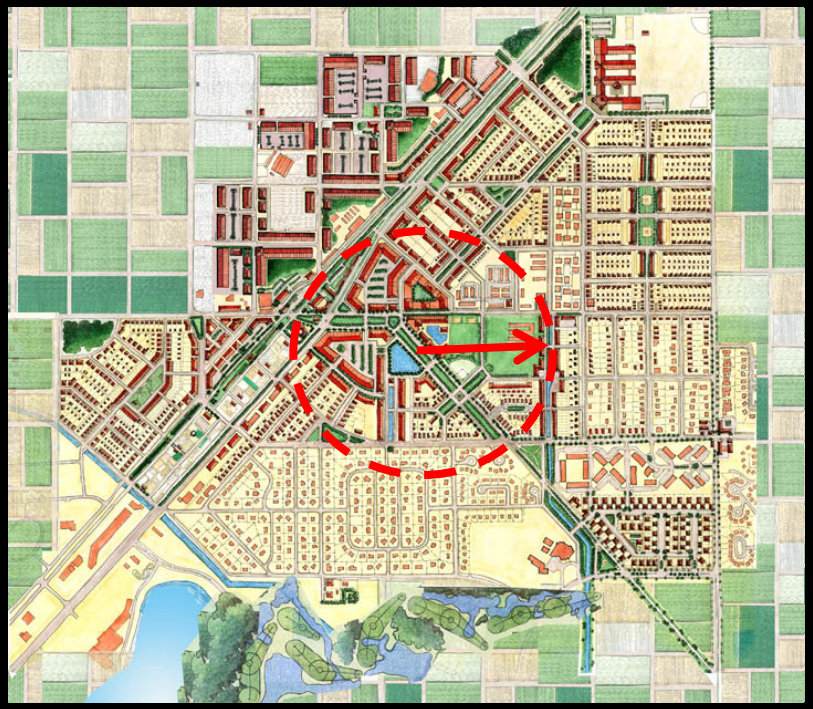
Historic Neighborhood

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 Size

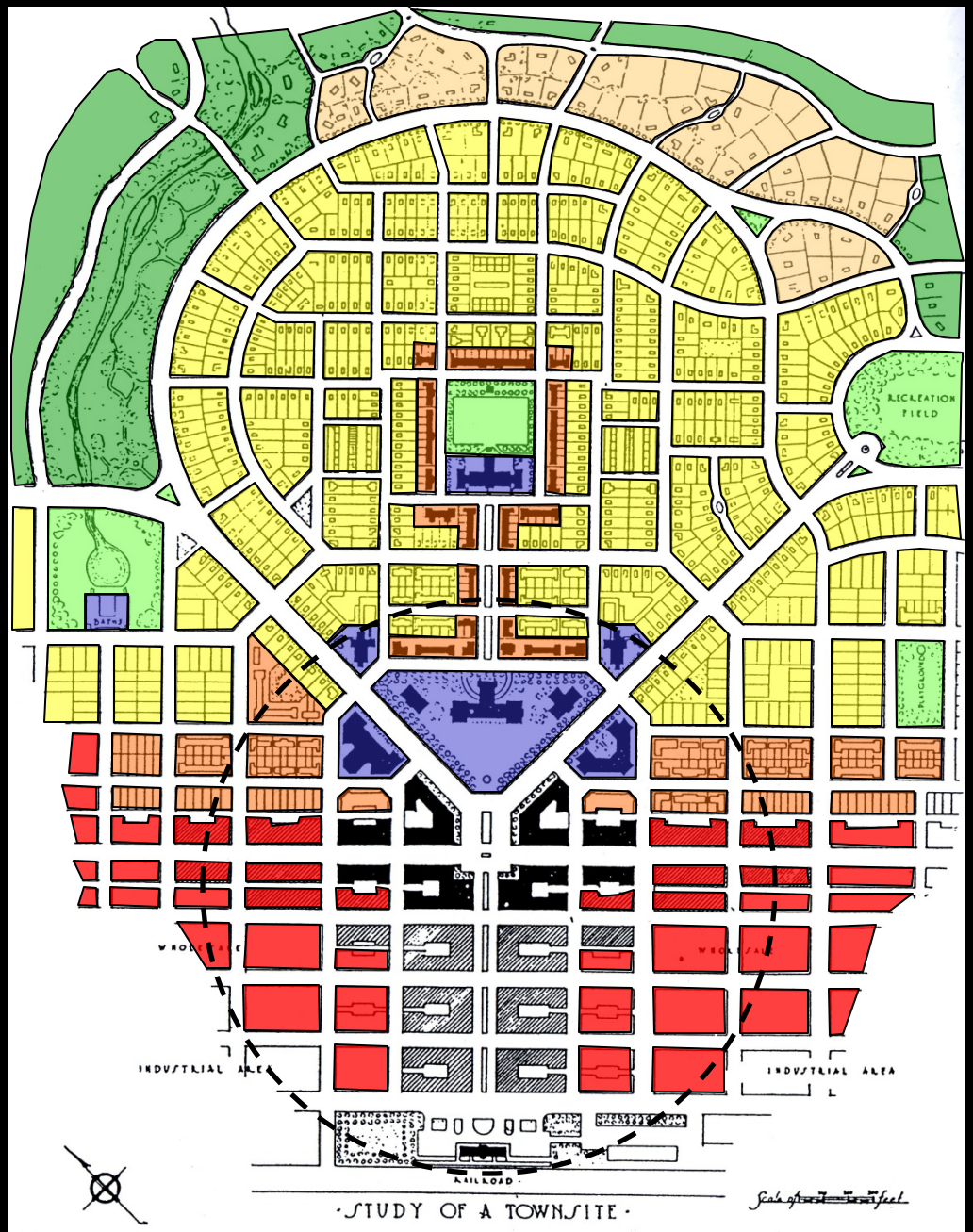


Traditional Form

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- Has a definite size (the ¼ mile).
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- It is the Building Block of a Sustainable Region.

Next time…

The District and Corridor: Centers and Edges



3.27

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