Sustainable Neighborhood Planning For The Region

Neighborhoods, Districts, and Corridors
(Center and Edge)

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TREASURE COAST REGIONAL PLANNING COUNCIL
Composition of the Traditional Neighborhood

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
Clarence Perry’s “Neighborhood Unit” of 1929

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

Clarence Stein 1942 diagram of neighborhoods

Neighborhoods Help Define Urban “Pedestrian Sheds” including transit
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 interrelated 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.
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
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

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Centers and Edges

The Neighborhood, District, and Corridor
Centers and Edges

The Neighborhood, District, and Corridor
Centers and Edges (we can do better)

The Neighborhood, District, and Corridor
Complete Streets *(tying together disparate parts)*

The Neighborhood, District, and Corridor
Next Time… Streets, Blocks, and Alleyways

Thank You