Sustainable Neighborhood Planning For The Region

Civic Buildings
Placement and Priority

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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.
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
Integration of the Public & Private Realms
Pierre-Charles L’Enfant
Plan for the U.S. Capitol
1791
The Capitol and The Mall (looking east), 1850
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
Around
Around

Philly Logan Circle
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.
Architecture of Civic Buildings
• Civic buildings should look like *Civic Buildings*
Remember the Test of Time

Hierarchy of Place and Timeless Design

Palm Beach County Courthouse 1969 “Wrap-around”

Current View of Courthouse after Restoration
Next Time: Mix of Buildings and Uses

Limited Number of Floors

No height limit ~ Maximum Variation of Building and Ceiling Height