

LANDUSE PLANNING: Residential Areas

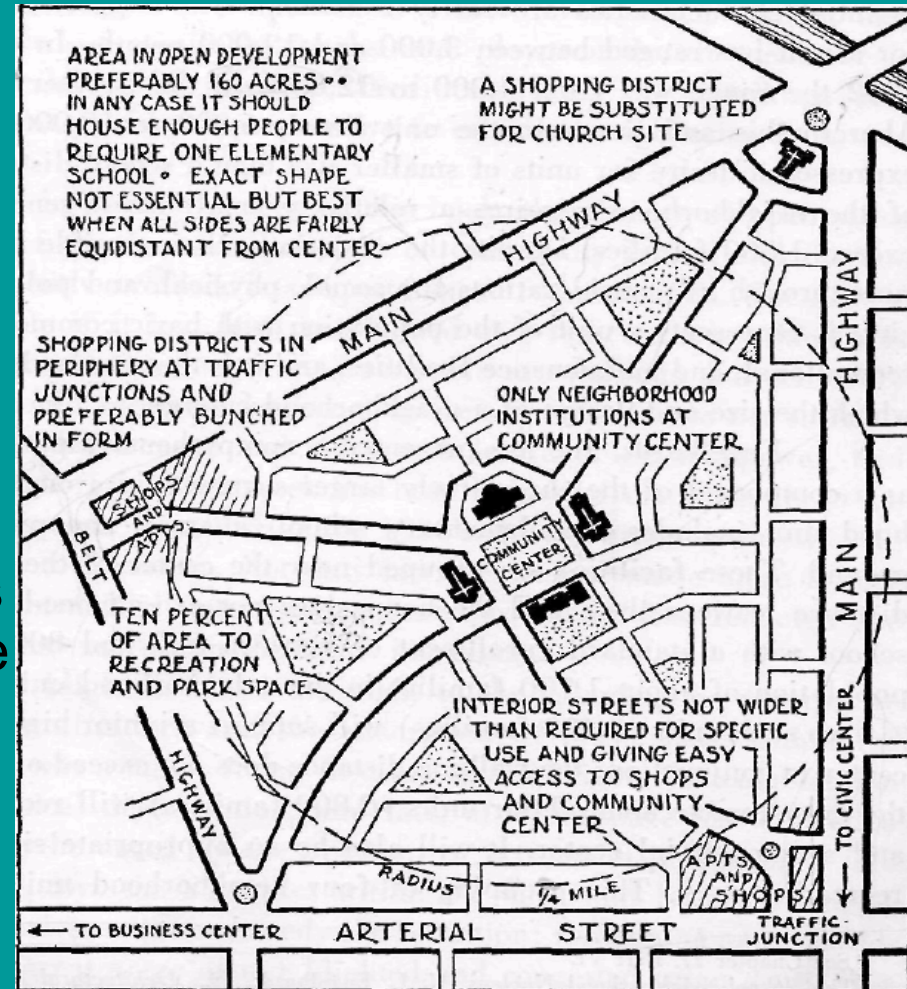
The Neighborhood Unit Concept(1)

by Clarence A. Perry

Clarence A. Perry (1929) was one of the first to give some consideration to the physical form of the neighborhood unit.

Suggests that the maximum radius for walking distance from the home to the community center should be only 1/4 mile (400m).

Shopping areas are situated at intersecting traffic streets on the outside corners rather than at the center of the unit.



The Neighborhood Unit Concept(2) by Clarence Stein

The elementary school is the center of the unit and within a one-half mile radius of all residents in the neighborhood.

A small shopping center for daily needs is located near the school.

Most residential streets are suggested as cul-de-sac or "dead-end" roads to eliminate through traffic, and park space flows through the neighborhood in a manner reminiscent of the Radburn plan.

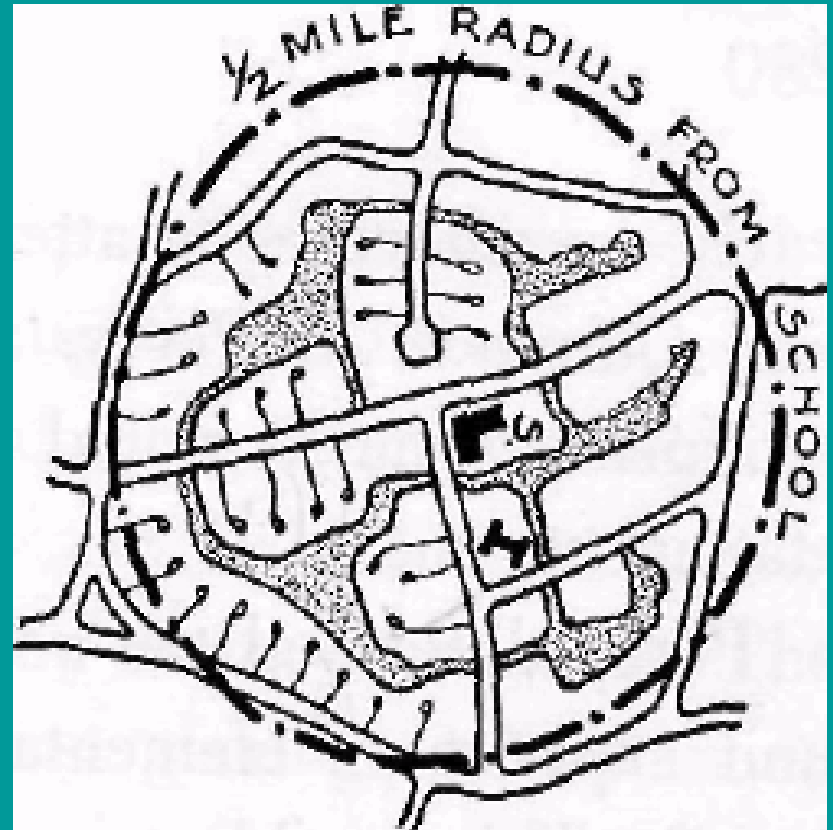
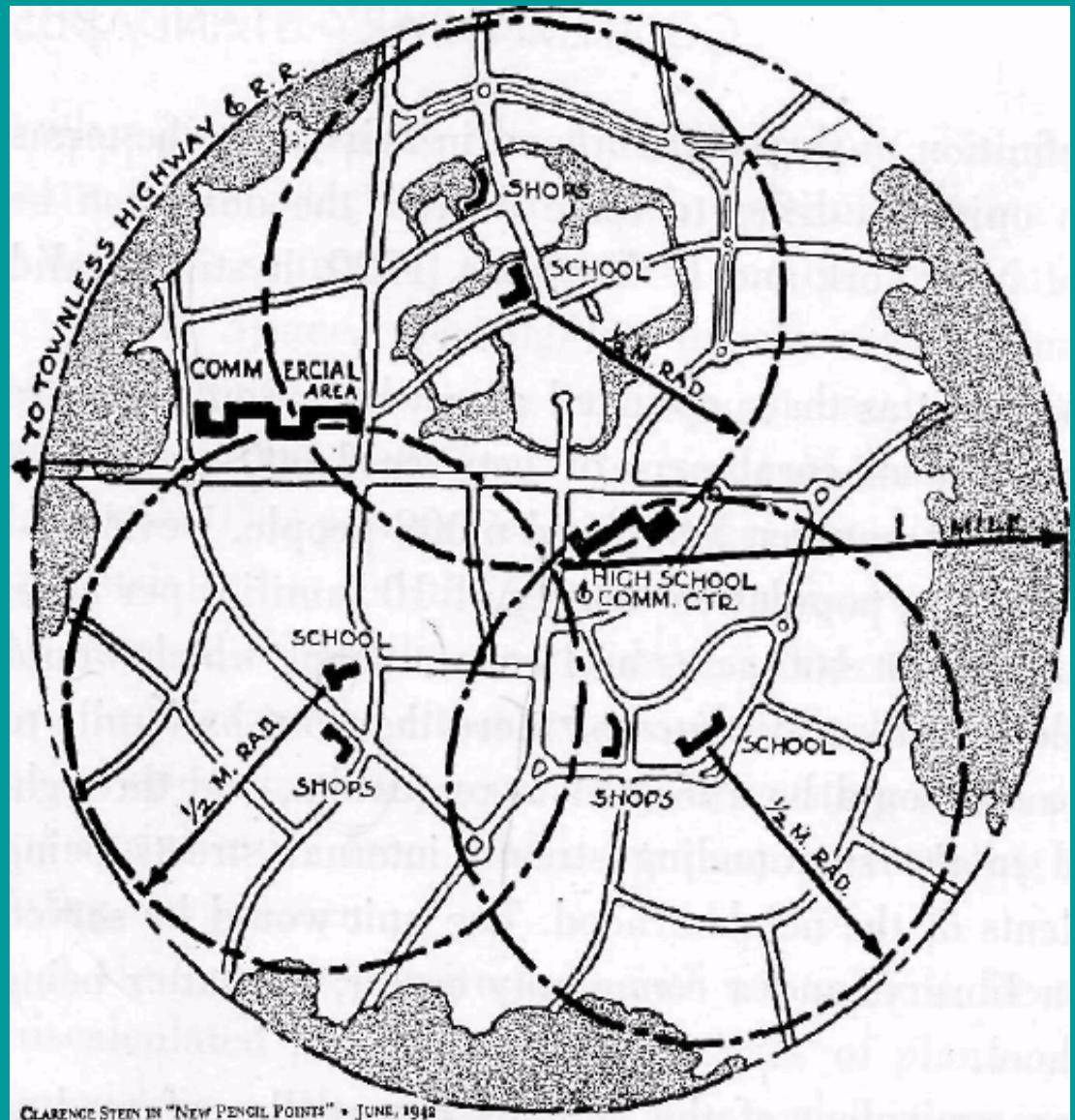


Diagram shows the grouping of 3 neighborhood units served by a high school and one or two major commercial centers, the radius for walking distance to these facilities being one mile.



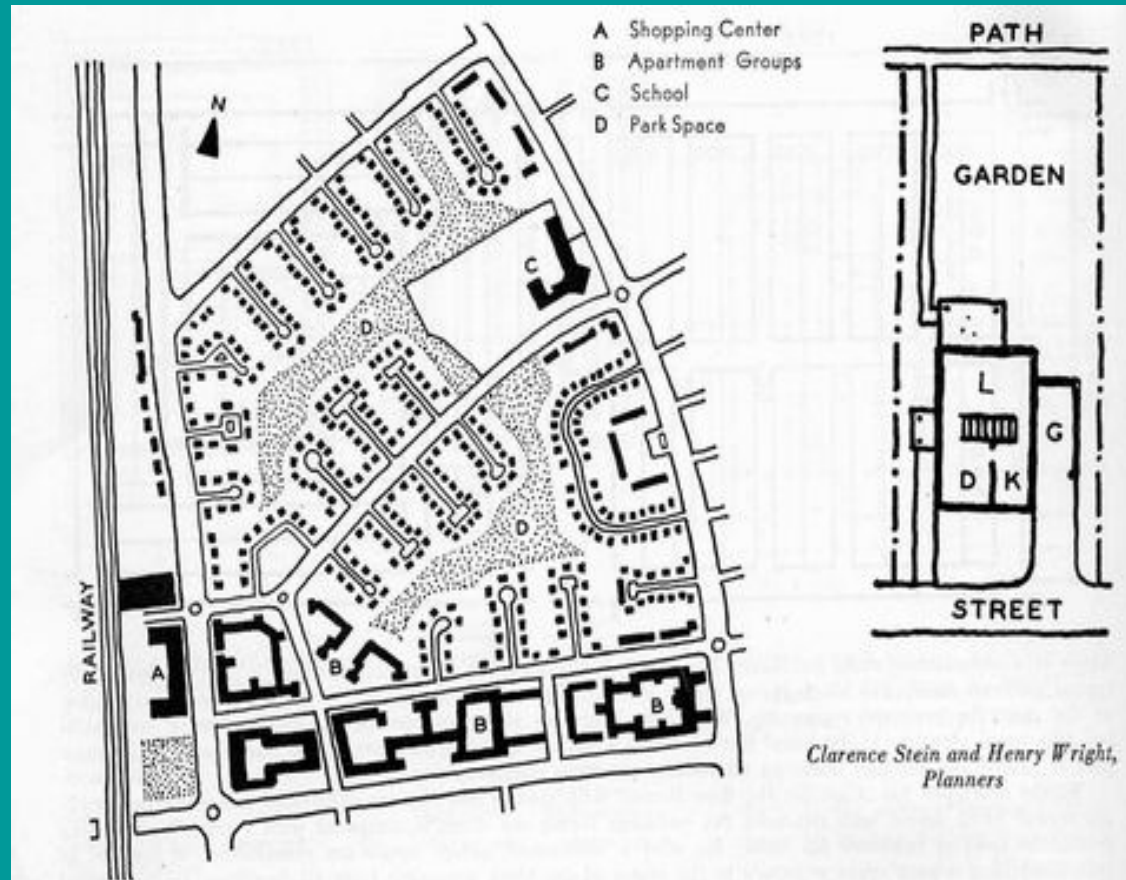
The Neighborhood Unit Concept(3) Radburn City, New Jersey

“The town of the motor age.”

The cul-de-sac (dead-end) residential streets are service roads rather than traffic ways,

The house being reversed so that the living rooms face on the rear gardens with pedestrian paths leading to the continuous park space.

‘A separated dual system of circulation’.





RADBURN, New Jersey, bird eye view

The Neighborhood Unit Concept(4)

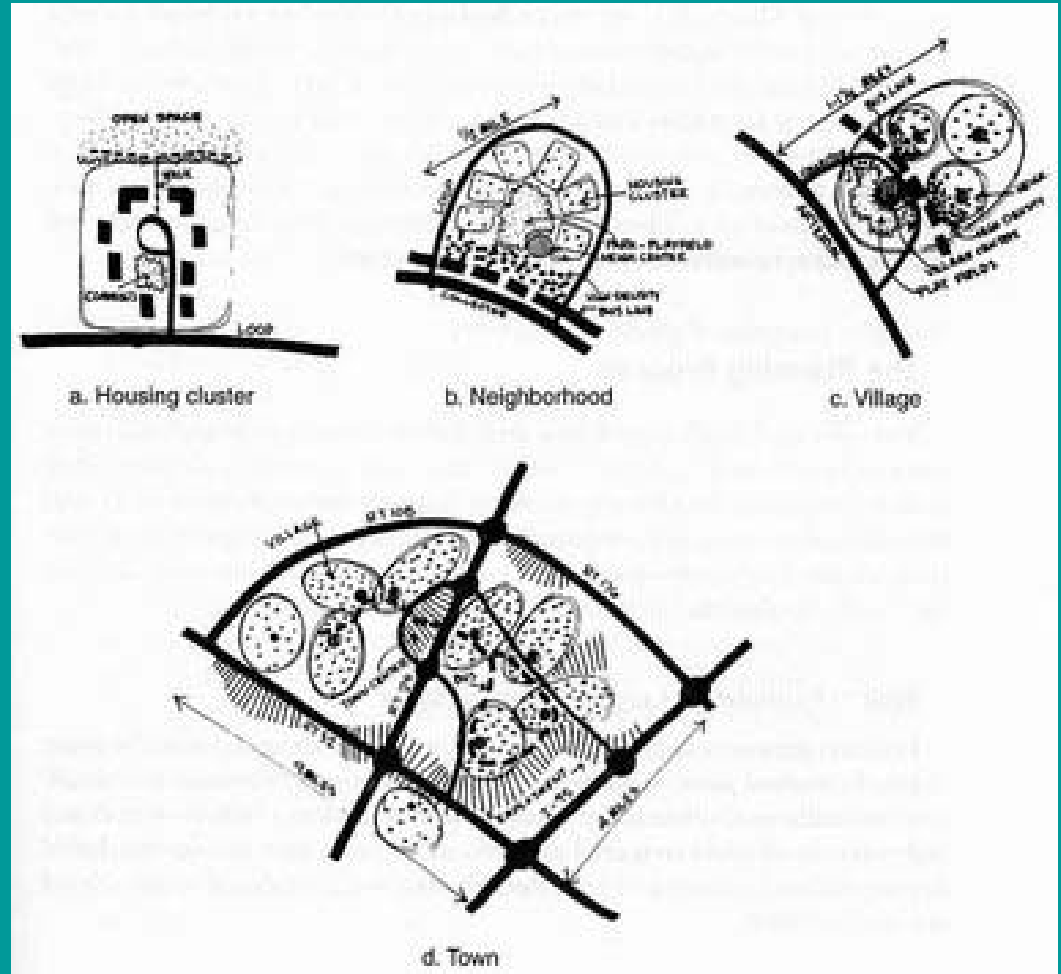
Hierarchy of Neighborhood-Village-Town

Model is used in the design of the new town of Columbia, Maryland (1967).

- a. Housing cluster
- b. Neighborhood
- c. Village
- d. Town

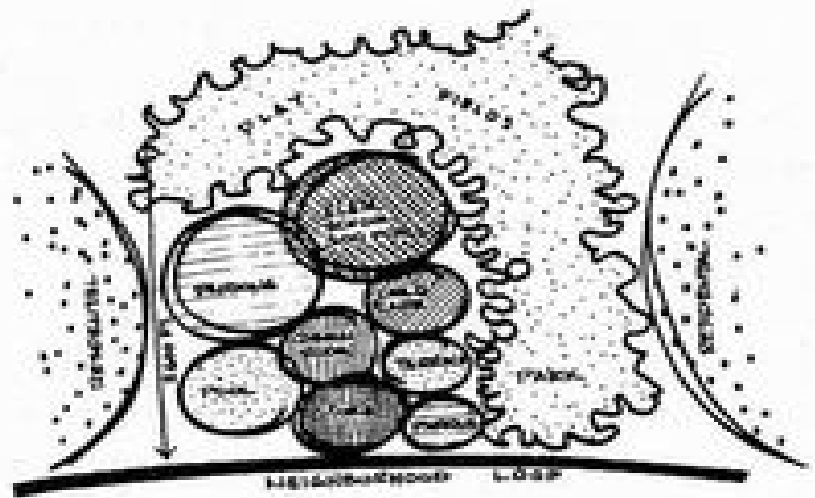
form a nested system of spatial communities.

The sizes are determined by the nature and size of commercial areas and community facilities (particularly schools) in the case of Columbia.



Neighborhood center

consists of a: kindergarten through elementary school supplemented by a day-care center, small store, multipurpose meeting room, park and playgrounds, and serves particularly the most place-bound residents: mothers and young children.

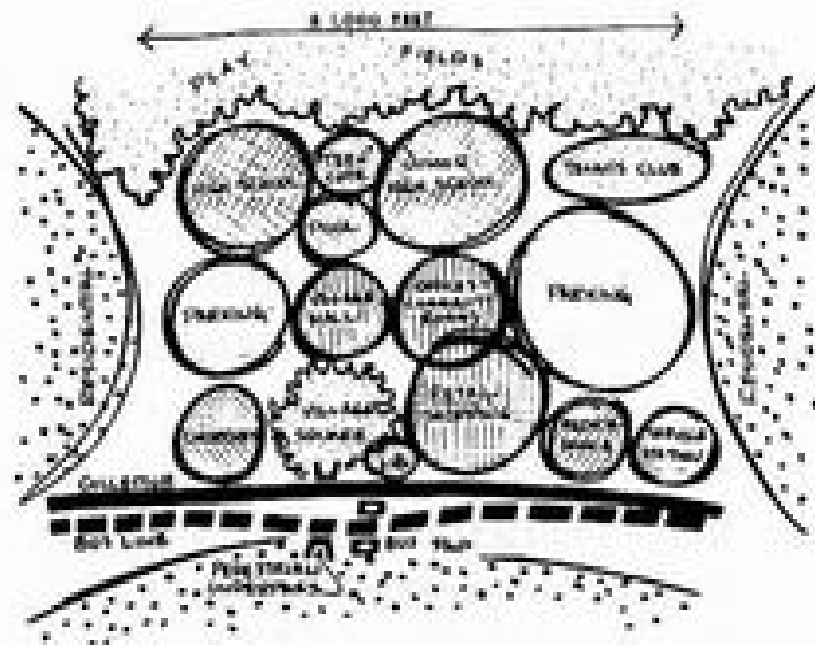


e. Neighborhood center

Village center

contains a high school, a cluster of local shopping establishments, community service facilities and institutions, and recreation facilities to provide the basic goods and services to support households in a trade area population of 10-15,000.

pedestrian and bicycle, automobile, and bus circulation networks link the parts of the community.



f. Village center

The Neighborhood Unit Concept(5)

Transit-Oriented Development (TOD)

- “Pedestrian pocket“ or ‘transit-oriented development’ (1990) is a cluster of housing, retail space and offices within a 400m of a transit station.
- Contains a mix of 2 to 3-story apartments, a mixed-use "main street“, day-care facilities, open space, regional shopping mall, office-homes employment areas and a transit station.
- The idea is to change the isolated land use components of a suburban environment.

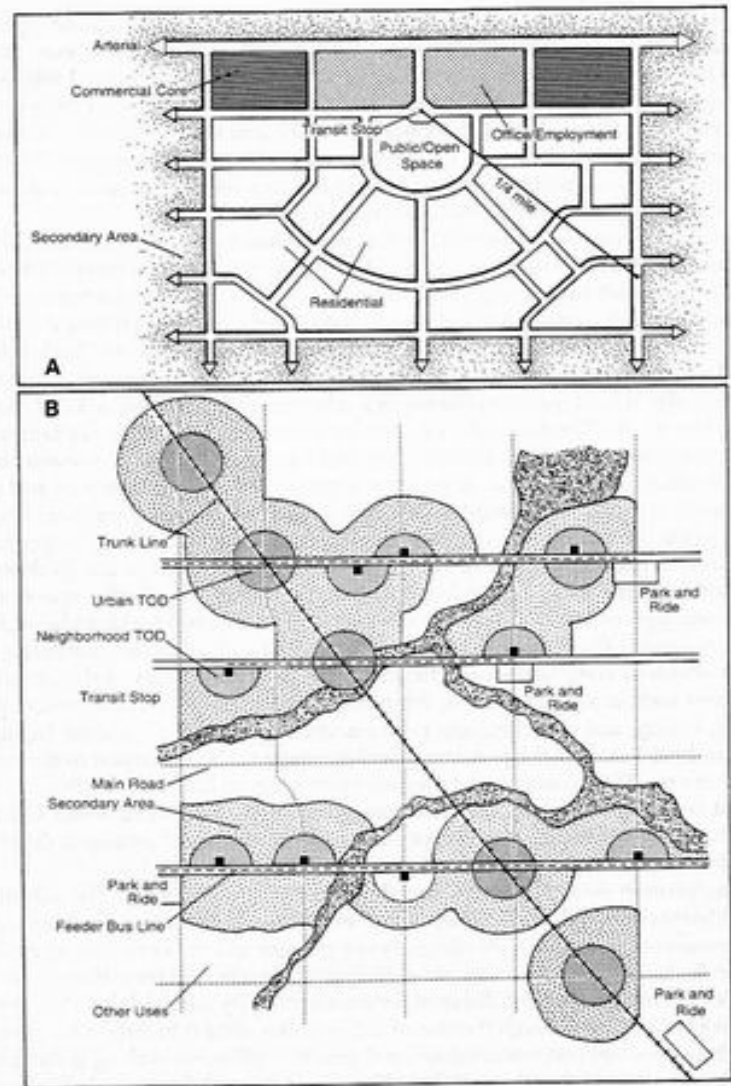


Figure 14-2. The Transportation-Oriented Development Concept. Each transit-oriented development (TOD) of 50–100 acres is a cluster of housing, retail space, offices, and civic uses

- A TOD ranges from 20-40 ha in size, smaller than a new town but more heterogeneous and larger than many planned unit developments (PUDs).
- It contains about 2000 dwellings and about 9 ha of commercial and employment activities.
- It is meant to be home to a mix of income groups and household types: young singles, married couples, families with children, and the elderly.
- Include a light rail station; office space; neighborhood shopping; 1000 parking places; 400 units of townhouses/duplexes; 50 single-family detached dwellings; 150 units of elderly living facilities; house, town hall type meeting space, post office, library, churches; and parks and recreation facilities.
- the upper figure suggests how a hierarchy of TODs might be organized around a public transportation system.
(Sacramento, California 1990)

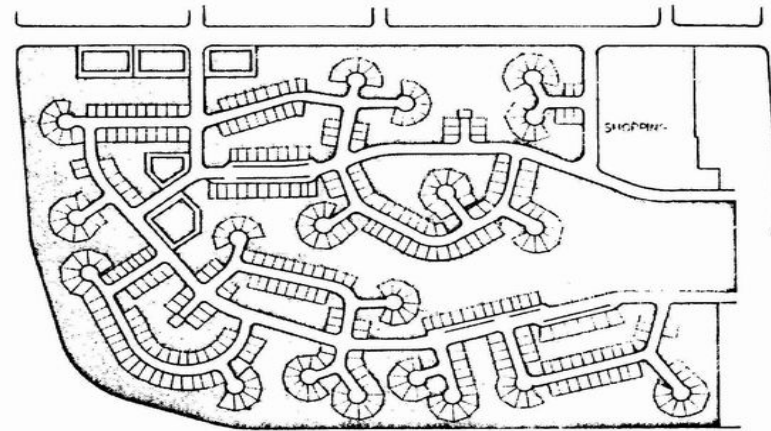
The Neighborhood Unit Concept(6) Suburban Neighborhood Model

Model consists of low-density homogeneous neighborhoods comprised of single-family dwellings, lawns, garages and carports, curving streets, and culs-de-sac.

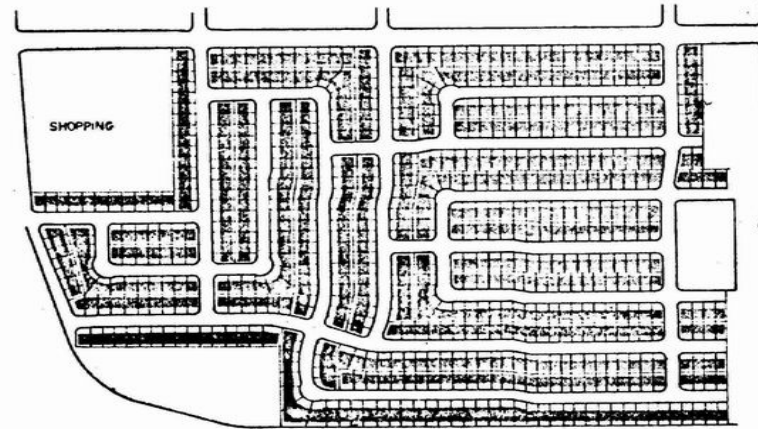
Schools, office parks, shopping centers, and recreation areas are located within convenient distance for commuting by automobile.

This model promotes **mobility through the use of automobiles**; thus it incorporates garages and driveways into residential layouts and generous off-street parking at shopping, employment, and other destinations.

In Turkey, Kemerburgaz, Zekeriyaköy and Beykoz residential areas are examples of Suburban Neighborhood Model



CLUSTER SUBDIVISION



CONVENTIONAL SUBDIVISION

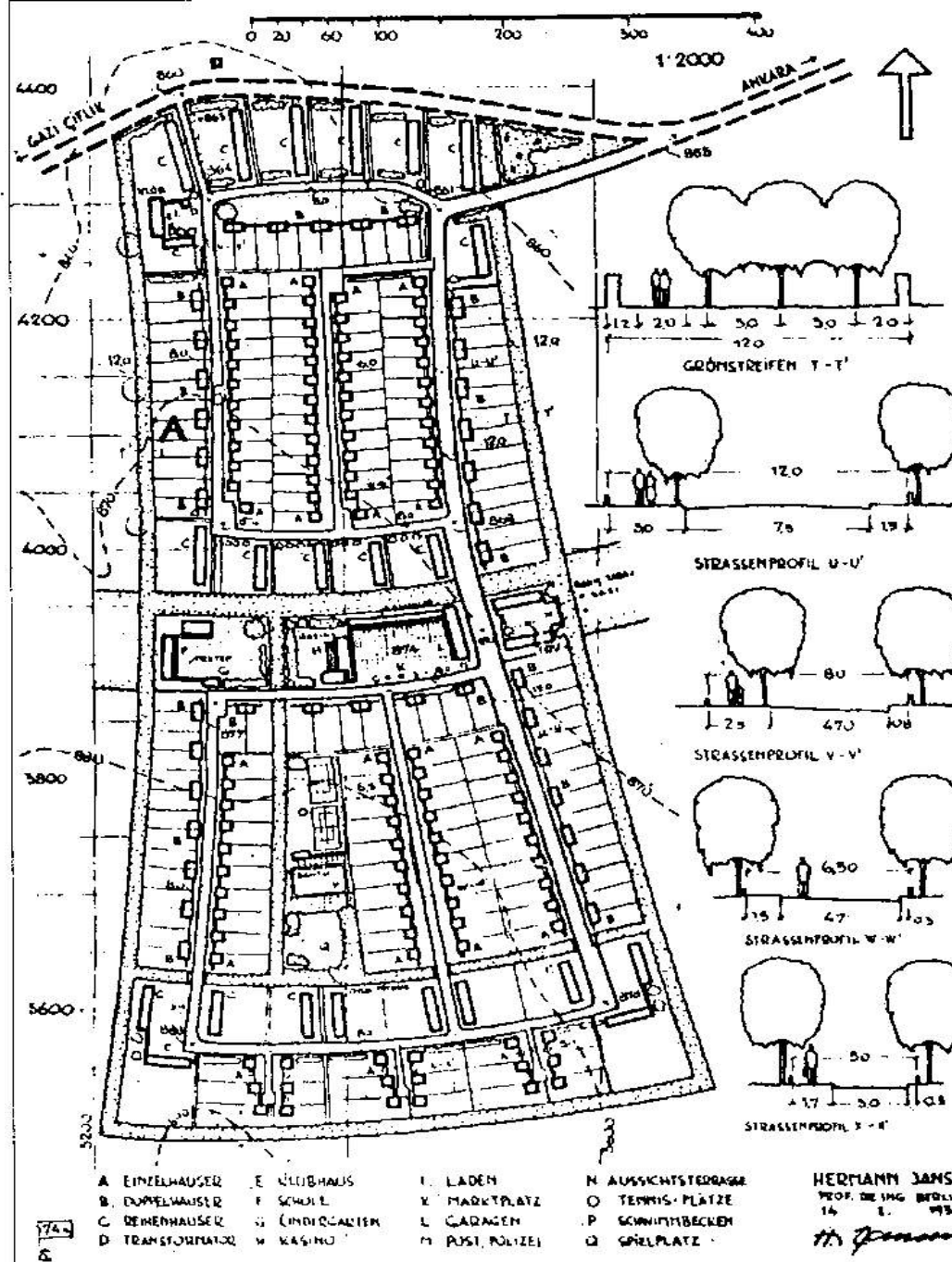
Comparison of a Conventional Subdivision and a Cluster Subdivision

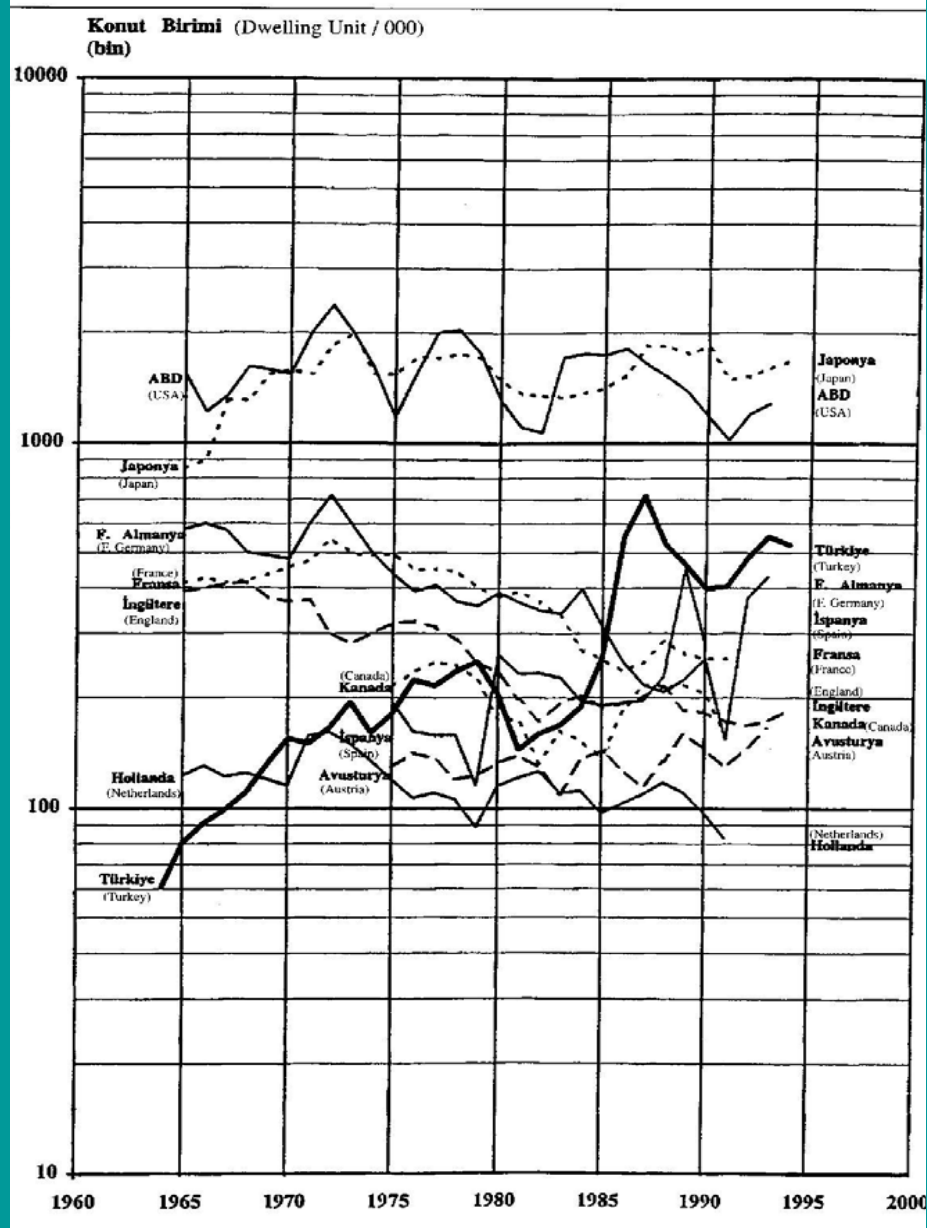
32	Acres in streets	24
22,500	Linear feet of street	16,055
29	Percent of site in streets	15
80	Acres in building sites	4
590	Dwelling units	60

Residential Settlements in Turkey

BAHÇELİEVLER, ANKARA
(1936)

Hermann Jansen





es.1 Türkiye'de ve gelişmiş ülkelerde konut üretimi (Birleşmiş Milletler Yıllıkları; DİE İnşaat İstatistikleri).
fig.1 Housing production in Turkey and developed countries (UN Yearbook; SIS Construction Statistics).

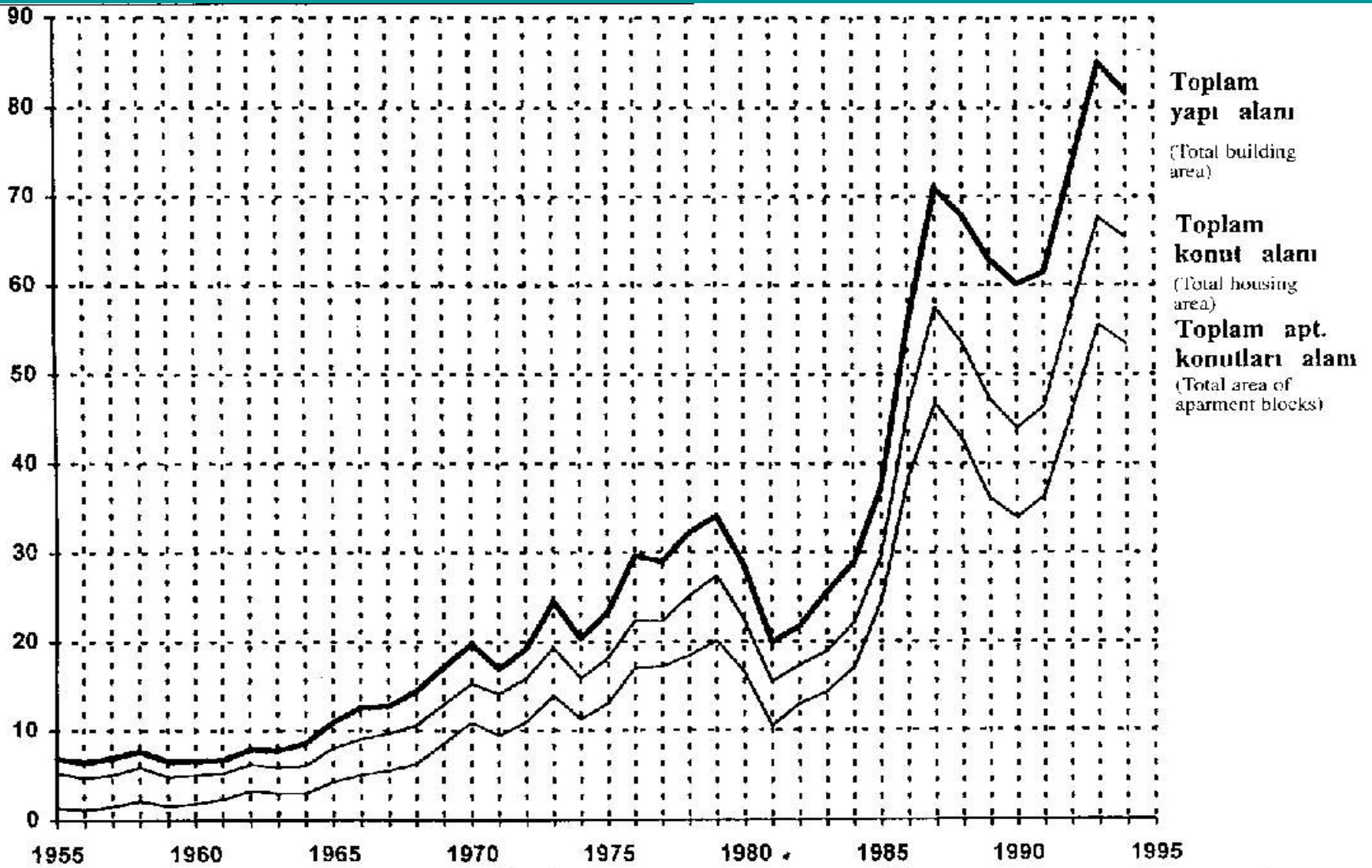


Fig.6 Housing production and the share of cooperatives in Turkey (Statistics Annuals: based on building permits).

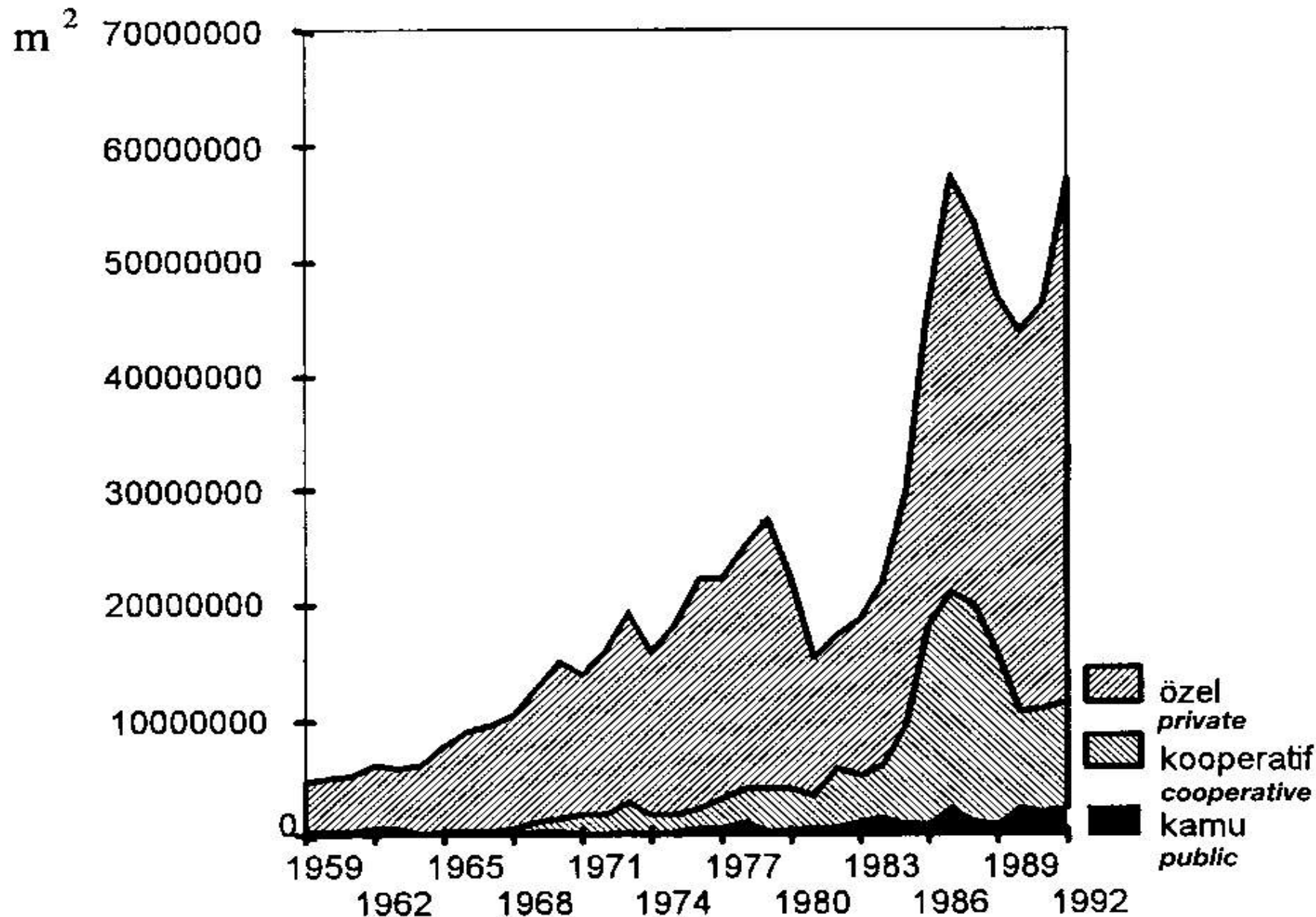
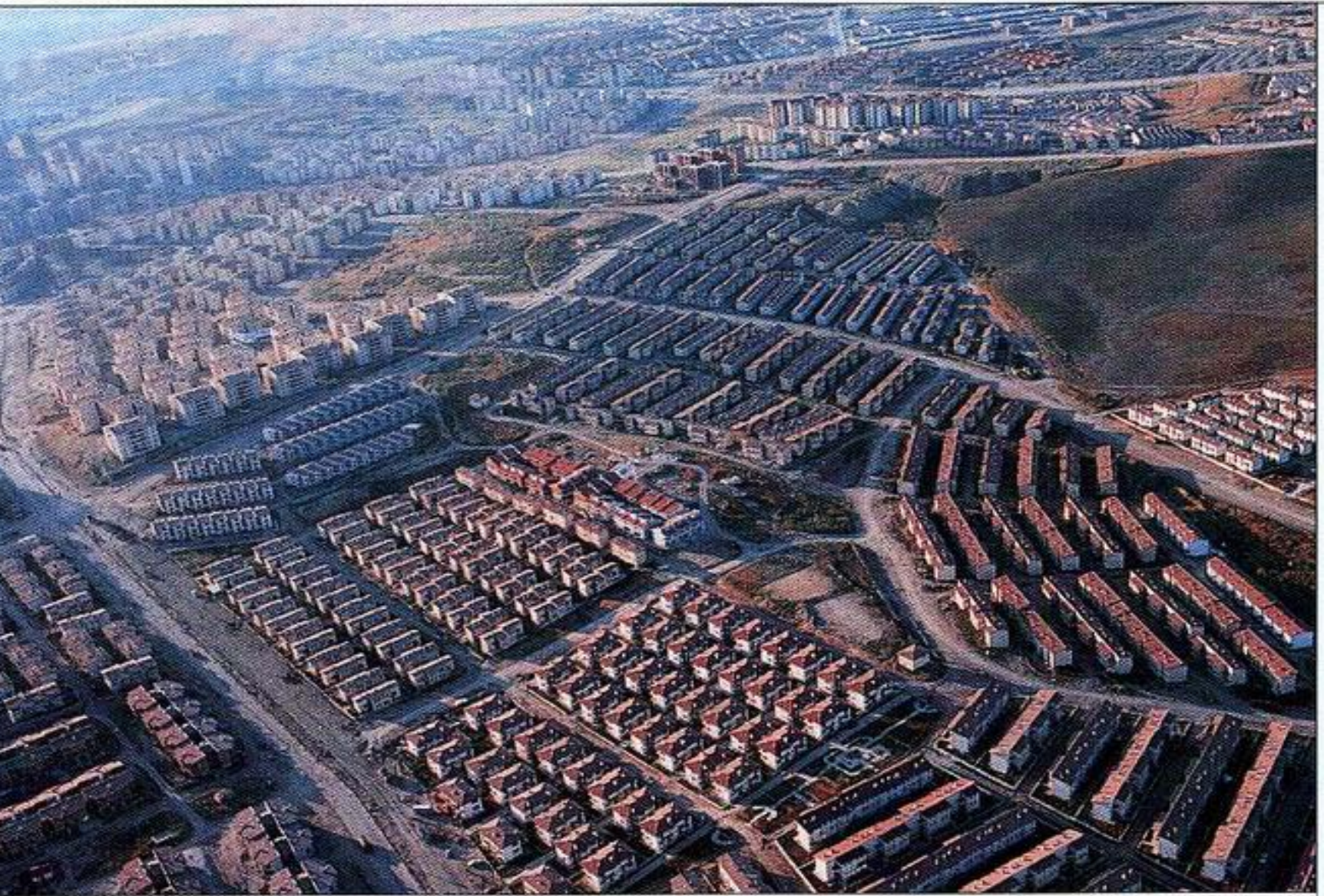


Fig.4 The urban fabric of apartment blocks in Ankara.





Ankara, Batikent kooperatif yerleşmesi (Foto: G. Çizgen).
Batikent cooperative settlement, Ankara (Photo: G. Çizgen).







Zekeriya köy . In Turkey Kemerburgaz, Zekeriya köy and Beykoz residential areas are examples of Suburban Neighborhood Model



CASABA.

Dudullu

- Criticized for creating auto-dependency, and isolating children, the elderly, and others who cannot drive or cannot afford a car and example of consumerism



ASABA



