Every group of people with a shared purpose—i.e., every community--is established with a view to some good; for human beings always act in order to obtain that which they think good. But though all communities aim at some particular and limited good, the CITY *[polis]--which is a community of communities, the highest of all, embracing all the rest--aims at the highest good: the well-being of all its citizens…*

--Aristotle

Northampton, Massachusetts, USA

A city can only be [constructed] in the form of [neighborhoods]…. Each neighborhood must have its own center, periphery, and limit….[and] must integrate most of life's daily functions—dwelling, working, leisure, education, worship—within an area based upon THE COMFORT OF A WALKING PERSON…. *Simplicity must be the goal of the urban plan, however complex the urban geography and topography. The city must be articulated into public and domestic spheres, civic architecture and vernacular buildings, squares and streets,* IN THAT HIERARCHY*; and urban blocks should be as numerous and small as their occupying uses permit….*

--Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

I. Space is a Thing: an urban thing….
   a) Space and Anti-space

II. Elements of the City: What is Urban Form?
   a) City as environmental order, economic order, moral order, and
      formal / material order
   b) Urban *formal order*: a network of streets and blocks, with a mix of daily
      life activities within pedestrian proximity (120 - 200 acres)
   c) Urban spatial types: plaza, square / boulevard, avenue, street, alley
   d) Urban building types: foreground and background

III. Ten Characteristics of Good Towns and Neighborhoods

IV. The Transect and Transect-based zoning

V. Traditional Architecture and Urbanism as "The Original Green"

A Brief Introduction to Traditional Town Planning

I. Space is a Thing: an Urban Thing….

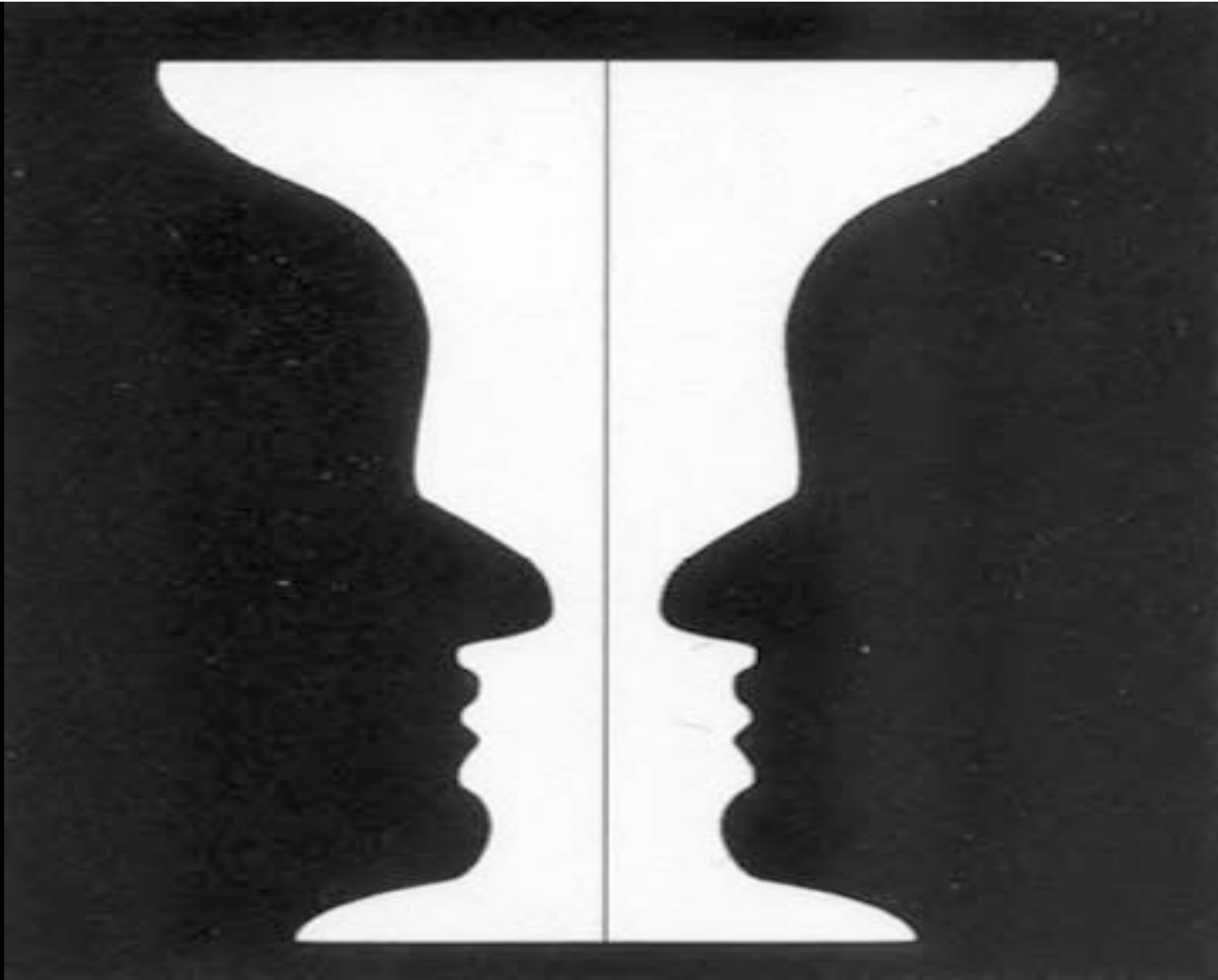A Brief Introduction to Traditional Town Planning

Figure and (Back) Ground

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Space and "Anti-space"

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Anti-space

Space

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Space

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Space

A Brief Introduction to Traditional Town Planning

Space

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Space

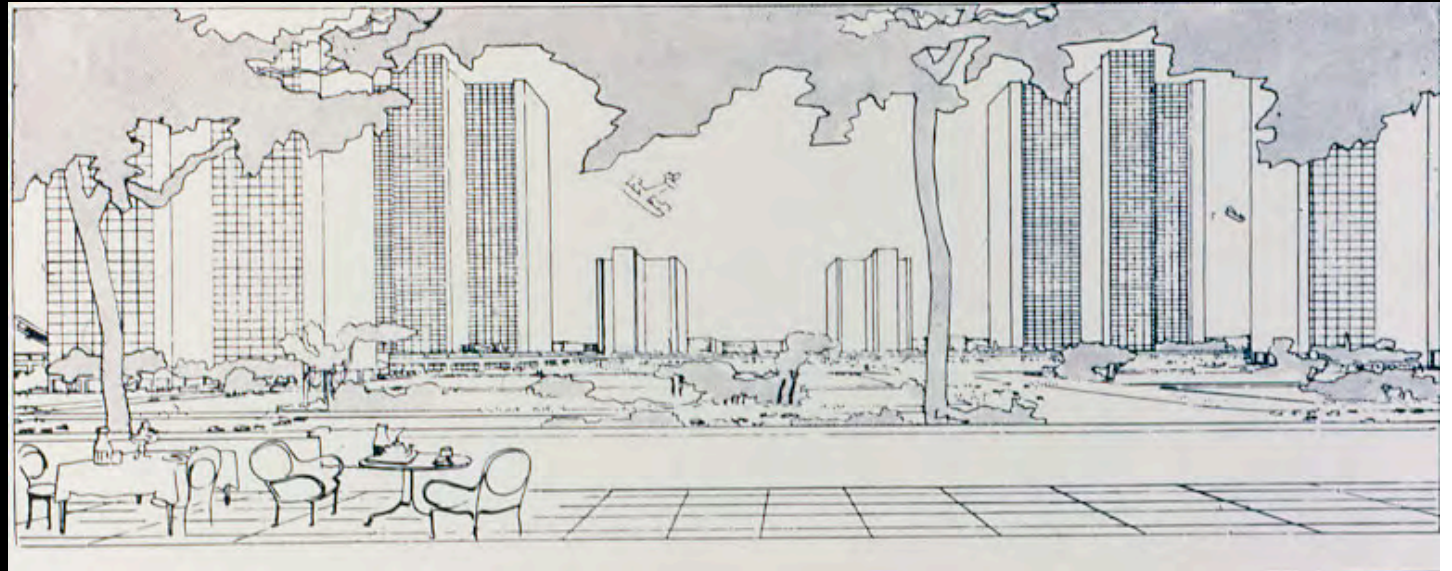# A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Space

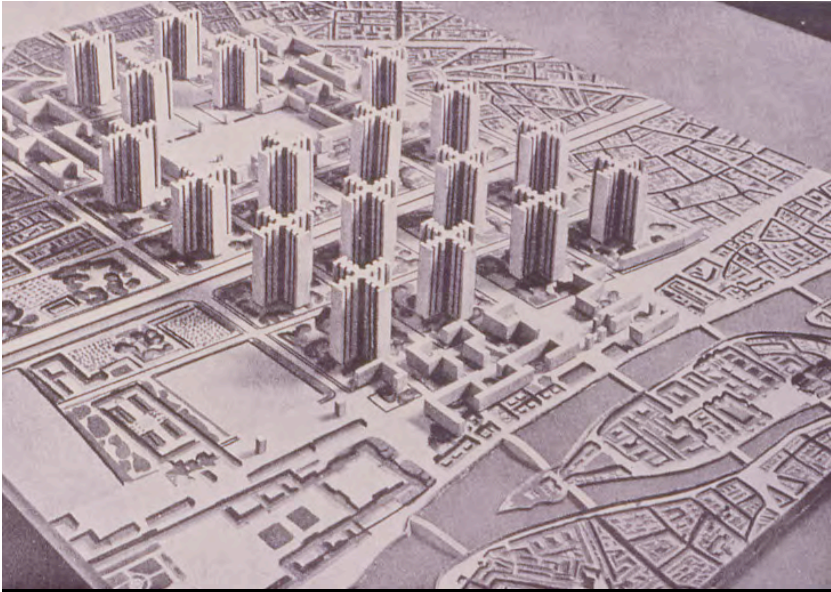# A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Anti-space

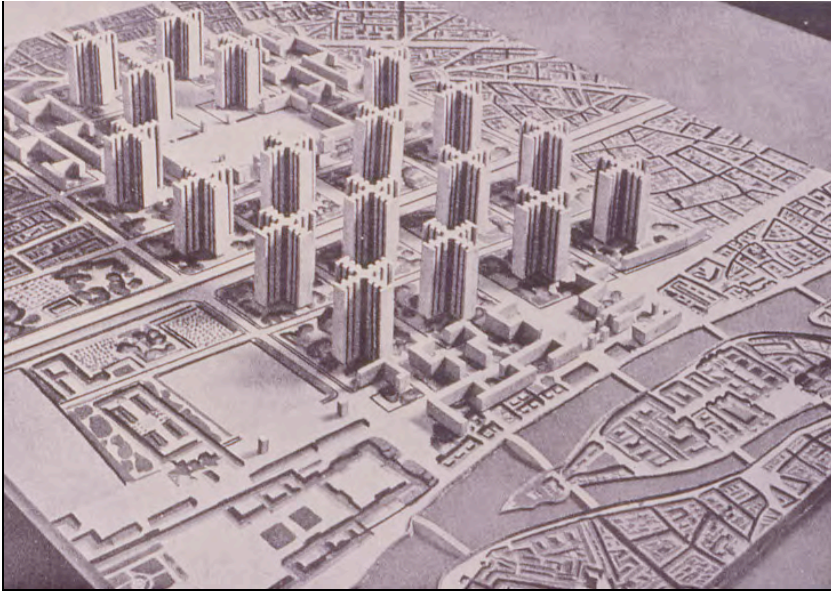# A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Plan Voisin (top) / The Radiant City (bottom): utopia as towers in a park (anti-spatial)

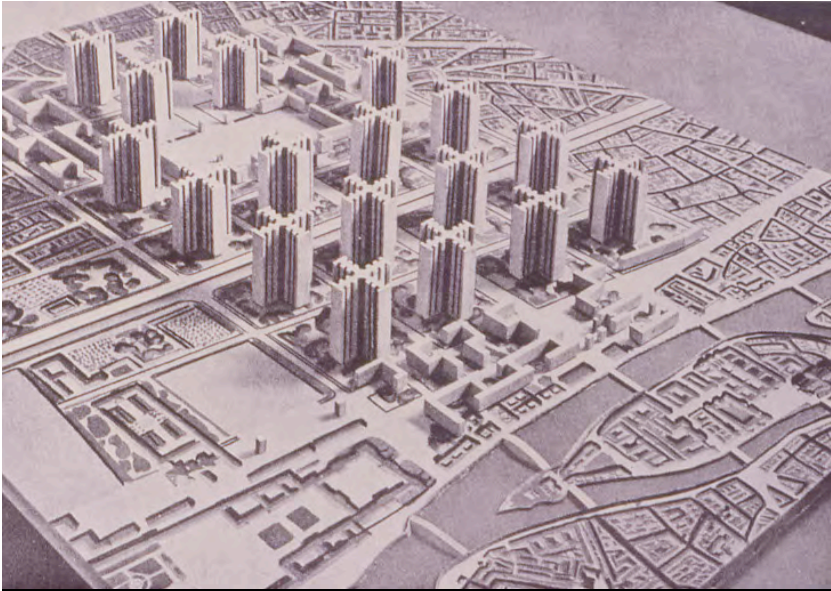# A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Plan Voisin / Chicago Loop perimeter (anti-spatial)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Plan Voisin / Houston downtown perimeter (Anti-spatial)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Contemporary suburban sprawl I (Anti-spatial)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Contemporary suburban sprawl II (Anti-spatial)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

II. What is Urban Form?

Urban formal order: a network of streets and blocks, with a mix of daily life
activities within pedestrian proximity (120 - 200 acres)

Urban spatial types: plaza, square / boulevard, avenue, street, alley

Urban building types: foreground buildings / background buildings

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RES PUBLICA

MONUMENTS
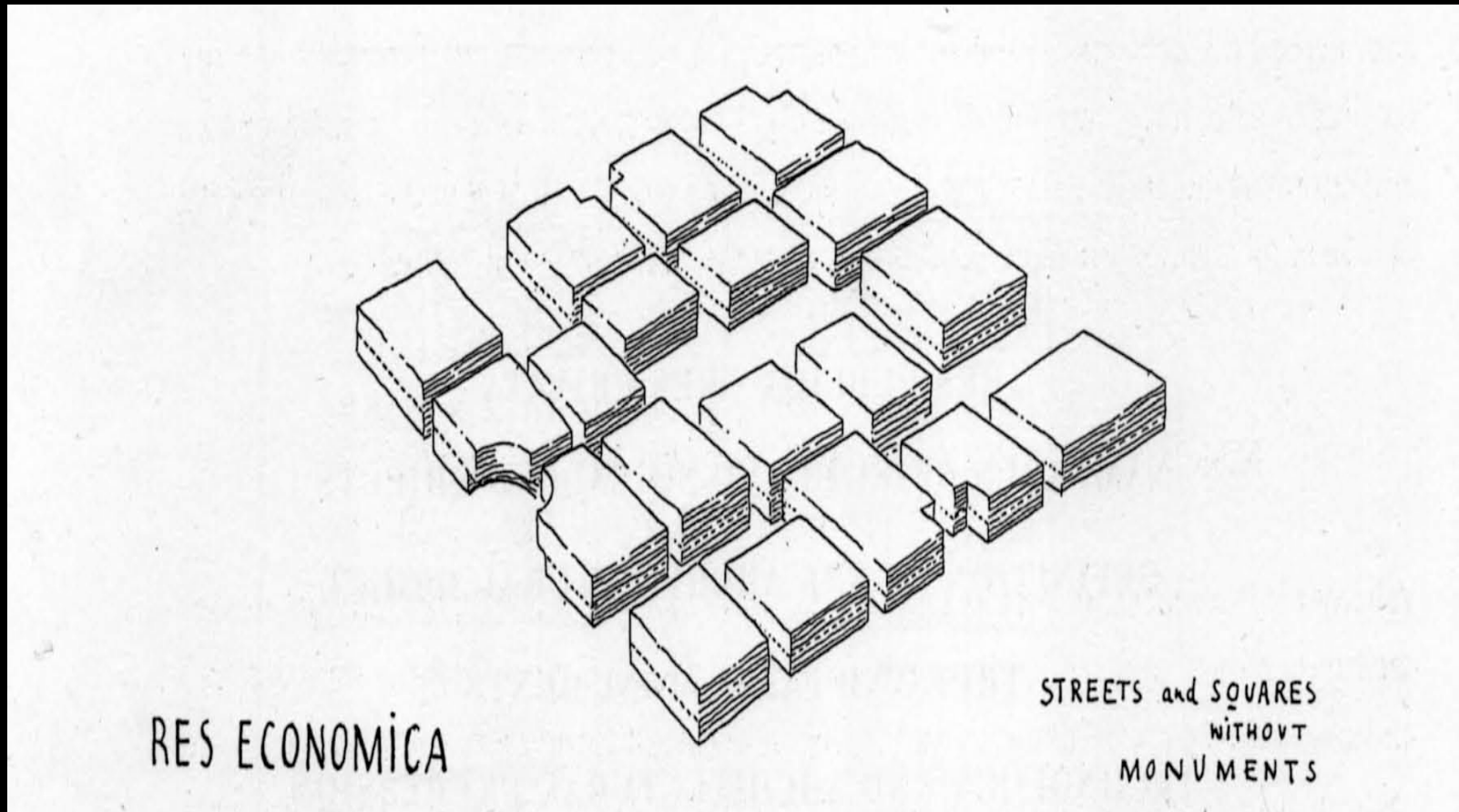WITHOUT
STREETS or SQUARES
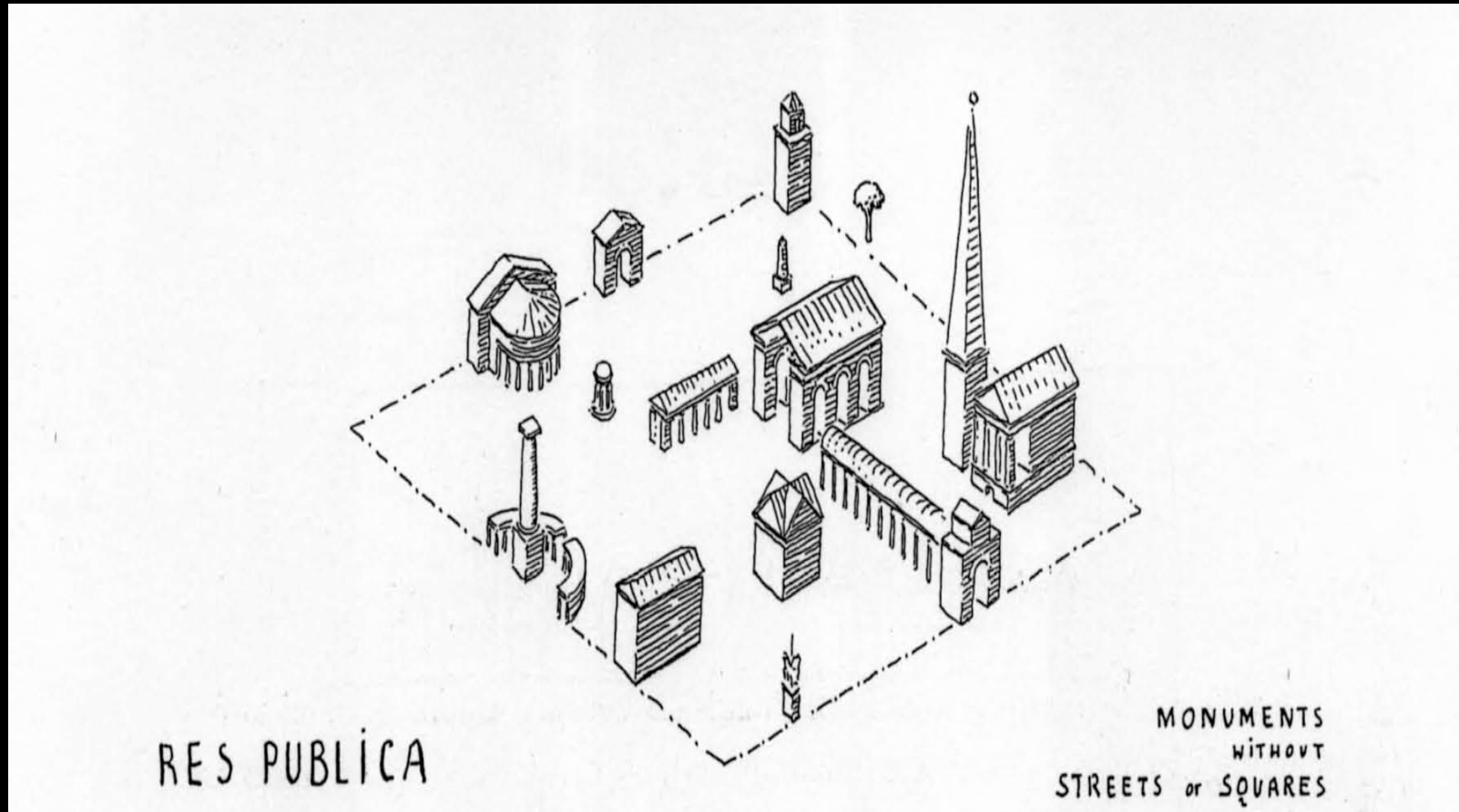
The Public Realm: Civic Buildings, Religious Buildings, Monuments—foreground

Characteristics of traditional towns and city neighborhoods - Drawing courtesy of Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RES ECONOMICA

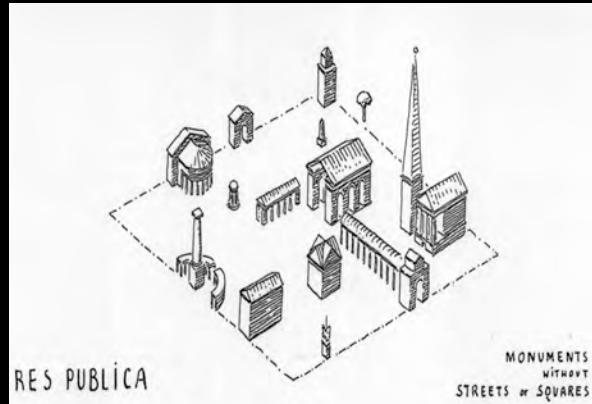STREETS and SQUARES WITHOUT MONUMENTS

The Private Realm: Residential Buildings, Commercial Buildings--background

Characteristics of traditional towns and city neighborhoods   Drawing courtesy of Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RES PUBLICA — MONUMENTS WITHOUT STREETS or SQUARES

+

RES ECONOMICA — STREETS and SQUARES WITHOUT MONUMENTS

LK 83

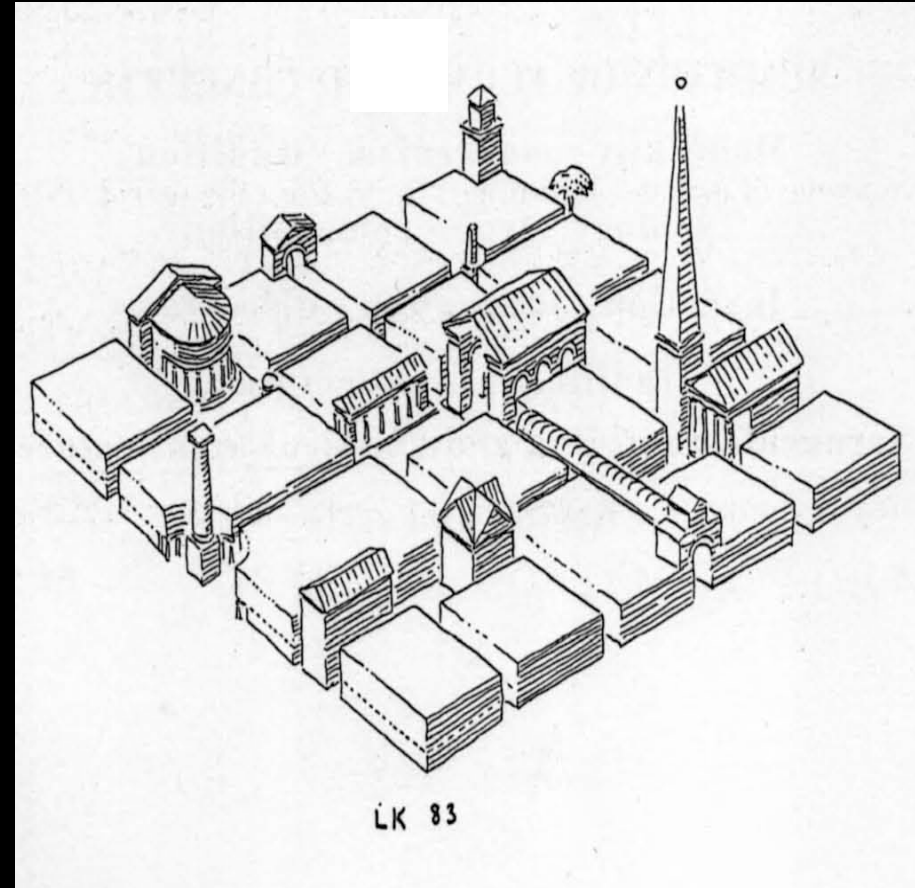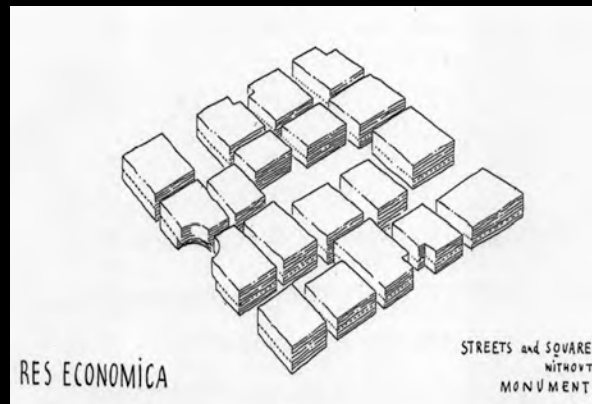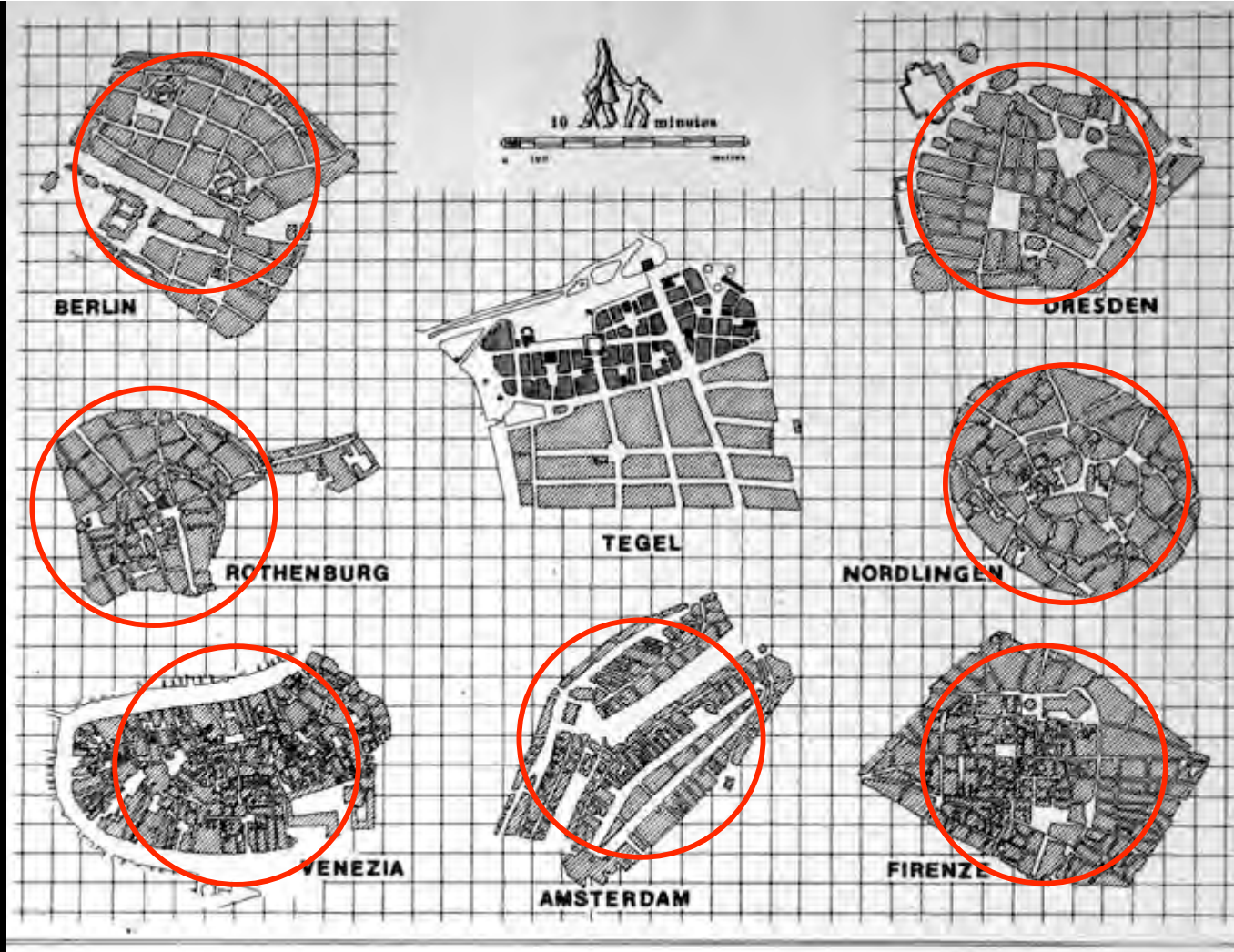*Public Realm + Private Realm: =   The City*

Characteristics of traditional towns and city neighborhoods - Drawings courtesy of Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

The MEASURE of good urbanism: the 1/4 mile radius (5-minute) walk

Characteristics of traditional towns and city neighborhoods - Drawing courtesy of Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

MR. BESS'S NEIGHBORHOOD

LAWRENCE AVE. (4800 NORTH)

Lincoln Square - Chicago, IL

Lincoln Square, located in the heart of Chicago's North Side, is accessible by car, the CTA Brown Line, the Metra UP-N line or by bus.

- Public Parking Lots
- Chicago Park District
- CTA Brown Line 'L'
- CTA Brown Line Station
- Metra UP-N Line
- Metra Station
- Chicago River

Map of neighbourhood public parks, parking, and transit amenities

The Neighborhood: Fundamental Unit of Urban Design

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*
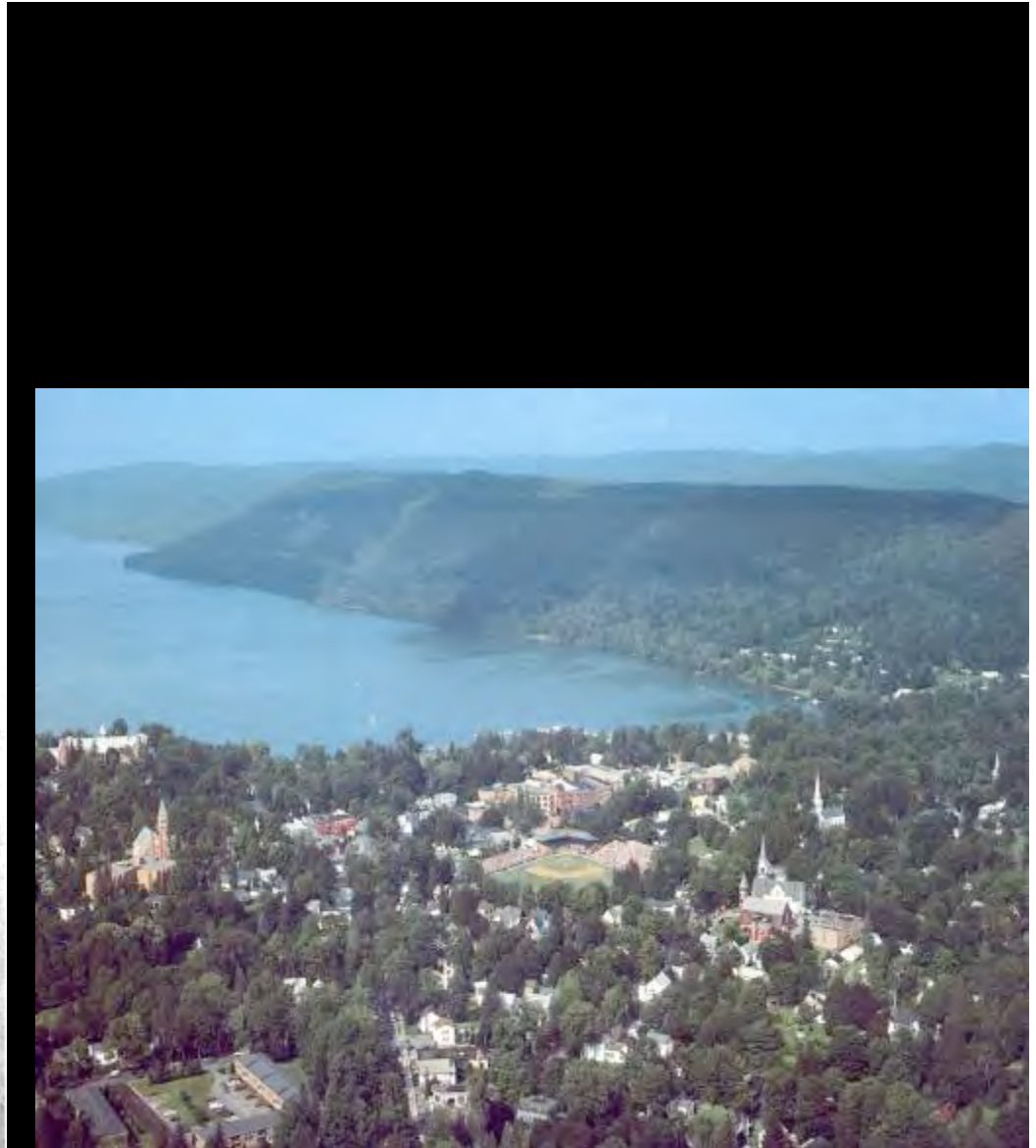
MR. BESS'S NEIGHBORHOOD

The Neighborhood as Village

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

MR. BESS'S NEIGHBORHOOD

The Neighborhood as Small Town

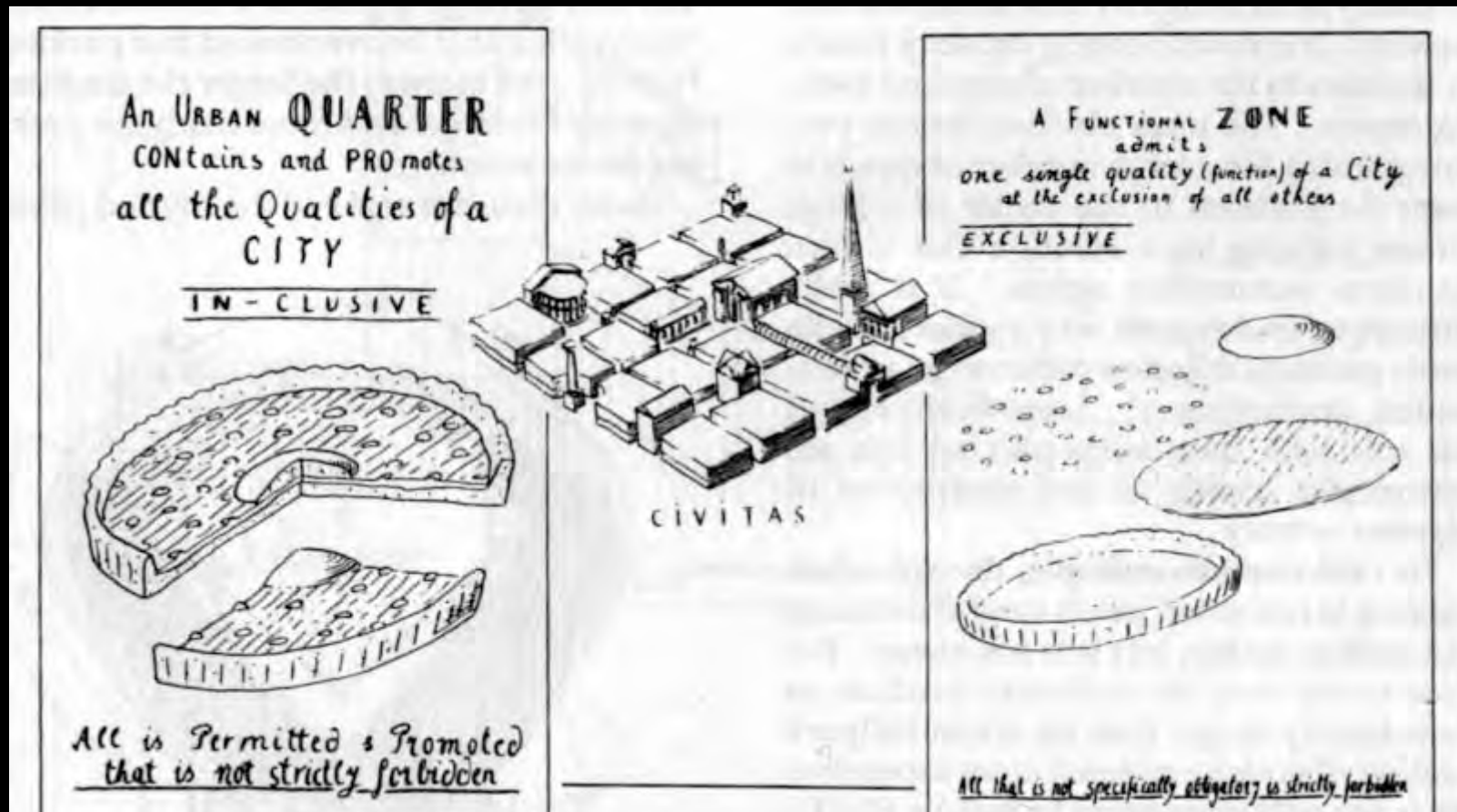A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

The Neighborhood in the City

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

The multi-use (urban) neighborhood

The (anti-urban) functional ZONE

Characteristics of traditional cities: a City is like a pizza / a post-1945 Suburb like a collection of ingredients

Drawing courtesy of Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Components of Sprawl I: mono-culture of housing

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Components of Sprawl II: mono-culture of shopping

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Components of Sprawl III: mono-culture of offices

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Components of Sprawl IV: civic building as "big box"

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Components of Sprawl V: auto-oriented / pedestrian-hostile infrastructure

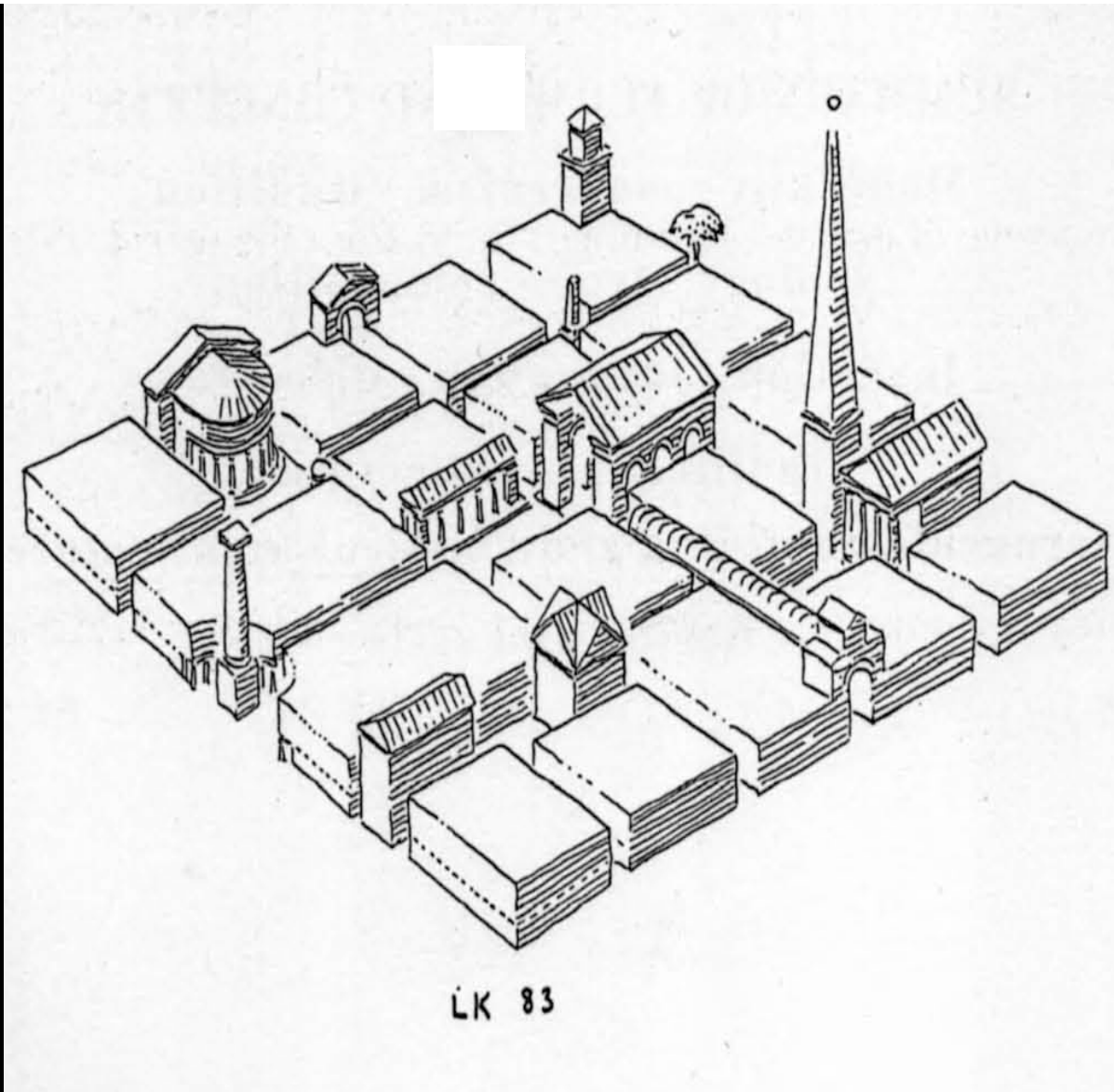A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Three mono-functional zones: single-family houses, apartments, shopping (w/parking lot)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Spatial characteristics of traditional cities: streets and squares - Drawing courtesy of Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Urban Spatial Types / The Plaza (clockwise from top left): Siena, Bruges, Todi, Pienza

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Urban Spatial Types / The Square (clockwise from top left): Paris, London, Boston, New Orleans

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Urban Spatial Types: The Boulevard (clockwise from top left: aerial view, median, road way, sidewalk), Boston

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Urban Spatial Types / The Boulevard (sidewalk, road way, median, monument), Cooperstown

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Urban Spatial Types: The Avenue (clockwise from top left: Paris; Chicago; Skaneateles, NY; Northampton, MA
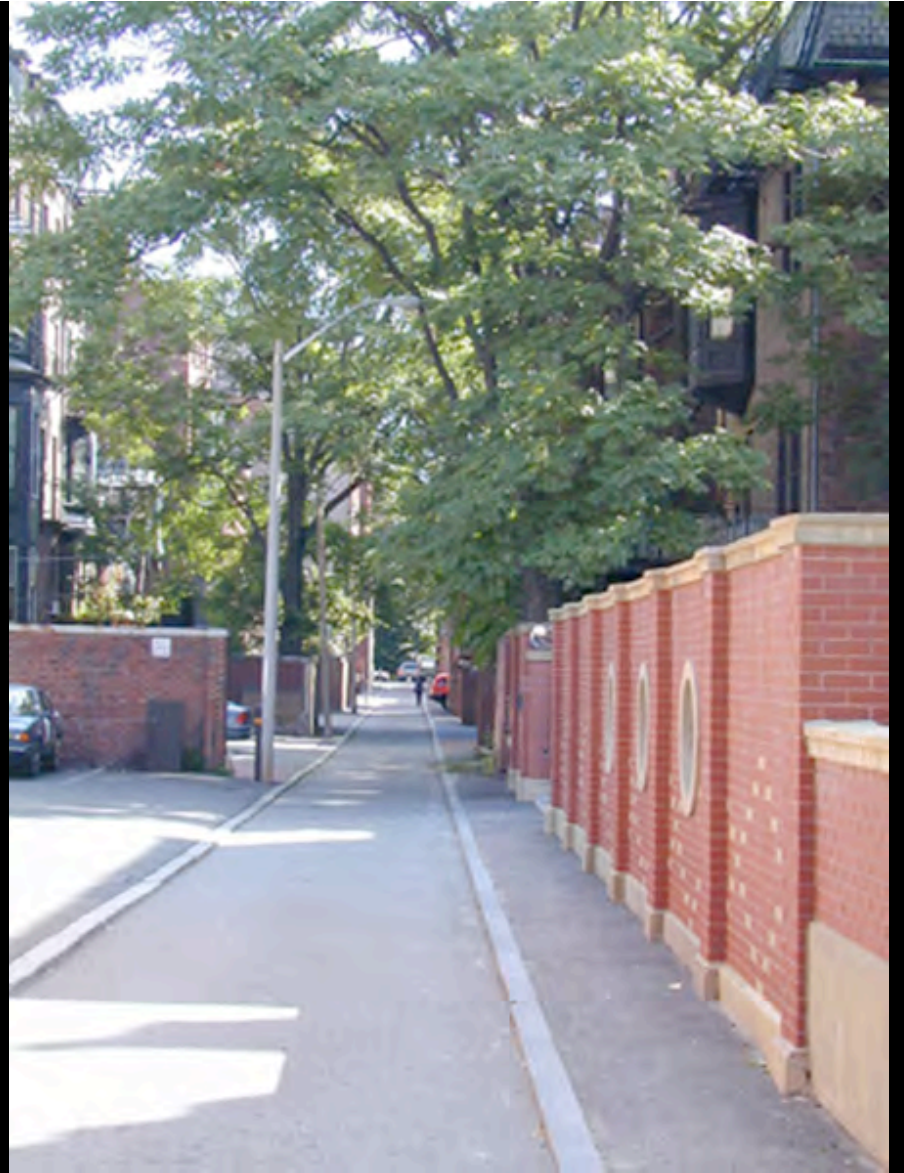
A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Urban Spatial Types / The Street (clockwise from upper left: Bruges, Charleston, Nantucket, Chicago)

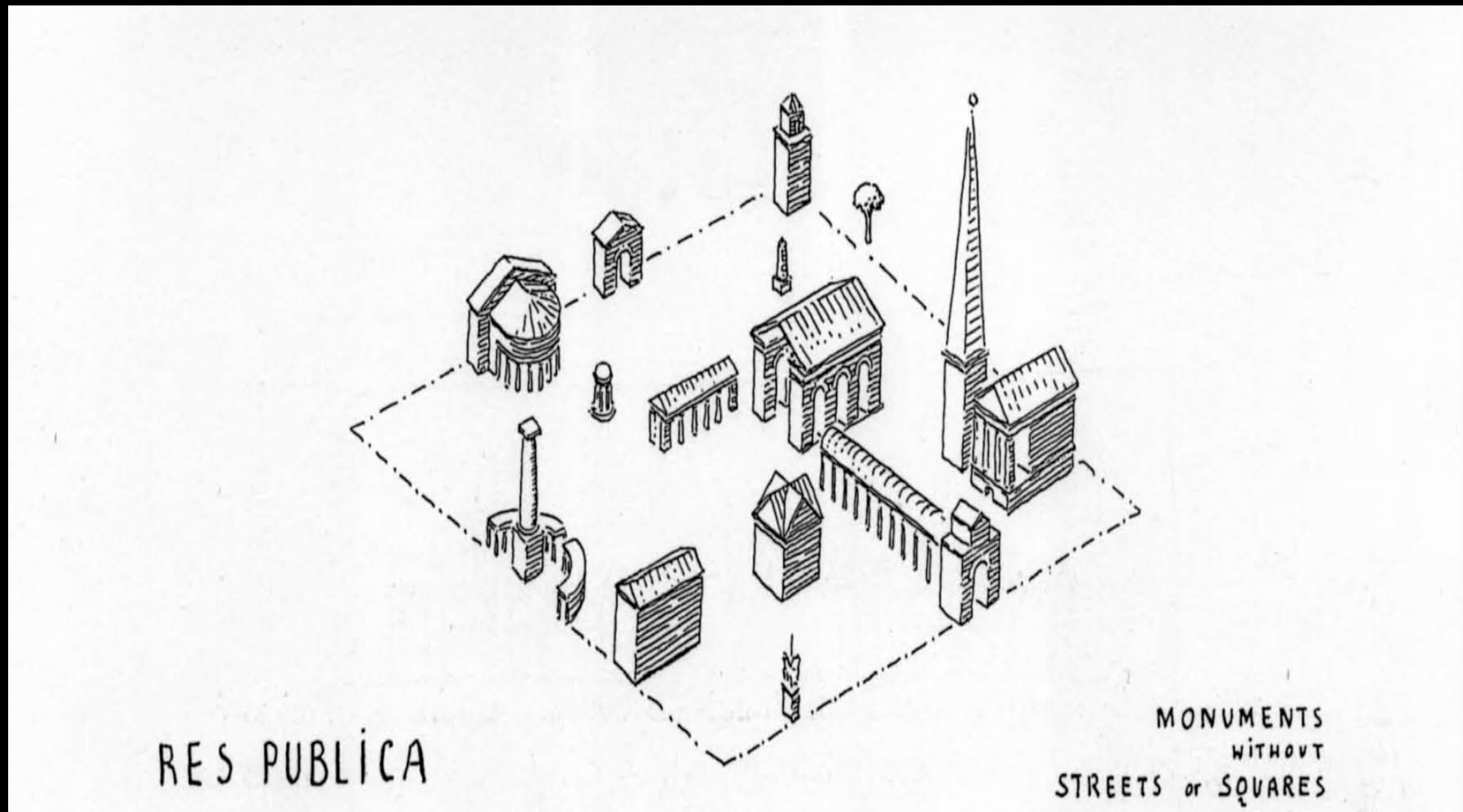A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio (copywrite ND 2008)

Urban Spatial Types: The Alley / Lane (clockwise from top left: London, Boston, Chicago)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RES PUBLICA

MONUMENTS
WITHOUT
STREETS or SQUARES

The Public Realm: Civic Buildings, Religious Buildings, Monuments—foreground

Urban Foreground Buildings (n.b. the de facto notion of building hierarchies) - Drawing by Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Foreground Buildings (European): clockwise from top left, church, opera house, cathedral, monument
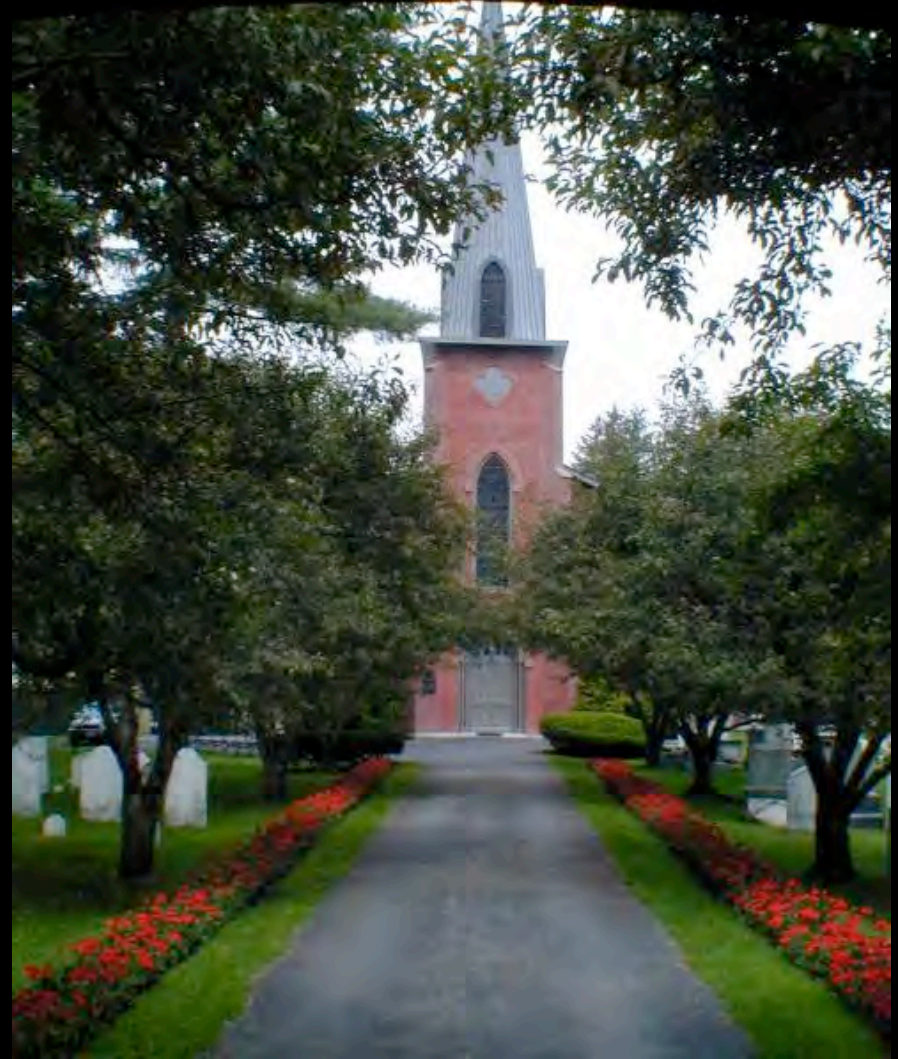
A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Foreground Buildings (American): clockwise from top left, market hall, church, post office, monument

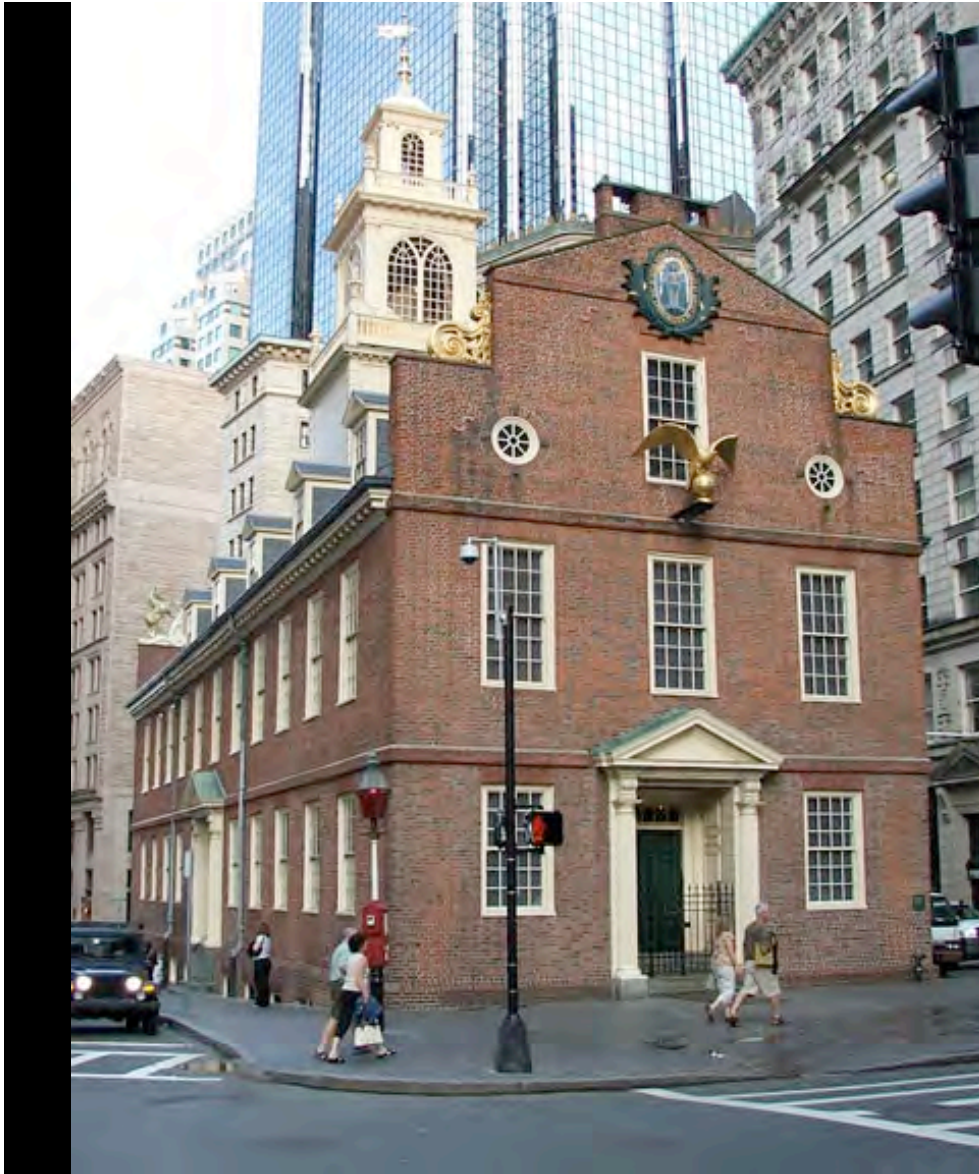# A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Urban Building Types / Foreground Buildings – churches terminating axial vista

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Urban Building Types / Foreground Buildings fronting squares

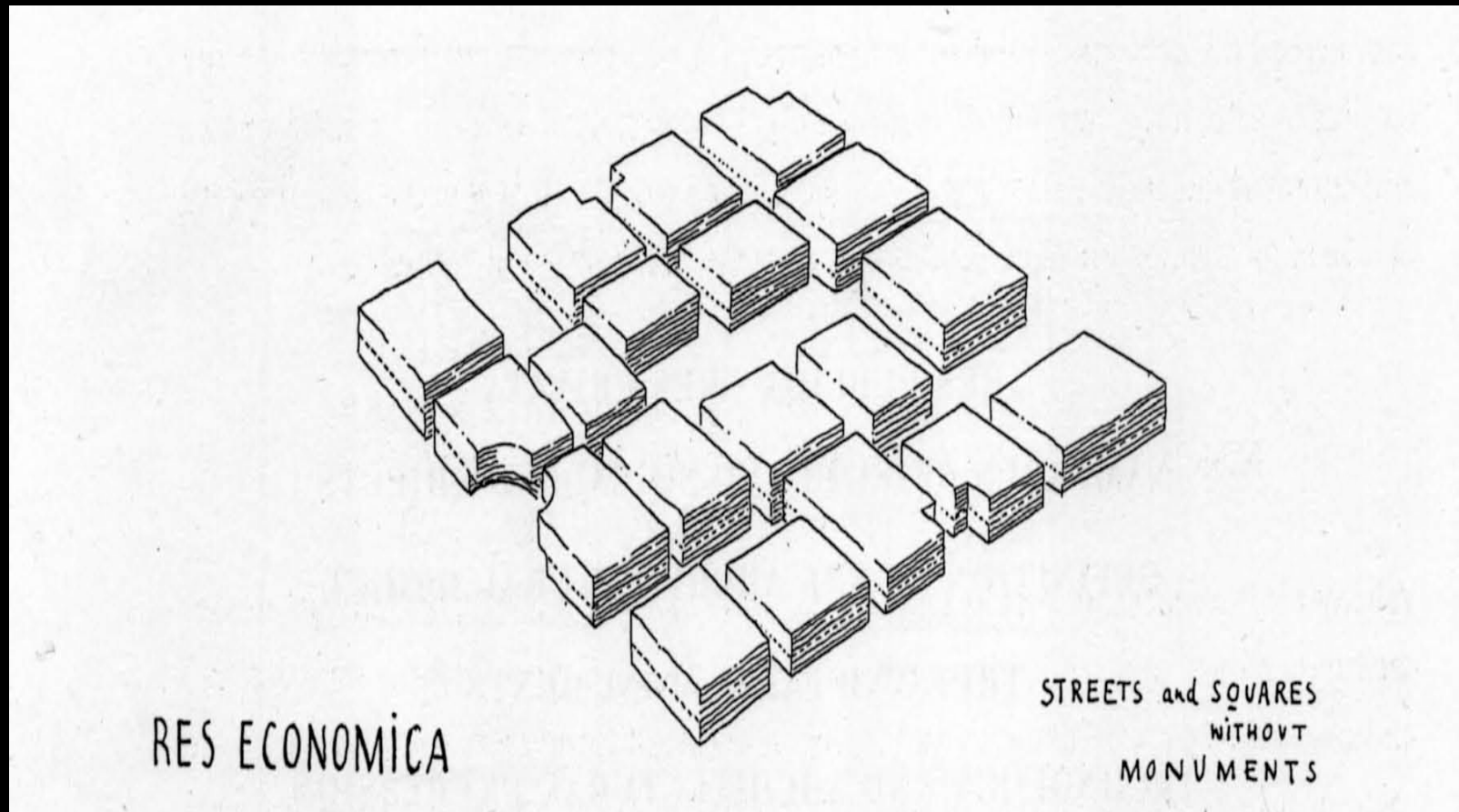A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Urban Building Types / Foreground Buildings (clockwise from lower left: state house, school, ballpark, library)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RES ECONOMICA

STREETS and SQUARES
WITHOUT
MONUMENTS

The Private Realm: Residential Buildings, Commercial Buildings--background

Urban Background Buildings - Drawing courtesy of Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Background Buildings: mixed-use (retail below, apartments or offices above)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Background Buildings: mixed-use (retail below, apartments or offices above)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Background Buildings: single family houses

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Background Buildings: multi-family housing

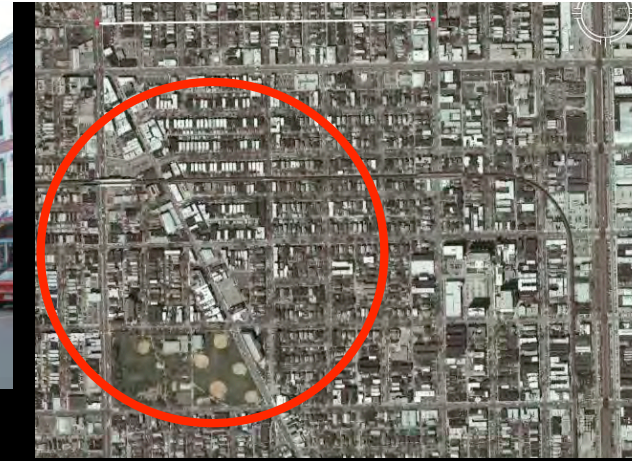# A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Ten Characteristics of Good Towns and Neighborhoods

Skaneateles, NY / Lincoln Square, Chicago

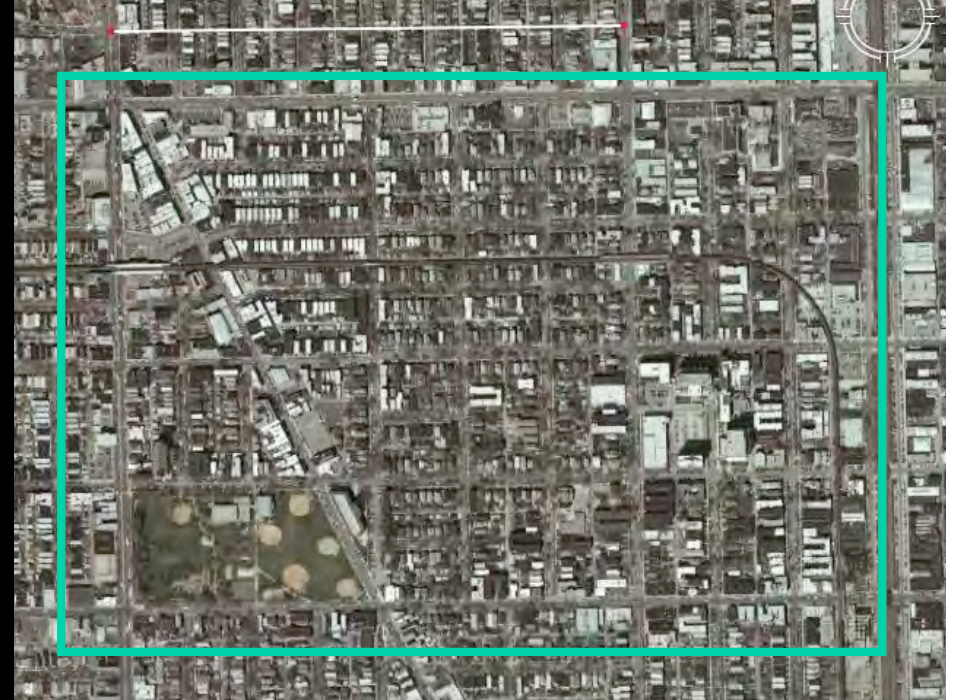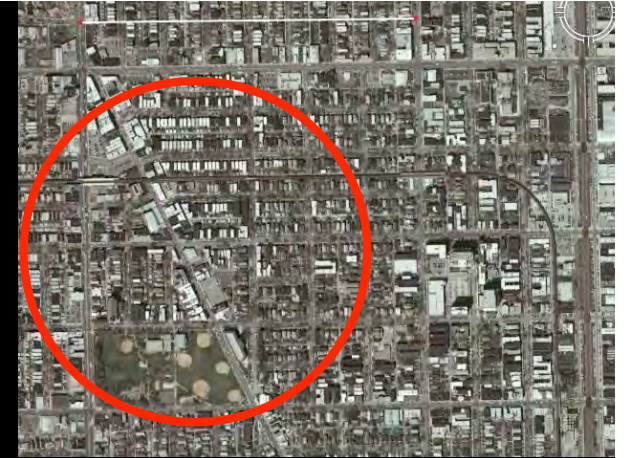## A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

1) A good town / neighborhood: has a discernible center

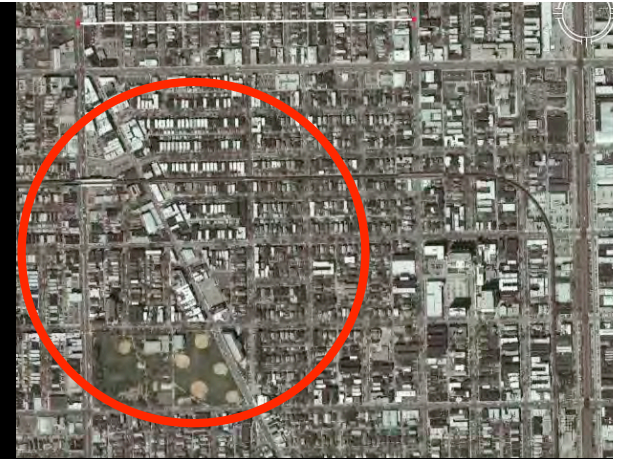# A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

2) A good town / neighborhood: may have a more-or-less discernible edge

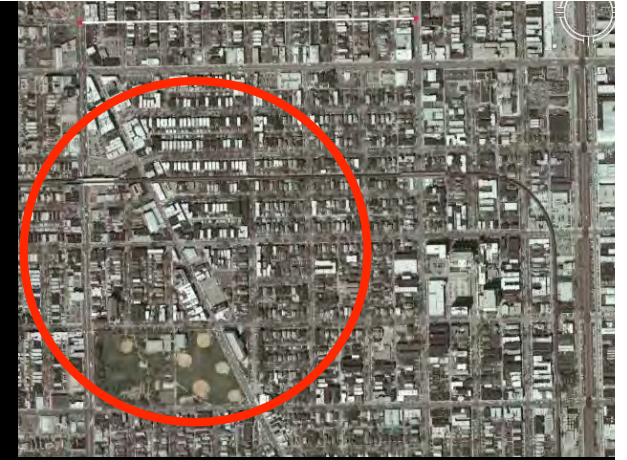# A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

3) A good town / neighborhood: is pedestrian friendly

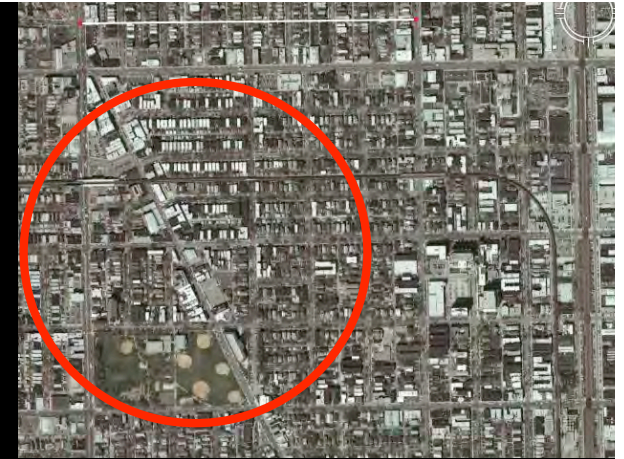# A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

4) A good town / neighborhood: has a variety of dwelling types -- single family house (left), 2-flat (right)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

4) A good town / neighborhood: has a variety of dwelling types -- row-houses (left), 6-unit apartments (center), 12-flat (right)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

4) A good town / neighborhood: has a variety of dwelling types (carriage houses)

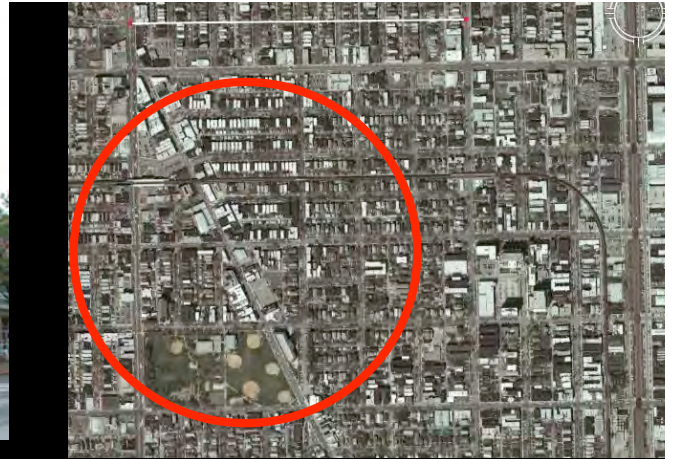A Brief Introduction to Traditional Town Planning

4) A good town: has a variety of dwelling types (apartments above stores)

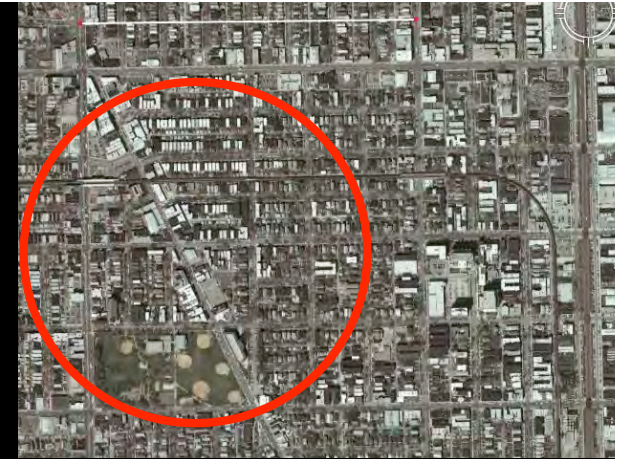# A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

5) A good town / neighborhood: has stores and offices located at and/or near its center
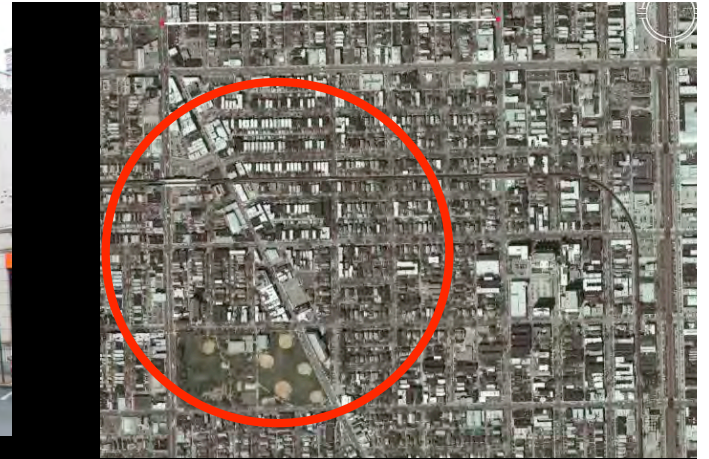
A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

6) A good town / neighborhood: has an elementary school and parks / playgrounds to which most children can walk

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

7) A good town / neighborhood: has small blocks with a network of through streets

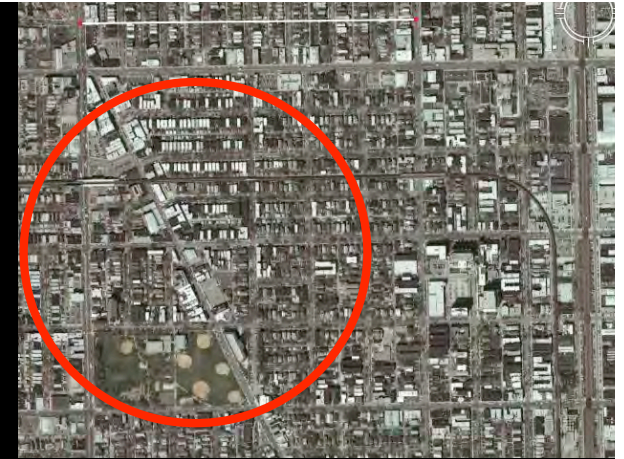A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

8) A good town / neighborhood: places its buildings close to the street

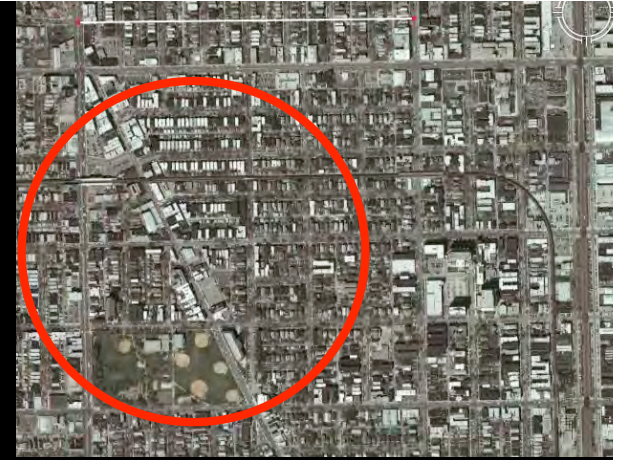A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

9) A good town / neighborhood: utilizes its streets for parking

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

10) A good town / neighborhood: reserves prominent sites for civic buildings and community monuments

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

IV. The Transect and Transect-based zoning

RURAL |||||||||||||||||||||||||||||||||||||||||| URBAN

| RURAL TRANSECT ZONES | URBAN TRANSECT ZONES | DISTRICTS |

| T1 NATURAL | T2 RURAL | T3 SUB-URBAN | T4 GENERAL URBAN | T5 URBAN CENTER | T6 URBAN CORE | D SPECIAL DISTRICT |

DRAWING BY LEON KRIER

T2

T3

T4

T5

T6

The Rural-to-Urban Transect is a diagram of human habitat describing the relationship of the rural environment to traditional urban environments. The Rural Transect proper (zones T1 and T2) designates areas generally not subject to human settlements larger than the family, and differentiates between natural landscapes (both raw and preserved) and cultivated landscapes. The Urban Transect refers in turn to that range of human habitats that support human flourishing, within which human settlements are part of a sustainable eco-system that includes both natural and cultivated landscapes. This range of human habitats, depicted as "Transect-zones," progresses from less dense human settlements (T-3) to more dense human settlements (T-6); but each urban Transect-zone denotes a walkable and mixed-use human environment wherein *within each Urban T-zone* many if not most of the necessities and activities of daily life are within a five-to-ten-minute walk for persons of all ages and economic classes.

Definition of the Urban Transect

A Brief Introduction to Traditional Town Planning

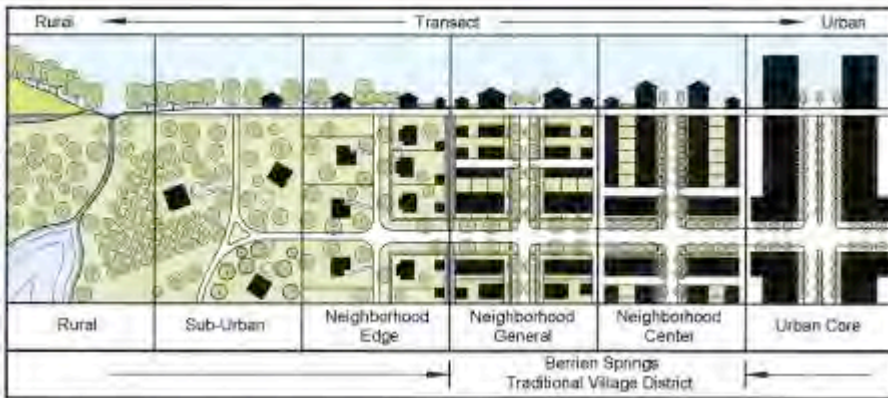The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

R U R A L | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | U R B A N

| RURAL TRANSECT ZONES | URBAN TRANSECT ZONES | DISTRICTS |

| T1 NATURAL | T2 RURAL | T3 SUB-URBAN | T4 GENERAL URBAN | T5 URBAN CENTER | T6 URBAN CORE | D SPECIAL DISTRICT |

Transect-based zoning: The Transect, as a system of classification deploying the conceptual range rural-to-urban, can be employed to arrange in useful order the typical elements of urbanism, within which continuum every urban element finds its place. The continuum of the Transect, when subdivided, forms the primary basis of the following zoning categories, listed from most rural / least dense to most urban / most dense: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6). These categories zone primarily for **density and building type rather than for use**, because it is a premise of Transect-based zoning that a mix of uses is desirable and that uses change over time. All Urban Transect zones therefore allow broadly for adjacent residential, commercial, and light industrial uses, though some of these uses are designated as primary and some secondary to particular building types.

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RURAL |||||||||||||||||||||||||||||||||||| URBAN

| RURAL TRANSECT ZONES | URBAN TRANSECT ZONES | DISTRICTS |

Natural (T-1)   Rural (T-2)   Sub-Urban (T-3)   General (T-4)   Center (T-5)   Core (T-6)   Special District (D)

least dense   most dense

least urban   most urban

forest preserves / farms   Manhattan / Paris / Rome

urban parks

The Transect: Natural

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RURAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | URBAN

| RURAL TRANSECT ZONES | URBAN TRANSECT ZONES | DISTRICTS |

Natural (T-1)   Rural (T-2)   Sub-Urban (T-3)   General (T-4)   Center (T-5)   Core (T-6)   Special District (D)

least dense

least urban

forest preserves / farms

urban parks

most dense

most urban

Manhattan / Paris / Rome

The Transect: Rural

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RURAL |||||||||||||||||||||||||||||||||||||| URBAN

| RURAL TRANSECT ZONES | URBAN TRANSECT ZONES | DISTRICTS |

Natural (T-1)   Rural (T-2)   Sub-Urban (T-3)   General (T-4)   Center (T-5)   Core (T-6)   Special District (D)

least dense

least urban

forest preserves / farms

urban parks

most dense

most urban

Manhattan / Paris / Rome

The Transect: Sub-Urban

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

The Transect: T-3 / Sub-Urban (upper left: Cooperstown, NY; right: Skaneateles, NY; lower left: New Orleans)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RURAL |||||||||||||||||||||||||||||||||||||||| URBAN

RURAL TRANSECT ZONES | URBAN TRANSECT ZONES | DISTRICTS

Natural (T-1)   Rural (T-2)   Sub-Urban (T-3)   General (T-4)   Center (T-5)   Core (T-6)   Special District (D)

least dense

least urban   most dense

forest preserves / farms   most urban

urban parks   Manhattan / Paris / Rome

The Transect: General Urban

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

The Transect: T-4 / Urban General (clockwise from upper left: Bruges; Nantucket; Chicago; Cooperstown, NY)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

R U R A L |||||||||||||||||||||||||||||||||||||||||||||||||||||||||||||| U R B A N

| RURAL TRANSECT ZONES | URBAN TRANSECT ZONES | DISTRICTS |

Natural (T-1)   Rural (T-2)   Sub-Urban (T-3)   General (T-4)   Center (T-5)   Core (T-6)   Special District (D)

least dense

least urban

forest preserves / farms

urban parks

most dense

most urban

Manhattan / Paris / Rome

The Transect: Urban Center

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

The Transect: T-5 / Urban Center (clockwise from upper left: San Gimignano, Italy; Chicago; New Orleans; Ripley, OH)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

R U R A L | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | U R B A N

RURAL TRANSECT ZONES	URBAN TRANSECT ZONES	DISTRICTS

Natural (T-1)   Rural (T-2)   Sub-Urban (T-3)   General (T-4)   Center (T-5)   Core (T-6)   Special District (D)

least dense

least urban

forest preserves / farms

urban parks

most dense

most urban

Manhattan / Paris / Rome

The Transect: Urban Core

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

The Transect: T-6 / Urban Core (clockwise from upper left: Rome; Paris; London; Boston)

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RURAL ||||||||||||||||||||||||||||||||||||||||||||||||||| URBAN

| RURAL TRANSECT ZONES | URBAN TRANSECT ZONES | DISTRICTS |

Natural (T-1)   Rural (T-2)   Sub-Urban (T-3)   General (T-4)   Center (T-5)   Core (T-6)   Special District (D)

least dense

least urban

forest preserves / farms

urban parks

most dense

most urban

Manhattan / Paris / Rome

The Transect: T-2 adjacent to T-5 in St. Andrews, Scotland

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

RURAL IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII URBAN

| RURAL TRANSECT ZONES | URBAN TRANSECT ZONES | DISTRICTS |

Natural (T-1)   Rural (T-2)   Sub-Urban (T-3)   General (T-4)   Center (T-5)   Core (T-6)   Special District (D)

least dense

least urban

forest preserves / farms

urban parks

most dense

most urban

Manhattan / Paris / Rome

New York

The Transect: T-2 adjacent to T-6 in Manhattan

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

REGULATING PLAN

- TYPE I: NEIGHBORHOOD CENTER
- TYPE II: NEIGHBORHOOD GENERAL
- TYPE IIIa: BALLPARK SPECIAL DISTRICT
- TYPE IIIb: SUMMIT AVENUE SPECIAL DISTRICT
- TYPE IV: CIVIC
- TYPE V: OPEN SPACE
- TYPE VI: HISTORIC NEIGHBORHOOD DISTRICT

Regulating Plan: Transect-based, works w/ City TND Ordinance, supplements Greensboro, NC Historic District Design Guidelines

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Neighborhood Center - Type I Lots
Corner Lots
I.1 Corner Flex-House

Transect-based Coding: Urban Center (T5)
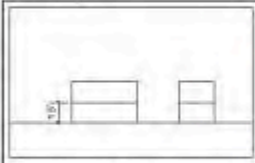
A Brief Introduction to Traditional Town Planning
The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Neighborhood General - Type II Lots
Mid-Block Lots
II.9 Bungalow
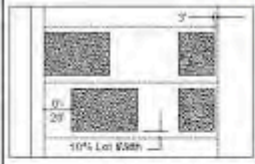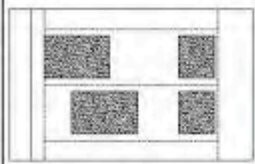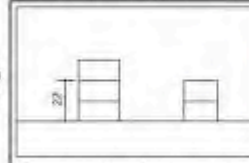
Neighborhood General - Type II Lots
Mid-Block Lots
II.10 Salt-Box / Craftsman

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Sustainable Northampton...

**Emphasizes:**

Regional sensitivity*

Use of renewable and efficient energy

Variety of housing types: ownership, rental units, affordability

Capital improvements in accordance with Sustainable Northampton

Rural and urban land* / variety of densities and uses* / good public transit / energy efficiency / conserving a variety of ag lands and natural landscape* (The Rural-to-Urban Transect)

**Proposes:**

Concentrating (new?) traditional development in existing historic centers

Low density development in watersheds, w / transfer of development rights

Expansion of land for commercial development [mixed-use & form-based?]

Preservation of farmland and natural landscape
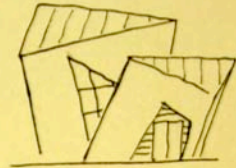
A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*
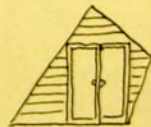
V. Traditional Architecture & Urbanism
as
"The Original Green"

A Brief Introduction to Traditional Town Planning

Traditional urbanism is green insofar as it is:

Nourishing   Accessible   Serviceable   Secure

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Traditional building is green insofar as it is:

Loveable (not?)   Durable   Flexible   Frugal

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Genealogy of the House

30 A.D.

1030 A.D.

1830 A.D.

1930 A.D.
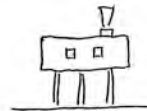
2030 A.D.

TEMPORARY REFUSAL of the ARCHETYPE

(YALE UNIVERSITY) BUILDINGS-AGE
AND FIRST MAJOR MAINTENANCE CAMPAIGNS

1900
BUILDINGS SO WELL BUILT THAT MAJOR RESTAURATION OCCURS IN 1990

1925
BUILDINGS SO WELL BUILT THAT MAJOR RESTAURATION OCCURS IN 1990

1950
BUILDINGS SO WELL BUILT THAT MAJOR RESTAURATIONS OCCUR 1990

L.K.90

1975
BUILDING SO BADLY BUILT THAT MAJOR RESTAURATIONS OCCUR 1990

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*
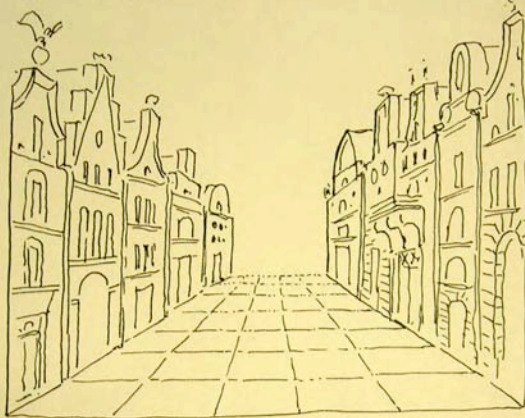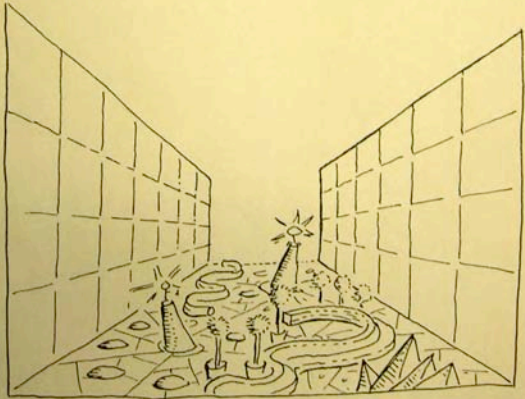
Drawings courtesy of Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*
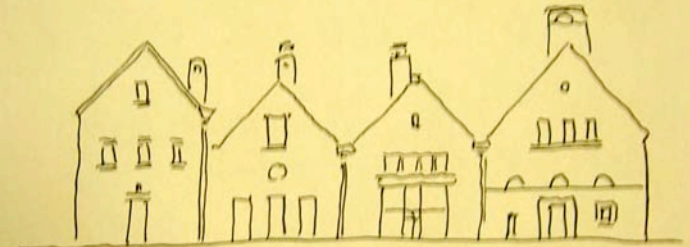
ANIMATION OF TOWNSCAPE

ANIMATED FACADES
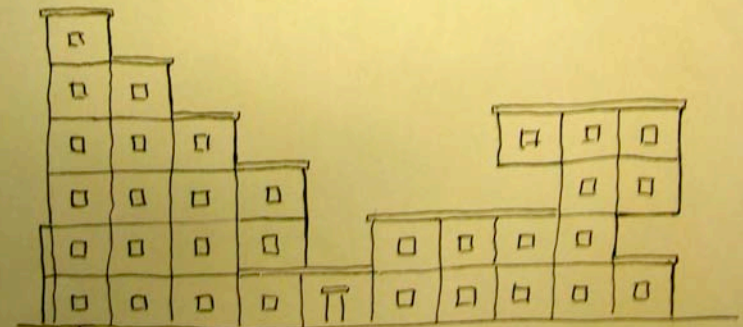POOR PAVING
L.K. 87

POOR FACADES
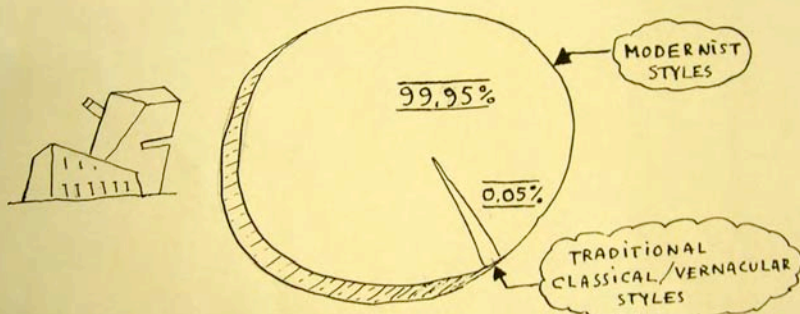ANIMATED PAVING

HOUSE

HOUSES
LK 82

HOUSING

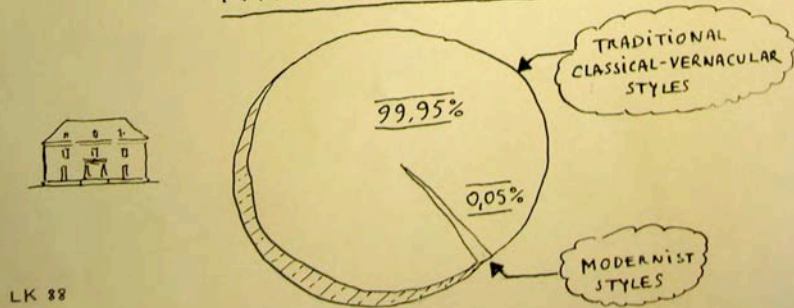A Brief Introduction to Traditional Town Planning
The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Left panel:

STYLES OF CONTEMPORARY
ARCHITECTURE COMMISSIONS
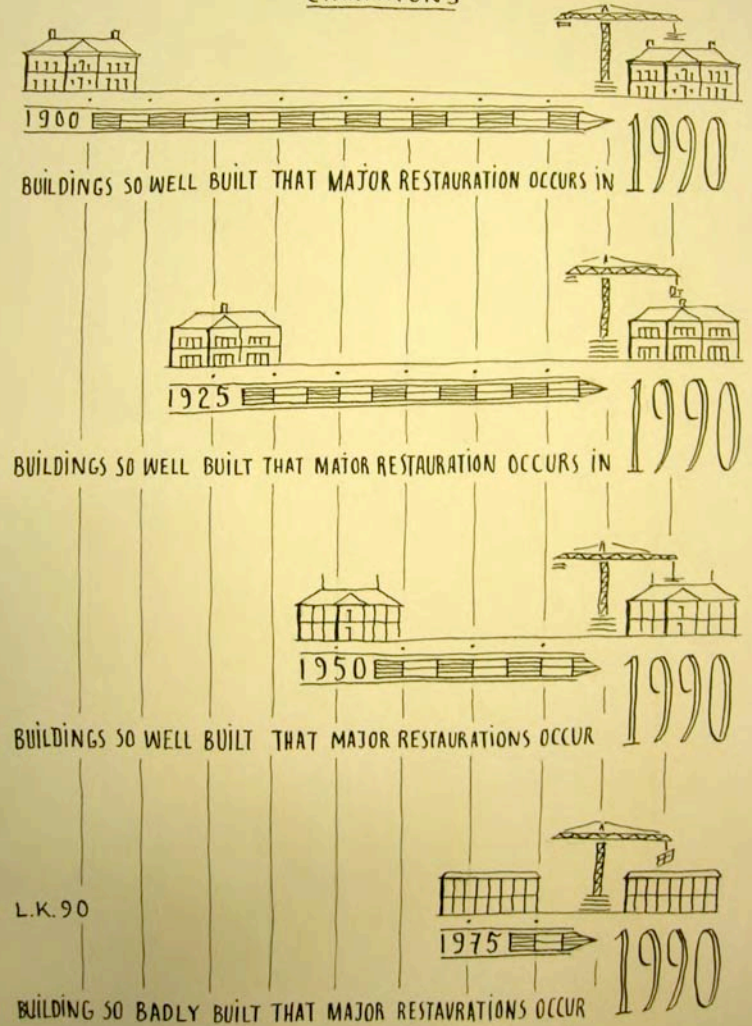in
most "developed countries"

PUBLIC BUILDINGS

99,95% — MODERNIST STYLES
0,05% — TRADITIONAL CLASSICAL/VERNACULAR STYLES

PRIVATE RESIDENTIAL

99,95% — TRADITIONAL CLASSICAL-VERNACULAR STYLES
0,05% — MODERNIST STYLES

LK 88

Right panel:

(YALE UNIVERSITY) BUILDINGS-AGE
AND FIRST MAJOR MAINTENANCE
CAMPAIGNS

1900 — BUILDINGS SO WELL BUILT THAT MAJOR RESTAURATION OCCURS IN 1990

1925 — BUILDINGS SO WELL BUILT THAT MAJOR RESTAURATION OCCURS IN 1990

1950 — BUILDINGS SO WELL BUILT THAT MAJOR RESTAURATIONS OCCUR 1990

L.K.90

1975 — BUILDING SO BADLY BUILT THAT MAJOR RESTAURATIONS OCCUR 1990

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*

Every group of people with a shared purpose—i.e., every community--is established with a view to some good; for human beings always act in order to obtain that which they think good. But though all communities aim at some particular and limited good, the CITY *[polis]--which is a community of communities, the highest of all, embracing all the rest--aims at the highest good: the well-being of all its citizens…*

--Aristotle

Northampton, Massachusetts, USA

A city can only be [constructed] in the form of [neighborhoods]…. Each neighborhood must have its own center, periphery, and limit….[and] must integrate most of life's daily functions—dwelling, working, leisure, education, worship—within an area based upon THE COMFORT OF A WALKING PERSON…. *Simplicity must be the goal of the urban plan, however complex the urban geography and topography. The city must be articulated into public and domestic spheres, civic architecture and vernacular buildings, squares and streets,* IN THAT HIERARCHY; *and urban blocks should be as numerous and small as their occupying uses permit….*

--Leon Krier

A Brief Introduction to Traditional Town Planning

The Notre Dame School of Architecture Graduate Urban Design Studio *(copywrite ND 2008)*