

UNIVERSITY OF ILLINOIS

AT URBANA-CHAMPAIGN

Quick Research Sites Tour.

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Poundbury, Dorset, UK

- Prince Charles experimental town, mostly designed by Peter Caldey, a noted new urbanist.
- Prince Charles hates what suburbia is doing to “British culture,” he loves pubs (or at least things his minions do), and laments the disappearance of “neighborhood society” and “urban villages.”
- Poundbury is designed to resemble what he thinks are the essential features of the ancient British towns, where local culture remains important. If Poundbury succeeds it will become a model for British suburban development for the foreseeable future.

Poundbury.



Like the new urbanists in America, the Poundbury designers place the garages in places that minimize auto traffic and remove them from public views

Garages are mostly located on back lots and back alleys, just like the new urbanists would recommend.



Narrow, winding streets.



Streets in an irregular radial pattern that branches out from the city center. No grid, but a spider-web like pattern with a maximum of intersections.





Post office and pub, 1999

Street leading to post office. Mix of rentals and urban townhomes.





Pub, near town center, 2004



Well defined urban boundary to encourage infill development.



Affordable housing near town center, 2000.



Town center: play area with room for assemblies and markets, surrounded by small shops, civic buildings, and restaurants, and offices all with second floor flats.

Factories within walking distance.



Houses and businesses in close proximity to each other.



Santana Row, San Jose, Ca



Santana Row is an “urban village” built on the site of an old strip mall. It is meant to make the “best of ‘California urban living’ available to all” in the middle of the suburban style developments of silicon valley.



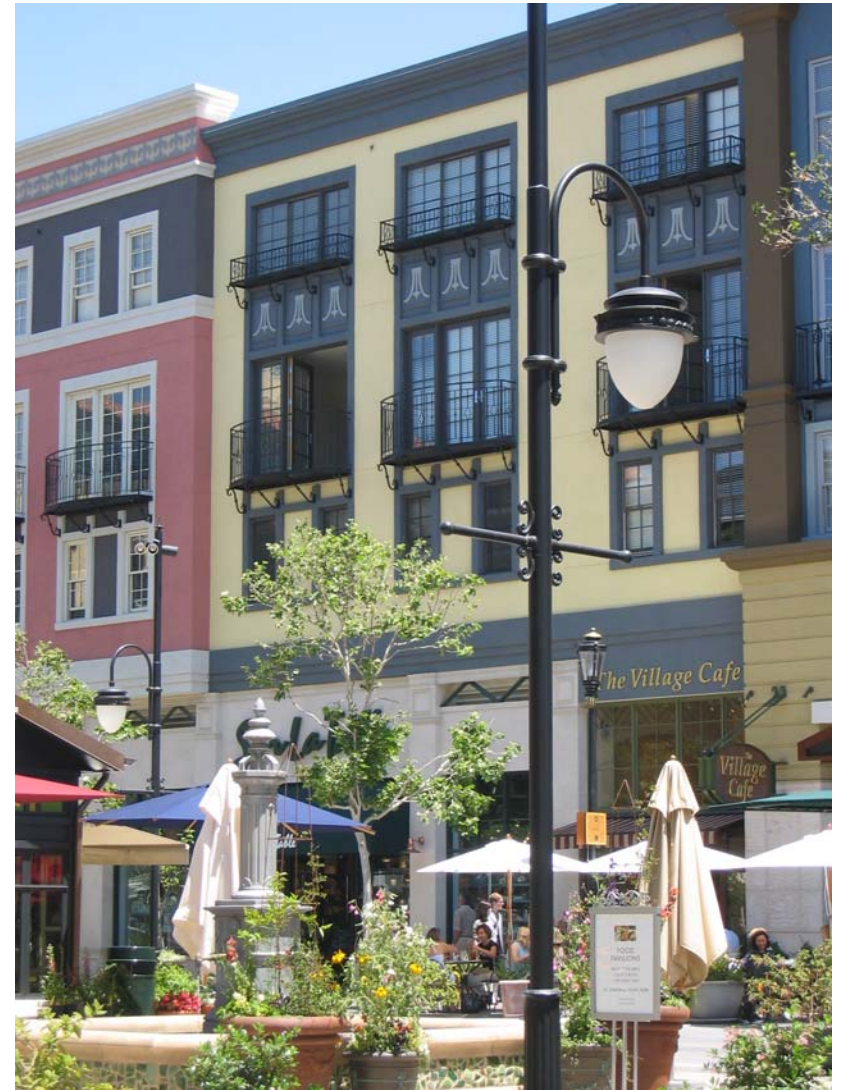
Santana Row today



Running down the main street is an outdoor strip with outdoor cafes, small shops like the florist (above left), and public amenities like the giant chessboard (above right). It encourages loitering, reading, sipping coffee, etc., and is the scene of frequent free concerts and public speakers.



Lining both sides of the public mall are shops, restaurants, bookstores, and a post office. All have housing on the upper floors. There are no civic buildings in Santana Row as yet.



Santana Row's decorative but usable features make no attempt to mimic the past.





Unlike many of the new urbanists developments, Santana Row makes no effort to look like it is old. Buildings are very modern and some are rather avant garde.



Disappointed that EPCOT never became a city prototype, Disney built its own town in Florida, called **Celebration**. It is modeled on “Main Street USA,” Walt Disney’s vision of what American cities should be like.

Nice, themed houses with a vibrant, staged downtown.



Walkable streets, shops with parking in the rear, pedestrian friendly neighborhoods. New urbanists designed much of it, and many of the buildings are meant to look as if they date from late 19th and early 20th Centuries.





Even big houses are near the street, have garages that are not main features of the house (usually on alley), and are located within walking distance of the downtown district.





Downtown features rental and condo units over the retail stores. The idea was to house the workers. Rents now run above 2000/month and now are out of reach for all but the best paid workers. Designers lament this, but say it attests to popularity of their designs.





Kentlands is one of the densest and oldest new urbanist sites. It is set in suburbs around Washington DC. Housing prices have increased 700% over the same time other suburbs have gone up 200%.

Mixed use. Rentals and condos over retail. Highly walkable. Grid design.





Throughout Kentlands the garages are located on back alleys.





Large homes are located near the park or near civic buildings. Smaller houses located near downtown. All houses are located close to the sidewalk.





Business district pictures. Note second floor housing, wide walkways, few big parking lagoons.



New Town, Missouri (near St. Louis).

Expensive houses and townhomes near the lake. Denser than most parts of town, near retail as well.



Expensive houses near the park. Single detached homes with garages on alleys.



Promenade houses front on paths instead of on street.

Cottages are New Town's idea of affordable housing. No parking, not even in rear. Small one bedroom units packed pretty densely.





Coffeehouse photos. Most of the retail is designed to encourage loitering and conversation. Possibly too many to be third places, however.





Some alleys look like you are looking at the front of houses in many suburbs.



Nice town houses surround the park.



Trendy flats near downtown.

Expensive houses near canal.



Random pictures from random Illinois cities for comparison.



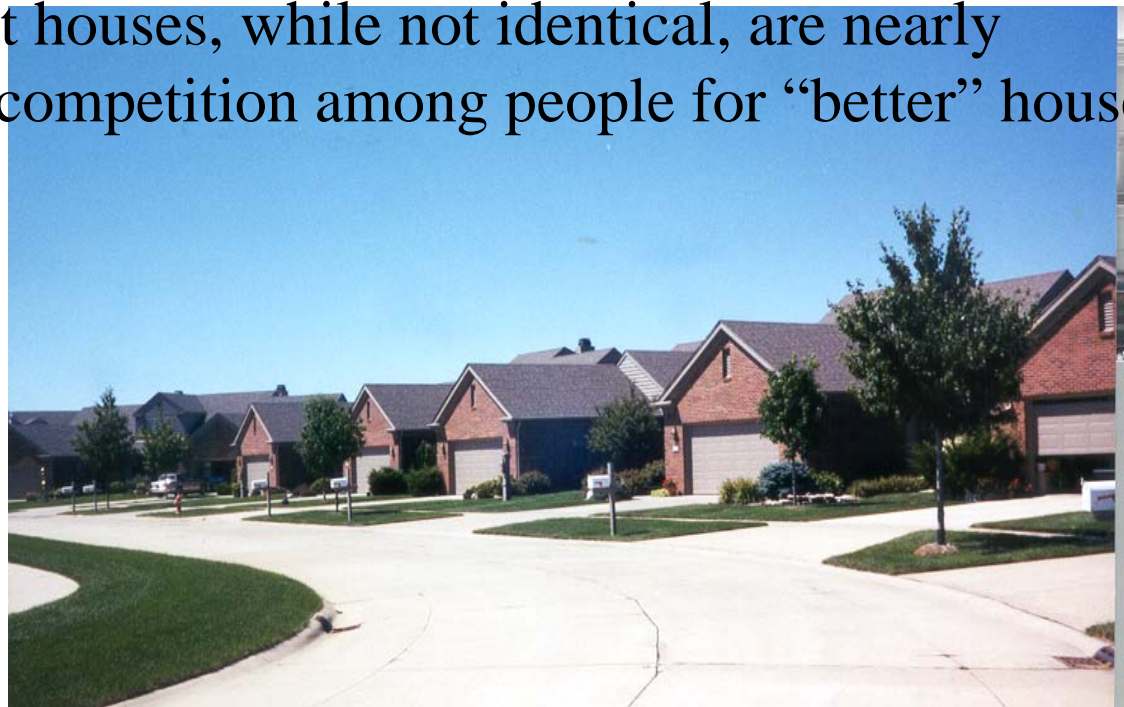
Hidden completely from street.



Large setbacks provide insulation from hoi polloi on the streets.

Dominant view is of garages.

In the neighborhood below the garages are not only the main feature, but also provide a divider between adjacent front yards so that one person is never disturbed by a neighbor using his yard, mowing his lawn, etc. Kids from two adjacent houses can play in their front yard without ever having to see each other. Maximizes privacy. Also note that houses, while not identical, are nearly identical, eliminating competition among people for “better” house or yard.



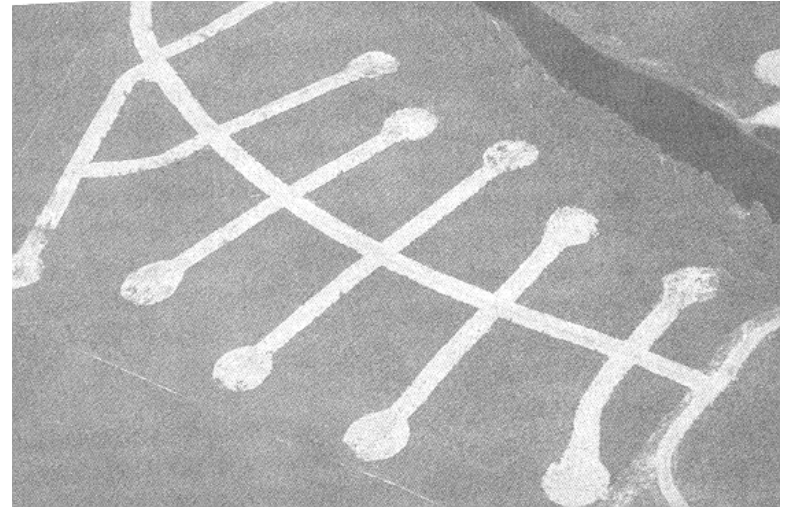
A different neighborhood but note the similarities.

- Garages used to maximize privacy.
- Strong similarity among houses and landscaping to show “equality” within neighborhood.
- Note on last house that front entrance is almost hidden (door faces neighbors garage rather than the street), and most people enter and exit through garage door.



- This is a late 1800's neighborhood in Urbana.
- Note similarities to what the new urbanists are trying to build.
- Note differences from prior page.





Designs that maximize driving distances and privacy.

