

I.B HIERARCHY

6 DOMAINS OF PLACES

Lecture 1..... 1. BUILDING & LOT

2. BLOCK, STREET, PUBLIC SPACE

3. NEIGHBORHOOD & DISTRICT

Lecture 2..... 4. ARMATURE & CENTER

5. COMMUNITY UNIT & SETTLEMENT

6. TIER & SECTOR

DOMAINS

A TAXONOMY OF PLACEMAKING

BUILDING & LOT

LOT

SINGLE BUILDING LOT, MULTIPLE BUILDING LOT

BUILDING

10 GENERAL TYPES (30 SPECIFIC TYPES)

BLOCK, STREET
& PUBLIC SPACE

STREET

20 THOROUGHFARE TYPES

BLOCK

6 BLOCK TYPES

PUBLIC SPACE

5 SCALES: METRO, COMMUNITY, NEIGHB, BLOCK, LOT

NEIGHBORHOOD
& DISTRICT

ZONE

6 TRANSECT ZONES: T-1, T-2, T-3, T-4, T-5, T-6

NEIGHBORHOOD

3 NEIGHBORHOOD, DISTRICT, CORRIDOR

DISTRICT

2 CONDITIONS: CONVENTIONAL / SPECIAL URBAN

ARMATURE
& CENTER

ARMATURE

3 CONDITIONS: REGIONAL, MUNICIPAL, LOCAL

CENTER

8 CENTER CONDITIONS

CORRIDOR

4 NATURAL, RAIL, LOCAL TRANSIT, VEHICULAR

COMMUNITY UNIT
& SETTLEMENT

COMMUNITY UNIT

4 CONDITIONS: CAS, CLD, TND, RCD

SETTLEMENT

10 CONDITIONS: HAMLET, VILLAGE, TOWN, CITY

TIER & SECTOR

SECTOR

7 GROWTH SECTORS: O-1, O-2, G-1, G-2, G-3, G-4, G-5

RANGE / TIER

7 TIERS: LEVELS OF URBANIZATION (L.O.U.)

SECTION II: BUILDING & LOT

II.A LOTS

II.B BUILDING DISPOSITION

II.C PRIVATE FRONTAGE.....NORMATIVE

II.D PRIVATE FRONTAGE.....CONVENTIONAL

II.E BUILDINGS.....NORMATIVE

II.F BUILDINGS.....CONVENTIONAL

II.G TYPE & TRANSECT

II.H ASSEMBLIES



II.A LOTS

LOT TYPES

SCALE

FRONTAGE

CONFIGURATION

USE



II.B BUILDING DISPOSITION

NORMATIVE URBAN TYPES

4 GENOTYPES

EDGE YARD

SIDE YARD

REAR YARD

COURT YARD

II.C PRIVATE FRONTAGE

NORMATIVE TYPES

Private ownership within the lot.

The zone between front lot line and the enclosed living space of the building:

The means by which the building meets the public space of the street:

9 URBAN TYPES

II.E BUILDINGS

NORMATIVE TYPES

1. CIVIC
2. COMMERCIAL
3. MIXED USE
4. STACKED RESIDENCE
5. ATTACHED RESIDENCE
6. SIDE COURT RESIDENCE
7. DETACHED 2 ST. RESIDENCE
8. DETACHED 1 ST. RESIDENCE
9. CARRIAGE RESIDENCE
10. AGRICULTURAL

II.F BUILDINGS


CONVENTIONAL TYPES



| | | | | |
|-----------------------------|--|---|----------------------------------|---|
| 1. CIVIC | <u>N.A.</u> | | | |
| 2. COMMERCIAL | <u>OFFICE</u> Multi-tenant office building | <u>RETAIL</u> Power Center - big box anchor | <u>LODGING</u> Budget motel | <u>INDUSTRIAL</u> Multi-tenant bulk warehouse |
| 3. MIXED USE | <u>N.A.</u> | | | |
| 4. STACKED RESIDENCE | <u>INCOME</u> Progressive care facility | <u>INCOME</u> Urban apartments | <u>FOR SALE</u> Luxury Condos | |
| 5. ATTACHED RESIDENCE | <u>INCOME</u> Garden apartments | | | |
| 6. SIDE COURT RESIDENCE | <u>FOR SALE</u> Zero lot line garage front | | | |
| 7. DETACHED 2 ST. RESIDENCE | <u>FOR SALE</u> Entry level subdivision | <u>FOR SALE</u> Move-up subdivision | | |
| 8. DETACHED 1 ST. RESIDENCE | <u>INCOME</u> Mobile home park | | | |
| 9. CARRIAGE RESIDENCE | <u>INCOME</u> Self storage units | | | |
| 10. AGRICULTURAL | <u>N.A.</u> | | | |

II.G TYPE & TRANSECT

NORMATIVE ZONES / NEIGHBORHOOD



| | | |
|---------|---------------|-----------------|
| T- 2.0 | RURAL | |
| T- 2.5 | RURAL | (MODERATE LOT) |
| T- 3.0 | SUB - URBAN | |
| T- 3.5 | SUB - URBAN | (SMALL LOT) |
| T- 4.0 | GENERAL URBAN | |
| T- 4(O) | GENERAL URBAN | (OPEN USE) |
| T- 5.0 | URBAN CENTER | |
| T- 5.5 | URBAN CENTER | (METRO CONTEXT) |
| T- 6.0 | URBAN CORE | |

SECTION III: BLOCK, STREET, PUBLIC SPACE

III.A BLOCKS

III.B NORMATIVE THOROUGHFARES

III.C CONVENTIONAL THOROUGHFARES

III.D PUBLIC FRONTAGE

III.E SERVICE NETWORK

III.F PUBLIC SPACE

III.G ASSEMBLIES



III.A BLOCKS

PUBLIC & PRIVATE PLATS

NORMATIVE TYPE

PERIMETER, COURTYARD

CONVENTIONAL TYPE

DENDRITIC, SUPERBLOCK

BLOCK FRONTAGE

BLOCK PATTERN

SQUARE, ELONGATED, CURVILINEAR, ORGANIC

STREET & BLOCK NETWORK

III.B NORMATIVE THOROUGHFARES

TYOLOGICAL CLASSIFICATION

DISTANCE THOROUGHFARE

**FREEWAY
PARKWAY**

URBAN THOROUGHFARE

**BOULEVARD
AVENUE
URBAN ARTERIAL
URBAN STREET
MAIN STREET
LARGE RESIDENTIAL STREET
SMALL RESIDENTIAL STREET
ROAD**

RURAL THOROUGHFARE

**RURAL CONNECTOR
RURAL ROAD**

MINOR THOROUGHFARE

**YIELD
QUEUE
ALLEY & LANE**

BLOCK, STREET, PUBLIC SPACE

III.C CONVENTIONAL THOROUGHFARES

FUNCTIONAL CLASSIFICATION

HIGHWAY

ARTERIAL

COLLECTOR

CONNECTOR

LOCAL



III.D PUBLIC FRONTAGE

ELEMENTS OF STREETScape

T-6 STREETScape

CURB & RADII

T-5 STREETScape

DRAINAGE

T-4 STREETScape

ON-STREET PARKING

T-3 STREETScape

PLANTING

T-2 STREETScape

UTILITIES

PEDESTRIAN TRAVEL

BICYCLE TRAVEL

STREET LIGHTING

III.E SERVICE NETWORK

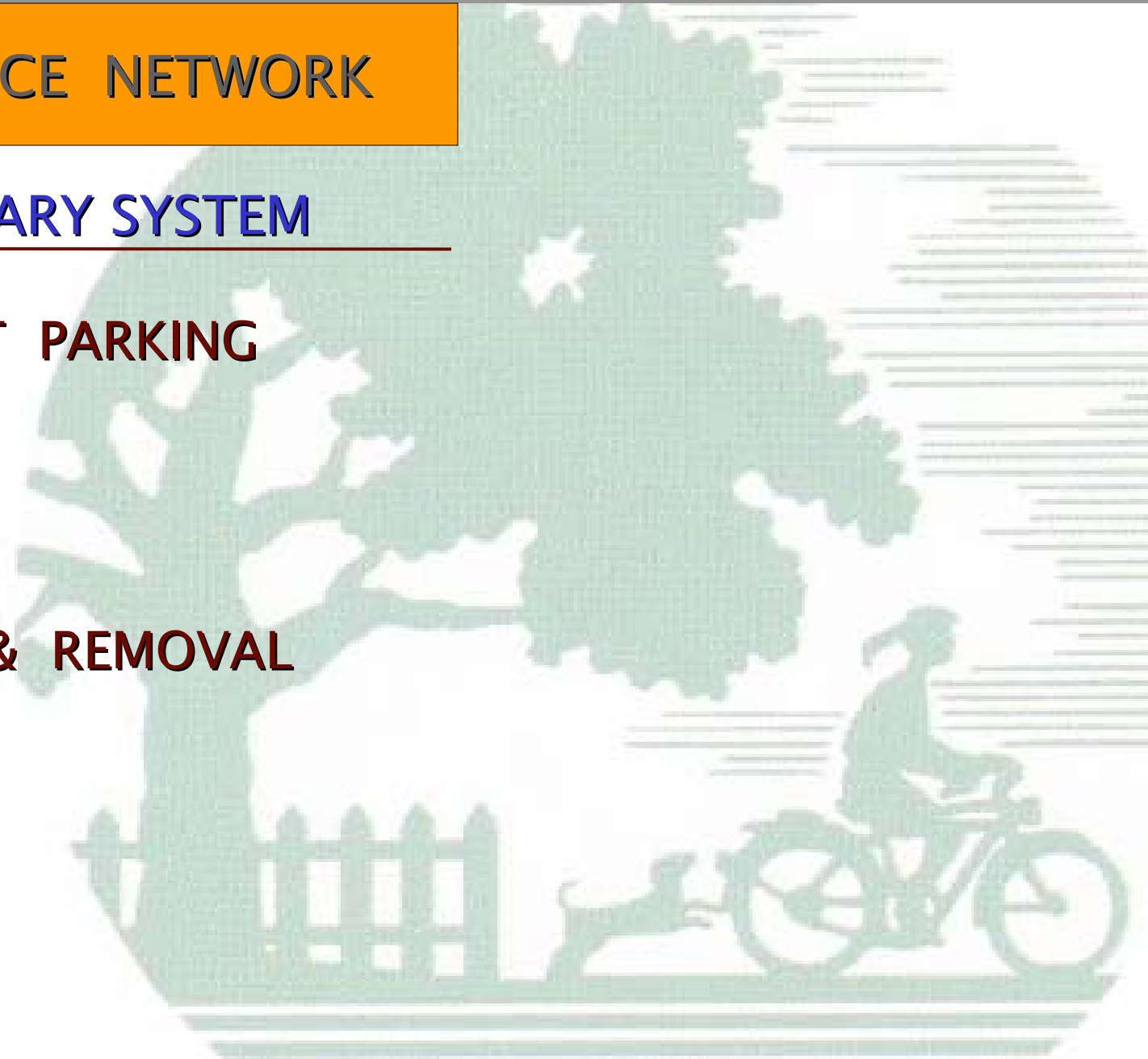
A SECONDARY SYSTEM

OFF-STREET PARKING

ALLEYS

DELIVERY & REMOVAL

UTILITIES



III.F PUBLIC SPACE

SCALES

METROPOLITAN **100 Ac. - 1,000 Ac.**

COMMUNITY **30 Ac. - 100 Ac.**

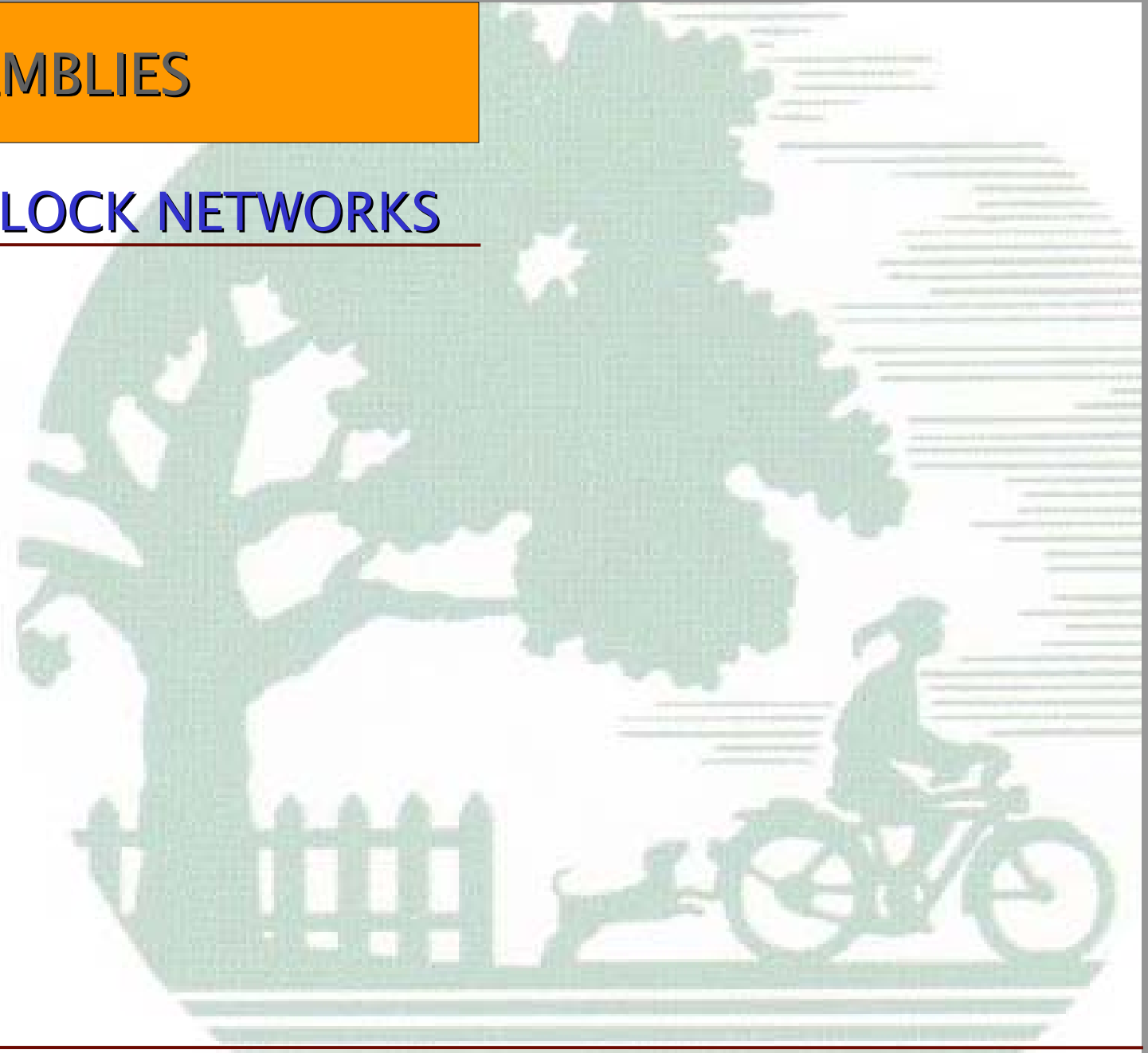
NEIGHBORHOOD **2.0 Ac. - 30 Ac.**

BLOCK **0.3 Ac. - 2.0 Ac.**

LOT **0.1 Ac. - 0.3 Ac.**

III.G ASSEMBLIES

STREET & BLOCK NETWORKS



SECTION IV: NEIGHBORHOOD & DISTRICT

IV.A NEIGHBORHOOD

IV.B TRANSECT ZONES

IV.C URBAN DISTRICT

IV.D CONVENTIONAL DISTRICT

IV.E ASSEMBLIES



IV.A NEIGHBORHOOD

THE ESSENTIAL UNIT OF URBANISM

BUILDING BLOCK OF COMMUNITY

WALKABLE SCALE

HISTORICAL GENESIS

A GRADIENT OF HUMAN HABITAT

IV.B TRANSECT ZONES

ASSEMBLY OF THE NEIGHBORHOOD

TRANSECT IN NATURE

EDGE TO CENTER

BALANCE OF URBAN & NATURAL DIVERSITY

LOCAL CALIBRATION

IV.C URBAN DISTRICT

TYPE

INSTITUTIONAL

CULTURAL

MEDICAL

ENTERTAINMENT

MANUFACTURING

TRANSPORTATION

LOCAL ENERGY

NEIGHBORHOOD PRINCIPLES

IV.D CONVENTIONAL DISTRICT

S (sprawl) Transect

| | | | |
|-----|----------------|-----------------------------|---------------------|
| S-7 | Mid-Rise Group | High density / Edge City | |
| S-6 | Big Box | Slab / residential | Slab / commercial |
| S-5 | Inner Suburban | Housing pods | Small boxes |
| S-4 | Outer Suburban | Mod density subdivision | Strip Centers |
| S-3 | Ex Urban | Low density subdivision | Convenience Corners |
| S-2 | Rural | Ranchettes | |
| S-1 | Natural | Ag Land held in speculation | |

IV.E ASSEMBLIES

CORRELATION TO SETTLEMENT

< 1 Neighborhood : Cluster

1 Neighborhood: Hamlet

1 - 3 Neighborhoods: Village

4 - 9 Neighborhoods: Town

10 - 15 Neighborhoods: Large Town

SECTION V: ARMATURE & CENTER

V.A ARMATURES.....LOCAL, URBAN, REGIONAL

V.B CENTERS.....8 TYPES

V.C CORRIDORS.....4 TYPES

V.D ASSEMBLIES



V.A ARMATURES

LOCAL, URBAN, REGIONAL

THREE SCALES

NATURAL (and PEDESTRIAN)

RAIL

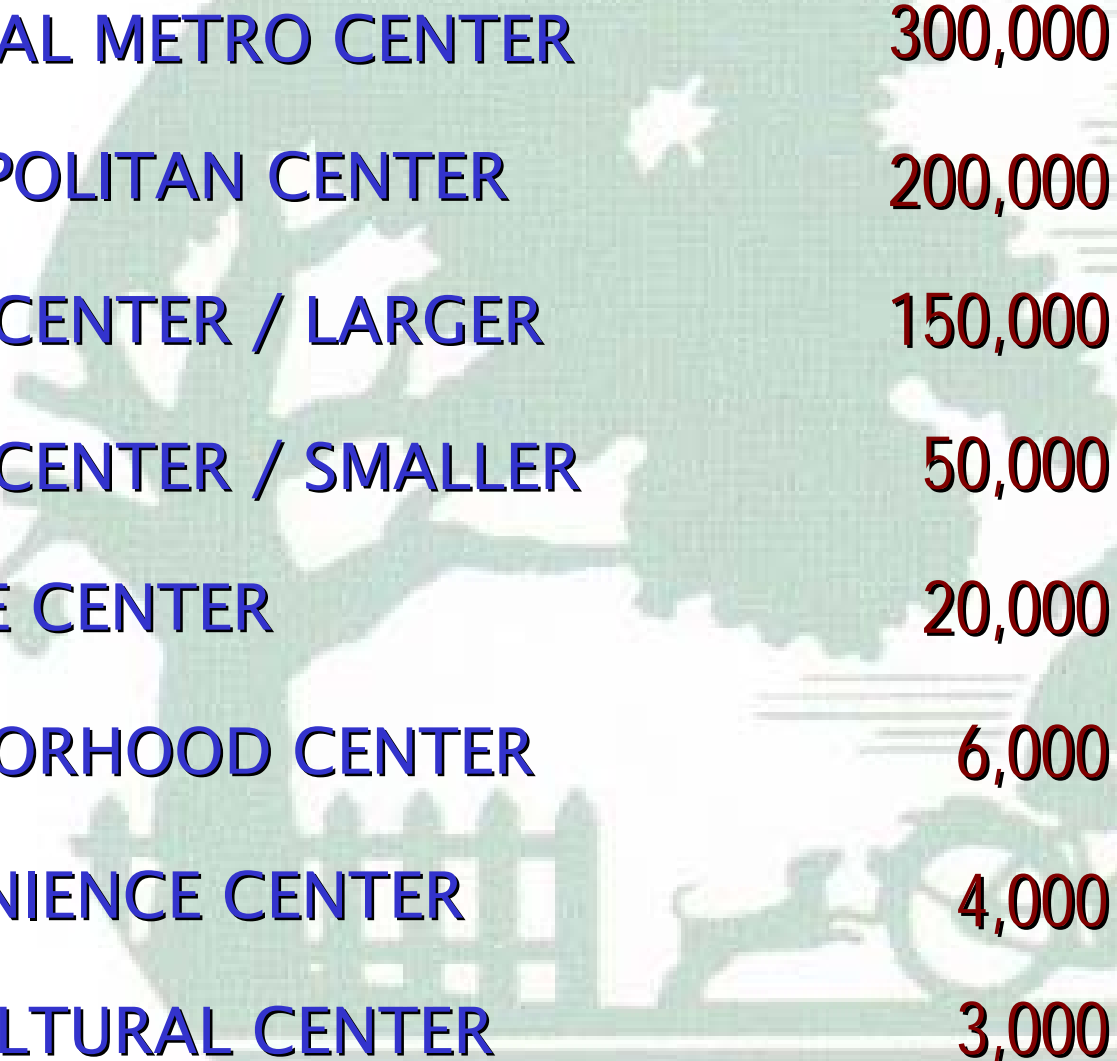
LOCAL TRANSIT

VEHICULAR

ENERGY & COMMUNICATION

V.B CENTERS

PRIMARY TRADE AREA POPULATION



| | |
|--------------------------|---------|
| 1. REGIONAL METRO CENTER | 300,000 |
| 2. METROPOLITAN CENTER | 200,000 |
| 3. TOWN CENTER / LARGER | 150,000 |
| 4. TOWN CENTER / SMALLER | 50,000 |
| 5. VILLAGE CENTER | 20,000 |
| 6. NEIGHBORHOOD CENTER | 6,000 |
| 7. CONVENIENCE CENTER | 4,000 |
| 8. AGRICULTURAL CENTER | 3,000 |

V.C CORRIDORS

A faint, light green background illustration featuring a large tree on the left and a person riding a bicycle on the right. The tree has a star on its trunk. The cyclist is moving towards the right, indicated by horizontal motion lines behind them.

NATURAL

VEHICULAR

LOCAL TRANSIT

RAIL / REGIONAL TRANSIT

**BUILDING BLOCKS OF THE REGION:
NEIGHBORHOOD, DISTRICT, CORRIDOR**

SECTION VI: COMMUNITY UNIT & SETTLEMENT

VI.A COMMUNITY UNIT.....NORMATIVE

VI.B SETTLEMENT TYPE.....CONVENTIONAL

VI.C SETTLEMENT TYPE.....NORMATIVE



VI.A COMMUNITY UNIT

NORMATIVE TYPES

C.A.S. CONSOLIDATED AGRICULTURAL SETTLEMENT

C.L.D. CLUSTERED LAND DEVELOPMENT

T.N.D. TRADITIONAL NEIGHBORHOOD DEVELOPMENT

R.C.D. REGIONAL CENTER DEVELOPMENT

VI.B SETTLEMENT TYPE

CONVENTIONAL SETTLEMENTS

POST WAR / SUN BELT (LARGER)

EDGE CITY (SMALLER)

SUBURBAN TOWN (LARGER)

SUBURBAN TOWN

MODERATE DENSITY SUBURB

LOW DENSITY SUBURB

PSUEDO-AGRARIAN COMMUNITY

PHOENIX, HOUSTON, LAS VEGAS

TYSONS CORNER, VA.

LARGE DISTRICTS: CORRIDORS
RETAIL
EMPLOYMENT
INDUSTRIAL

SMALL DISTRICTS: CORRIDORS
RETAIL
EMPLOYMENT
INDUSTRIAL

VI.C SETTLEMENT TYPE

NORMATIVE SETTLEMENTS

CITY (LARGER)

CITY (SMALLER)

URBAN TOWN

URBAN VILLAGE

URBAN NEIGHBORHOOD

TOWN (LARGER)

TOWN (SMALLER) / VILLAGE

NEIGHBORHOOD

HAMLET

AGRICULTURAL HAMLET

SECTION VII: TIER & SECTOR

VII.A RANGE & TIER 7 TIERS

VII.B LEVEL OF URBANIZATION 7 LEVELS

VII.C SECTOR 2 OPEN SPACE (OS) SECTORS
5 GROWTH (G) SECTORS

VII.D ASSEMBLIES



VII.A RANGE & TIER

RANGE A REGIONAL TRANSECT

| | | |
|-------------|--------------------------------|---------|
| TIER | 1 WILDERNESS | L.oU. 1 |
| | 2 COUNTRYSIDE | L.oU. 2 |
| | 3 EX-URBAN / 3rd. generation | L.oU. 3 |
| | 4 SUBURBAN / 2nd. generation | L.oU. 4 |
| | 5 PERI-URBAN / 1st. generation | L.oU. 5 |
| | 6 LOCAL URBAN | L.oU. 6 |
| | 7 REGIONAL URBAN | L.oU. 7 |

LEVELS OF URBANIZATION

| | | |
|-----------------|---------|--|
| MINIMAL | L.oU. 1 | WILDERNESS |
| | L.oU. 2 | COUNTRYSIDE & AGRICULTURAL |
| GENERAL | L.oU. 3 | VILLAGE & EX-URBAN |
| | L.oU. 4 | TOWN & SUBURBAN / 2 nd GEN. |
| | L.oU. 5 | PERI-URBAN / 1 st GEN. |
| ENHANCED | L.oU. 6 | LOCAL URBAN |
| | L.oU. 7 | REGIONAL METROPOLIS |

VII.C SECTOR

REGIONAL ALLOCATION BY SMART GROWTH PRINCIPLES

POLICY TARGETS

OPEN SPACE SECTORS

OS-1 PRESERVED

OS-2 RESERVED

PUBLIC LAND

CONSERVANCY

GROWTH SECTORS

G-1 RESTRICTED GROWTH

G-2 CONTROLLED GROWTH

G-3 INTENDED GROWTH

G-4 ESTABLISHED URBANISM

G-5 SPRAWL

AG. PRESERVATION

INCENTIVIZED

INFILL & EXTENSION

REDEVELOPMENT

REPAIR

VII.D ASSEMBLIES

SCALES

GROWTH POLICY

REGIONAL CONTEXT

C.U. ALLOCATION

SUB-REGIONAL CONTEXT

SPRAWL REPAIR

SUBURBAN CONTEXT

SPRAWL REPAIR

SUPERBLOCK CONTEXT