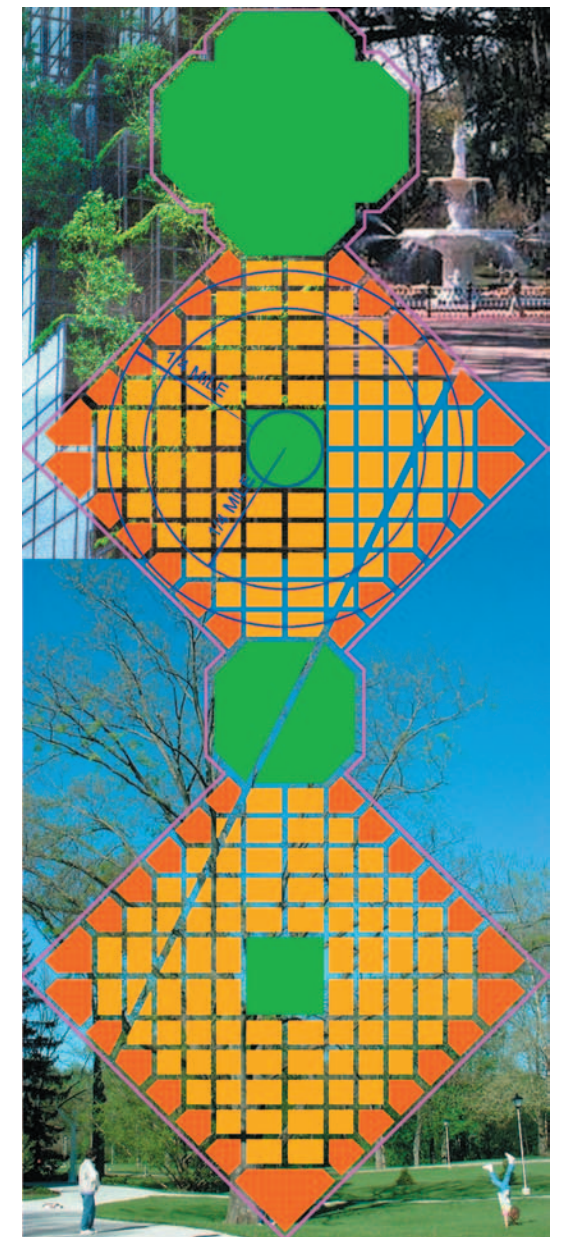
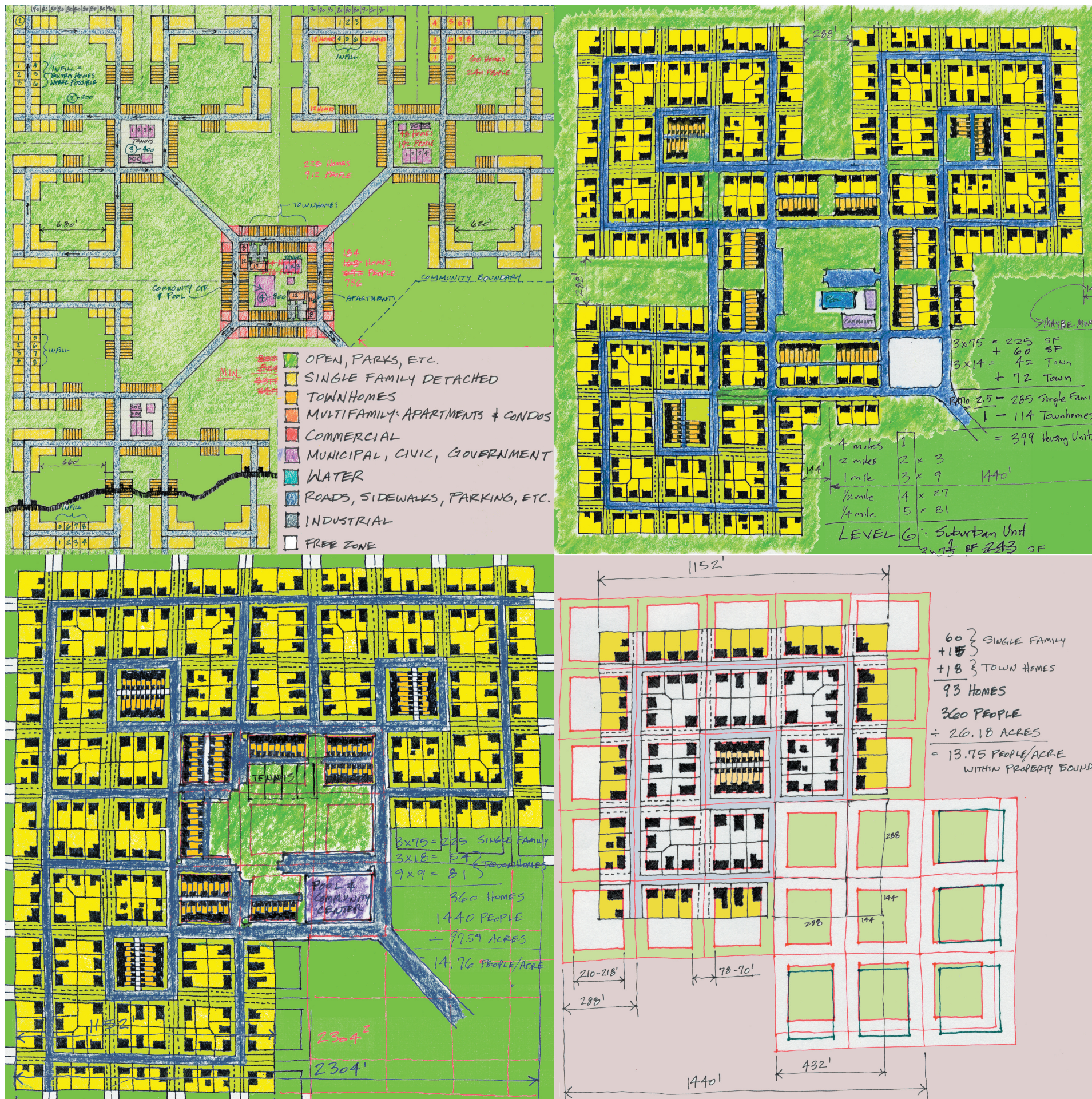


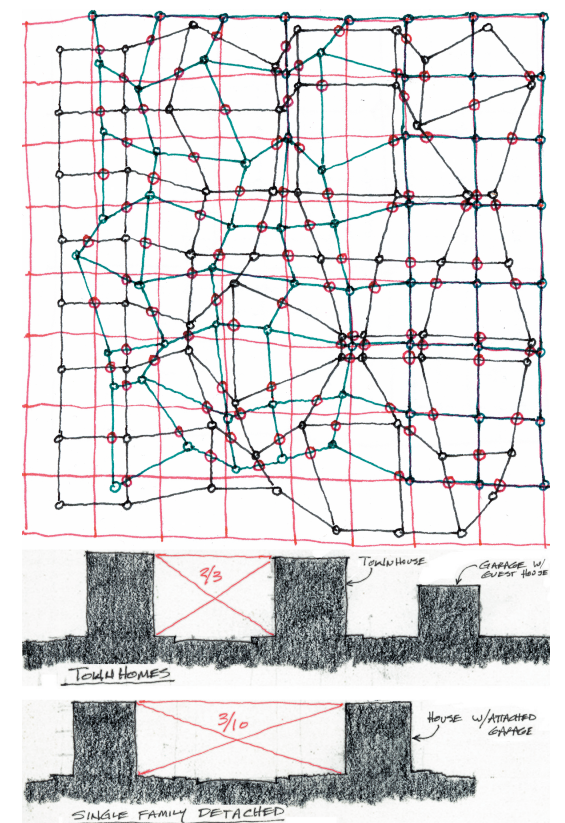
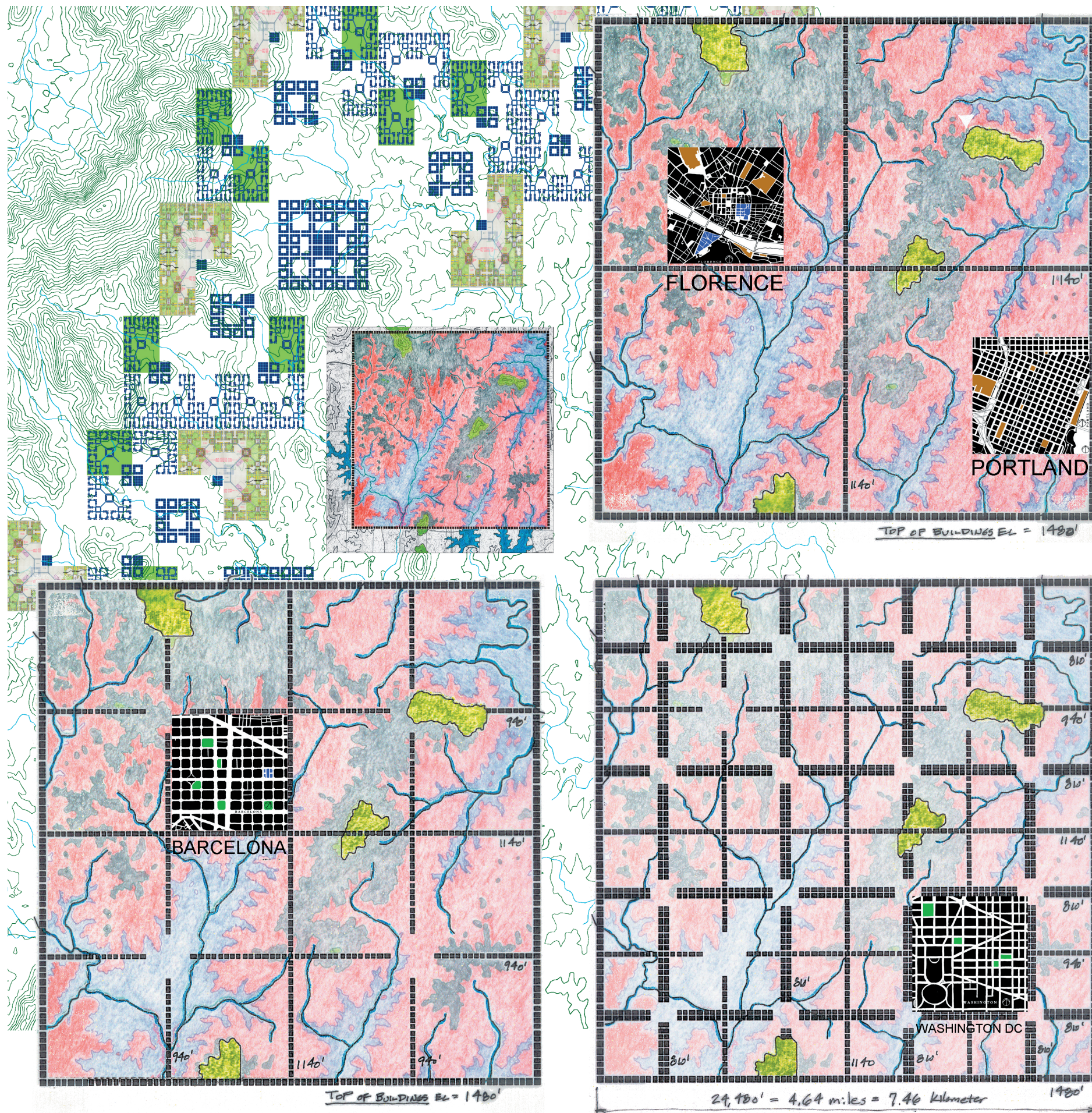
Urban Potential

Design of suburban communities and especially the design of suburban utility and transportation infrastructures carry the potential to anticipate the inevitable eventuality of annexations by the city. This is an historic lesson of modern urban growth. Suburban streets, water and sewer lines, phone, TV, and internet cables, etc. all need to be laid out for easy expansion into one or more effective urban grids. Suburban design anticipating urban growth multiplies the values of stimulating diversity and longevity onto strategies of suburban layout currently in use.



Structured Density

Development density in an urban area is primarily a function of the maximum allowable building height per city block. Controlling block density according to a master plan makes possible some design benefits. Plans and zoning may force high density development to distribute more evenly throughout the city thereby making it possible to disperse or mitigate traffic congestion. Controlling heights of buildings, and in particular disallowing blocks with tall buildings to be adjacent to one another, would help stabilize real-estate costs and values of taller buildings by preventing in perpetuity the views from those buildings from being blocked by new construction. Designing the distribution of city blocks permitting small, medium, mid-rise and tall buildings provides the possibility of constructing a deliberate set of urban skylines. Blocks of taller buildings can be used to define spaces beside and/or around the blocks with smaller buildings. These blocks would then be identified as urban walls.



Parks

Experience from New York's Central Park indicates Frederick Law Olmstead may have believed incorrectly in that a person in the park should be completely unaware of the surrounding city. Taken together with the reciprocal nature of vision, this requirement also eliminates the possibility that the park as a whole be visible from any part of the city and especially from its perimeter. The edge of Central Park is crowded not only with tall buildings but also with very high real estate values. This experience shows that a large park is a very attractive amenity for high-rise buildings. It is only from the middle to upper floors of tall buildings that a large park can be perceived as a whole. Larger parks allow larger buildings at their perimeter if the buildings do not also block sunlight or obscure views of the sky from people living and working in buildings not along the park's perimeter.

A sample fractal distribution of parks within a city potentiates the hosting of different scales of public buildings at the various sizes of parks. The largest park at the center holds a junior college along one of its edges. Of each medium sized park, one side contains a high school. Likewise, the smaller parks provide sites for elementary schools.

