

## Public - Private

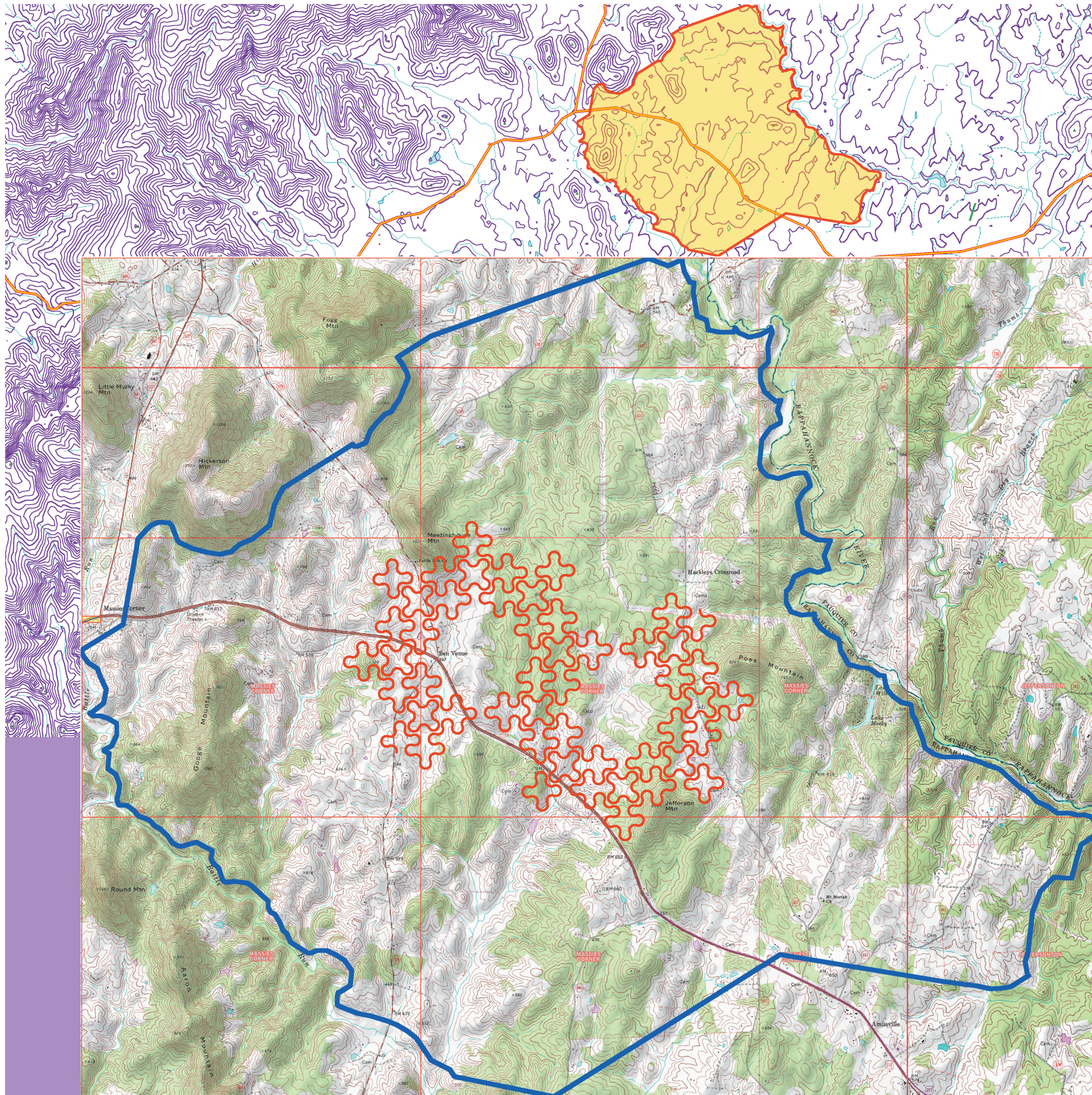
- A city embodies the life of its polis.
- City life is composed of two basic parts: public and private.
- Modern cities have proportional to their immense scale, very small amounts of public space.
- Small public space equates to small public life.
- Modern urban design theory must reintroduce the essential element of sizeable public space.

## Traffic

The single greatest public activity of modern cities is the daily pilgrimage of commuting to and from work. This is the wasted resource to be tapped in shifting urban design emphasis and sensibility from movement to place.

Automobile traffic design to accord with the following criteria in order of priority:

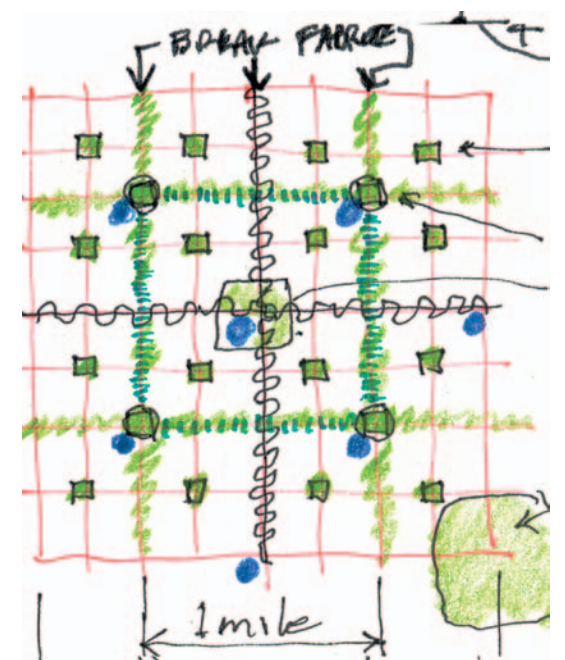
- Safety: Forty thousand (40,000) traffic fatalities each year is as grotesque and unacceptable as fatalities from war.
- Volume: Maximize traffic volume by sacrificing speed.
- Speeding: Set speeding penalties to be proportional to vehicle momentum in lieu of speed. Injuries and property damage increase proportional to the momentum of a vehicle.
- Urban Car: Design an urban car that will fit within the space of a love-seat. The engine exhaust must be clean so as to allow cars to be driven indoors in large public complexes.



## Nature as Design Element

The most important contributions to both urban and regional planning of the Parks Movement and Garden Cities concept is the identification of nature as a distinct design element that adds value to the fabric of the city in two ways. First, bounding a city within a protected green belt increases the quality of life by bringing people into more prevalent contact with nature. Second, building a park or system of parks within a city brings this contact closer to people who may not be near the city perimeter. Greenbelts bounded the garden cities of Ebenezer Howard even as those cities bounded the parks within them.

Incorporating nature into city planning is not only aesthetic value. It can also be economic. Olmstead correctly predicted how property values at the perimeter of a Central Park in New York City would generate tax revenues far exceeding those that would derive from private land development within the proposed park perimeter. This principle applies to the perimeter surface areas of Fractal City nodes and the distribution of its interior parks.



## Ubiquitous Domicile

The principle of ubiquitous domicile means that people must live everywhere throughout the city. Historically cities were settlements, places for people to live. Any city that is not primarily a place of residence for its inhabitants has been drained of a significant portion of its life. Single-use zoning balkanizes cities into camps of functional ghettos. The proper design of cities requires that domicile cover a city as a displacement membrane. When upon this any property overlays an office, retail, civic, etc., function, the membrane at that property responds by thickening its residential capacity to match the population density of the overlaid use. Additional uses should in other parts of the city never be permitted. This city plan identifies these residential only restricted areas as yellow or yellow and green city blocks.

