THE EMERGENT NEIGHBORHOOD

a new metaphor for neighborhood design

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How do we *use* the Neighborhood Unit?



Regional Plan Association (1929)



instead of passing through it. 3. Open Spaces. Small park and recreation space, planned to meet

the needs of the particular neighborhood, should be provided. 4. Institution Sites. Sites for the school and other institutions hav-

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traffic load, and the street net as a whole being designed to facilitate circulation within the unit with good access to main arteries, and to discourage its use by through traffic. Adapted from New York Regional Plan, Vol. 7

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Urban Land Institute (1947)

Neighborhood Unit Principles

1. Size. A residential unit development should provide housing for that population for which one elementary solution user verticipation is provide incoming provide incoming the solution of the solu

3. Open Spaces. Small park and playground space, planned to meet the needs of the particular neighborhood should be provided.

4. Institution Sites. Sites for the school and other institutions having service spheres considing which such that use shows and ounce minimum nating server spinetes considing with the limits of the unit should be suitably grouped about a central point or common, and combined with the neighborhood recreation area, usually. The school sile need not be surrounded by access streets.

5. Local Shopping Center, If warranted by the population to be served the local convenience shopping facility should be located at the edge preferably at an arterial traffic junction and adjacent to similar commercial districts, if any, of adjoining neighborhoods.

6. Duration of source to summer conductors are only consistent of a source of application detects of the source of the source



Urban Land Institute (1968)

How do we develop ideas?

How do we develop ideas?



topic

Neighborhood



Size Boundaries Open space Institutions Local shopping Internal street system





Diagrams both show and obscure.



Regional Plan Association (1929)

Diagrams both show and obscure.



Neighborhoods exist in a larger field of activity.



The Neighborhood *Unit* becomes a norm?



ANNEXATION BY COMPLETE NEIGHBORHOODS



ANNEXATION AS RANDOM SPRAWL

Duany Plater-Zyberk & Co.

An analogy: how are human beings constructed?





Emergence:

 the process of coming into being (MS Word)
the arising of novel and coherent structures, patterns, and properties during the process of self organization in complex systems (Goldstein 1999)
See Johnson (2001) on neighborhoods, emergence, Jane Jacobs

Principles of the Emergent Neighborhood

- Field
- Geometries
- Redundancy
- Density
- Complex system of producers
- Adaptive controls

The Emergent Neighborhood: a new metaphor for neighborhood design



 Size. A residential unit development should provide housing for that population for which one elementary school is ordinarily required, its actual area depending upon its population density.

 Boundaries. The unit should be bounded on all sides by arterial streets, sufficiently wide to facilitate traffic by-passing the neighborhood instead of passing through it.

 Open Spaces. Small park and recreation space, planned to meet the needs of the particular neighborhood, should be provided.

4. Institution Sites. Sites for the school and other institutions having service spheres coinciding with the limits of the unit should be suitably grouped about a central point, or common.

5. Local Shops. One or more shopping districts, adequate for the population to be served, should be located preferably at traffic junctions and adjacent to similar districts, if any, of adjoining neighborhoods.

6. Internal Street System. The unit should be provided with a special street system, each highway being proportioned to its probable traffic load, and the street net as a whole being designed to facilitate circulation within the unit with good access to main arteries, and to discourage its use by through traffic.

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Emergent Neighborhood Principles



Field: The qualities we seek in neighborhoods do and should emerge from a broader territory. Centers of activity and edges, paths, and boundaries exist, but they need not be cohesive. Order is overlapping and shifting. Neighborhoods have local primacy but need not be cellular.

Geometries: Pathways should form open, connected, regular networks. New Urbanists articulate the value of connectivity for walkable neighborhoods. There are other values of such a geometry. Open, connected, regular networks are likely to be the most valuable for the most number of uses – all in all individual uses are likely to succeed better in the long run in such a geometry. Open, connected, regular networks are best able to accommodate incremental growth and change into whole neighborhoods, and their flexibility is best suited to accommodate both change from one use to the next and uncertainty in future land use patterns.

Redundancy: The Neighborhood Unit illustrates a minimal condition necessary to support desired neighborhood qualities. In it each element is dependent on the success of every other. Failure of a school or church leaves a void in the neighborhood. Redundancy allows the quality of neighborhoods to survive irrespective of the success or failure of individual parts. It supports growth, evolution, and change. Redundancy allows for choice, and furthers competition.

Density: A corollary to redundancy, increased density is likely necessary for neighborhoods to thrive through change in the long term. Increased density allows for redundant uses within a reasonable walking distance.

Complex system of producers: Urban form is produced by a set of actors that vary widely in their function and makeup. Each actor – housing developers, urban designers, shopping center developers, bankers, lawyers, real estate managers, planners, politicians, community activitist – play roles in producing and sustaining neighborhood qualities. Each actor need not and should not have the same role, nor should they think of neighborhoods in the same way. Both knowledge and action need only dovetail, not converge.

Adaptive controls: Regulations on urban development – zoning, coding, design standards – exist and provide value. They must be designed to accommodate rather than inhibit growth and evolutionary change.

Brody (2007)

Urban Land Institute (1947)

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