

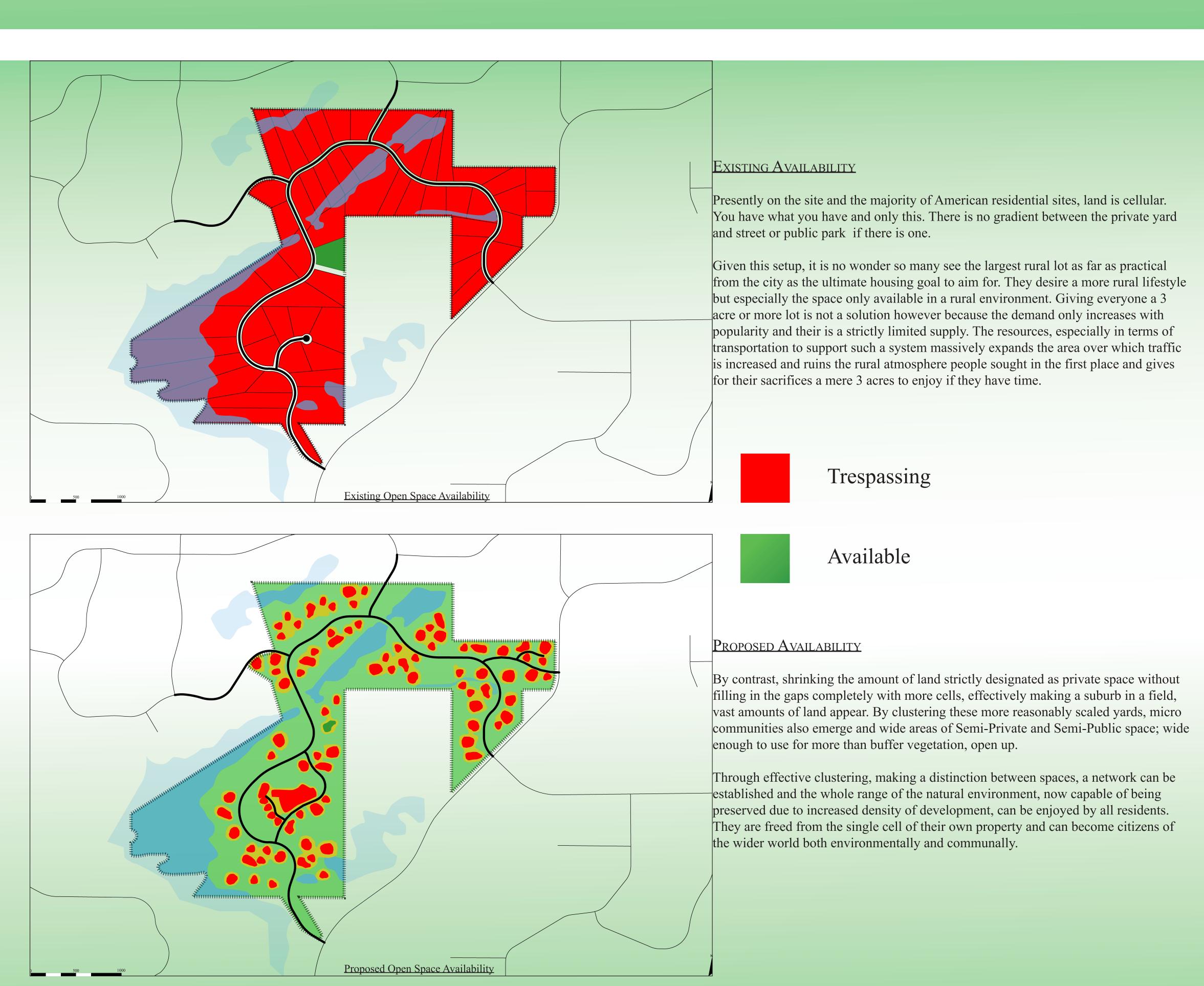
Overall Vision

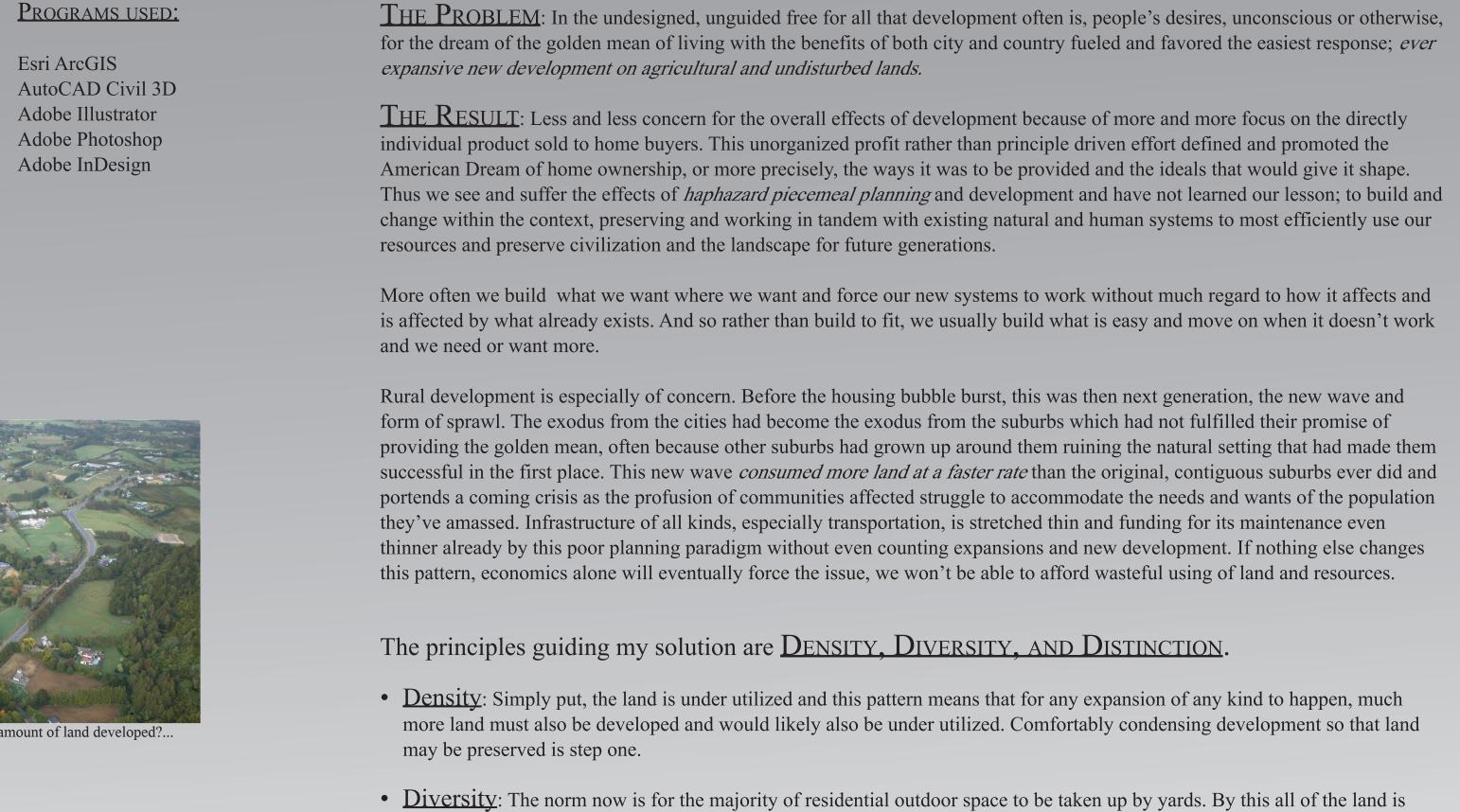
The primary proposition of this concept is the preservation of natural, unprogrammed open space by limiting excessive exclusively private space. Somewhat counter-intuitively, this simultaneously frees up space for more development; achieving both an increase of accessible open space for every resident as well as increasing the number of residents by a factor of ten or higher in this example. This greater density subsequently saves yet further agricultural and undisturbed lands from needless and wasteful disorganized development.

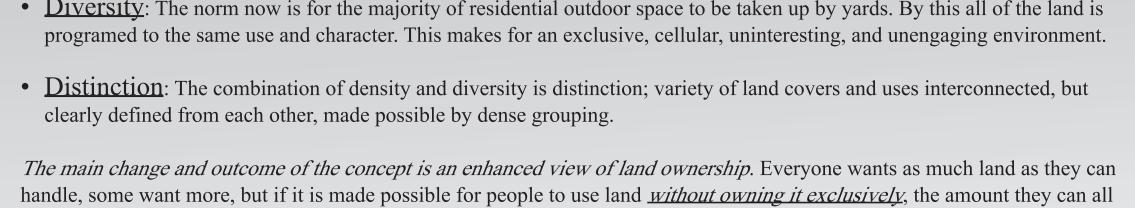
Several steps work in tandem to accomplish this goal. The first is decreasing the extents and combining together of private yards as much as possible. This involves combining housing and every dwelling on the site is one of several arrangements made to look like single estates. These are then clustered for the creation of both infra-neighborhood villages and a range of subspaces. The clusters are arranged together with the subspaces to form a network and connection between the two are encouraged by a hierarchical trail system which stretches throughout the site.

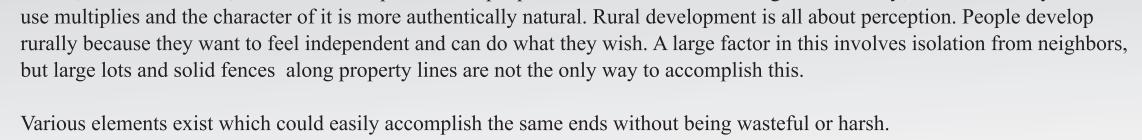
For permanence and accessibility, major routes are paved in concrete while minor routes are initially established to aid residents in adjusting to the option of traveling almost wherever they like.



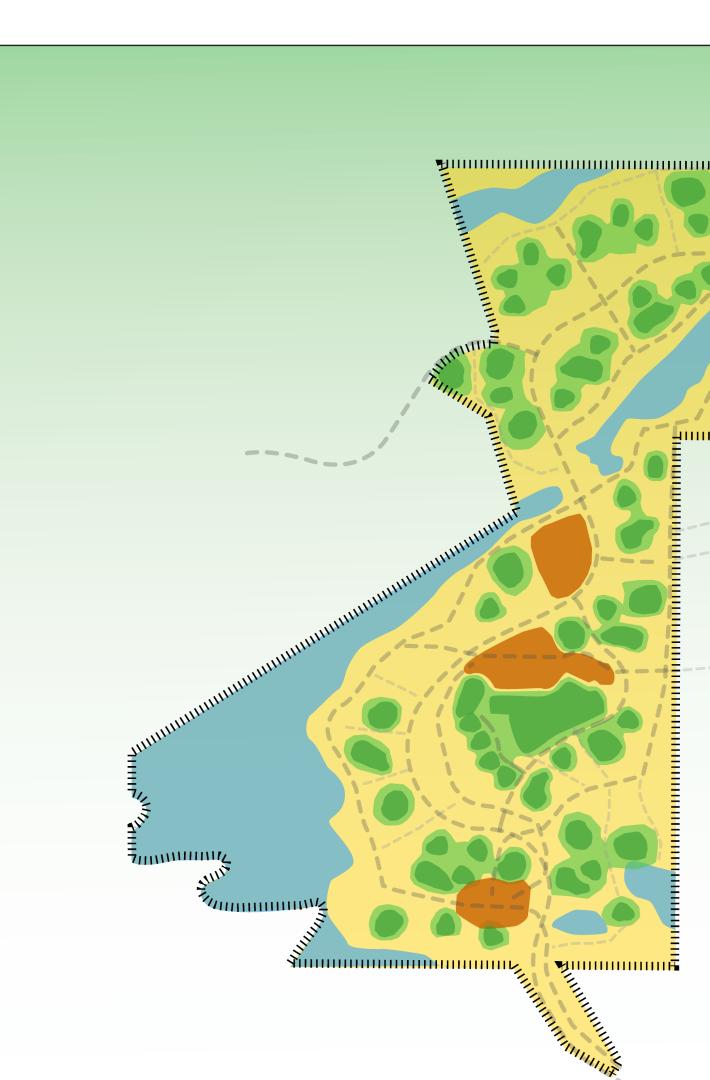












Private Space Semi-Private Space Semi-Public Space

Public Space

Wetland

<u>Freedom To Roam</u> The above graphic illustrates the method used for reconciling private space and density, desire for open space and the limits of available land: the Freedom to Roam policy

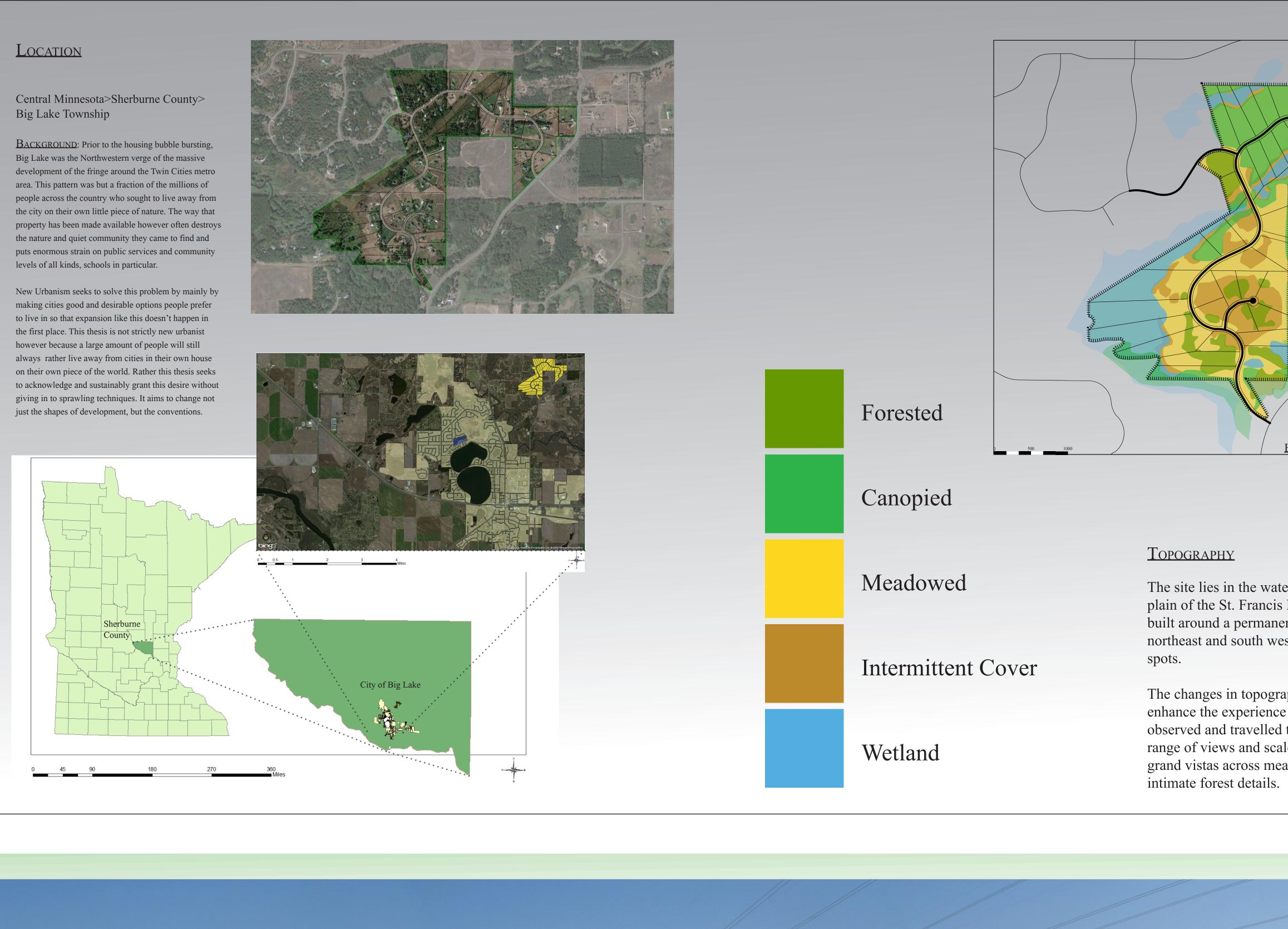
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history. This excessive privatization quickly uses up all the land for development and limits each owner and other user to their own cell and whatever amenities can be found on or brought to it. The capacity for a true encounter with nature is lost because the fabric of the landscape has been completely parceled off and declared private and thus exclusive. Some European nations have a different philosophy. They still have private property and its owners are still entitled to protection of those rights under the law, but there is a far greater permissiveness and possibility and thus culture of outdoor experience. In Great Britain and act of parliament has officially designated and mapped areas of the he whole country which are free and open to the public to simply roam across. It is something of a national pastime. This is of great relevance to us as designers because making come alive the narrative of seeing fresh and

American concepts and execution of property rights tend extremely toward the individual owner. Private

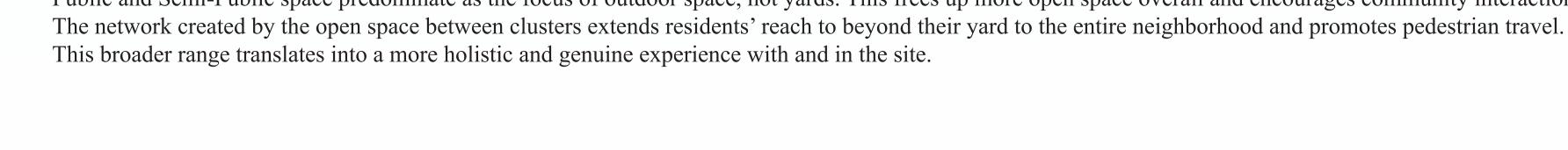
lots consume nearly the totality of the land developed and these have been growing ever larger throughout

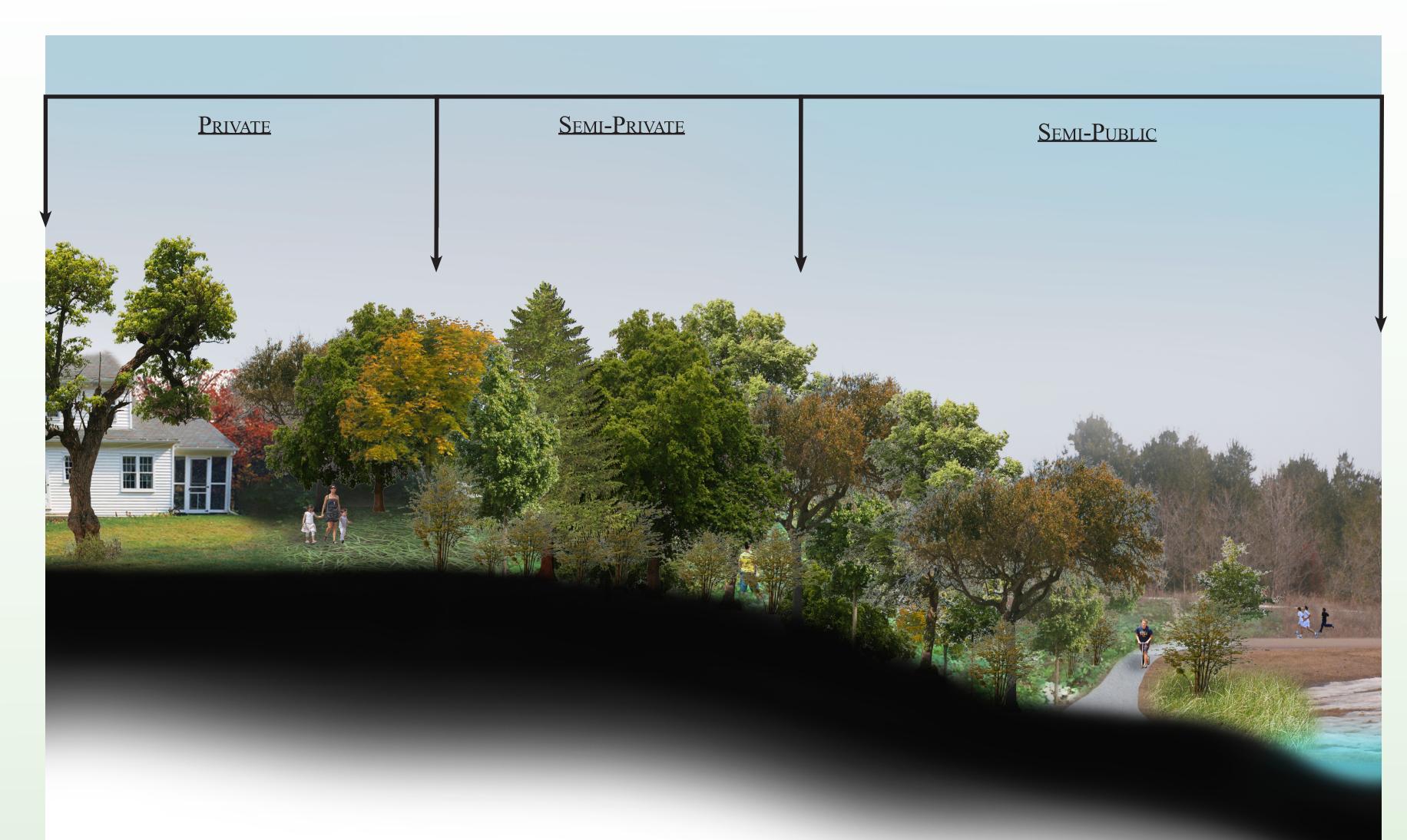
new places that are all yet of the same whole is what landscape architecture is all about.



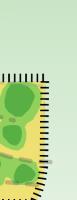


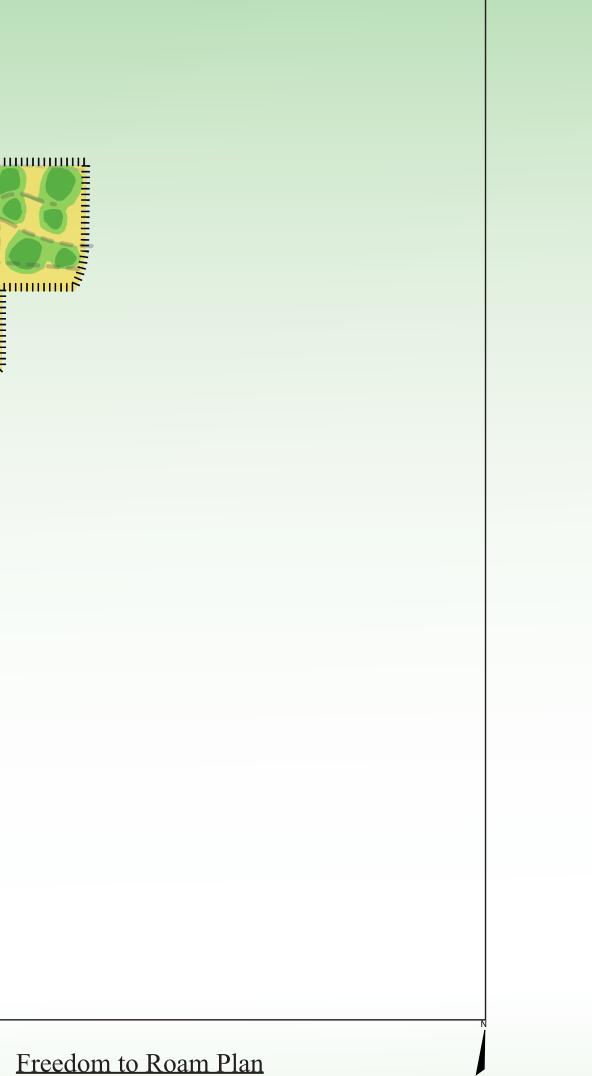
Forested Land Cover and Housing

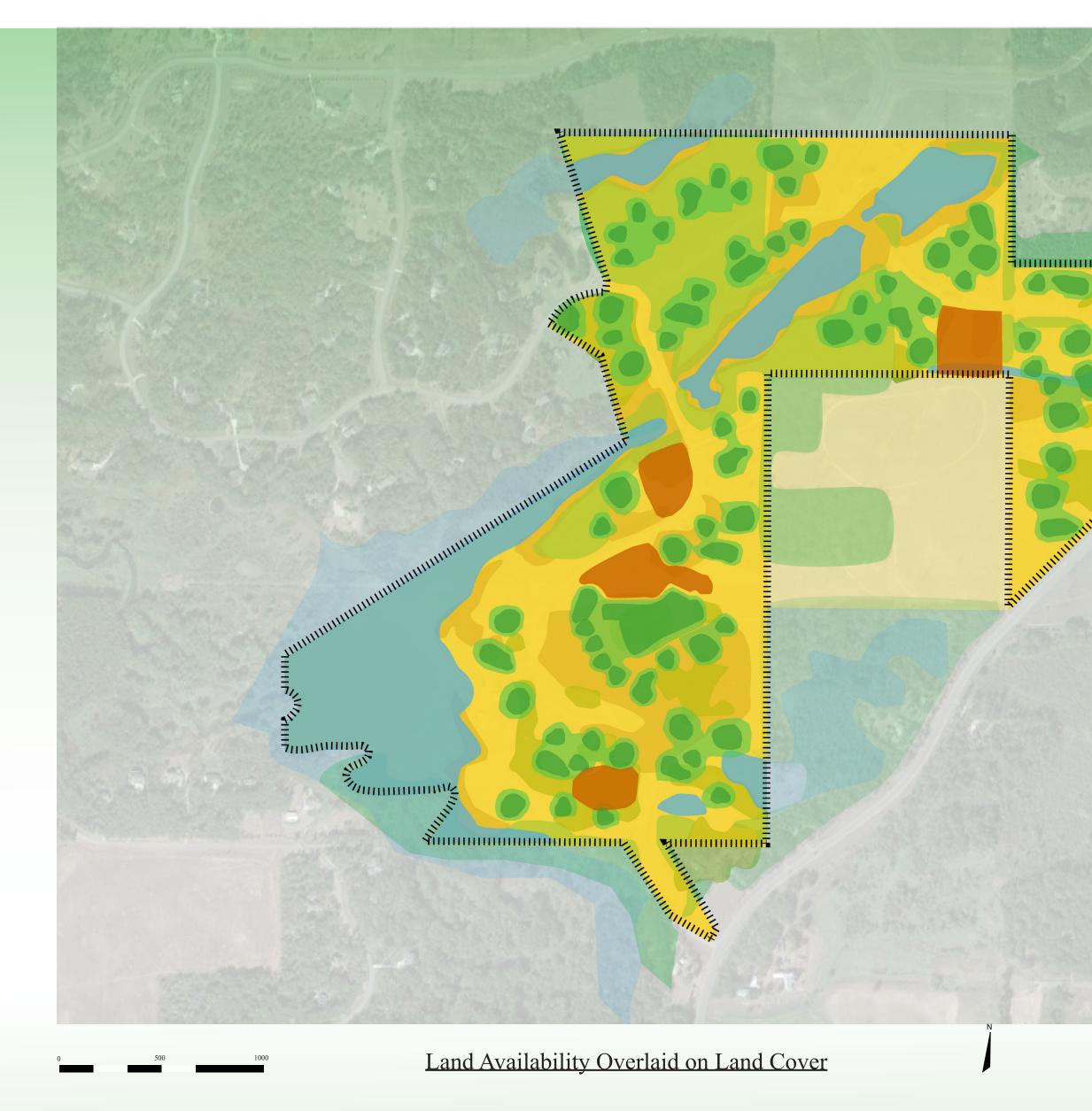








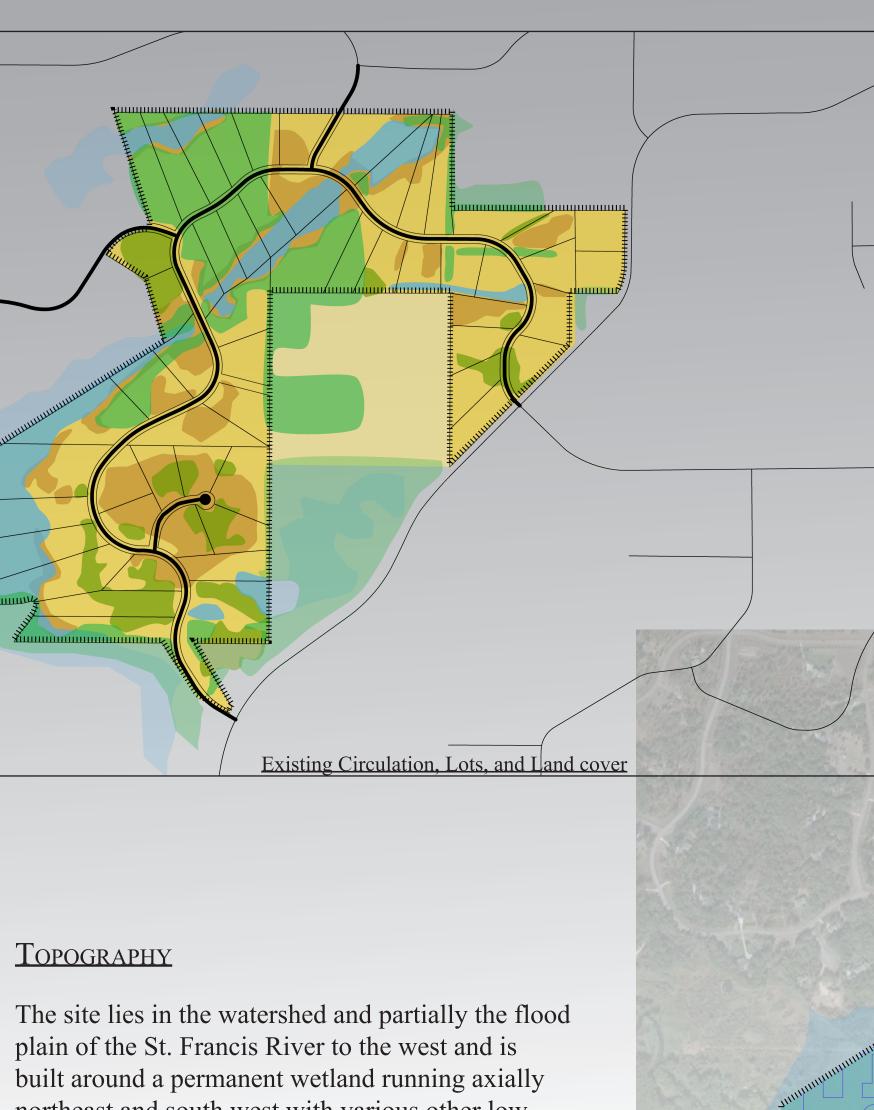




Diversity Made Available

The map above shows the land availability transparently overlain on the land cover map. This highlights the diversity of environmental open space available to every resident and shows the gradient of the fabric of the landscape.

This gradient is ruined by conventional planning which divides all land entirely into private parcels minus road rights of way and public parks. All of these are programmed so that there is little room for imagination and exploration, a crucial factor in the development of the children so many residents move to sites such as this for in the first place. The lack of available space is compounded by the lack of diversity of space, if all space is yard or street, what is there to discover? Though greener than the suburb, the aesthetic quality of spaces is still grayer than it ought to be and when the quest to go beyond the yard (which always becomes too small at some point) has only the road for recourse, there are serious safety concerns



Wetlands form the basis of the organization of the site, directing the central

backbone of the main road. These wetlands are surrounded by a variety of

land cover from densely forested areas to sparse shrub cover to open short

The changing covers quietly display the richness of the diversity of nature,

both biologically and experientially offering always changing encounters

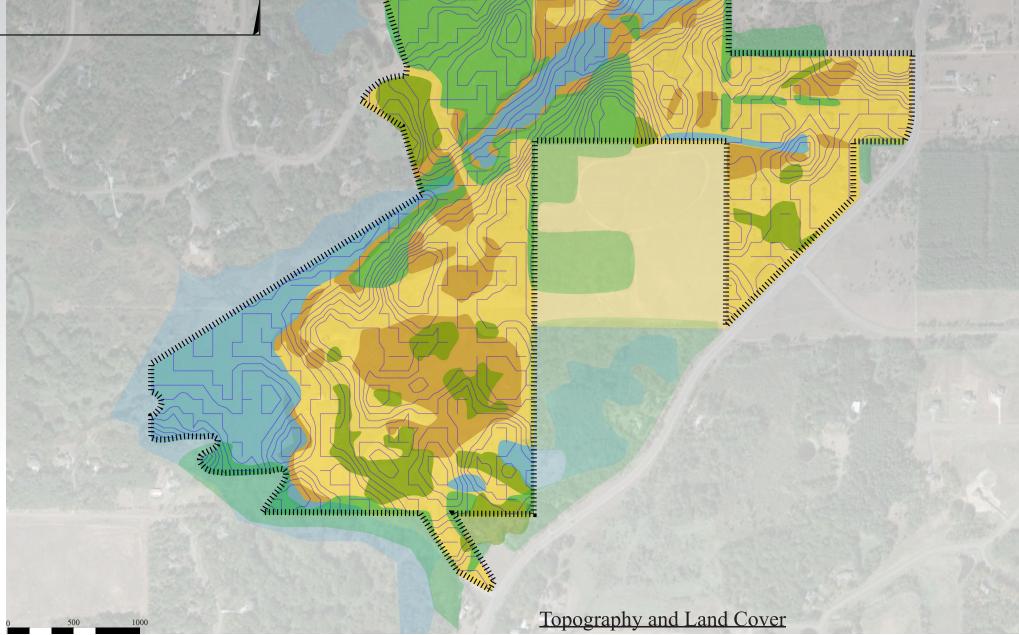
and settings. The exclusion of personally experiencing and engaging this

diversity by the total privatization of property is the key objective of this

Existing Land Cover

thesis.

grass prairie and everything in between.



northeast and south west with various other low The changes in topography greatly influence and enhance the experience of the site both as stationary observed and travelled through offering a wide range of views and scales of surroundings from grand vistas across meadows and valleys to closer





The four detail plans highlight the various degrees of availability by proximity. The darker area around the dwellings is the approximate extent of private yards; the brighter yellow represent the Semi-Public space which the site features. They also show the foundational trail system, major trails paved in concrete show in light gray, minor trails are initially of wood chips. The buffer between these two depicting Semi-Private space is purposely shown to be of the same texture and character as the Semi-Public. There is to be no hard, artificial delineation marking the distinction of these two, rather, the basic societal norms of private property project an implied distance from the clearly private yard out into the Semi Public space. This system is explained at the outset to every resident and by sign at the Public spaces to visitors.

Apartment Complex, Transit Center, and Public Space

Making the Freedom To Roam Happen

The availability of Semi-Public space will be a new concept to residents and some may have accessibility handicaps. Furthermore, destinations within the site (no longer merely a collection of houses) will establish a hierarchy of circulation and preferred paths of interest.

This is not a blind process however and in order to initiate and guide the connection of residents to their collective environmental assets, not to mention make them available to all users, a fundamental framework of paved paths will extend along the most desirable routes and help the residents expand their domain beyond their yard, aiding in the uniting of the site and community.

