

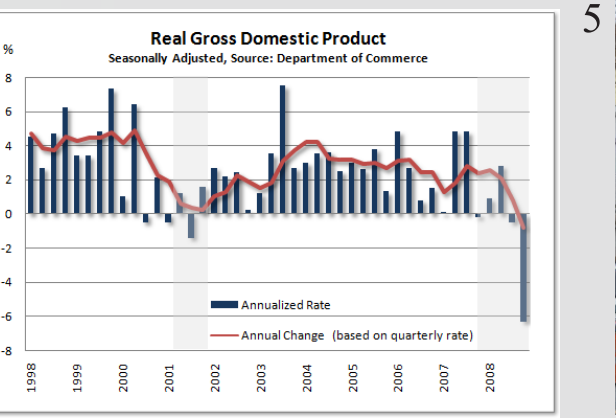
WHITE AND **BLACK**, NO ROOM FOR GREY:  
WHY WE NEED CONTRAST TO BE **GREEN**



# RESULTS OF SPRAWL

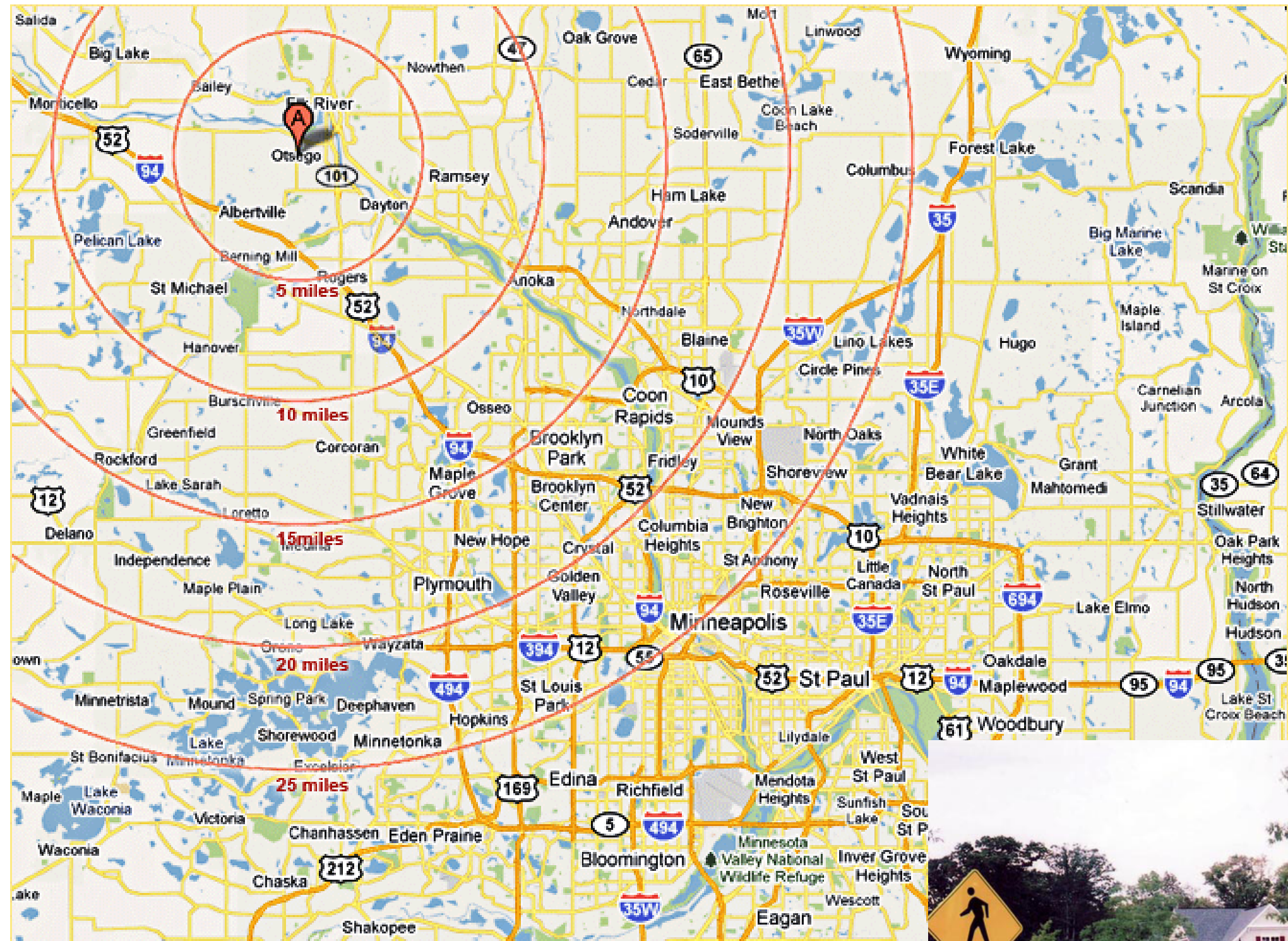


1. Isolation and lack of community
2. Monocultures of use, aesthetics, demographics. Those who don't fit the mold can hardly live there
3. Transportation nightmares; by planning and building to rely so heavily on the car, cars are necessary to use to get anywhere. This requires more accommodations for cars which further spreads out development increasing the need for cars.
4. Other industries follow a similar pattern and we've become trapped in our policies. Housing and construction companies of all kinds as well as the automotive industry and banking, in other words the bulk of the economy, depends on endless fresh development and new construction. When that doesn't happen the economy lags
5. Incredible, needless waste of resources to keep the system running
6. Health detriments due to all of this



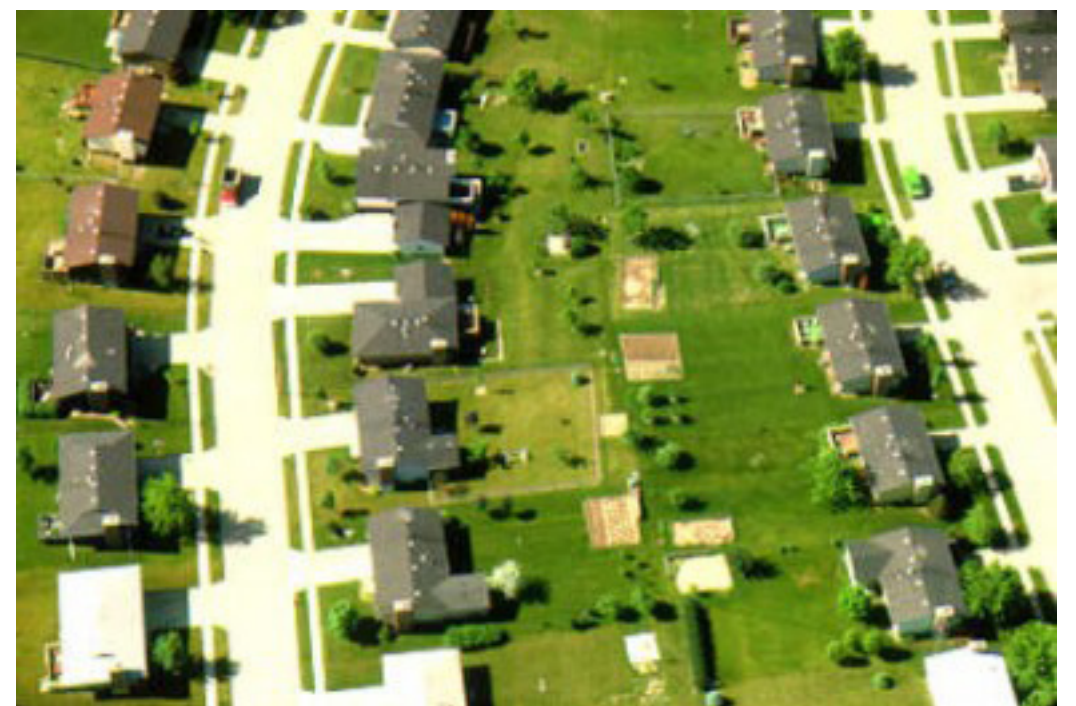
THE VITALITY OF CONTRAST





Through the progressive generations of sprawl, cities have become metropolitan areas.

The sprawl of metropolitan areas is pioneered by places like this...



...that end up looking and functioning like this

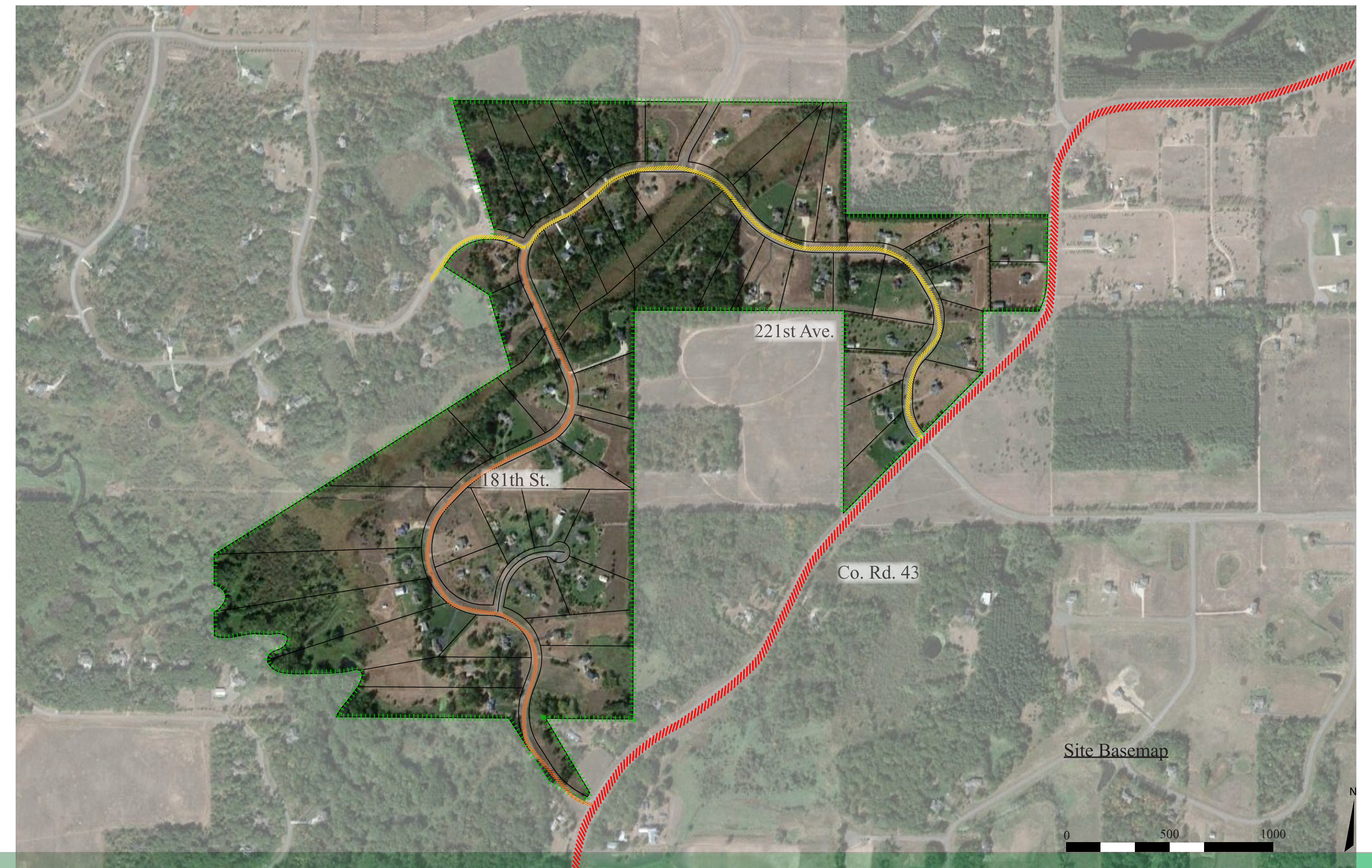
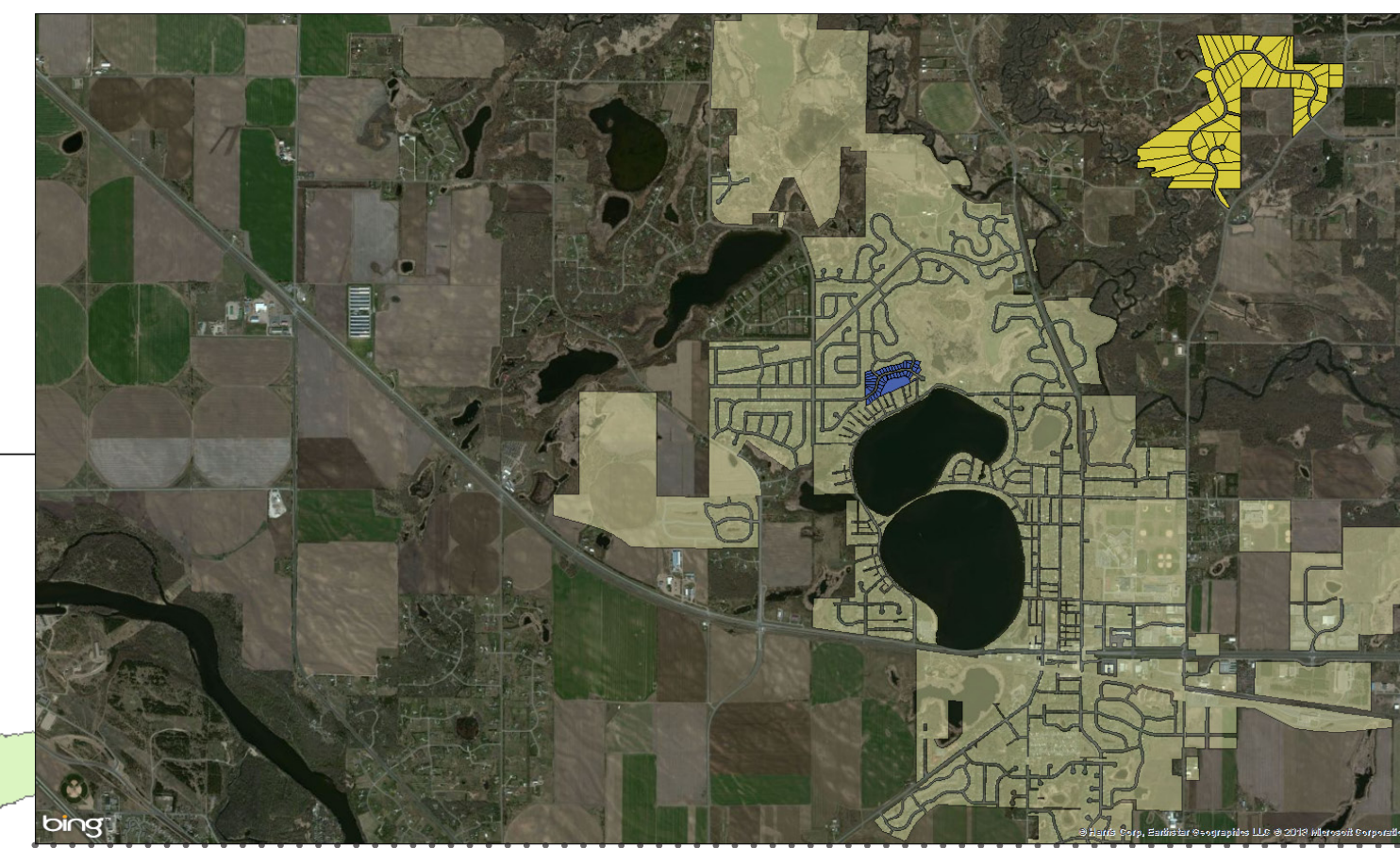
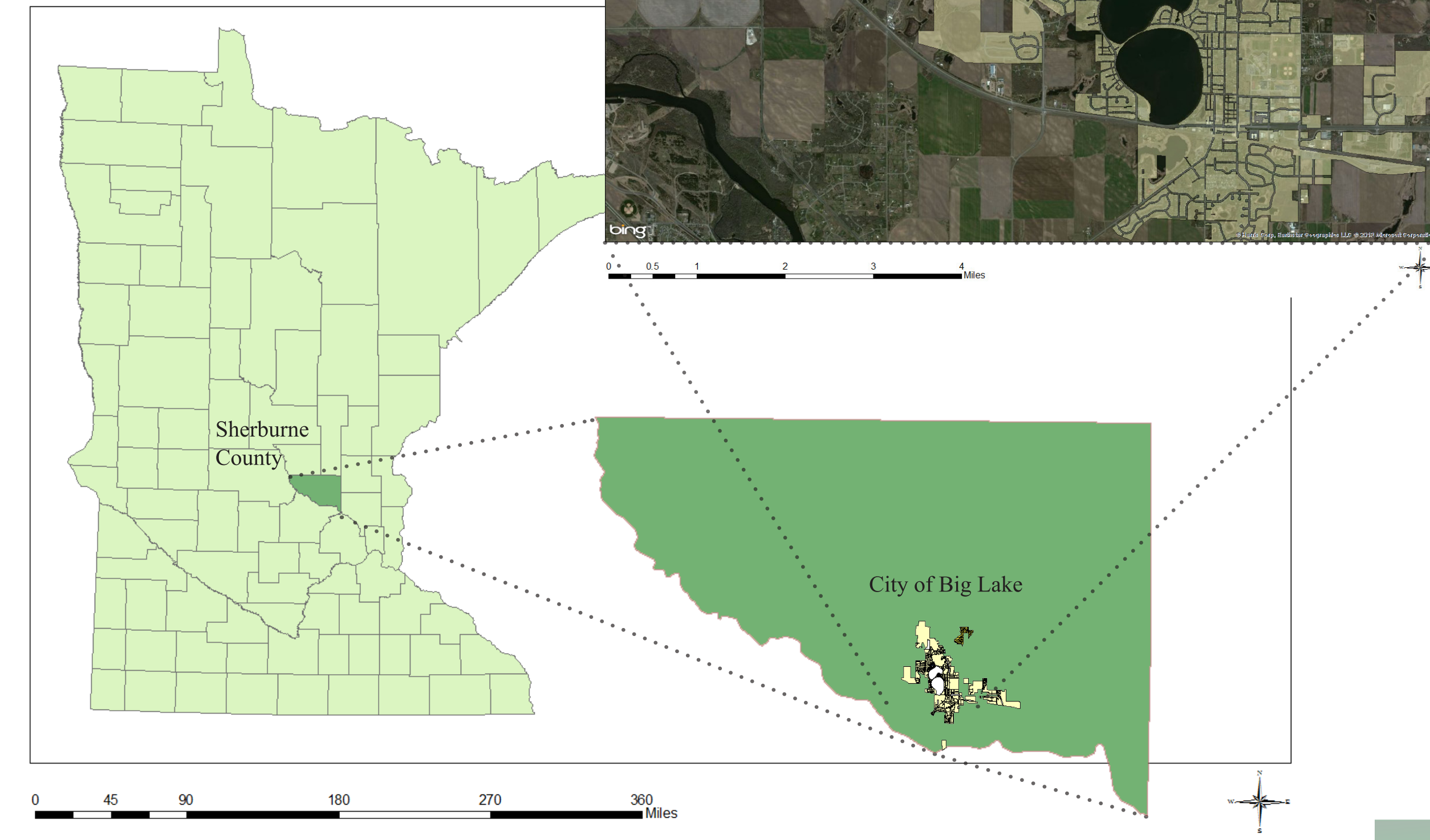
## DIFFERENCES OF DEVELOPMENT

Natural childhood development through exploratory actions are only possible in an explorable environment.



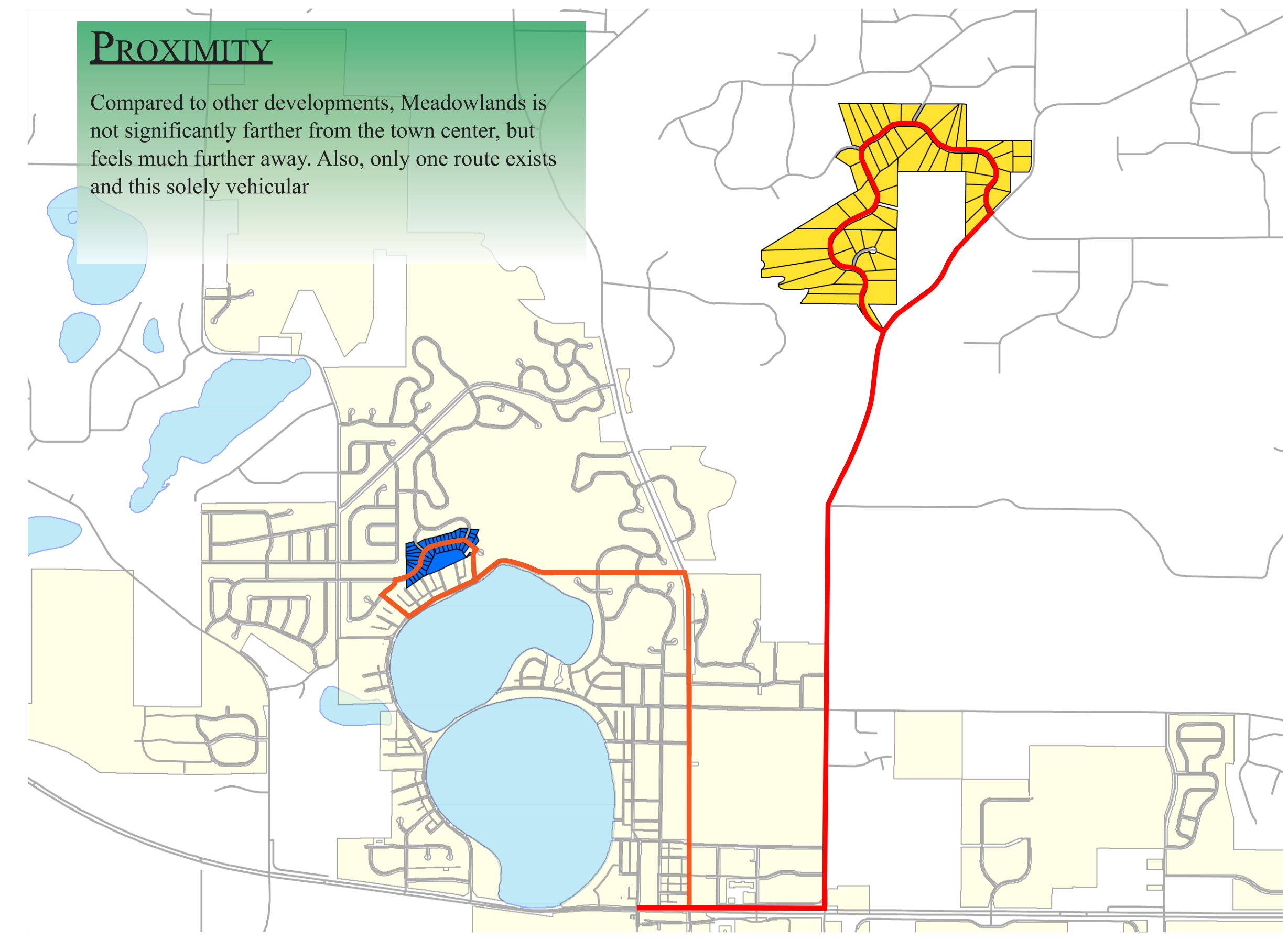
Space for such environments can be preserved without sacrificing overall density simply by rethinking layout and personal lot size.

# SITE LOCATION

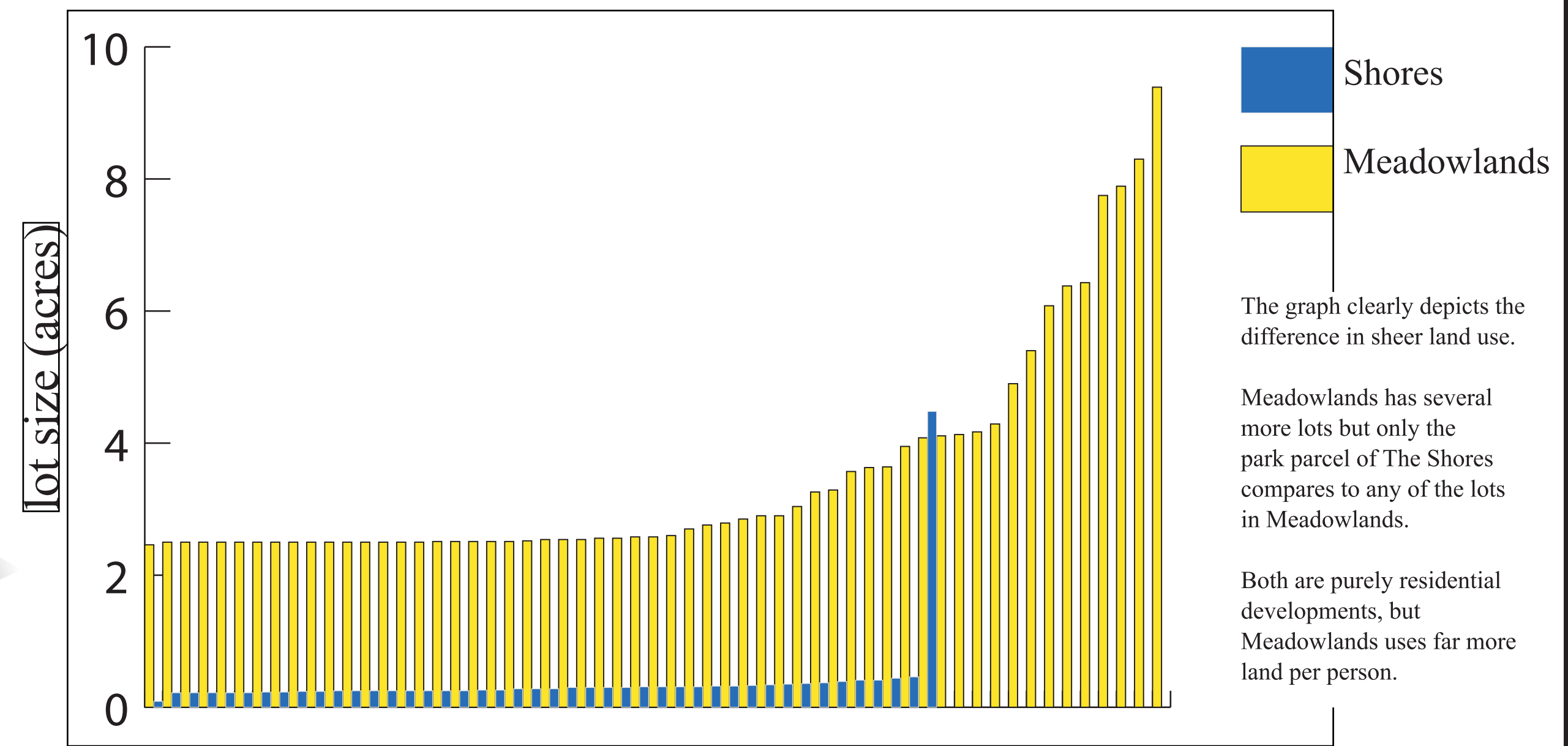
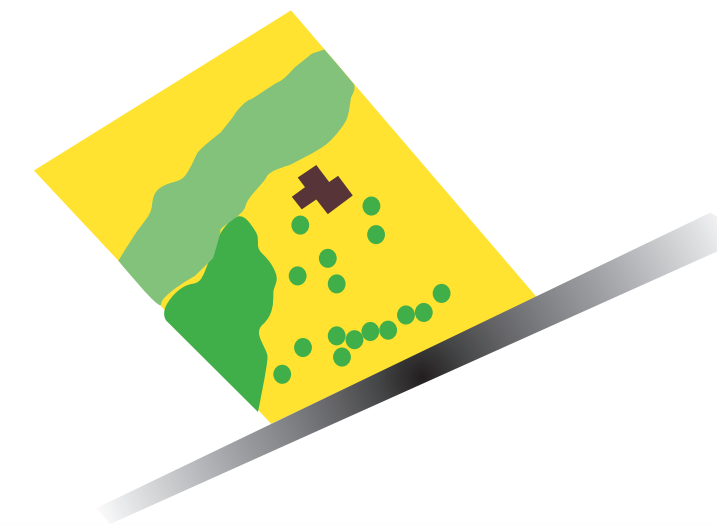
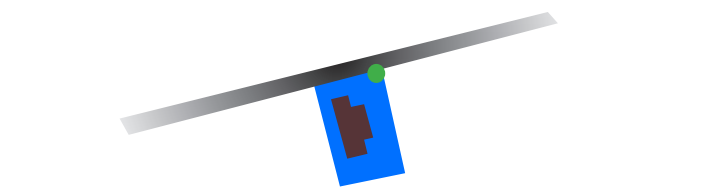
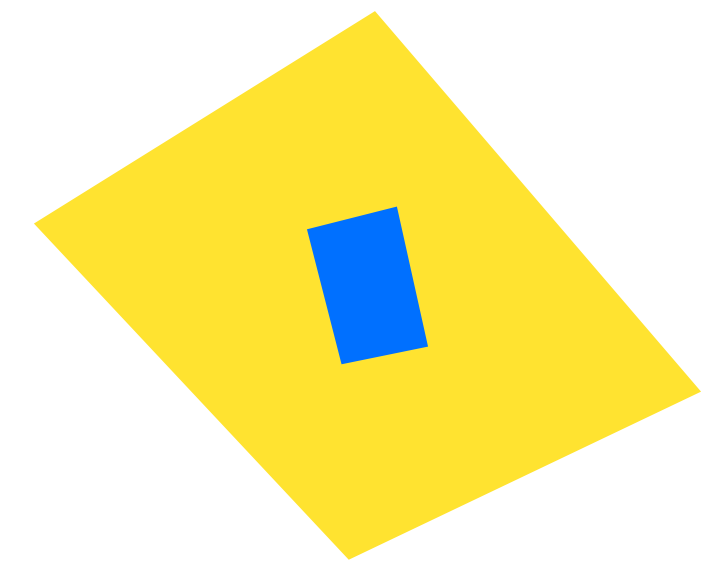


### PROXIMITY

Compared to other developments, Meadowlands is not significantly farther from the town center, but feels much further away. Also, only one route exists and this solely vehicular



### DENSITY



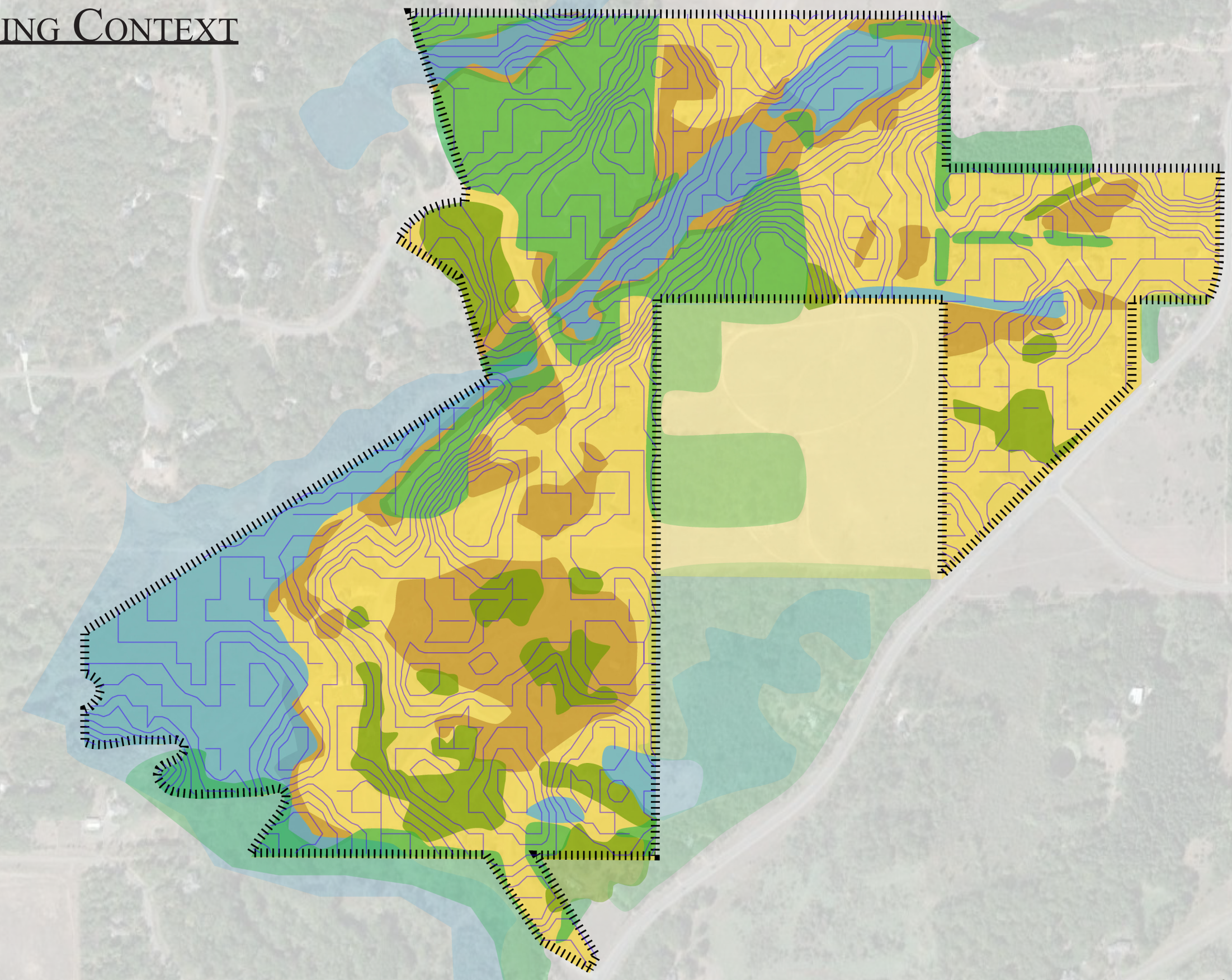
Shores  
Meadowlands

The graph clearly depicts the difference in sheer land use.

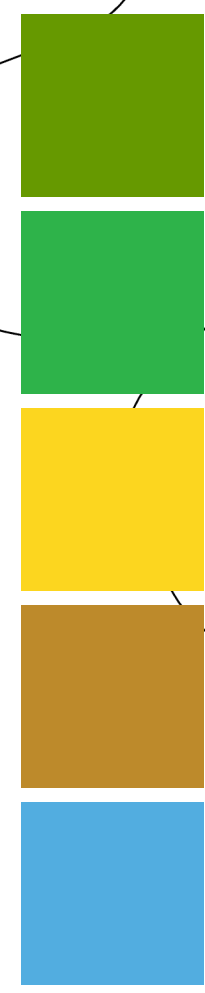
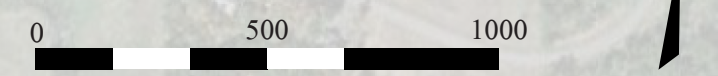
Meadowlands has several more lots but only the park parcel of The Shores compares to any of the lots in Meadowlands.

Both are purely residential developments, but Meadowlands uses far more land per person.

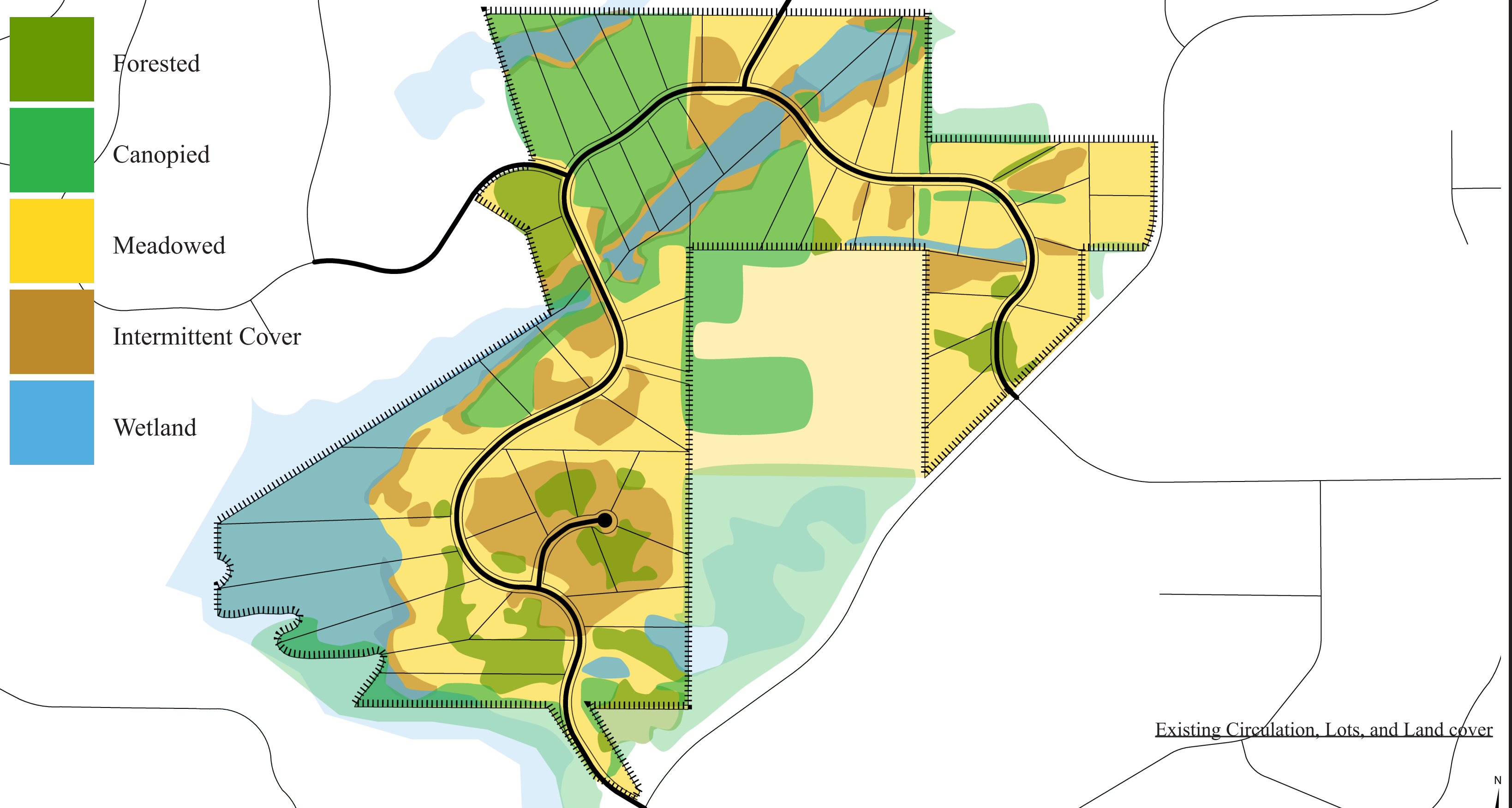
EXISTING CONTEXT



Topography and Land Cover

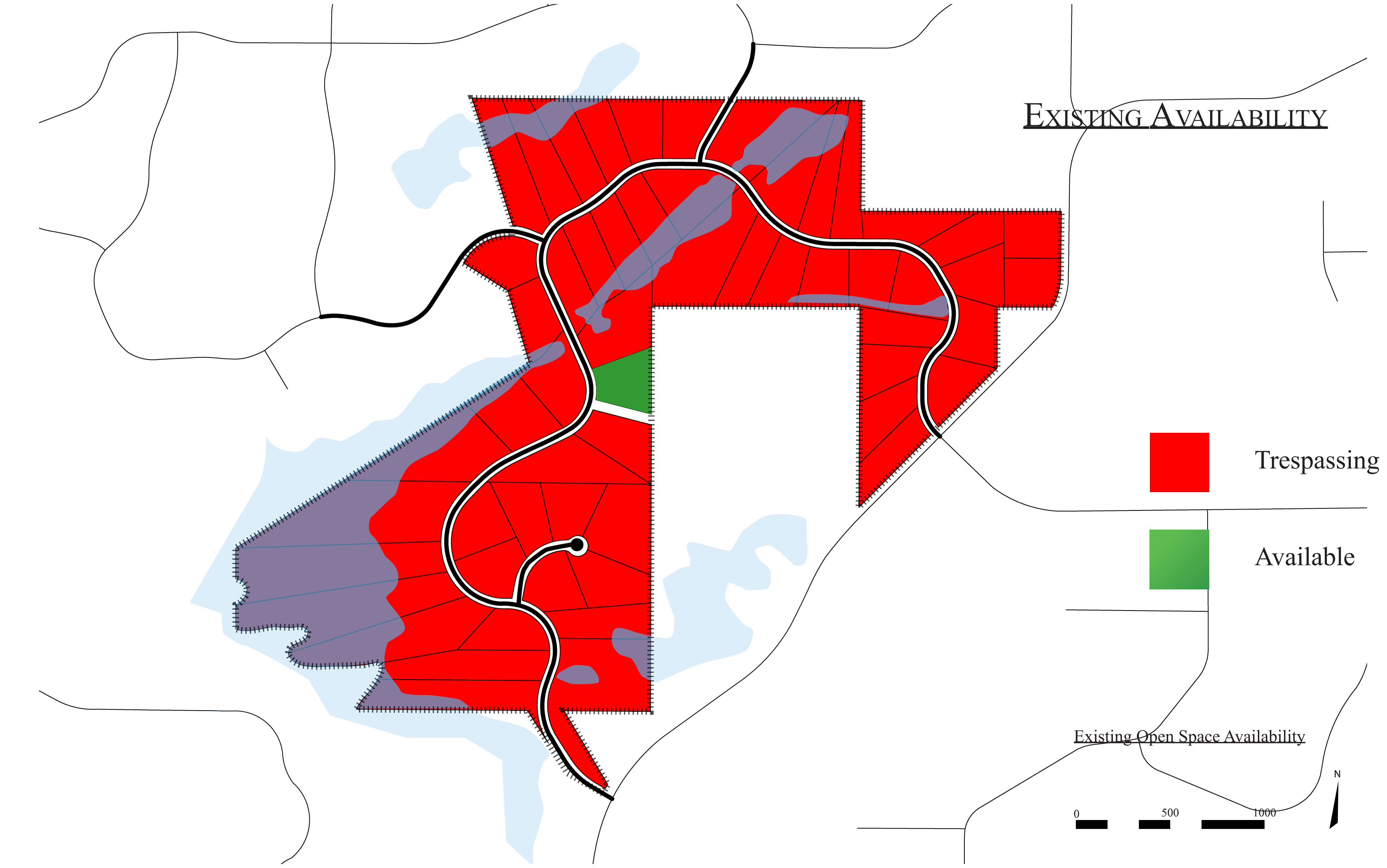


- Forested
- Canopied
- Meadowed
- Intermittent Cover
- Wetland



Existing Circulation, Lots, and Land cover





?

?

?

Is this the only way?

?

?

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?

?





EXISTING

AVAILABILITY

PROPOSED

Trespassing

Available

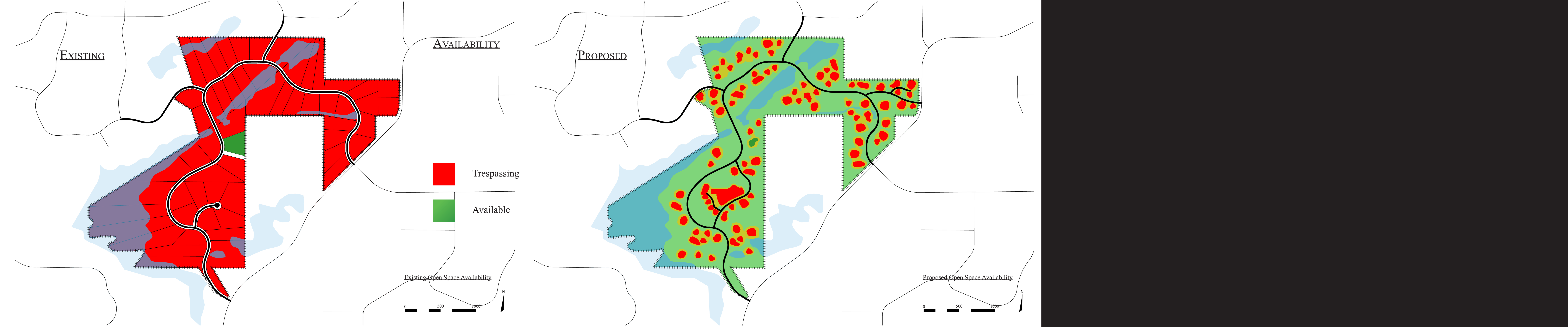
Existing Open Space Availability

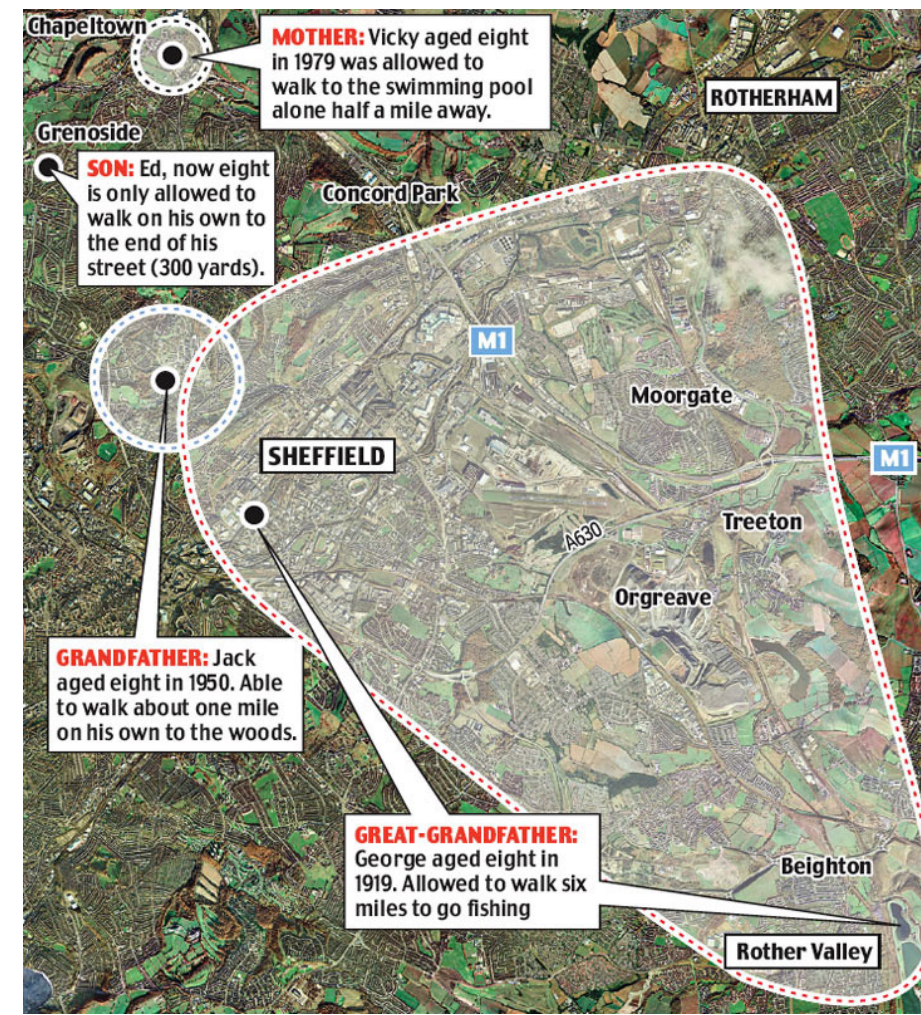
0 500 1000



Proposed Open Space Availability

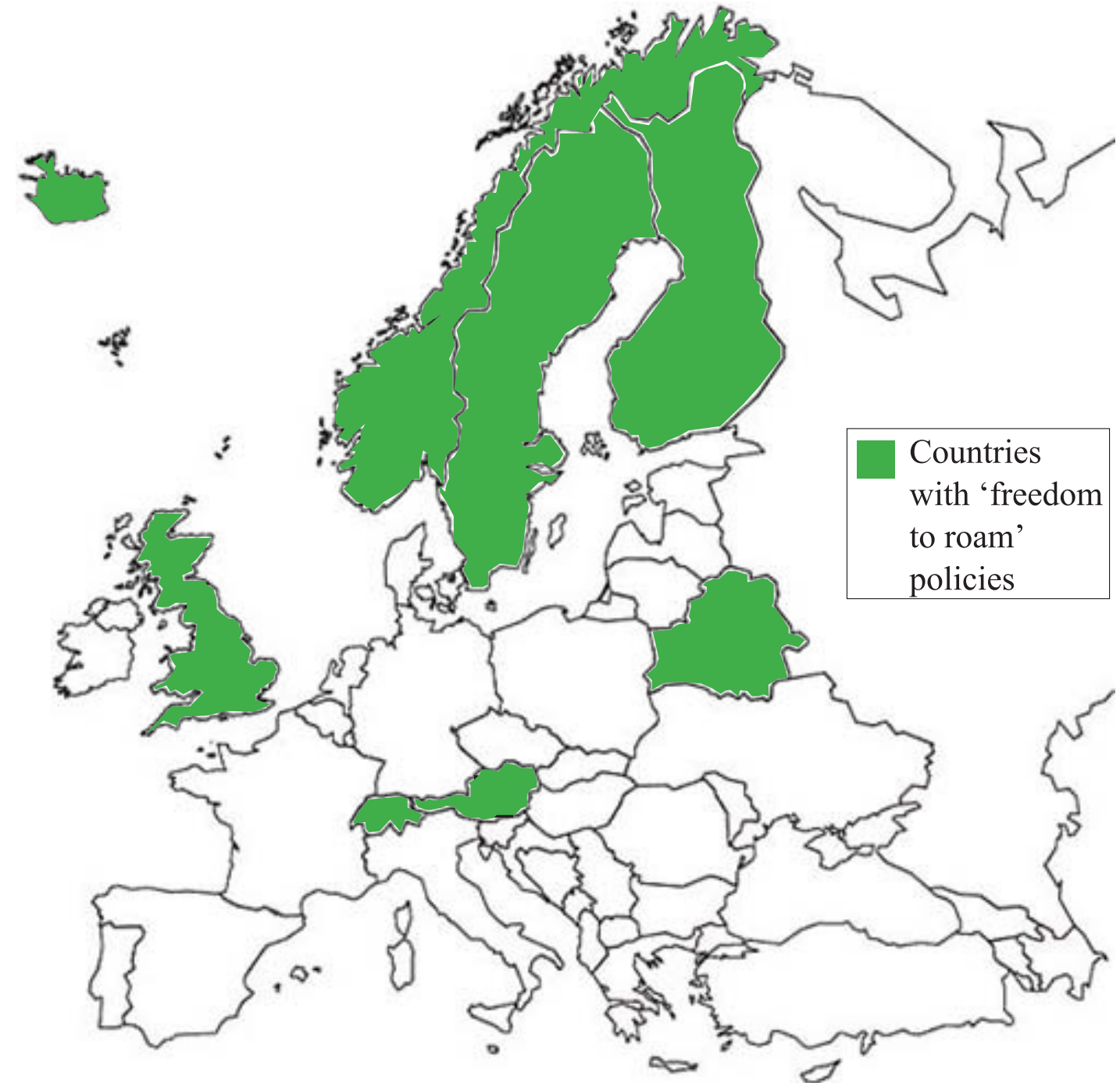
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No matter how large lots get, they are still only (usually arbitrary) cells of landscape. They render nature merely so many private microcosmic properties and lock land away from the world.

## FREEDOM TO ROAM



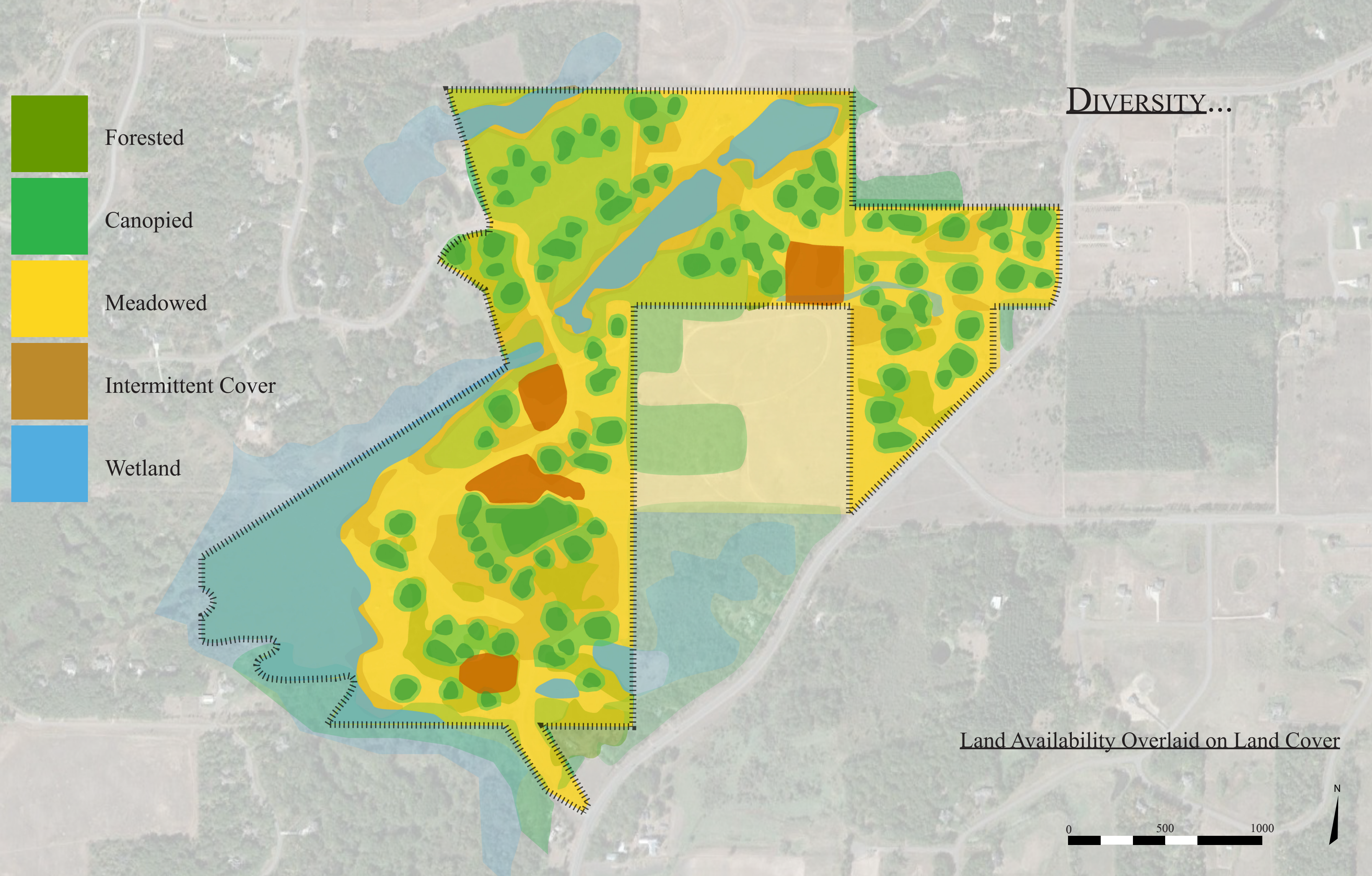
- Private Space
- Semi-Private Space
- Semi-Public Space
- Public Space
- Wetland



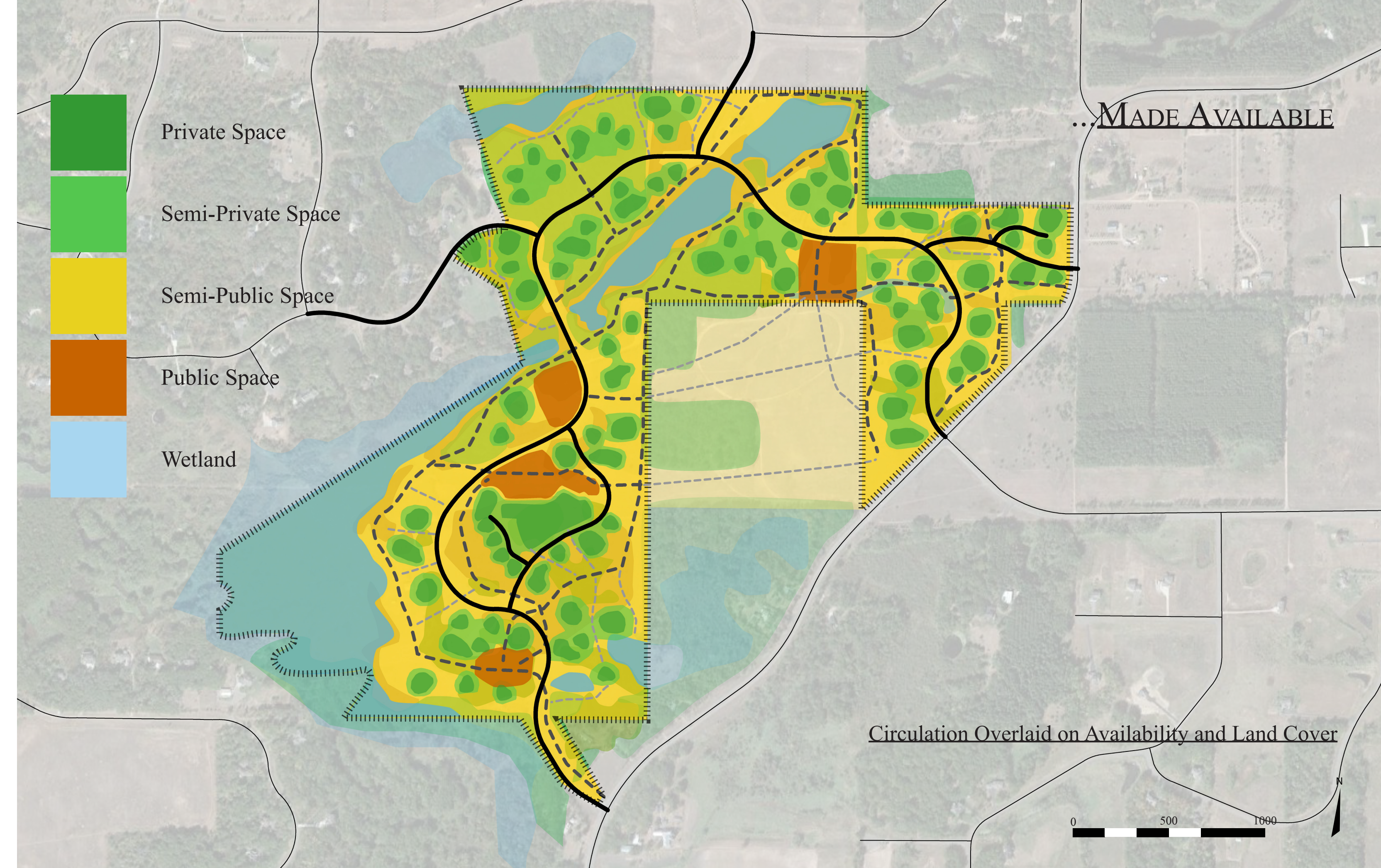
Universal access to public space with varying forms of circulation makes possible and so encourages natural and community interaction

Freedom to Roam Plan



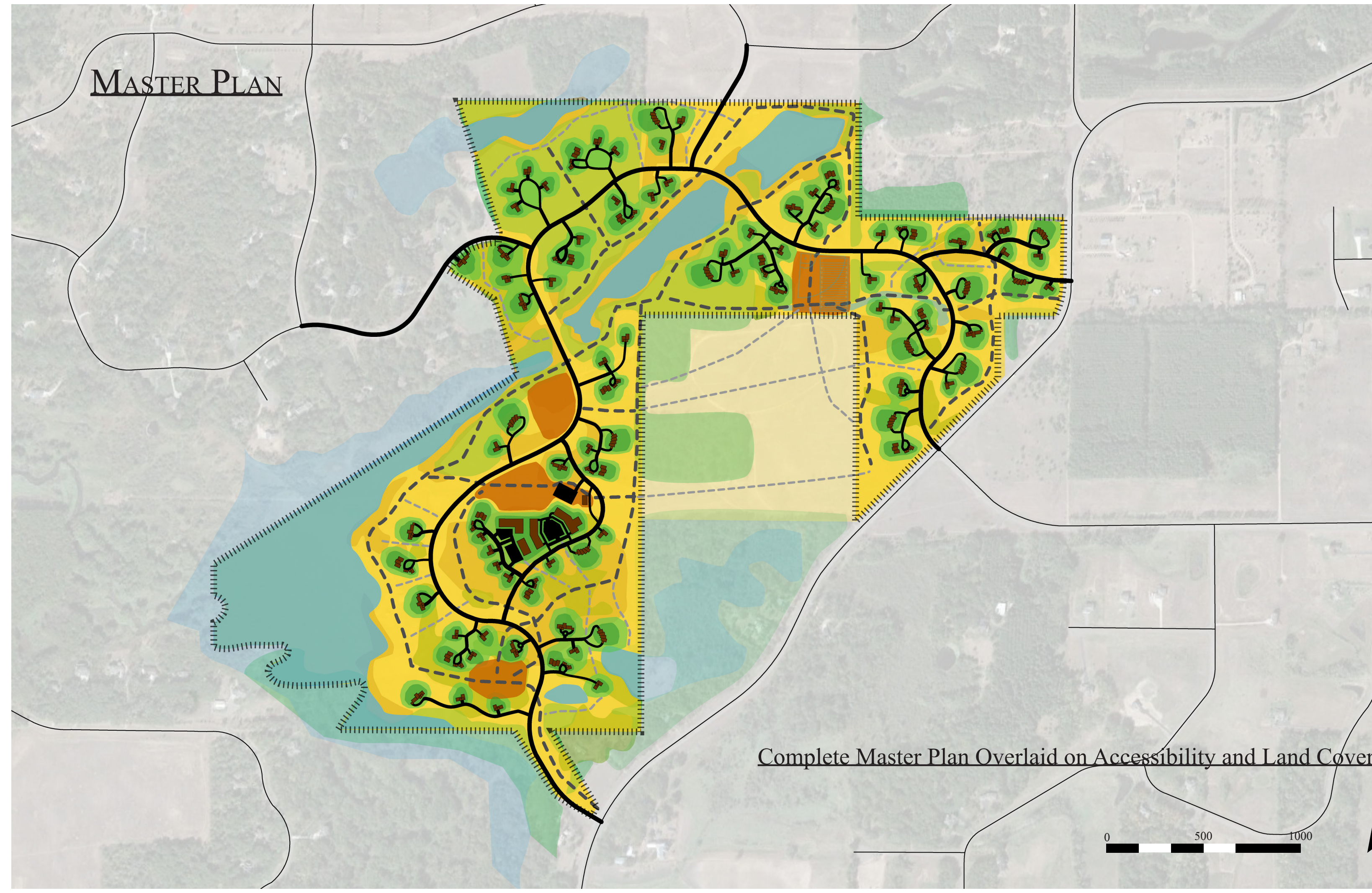


DIVERSITY...



...MADE AVAILABLE

MASTER PLAN



Complete Master Plan Overlaid on Accessibility and Land Cover



SEMI-PUBLIC

SEMI-PRIVATE

PRIVATE

## GATEWAY PARK

Near the main entrance to the development. Gateway Park serves as a key threshold to both the concept and guiding trails.

Wood-Chipped  
Minor Trail

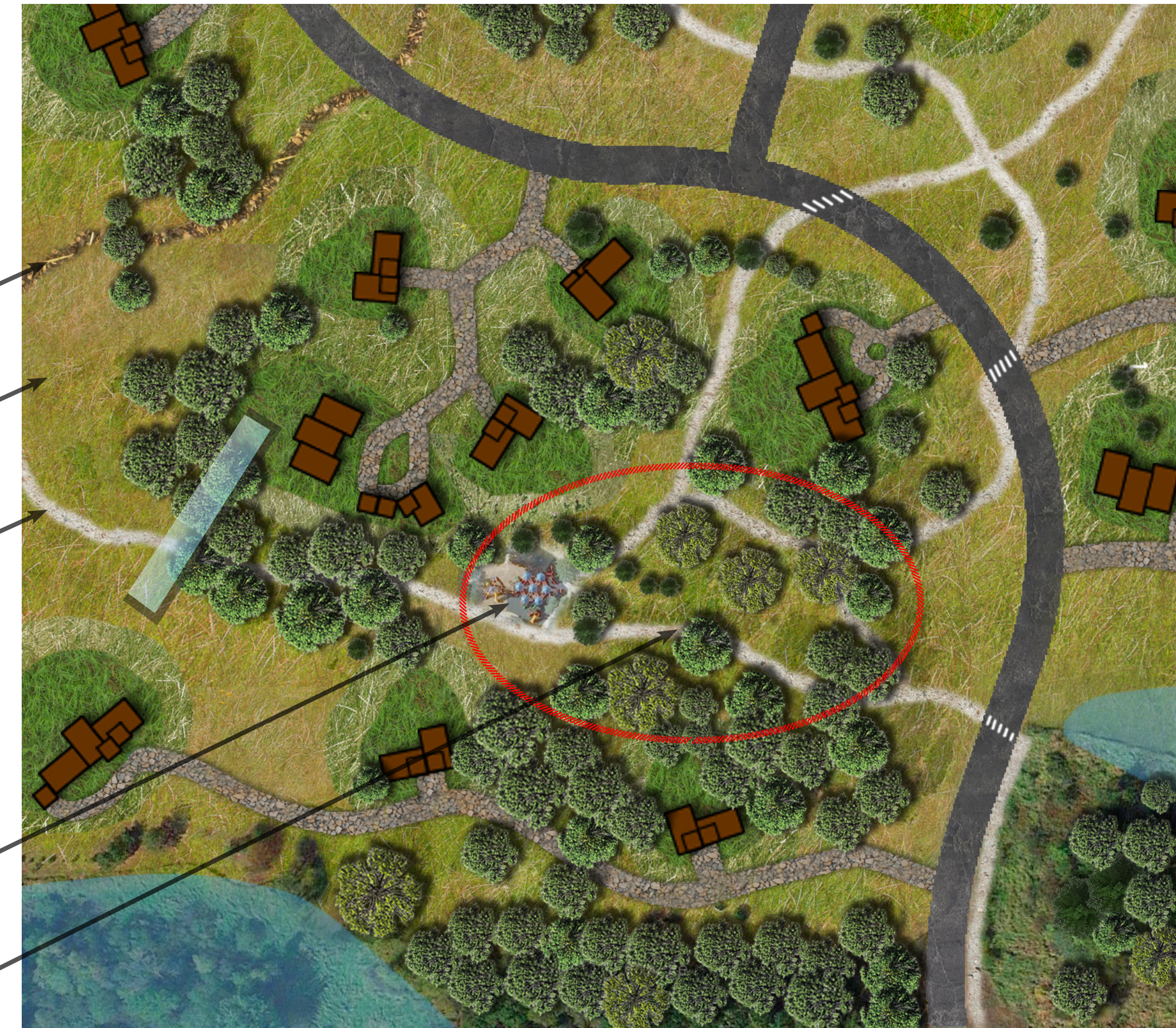
Native Planting

River View  
Major Trail

As important as the trails are for establishing structure, the goal of the Freedom to Roam setup is for residents to explore and make their own paths.

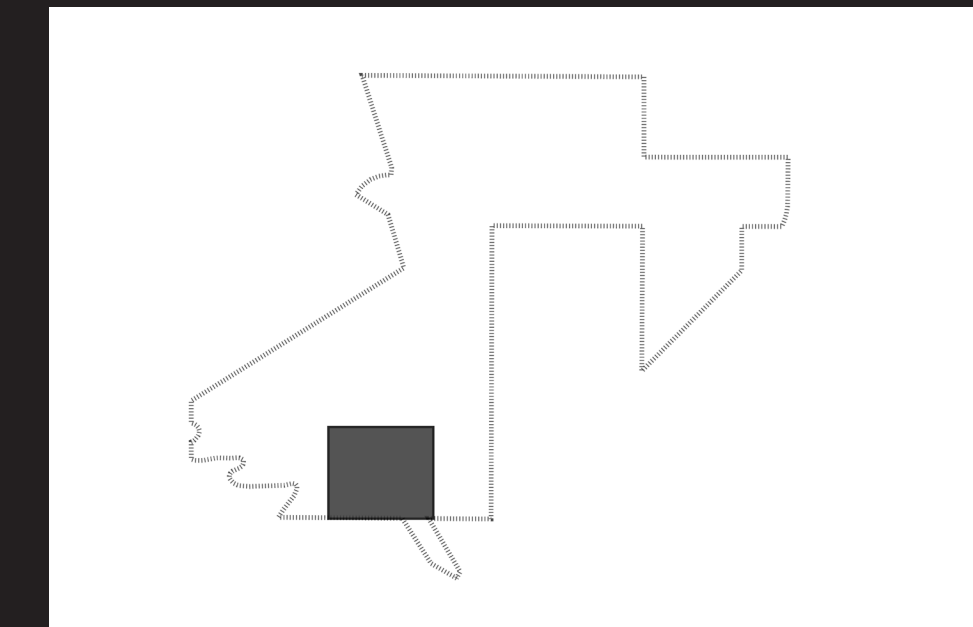
Playground

Formal Park



0 50 100 150 200 300

Formal Gateway Park and Canopied Residential

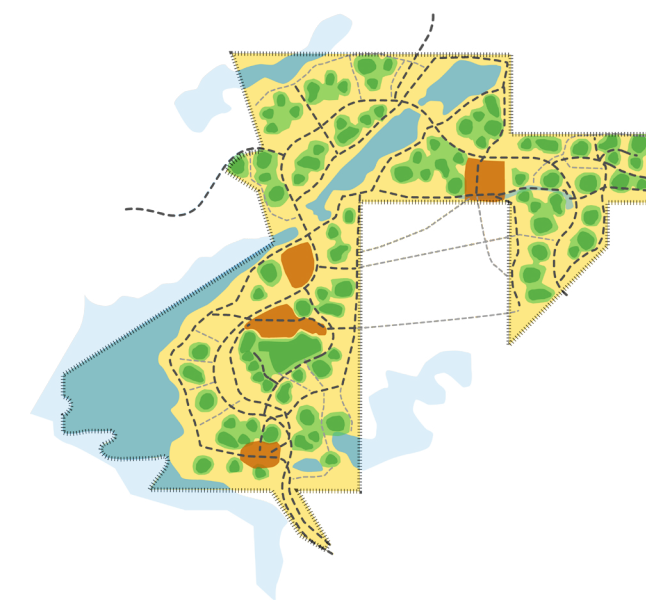




## HIGH LINE PARK

Authentic Open Space Network: not living in a park

- native plants
- destination public places serve as anchors, landmarks
- diversity preserved for full and common experience



Clustering housing and increasing density opens up park space and provides it a ready population to enjoy them. Arranging these open places in a networked system expands that population to include the entire development.

Formal Event Space

Transit Center

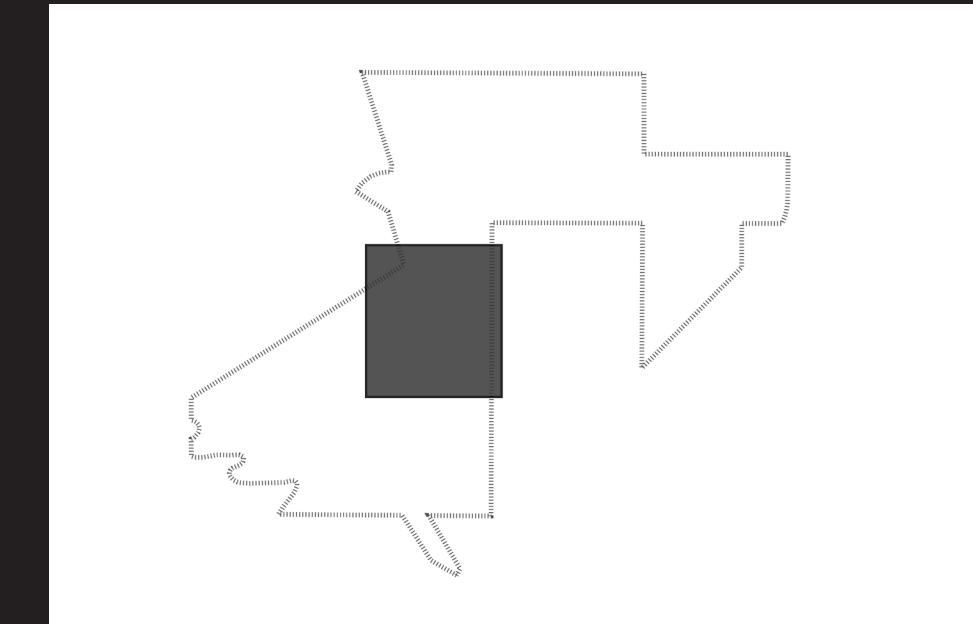
Informal Public Space:  
High Line Park

Apartment and Group  
Living Complex



0 50 100 150 200 300

Apartment Complex, Transit Center, and Public Space



## FORESTED AREAS

The wide range of landscape and land cover influences housing arrangement and circulation patterns as well as pedestrian experience.

Forested regions offer:

- greater density
- complementary land cover to open spaces
- alternative landscape experience

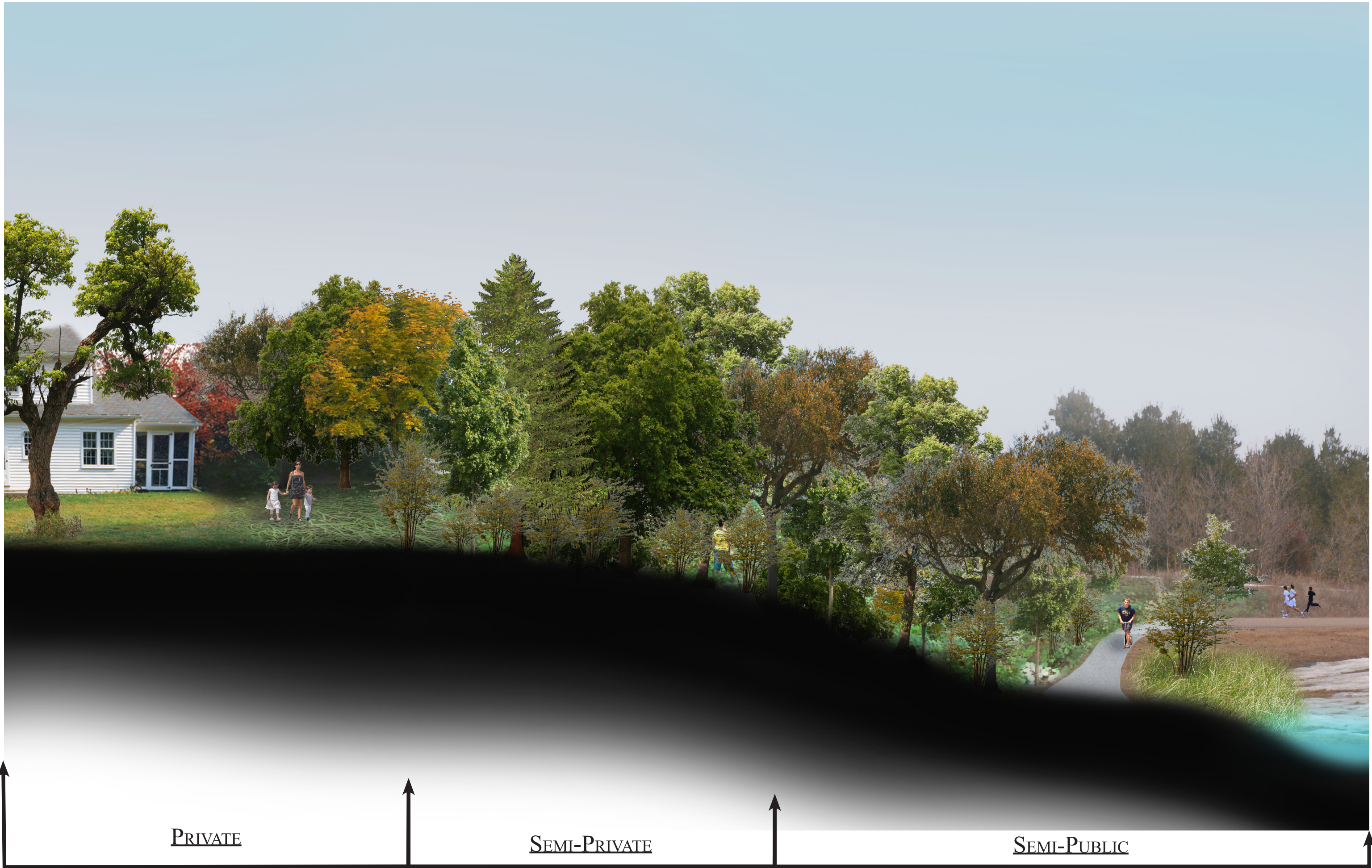
With the Freedom to Roam, wetlands become amenities rather than obstacles

Interesting interface between woods and wetland: major trail



0 50 100 150 200 300

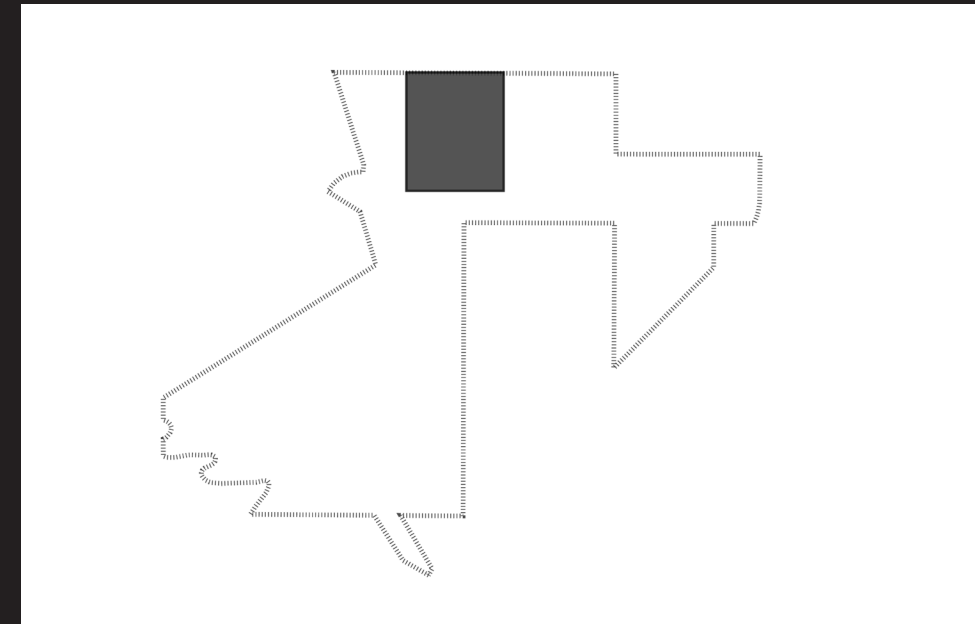
Forested Land Cover and Housing



PRIVATE

SEMI-PRIVATE

SEMI-PUBLIC





0 50 100 150 200 300

Meadowed Land Cover and Mixed Housing

## MEADOWED AREAS

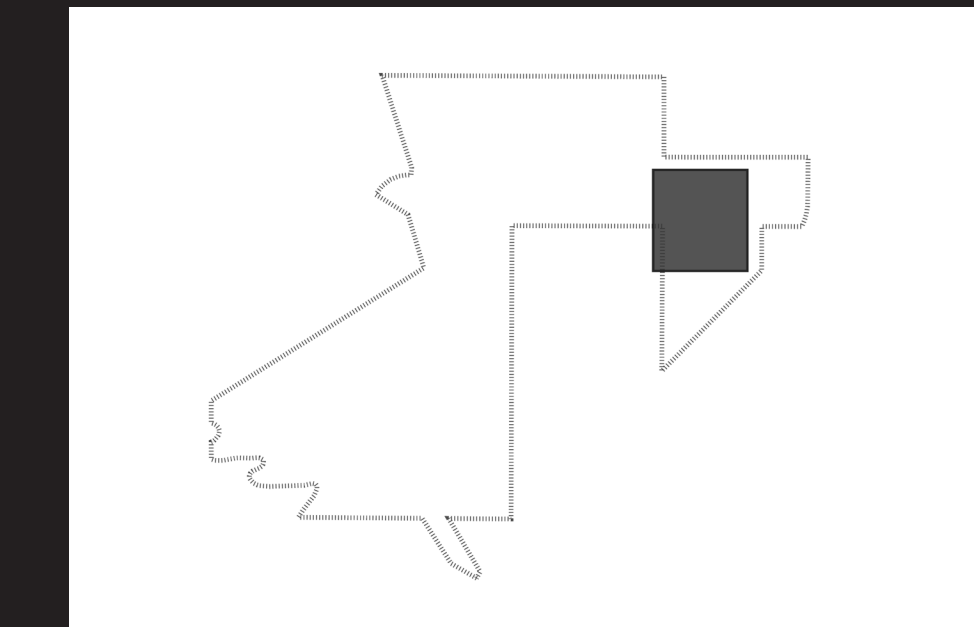
Various groupings of housing into multifamily structures and distinction between Private areas reduces the cluttered look of development in open space while increasing density.

Meadowed regions offer:

- easier access
- complementary land cover to forested spaces
- infinite approaches

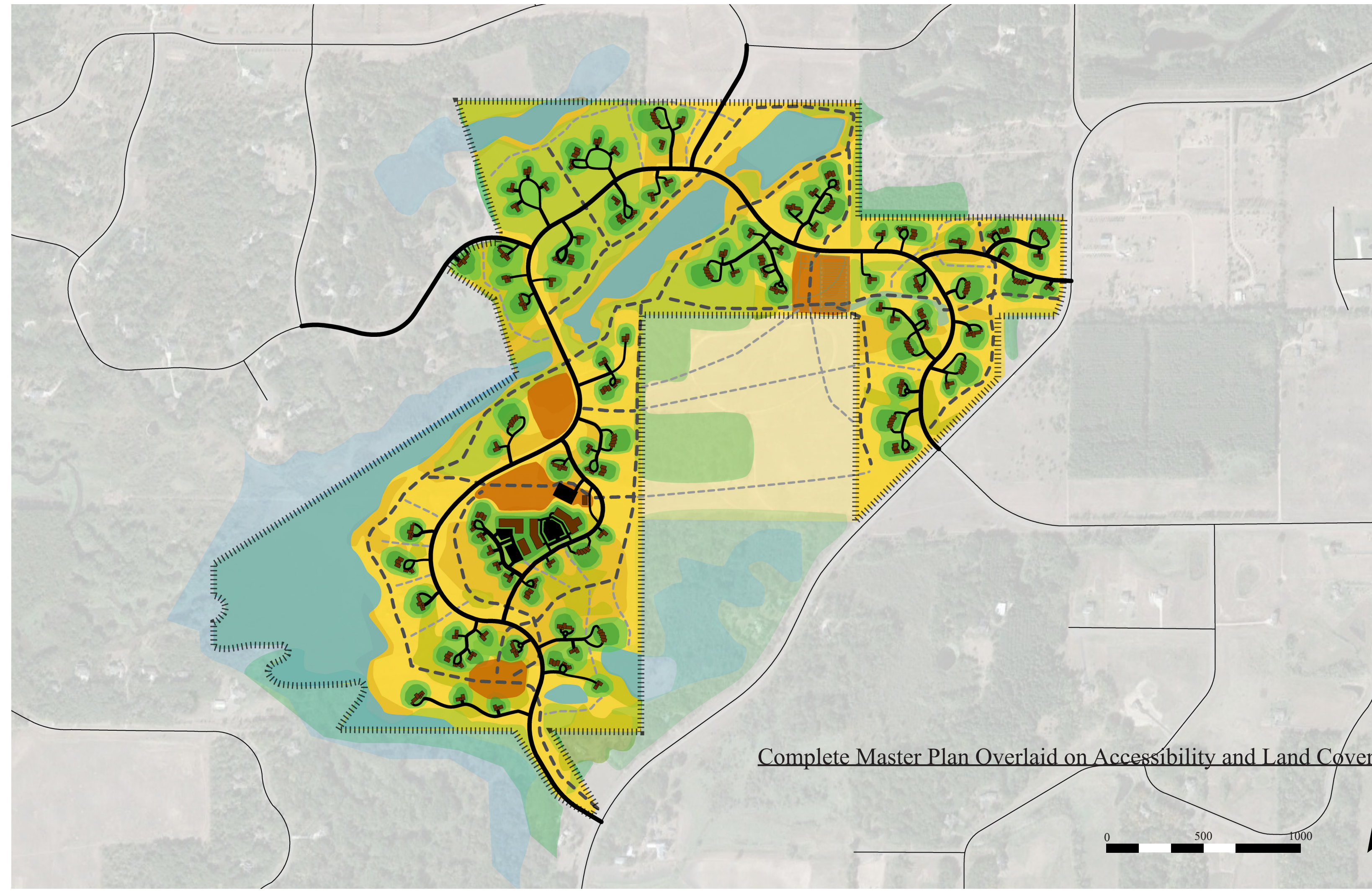
Athletic Fields

Neighbors are visible, but separated by contextually different, mutually owned property, not only excessively large yards and fences or shrub borders.



Athletic Fields





Complete Master Plan Overlaid on Accessibility and Land Cover

ADVENTURE IS OUT THERE!

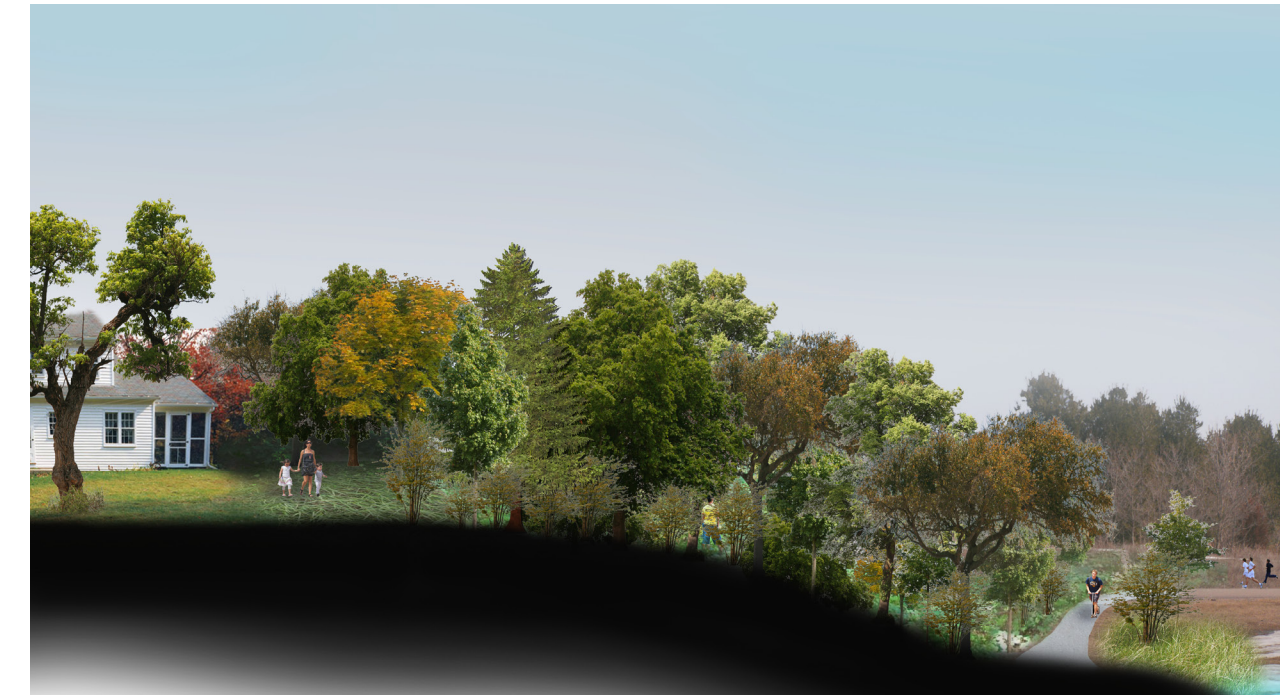




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