

Rethinking American Suburbs

- How do “urbanism” and “suburbanism” differ as “ways of life”?
- What are the social consequences of sprawl?
- What are new ideas for suburban living (or not)?

Urbanism vs. Suburbanism

- Critiques of suburban life by intellectuals in 1950s and ever since:
 - Waste of land
 - Increased commute time
 - Higher service costs
 - Mis-use of government subsidies
 - Lack of form
 - Boring homogeneity
 - Lack of “civicness”
 - Environmentally irresponsible
 - Destruction of cities

Urbanism vs. Suburbanism

- Louis Wirth: “Urbanism as a Way of Life” (1939)
 - Loss of primary group relationships inevitable
 - these replaced by secondary contacts and “representative” society that was often superficial, transitory and isolated
 - “A relatively large, dense and permanent settlement of socially heterogeneous individuals”

Urbanism vs. Suburbanism

- Herbert Gans: Urbanism and Suburbanism as Ways of Life (after Levittown, NJ research 1958-60)
 - Planners overemphasize influence of physical community on behavior (environmental determinism). People live according to class status, not environment.
 - Can't view city through "Folk Society" lens of Wirth

What is distinctly urban?

- Size of population
- Density of population
- Occupations
- Existence of certain facilities, institutions
- Types of political organization

All within context of social and cultural conditions

What are the social consequences of suburban sprawl?

- Suburb as dormitory
- Distance from work/leisure of CBD
- Design for auto vs. public transit
- Less dense
- Homogeneous (same as most of outer city)
- Younger, more married, higher incomes, more white collar
- Homogeneity tied to high price and newness, not house type, density, or relation to city limits

Gans Critique

- Not true that lower middle class people, when living in city “behaved like upper middle class cosmopolites and that suburban living has mysteriously transformed them.”









Designing Small Town Life

- Traditional Neighborhood Design (TND) or New Urbanism
 - Andres DUYANY/Elizabeth Plater-Zyberk
 - Seaside, FL (1981)
 - Kentlands, MD (1987)
 - Mashpee Commons, MA (1986)
 - Celebration, FL (1994)
 - Leon Krier's Critique of Zoning
 - Poundbury, England (1990s)
- Transit-oriented development (TOD)
 - Peter Calthorpe, Laguna West, CA (1990)







TAKAR'S

OLIVERS

SHOES

Clats

WATER

NEXT

pharma

























THE BANK OF CELEBRATION
SUNTRUST BANK

SUNTRUS

410





















CELEBRATION SCHOOL



IT IS A
VIOLATION
OF
FLORIDA
LAW
TO FEED
OR HARASS
ALLIGATORS





CELEBRATION, FLORIDA



It's the time
you'll want
to call home.

CELEBRATION REALTY, INC.

700 Celebration Avenue
Celebration, Florida 32827
Phone: (407) 962-2200
Hours: 9:00 AM - 5:00 PM
www.celrealty.com
©2007. All rights reserved. No part
of this page may be reproduced without
written permission.

GARDEN HOMES

David Wilson Homes
Wedgewood Plantation



COTTAGE HOMES

Meridian Homes
Blossom Court



VILLAGE HOMES

Five Homes
Charter Colonial



ESTATE HOMES

Debra B. Builders, Inc.
The Grand





SALES KEY

- AVAILABLE
- SOLD
- BUILDER LOT
- NEW HOME AVAILABLE
- NOT AVAILABLE

Legend

Red	1000 sq. ft.
Orange	1200 sq. ft.
Yellow	1400 sq. ft.
Light Green	1600 sq. ft.
Green	1800 sq. ft.
Dark Green	2000 sq. ft.
Blue	2200 sq. ft.
Light Blue	2400 sq. ft.
Dark Blue	2600 sq. ft.
Black	2800 sq. ft.





Shantytowns as A New Suburban Ideal (NY Times 3/12/06)

- A new vision for communities that is tied to cultural expectations and ethnic expression
- Casa Familiar in San Diego
 - 12 units of housing as prototype
 - Public loggia below
 - Housing units above
 - Interlocking rooms/units that can be broken down or massed to accommodate various family units