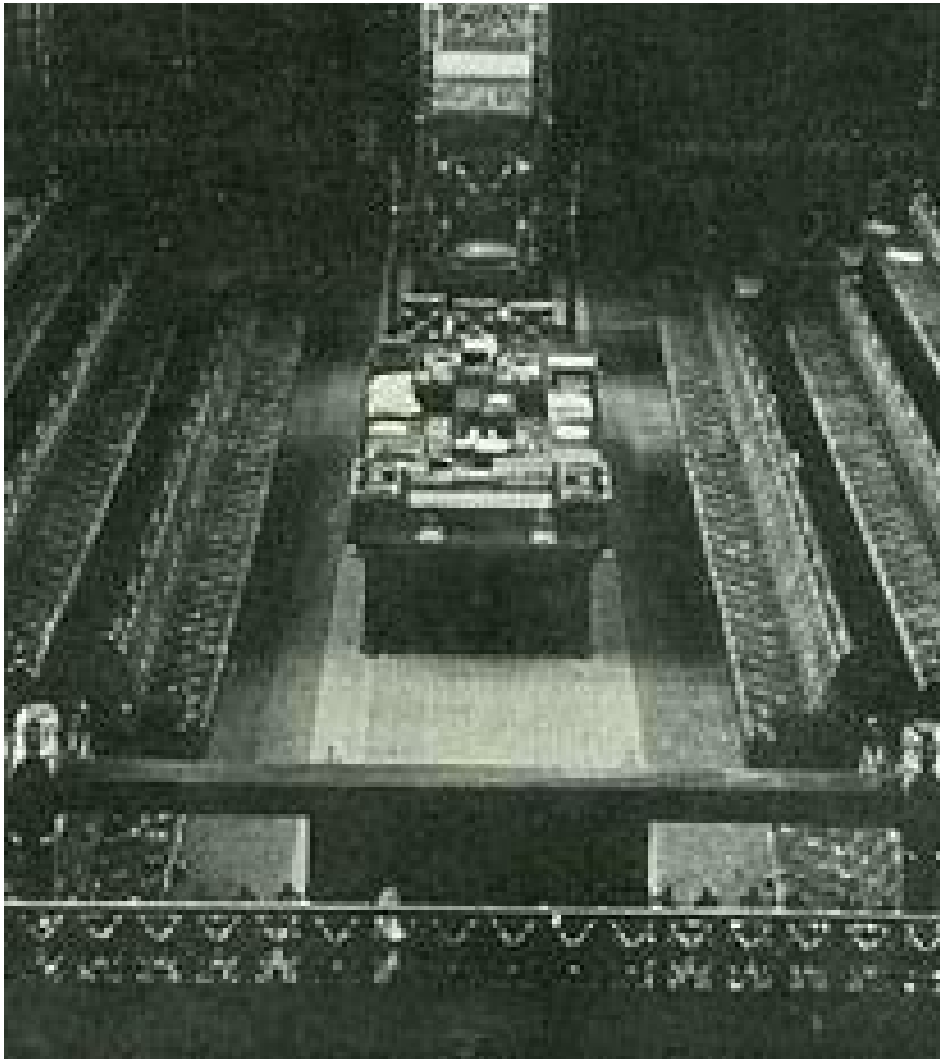
SHARED GROWTH AND SHAPING THE PUBLIC REALM

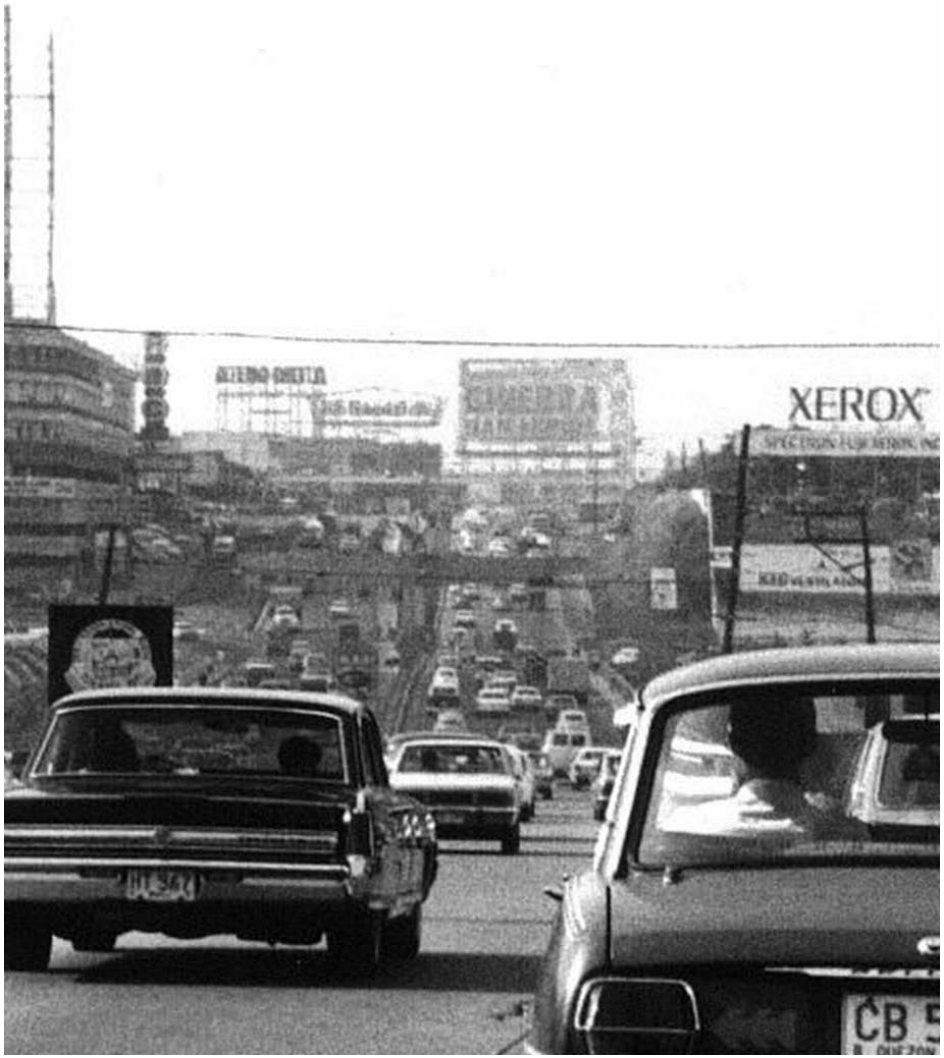
RAYMOND ANDREW SIH, UAP, LEED AP



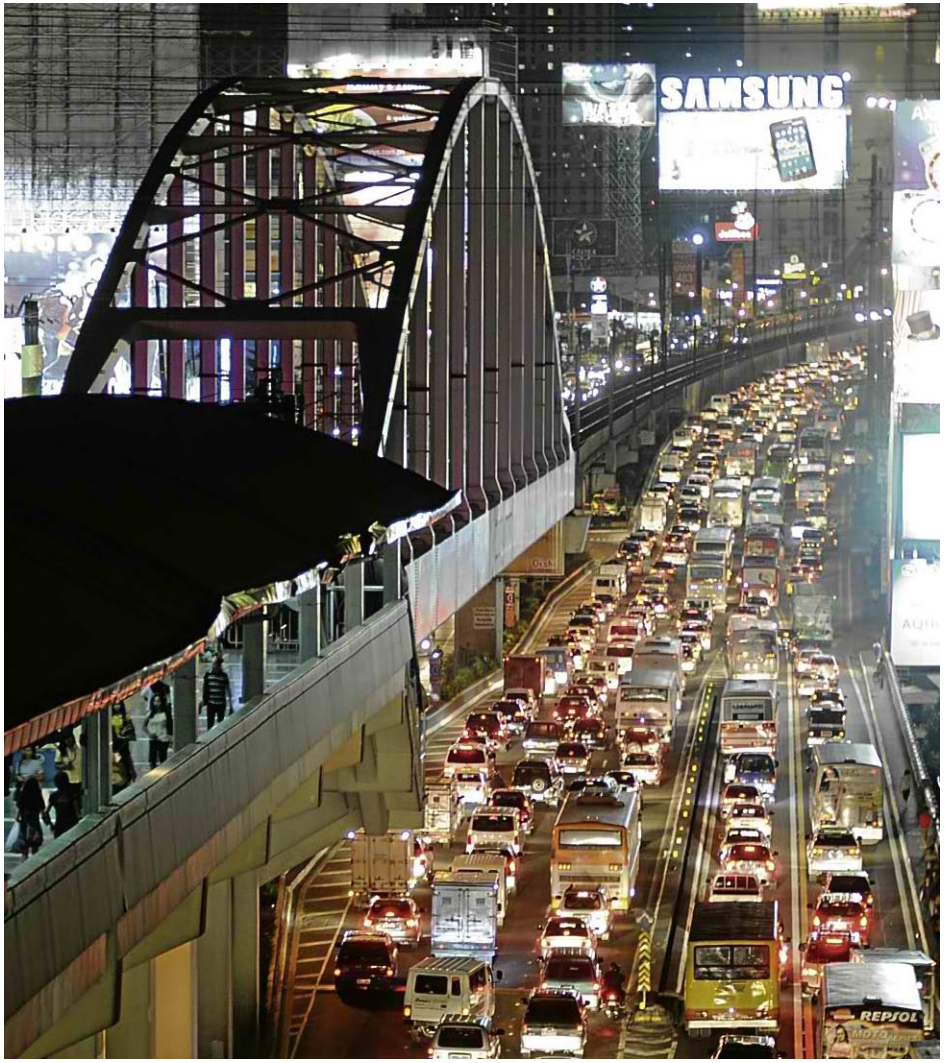
Old Chamber of the House Of Commons, UK

New House of Commons, UK

“We shape our dwellings, and afterwards our dwellings shape us.” Winston Churchill



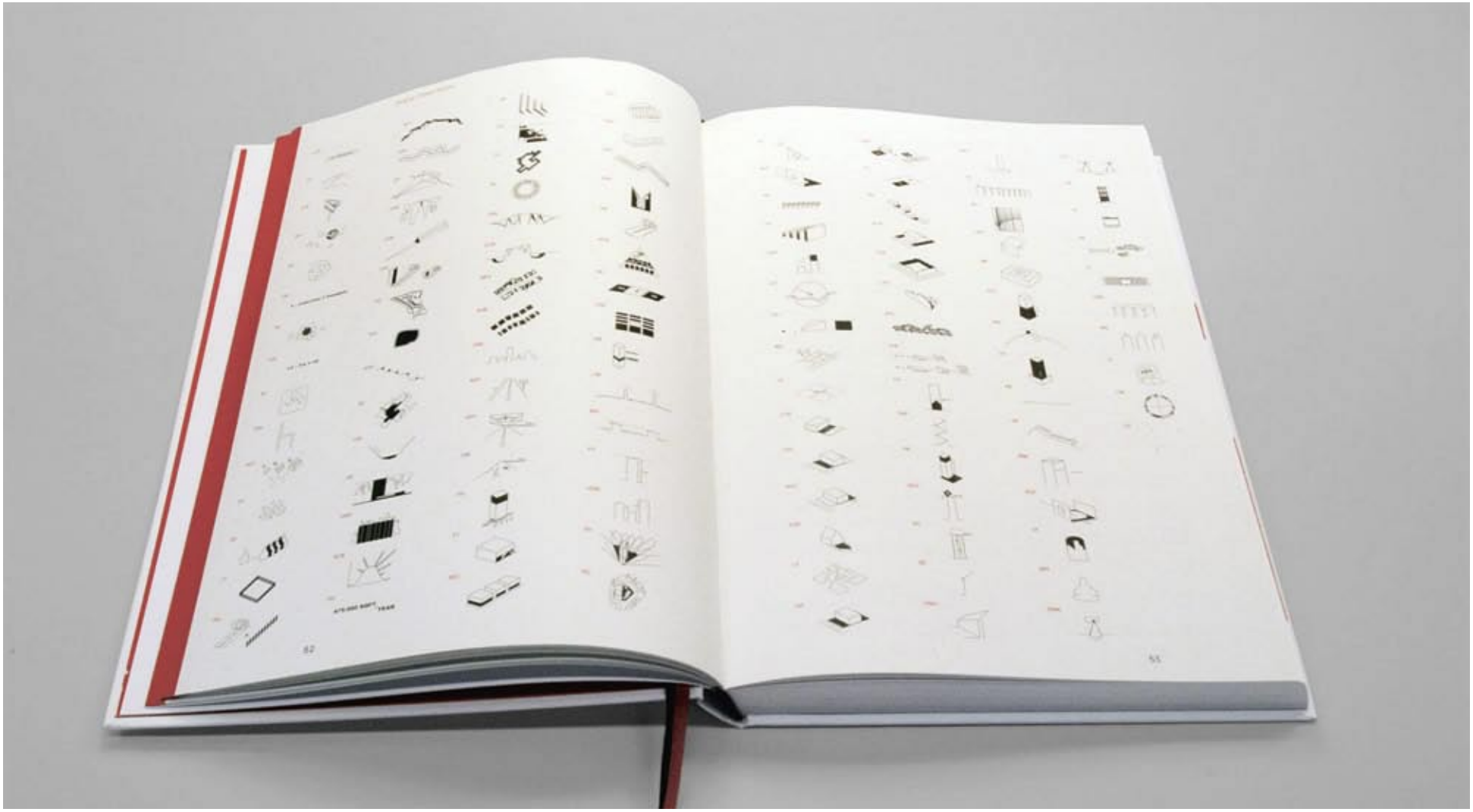
EDSA, Guadalupe then



EDSA, Guadalupe now

The PUBLIC REALM

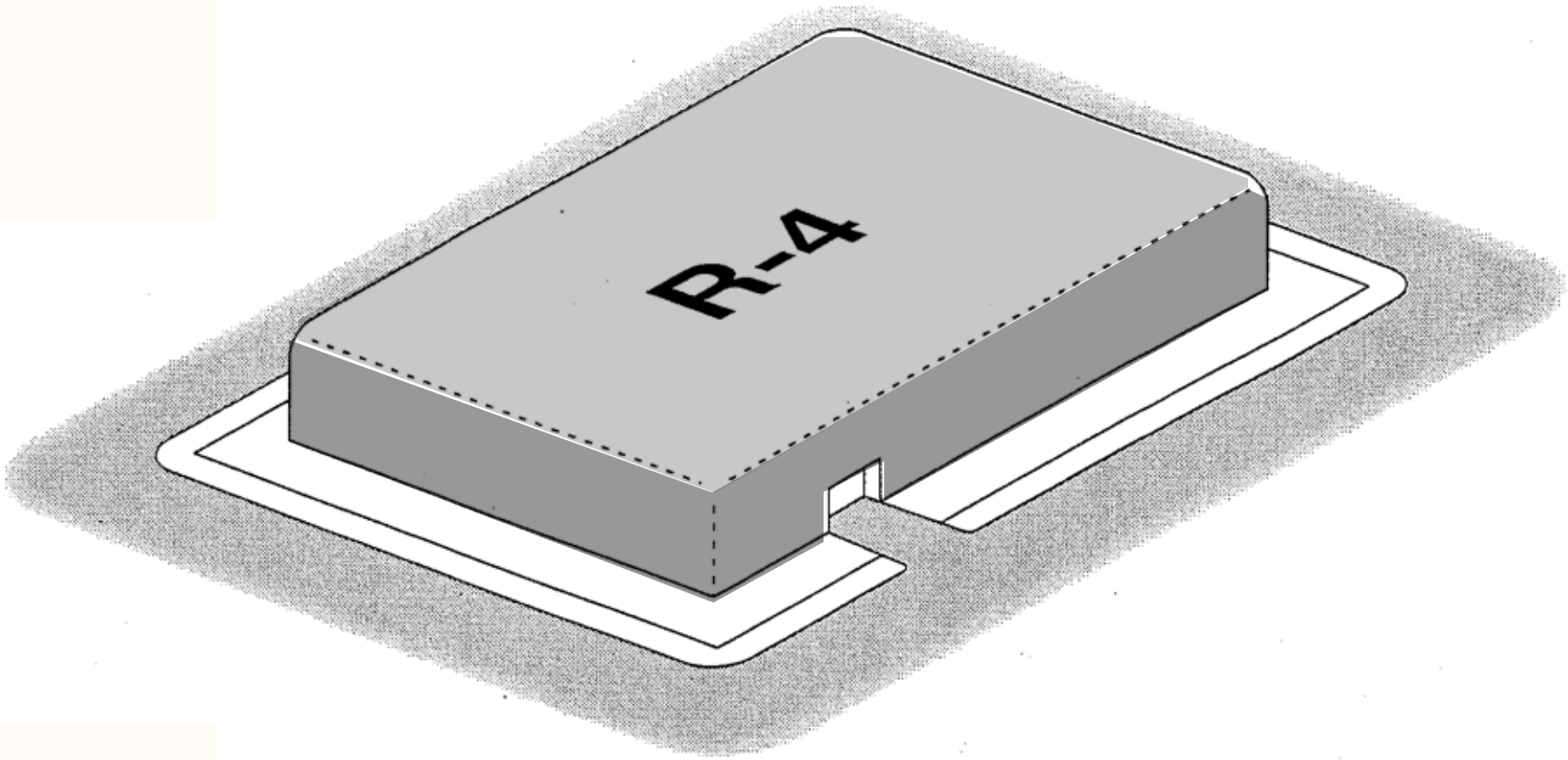
is what gives life to our cities.



Grand Urban Rules by Alex Lehnerer

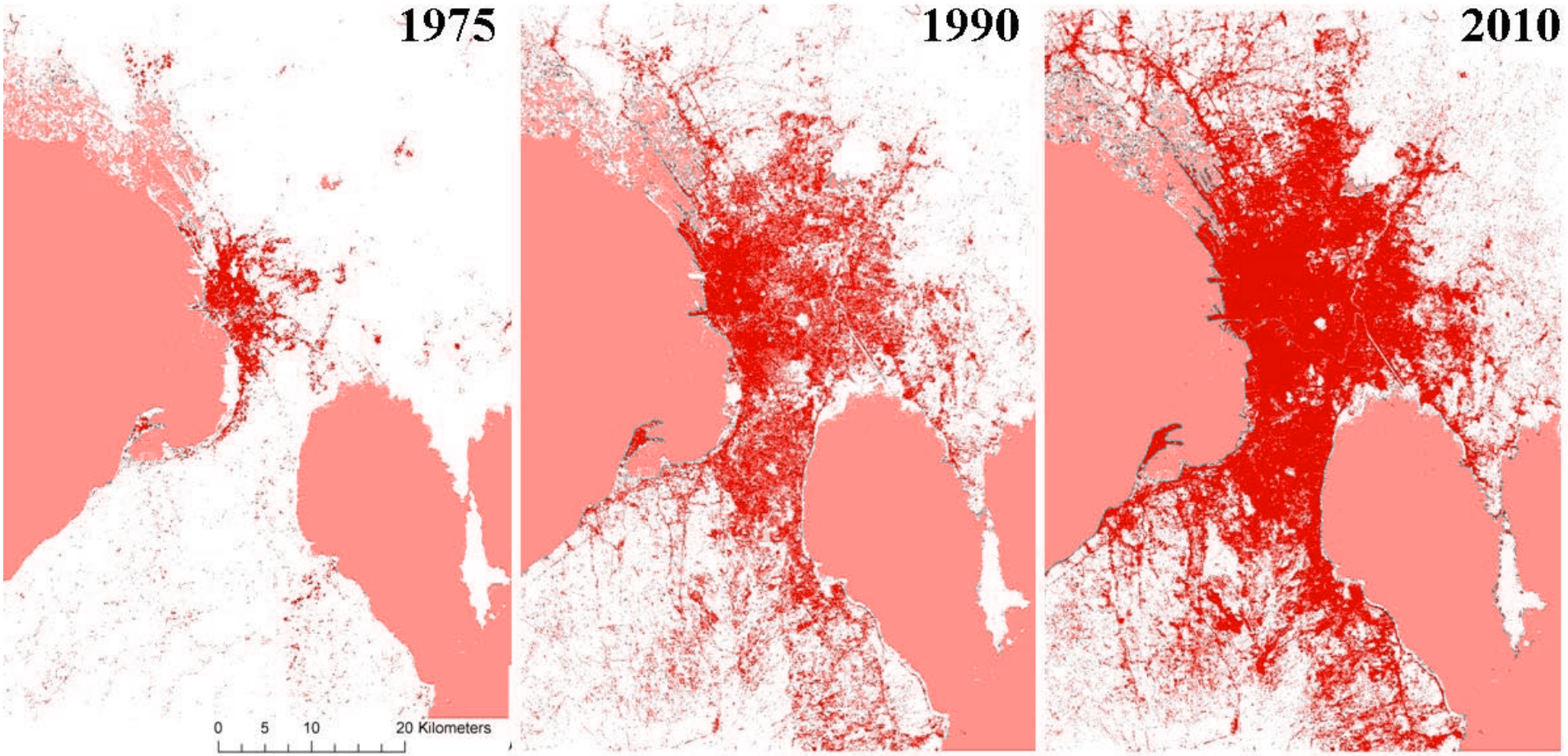
RULES AS TOOLS

are the Instruments of Design for the public realm.



CONVENTIONAL ZONING

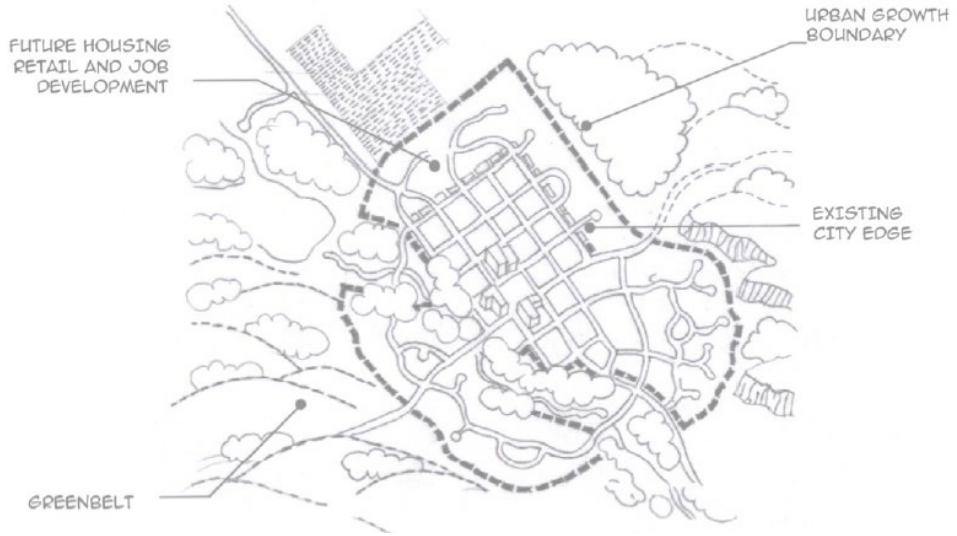
The private developer decides the Highest and Best Use.

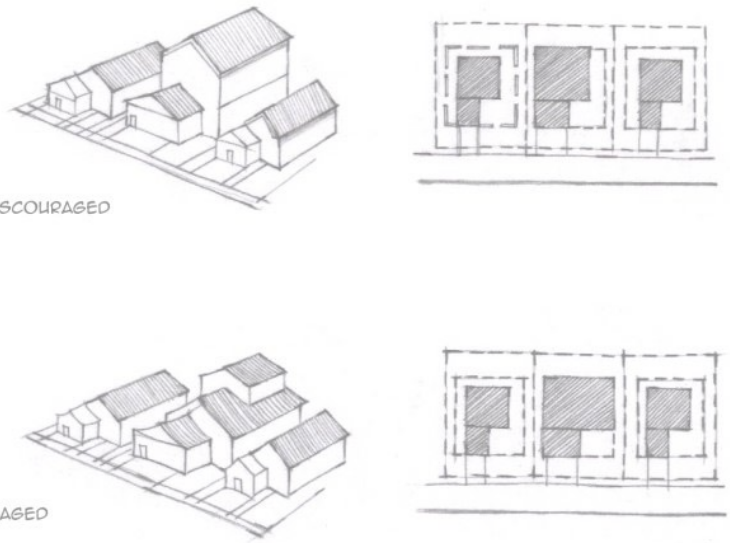


Multi-sensoral urban growth analysis, Manila, Philippines. DLR-DFD, 2010

THE RESULT

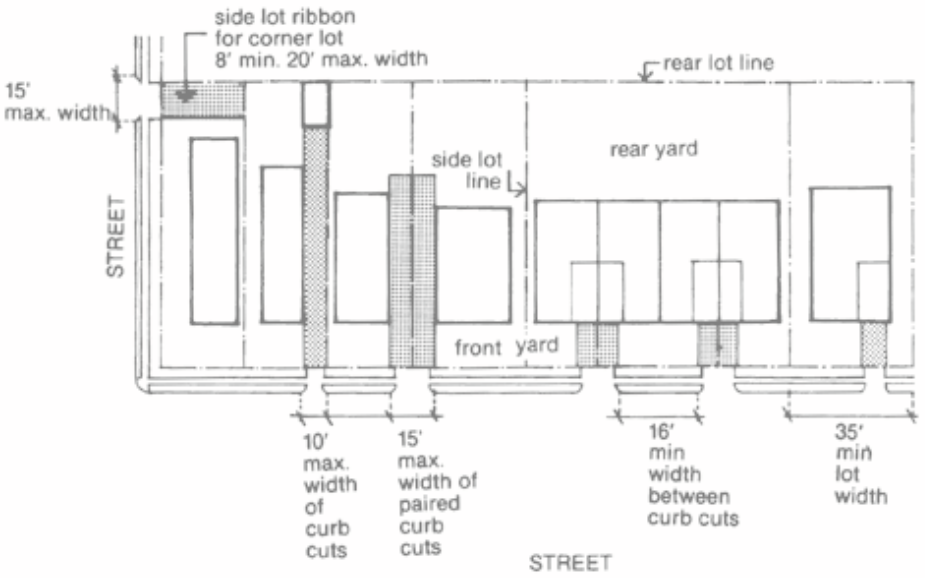
is Urban Sprawl.

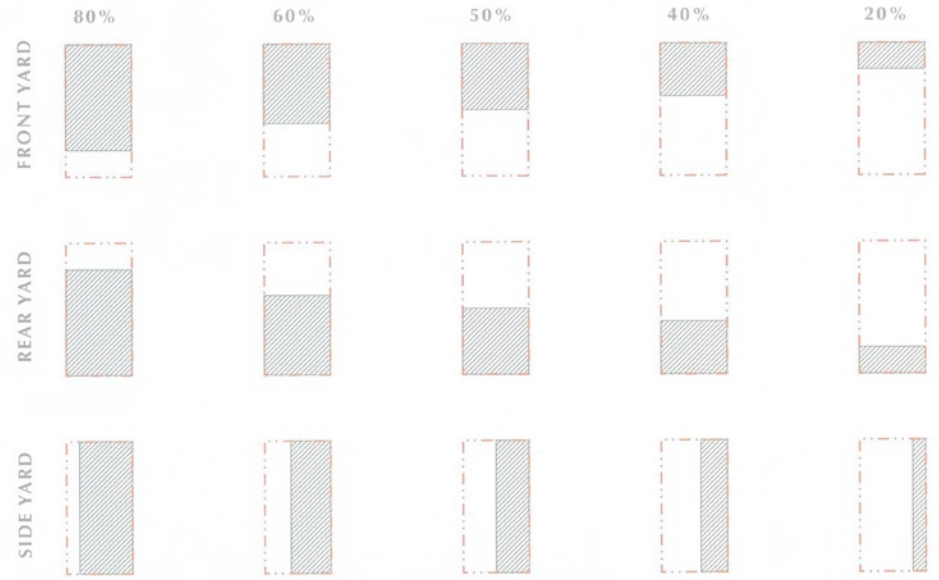


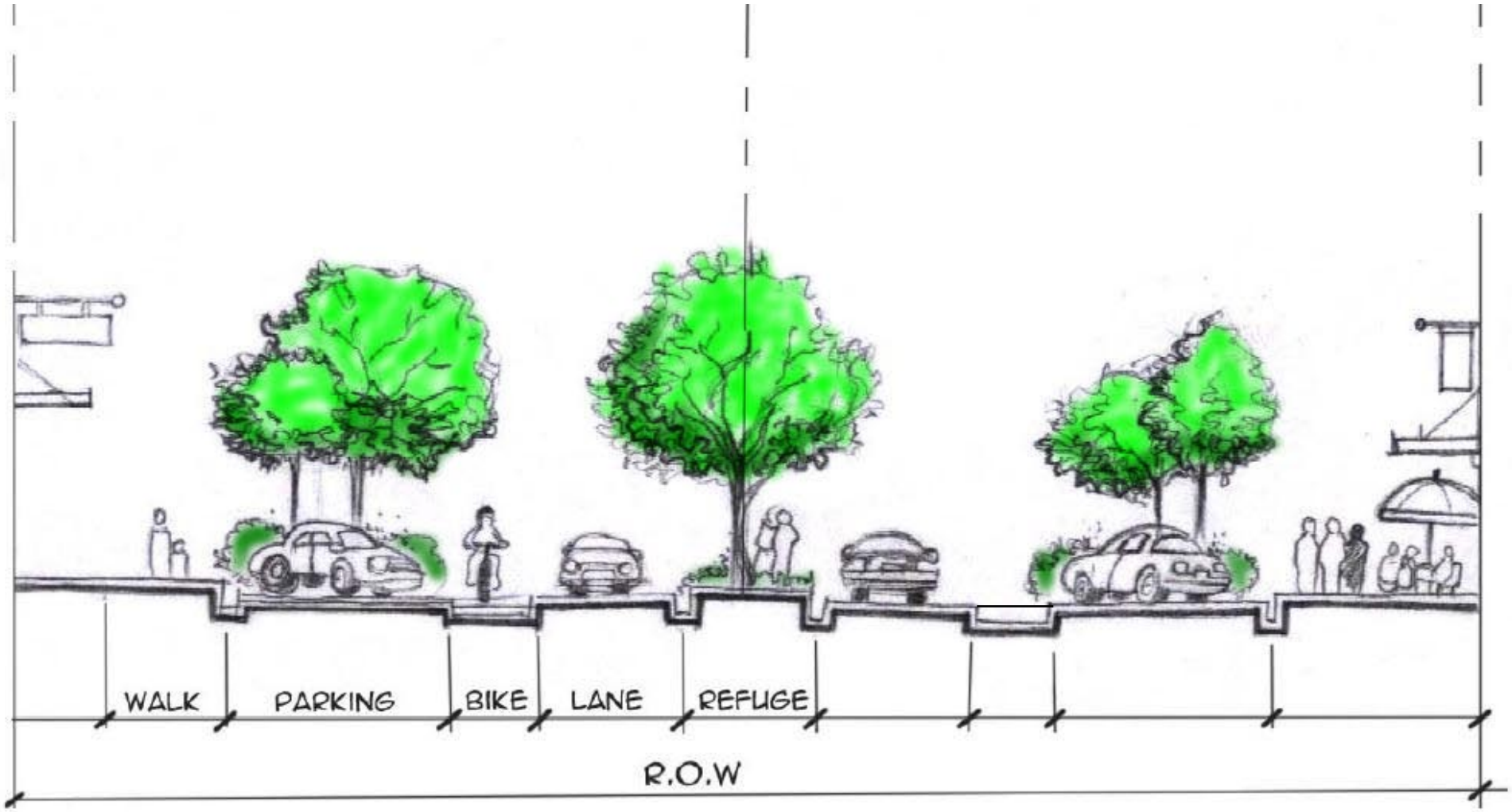


INNOVATIVE LAND USE & URBAN DESIGN RULES

deliberately attempt to shape the city.

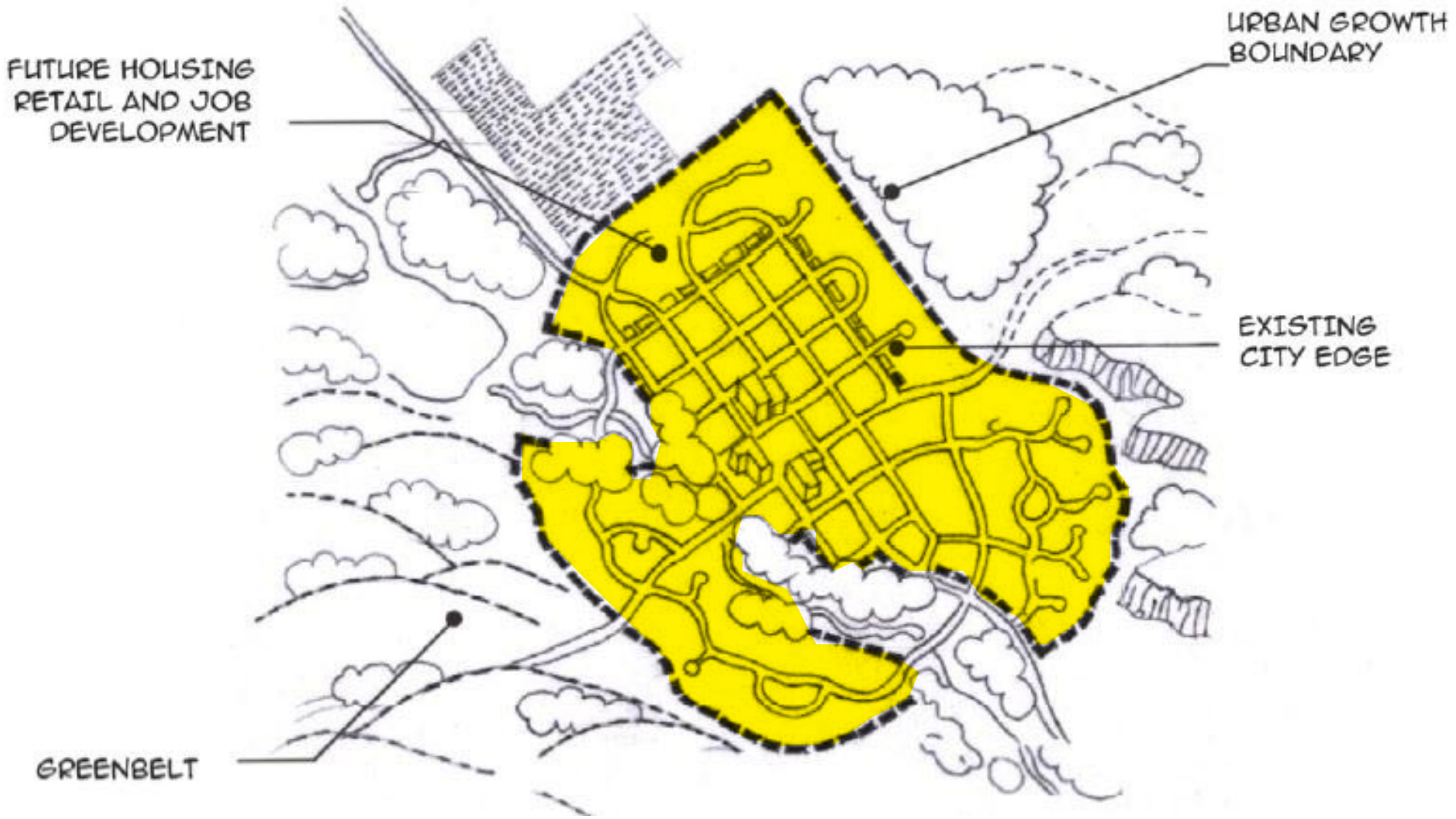






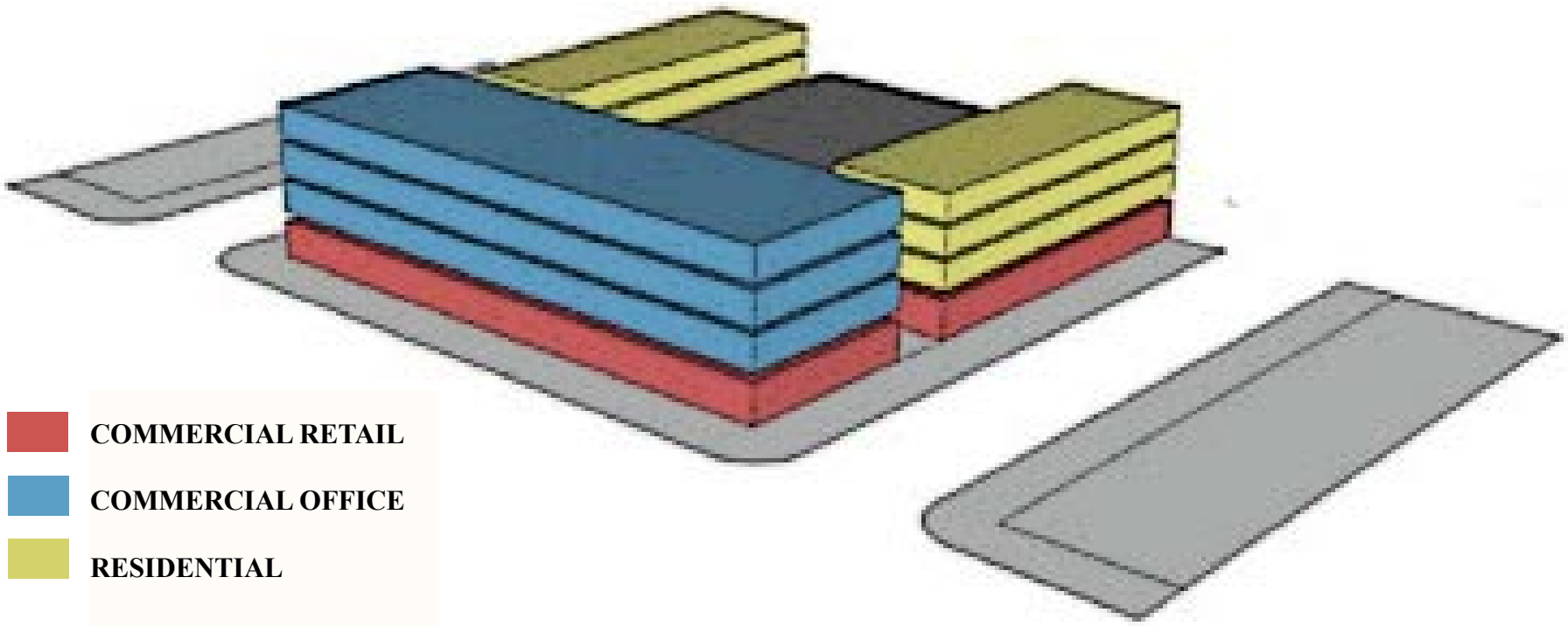
PEDESTRIANIZATION & PUBLIC TRANSPORT

through Pedestrian and Transit Orientation.



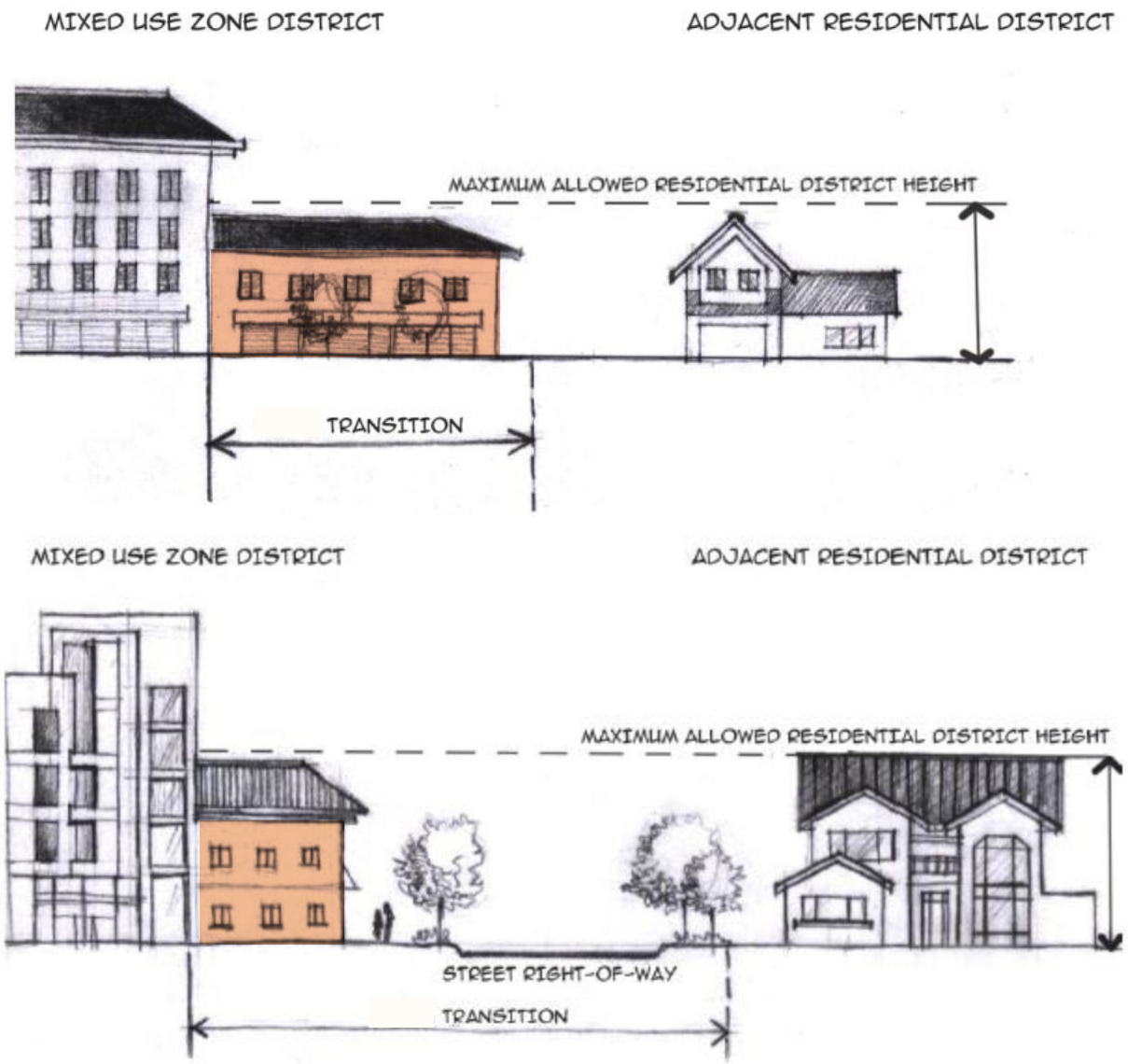
COMPACT DEVELOPMENT

by defining an Urban Growth Boundary.



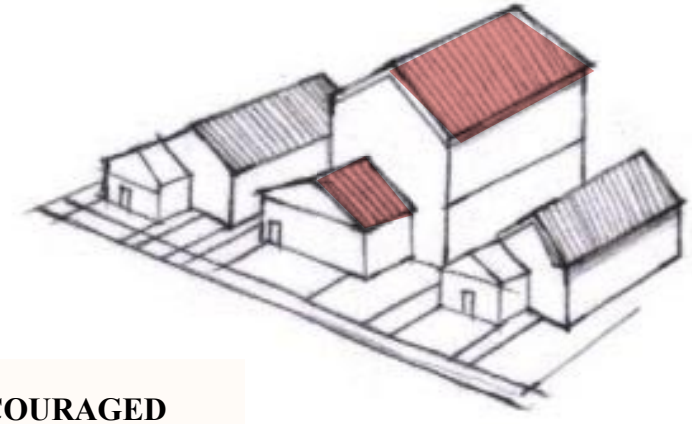
VIBRANT STREETS

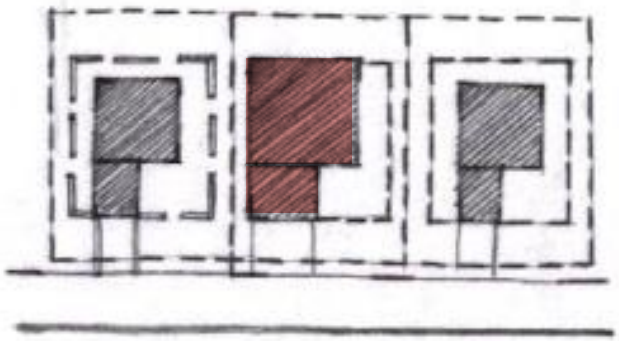
by allowing Mixed Uses.



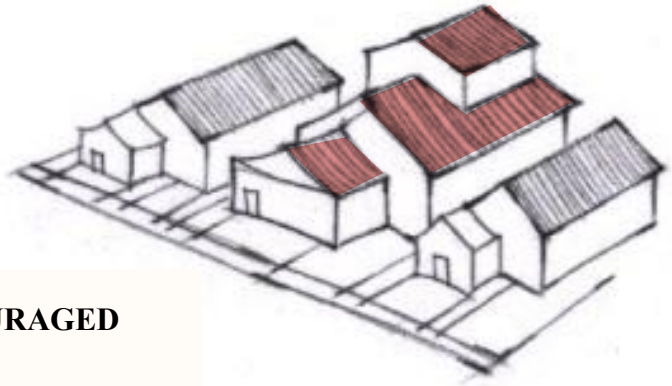
CONNECT INCOMPATIBLE USES

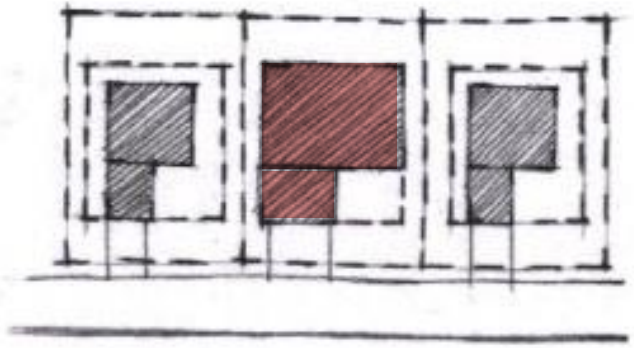
through Transition Zoning.





DISCOURAGED

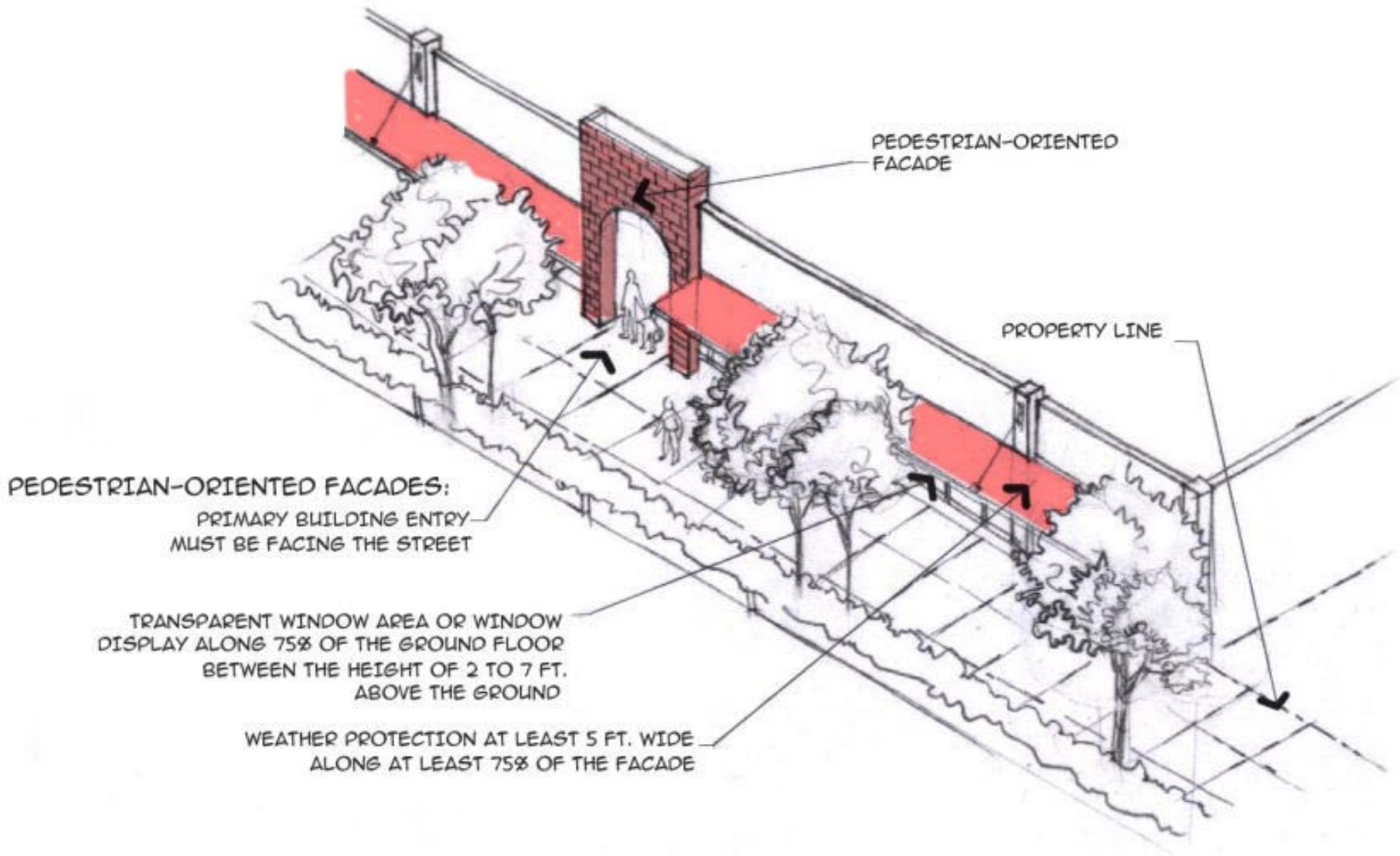




ENCOURAGED

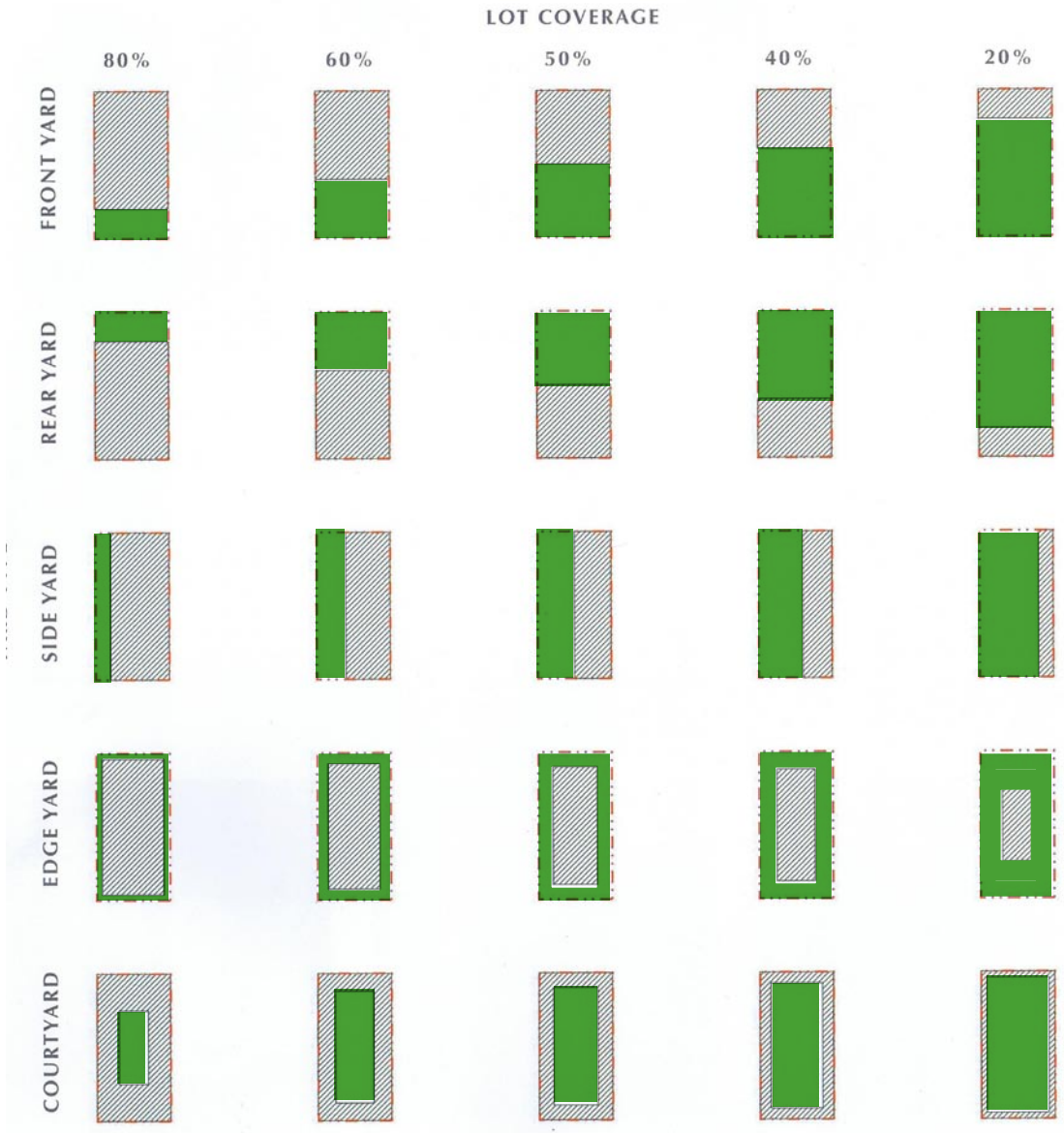
STRENGTHEN NEIGHBORHOOD CHARACTER

through design standards and neighborhood compatibility.



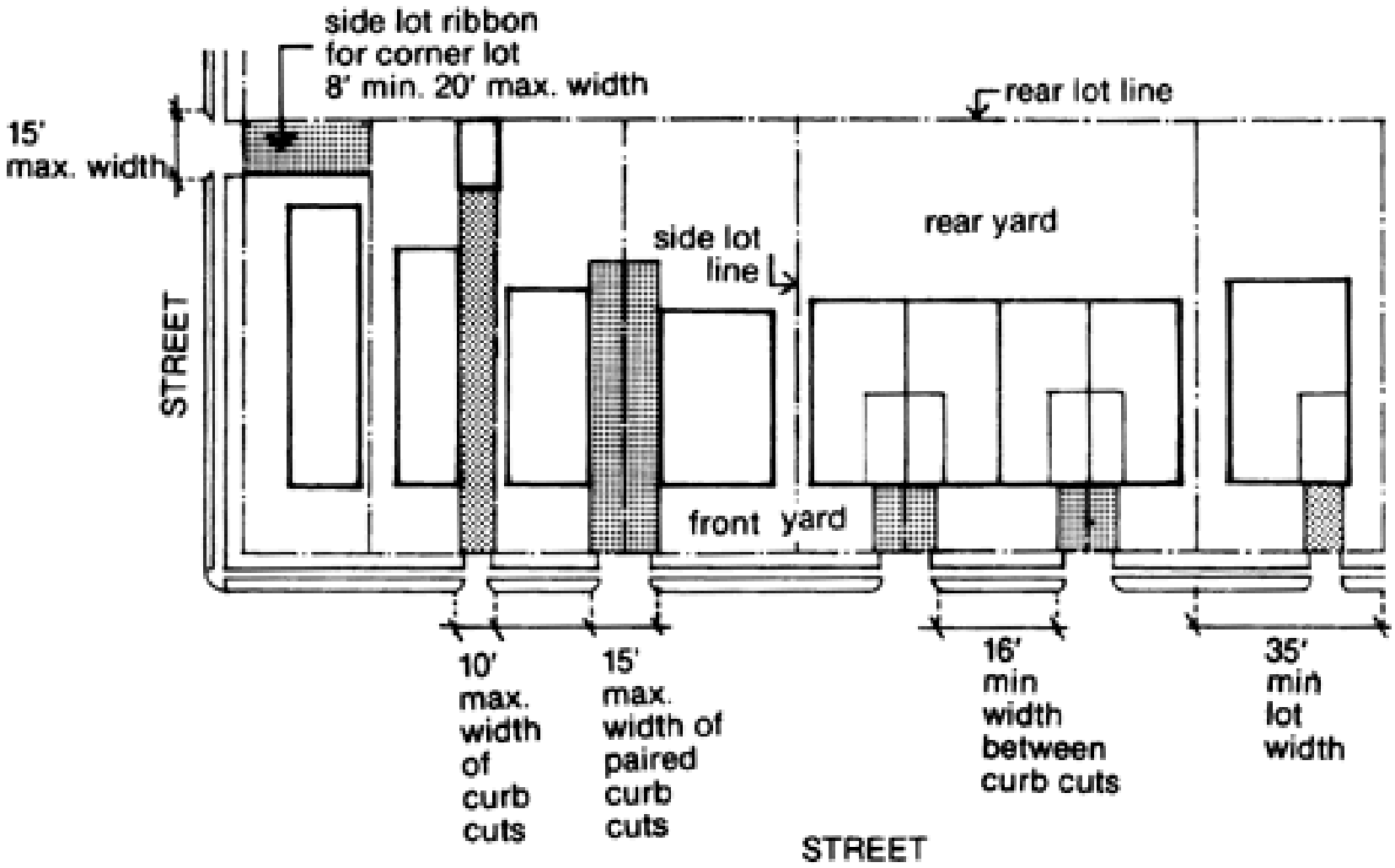
ENCOURAGING PEDESTRIAN ACTIVITY

through Facade Zones.



MORE GREEN OPEN SPACES

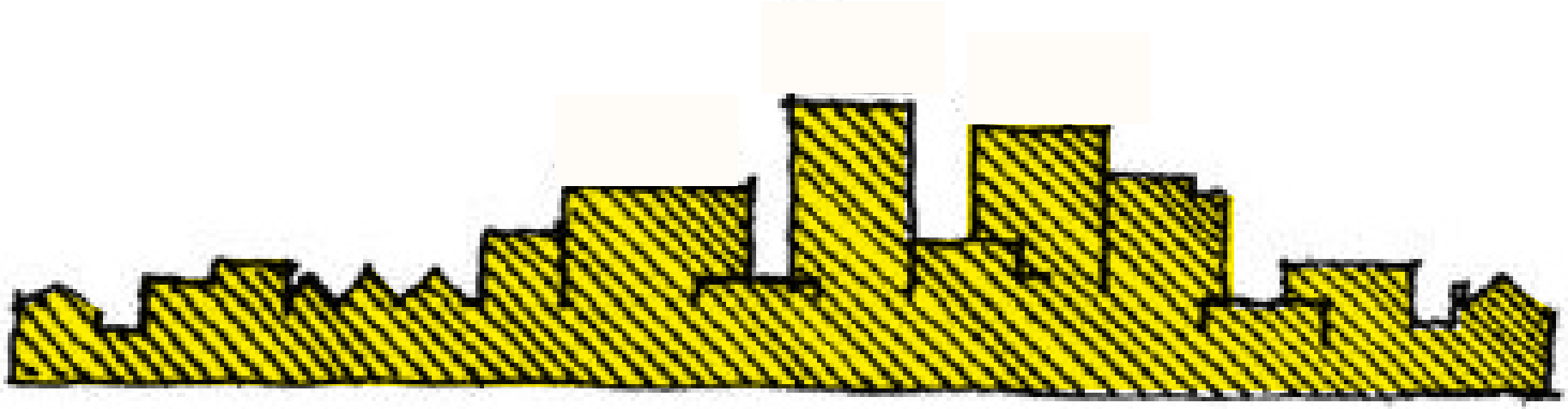
through Setbacks, Open Spaces, and Yards.



Driveways and Curb Cuts. New York City.

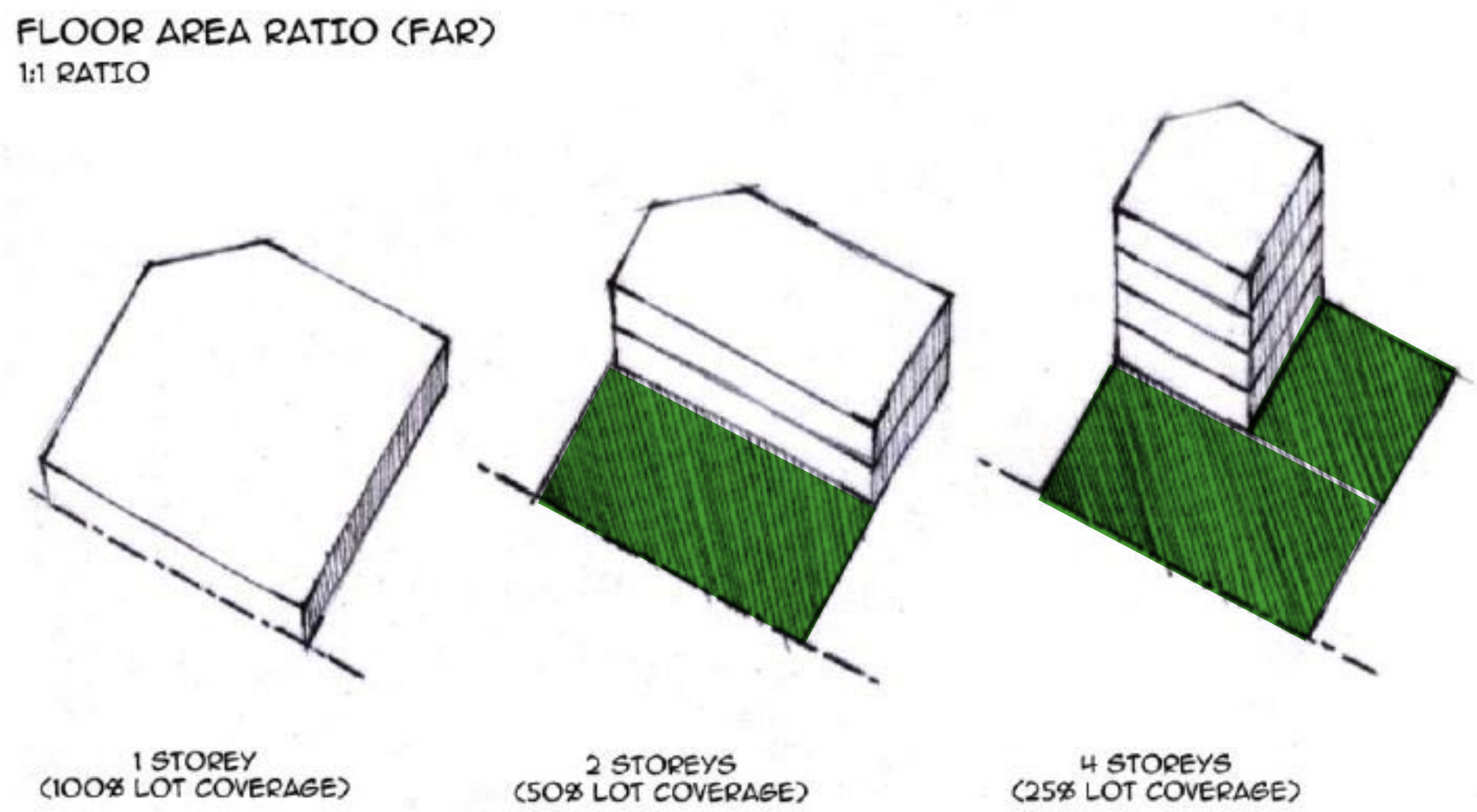
CONTROL VEHICULAR ACCESS

with limits on Street Parking, Driveways and Curb Cuts.



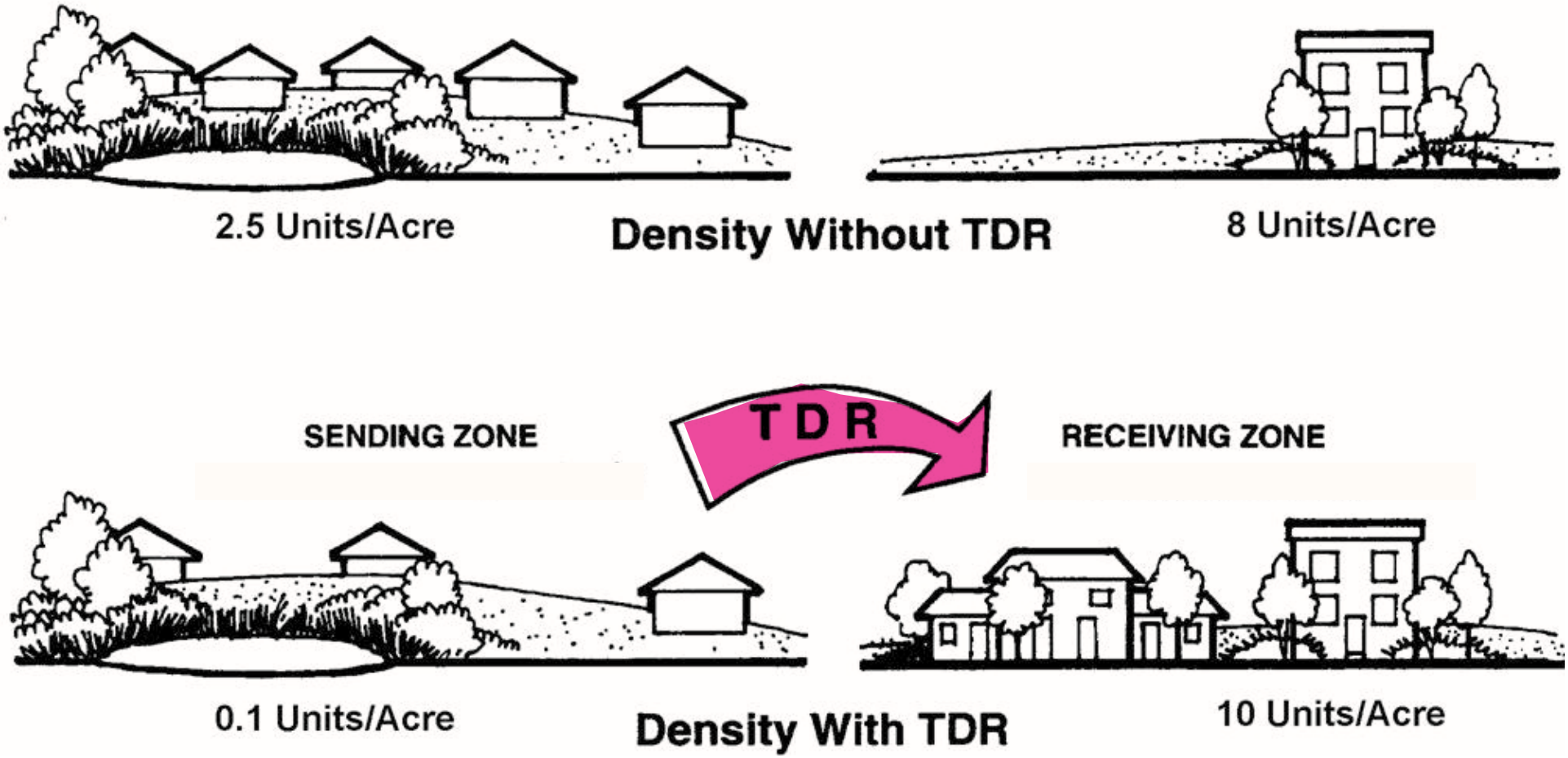
REVITALIZE OR PRESERVE NEIGHBORHOODS

by easing or lowering Height Restrictions.



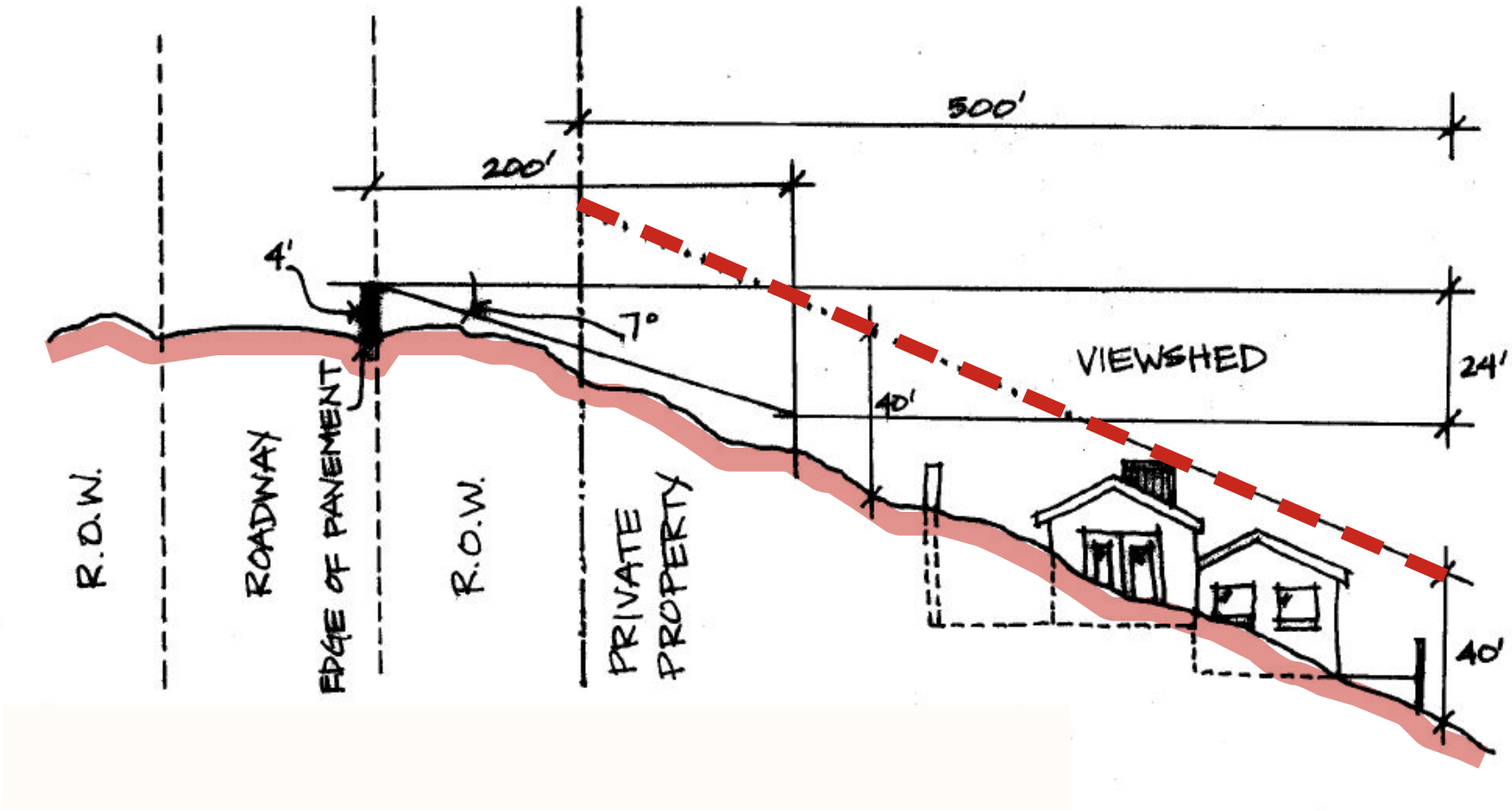
CONTROL DEVELOPMENT DENSITY & HEIGHT

through Floor Area Ratio.



PRESERVE LAND, WETLAND & AIR SPACE

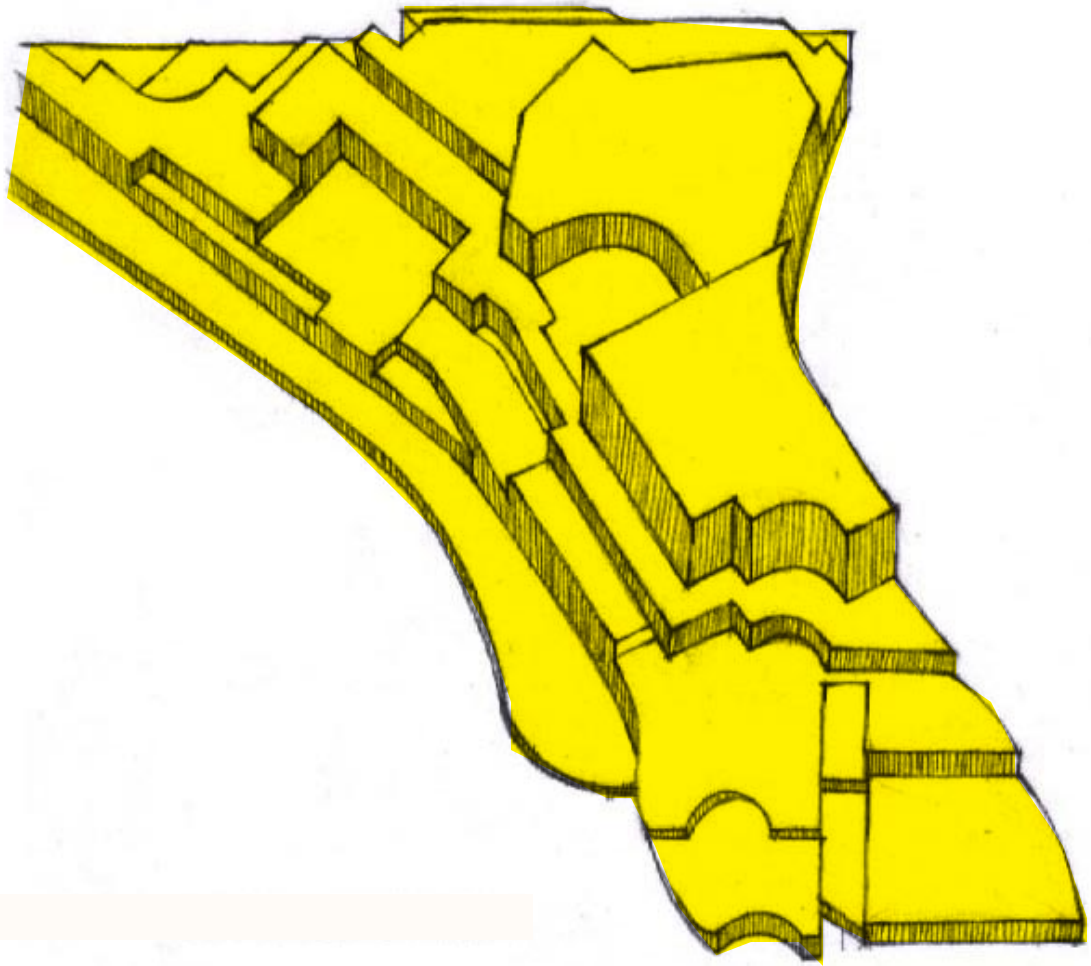
with Transfer Development Rights.



Mulholland Drive Viewshed. Los Angeles City.

PRESERVE LANDSCAPE FEATURES & VIEWS

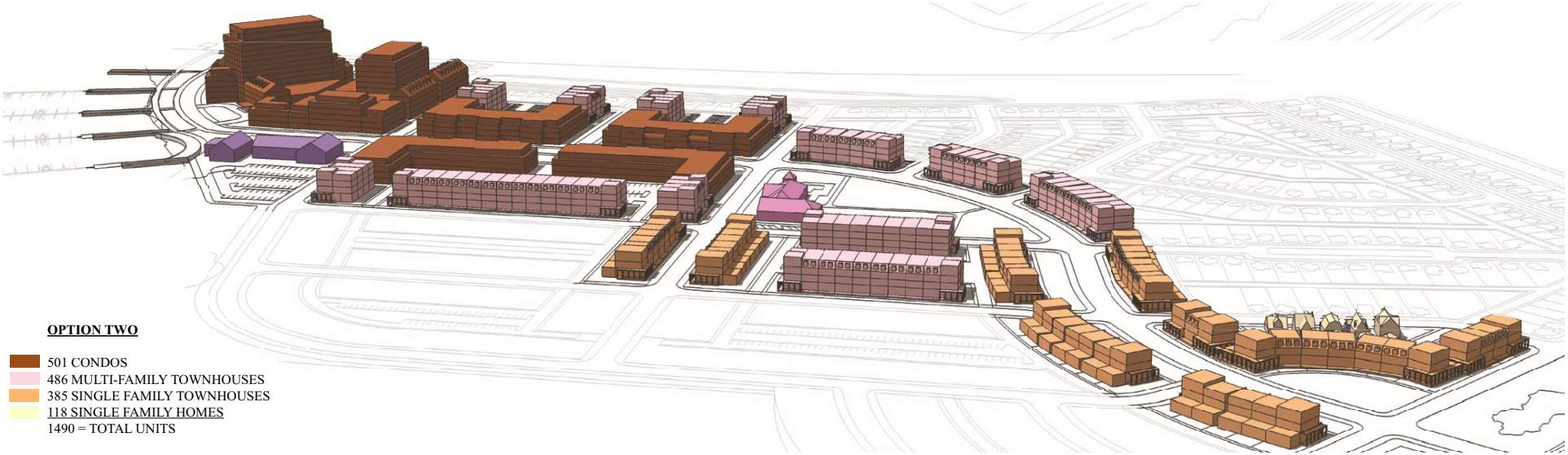
with Preservation Rules.



Seattle Urban Envelope. Downtown Urban Center Planning Group, 1999

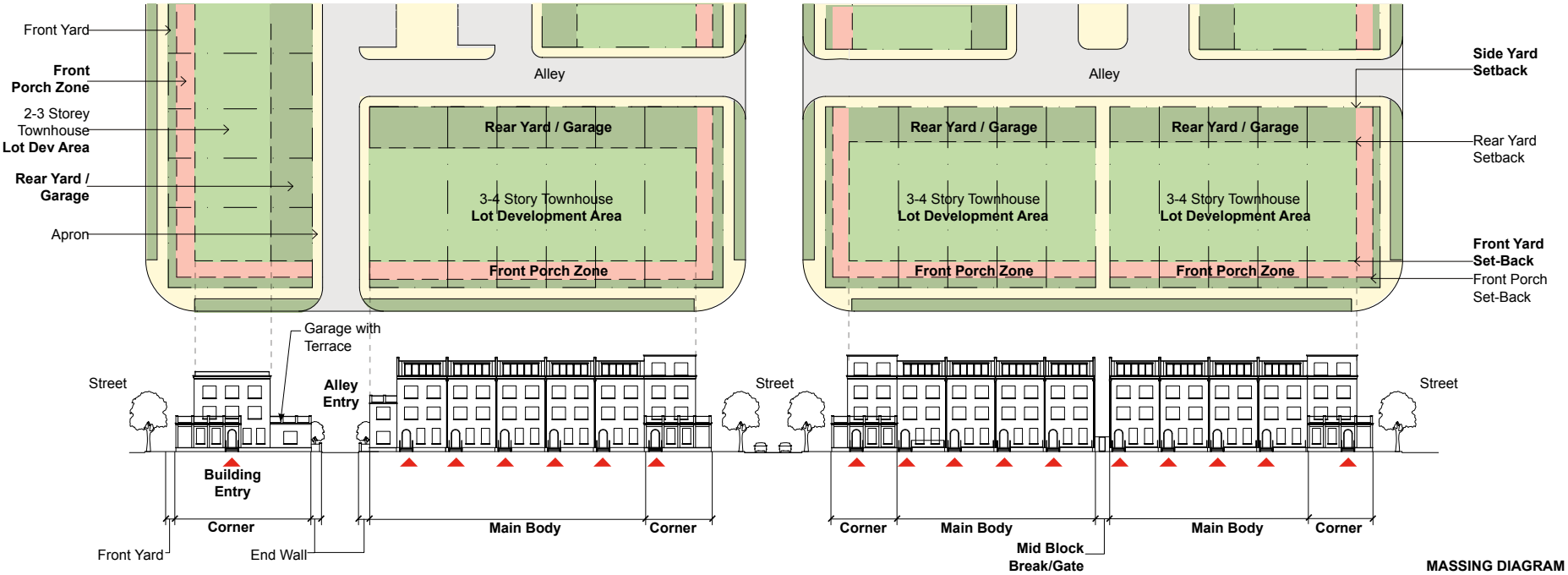
SHAPE DEVELOPMENT

with an Urban Envelope.



OPTION TWO

501 CONDOS
486 MULTI-FAMILY TOWNHOUSES
385 SINGLE FAMILY TOWNHOUSES
118 SINGLE FAMILY HOMES
1490 = TOTAL UNITS



MASSING DIAGRAM

SHAPE BUILDINGS and COMMUNITIES

with Form-based Codes where physical form dictates use.

For your consideration.

THANK YOU