

URBAN DESIGN PROCESS - HAMID SHIRVANY

8 ELEMENTS OF URBAN DESIGN

1 LAND USE

- Establish the relationship between circulation or parking and density of activities.
- Different areas within an urban setting with the different capacities for intensity, access, parking, transportation system availability and demand for individual uses.

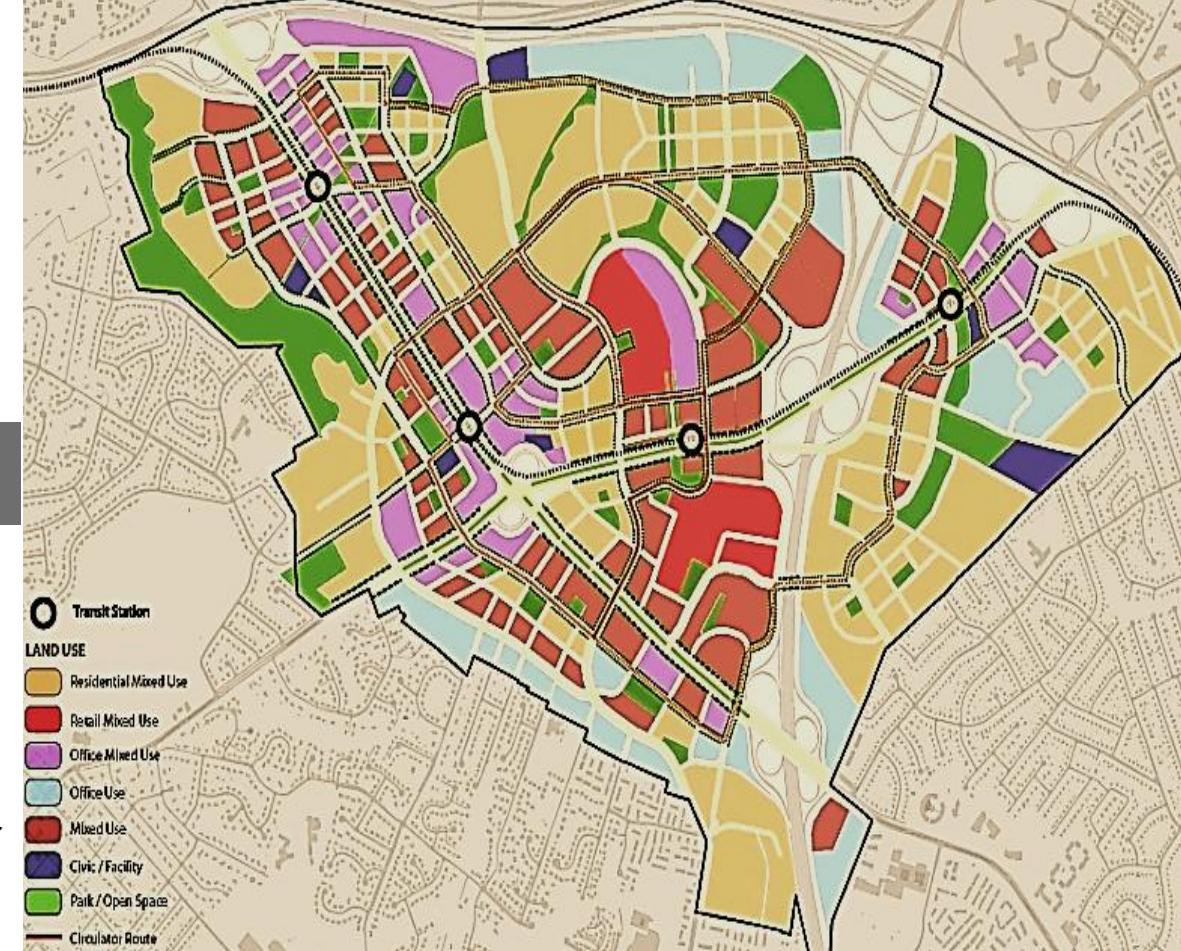


Photo 2.1 : Land use Map

2 MAJOR PROBLEMS OF LAND USE POLICIES

- Lack of diversity of use in an area.
- Failure to consider environmental and natural physical factors



THE IMPORTANT ISSUES THAT MUST BE CONSIDER IN FUTURE LAND USE:

Mixing uses in urban area



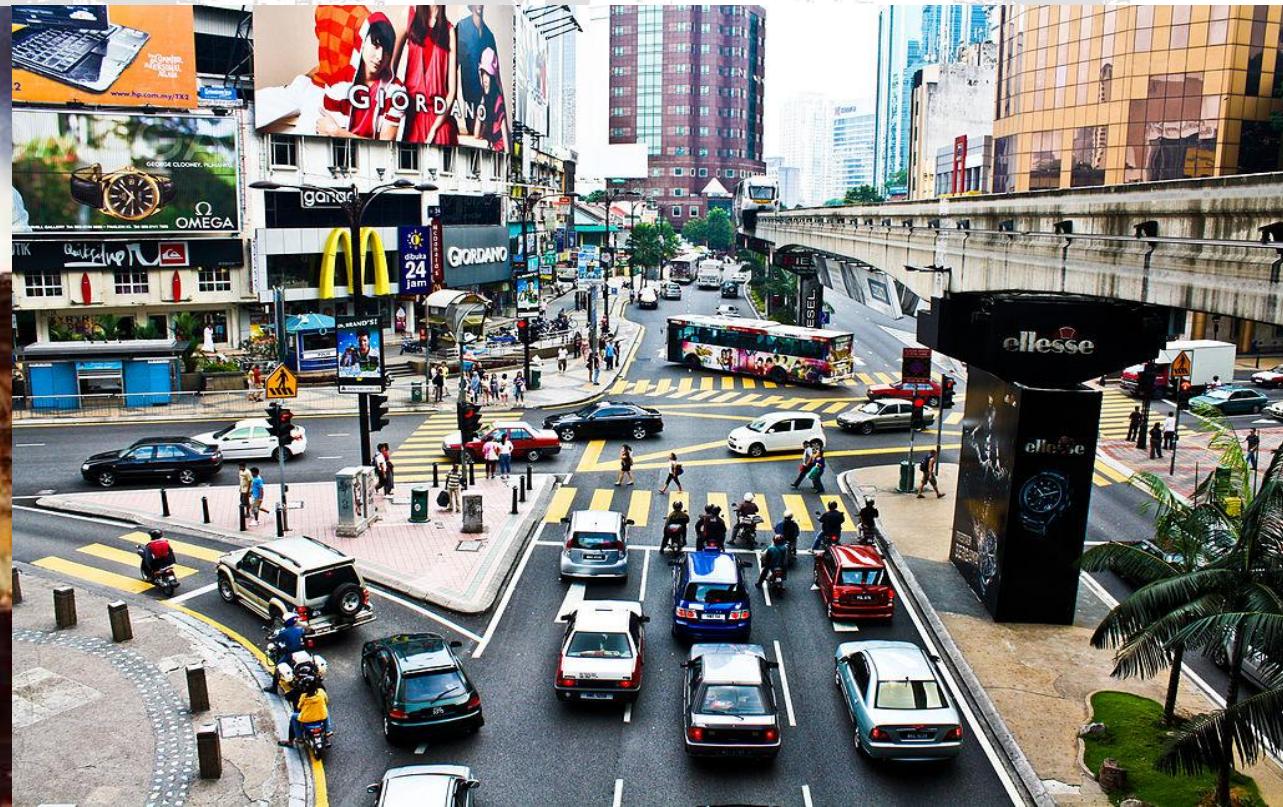
Preservation of the natural environment



Modifications of existing land uses pattern



Land uses and associated pedestrian activities



2 BUILDING FORM & MASSING MASSING

Building form & massing are traditional zoning ordinances deal with aspect of physical form by setting specifics of height, setbacks, and coverage.

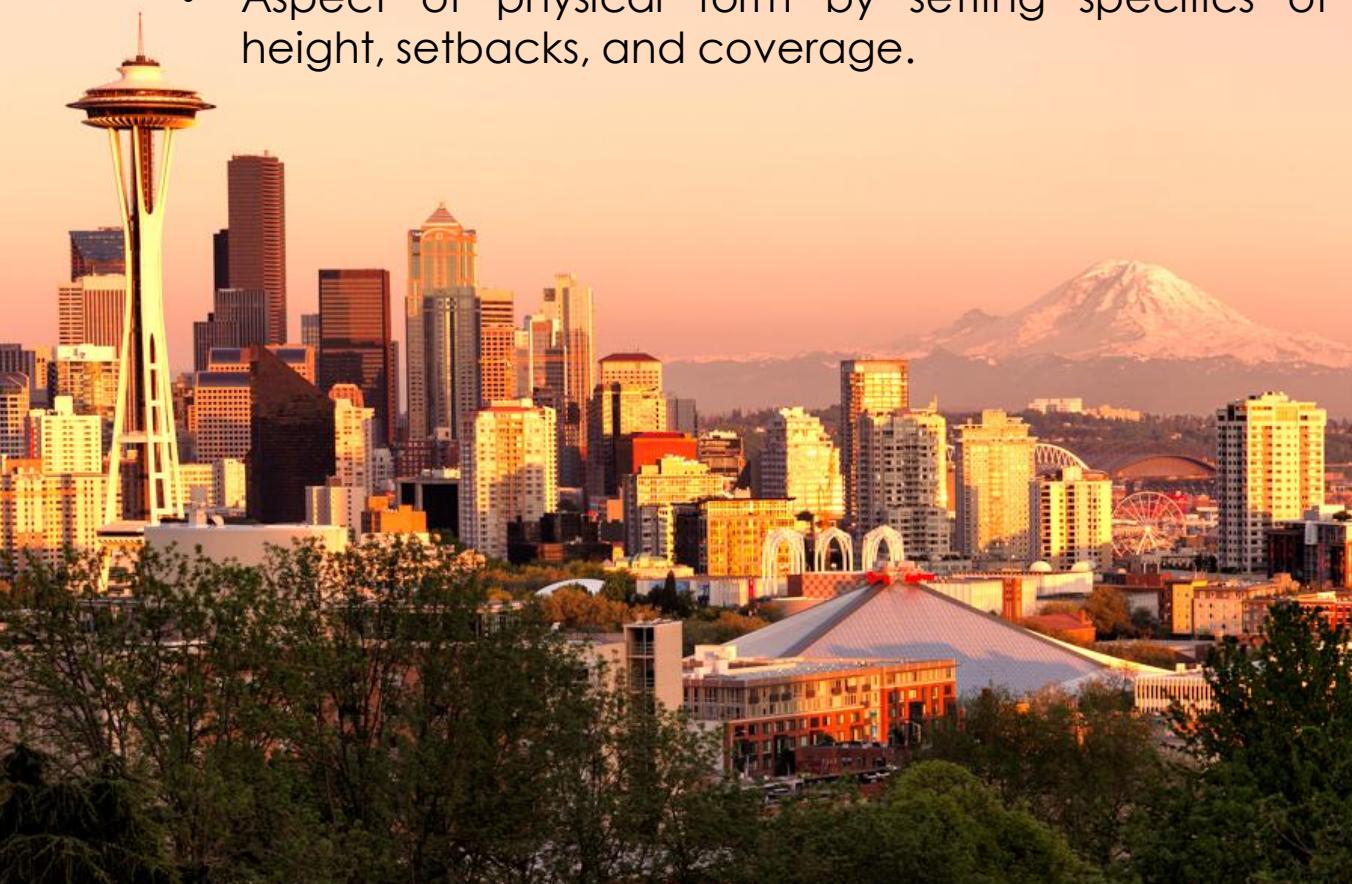
REFERENCE CASES



Photo 2.1 : Building form & Massing

City of Seattle

- Aspect of physical form by setting specifics of height, setbacks, and coverage.



Chicago City

- Building height guidelines are used in the urban design plan to indicate where low building should remain to enhance the hill forms of the city.



3 CIRCULATION AND PARKING

Circulation element of urban design one of the most powerful tools for structuring an urban environment. Shape, direct and control activity pattern in a city, as when a transportation system of public roads, pedestrian ways, and transit systems links and focuses movement.

3 MAJOR PRINCIPLE OF CIRCULATION

Roads should be “positive visual open space elements”

Give the orientation to the driver and to make the environment legible

Public and private sectors should combine in partnership to achieve these goals.



3 CIRCULATION AND PARKING

The parking element has two direct effects on quality of the environment:

1. Survival of downtown commercial activity.
2. Severe visual impact on the physical form and fabric of the city.

WAYS OF HANDLING PARKING

1. Construction should be accompanied by regulations mandating establishment of parking
2. The ground level of parking garage can be set aside for retailing in order to continue activity at street level
3. "Multiple use program" which maximizes use of existing parking.
4. "Package-plan parking". Business with a large number of employees may form a parking districts.
5. Urban-edge parking. City or private developer can with the aid of the city develop parking areas or structures on the periphery of congested urban area



Street parking



Multi-level parking at shopping mall



Multi-level parking

4 OPEN SPACE

- Open space can be defined as all landscape, hardscape, parks, and recreational space in urban are.
- The example of hardscape is roads, sidewalks, and the like.
- The open space element:

- i. Parks,
- ii. Urban Green Space
- iii. The tree
- iv. Benches
- v. Planters
- vi. Water
- vii. Lighting
- viii. Paving
- ix. Kiosks
- x. trash receptacles
- xi. drinking fountains
- xii. Sculptures
- xiii. clocks
- xiv. others element.



5 PEDESTRIAN

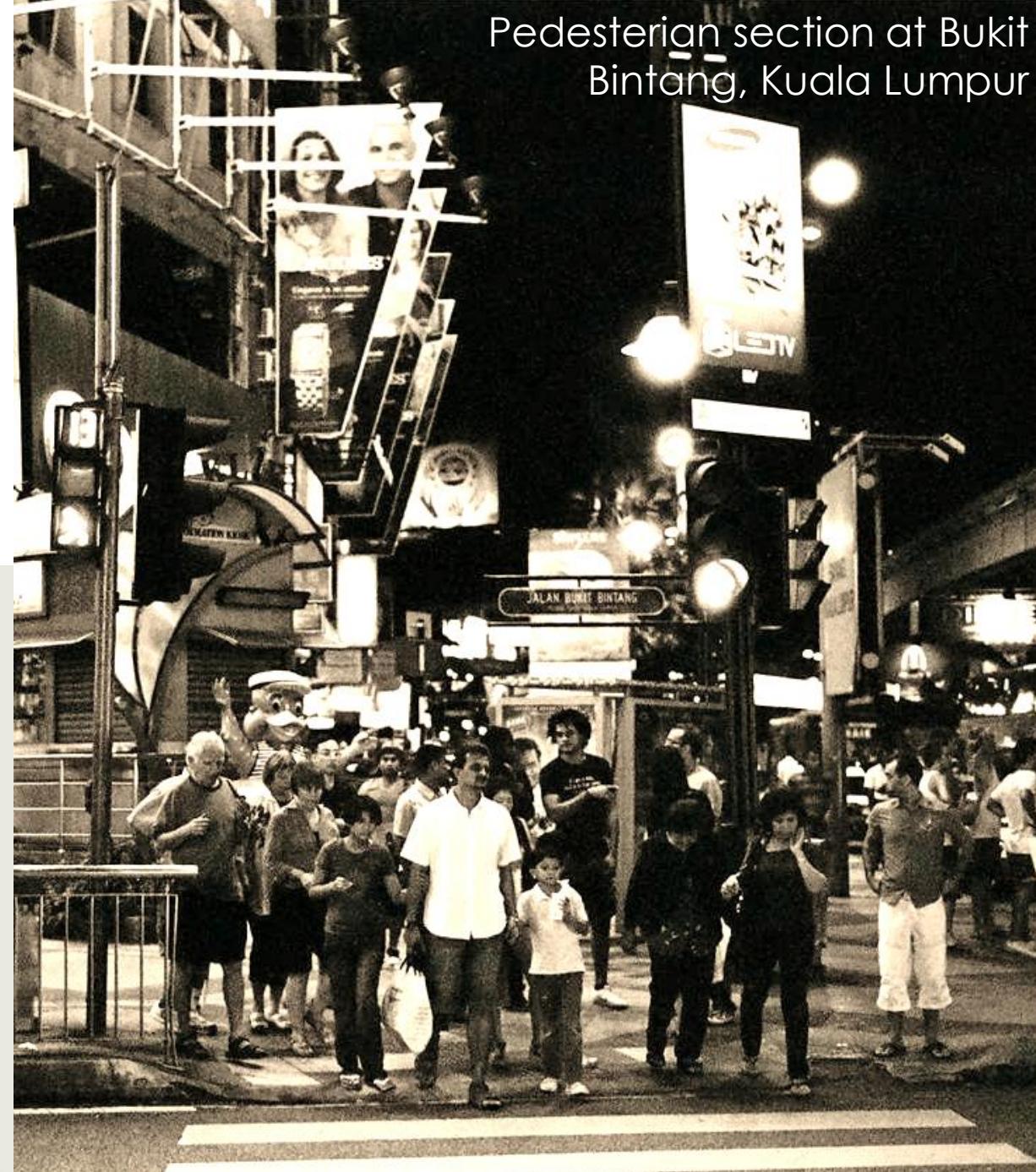
- Pedestrian ways an essential element design and they are not just part of a beautification program.
- They are a comfort system as well as a support element for retailing and vitality of urban spaces.

BENEFITS OF PEDESTRIAN WAY

- Reduce uses of automobile
- Create retailing activity
- Promoting human scale system
- Increase air quality

CRITERIA OF PEDESTRIAN WAY

- In the interaction between basic urban design element
- Strongly relate to the existing building environment and activity
- Effectively with future physical change in the city



6 ACTIVITY SUPPORT

- Do not include only the provision of pedestrian ways, consideration major function use to generate activities
- Activities helps strengthen urban public space
- Several activities node
- Integration in/outdoor activities
- Interdependency of space
- Include all user



BONAVENTURE HOTEL, LOS ANGELES

Do not consider activity support in and near a building

Problem :

- Cold and unless pedestrian plaza without retailing
- Contructing a long corporate building without shop

Street of Bonaventure hotel, los angeles



BEACH TWENTIETH STREET, QUEENS

Critical issue :

The substantial congestion of the thoroughfare-delivery traffic and parking maneurers that disrupted the street activities.

Narrow sidewalk, bus stop crowding and dangerous pedestrian crossing

Visual clutter and deterioration of physical fabric of the street shops



Sidewalk of Beach Twentieth Street, Queens

7 SIGNAGE



SIZE & DESIGN QUALITY



VISUAL IMPACT



REDUCE COMPETITION



REFLECT THE CHARACTERISTIC OF BUILDING FACADE

7 SIGNAGE

EXAMPLE OF GUIDELINESS

LONG BEACH DESIGN GUIDLINESS

Divided into two:

- DIRECT- direct purpose of signs, image and character
- INDIRECT

CHARLOTTE UPTOWN PEDESTRIAN STUDY

- Sign shortcoming
- Sign design in overall aesthetic quality

MIMNEAPOLIS DESIGN

- Functional sign
- Sign visibility
- Sign communication
- Eg: P (PARKING)

HALPRIN

- Esulate size of signs
- Private signage
- controlling chaous and creating interest

CHESTNUT STREET-WALNUT STREET COMMERCIAL AREA

- Standard proposal for signs style,placement,co;our ang lighting
- Aesthetic and visual consideration
- Dimension
- Temporary signs
- Scale,duration,maintanance



8 PRESERVATION

- i Consideration for all existing structures and places, temporary or permanent
- ii Protection of existing neighborhoods and urban places as well as historical building and places
- iii Preservation brings a variety of benefits to a community

HISTORIC PRESERVATION BENEFITS

Cultural

Economic

Social

Planning

PRESERVATION ORDINANCE

Standard Historical Designation

Formal Set

Provision

Review Standard

8 PRESERVATION

The Secretary of the Interiors Standards for Rehabilitation (n.d)

Lincoln, Nebraska

- Building materials
- Roof profiles

Rochesters

- Architecture

Murtaugh

- Building within district
- 6 characteristics

SIX CHARACTERISTICS

LOCATION

- Considers the association of building, sites, objects and spaces in traditionally accepted arrangement

SETTING

- Captures the sense of a district through boundaries or focal points within them

WORKMANSHIP

- Aesthetic efforts

DESIGN

- Aesthetic components of architectural detail as scale, ornament, proportion, height, and texture

MATERIAL

- The features of materials (colour, type) associated with a locality

FEELING

- As well as association which consider historic events, personages and aesthetic qualities



CHAPTER 5 — DESIGN METHOD PROCESS

