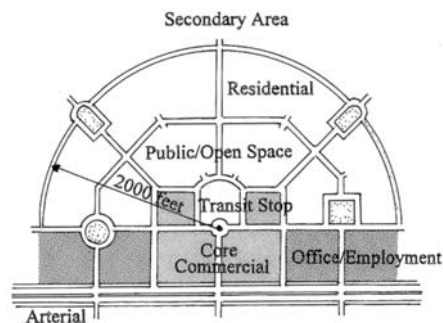


Figure 8.36 La Villette by Krier

LAGUNA WEST, CALIFORNIA: CALTHORPE AND ASSOCIATES

In the USA, Calthorpe and Associates have been experimenting with urban forms which are sustainable in the North American context. A useful concept developed for this purpose is the TOD or Transit-Orientated Development: 'A Transit-Orientated Development (TOD) is a mixed-use community within an average 2000-foot walking distance of a transit stop and core commercial area. TOD's mix residential, retail, office, open space, and public uses in a walkable environment, making it convenient for residents and employees to

Figure 8.37 The concept of the TOD (Calthorpe, 1993)



travel by transit, bicycle, foot, or car' (Calthorpe, 1993). Developments of this type can be located throughout the city region on undeveloped sites in urbanizing areas, sites with the potential for redevelopment or reuse, and in new urban growth areas. They should, however, be located on or near an existing or a planned public transport route, preferably on a local feeder bus line within about 3 miles or a 10-minute travel time to the main public transport route. The ideal size of the TOD is based on a comfortable walking distance to the public transport stop, and in order to maximize the use of the land within that distance of public transport Calthorpe suggests moderate to high residential densities (Figure 8.37).

Laguna West, an 800-acre site in Sacramento, California, was the first real test for the idea of the TOD. The planned population of the town was 10 000 people, and it was designed with tree-lined comfortable streets, parks and a 65-acre lake. There are five neighbourhoods totalling 2300 homes focused on the lake, community park and town centre. In the town centre there are an additional 1000 homes at higher densities, together with shops and offices. The mix of housing types and costs are much broader than other developments: they range from large individually designed villas on large plots, through typical suburban family homes, small bungalows, terraced townhouses, apartments and flats. In the first 18 months 200 homes were built, and the lake, village green and town hall were completed. In addition, a major employer, Apple Computer Company, requiring 450 000 square feet of space was attracted to the town. In many ways this project and the theory which supports it parallels ideas current in Europe. The needs of the car are not altogether ignored, though other public

means of transport are given priority in the arrangement of town activities and locational considerations (Figure 8.38).

REGENERATION OF BRAYFORD POOL AND THE GLORY HOLE, LINCOLN

This is a short case study of a quarter in the ancient city of Lincoln where the motor for a form of sustainable regeneration is an expanse of water, which is used to define the surrounding public spaces. Since pre-Roman times the Brayford Pool has played a significant part in the development of Lincoln. The Glory Hole was once the main trade route from Brayford Pool: it runs through High Bridge, a twelfth-century early Norman vaulted bridge which supports a late medieval, sixteenth-century timber framed house (Figures 8.39 and 8.40). More recently, with the building of the railway, Brayford quarter lost much of its former function as a busy port and consequently commercial activity was curtailed. Economic stagnation in this part of the city is the main reason for the efforts at regeneration by the Lincoln City Council and its partners.

There was a settlement in 'Bradeford' long before the Romans arrived in the first century AD when they established the hill city of *Lindum Colonia*: it was the Romans who excavated Brayford Pool, turning it into an inland harbour and then linking it to the River Trent by constructing the Fossdyke Canal. Lincoln became one of the finest cities in Europe, a major cultural centre whose wealth was built upon a prosperous trade (Lincoln City Council, undated). Lincoln remains a fine city situated on a steep, south-facing hill. The mass of the Great Cathedral dominates the city and the plain

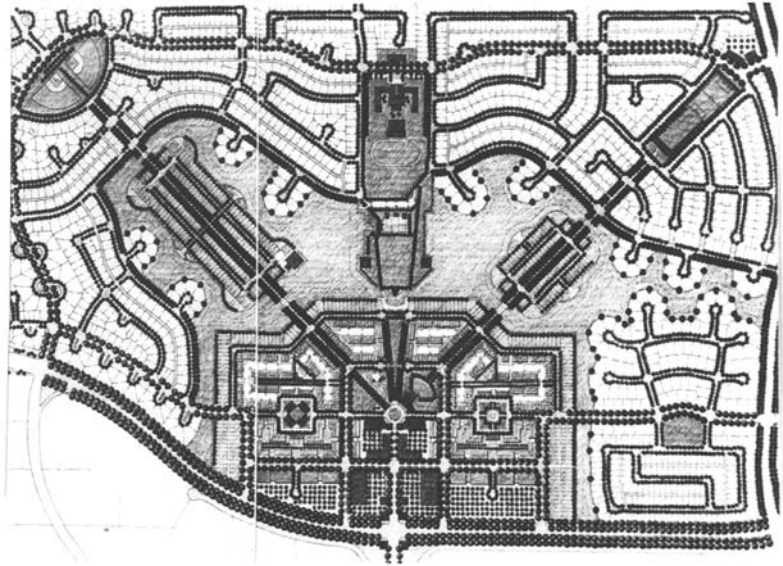


Figure 8.38 Laguna West in California (Calthorpe, 1993)

Figure 8.39 Lincoln: The Glory Hole

