



THE DEATH AND LIFE OF GREAT AMERICAN CITIES

Part 2. The Conditions for City Diversity



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Part 2. Conditions for city diversity

The Death and Life of Great American Cities

Through this book Jane Jacobs criticize the traditional planning theory (from E. Howard to Le Corbusier)

In Part 1, Jane Jacobs trying to explain what goes on in the real world.

In Part 2, Jane tries to figure out the nature of principle which is turn out as complex different phenomenon in real world.



Jane Jacobs

The Generators of Diversity

Big Enterprise vs Small Manufacturers



Big Enterprises have greater self-sufficiency, so they don't have to be in the city.

Small Manufacturers must draw on many and varied supplies and skills outside themselves. So they must be in the city.

As a result : City diversity itself permits and stimulates more diversity.

The Generators of Diversity

Four conditions for diversity in city

1. Serve more than one primary function

2. Most blocks must be short

3. Mingle buildings, vary in age and condition

4. Dense concentration of people

The need for mixed primary uses

CONDITION 1 : The district, and indeed as many of its internal parts as possible, must serve more than one primary function; preferably more than two. These must ensure the presence of people who go out doors on different schedules and are in the place for different purposes, but who are able to use many facilities in common.

Necessity of mixed primary uses

Stores need users.



Street gets vitality



Street gets diversity

Different kinds of primary uses provides various activities through the hours of the day

Vitality attracts another crowd and various stores appear to serve various population

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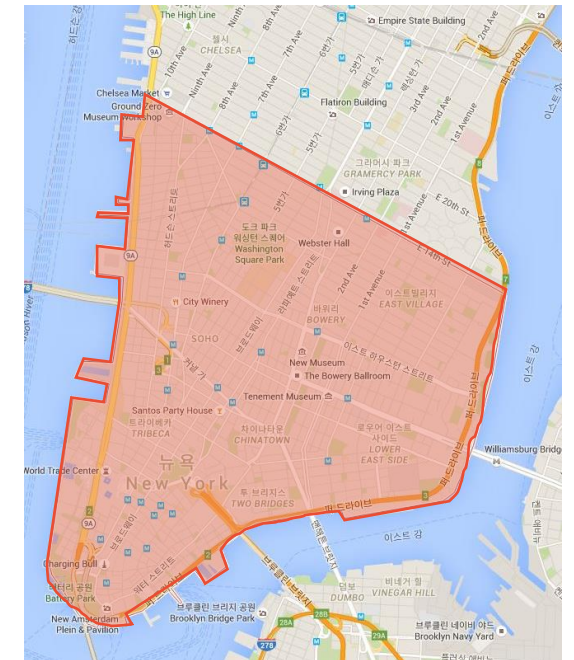
Case of Downtown-Lower Manhattan

Downtown-Lower Manhattan Association's Regeneration plan

- fill in the residential area
- bring in more daytime work uses(manufacturing, office buildings)
- construct highways

Jane Jacobs's Proposition

- use waterfront as an asset to drawing people at leisure
- build related attractions located little inside
- concentrate special events in evening and weekend



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Case of Downtown–Lower Manhattan

Association's Regeneration plan

- association's plan(fill in the resident) might improve primary diversity
- still, unbalance of day-time working uses and residential use will not guarantee the secondary diversity

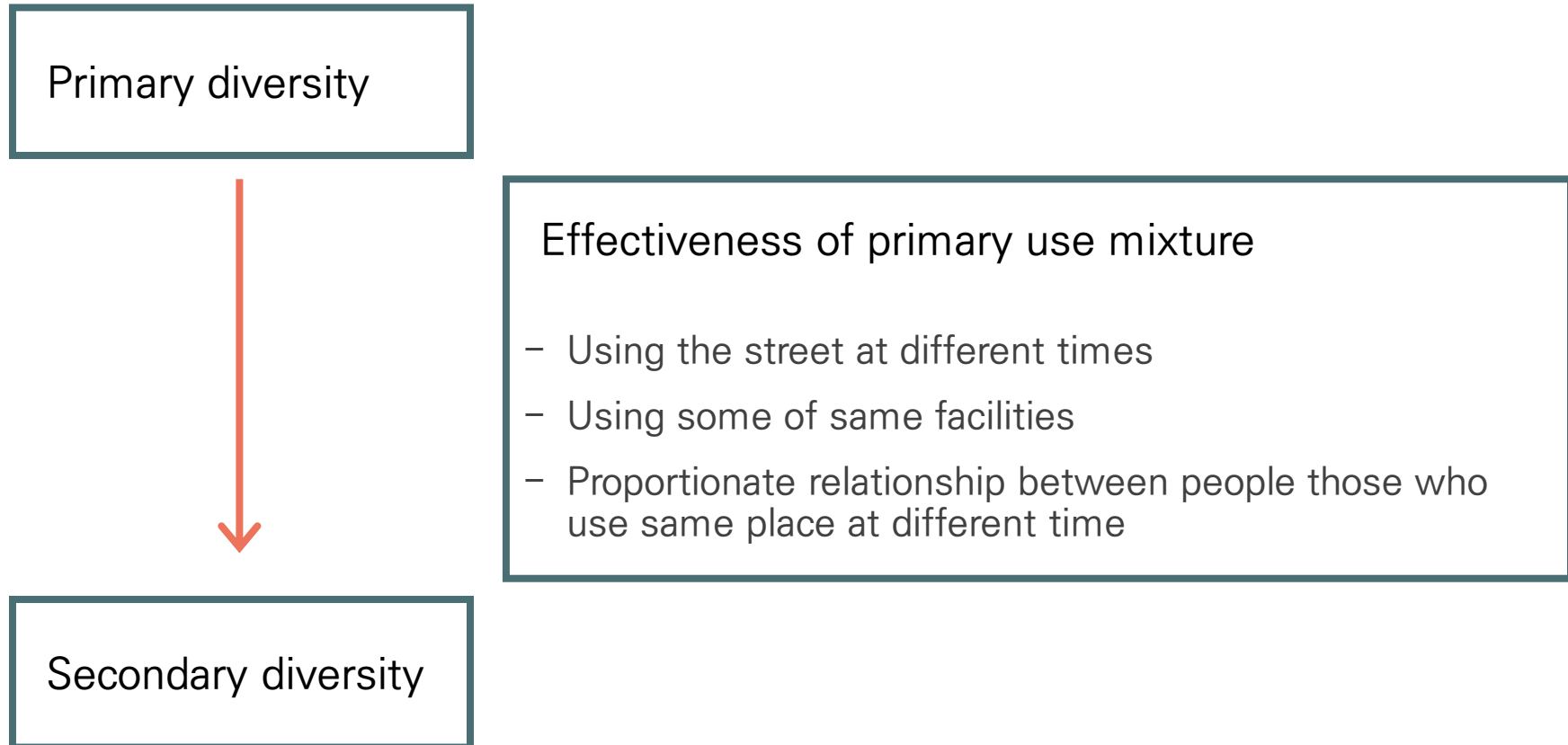
Jane Jacobs's Proposition

- concentrate to call visitors during the afternoon (p.m 2–5) and weekend
- final aim of her suggestion is to improve secondary diversity

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How to make secondary diversity



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How to make secondary diversity

강남대로_GangNam



테헤란로_Teheran



사진출처 : flickr.com/photos/tfurban

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What should Public sector do?

Carnegie Hall



Flow in population at nighttime



generates another uses needs night business such as theaters, small studios and recital room



Residences for musicians



Stores



Secondary diversity



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What should Public sector do?



MOMA Seoul

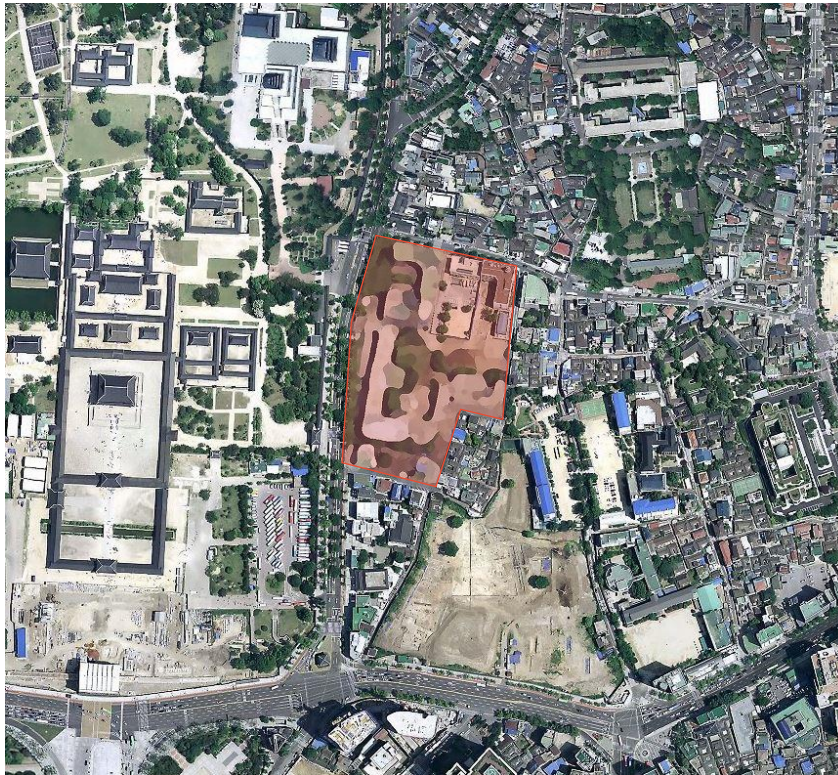


MOMA Gwachun

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The need for small block

CONDITION 2 : Most blocks must be short; that is, streets and opportunities to turn corners must be frequent

Long Blocks vs Short Blocks

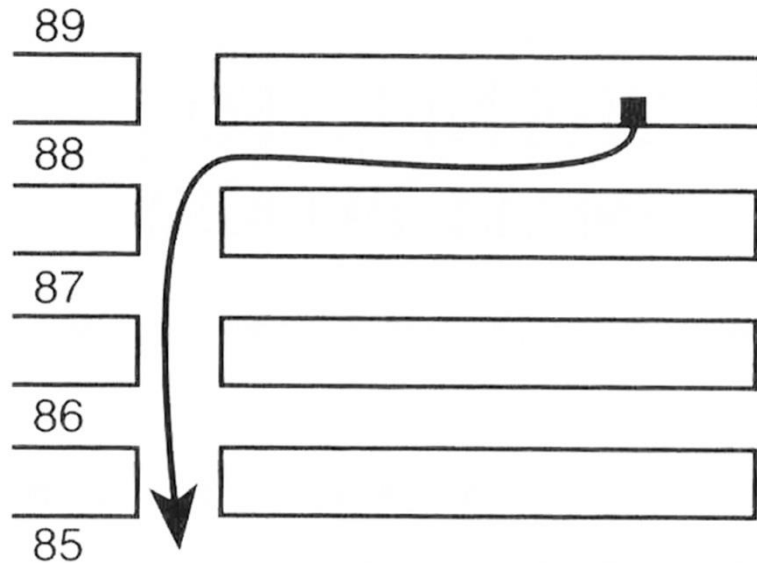


Fig. 2 - Movement across Long Blocks

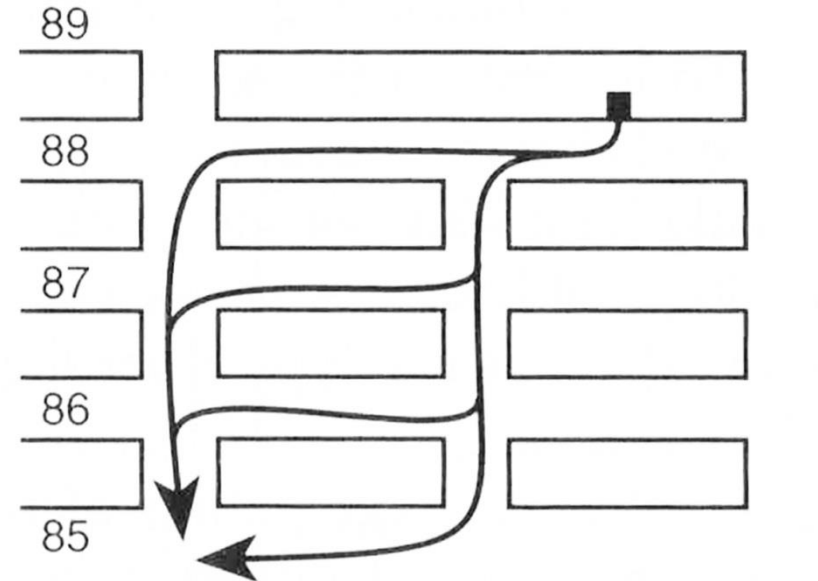


Fig. 3 - Movement across Short Blocks

The need for small block

CONDITION 2 : Most blocks must be short; that is, streets and opportunities to turn corners must be frequent

Long Blocks vs Short Blocks

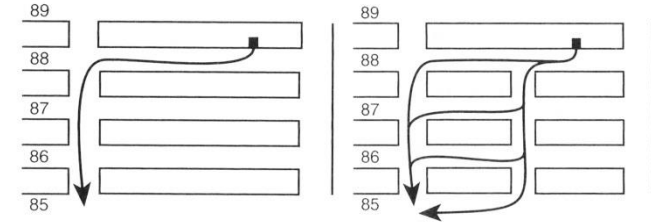


Fig. 2 - Movement across Long Blocks

Fig. 3 - Movement across Short Blocks

Long blocks

Small blocks

- sort people into paths that meet too infrequently
- block off the people or uses from each other actually located near by
- mutually isolated

- pedestrian would have various alternative routs to choose
- Neighbourhood would have opened to everyone
- paths would be mixed and mingled with one another

The need for small block

CONDITION 2 : Most blocks must be short; that is, streets and opportunities to turn corners must be frequent

Chelsea vs Greenwich village

Chelsea _ Case of long block size



The need for small block

CONDITION 2 : Most blocks must be short; that is, streets and opportunities to turn corners must be frequent

Chelsea vs Greenwich village

Greenwich _ Case of short block size



The need for small block

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Case of Rockefeller Center



The need for small block

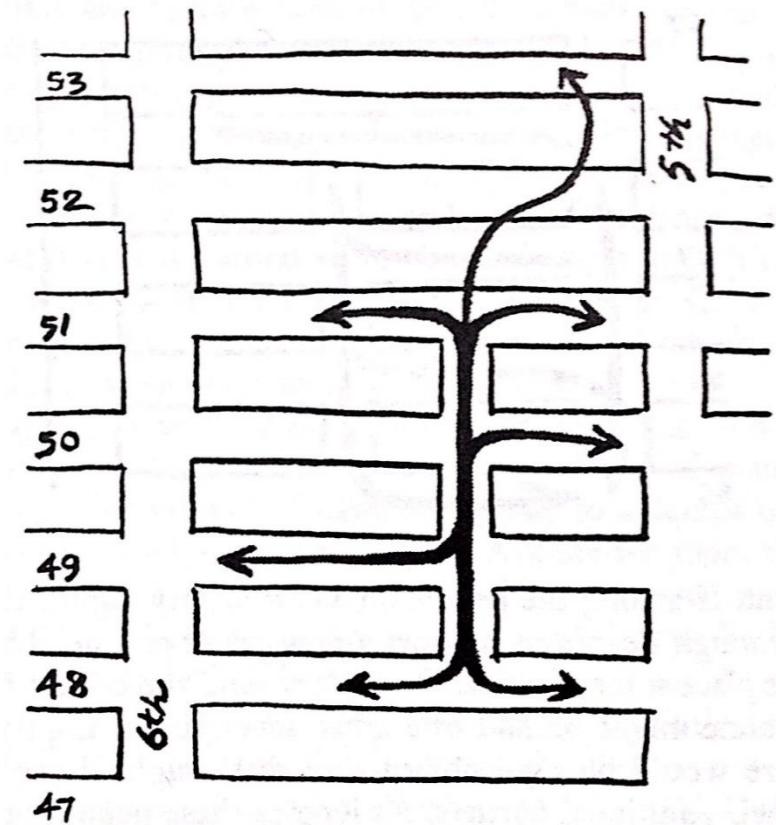
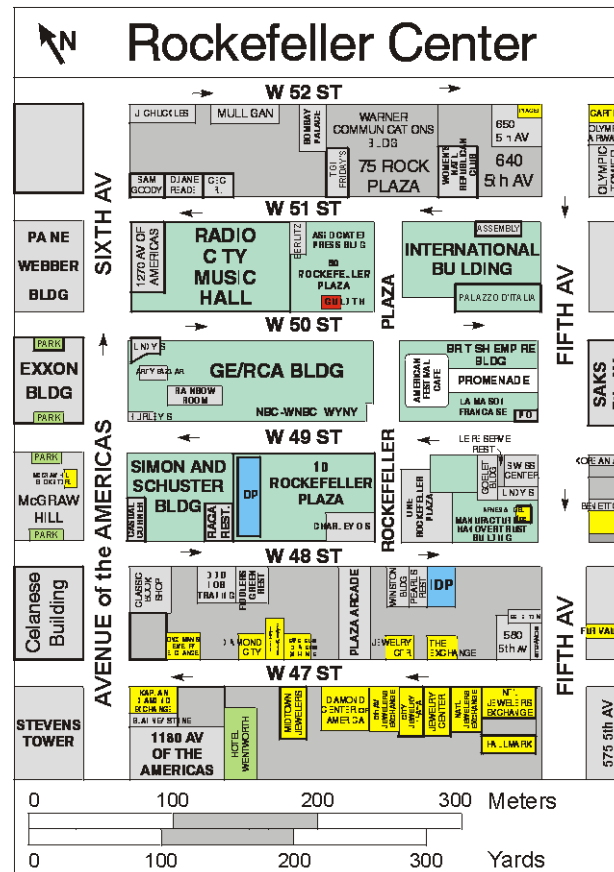
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Case of Rockefeller Center

Block size of the Rockefeller Center area is actually long

Rockefeller Plaza, which works as street, splits the given block size

Rockefeller Center is the successful case of active urban design therapy actually worked



The need for aged buildings

CONDITION 3 : The district must mingle buildings that vary in age and condition, including a good proportion of old ones

Jacobs's stance on aged buildings

Diversity in a city means the mingling of high-yield, middling-yield, low-yield, and no-yield economic units

New construction requires higher cost in comparison to old building

Only few of the enterprise can pay for the new construction. So, city without aged buildings inevitably has limited economical environment



The need for aged buildings

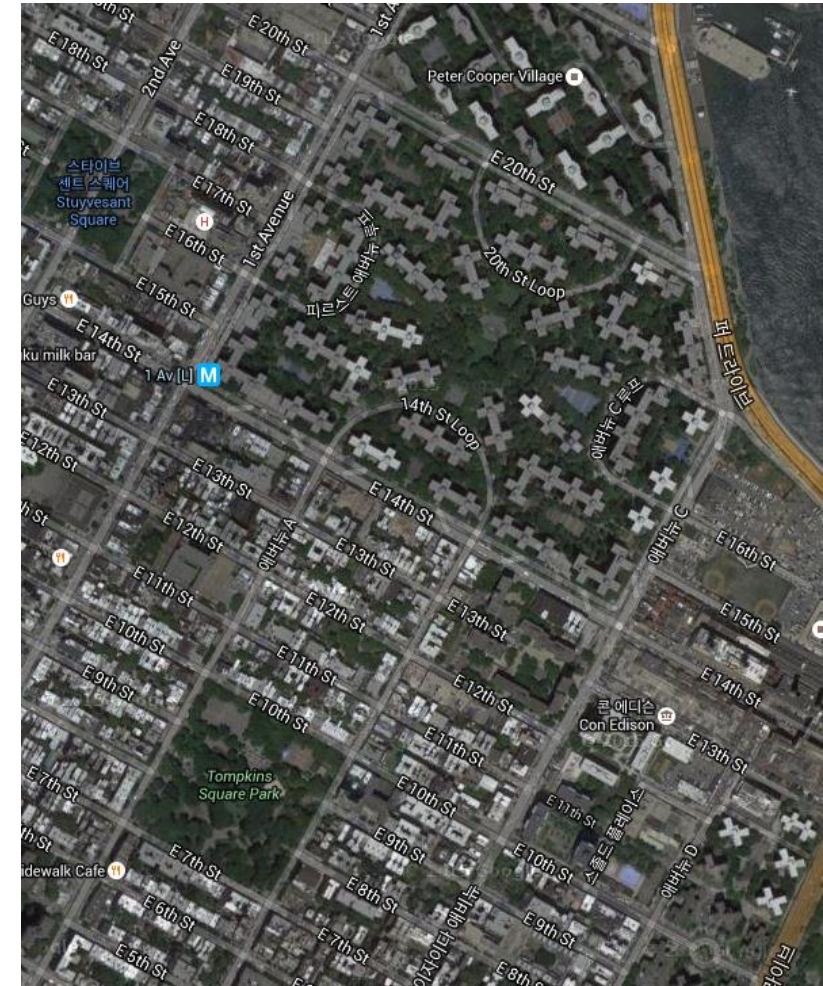
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Case of Stuyvesant

Surveyed in 1959

	Stuyvesant	Surrounding area
number of store	32	140
disused store	7	11
disused façade(%)	22	7

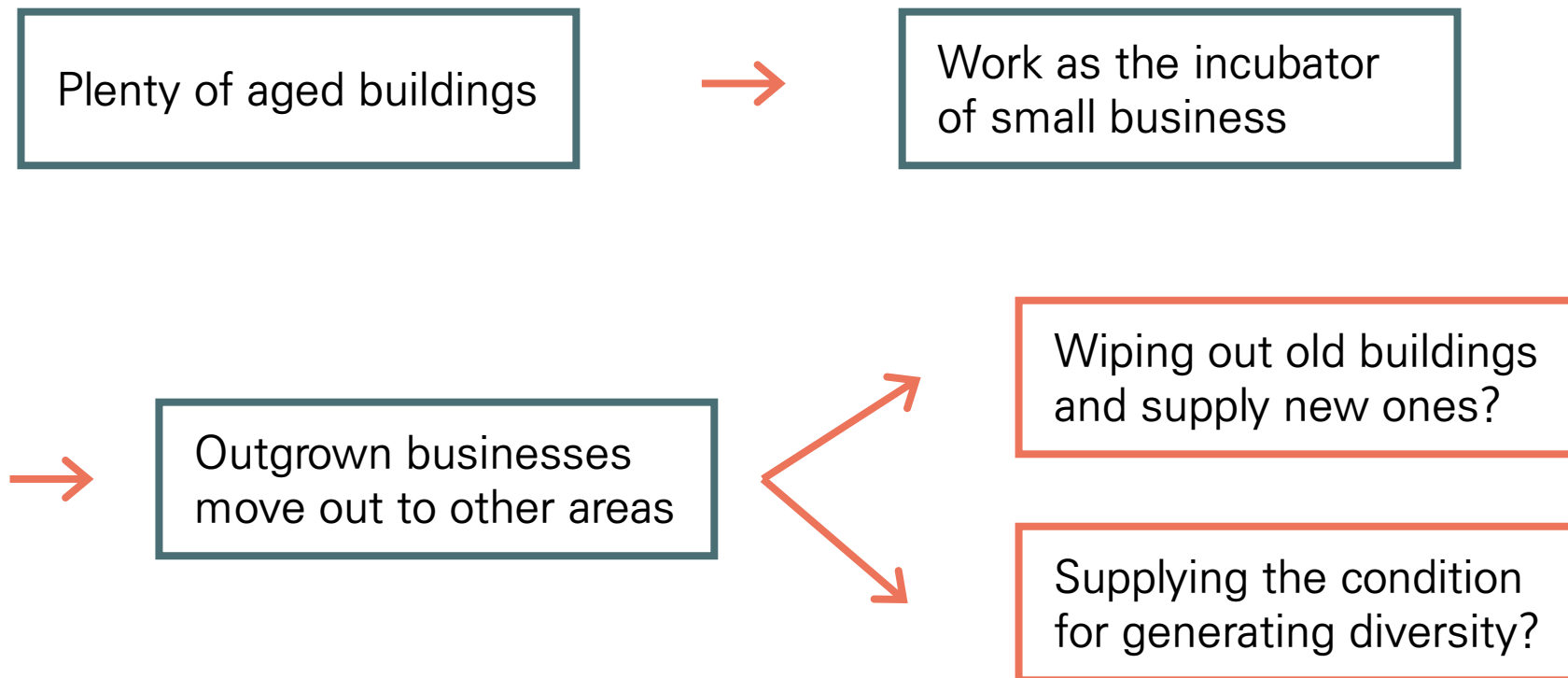
- Large swatches of construction built at one time are inefficient for sheltering diversity



The need for aged buildings

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Brooklyn's situation



The need for aged buildings

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Case of 피맛골



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The need for concentration

CONDITION 4 : The district must have a sufficiently dense concentration of people, for whatever purpose they may be there. This includes people there because of residence.

Density figures

City	Upgrading district		Declining district	
	Name	Density	Name	Density
San Francisco	Nob-Hill	80~140	Western Addition	55~60
Philadelphia	Rittenhous Square	80~100	North Philadelphia	About 40
NYC	Yorkville, Manhattan	175~254	Red Hook, Brooklyn	45~74
Boston	North End	275	Roxbury	21~40

- Even for the residential district city needs concentration

The need for concentration

CONDITION 4 : The district must have a sufficiently dense concentration of people, for whatever purpose they may be there. This includes people there because of residence.

High Density \neq Overcrowding

- High Density : Housing/acr
- Overcrowding : Human / House(Room)

Raymon Unwin said “Nothing gained by overcrowding”
It shows that, Unwin confused those two conception

Jacobs said real problem in urban area is overcrowding with low density
and she alerted to ‘in between’ density

The need for concentration

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Proper densities for city dwelling

Traditional Urban Theory

- Trying to find out Maximum level of the proper densities
- Argued for low density and suburbanization

Jane Jacobs

- Pay attention to figure out minimum level
- To escape from 'in between' density, at least 100 dwelling for acer is needed

Some myth about diversity

Diversity looks ugly?

Homogeneity uses



Causes deep disorder



Cannot get diversity
but different exterior

Whole district got monotonous appearance

Individual buildings trying to be distinctive and pretend to be different from each other



Some myth about diversity

Diversity causes traffic congestion?

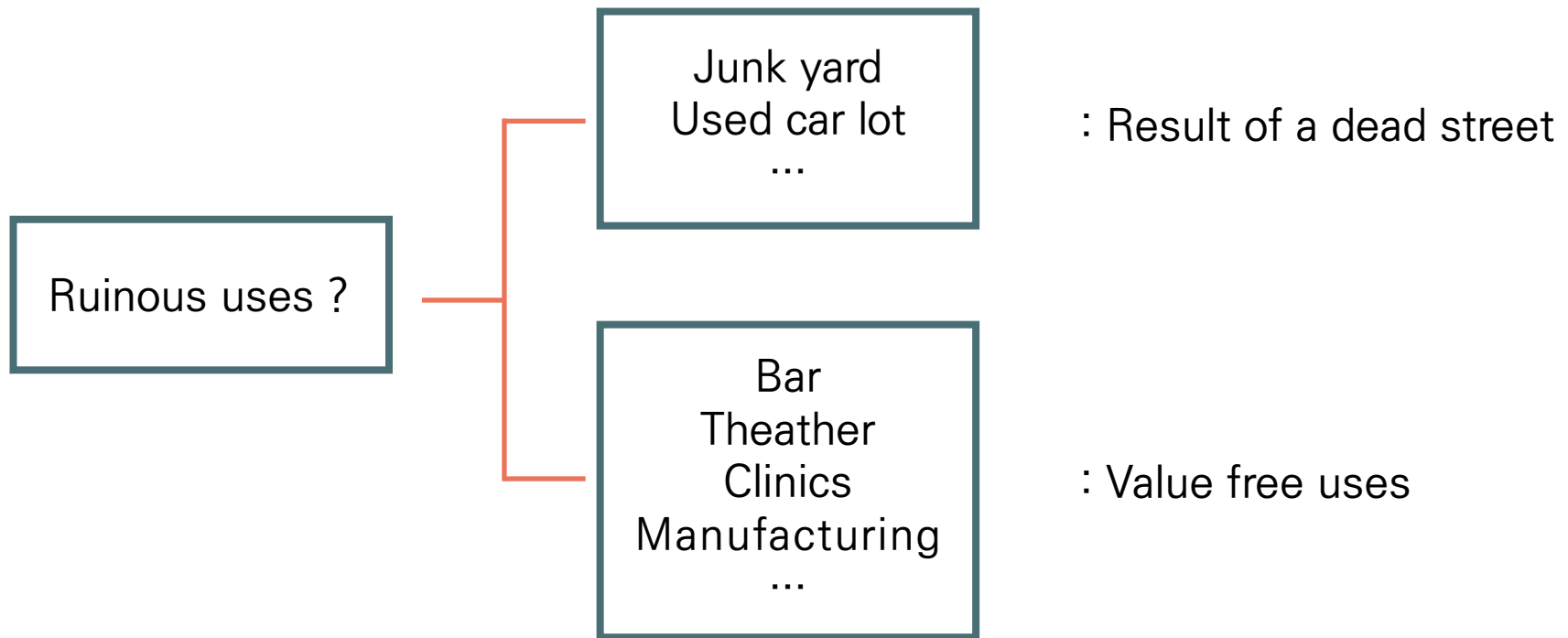
Traffic congestion is spring from vehicle not human

So the real problem of traffic congestion is urban structure that force people to use car

If diverse primary uses are not concentrated in urban area, people will going to ride car to reach certain area for certain uses

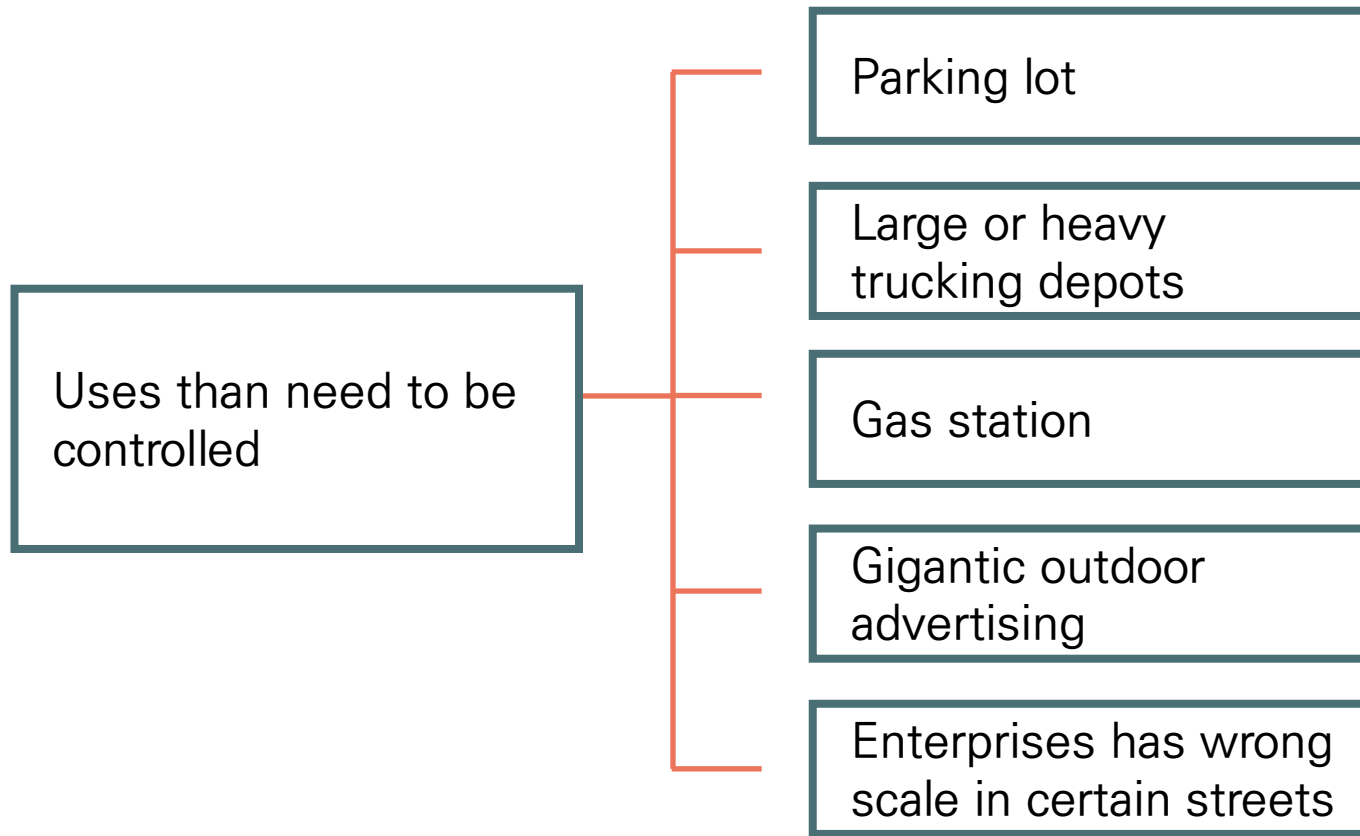
Some myth about diversity

Diversity invites ruinous uses?



Some myth about diversity

Diversity invites ruinous uses?



: include clue of futuristic concept of regulation policy



THANK YOU

Advanced Urban Design