

Radburn

Your Segregated Neighborhood
Connected to Nature



Natalia Enriquez Goyes
Jenna Gauder
Clara Ziada

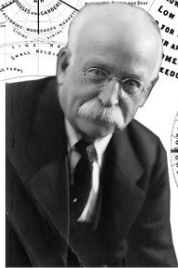
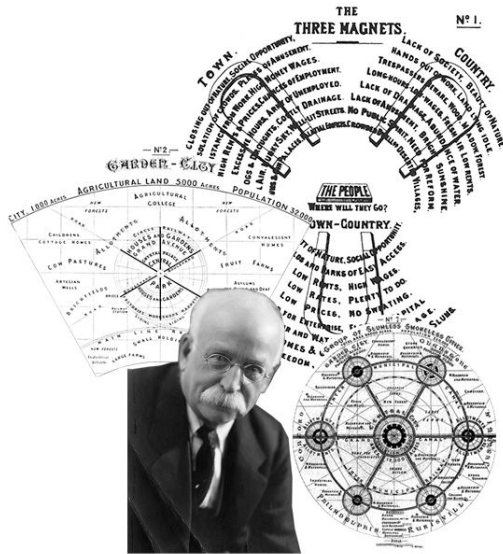
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The American Dream

Bringing in the Garden City

Dreaming of an American Garden City



1898

Garden City

Ebenezer Howard

Self sufficient communities combining the town and country

Integration of Greenbelts

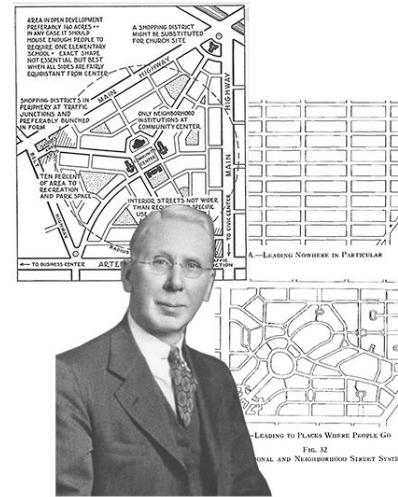


1903

Letchworth, UK

Barry Parker, Raymond Unwin

The first Garden City adapted from Howard's ideals



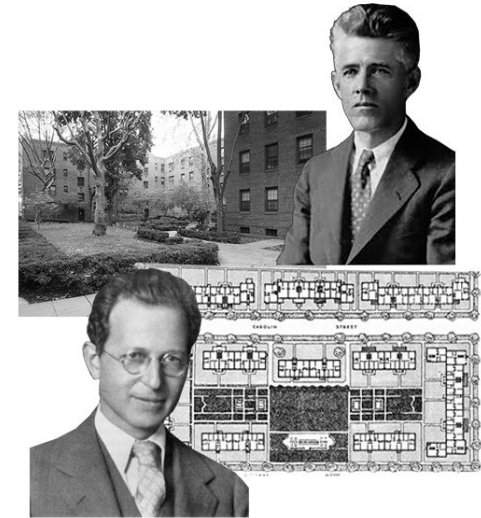
1923

Neighbourhood Unit

Clarence Perry

Neighbourhood arrangement for family-life community

Walkable curvilinear streets with shopping at outskirts



1924

Sunnyside Gardens, NY

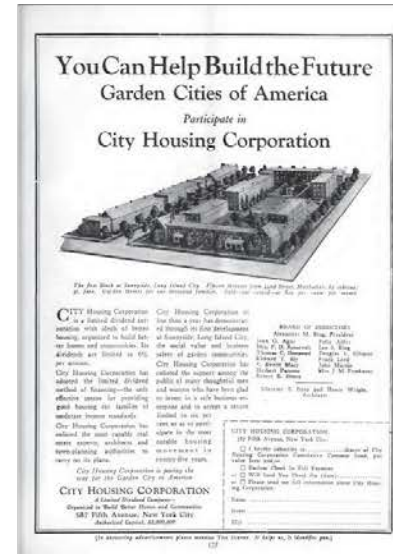
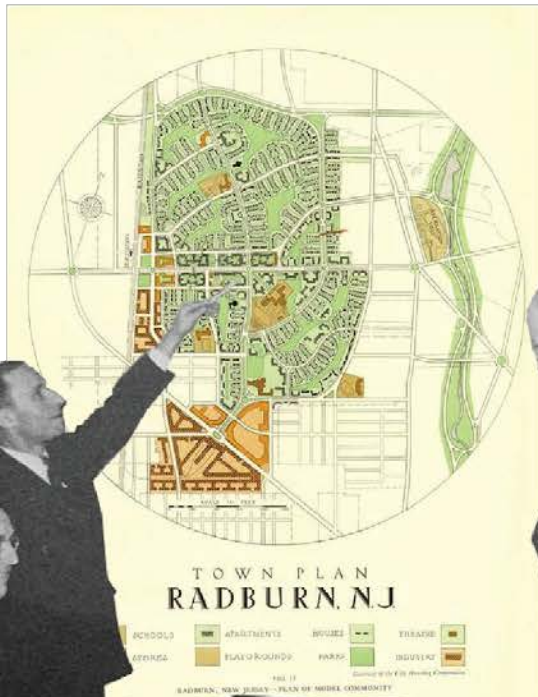
National Planning Association of America

First North American planning attempt at implementing concepts of the Garden city

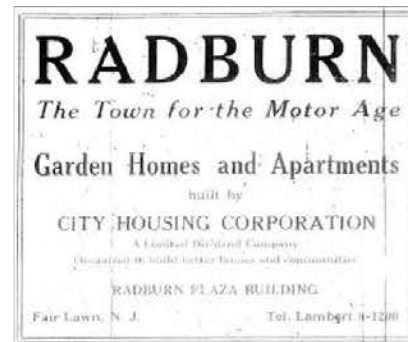
Why Radburn?

We need an alternative to the traditional suburbs of our time.

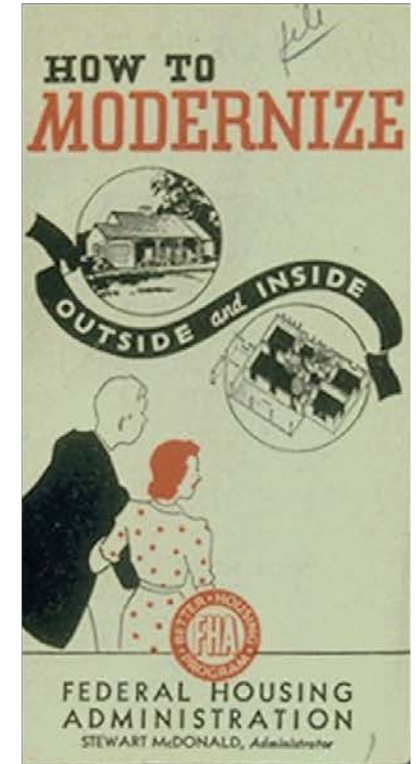
A garden city? NO! A garden suburb!



1923
Sunnyside Gardens
Development,
an American Garden City



1928
Not a Garden City - a Garden
Suburb



1934
Federal Housing Administration
established

1923
Regional Planning
Association of America

Who Gets a Say?

The National Planning Association of America, 1923

Hierarchy of roads! Interior roads have **one use!**

Complete separation of the **pedestrian and automobile.**
Safety!

The **park** is the backbone that **connects** the neighbourhood!

Cul-de-sacs point into the center greenspace to form the neighbourhood **superblocks!**

Open space! **Decentralization** of the community!

Houses should be **turned around** to face the park!

Alexander Bing

Catherine Bauer

Lewis Mumford

Clarence Stein

Benton Mackaye

Henry Wright

Puts the 'Rad' in Radburn

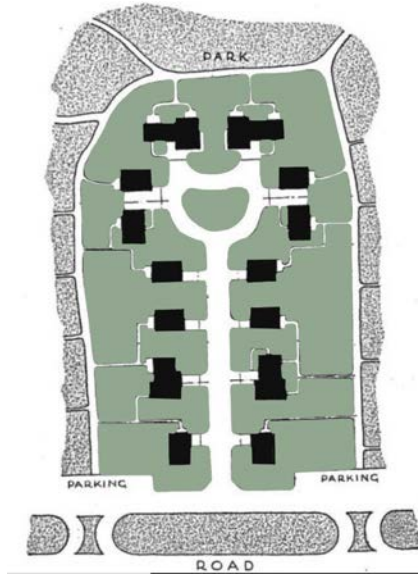
Health of the Country, Comforts of the Town

Open Space Over Everything

Open Space



Program



Cul-de-Sac



Superblock



Neighbourhood



Town

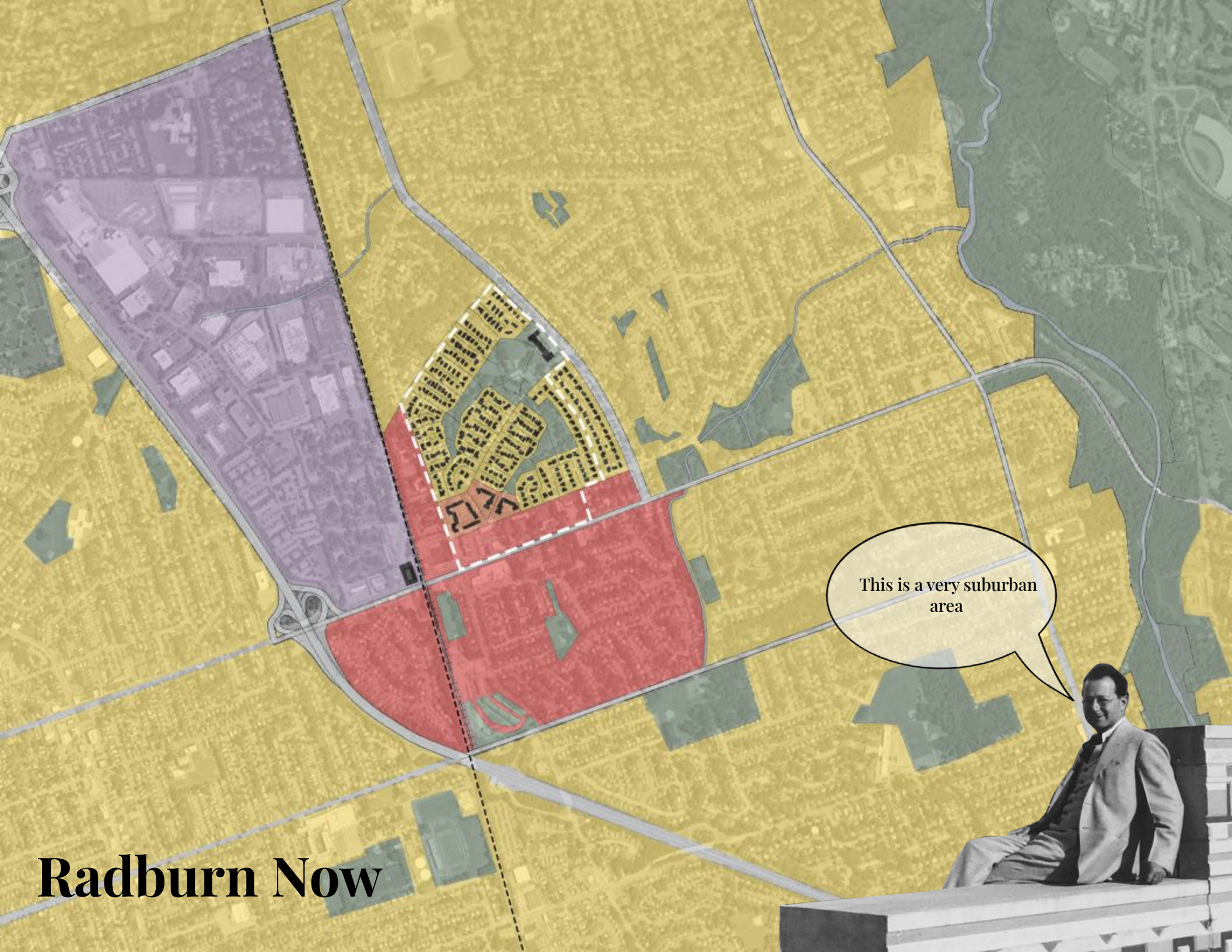


Radburn

Just 0.62 km² and
3,100 people

Radburn Now





This is a very suburban area

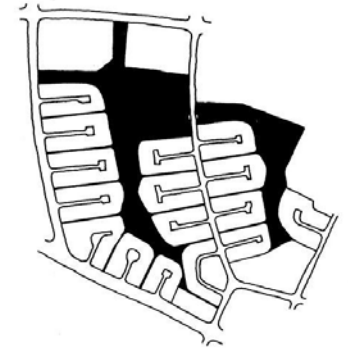
Radburn Now

Radical Radburn

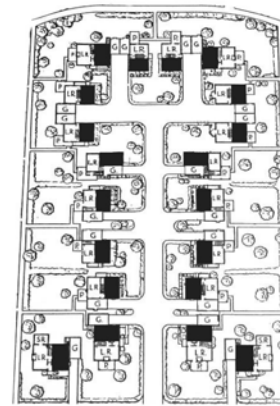
Design Elements



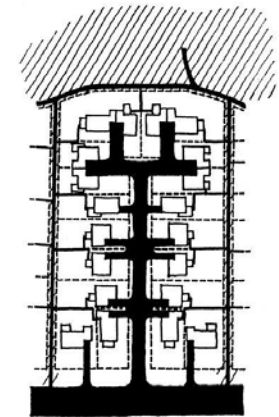
Superblock with
Amenity Core



Open Space Backbone



Re-Oriented
Dwelling Unit

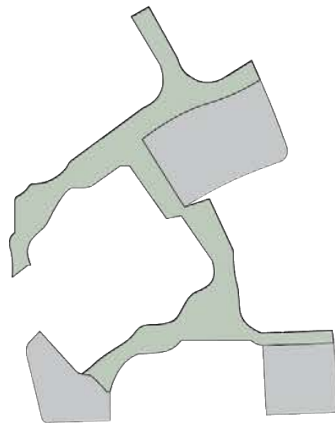


Separation of Pedestrian
and Automobile Paths
through Cul-de-Sacs

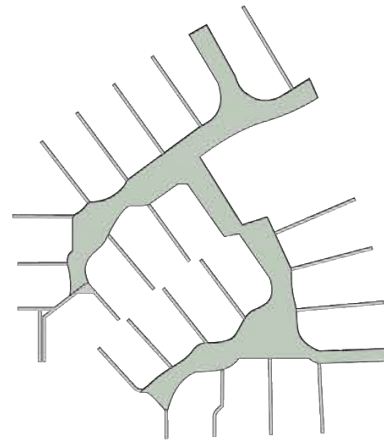
Open Space as a Spine



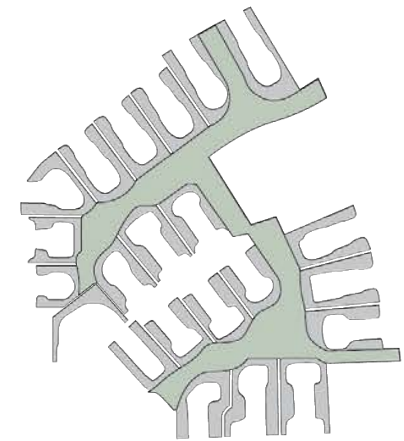
Open space connects Radburn's key features



Nodes



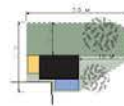
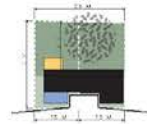
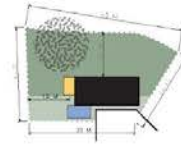
Pedestrian Pathways



Semi-Public Yards

The Unit

■ GARAGE ■ PORCH ■ FRONT YARDS | SEMI-PRIVATE ■ BACK YARDS | SEMI-PUBLIC ■ PUBLIC PARKLANDS ■ PEDESTRIAN PATH ■ CUL-DE-SAC ■ STREET



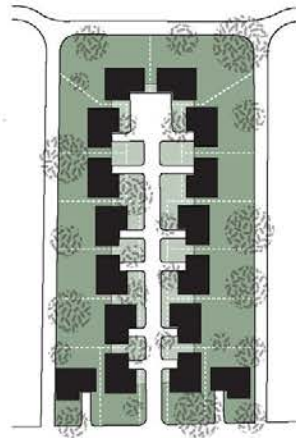
I see my neighbours while I park my car or as they pass by from my back porch

With a large yard and a deep setback, it's like living in a little park!



The Cul-de-Sac

FRONT YARDS | SEMI-PRIVATE BACK YARDS | SEMI-PUBLIC PUBLIC PARKLANDS PEDESTRIAN PATH CUL-DE-SAC STREET



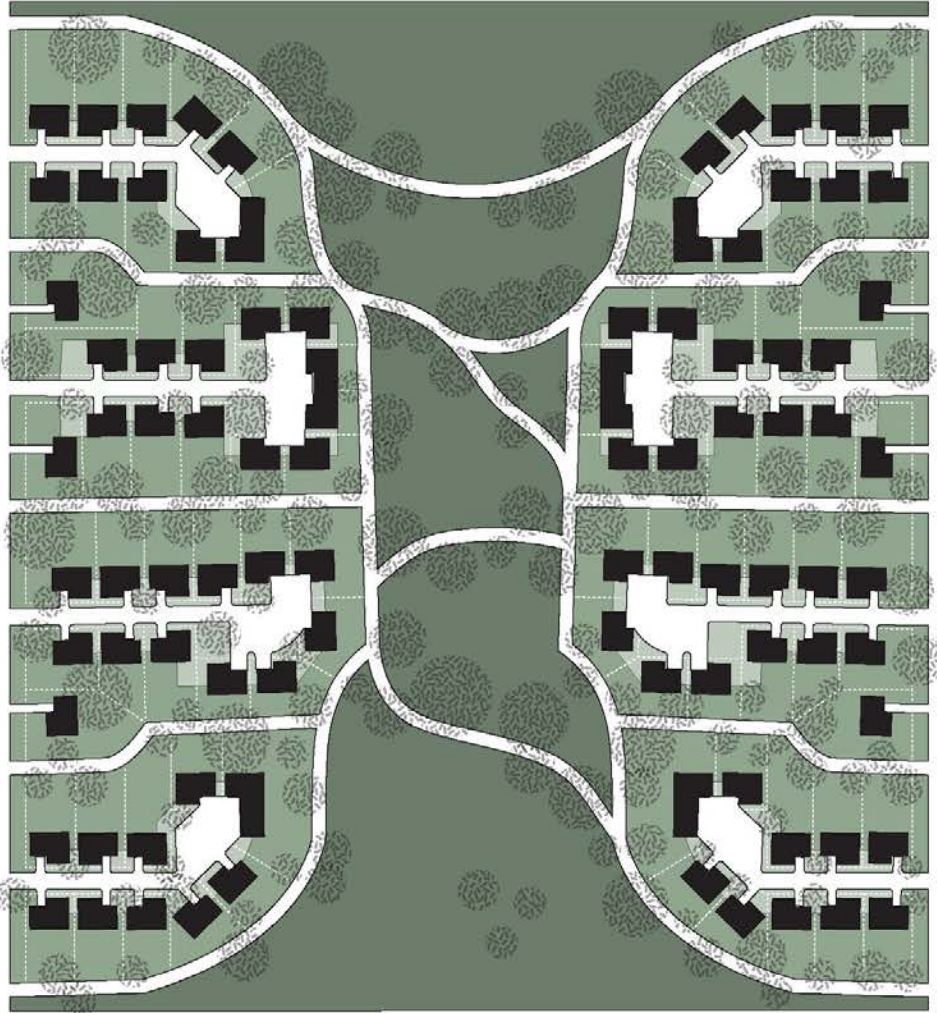
With no sidewalks, we
can't walk along the
streets...

But we get to enjoy more
green space by using the paths.
It's the neighbours I am still
learning to enjoy...



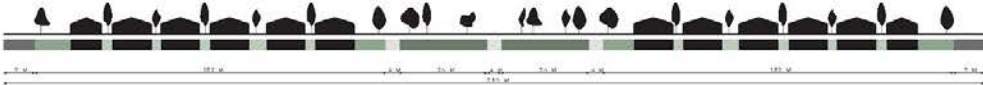
The Green Corridor Superblock

FRONT YARDS | SEMI-PRIVATE BACK YARDS | SEMI-PUBLIC PUBLIC PARKLANDS PEDESTRIAN PATH CUL-DE-SAC STREET



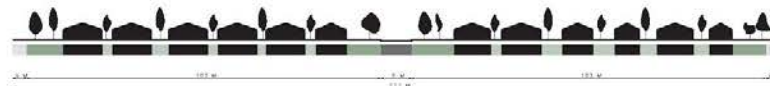
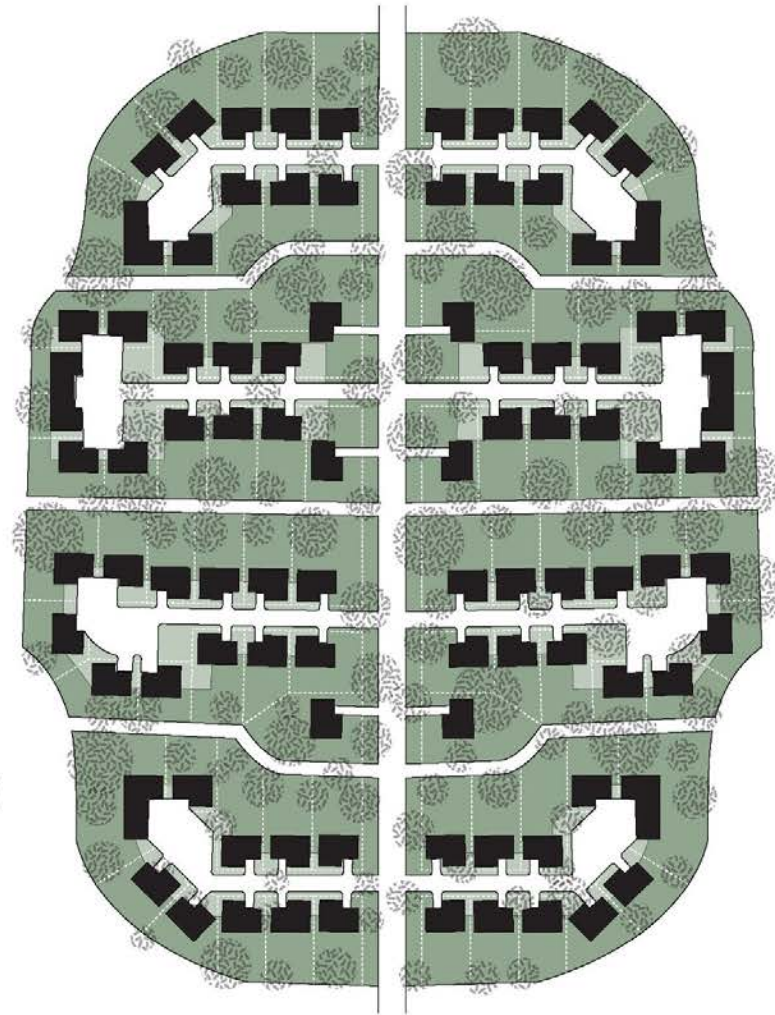
Our parents feel safe letting us play outside alone!

...and we have so much space!



The Avenue Superblock

FRONT YARDS | SEMI-PRIVATE BACK YARDS | SEMI-PUBLIC PUBLIC PARKLANDS PEDESTRIAN PATH CUL-DE-SAC STREET



1

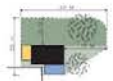
It's lovely to get to enjoy the sounds of nature without the noise of pesky cars

Who could have known that the suburbs could be more suburban?

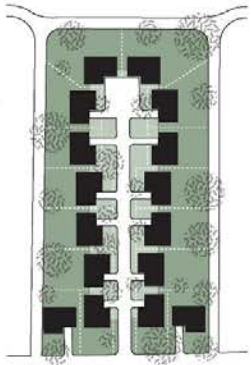


Hierarchy of Spaces

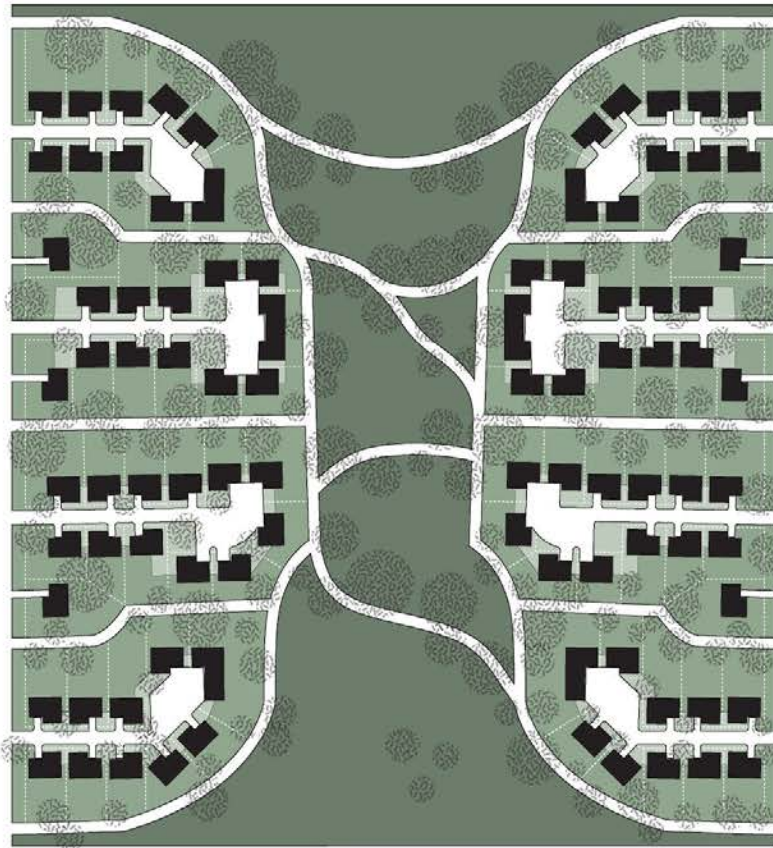
■ GARAGE
 ■ PORCH
 ■ FRONT YARDS | SEMI-PRIVATE
 ■ BACK YARDS | SEMI-PUBLIC
 ■ PUBLIC PARKLANDS
 ■ PEDESTRIAN PATH
 ■ CUL-DE-SAC
 ■ STREET



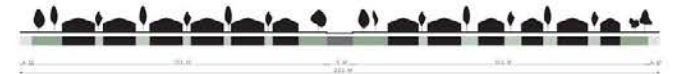
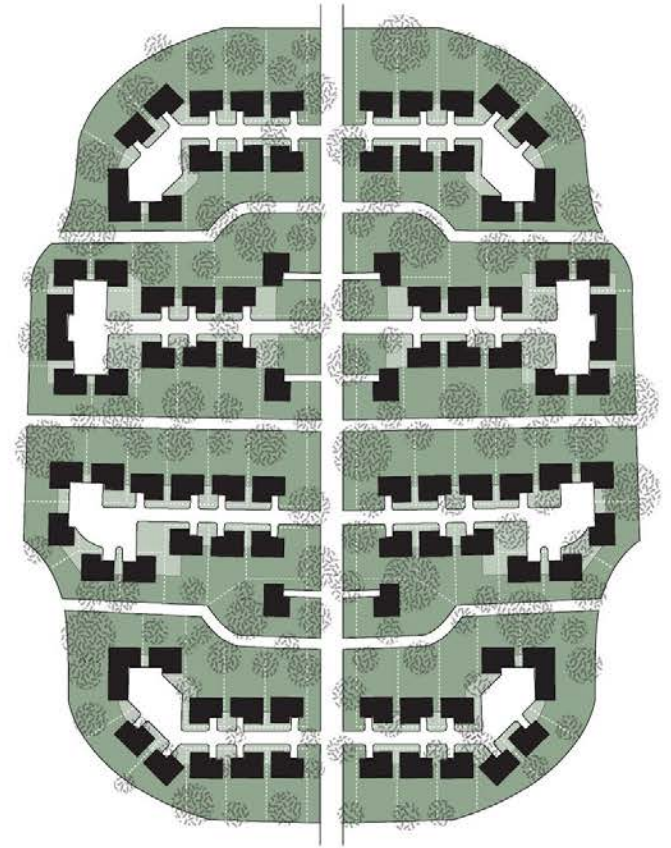
THE HOUSE



THE CUL-DE-SAC



THE GREEN CORRIDOR SUPERBLOCK

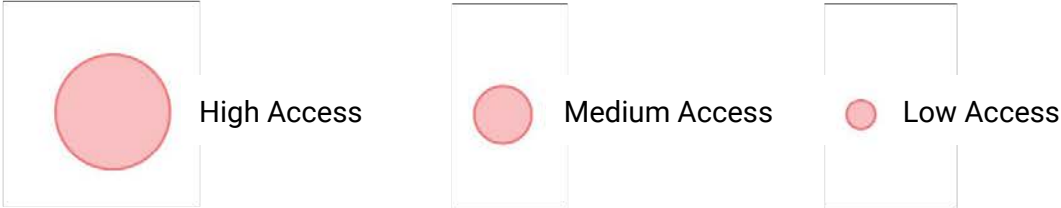


THE AVENUE SUPERBLOCK

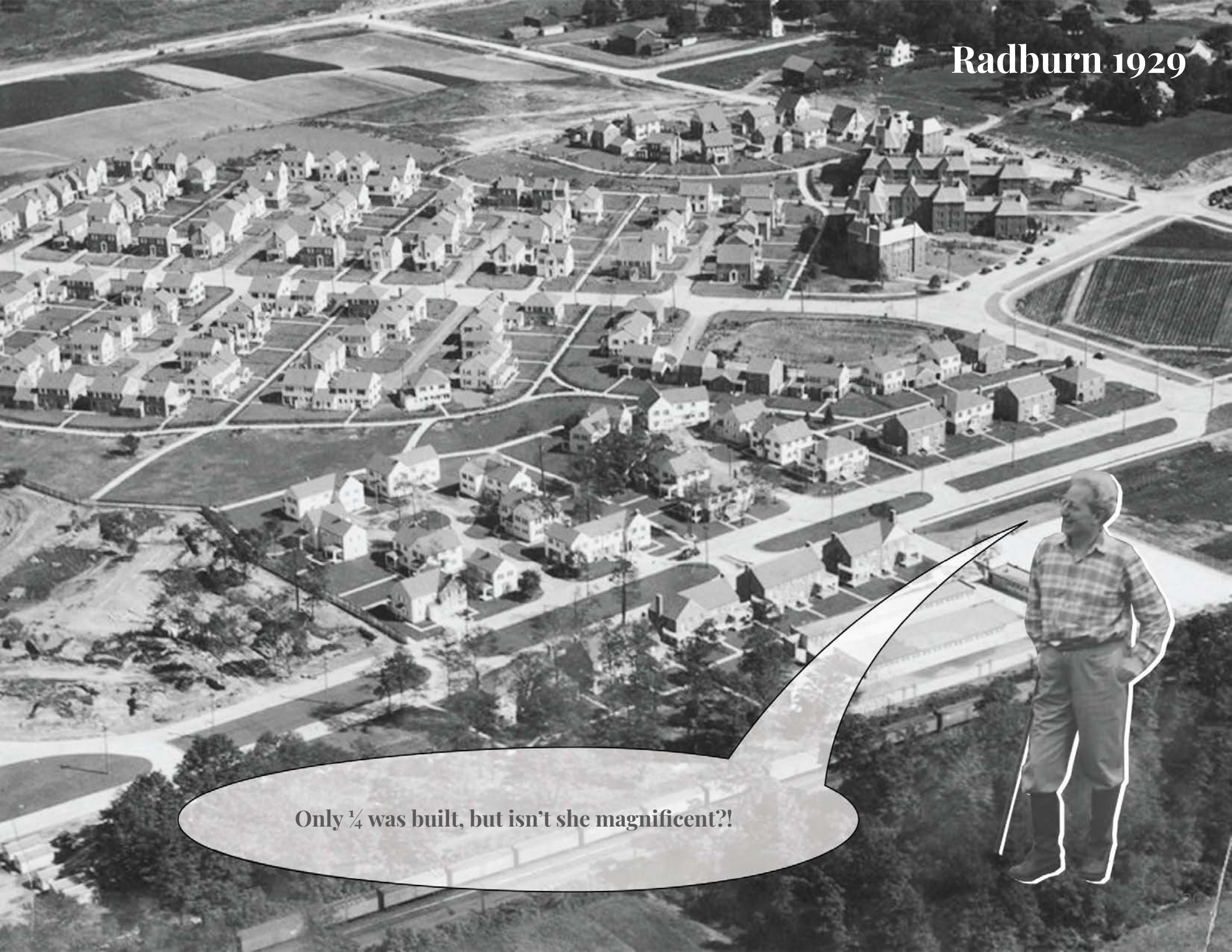
Landscapes as Delineation



Landscapes as Delineation



Radburn 1929



Only $\frac{1}{4}$ was built, but isn't she magnificent?!



Not So Rad, Rad-burn

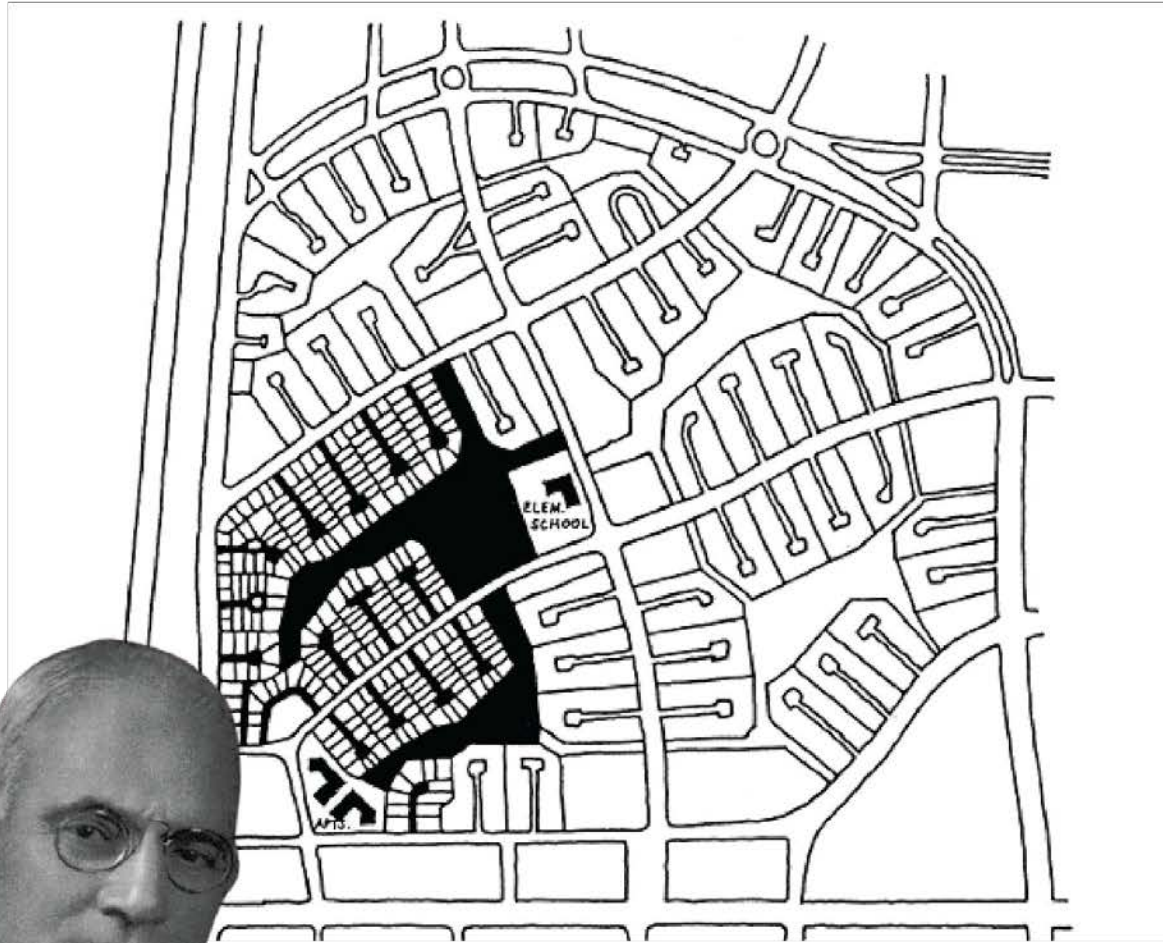
What Got Built

Radburn Memories



Radburn Gone Broke

Great Depression Halts Radburn Dream



Alexander Bing

The Great Depression and World War II prevented us from realizing our full vision

What got built



7 families per acre



3,000 people



429 single family homes



48 townhomes



93 unit apartment complex



Small shopping complex

1929

Great Depression hits, City Housing Corporation goes bankrupt, Radburn construction stops.



Keeping the Radburn Image

No, it has to be laid down at the beginning

...the realtors hired by the City Housing Corporation will do their job then

Any decision on race should be made not by the developer, but by the community itself.

Well, Sunnyside Gardens showed us that it was not a great idea to make it a permanent policy



Clarence Stein



John Elliott



We don't think you'll like the social environment here

So much for a "diverse" Radburn

**RADBURN
CULS-DE-SAC**

**GUARANTEED
MORTGAGES**

FEDERAL HOUSING AUTHORITY

THE RADBURN ASSOCIATION

A town for the motor age

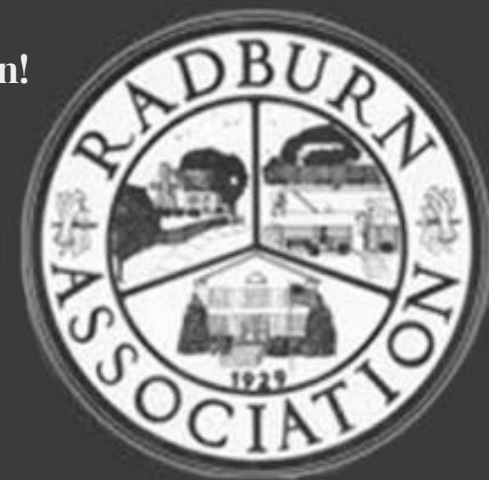
Hello Radburn Residents,

Please be reminded that Radburn Association is a non-profit, private association responsible to administer Radburn's communal amenities and maintain aesthetic and quality standards. As apprised by your lawyers and real estate agents upon home purchase, please do not forget to pay the yearly \$2,000 association fee. We urge that use of Radburn Association facilities is limited to residents.

Results for new volunteer Board of Trustees will be announced soon!

Best regards,

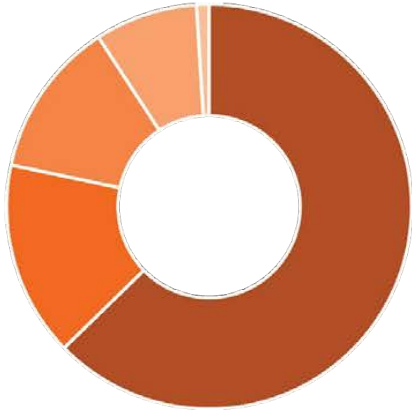
Radburn Association



Elitists Unite

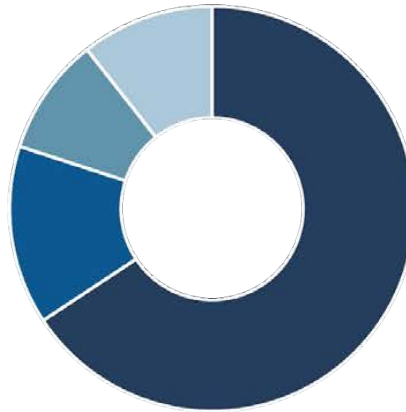
The median real estate in Radburn is 84.7% higher than the country's average!
It is among the 15% highest income neighborhoods in America.

Occupation



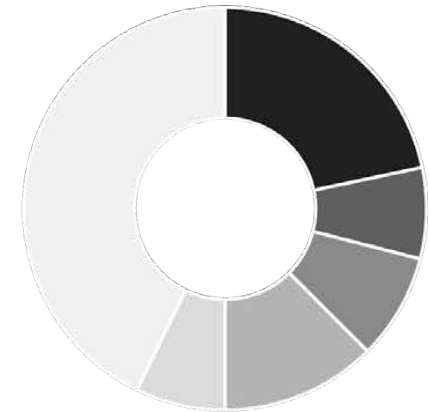
- Executive, Management, & Professional
- Major Sales & Service
- Manufacturing & Laborer
- Clerical, Assistant & Tech Support
- Other

Mode of Commute to Work



- Private Automobile
- Bus
- Train
- Other

Ethnicity



- Russian
- Ukrainian
- Italian
- Polish
- Irish
- Other

Lessons from Radburn

Pedestrian Network
Case Study: Wildwood Park

Radburn Gone Wrong

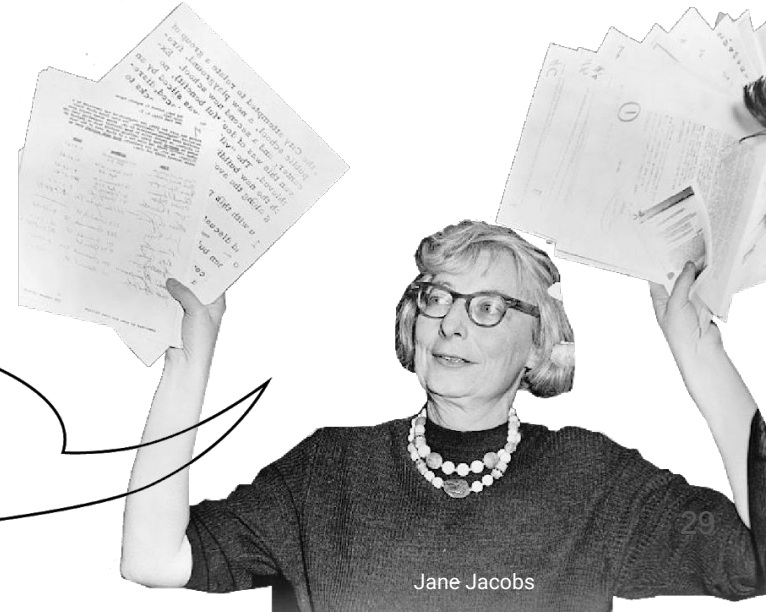
Failures of the Radburn Model



Catherine Bauer

We must protect the people! Separate them from the cars!

**It's too rigid, imposing, painfully prescriptive!
Where are the eyes on the street?!**



Jane Jacobs

The Perks of Living in a Park

Planners Rediscover Radburn

By David L. Smith

For a moment or two, the planners of the Radburn community in New Jersey are rediscovering the benefits of their own creation. The planners of the community, which was built in the 1920s, are now looking at the community as a model for the future. The planners are looking at the community as a model for the future. The planners are looking at the community as a model for the future.



It always under roofs, and streets safe for cycling in Radburn, a planned community.

Planners of the Radburn community are rediscovering the benefits of their own creation. The planners of the community, which was built in the 1920s, are now looking at the community as a model for the future. The planners are looking at the community as a model for the future. The planners are looking at the community as a model for the future.

Starter sets and open stock savings on Reed & Barton Sterling Now at Marsh



Reed & Barton Sterling silverware is now available at Marsh. The collection includes starter sets and open stock savings. The silverware is made of sterling silver and is available in various designs and finishes.

Marsh is offering a special promotion on Reed & Barton Sterling silverware. The promotion includes starter sets and open stock savings. The silverware is made of sterling silver and is available in various designs and finishes.

Radburn, a Planned Community, Still Living Up to Its Plan

Radburn, a planned community in New Jersey, is still living up to its plan. The community was built in the 1920s and is now a model for the future. The planners of the community are looking at the community as a model for the future. The planners are looking at the community as a model for the future.



The entrance to Radburn, which probably published the first plan for a planned community.



An odd picture in the gallery behind one of the houses in the planned community, where opened its doors.

Radburn, a planned community in New Jersey, is still living up to its plan. The community was built in the 1920s and is now a model for the future. The planners of the community are looking at the community as a model for the future. The planners are looking at the community as a model for the future.

Daring White Tails.
The comfort of last year's formal...
DO-RITE FORMALS
Suits & Dresses

Lots of stores sell sheets, but nobody sells sheets like Bed'n Bath.

More sheets than you can count on your hands. From 100% cotton to 100% polyester, we have it all. Bed'n Bath is the only store that carries sheets in 100% cotton, 100% polyester, and 50% cotton/50% polyester.

STERN'S

GREAT SERVING CONSIDERATION! GALLERY TRAY SET \$2.95.

It's perfect for your next party. The set includes a tray, a serving dish, and a serving spoon. The set is made of stainless steel and is available in various designs and finishes.

ROOTS

Roots is a store that carries a wide variety of clothing and accessories. The store is located in New Jersey and is known for its quality and variety. The store is located in New Jersey and is known for its quality and variety.

The Central Jersey Boot & Shoe Guild has a fitting announcement for every child's foot in America.

"Hang in there... we're coming."

Help avoid study fatigue with LIGHTOLIER'S 200-watt STUDY LAMP.

Capitol's BETTER LIGHT - BETTER SIGHT

BACK TO SCHOOL STUDY LAMP SALE!

Help avoid study fatigue with LIGHTOLIER'S 200-watt STUDY LAMP. Price \$24.99, Sale \$17.99.

WILLIAMS DESIGN STUDY LAMP. Price \$12.99, Sale \$9.99.

FLUORESCENT FLOOR LAMP. Price \$24.99, Sale \$17.99.

ROCKWELL BOARD LAMP. Price \$12.99, Sale \$9.99.

DIGITAL CLOCK. Price \$12.99, Sale \$9.99.

Influenced by Radburn: Pedestrian Networks

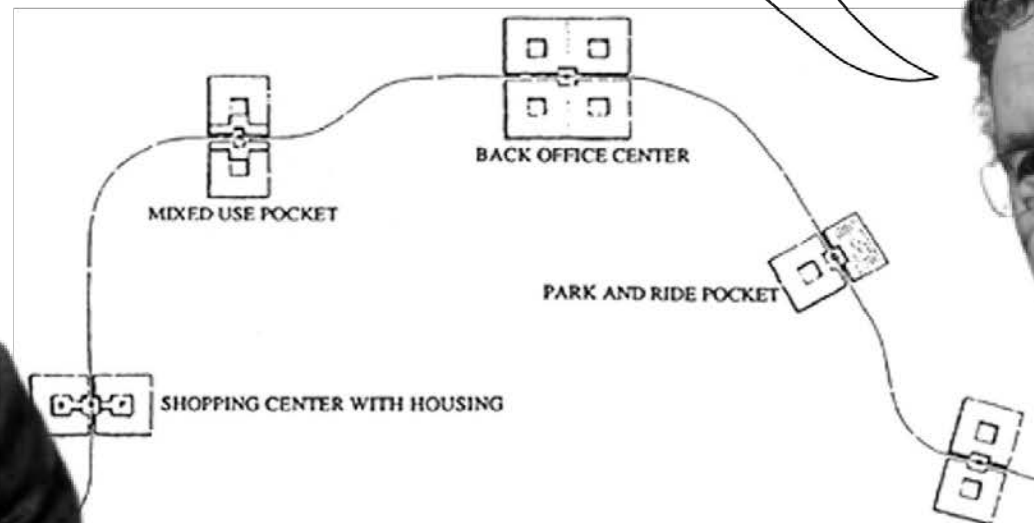
We must address the rapid privatization, depersonalization and fragmentation of suburbia

We suggest a model that relies upon mass transit, higher density development and quality public space through simple clusters of housing, retail space and offices within a quarter-mile walking radius of a transit system.

Influenced by Radburn, vehicle and pedestrian circulation are separate, and the superblock is preserved...

Except vehicles are limited to the edge of the community and transit stations at the center connect Pedestrian Pockets.

We'll keep open space as the backbone of the community, but private front yards will be replaced with larger public spaces. The yards will face semi-public open spaces linked to the central park and public spaces by public streets.

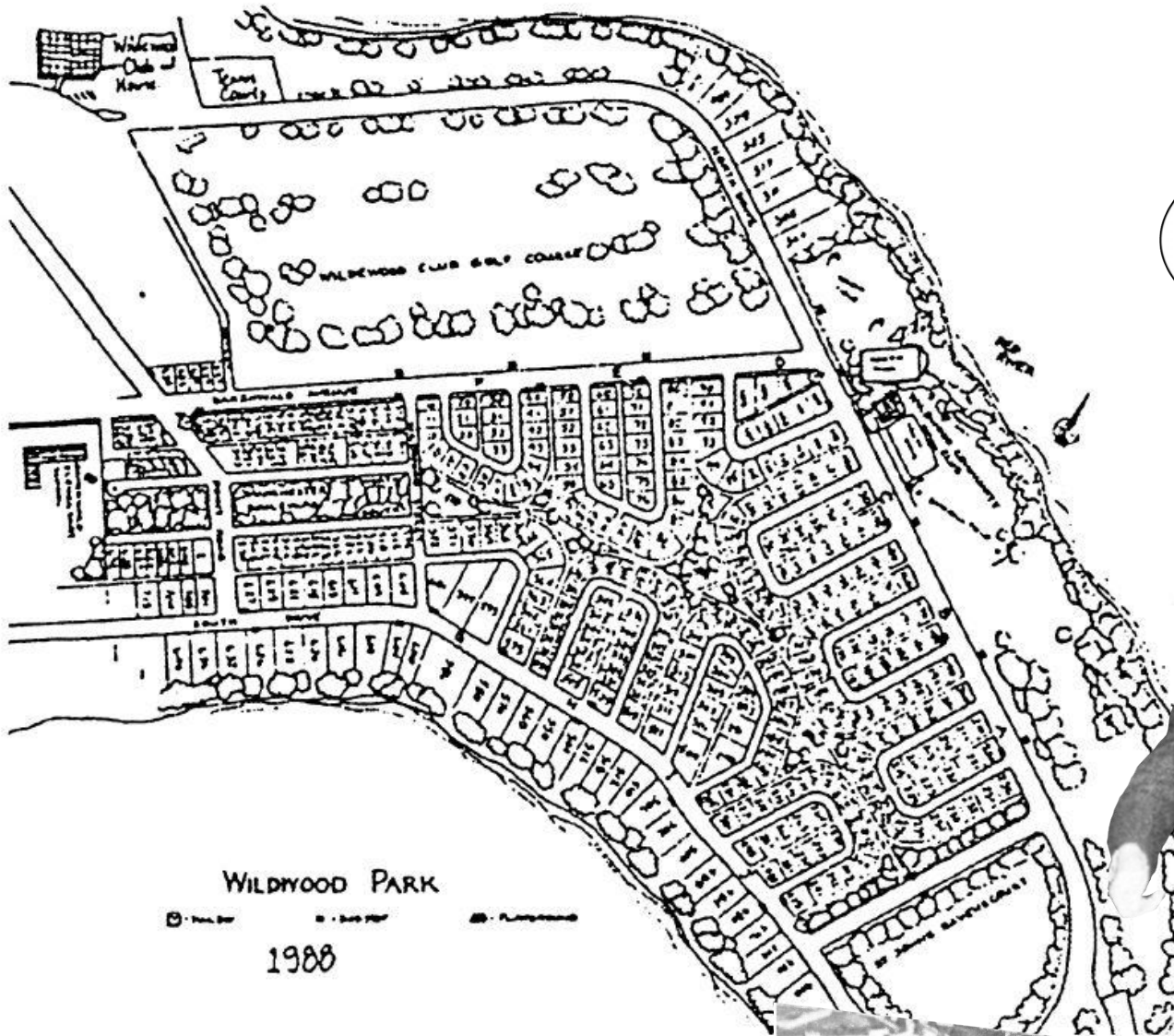


Doug Keblaugh



Peter Calthorpe

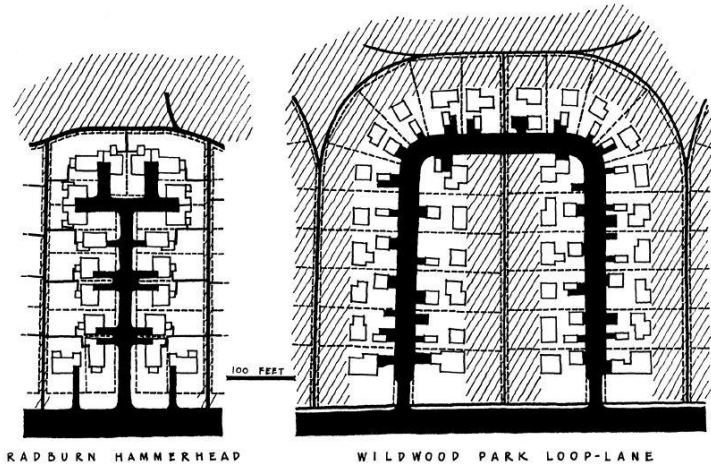
A Canadian Radburn: Wildwood Park



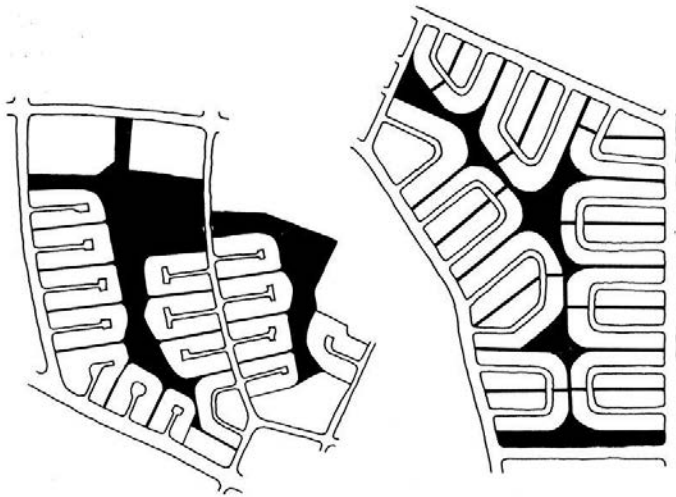
We will use the same principles as Radburn but make them better!



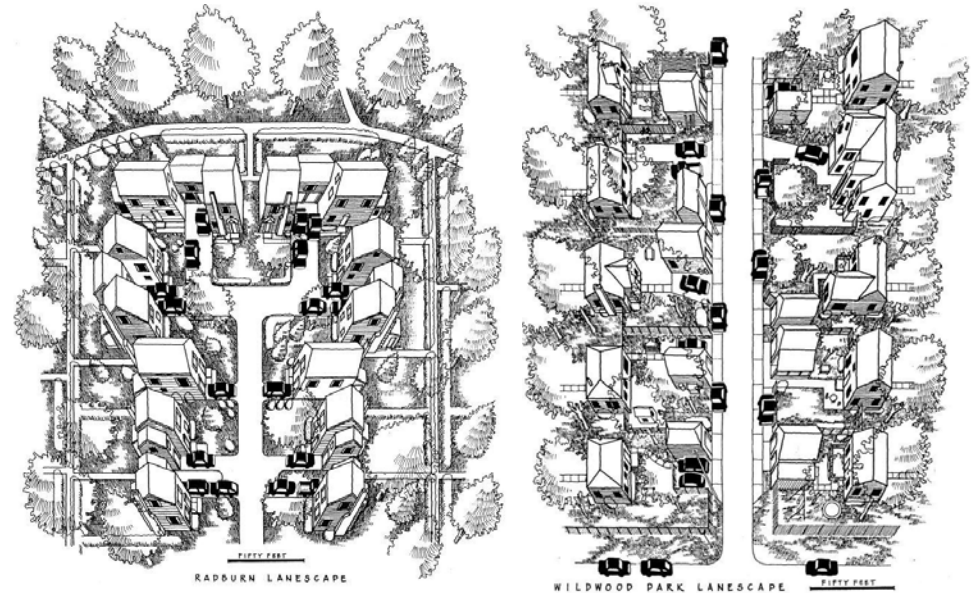
A Better Garden Suburb?



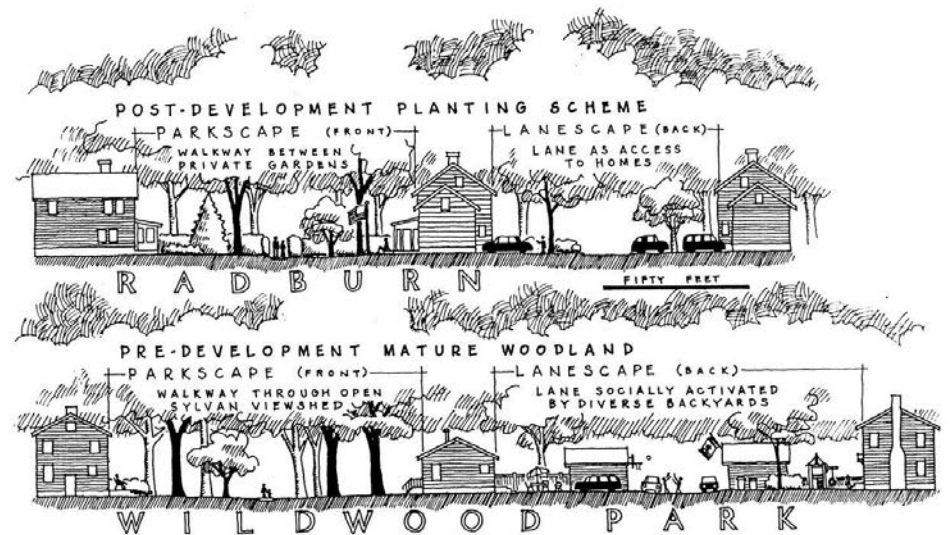
Vehicular and Pedestrian Networks



Open Space Scheme



Landscape and Lane-scape



Front Yard Space Structure



What a great garden neighborhood!

Libertarian Lane-scapes



“Picture windows”



Live “eyes” on the streets



Analysis

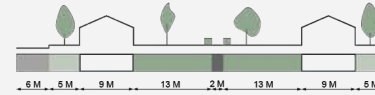
Axonometric Diagrams

Networks



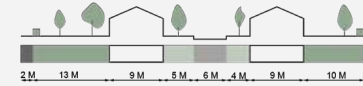
SEMI-PUBLIC/PRIVATE GREENSPACE

- semi-private front yard
- semi-public backyard



SERVICE ROADS

- cul-de-sac



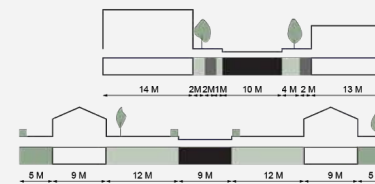
PEDESTRIAN PATHWAYS

- walkway
- public parklands



ARTERIAL ROADS

- streetscape

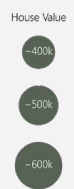
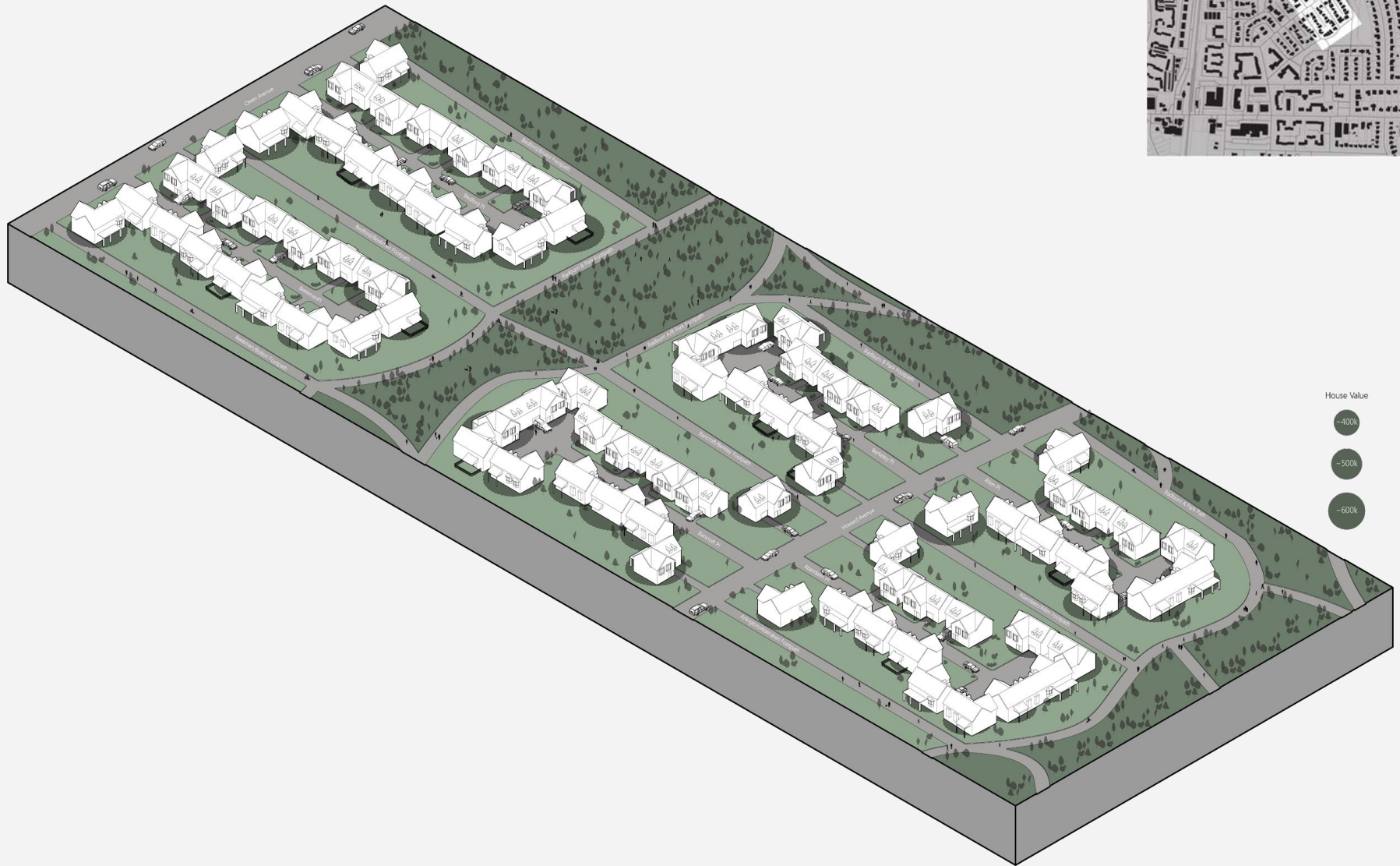
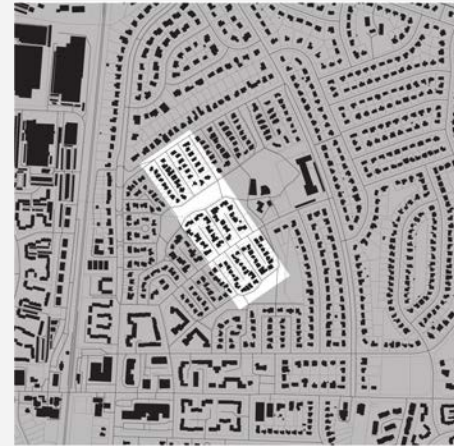


RADBURN

- semi-private front yard
- semi-public backyard
- public parklands
- cul-de-sac
- walkway
- streetscape

Transect

Relationship Between Green Space and Road Spines to Real Estate



Transect

House Value

~400k

~500k

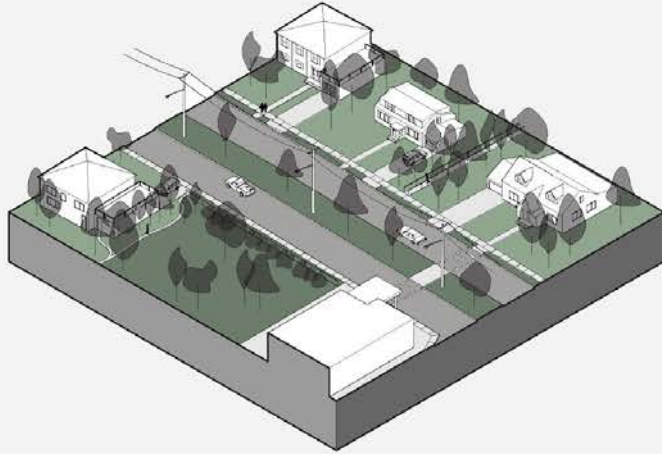
~600k



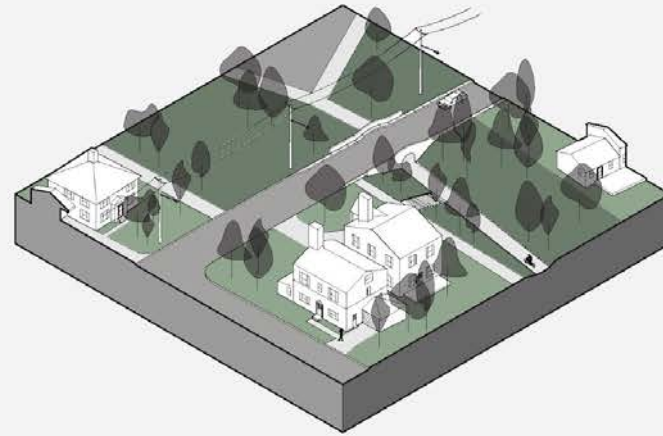
Green Space as Spine

Road as Spine

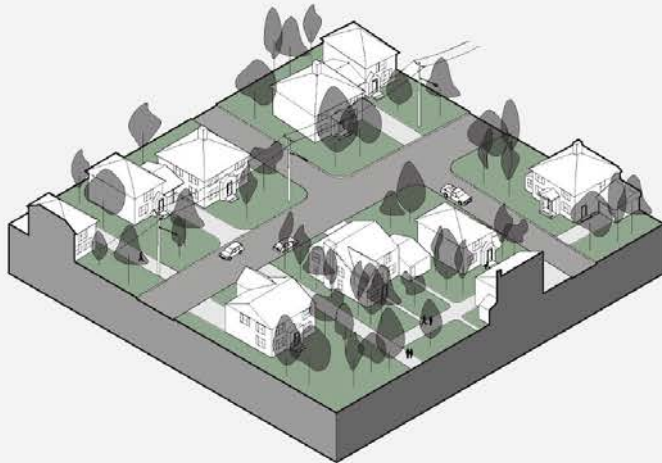
Taxonomy of Landscape Adjacencies



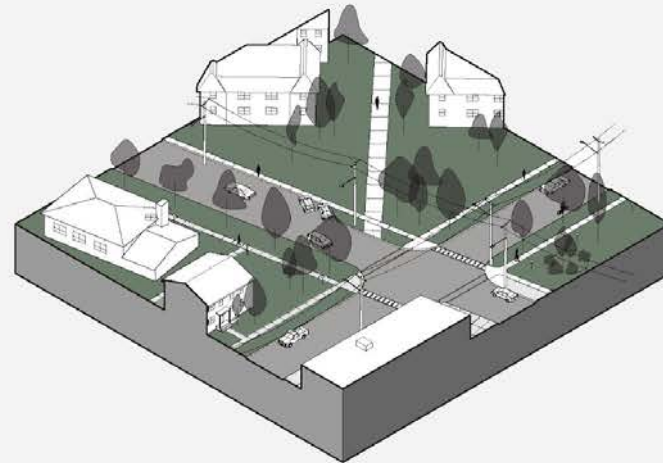
School



Pedestrian Underpass



Road Spine



Multi-Unit Housing



Thanks for Visiting!



Citations

- Birch, Eugenie Ladner. "Radburn and the American Planning Movement-the Persistence of an Idea." American Planning Association. *Journal of the American Planning Association* 46.4 (1980): 424.
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- Cautley, Marjorie. "Planting at Radburn." *Landscape Architecture Magazine*, vol 21, no. 1, 1930, pp. 23-29.
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