

AN OPEN SPACE COMMUNITY (PUD) DESIGN STUDY

by

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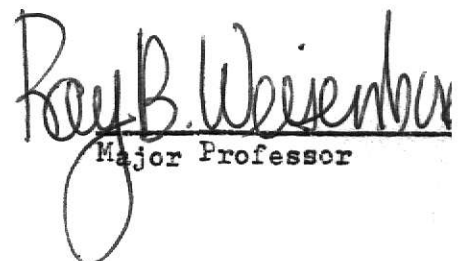
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I. STATEMENT OF PURPOSE

Two major purposes are intended for choosing a Planned Unit Development as this study.

1. Academic

Planned Unit Development (PUD) is one of the new concepts in residential land development in the sixties, and is increasing its tempo of replacing the conventional lot development.

It is generally accepted that the motive for one's being in a graduate school is to learn new trends and ideas and contribute new concepts in one's field. The choice of a PUD meets my academic motive.

PUD is "the building block of new towns." ¹ The new town concept seems to be an appropriate approach to urban expansion. The American experience with a new town program has failed, however, mainly because of the developer's financial problems.

Today all but six of the projects are virtually bankrupt, and the future of the survivors is precarious. HUD (Department of Housing and Urban Development), for some time aware of the serious administrative and financial problems with the program, declared a moratorium on new applications in January 1975. ²

Although the American new town program has been a failure, the "building block of new town" seems at the moment to be a feasible and appropriate answer to urban expansion in the near future.

A design study of a PUD is within the managing ability of a graduate student of architecture.

¹ James Bailey, New Towns in America, The Design and Development Process (N.Y., John Wiley and Sons, 1973), p. 74

² Urban Design (Formerly Design and Environment), Spring 1978, Vol. 9, No. 1, p. 21

In short, a planned unit development study has general and educational significance and it is a size appropriate for a one-man project.

2. Personal

The other purpose of this study is to challenge the personal ability to handle a large scale project independently. Through this study, I intend to familiarize myself with the essence of the whole process of a planned community development so that when faced with a similar situation in the future, I will be able to respond quickly and properly.

II. DELIMITATIONS

This study will be limited to the physical design of a planned community. The planning and design decisions will be made based on personal academic experience and pertinent materials. Because of the nature of the field (urban design) and the study, certain assumptions have to be made in order to make this study possible. Therefore, the following limitations are made:

There is a market for the kind of development at the selected site;

There is no financing difficulty (including FHA-insured financing);

The Manhattan City Planning Department and the Planning Commission will render full support;

The City Council and the public opinion will favor it;
 There is no trouble with the provision of utilities from
 the City and the Kansas Power and Light Company.

III. DEFINITION OF A PUD

PUD -- Planned Unit Development (or "open space community" ¹)
 is a term to cover the kind of innovations and land development
 intended by freedom from the conventional residential lot deve-
 lopment of the past.

It's definition, according to the Urban Land Institute, is:

A project, predominantly of housing, with the follow- ²
 ing elements: dwelling units grouped into clusters, allow-
 ing an appreciable amount of land for open space, much or
 all of its housing in town houses or apartments or both;
 most economical and efficient use of land, making possible
 higher density without overcrowding; where desired, part
 of the land is used for non-residential purposes, such as
 shopping and employment centers.

and the general objectives of planned unit developments are:

1. To achieve flexibility. 3

1 Urban Land Institute, Community Builder's Handbook, p. 105
 2 James Bailey, op.cit., p. 74
 3 Urban Land Institute, New Approaches to Residential Land
 Development - Technical Bulletin 40 (Washington, D.C., ULI,
 1961)