WHAT MAKES A GREAT NEIGHBOURHOOD

In 2009 Ladd's Addition was selected as a "great neighbourhood" by the American Planning Association

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Ladd's Addition (LN)(1892)

•The neighbourhood was designated a historic district by the NRHP in 1988.

• Selected as a "great neighbourhood" in 2009 by the American Planning Association



In 1891 William Ladd, a Portland mayor and businessman, subdivided his 126-acre farm on Portland's east side. Inspired by the Pierre L'Enfant plan for Washington, he designed the plat based on a diagonal street system surrounding a central park. Also included were four diamond-shaped rose gardens. Ladd's Addition was considered a radical departure from the common grid pattern of the expanding city.

Two neighbourhoods: similar layout , two continents apart and two divergent trajectories – suburban and New Urban

Ladd's Addition (1892) At age 100 : inner city suburban Mets, Athens (1875) At age100: City core intensity



Ladd's Addition (1892)

Mets (ca1875)



Area: 126 acres (51 ha), 870 residences Density : 6.9 units per acre, about 5,000 people per sq km Portland's most heavily forested inner-city neighbourhood In1980, much of Ladd's Addition was **downzoned** : from duplex to single family



Portland, OR 8.9 units / acre



context





neighborhood

plan



street pattern











Backyard green?



Backyard green?



The central park in Mets





A wide diagonal street in Mets with planting and sidewalks





A closer view of the central park in Mets with non-metered parking



A closer view of the central park in Mets with non-metered parking



Car repair

Residential building combined with car repair shop (!) on ground floor

Mix of uses

Area:

Density : at least 150 persons per ha Part of Athens' most densely built and heavily populated district Front yard, Backyard or other space between buildings is virtually non-existent





Portland, OR 8.9 units / acre



context



neighborhood



plan

Why Ladd's was listed as a "great neighbourhood" by APA:

•To preserve community character, residents successfully included in Portland's first comprehensive plan in 1980 **a downzoning** of much of Ladd's Addition — from duplex to single family

•Portland's first residential historic district in 1977, Ladd's Addition served as **a model for new urbanism developments** — including Seaside in Florida and Fairview Village and Orenco Station in Oregon

Why Ladd's was listed as a "great neighbourhood by APA:

•Neighbourhood has been a test case for transportation enhancements including trafficcalming, signal prioritization, traffic diverters, and bicycle boulevards; since 1990s average daily traffic (ADT) volumes at Ladd Circle have **dropped from 6,000 to 1,500** Why Ladd's was listed as a "great neighbourhood by APA:

•Hierarchy of streets within radial street plan creates framework for neighbourhood; two boulevards, with 80-foot rights of way, run diagonally through Ladd's Addition, intersecting at the central park.

•The street's 12-foot planting strips contain American elms and serve as buffers for pedestrians; **narrow local streets**, which converge on four diamond-shaped rose gardens, discourage cut-through traffic. **These streets, just 24 feet curb to curb**, supplemented with alley system that eliminates driveways and curb cuts Why Ladd's was listed as a "great neighbourhood" by APA:

In summary, because it:

- prevents higher density
- includes hierarchy of streets
- departs from common grid
- defines neighbourhood boundaries clearly
- prevents cut-through traffic
- buffers pedestrians with ample street landscaping
- fosters a sense of community

Prime elements of a Smart Growth Neighbourhood

Density

Ladd's Addition (1892)		Mets (18 85)	
Suburban / Urban	Sub		Urban
Transit Supportive	YES -?	(min 50 ppha)	YES
Small Retail supportive	YES -?	(min 50 ppha)	YES
FSI	0.8		3.5
Site coverage	40%		80% est.
Open spaces (incl. Yards)	50%		5% est.

Design

Ladd's Addition (1892)		Mets	(18 75)
Grid	NO		NO
Rear lanes	YES		NO
Continuous street "wall"	NO		YES
Pedestrian Infrastructure	YES		YES (?)
"Eyes on street"	NO		YES
Small blocks	NO		YES
Street density	Low		High
Street Enclosure /ratio	NO		YES
One-way streets	None		Most
Permeable surfaces	60%		4%

Diversity

Ladd's Addition (1892)		Mets (18 75)	
Mix of Uses	NO		Yes
Range of house types	S F most		Apt most
Range of incomes/class	Upper		lower
Sense of community	YES		N/A
Questions			

Issues /Discussion

- A healthy neighbourhood environment for residents or
- A neighbourhood for a healthy environment? OR
- possibly both?
- A neighbourhood that disregards some "rules" and considered great or
- A rule-bound neighbourhood that misses on health, and delight (views, air, sunlight, sounds, smells and colour)
- A neighbourhood that embraces and nurtures nature or
- A neighbourhood that thirsts for nature?
- A neighbourhood of choice or one of necessity?
- Density is good but what is a "good" density (coming soon)
- Mixing of uses is good but what is a "good" mix

References

APA :	great Neighbourhoods
Wikipedia:	Ladd's Addition
Bing:	Earth bird's eye views
Google:	Streetview
City of Portland:	Ladd's Addition Conservation District Guidelines

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References

Visualizing Density

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