WHAT MAKES A GREAT NEIGHBOURHOOD

In 2009

Ladd’s Addition was selected as a “great neighbourhood”
by the American Planning Association

Fanis Grammenos, Urban Pattern Associates
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 age 100: City core intensity
Ladd’s Addition (1892)

32 city blocks

Mets (ca1875)

31 city blocks

- About 3 times the block density
- Much smaller city block size
- Much higher street density

Same scale

800 m
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
In 1980, much of Ladd's Addition was downzoned: from duplex to single family
A narrow (24’ pavement) street in LN

A wide (15’ pav.) diagonal str. in Mets
A wide (80’ ROW) diagonal street in L N and view of central park
A wide (24’ ROW) diagonal street in Mets and view of central park
A wide diagonal street in L N and view toward the neighbourhood boundary
The central Park in L N

Backyard green?
The central park in Mets

Backyard green?
A wide diagonal street in L N and view toward the neighbourhood boundary
A wide diagonal street in Mets with planting and sidewalks
Secondary one-way streets in Mets with non-metered parking
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
Mix of uses

Residential building combined with car repair shop (!) on ground floor
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
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 traffic-calming, 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

<table>
<thead>
<tr>
<th></th>
<th>Ladd’s Addition (1892)</th>
<th>Mets (18 85)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban / Urban</td>
<td>Sub</td>
<td>Urban</td>
</tr>
<tr>
<td>Transit Supportive</td>
<td>YES -? (min 50 ppha)</td>
<td>YES</td>
</tr>
<tr>
<td>Small Retail supportive</td>
<td>YES -? (min 50 ppha)</td>
<td>YES</td>
</tr>
<tr>
<td>FSI</td>
<td>0.8</td>
<td>3.5</td>
</tr>
<tr>
<td>Site coverage</td>
<td>40%</td>
<td>80% est.</td>
</tr>
<tr>
<td>Open spaces (incl. Yards)</td>
<td>50%</td>
<td>5% est.</td>
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Design

<table>
<thead>
<tr>
<th>Feature</th>
<th>Ladd’s Addition (1892)</th>
<th>Mets (18 75)</th>
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<tbody>
<tr>
<td>Grid</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>Rear lanes</td>
<td>YES</td>
<td>NO</td>
</tr>
<tr>
<td>Continuous street “wall”</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>Pedestrian Infrastructure</td>
<td>YES</td>
<td>YES (?)</td>
</tr>
<tr>
<td>“Eyes on street”</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>Small blocks</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>Street density</td>
<td>Low</td>
<td>High</td>
</tr>
<tr>
<td>Street Enclosure /ratio</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td><strong>One-way streets</strong></td>
<td>None</td>
<td>Most</td>
</tr>
<tr>
<td>Permeable surfaces</td>
<td>60%</td>
<td>4%</td>
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</table>
### Diversity

<table>
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<tr>
<th></th>
<th>Ladd’s Addition (1892)</th>
<th>Mets (1875)</th>
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</thead>
<tbody>
<tr>
<td>Mix of Uses</td>
<td>NO</td>
<td>Yes</td>
</tr>
<tr>
<td>Range of house types</td>
<td>S F most</td>
<td>Apt most</td>
</tr>
<tr>
<td>Range of incomes/class</td>
<td>Upper</td>
<td>lower</td>
</tr>
<tr>
<td>Sense of community</td>
<td>YES</td>
<td>N/A</td>
</tr>
<tr>
<td>Questions</td>
<td></td>
<td></td>
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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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