

ROBERT BRUEGMANN



SPRAWL

Sprawl: A Compact History

CEP Santiago

11 Dec. 2007

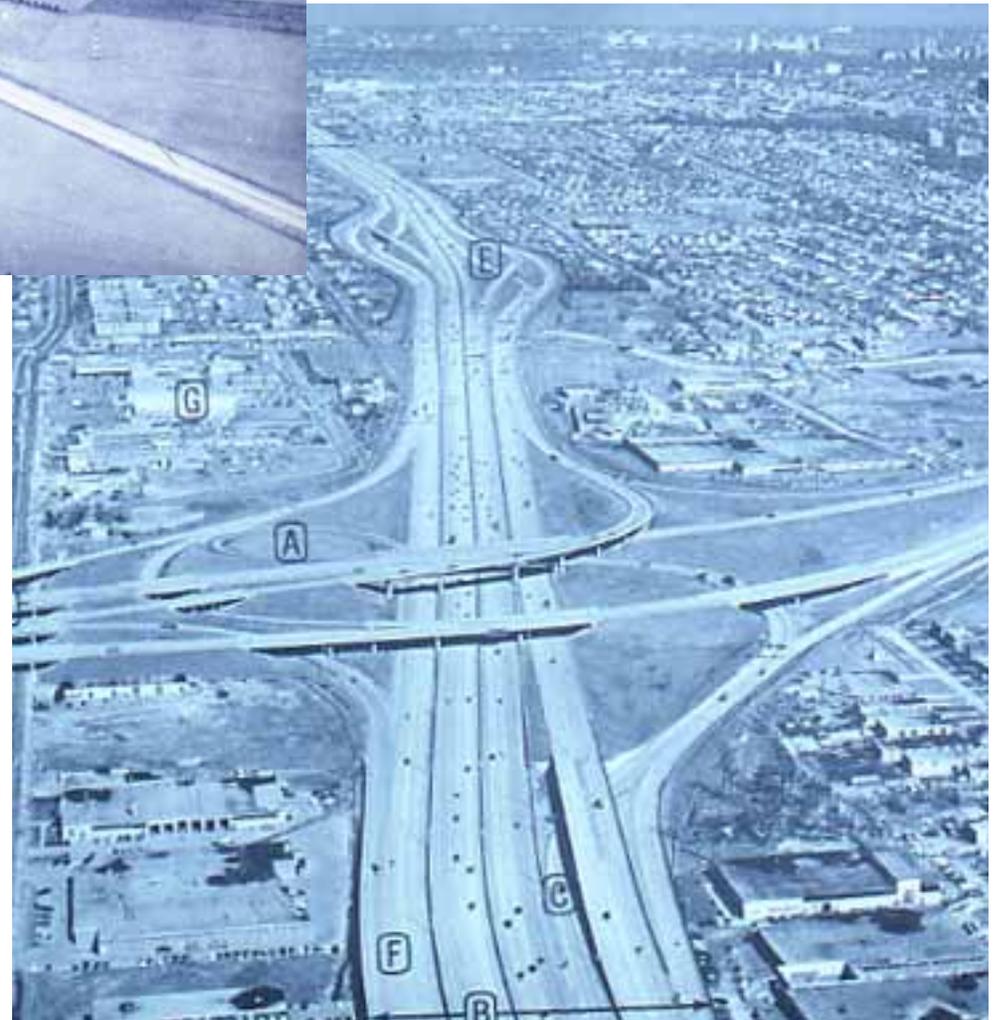
Robert Bruegmann

University of Illinois at Chicago

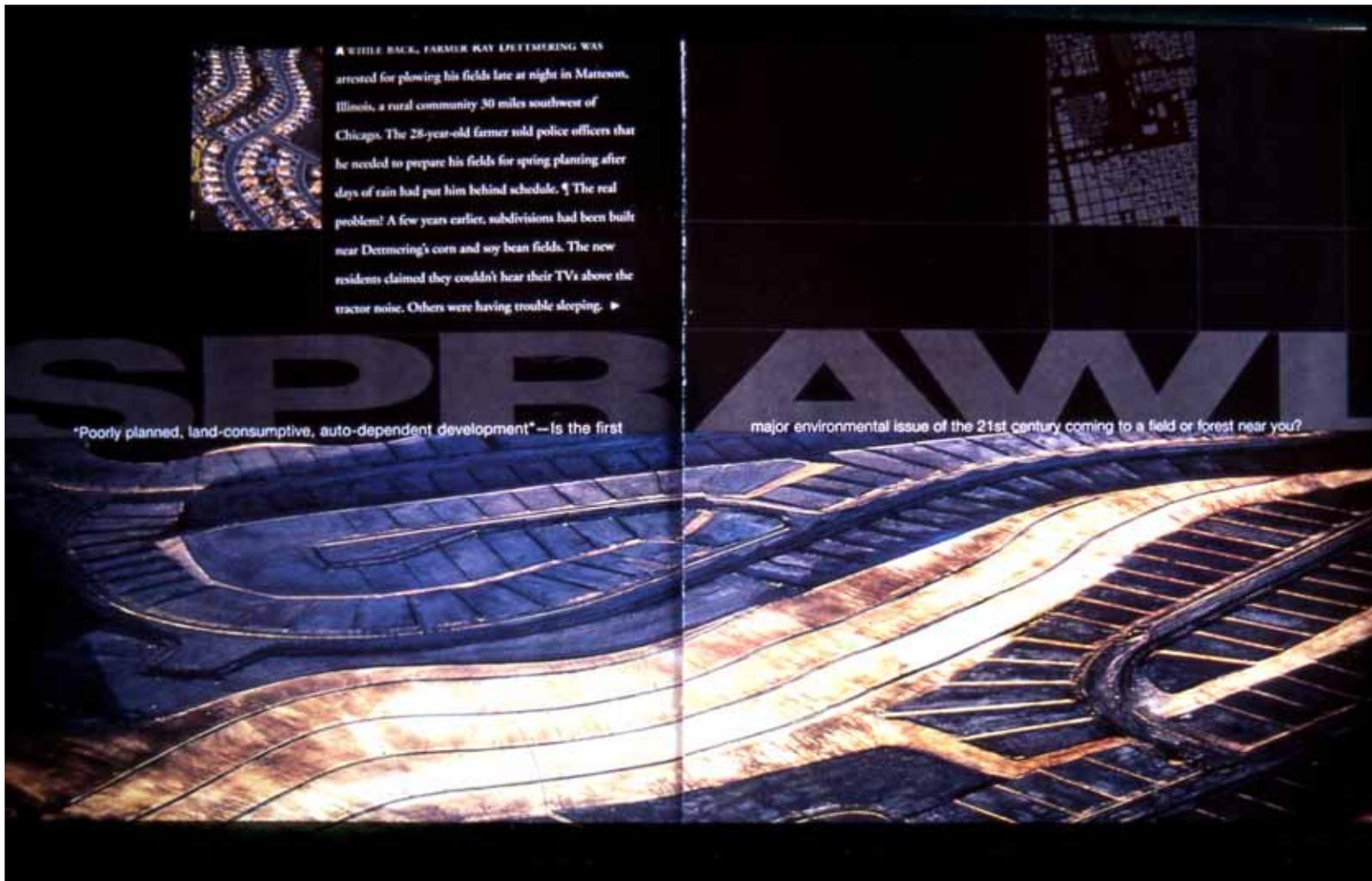


The View from the Plane

Paris, Southwest Suburbs, late 1950s



Toronto, 1972



The apogee of anti-sprawl: Hemispheres Magazine, c. 2000

4 Major Complaints about Sprawl:

1. Economically inefficient
2. Socially inequitable
3. Environmentally degrading
- 4 Aesthetically Ugly



Kansas City

Sprawl and Traffic



Tokyo

I. History of Sprawl

Accepted Wisdom

Sprawl is:

- Recent
- American (Canadian, Australian)
- Based on Automobile

Suburban
Boston
Burlington
Mall Area
Mass. Rte.
128 & US 3
nw of Boston



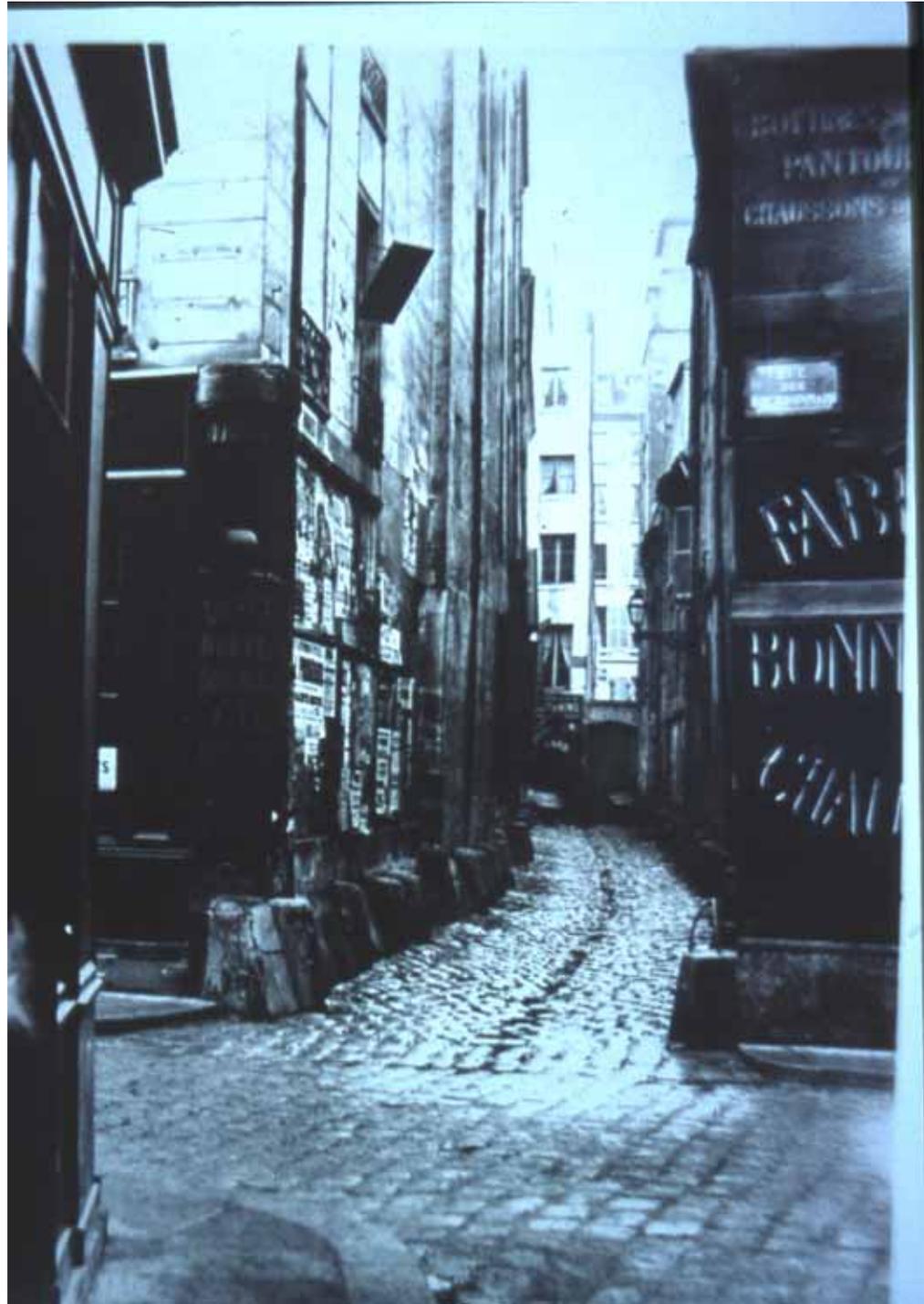
Problem: lack of agreed
upon definition

Minimum Definition for
Purposes of history

- Lower Density
- No Masterplan

Conclusion: Sprawl as old
As cities

The evils of density:
Impasse des Bourdonnais, Paris
in 19th century photo Marville





Ancient Suburban Sprawl:
Herculaneum

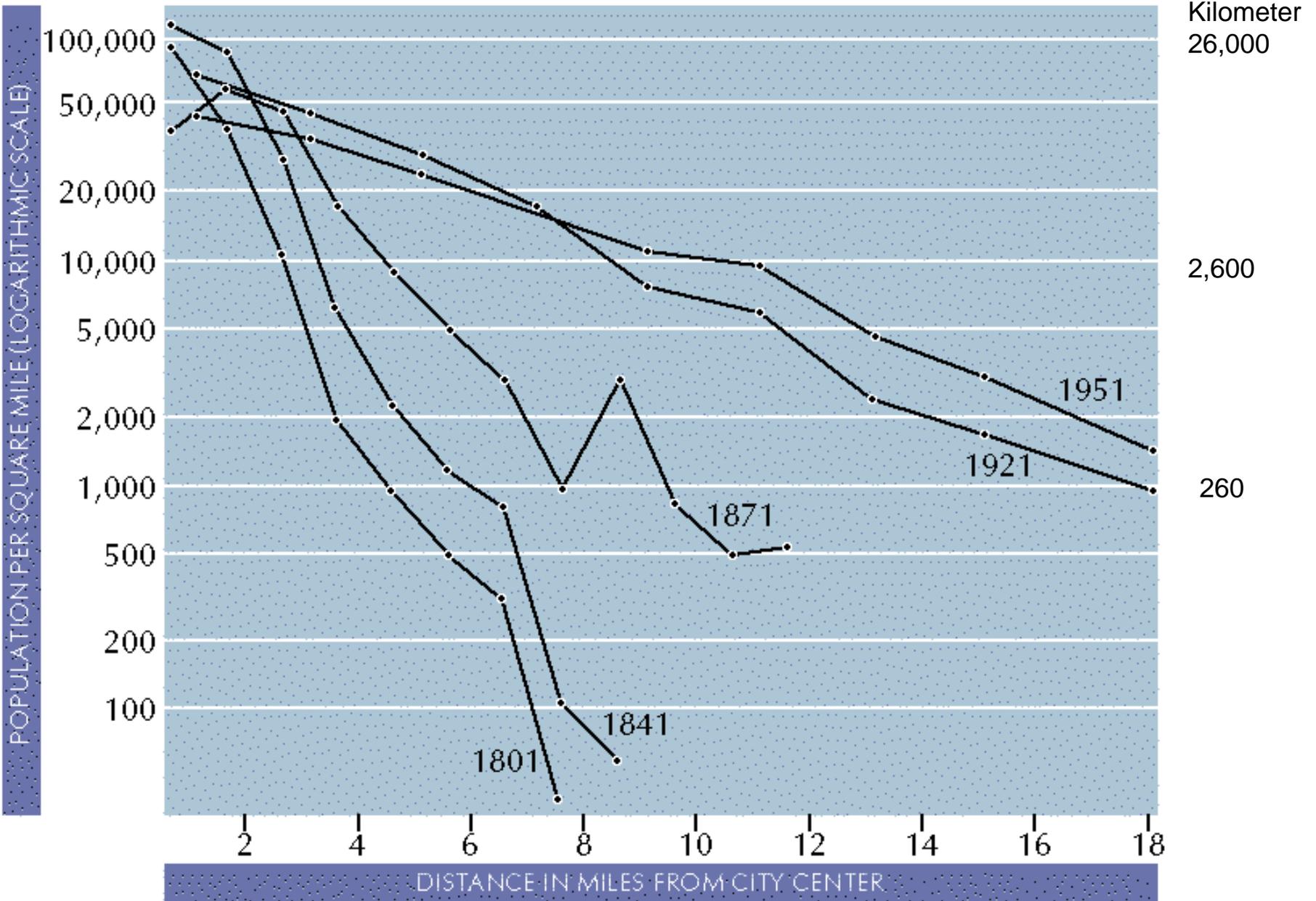
Classical
exurban
Sprawl:
Hadrian's Villa at
Tivoli
Outside Rome





Nineteenth Century Suburban Sprawl London, Camberwell

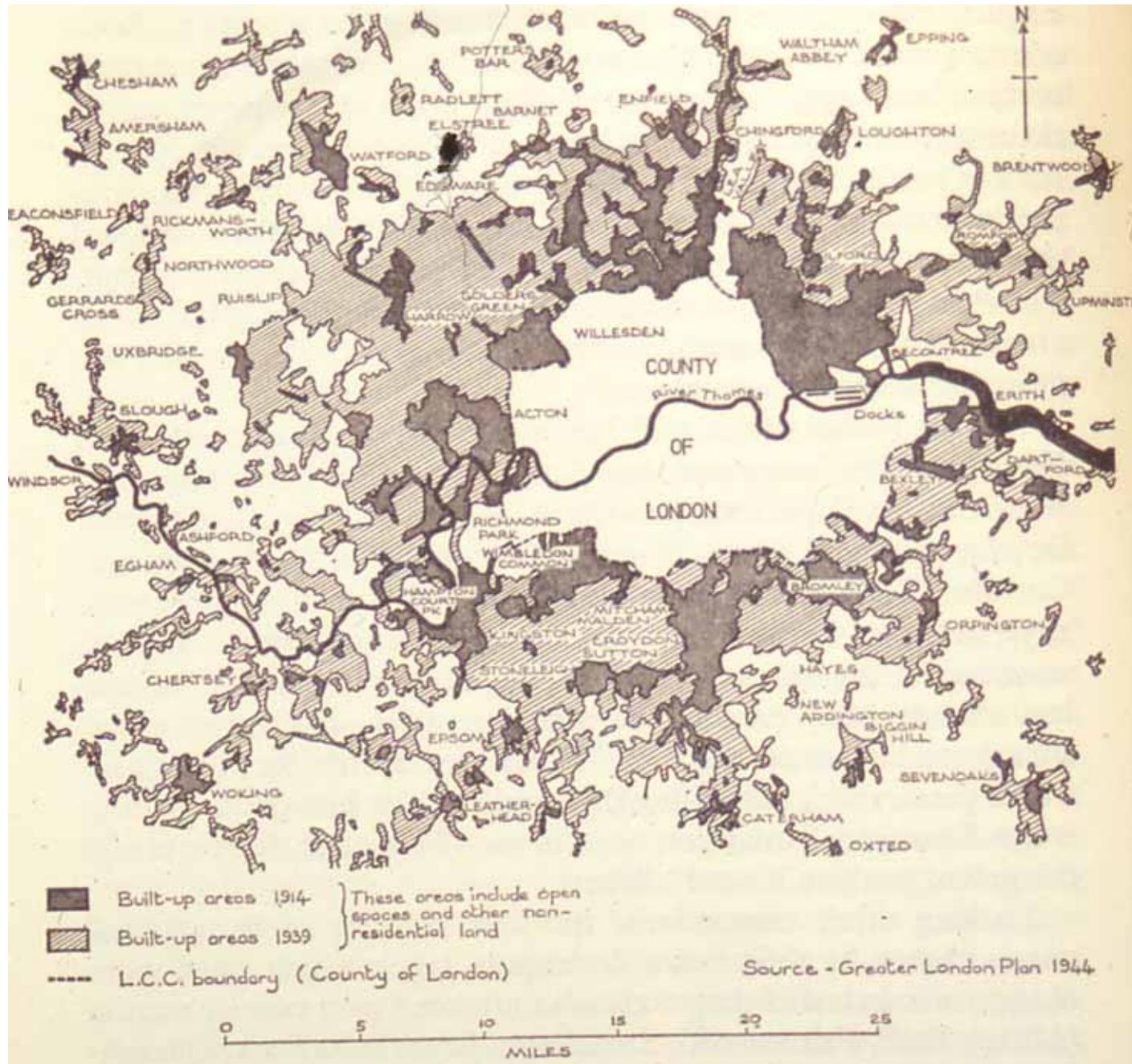
The Density Gradient



Density Gradient, London 1801-1951



Gentrification and Sprawl Paris: Boulevard St. Michel



The Interwar Years : London Built Up Area 1914 and 1939 from 1944 Plan of London



Middle Class Suburban Sprawl in London- Merton Park

Post War Europe

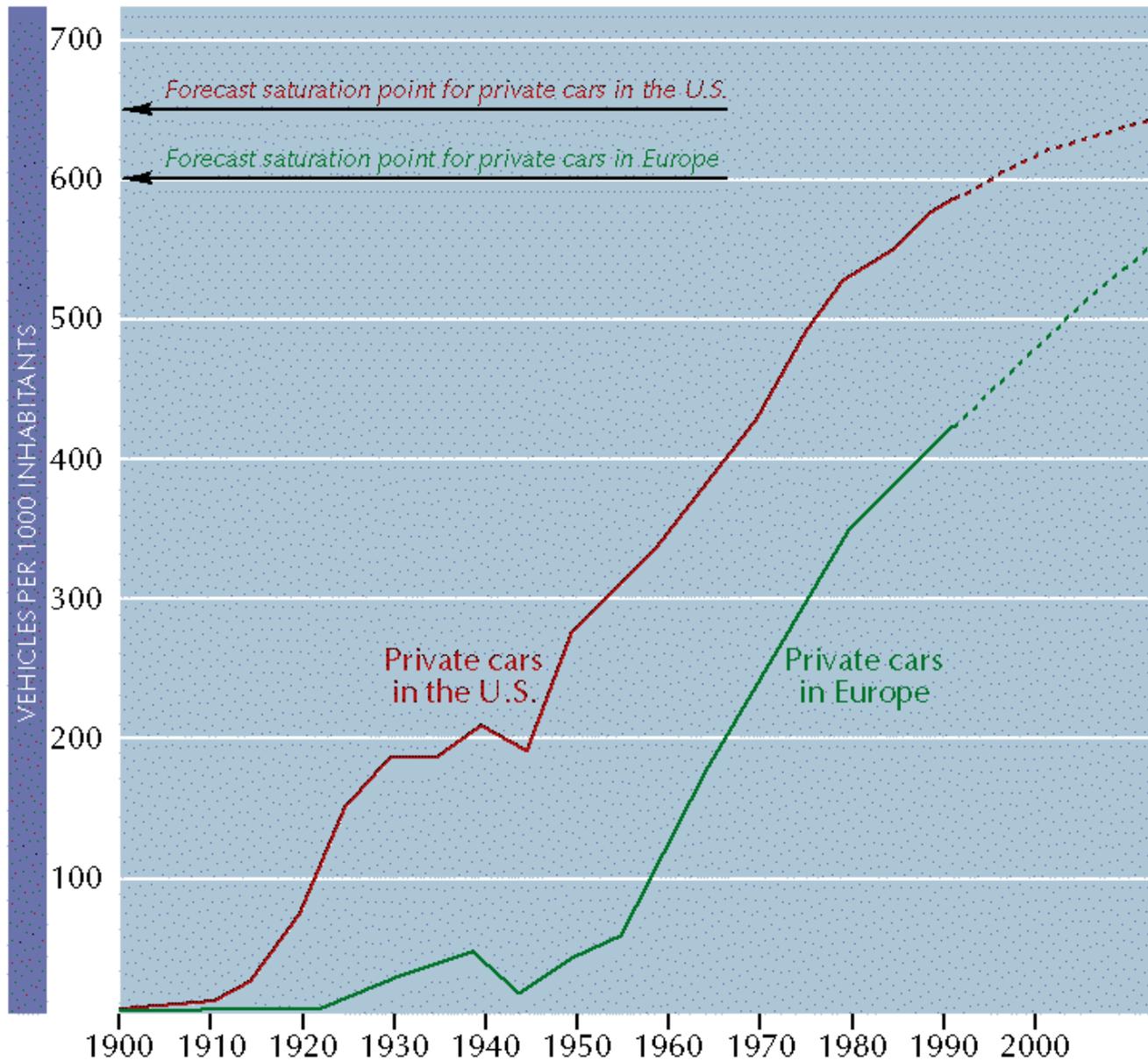


Postwar Social Housing
in Bobigny,
Suburban Paris

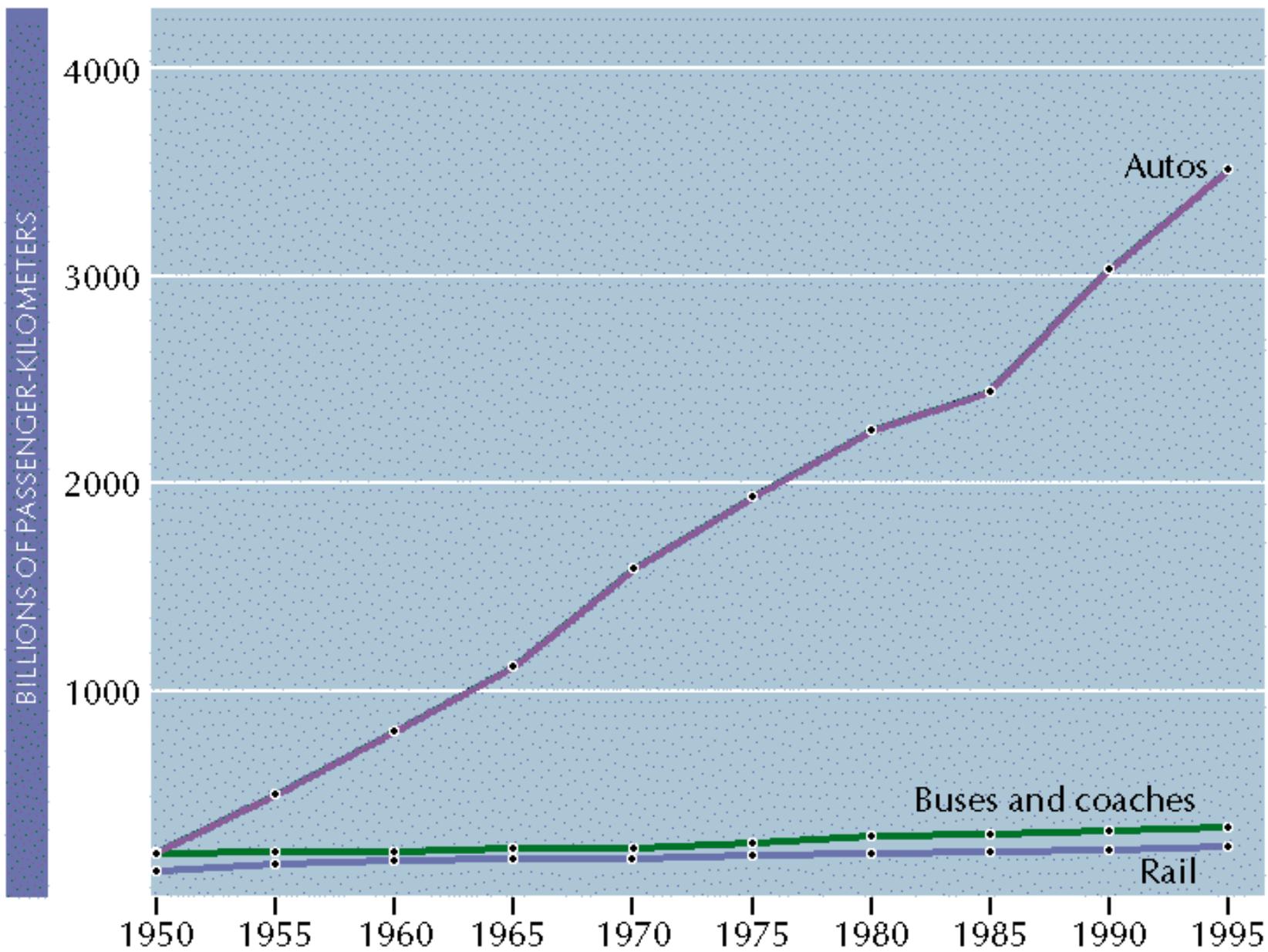


Home of the average Parisian: Senart





Private Automobile Ownership in the United States and Europe
redrawn from Gerondeau, Transit in Europe



Modes of Transit in Europe redrawn from Gerondeau, Transit in Europe

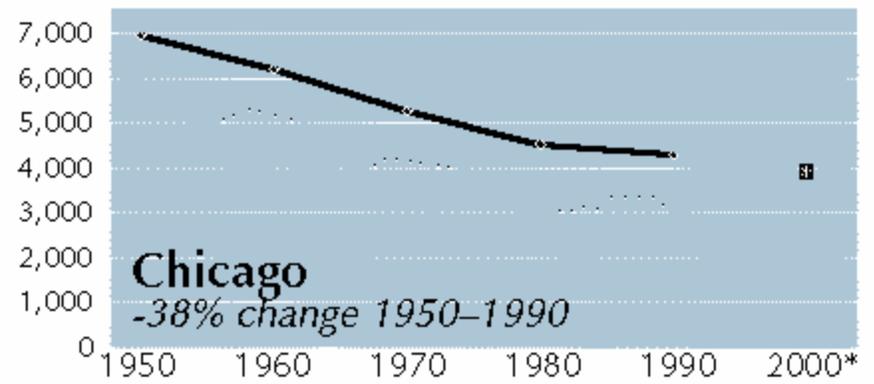
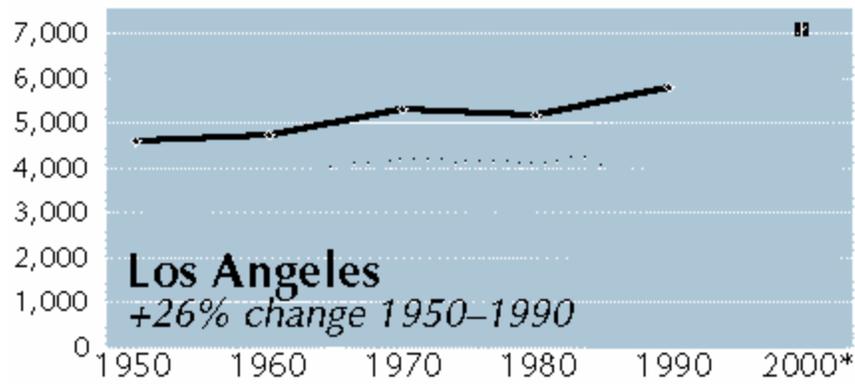
Postwar US



Hoffman Estates outside
Chicago, Illinois



Naperville

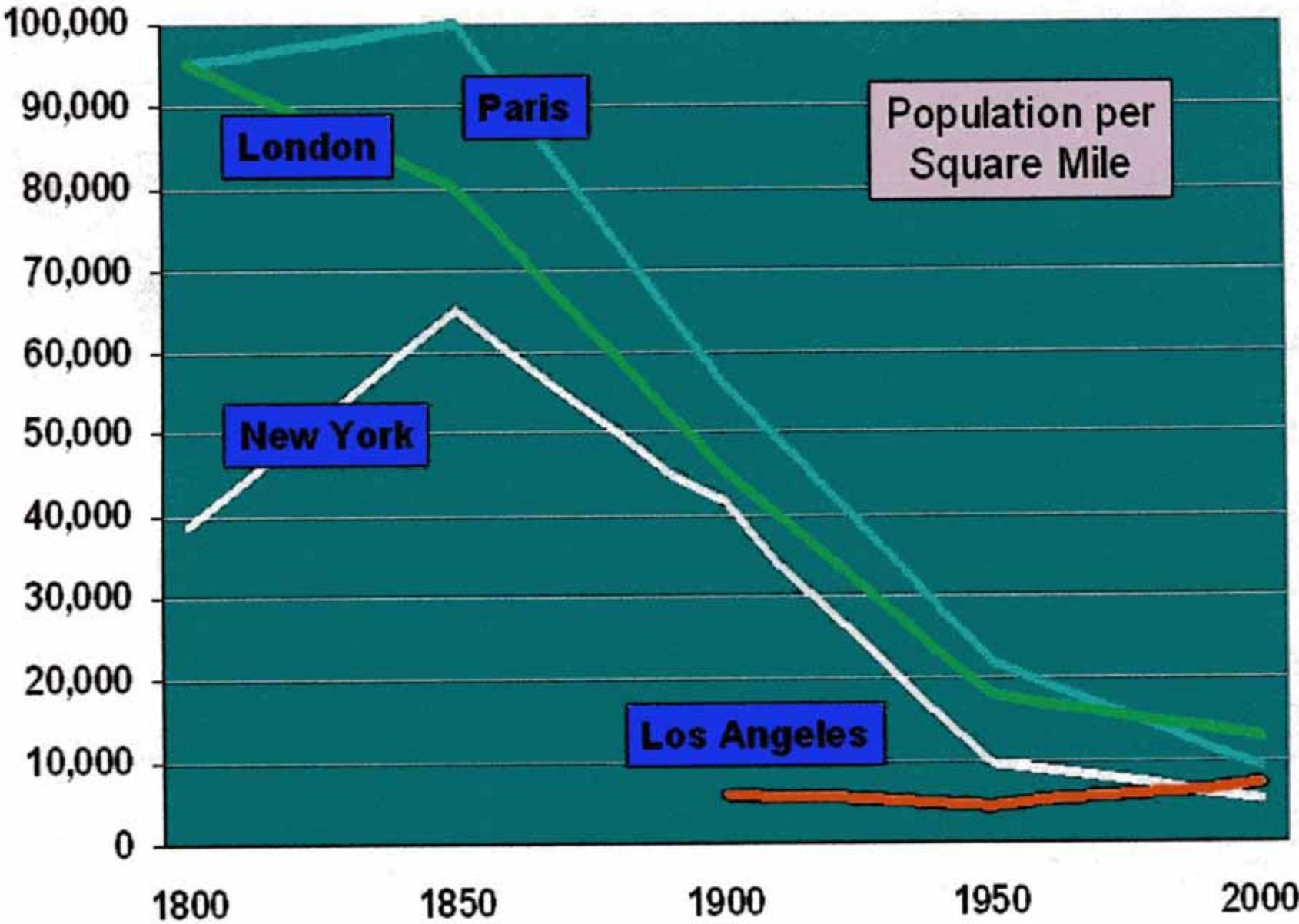


Changes in Density for selected Urbanized Areas, data from Wendell Cox, demographia.com



Air view approaching LAX

Convergence

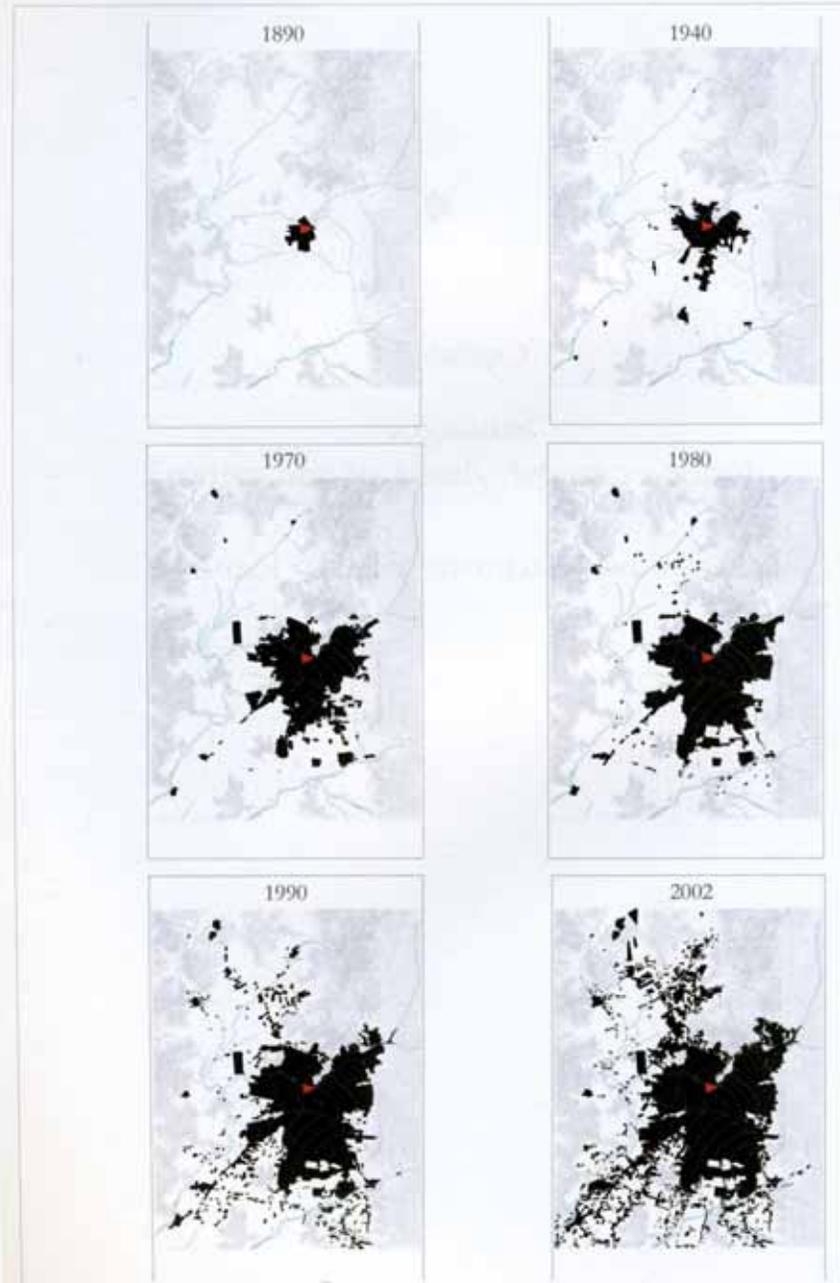


From Wendell Cox, demographia.com

Some Urban densities today

City	Population Per Sq. Mile	Per Square Kilometer
1 Dhaka, Bangladesh	84,300	32,000
2 Mumbai, India	76,700	29,500
3 Hong Kong, China	76,200	29,300
22 Medellin, Columbia	54,000	20,800
23 Kano, Nigeria	50,000	19,200
192 Shenzen, China	22,000	8,500
196 Santiago, Chile	21,700	8,300
366 Seville, Spain	14,400	5,500
394 London, UK	13,200	5,000
426 Shanghai, China	11,800	4,500
504 Beijing, China	9,600	3,700
554 Los Angeles, CA	7,100	2,700
571 Hamburg, Gemany	6,000	2,300
592 Copenhagen, Denmark	4,800	1,800

Source: Wendell Cox, demographia.com



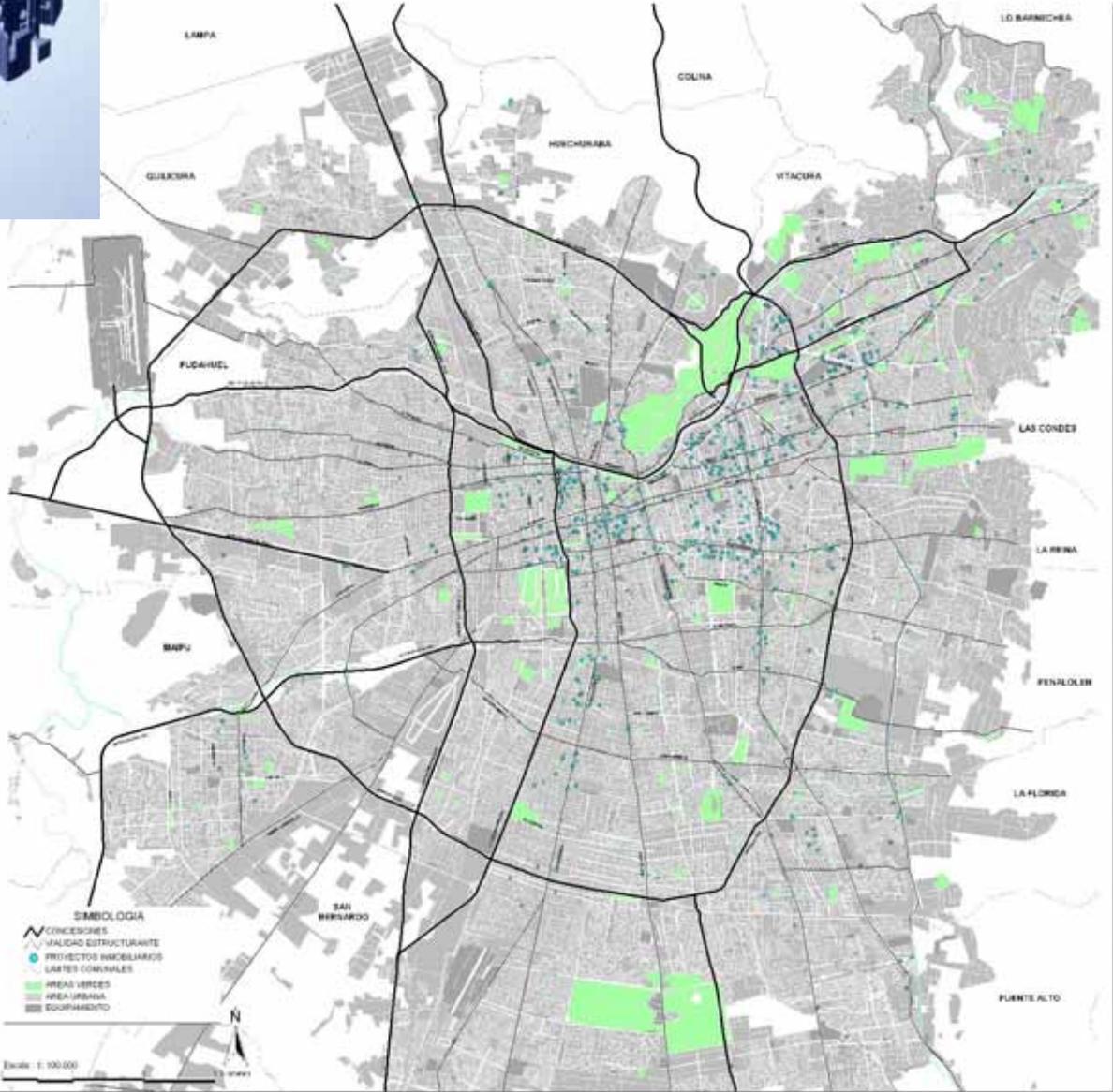
Growth of Santiago 1890-2002

Cartography
by Ivan Poduje

From Alexander
Galetovic, Editor
Santiago Donde
Estamos y hacia donde
vamos



Moscow



Paris

Santiago
Map by Ivan Poduje



New York City, South Bronx

Central City

Melbourne, Brunswick Street, Fitzroy



San Francisco Ghirardelli Square



Suburbs



Phoenix View at northwest edge of built up area



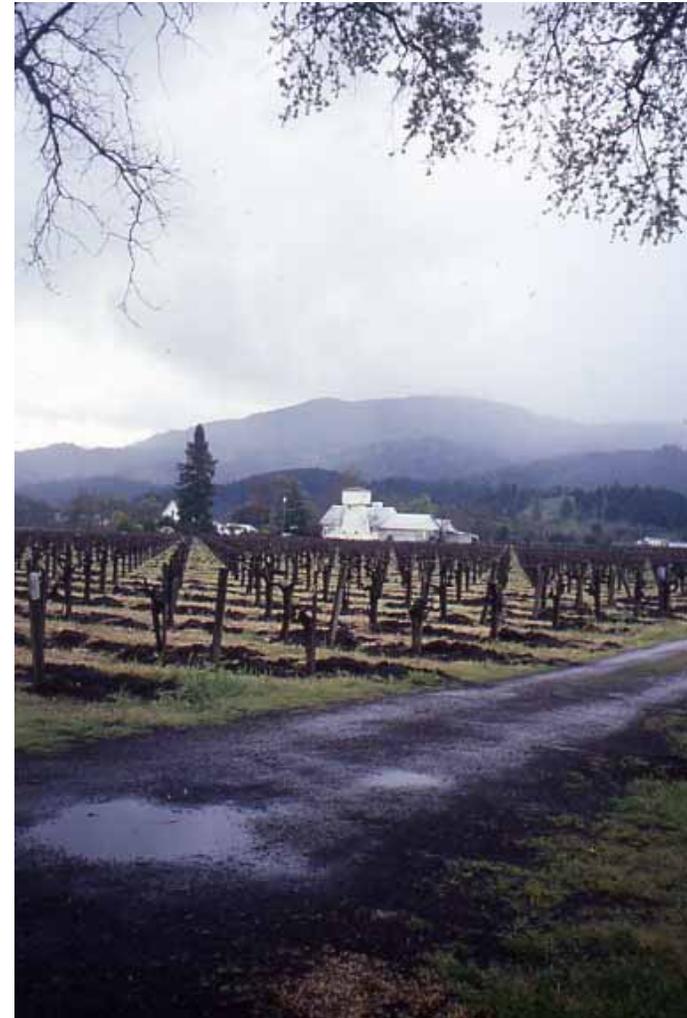
Munich, approach into Franz Josef Strauss Airport

Exurbs



The McMansion in Exurbia: Luray, Virginia

Near Grasse on French Riviera



Napa Valley outside St. Helena, CA north
Of San Francisco



Global Convergence: The Single Family House

The single-family house: Dresden Bannewitz



The single-family house: southeast periphery
Of Melbourne

SEREBRYANY BOR

Village



Cottages & townhouses from 105 to 245 sq.m

- * newly constructed
- * western furnishing & design
- * professional management
- * perfect lay-outs
- * security
- * satellite TV
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- * fully legal lease
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The single-family house
For a New Russian family
Outside Moscow

Units for Viewing

River Garden Villa

The Ultimate Lifestyle in Beijing

cosy living style for Beijing expatriates.

Close to Third Annular Road East
River Garden Villa is close to Capital Airport Road, Jingshun Road, and 3rd Annular Road East. Traffic here is smooth and fast, so you get to the city centre in just 12 minutes.

Regular shuttle buses go straight to the city centre from River Garden Villa. And special schoolbuses exclusively for the children of River Garden residents. In-house security, baby-sitting, laundry and home cleaning services are easily available.

Horse riding, Golf, etc.
Those into horse riding will appreciate The Sherwood Pacific International Equestrian Club nearby. Otherwise, there are several outdoor activities like golfing, fishing and water sports.

A Clubhouse with All Facilities
Tennis court, sauna room, swimming pool, gym.

Exhibition
Hong Kong: 11:00am - 7:00pm
Aug 28, 94 - Aug 31, 94
Beijing: 11:00am - 7:00pm
Aug 28, 94 - Aug 31, 94

裕京花園別墅
River Garden Villa

Type "E" Type "V" Type "A" Type

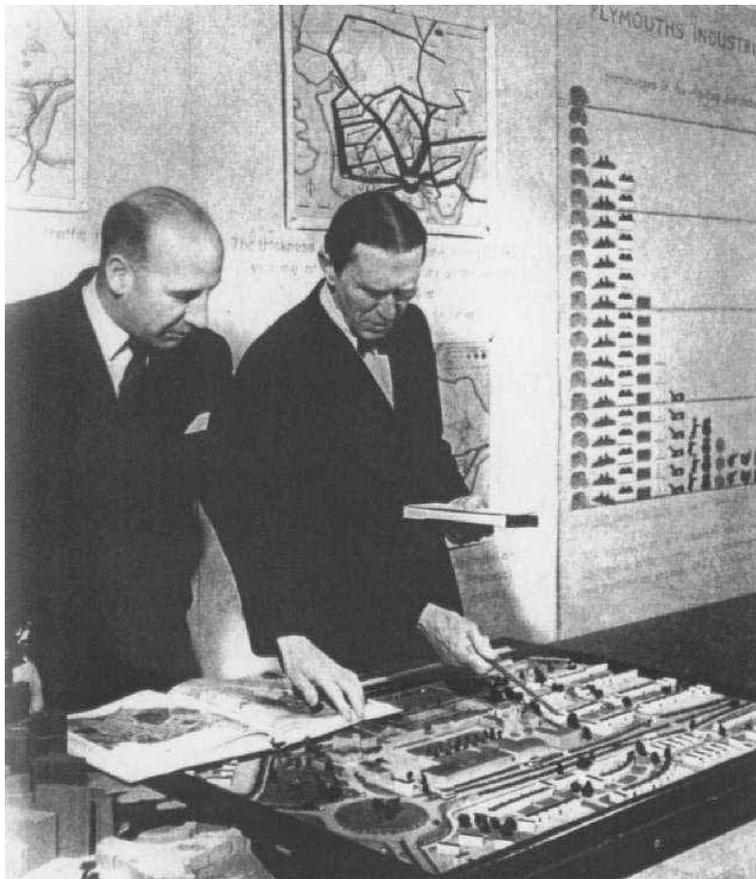
The single-family house in Beijing
Ad in English language magazine



Boston or Bangkok?

II. History of Complaints about Sprawl

1. The First Generation of Complaints about Sprawl

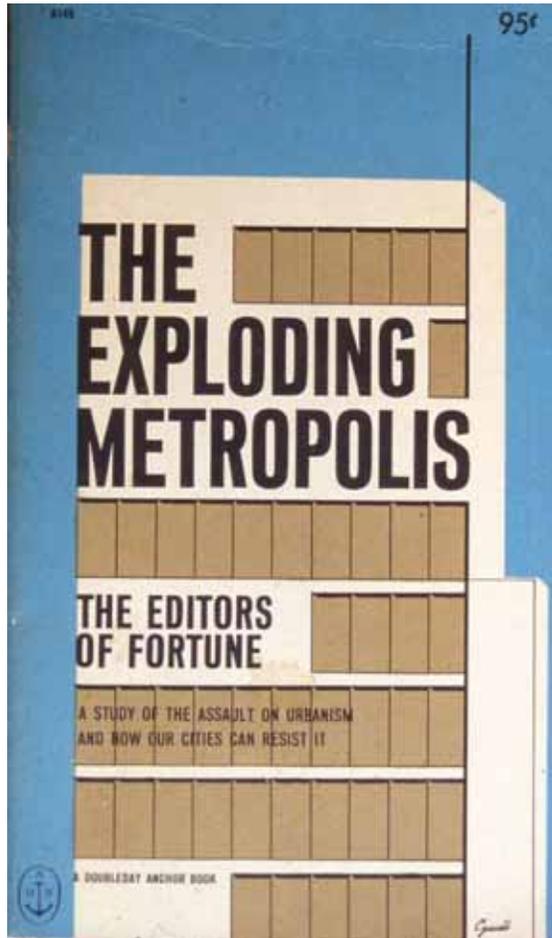


Patrick Abercrombie



Thomas Sharp, Town and Country-Side, 1932

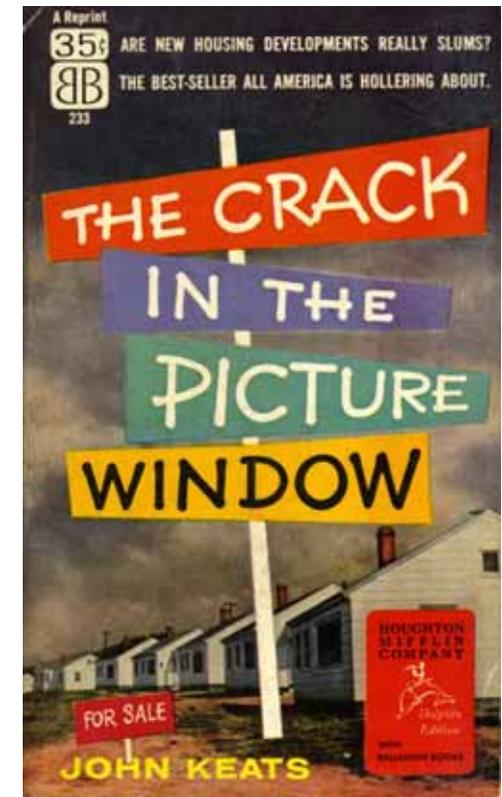
2. The Second Generation Postwar decades



Influential American Blast against sprawl: William H Whyte, Editor, The Exploding Metropolis 1958

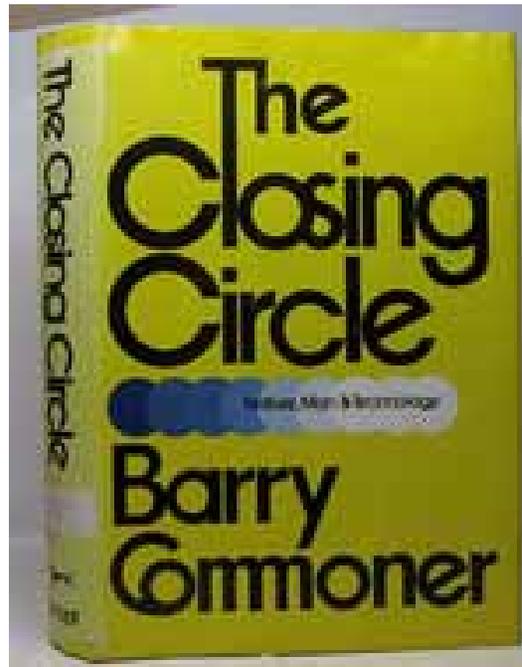
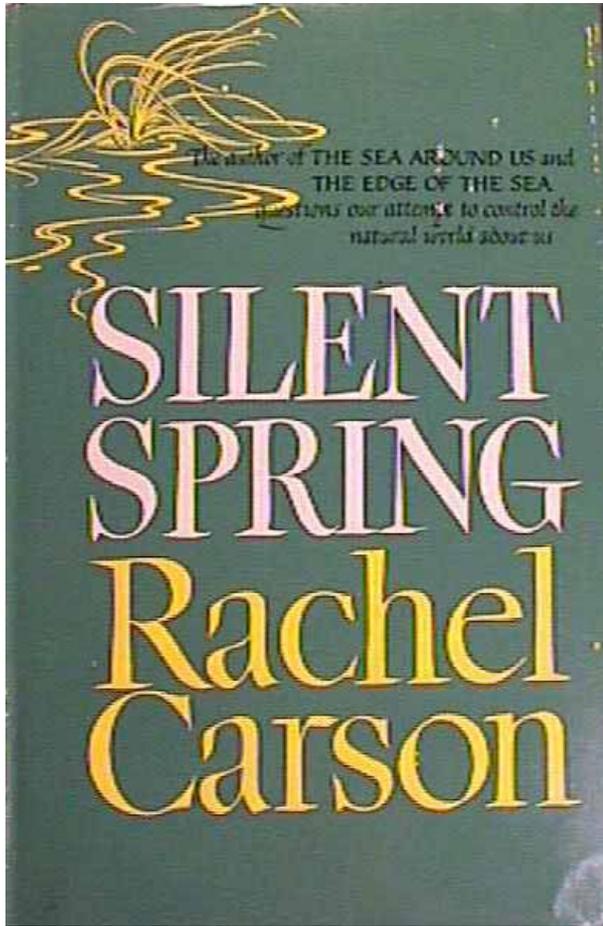


1 Economic

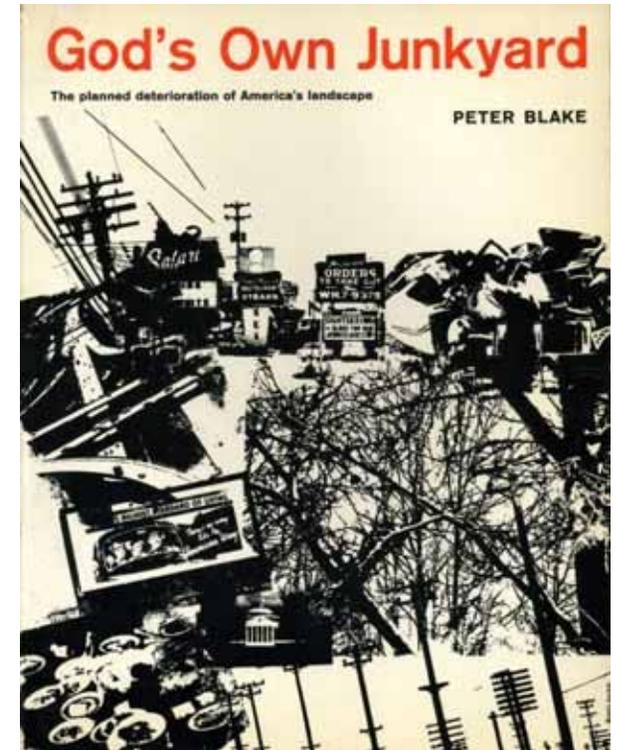


2 Social

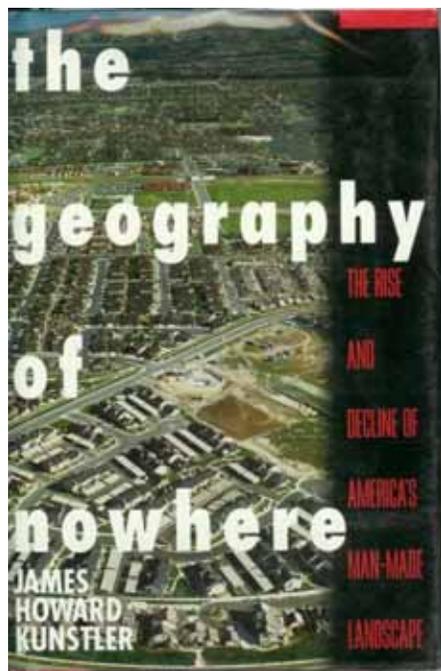
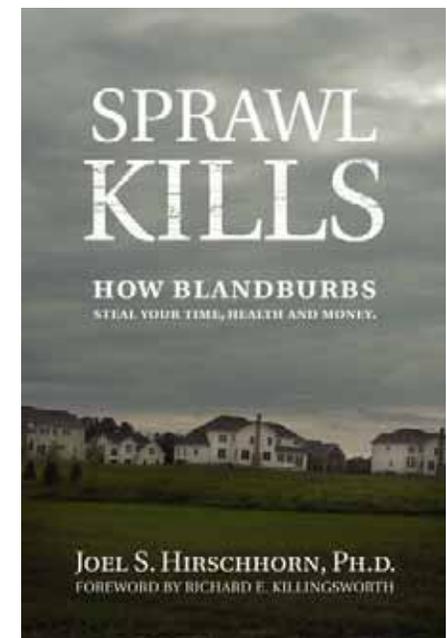
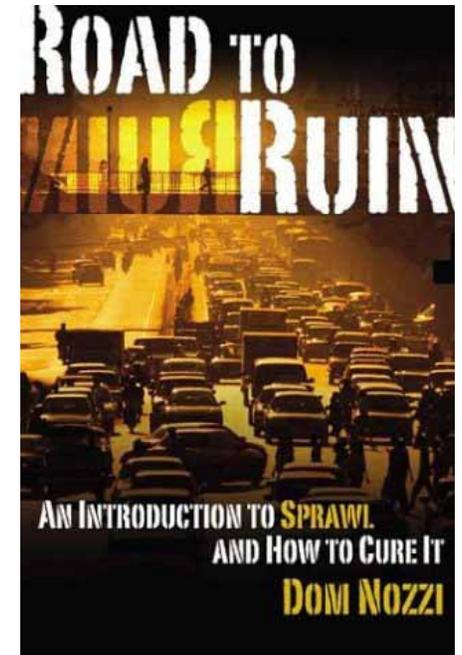
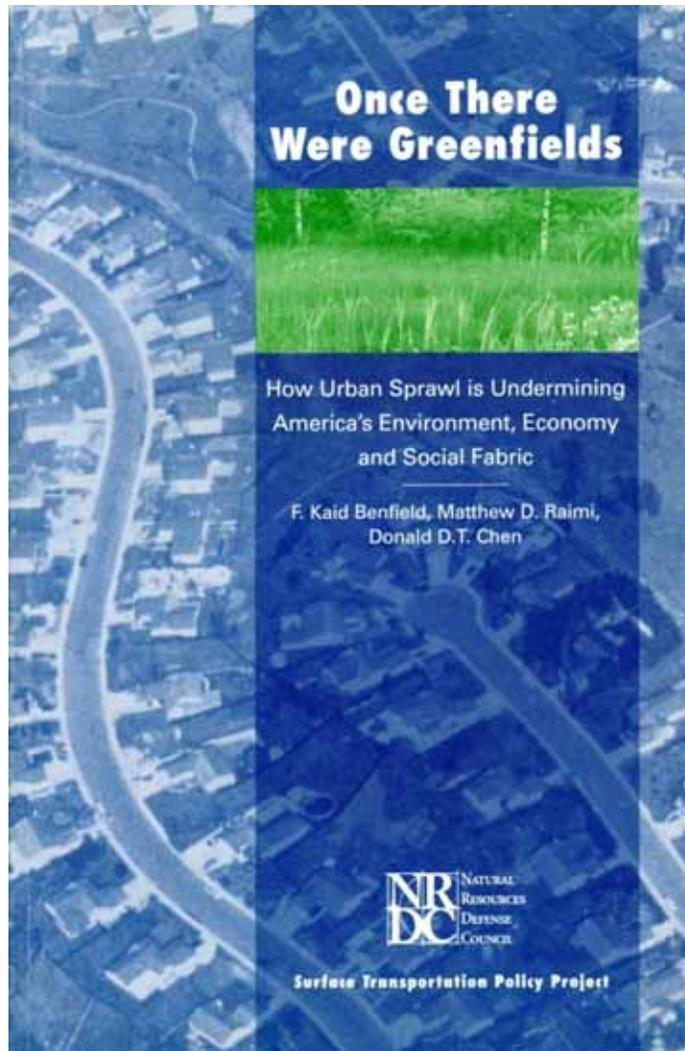
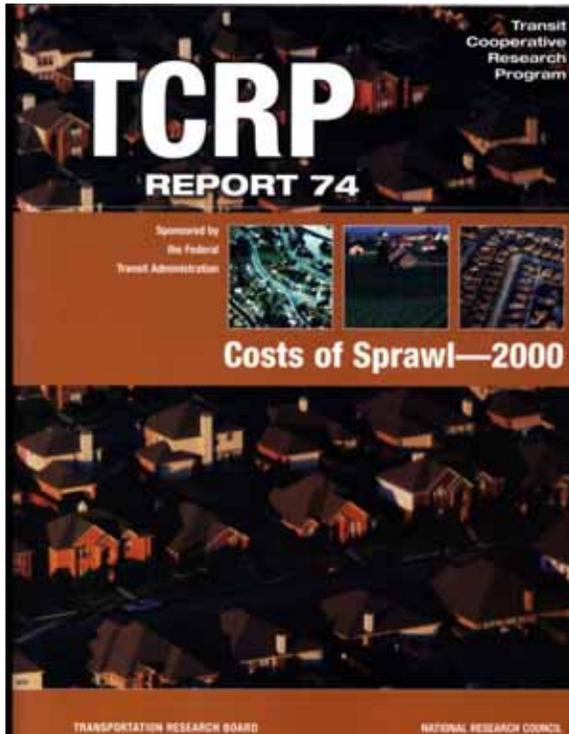
3 Environmental



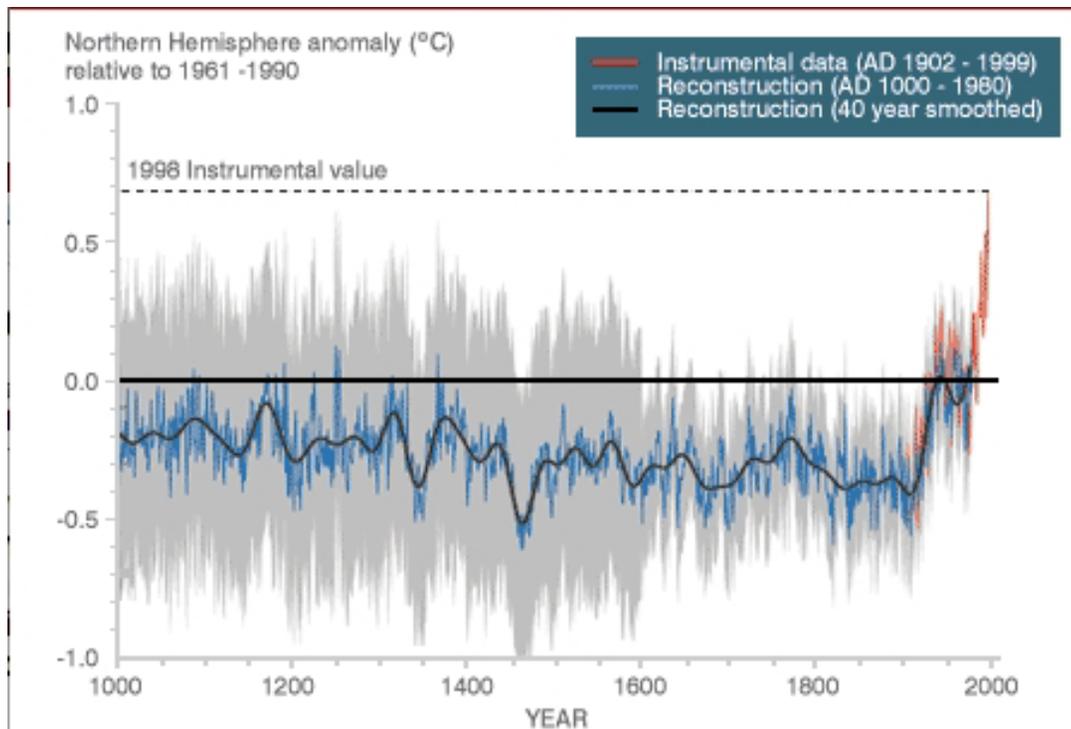
4 Aesthetic



3. The Third Generation: Recent decades



Climate Change



Millennial Northern Hemisphere (NH) temperature reconstruction (blue – tree rings, corals, ice cores, historical records) and instrumental data (red) from AD 1000 to 1999. A smoother version (black), and two standard error limits (grey) are shown. *Source: IPCC Third Assessment Report*

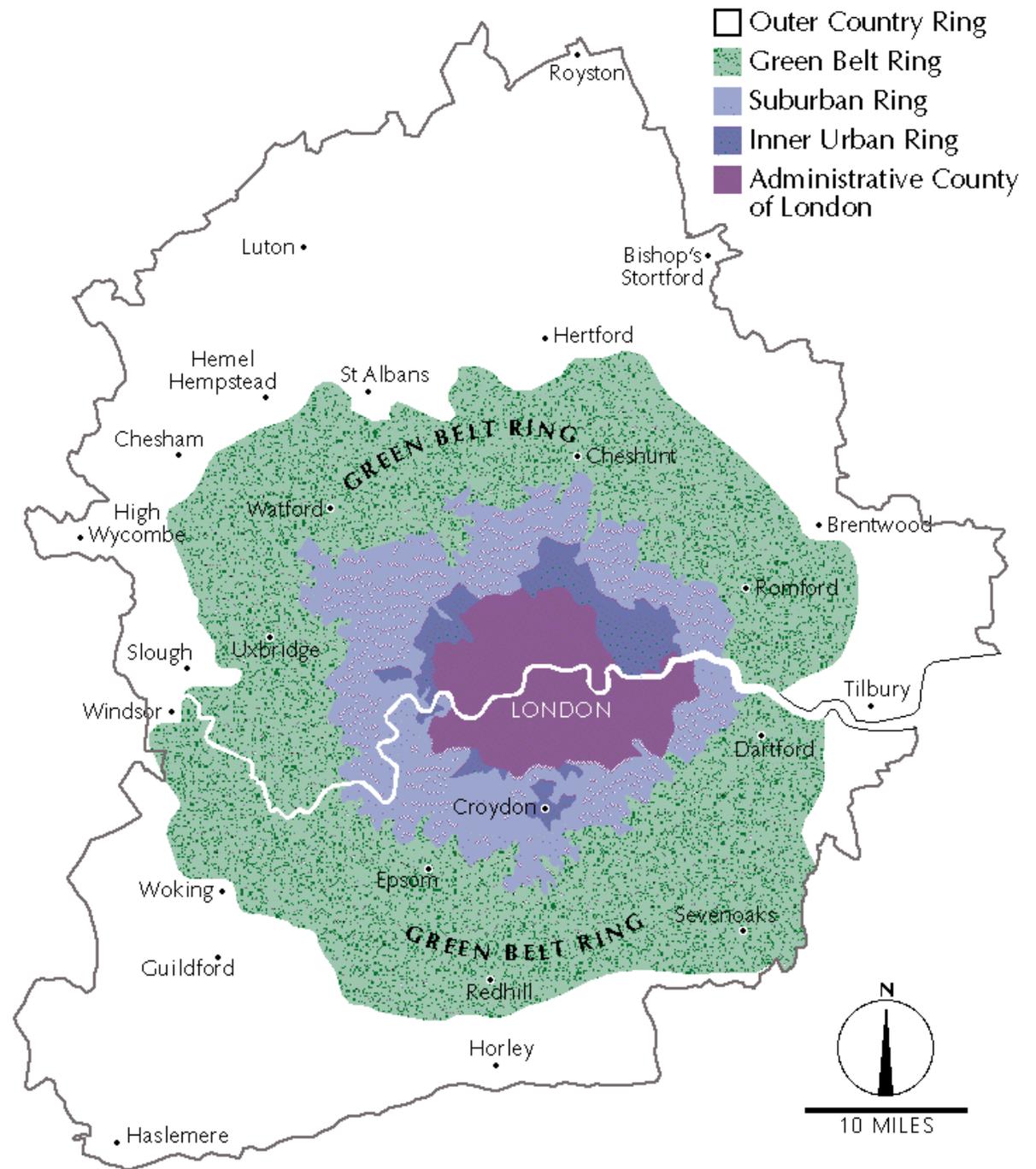
TABLE 3: TOTAL ANNUAL GREENHOUSE GAS EMISSIONS BY DWELLING TYPE.

Building type	ANNUAL GREENHOUSE EMISSIONS	
	per dwelling (tonnes CO₂/ dwelling/year)	per person (tonnes CO₂/ person/year)
High-Rise	10.4	5.4
Mid-Rise	7.3	3.8
Low-Rise	6.5	3.4
Townhouse + Villas	5.1	2.1
Detached	9.0	2.9
AVERAGE	8.0	4.1

Energy News, 2005, data from New South Wales, Australia

III. Remedies for Sprawl

The Great British anti-sprawl Crusade: Redrawn from Patrick Abercrombie Greater London Plan, 1944





The current poster child for anti-sprawl: Portland, Oregon 2040 Concept Plan



Sprawl successfully stopped: Soviet St. Petersburg



The British System Applied: Hong Kong

Tseung Kwan O

HK Urbanized Area Density:
73,000 people/sq m
28,000/ sq. kilo

Average apartment
In Hong Kong

Price:
USD \$300-500,000
Size:
530 sq. ft
49 sq. meters





The price of anti-sprawl: Nantucket Island, Massachusetts

Housing Affordability- some highly affordable and very Unaffordable large urban areas

Least affordable		Most affordable	
1 LA-Orange Co. CA	11.4	4 Indianapolis	2.3
2 San Diego, CA	10.5	9 Winnipeg	2.5
3 Honolulu, HI	10.3	15 Pittsburgh	2.6
4 San Francisco	10.1	21 Dallas-Fort Worth	2.7
5 Ventura Co., CA	9.4	26 Cleveland	2.8
6 Stockton, CA	8.6	31 Atlanta	2.9
7 Sydney, NSW	8.5	31 Columbus OH	2.9
8 San Jose, CA	8.4	31 Houston	2.9
9 London	8.3	31 Ottawa	2.9

Ratio of median income to median house price, data for 3rd quarter 2006
From Wendell Cox, demographia.com, 3rd annual int'l affordability survey

Conclusions

Sprawl is:

1. Bad Diagnostic Tool
2. Distracts us from real urban problems
3. Obscures our urban vision



Suburban
Boston
Burlington
Mall Area
Massachusetts
Route 128
and US 3
nw of Boston