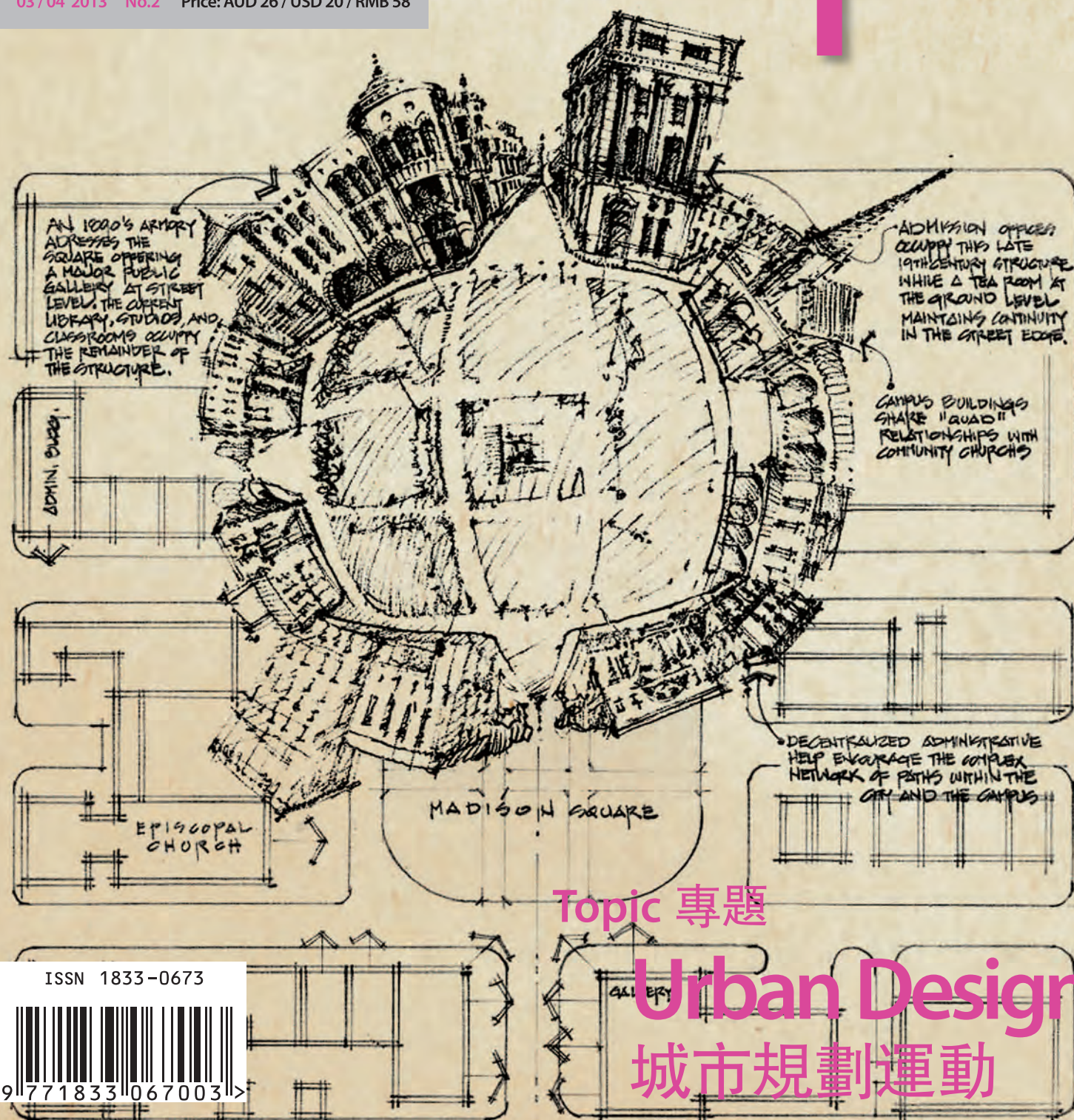


international

國際新景觀

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Topic 專題

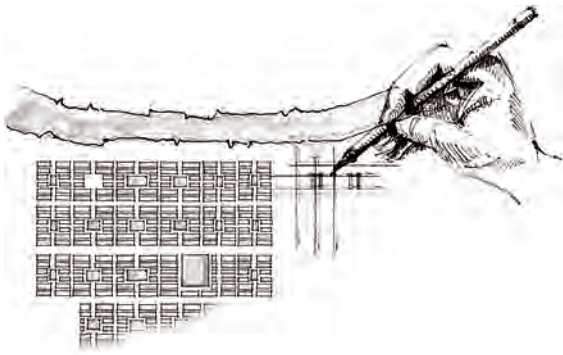
Urban Design
城市規劃運動



大面積的前工業用地毗鄰喬治亞州薩凡納城市歷史中心東部，具有強大的開發潛能，通過城市的擴展保證城市整體自然地繁榮發展。作為美國的一大歷史遺產，該項目的實施經過了充足的考慮和認真的分析。完美的設計和微服人心的規劃使薩凡納保持了人文環境的優質形象。開發團隊的密切合作和私營業主的努力配合確保了城市的可持續發展，該總體規劃將逐漸恢復20世紀後期對城市的破壞。

A large tract of formerly industrial property adjacent to the eastern edge of historic Savannah, Ga., presents an opportunity to expand the city so it can grow and thrive naturally as an urban entity. This very sensitive addition to one of America's historic treasures is simply the right thing to do and is carried out with a real understanding, pride, and careful analysis. In the beautifully executed, convincing presentation, Savannah remains an excellent example of a supportive, humanistic environment. The cooperation evidenced by the development community's support and the collaborative effort among private property owners lends substantial credence that this plan can reverse the damage of the latter part of the 20th Century.

——2010年美國建築師協會 (AIA) 區域與城市設計榮譽獎評語
2010 Honor Awards for Regional and Urban Design Jury



Savannah East Riverfront Extension | 薩凡納東部河濱延伸區 |

Sottile & Sottile



總體規劃的首要目標便是成功打造具有155年歷史的城市歷史中心，第二個目標為構建合理的管理框架，將新興區域融入到繁榮的城市發展潮流。

2006年，薩凡納實施了東部河濱延伸區的總體規劃，規劃面積為21.85公頃，位于薩凡納河沿岸的薩凡納國家地標歷史中心以東。目前，街道景觀、公園、公共空間和609.6米的河濱延伸步道正在建設中。首期的私營部門建設預計在10年內竣工，耗資8 000萬美元。然而，總體規劃的重要意義并非目前開發的重視程度，而在于由市政府、設計團隊和私營業主共同打造的公共區域使用年限，強調可持續發展。

總體規劃經歷了長達五年的設計過程，于2006年初正式通過批准。市政府和業主一致認同該總體規劃，同時土地業主也同意按照規劃中詳述的城市設計規範建造街道、公園和公共空間，從而使完工后的項目與城市景觀和諧相融。

市政府推行了非傳統模式的分區權力，幫助成立稅收分配區，贊同對東河濱的現有走道進行延伸。2007年初，開發商動工建設基礎設施、公共街道和公園。2008年1月，薩凡納市開始建設河濱延伸步道。新興區域的首期工程預計需要10年時間，雖然薩凡納市距今已有400多年的歷史，但仍要繼續隨着時間進一步改進和完善，以嶄新的面貌迎接下一個世紀。

總體規劃的優點在于清晰的定位和公私區域的明朗劃分。公共區域的詳細市政圖紙需要業主貢獻大片的所有土地用于建設公共街道、公園和廣場，業主擁有決定土地利用方案、密度和所有權模式的自主權。在公共空間有序分布的環境下，私人樓宇的城市形態從最初便正確定位，隨着時間的推移有機發展，延續和提升市民生活品質。

項目目標

通過公共背景下私人自由支配權的確立，總體規劃為市政當局和開發商之間的交流帶來了便利。總體規劃給予私營業主對土地密度、土地利用和所有權模式近乎無限的選擇空間，從而創造大氣的公共區域，高度聯系且受到人們青睞，適應當前的發展模式和潮流。近來發展趨勢的改變已經開始測試該規劃對於經濟壓力的固有承受和保持活力的能力。各開發商能夠迅速地對新計劃方案做出回應，而無需進一步與市政府磋商或給其預覽。

功能區塊

通過細分公共街道旁樓宇的分布，保證建築至少有一立面面向公共街道或車道，總體規劃促進了私人所有權模式的多樣性。與傳統的分區時間相比，這一微觀所有制顯著有利于薩凡納城市結構的發展，所有地塊的大小從46.5平方米到整個街區不等。此外，樓宇種類和用途多樣，與秩序井然的公共區域共同繁榮。業主擁有不同自主權，展現了城市的變遷過程，有助于城市擺脫20世紀中葉城市重建潮帶來的一系列極具破壞力影響。總而言之，總體規劃獨特的區塊劃分鼓勵多元化的所有權模式存在于高度有序的公共區域。

融入城市

近三個世紀以來，殖民區的規劃機制使薩凡納不斷發展，成為一個充滿活力的城市有機體，廣泛傳播了多元化的建築形態，構建了高質量的公共環境。經過三個世紀的發展歷程，薩凡納采用擴展現有社區、地區和醫療區的公共機

項目概述

喬治亞州的薩凡納擁有大面積的前工業空地，空地從城市歷史中心一直延伸至市中心東部。這一地塊曾經由多個開發商管轄，開發商在各自區域進行開發建設。

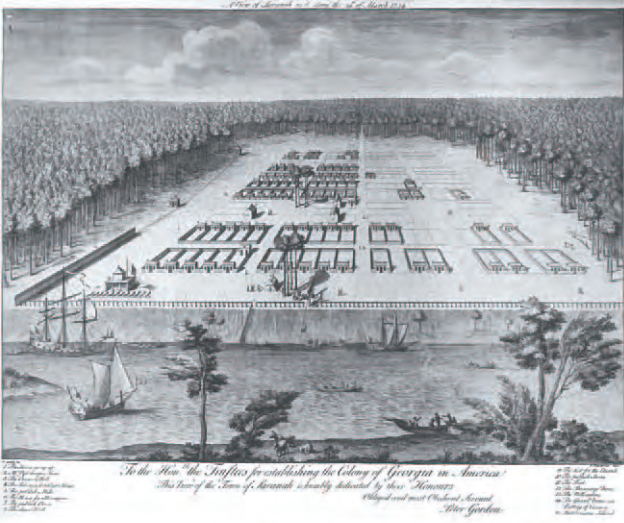
制，城市的發展已瀕臨城市邊緣。整合城市為一個自然的整體，私人開發商在特定的框架內進行開發。今天的城市并非人們長遠的想象造就的，單純的設想不能產生時代進步帶來的獨特城市形態，更加不是復雜分區機制的產物，而是由于高層次的分配機制，井然有序的公共空間分布和公司區域的明確劃分。東部河濱的總體規劃制定了城市街道、公園和公共空間的永久核心布局，創造了一系列可調節性城市規則，隨着時代的進步，城市也將獲得自由而真實的發展。

尊重歷史、學習歷史

詹姆斯·奧格爾索普對城市醫療區的管理體制合理分配了可行的持續性社區公私部分比例，從而表明實體機制可以保證適當的分配比例，最大程度體現社區的可持續性。薩凡納的可持續性方案因其可觀的使用年限成為城市擴展的典範。在薩凡納的地標區域，公共土地與私有土地的比例為40%：60%。這一比例不僅相當高，同時表明其街區的平均面積要遠遠小于美國的其他城市。總體規劃也將薩凡納東部河濱的公私區域比例設計為40%：60%，使城市的擴展領先于建築物的設計，規劃能夠至少確保第一代受益者的相應需求，并且每個地塊采用的所有權模式獲得更佳的成效。

景觀打造

總體規劃專門劃分了21.85公頃的土地來建造6個開放公園。為了充分體現薩凡納總體規劃的總體理念，公園的規劃對於城市而言至關重要。公園的廣場將成為醫療區的主要休閒空間，一個大型的河濱公園位于街道形式發生改變的褶被地帶。此外，長約609.6米的河濱步道將與現有的河濱步道連接，為城市、電車系統、現有的城市巴士和渡輪提供便捷的步道網絡。總體規劃并不

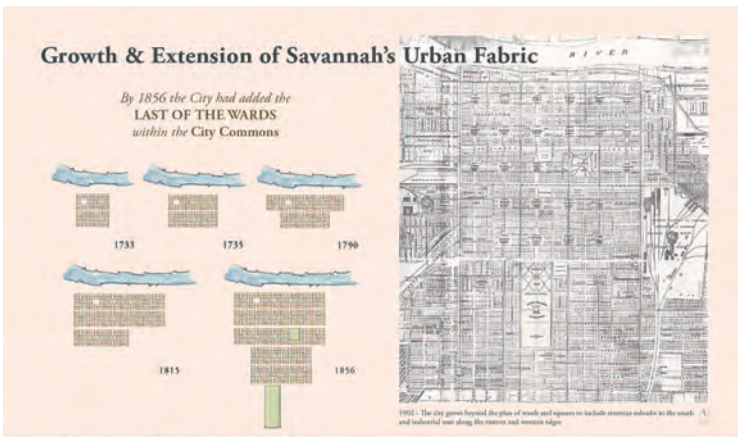


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Realization of the Plan Extension

2008



Diagrams describing Savannah's Growth Over Time

要求新的公共空間擁有特定的設計和功能，而是希望公共綠地的設計特點和功能模式能夠經受時間的考驗，并逐漸真正適用于城市。為使公園的設計更好地實現預計的多樣性，三位國內知名的景觀設計師受邀為新的廣場開發概念設計方案，將公共空間比作美術館中的畫板，共同探索在新興區域如何創造高質量的公共空間。

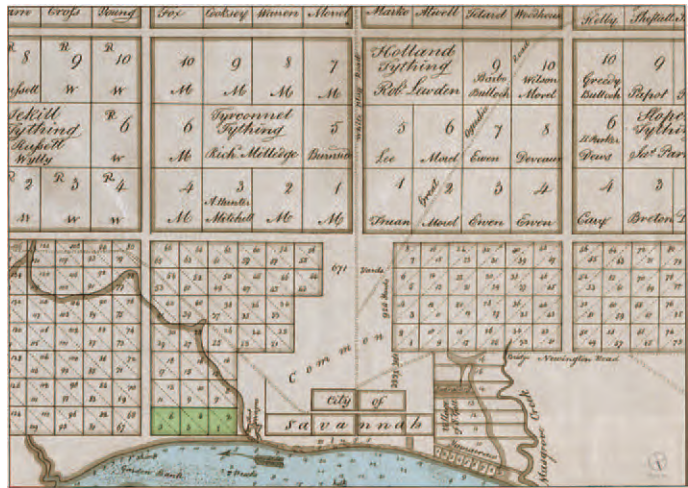
持續發展

薩凡納的城市規劃如同其它的許多大城市，整體的城市規劃以公共區域的劃



Design Guidelines Create a Framework of Compatible Urban Building Types

分為重點。在相應的城市結構中，幾個世紀的發展為這些城市樹立了秩序，城市特色和人文風貌。同樣的結構給開發商控制區域的地形和限制公眾的進入增加了難度。伴隨着各大城市尋求符合人文特點的可持續擴展機制，設計團隊有機會追溯過去，從城市發展歷程中吸取經驗，重新解讀代代相傳的知識內涵，力求超越近年來發展模式的衰退陰影。總體規劃代表了人們長久以來為探索真正的可持續發展道路所付出的努力，從而引導城市走向一個更加可持續發展的未來。



Civic Master Plan

The City of Savannah, Georgia identified a large tract of formerly industrial vacant land along the boundary of its Historic City Center for eastward Downtown Expansion. At that time, the property was held by multiple development interests, each of whom had begun development plans for their individual parcels. The first goal was to successfully grow the historic city core of Savannah Georgia after 155 years. The second goal was a physical and regulatory framework that would allow the new district to evolve into a thriving and authentic urban extension.

The Civic Master Plan for the East Riverfront Extension was implemented by the City of Savannah in 2006. It defines 54 acres that are located to the immediate east of Savannah's National Landmark Historic District along the Savannah River. The new city streets, parks, public spaces and 2,000 foot river walk extension are currently under construction. The initial private sector build out is expected in 10 years at an estimated cost of 800 million dollars. However, the significance of the Civic Master Plan is not the magnitude of the current development effort, but in the longevity of the public realm that is created through a joint commitment between the City, the Design Community, and the Private Sector.

The Civic Master Plan is the result of a five year long planning process and was officially adopted in early 2006, resulting in an agreement between the City and the Owner through which the owner agreed to build the streets, parks and public spaces in accordance with the Urban Design specifications detailed within the plan, and dedicate them to the City upon their completion.

The City in turn granted an unconventional zoning entitlement, helped establish a Tax Allocation District, and agreed to extend the existing river walk along the East Riverfront. The developer began construction on site work, infrastructure, and public streets and parks in early 2007. The City began construction on the river walk extension in January of 2008. Initial construction in the new district has been projected to span 10 years, though as Savannah approaches its fourth century of life, it should continue to evolve and change well beyond that timeframe and into the centuries beyond.

The merits of the Civic Master Plan include a clear identification and an absolute distinction between the public and private realm. The municipality charts out the public realm in precise detail requiring the developer/owner to dedicate

a large portion of their land holdings to the city for public streets, parks and squares. The developer/owner is in turn granted autonomy in determining land use, density and ownership patterns. The urban form within the private blocks is positioned from the beginning to evolve organically and authentically over time within the framework of a well-dispersed public realm that is human scaled, walkable, and promotes a high quality of life and civic continuum.

Clarity of Purpose

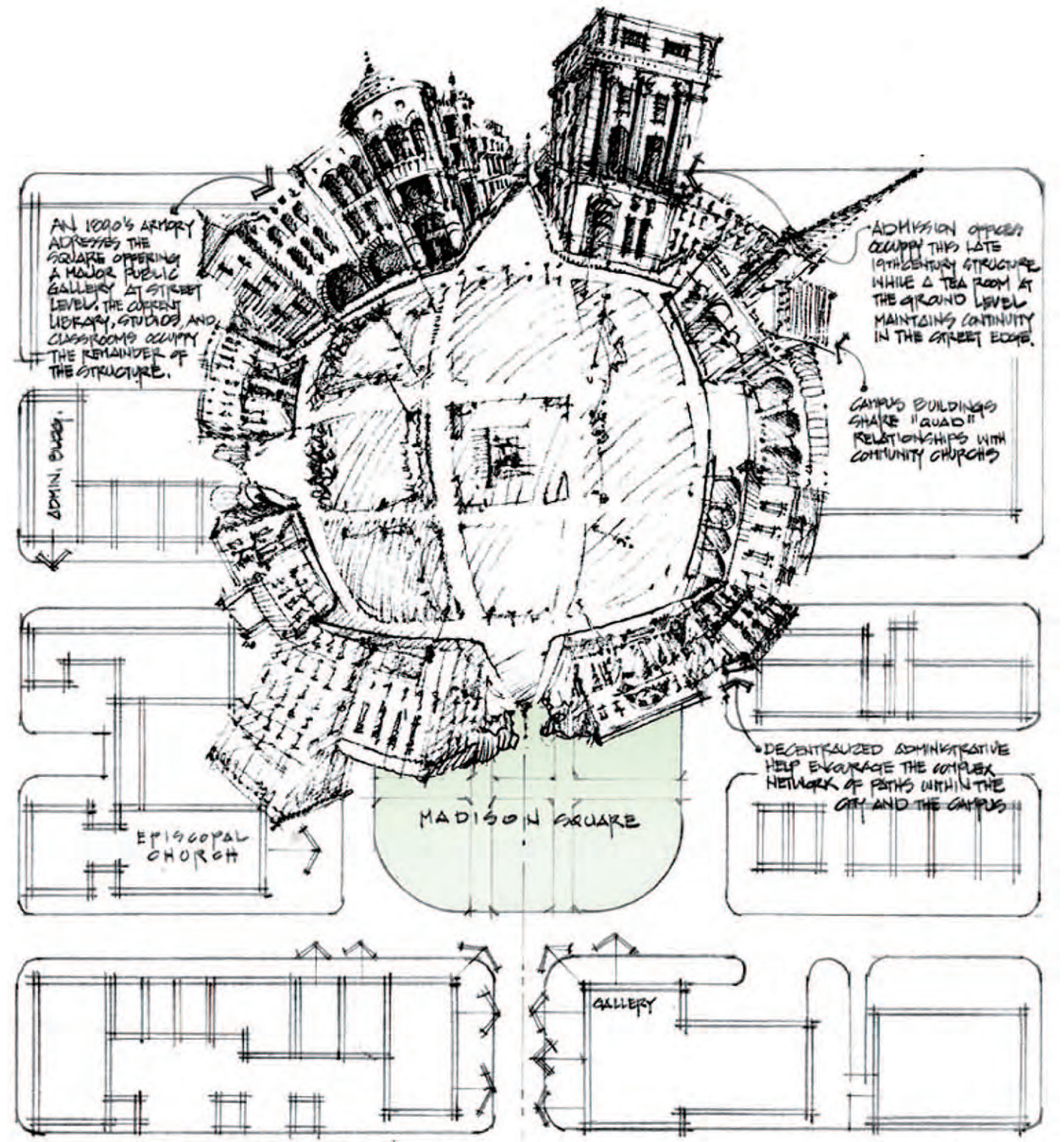
The Civic Master Plan creates an interface between the Municipality and the Developer/Owner through the establishment of Private Freedom within a Public Framework. The Civic Master Plan provides the private owner nearly unlimited flexibility of density, land use, and ownership patterns in exchange for the creation a generous, highly connected, human scaled public realm designed to endure beyond current development pressures and trends. The recent changes in the development market have already begun testing the plan's inherent ability to respond to economic forces and remain viable. Development interests have been able to nimbly respond to new programs with no need for further municipal intervention or review.

Diversity & Resilience

The Civic Master Plan promotes an Infinite Variety of Private Ownership Patterns through subdivision of fee simple properties within blocks bounded by public streets, provided that at least one property line has frontage on a public street or lane. This evolving web of micro-ownership, antithetical to conventional zoning practices, has been observably beneficial to the development of the urban fabric of Savannah, where lot sizes range from 500 square feet to an entire city block. It results in a rich diversity of uses and building types which thrive within the order imposed by the highly regular public realm. With multiple autonomous owners, the pattern is also slow to change which was instrumental in sparing the city from some of the most damaging urban renewal trends of the mid twentieth century. As a result, the Civic Master Plan allows aggressive block subdivision to encourage a diverse range of ownership modules within the highly ordered public realm framework.

Integrating New Development with Existing Urban Patterns

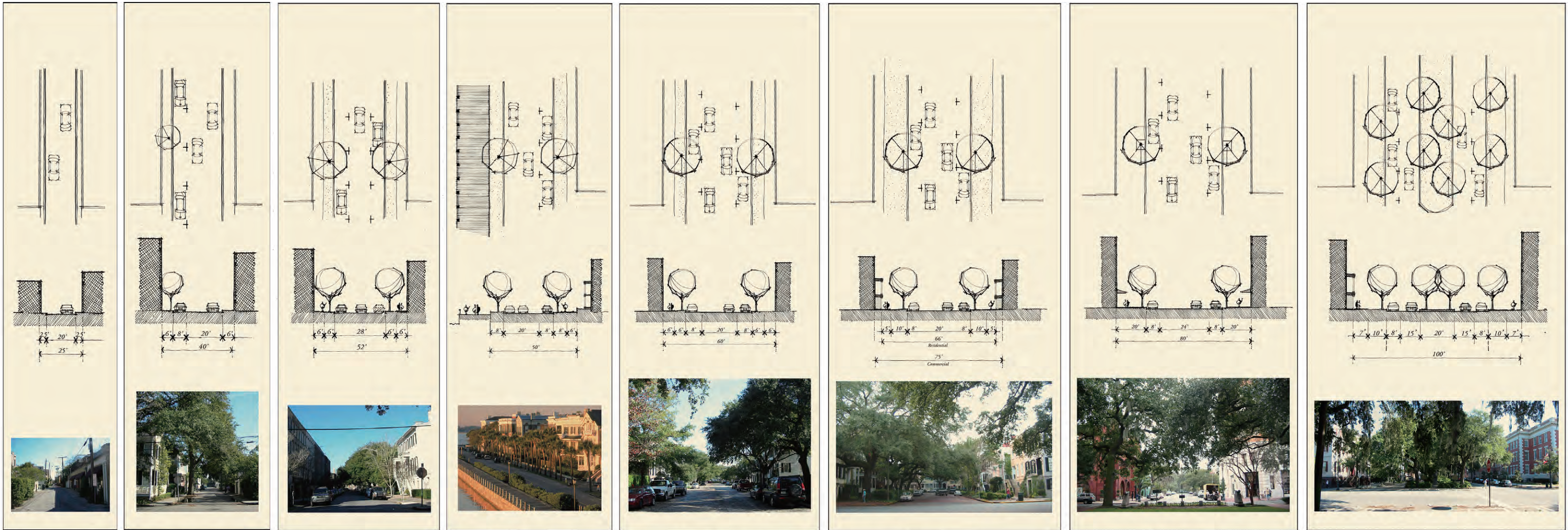
The planning mechanisms of the colonial era have allowed the City of Savannah to evolve over nearly three centuries as a living urban organism which offers a broad diversity of architectural expression, rigorously framed within a high quality public realm. Over the course of three centuries, the city expanded in areas contiguous to its urban boundaries by utilizing public mechanisms to extend the existing pattern of neighborhoods and districts, or wards. Integration with the city as a whole occurred naturally as private developers built within this established civic framework. The city as it exists today is not the result of a visionary human imagination that was able to contemplate the distinct urban form that the plan might yield as the centuries progressed, nor is it the product of intricate zoning mechanisms. It is the consequence of a highly defined allocation and methodical distribution of public space, and an unambiguous distinction between the public and private realm. The Civic Master Plan for the East Riverfront establishes a permanent core network of urban streets, parks and public spaces, creating a regulating urban principle that allows freedom and authentic urban evolution to occur over time.



Respecting and Learning from Historical Patterns

James Oglethorpe's regulated organization of urban wards established a Ratio of Public and Private Components for a viable and sustainable community. This suggests that physical organization can administer the appropriate proportion and proximity necessary to sustain a vital community. The sustainability of Savannah's plan as a model for urban expansion is measurable by its longevity. The ratio of public land to private land in Savannah's Landmark District is 40%

to 60%, respectively. Not only is this proportion very high, it is simultaneously interspersed in a pattern of blocks smaller on average than any other American city. The Civic Master Plan divides the land area of Savannah's East Riverfront into the same ratio of Public and Private Components to achieve Savannah's Urban Extension prior to the design of buildings, determination of first generation land uses or the finer grained ownership patterns within individual blocks.



Schematic Street Section

25' LANE

The 25 foot lane allows for vehicular access to garages and parking areas with two lanes of infrequent travel. Building walls, garden walls, or neatly paved parking areas may define the edges of the Lane.

Schematic Street Section

40' STREET

The 40 foot street has the character of a wide lane. It has two travel lanes with parallel parking on one side and 6 foot planting areas along both street edges. The scale is neighborly with 40 feet between buildings.

Schematic Street Section

52' STREET

The 52 foot street allows for one generous lane of travel in one direction and parallel parking on one side, alternating sides throughout the length of the street. This helps create a compact view corridor as well as a comfortable pedestrian environment with sidewalks sheltered from moving traffic by parked cars and tree lawns.

Schematic Street Section

50' RIVERFRONT STREET

The 50 foot riverfront street allows for two lanes of travel with parallel parking, a tree lawn and sidewalk on one side and a wide riverwalk along the other edge. The Riverfront Street encourages a scenic promenade along the waters edge.

Schematic Street Section

60' STREET

The 60 foot street allows for two travel lanes with parallel parking and a comfortable tree lawn and sidewalk on both sides. The 60 foot street is versatile, balancing pedestrian and vehicular movement throughout the district.

Schematic Street Section

66' / 75' STREET

This street allows for two travel lanes with parallel parking on both sides. The 75 foot commercial street allows wide sidewalks and the 66 foot residential street transitions into generous tree lawns. These landscape areas encourage a formal residential character and soften buildings from the street.

Schematic Street Section

80' STREET

The 80 foot street allows for two wide travel lanes and parallel parking on both sides. A wide 20 foot sidewalk with street trees allows for higher pedestrian volumes and strong view corridors. The 80 foot streets promote views to the water.

Schematic Street Section

100' BOULEVARD

The 100 foot boulevard includes a 20 foot tree-lined median dividing one-way travel lanes with parallel parking along both edges. A wide tree lawn separates the sidewalk from the street. The boulevard provides an important north-south connection to the waterfront.

Creating a Range of Parks

The Civic Master Plan creates specific allocations for six new public parks within the 54 acre plan area. In keeping with the overall philosophy of the Civic Master Plan, and of Savannah, the parks are distributed throughout the plan and deeded to the City. These squares serve as the central public spaces of the new wards, while a larger waterfront park is located at the fold in the plan where the street orientation changes. In addition, a new 2,000 foot river walk is connected to the city's existing river walk, providing direct pedestrian connections to the City, to the planned streetcar system, and to existing municipal bus and ferry transit. The Civic Master Plan does not mandate a specific design or use for the new public spaces, rather, the design characteristics and use patterns within

these public greens are expected to evolve over time as authentic urban uses develop within the adjacent blocks. In order to better envision the diversity that could be developed within these parks, three nationally recognized landscape architects were invited to the city to develop conceptual designs for the new squares, treating the public spaces as canvases within a gallery, on which to explore how a high quality public realm can be created within the new district.

Accommodating Growth and Long-Term Use

What is true of Savannah is true of many great cities. Their form was conceived in the delineation of the public realm, and they have evolved through the centuries within the governing structure that gives them order, legibility and

civic identity. This same structure makes it far more difficult for any one interest to control large portions of their geography and restrict or deny public access. As cities seek mechanisms for sustainable expansion that embody these civic virtues, the design community has an opportunity to reach back and learn from the evolution of great urban places, reinterpreting this knowledge in ways that may be appreciated by generations, transcending the cycles of obsolescence embodied in the growth and development paradigm of the recent past. The Civic Master Plan represents such an effort in seeking to understand how that which has been proven truly sustainable by the passage of time may guide us into a more sustainable future. ■

公司簡介
Company Profile

Sottile & Sottile 是一家總部位於美國喬治亞州薩凡納的城市設計公司。其設計堅持永恒的城市規劃。該公司深入分析和理解永恒城市規劃的歷史元素，以獨特的設計手法打造城市規劃的美好未來。Sottile & Sottile 的優秀項目已獲得國內外三十多個獎項，得到業內人士的一致認可。

Sottile & Sottile is a Civic Design and Preservation firm based in the internationally significant planned city of Savannah, Georgia, USA. Their philosophy of design acknowledges and adheres to principles of timeless urbanism. They emphasize historical analysis and a deep understanding of timeless urbanism in their methodology in order to envision the best future of any urban project and the city to which it contributes. They have received over thirty national and international awards for their work.