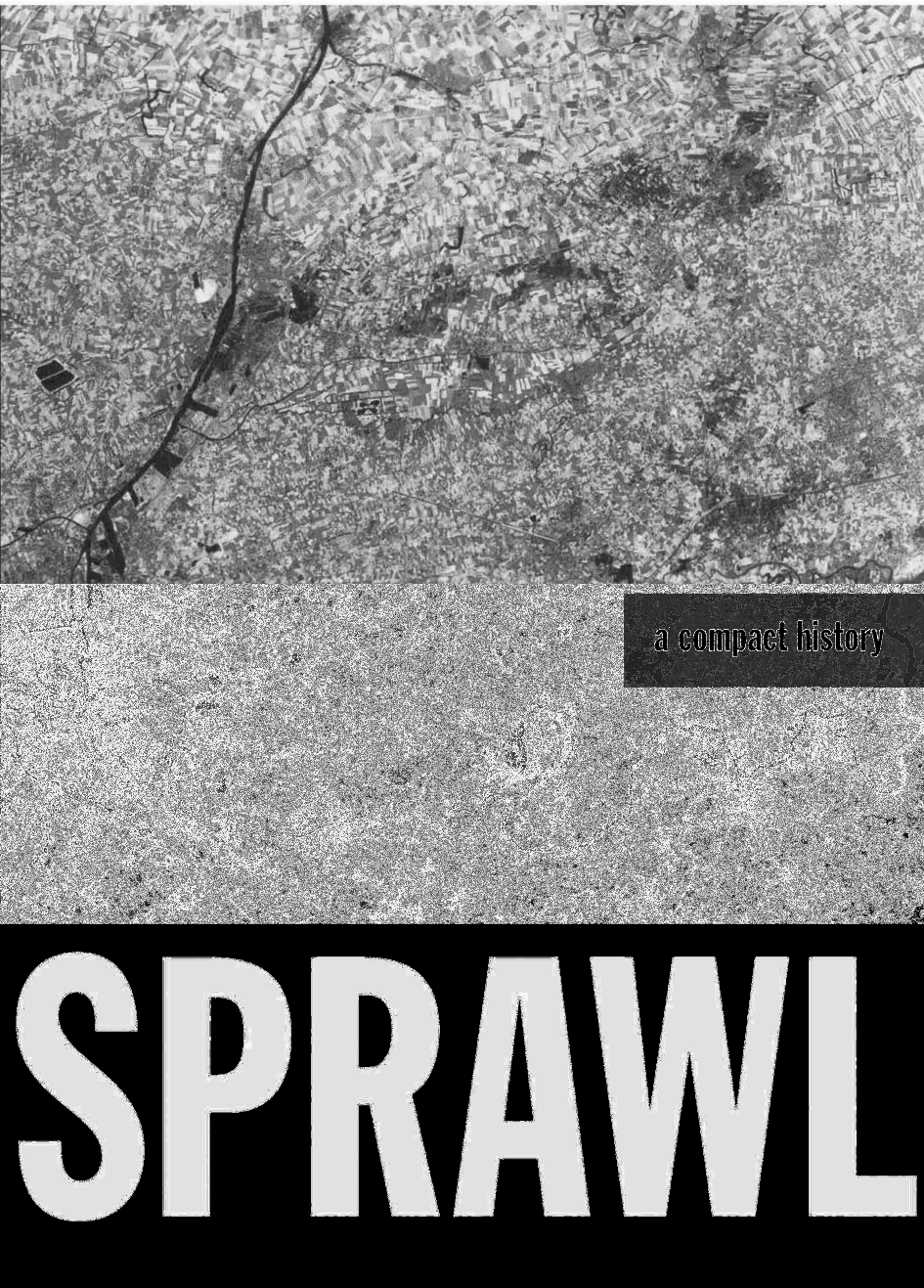


ROBERT BRUEGMANN



# Sprawl: A Compact History

Rocky Mountain  
Land Use Institute  
Denver 8 March 07  
Robert Bruegmann  
University of Illinois at Chicago



Paris, Southwest Suburbs, late 1950s



Toronto, 1972





## The Sprawl Litany

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

EB170 Blue Ridge



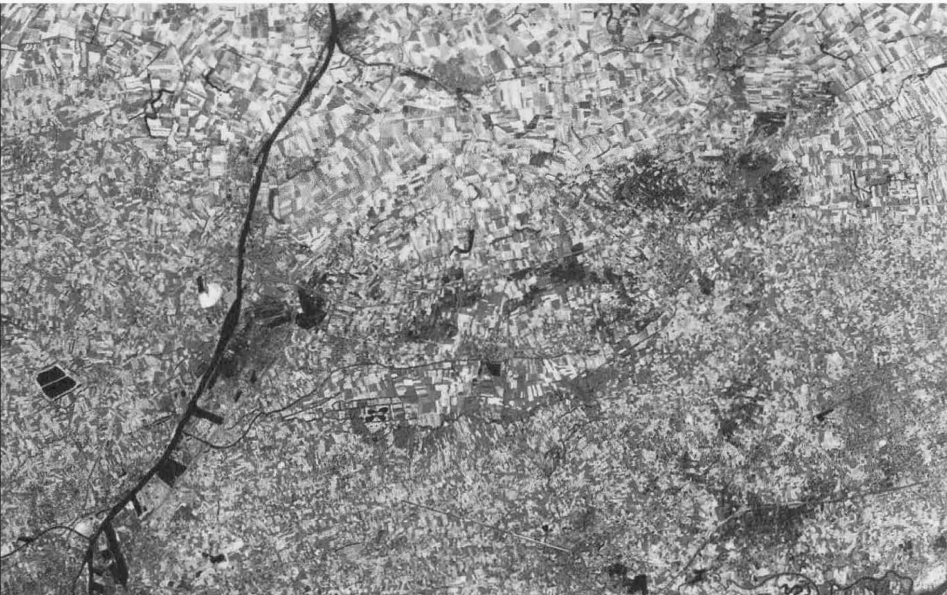
# Sprawl and Traffic

Kansas City



Tokyo

ROBERT BRUEGMANN



a compact history

**SPRAWL**

## Three Parts

1. A History of Sprawl
2. A History of Complaints about sprawl
3. A History of Remedies for Sprawl

# I. History of Sprawl



# Accepted Wisdom

## Sprawl is:

1. Recent
2. American
3. Caused by Automobile



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

**No Accepted  
Definition**

**My Proposed  
Minimum Definition  
For History**

Lower Density  
No Masterplan

The evils of density:  
Impasse des Bourdonnais, Paris  
in 19<sup>th</sup> century



# Ancient Suburban Sprawl:

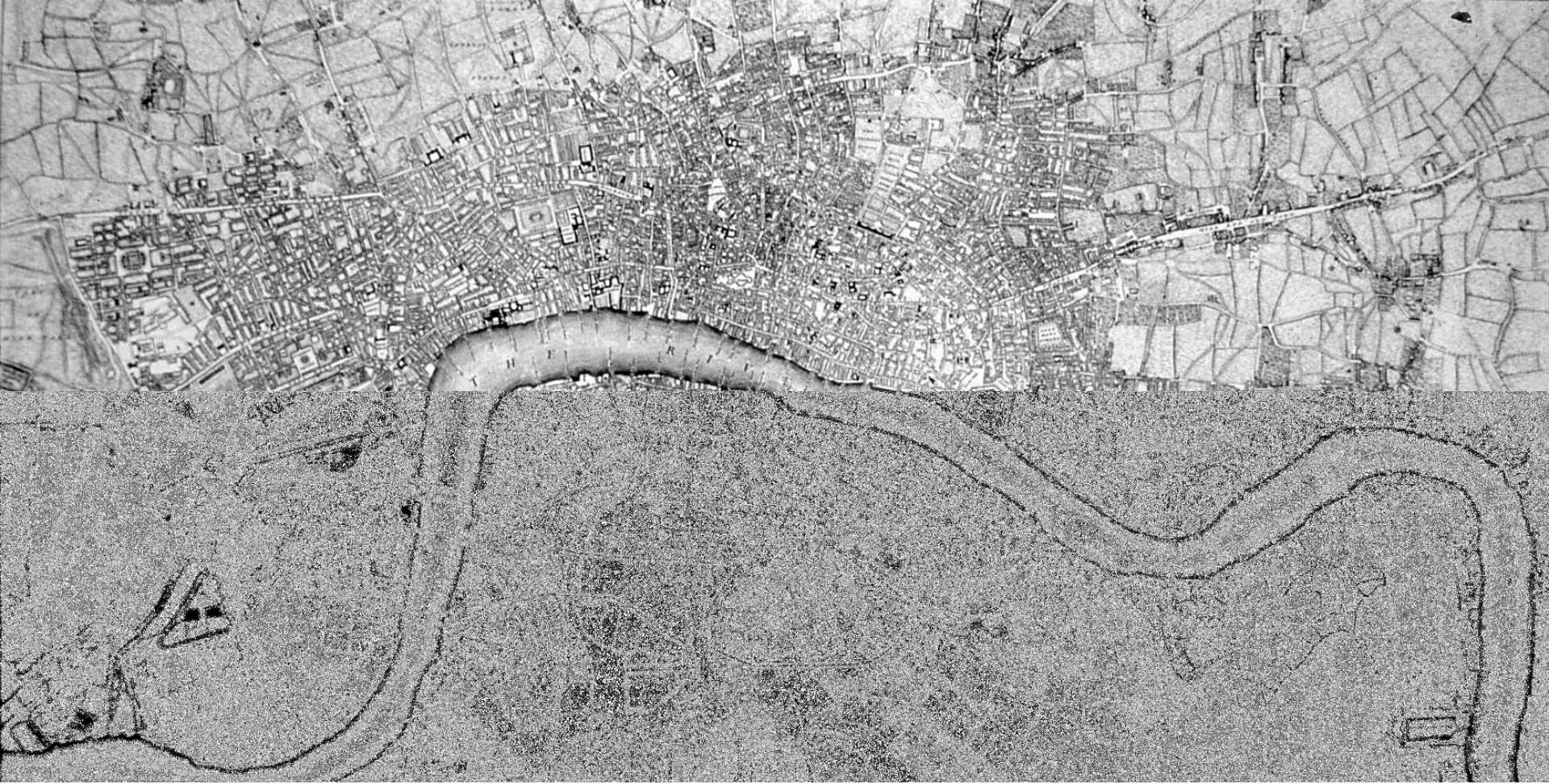
Herculaneum



Classical  
exurbia:  
Hadrian's Villa at  
Tivoli  
Outside Rome

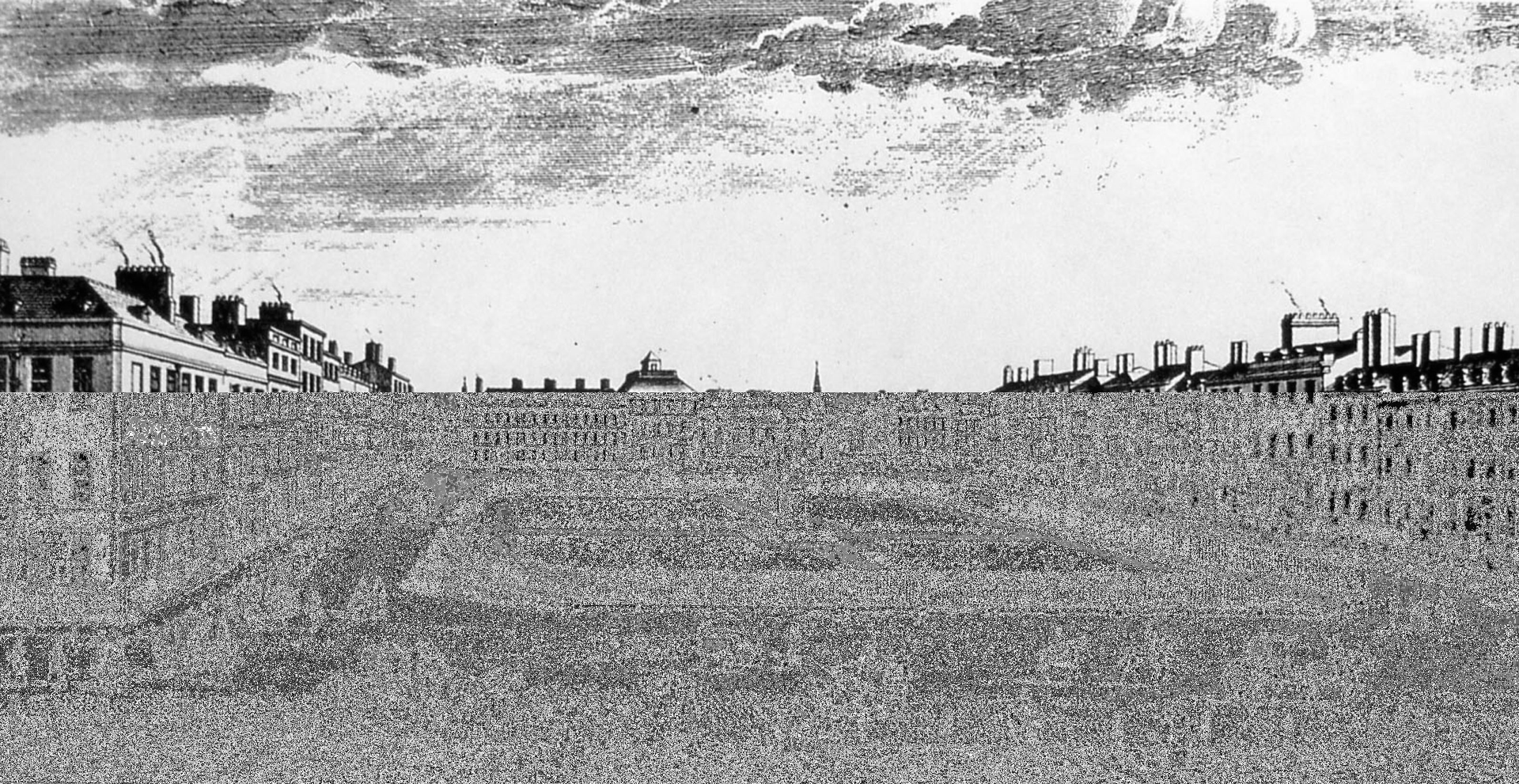




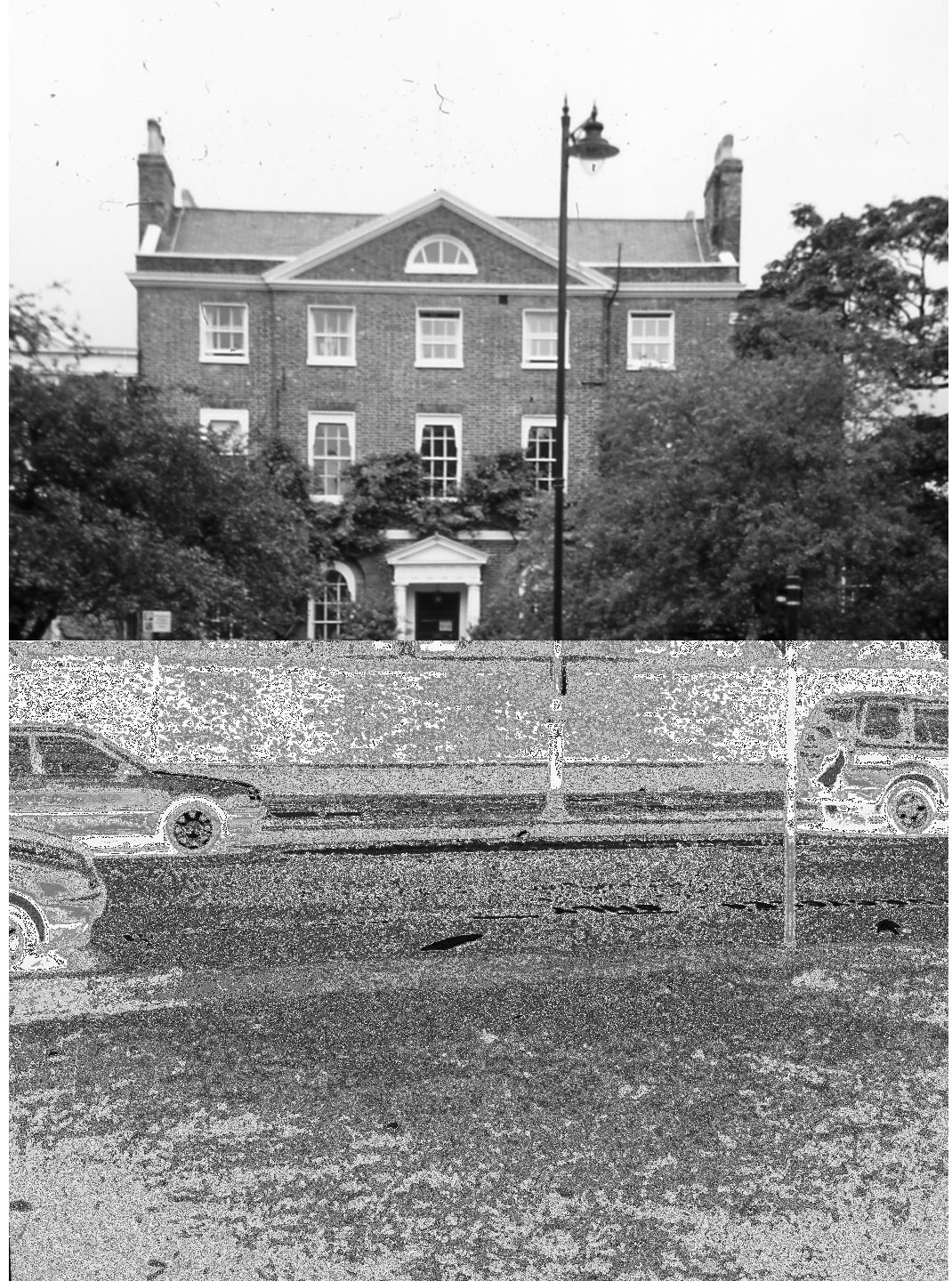


L

Sprawl in the 18<sup>th</sup> century: Map of London, 1749



Low-density suburban London in the 18<sup>th</sup> century:  
Leicester Square, view c. 1750



Exurban London:  
Dulwich Village

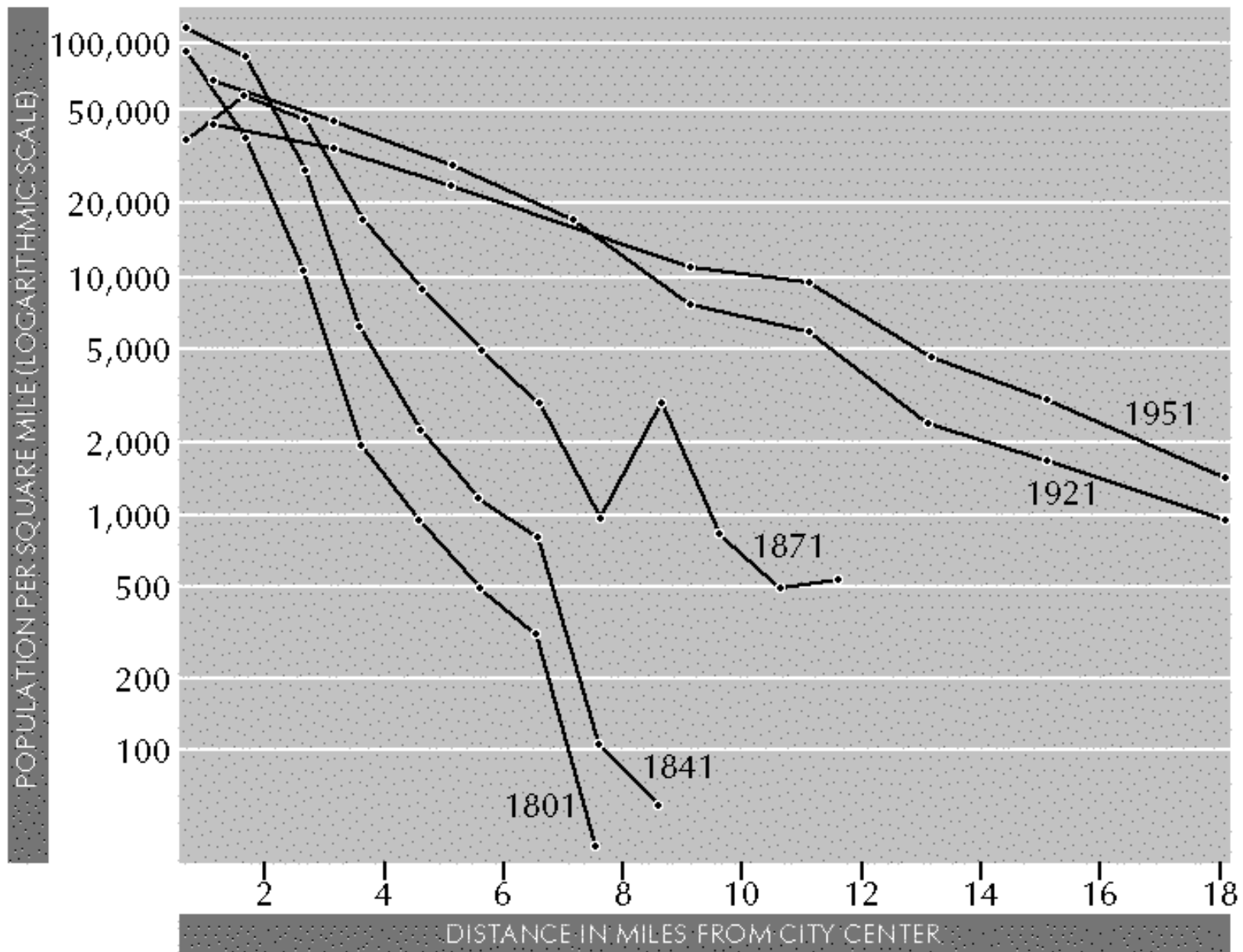




Nineteenth Century Suburban Sprawl London, Camberwell



# The Density Gradient London 1851-1901





19<sup>th</sup> century Urban Sprawl- Paris: Boulevard St. Michel



## The Interwar Years

Working Class Suburbia in the 1920s: Bungalows in Berwyn, outside Chicago





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



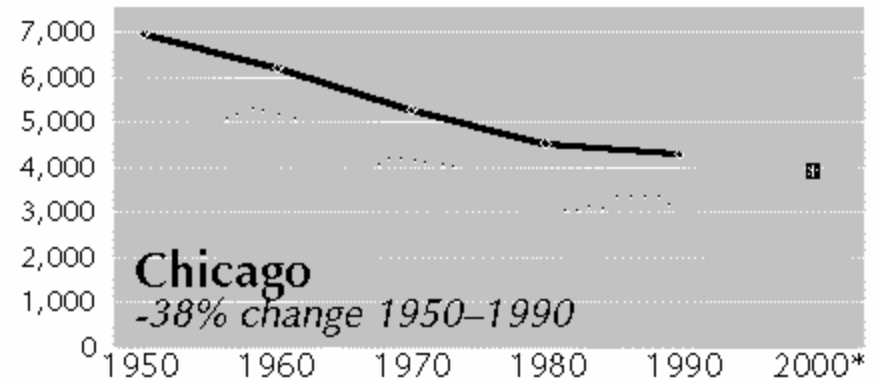
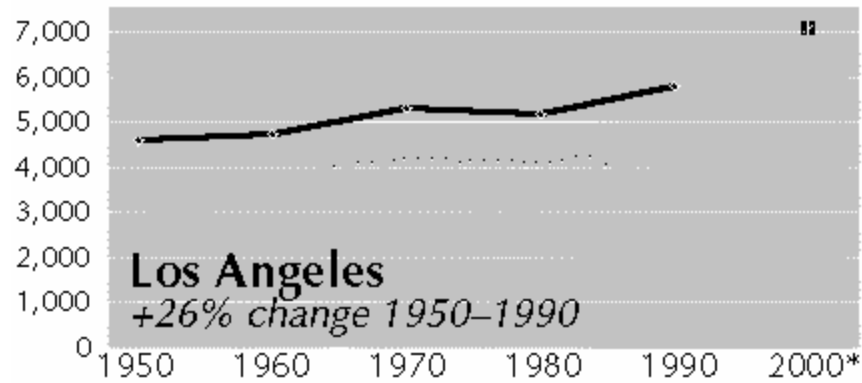
# Since World War II



Hoffman Estates outside  
Chicago, Illinois



Floreat west of Perth



Changes in Density for selected Urbanized Areas, drawn by Dennis McClendon from information in Wendell Cox, demographia.com



Air view approaching  
LAX

# Exurbia

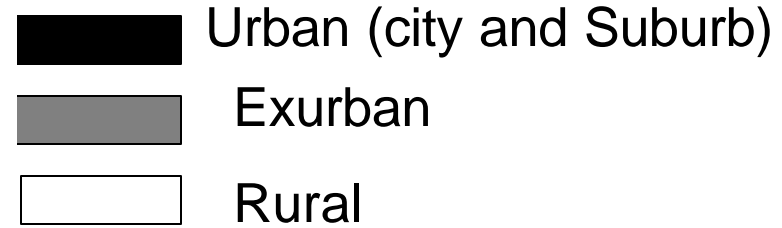


The McMansion in Exurbia: Luray, Virginia



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

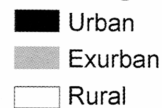
1960



# Urban, Exurban and Rural Land 1960-2000

2000

Housing Density 2000



Urban, Exurban and Rural Land  
from Theobald, Geographical Review



Pittsburgh Point

## Central City

Melbourne, Brunswick Street, Fitzroy



New York City, South Bronx



# Post War Europe

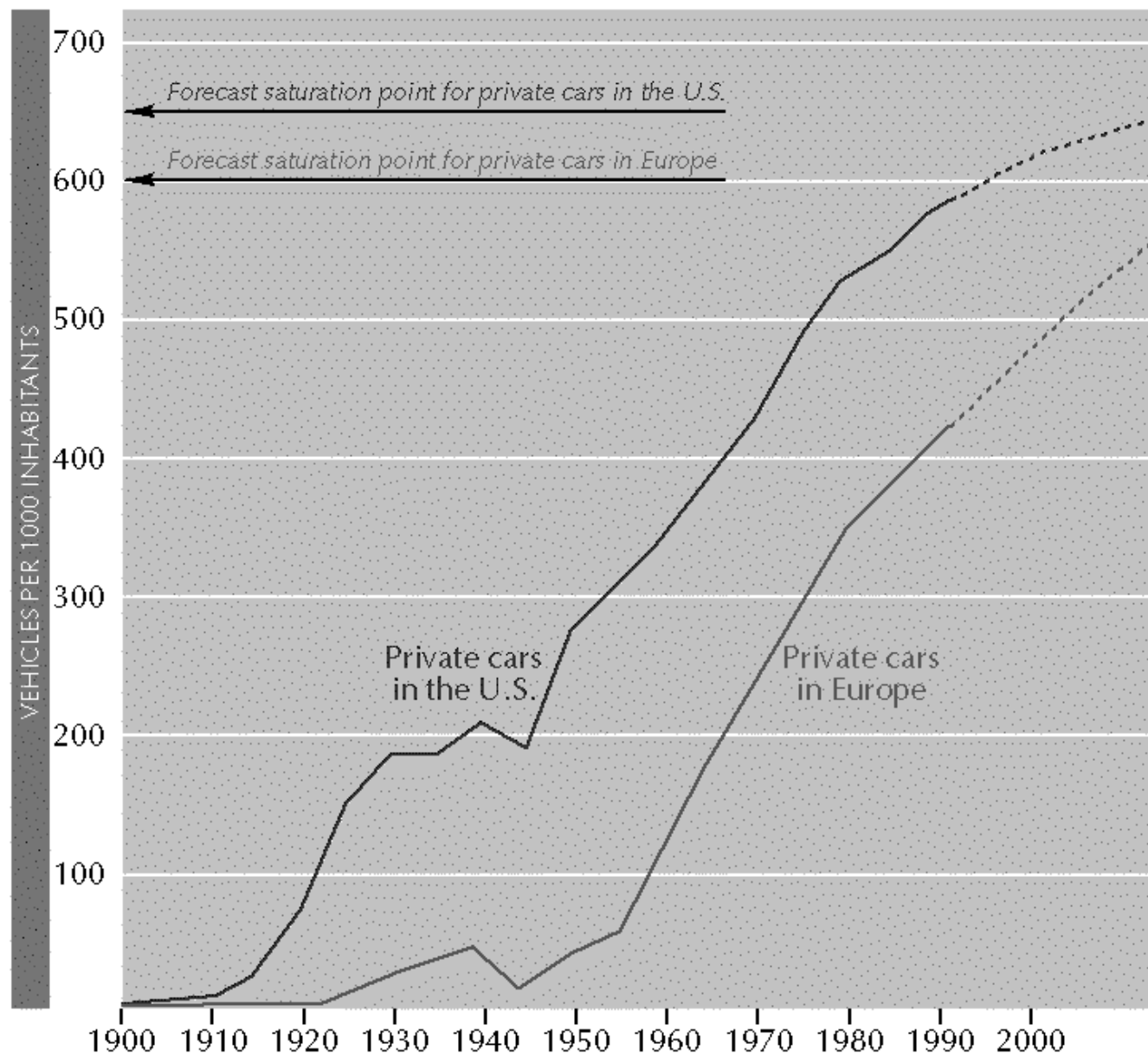


Social Housing in Bobigny in suburban Paris

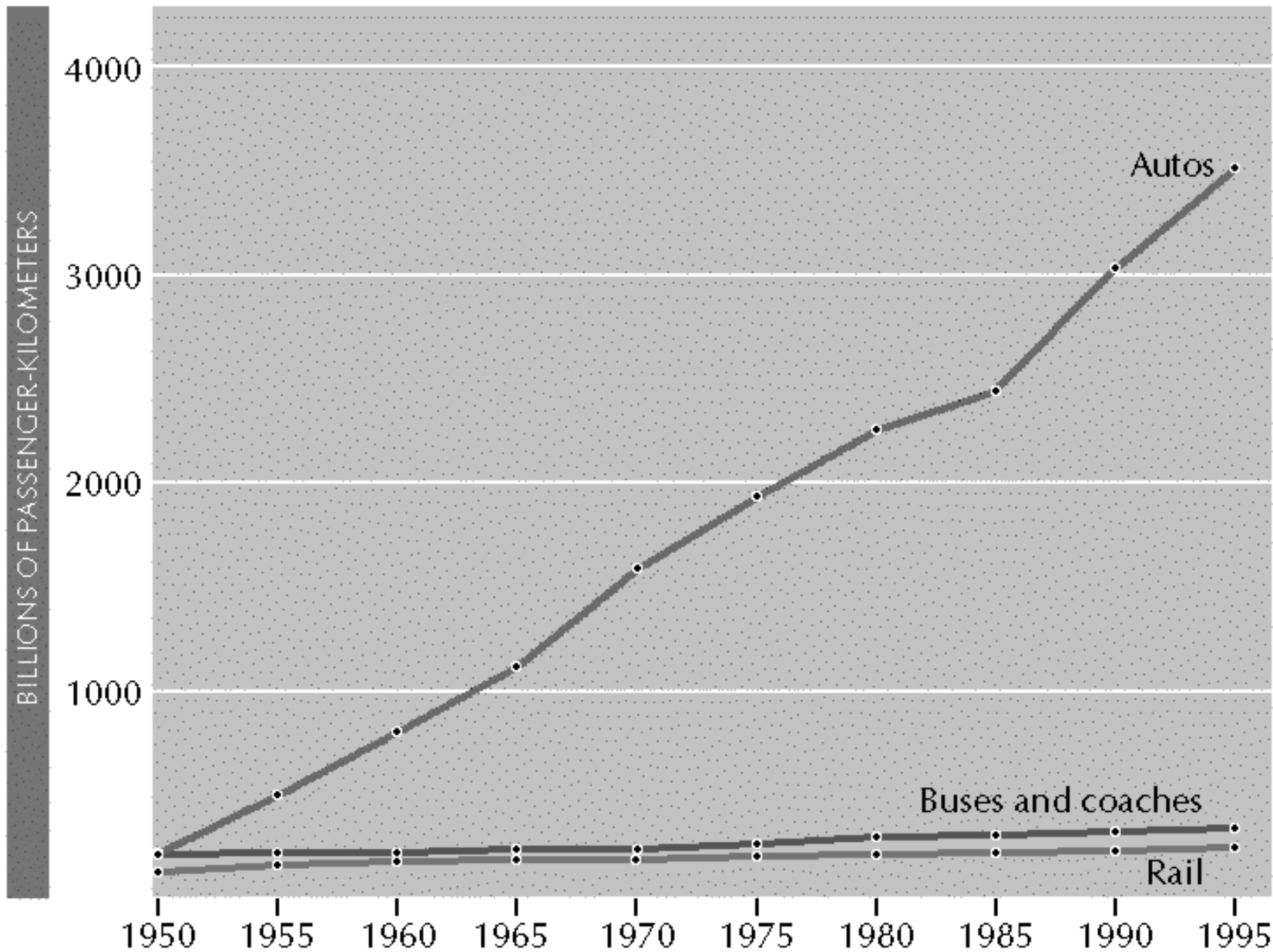
Home of the average Parisian: Senart







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



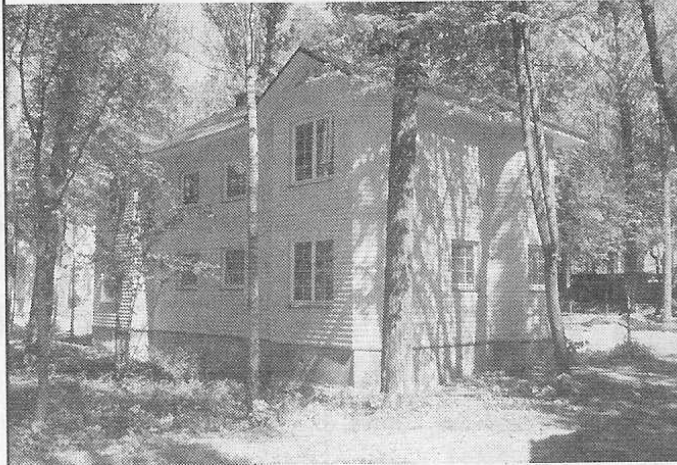
The single-family house: Dresden Bannewitz



The single-family house: southeast periphery Of Melbourne

# SEREBRYANY BOR

## Village

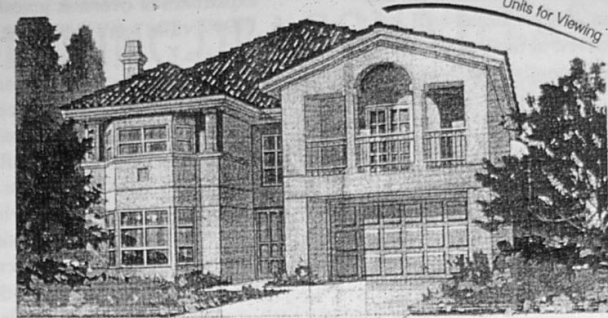


**Cottages & townhouses from 105 to 245 sq.m**

- \* newly constructed
- \* western furnishing & design
- \* professional management
- \* perfect lay-outs
- \* security
- \* satellite TV
- \* internet access
- \* fully legal lease
- \* reasonable prices

**For any information contact Boris at 247-9525**  
**e-mail: borisjuravlev@realtor.ru**

The single-family house for a New Russian family Outside Moscow



## 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.



#### A Clubhouse with All Facilities

Tennis court, sauna room, swimming pool, gym.



Regular shuttle buses go straight to the city centre from River Garden Villa. And special school buses 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.



裕京花園別墅  
*River Garden Villa*

Exhibition	
Hong Kong: 11:00a.m. - 7:00p.m.	Aug 26, 94 - Aug 28, 94
Beijing: 11:00a.m. - 7:00p.m.	Aug 28, 94 - Aug 30, 94



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



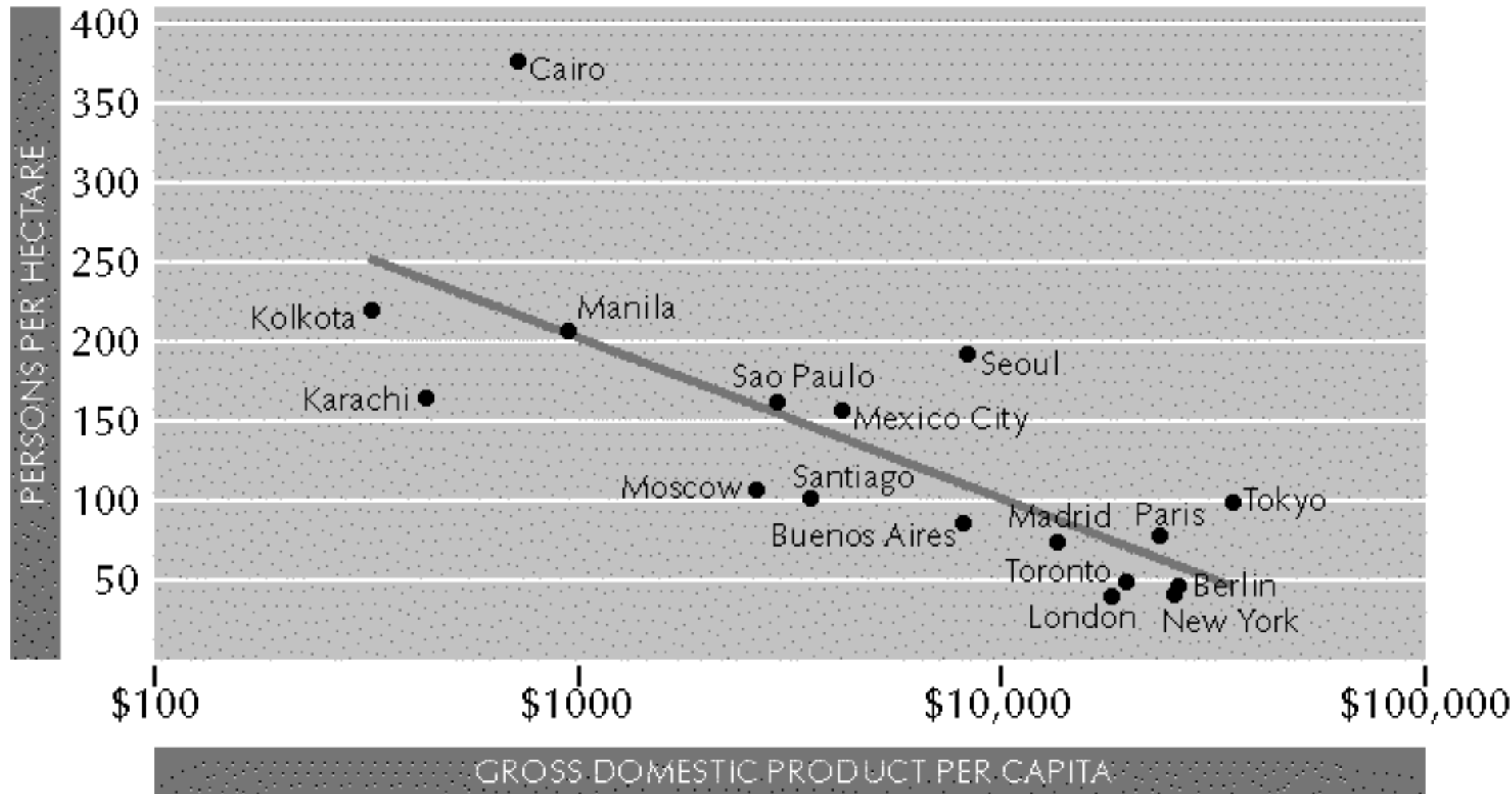


Boston or Bangkok?

# Causes of Sprawl:

Private Market?

Government Policies?



Affluence and Space: Redrawn From Marcial Echenique, Cities for the New Millennium

## II. History of Complaints about Sprawl

# 1. First Generation of Complaints about Sprawl

Thomas Sharp, Town and Country-  
Side, 1932



32. PEACEHAVEN.

*Aerofilm*



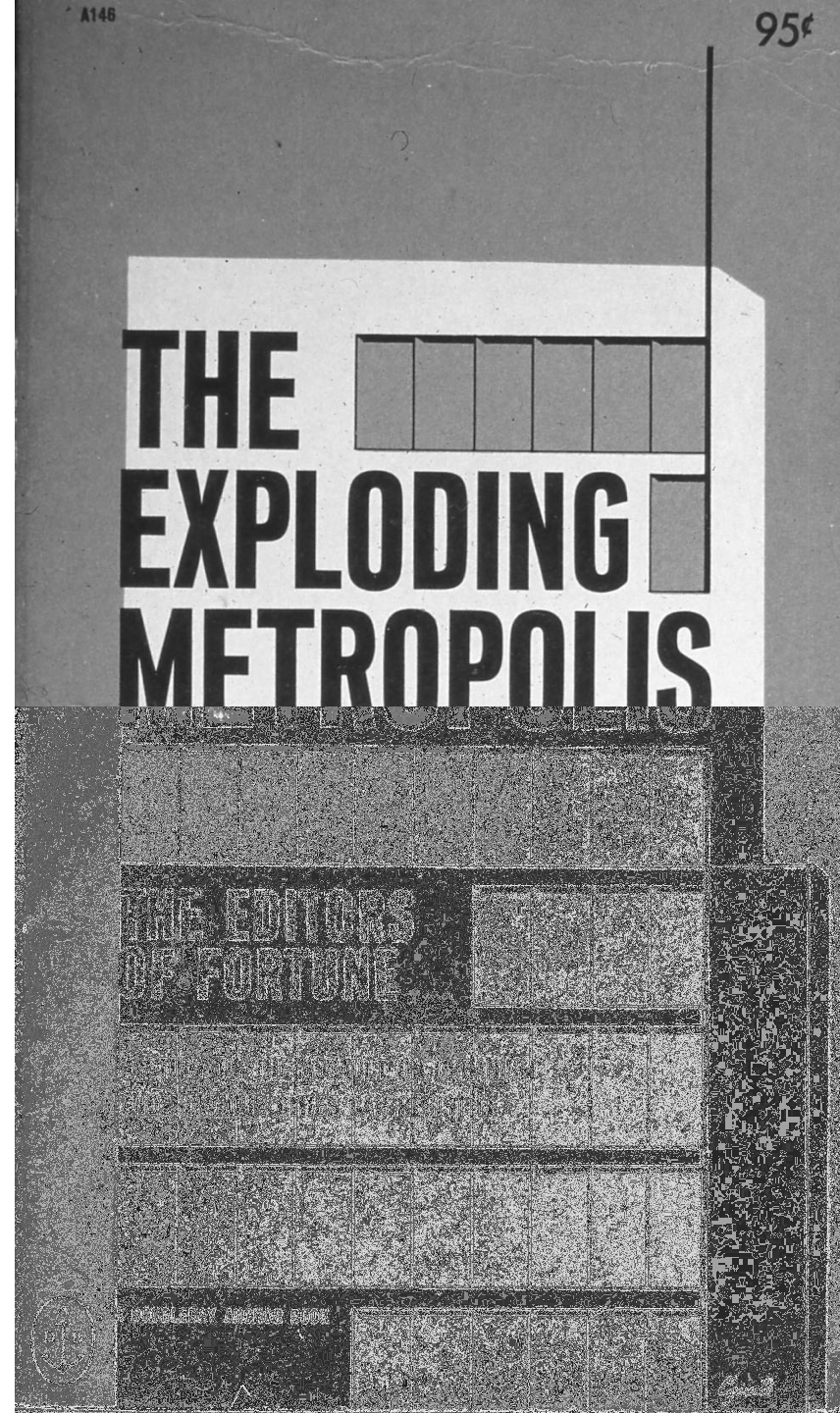
33. ANYWHERE IN ENGLAND

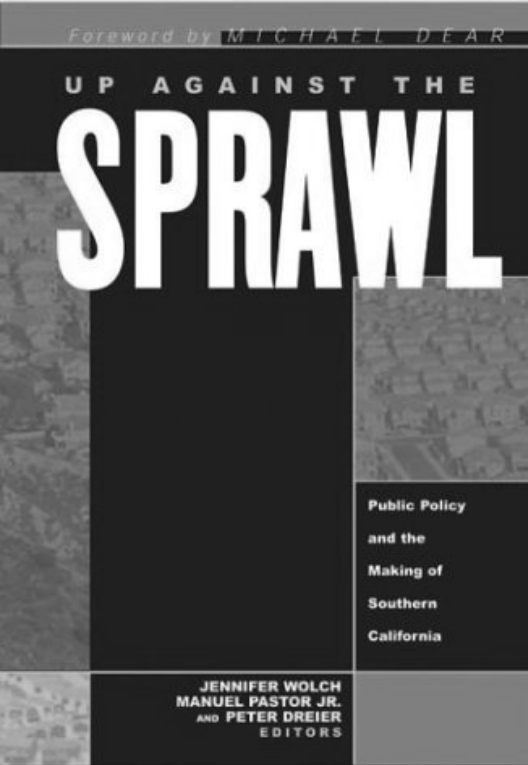
*Aerofilm Ltd.*



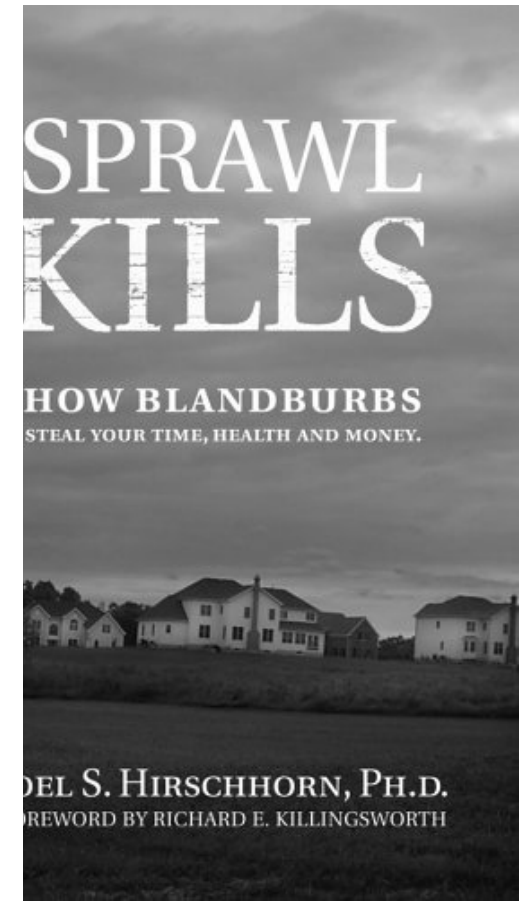
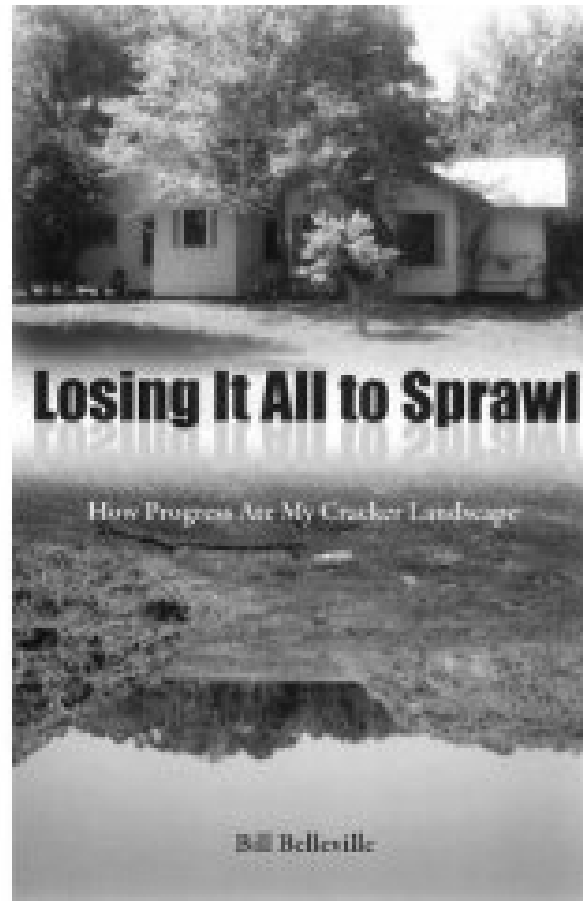
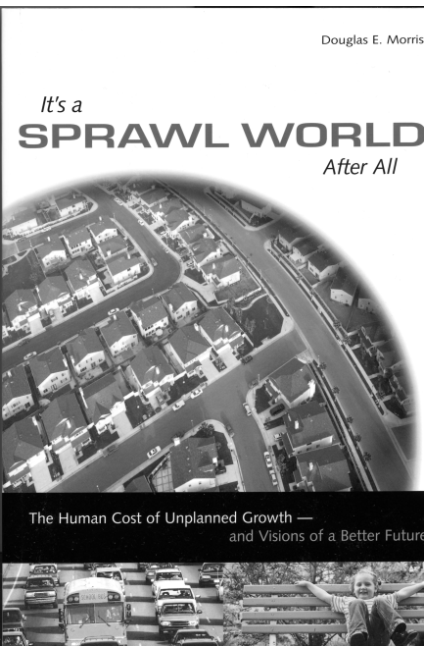
## 2. Second Generation of Complaints

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

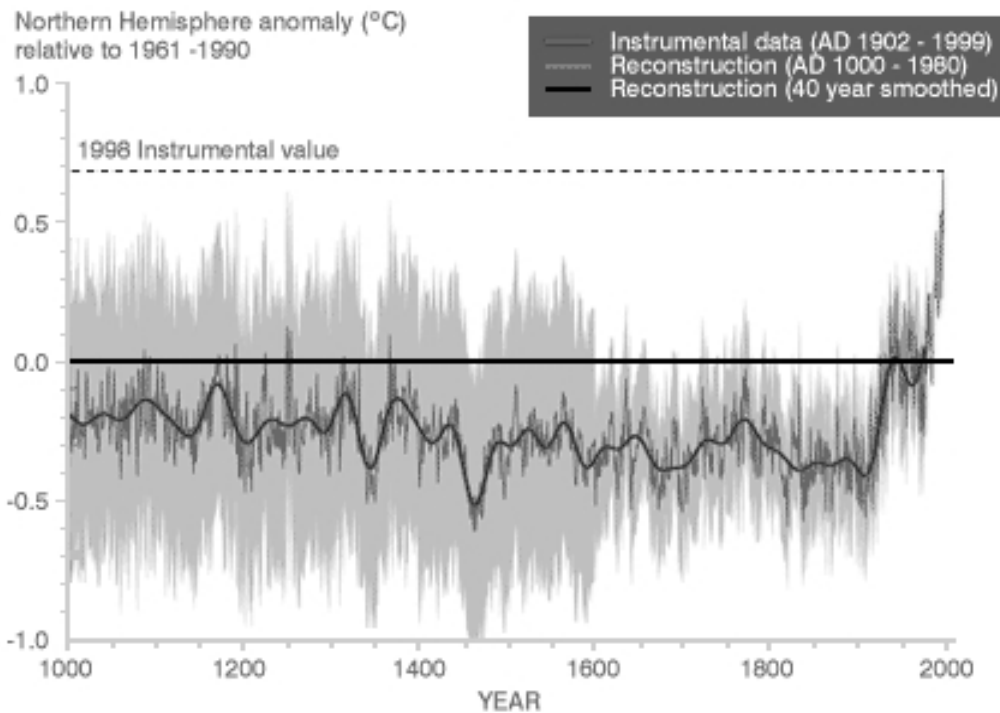
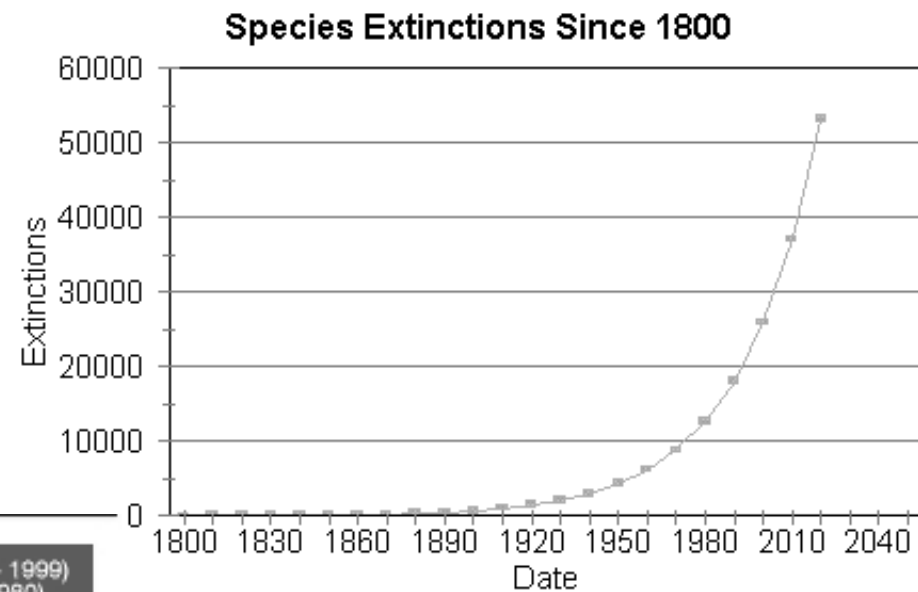




### 3. The Third Generation of Complaints



# Environmental Issues

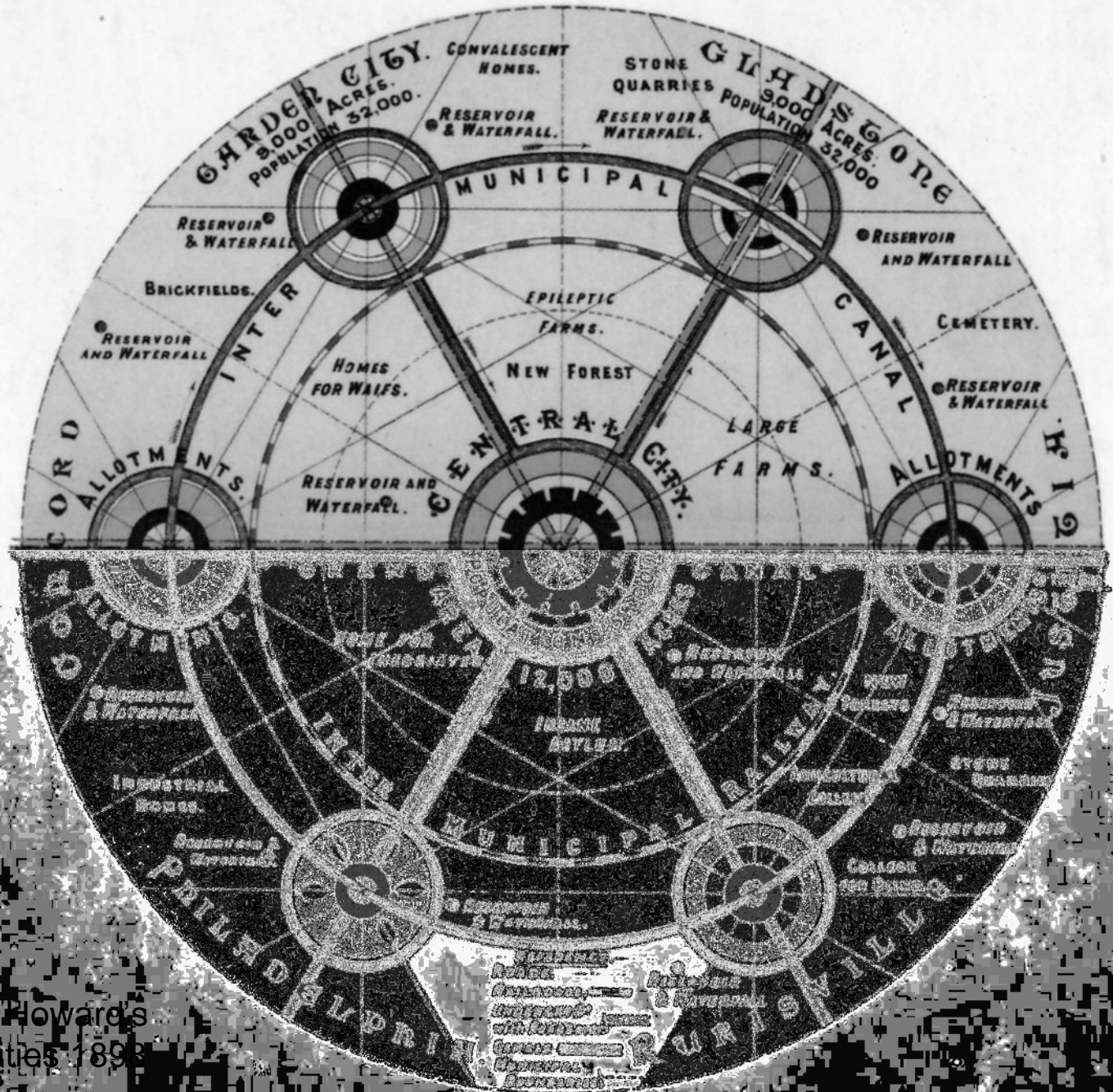


Millennial Northern Hemisphere (NH) temperature reconstruction (blue – tree rings, corals, ice cores, historical records) and instrumental data (red) from AD 1000 to 1999. A smoother version (black), and two standard error limits (grey) are shown. *Source: IPCC Third Assessment Report*

### III. Remedies for Sprawl



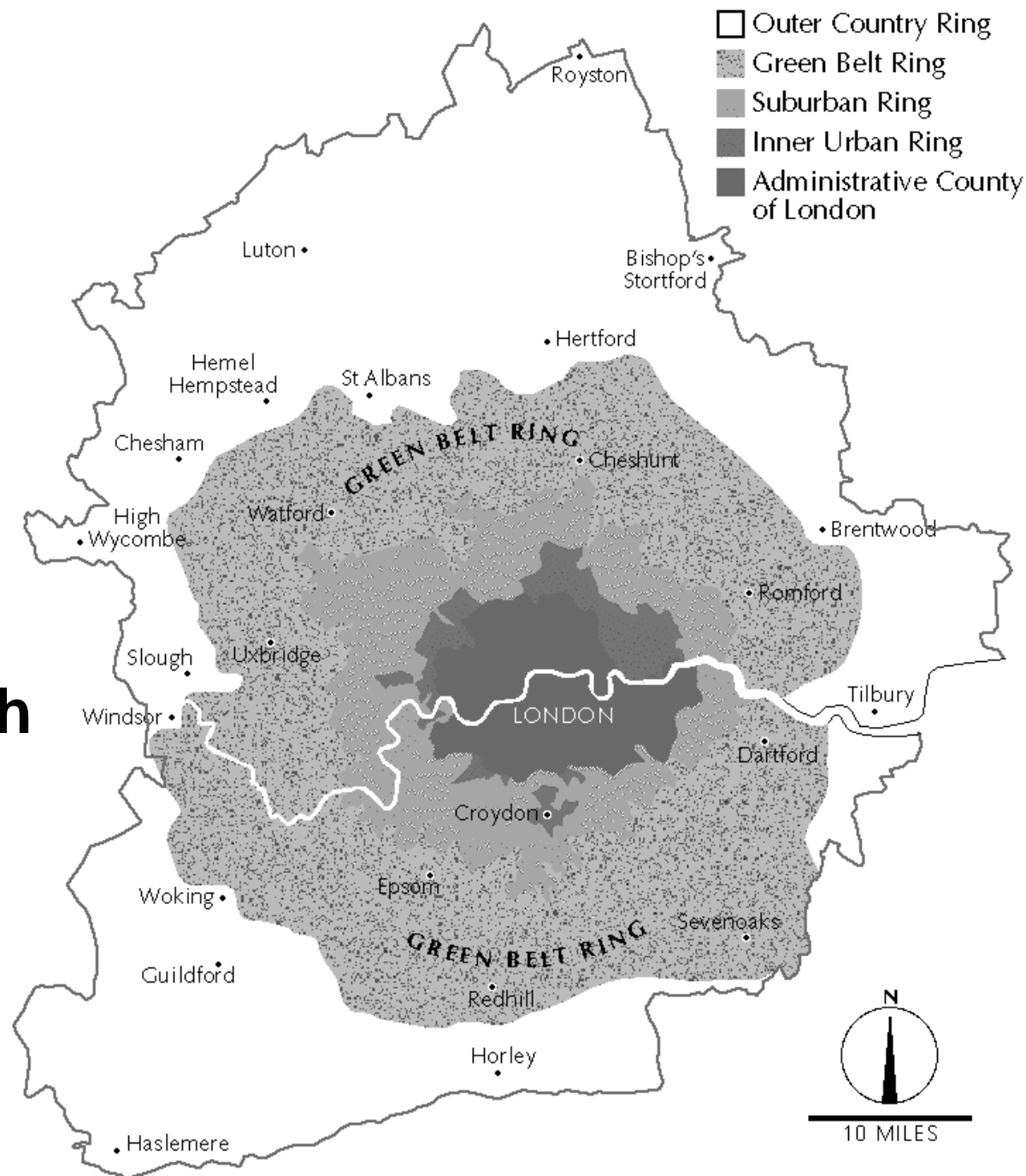
# The Great Planning Model



Ebenezer Howard's  
Garden Cities 1898

# The Great British anti-sprawl Crusade:

Patrick Abercrombie,  
Greater London  
Plan, 1944  
Redrawn by  
Dennis McClendon



# Portland, Oregon 2040 Concept Plan



Sprawl successfully stopped: Soviet St. Petersburg





The price of anti-sprawl: Nantucket Island, Massachusetts

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

## **Least affordable**

<b>1 LA-Orange Co. CA</b>	<b>11.4</b>
<b>2 San Diego, CA</b>	<b>10.5</b>
<b>3 Honolulu, HI</b>	<b>10.3</b>
<b>4 San Francisco</b>	<b>10.1</b>
<b>5 Ventura Co., CA</b>	<b>9.4</b>
<b>6 Stockton, CA</b>	<b>8.6</b>
<b>7 Sydney, NSW</b>	<b>8.5</b>
<b>8 San Jose, CA</b>	<b>8.4</b>
<b>9 London</b>	<b>8.3</b>

## **Most affordable**

<b>4 Indianapolis</b>	<b>2.3</b>
<b>9 Winnipeg</b>	<b>2.5</b>
<b>15 Pittsburgh</b>	<b>2.6</b>
<b>21 Dallas-Fort Worth</b>	<b>2.7</b>
<b>31 Atlanta</b>	<b>2.9</b>
<b>31 Columbus OH</b>	<b>2.9</b>
<b>31 Houston</b>	<b>2.9</b>
<b>31 Ottawa</b>	<b>2.9</b>

Ratio of median income to median house price, data for 3<sup>rd</sup> quarter 2006

From Wendell Cox, demographia.com, 3rd annual int'l affordability survey



American  
Dream  
Coalition

## The Planning Penalty



*How Smart Growth Makes Housing Unaffordable*

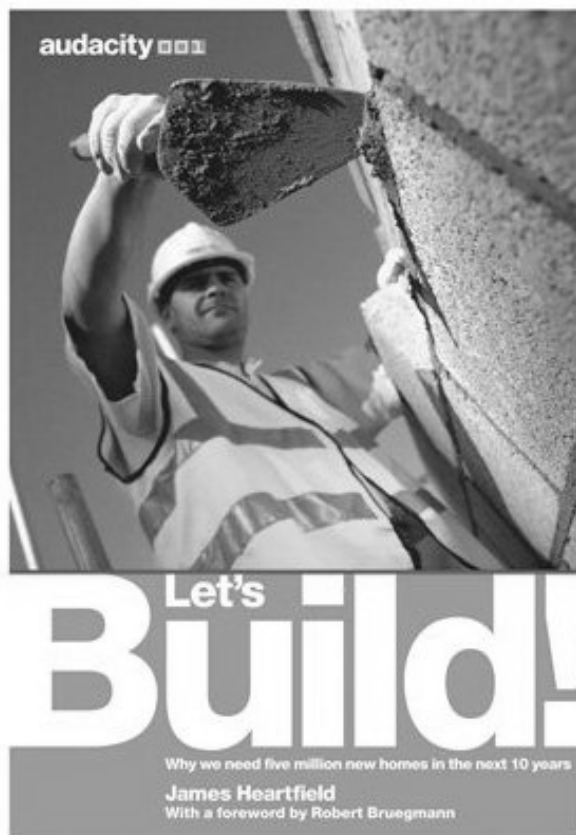
by Randal O'Toole

American Dream Coalition

March 2006

Randal O'Toole  
USA, 2006

# Backlash Against Anti-Sprawl



James Heartfield  
Britain, 2006



Alan Moran  
Australia, 2006

# 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