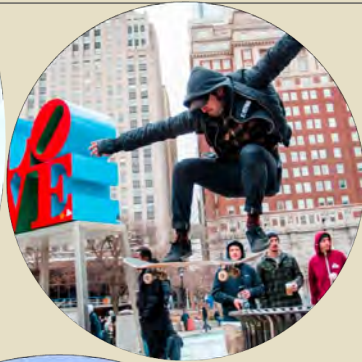


The background of the slide is a faded, grayscale photograph of a park. In the foreground, there is a paved path leading into the distance. To the left of the path, there are several wooden park benches. The middle ground is filled with large, mature trees, some with bare branches and others with sparse autumn foliage. In the background, several multi-story urban buildings are visible, including a prominent tall, light-colored skyscraper in the center. The overall atmosphere is quiet and urban.

Public and Private

Urban Culture and Society (185)



What is your favorite city park, plaza or street?

What is it like?

On the Design of Space:



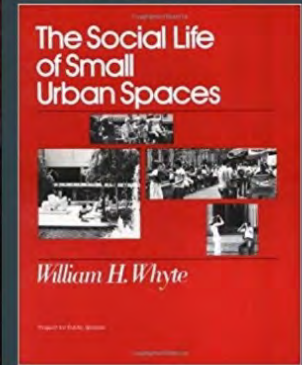
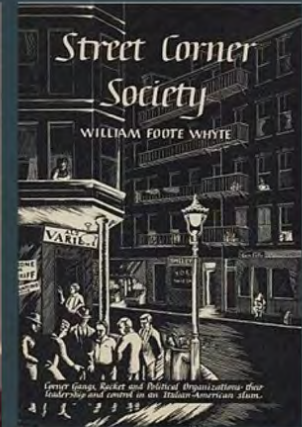
What makes a space physically hospitable?

Gehl,
revisited

Whyte

Who is William Whyte?

- Sociologist, urbanist; moved from studying corporations to studying urban space in late 1960s
- Worked closely with New York Planning Commission in 1970s and 1980s
- Inspired and worked with Project for Public Space, still very active NGO



https://tripod.brynmawr.edu/discovery/fulldisplay?docid=alma991018934295304921&context=L&vid=01TRI_INST:BM C&lang=en&search_scope=BMC_Catalog&adaptor=Local%20Search%20Engine&tab=LibraryCatalog&query=any,contains,social%20life%20of%20small%20spaces&offset=0

William H. Whyte
“The Design of Spaces”
1988

- Context?
- Methods?
- Key findings?



It is difficult to design a space that will not attract people. What is remarkable is how often this has been accomplished.

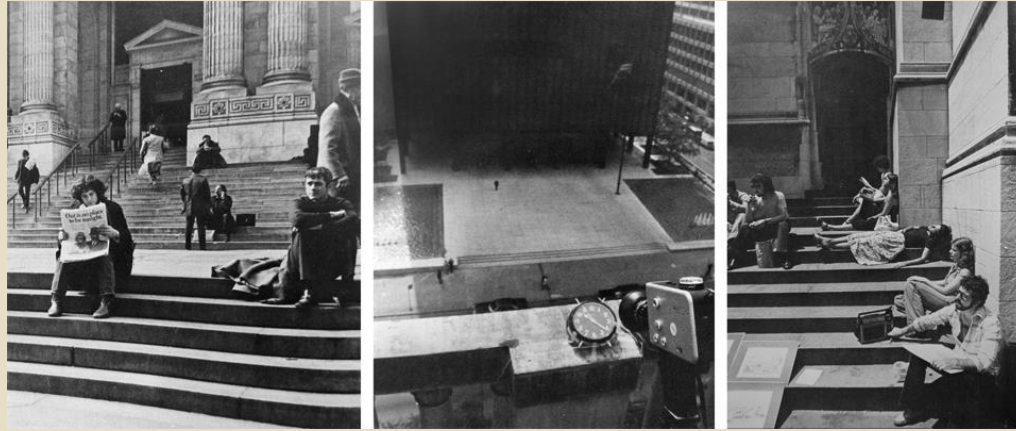
— William H. Whyte —

AZ QUOTES



People will sit where there are places to sit...

- Water
- Air
- Greenery
- Food
- Contexts



Do these insights inform BMC | HC campus planning? How about in your hometown?

What else did Whyte find?
-Gender differences



William H.
Whyte

Film: 'The Social Life of
Small Urban Spaces' (1980)

Min. 24

WHAT MAKES A GREAT PLACE?

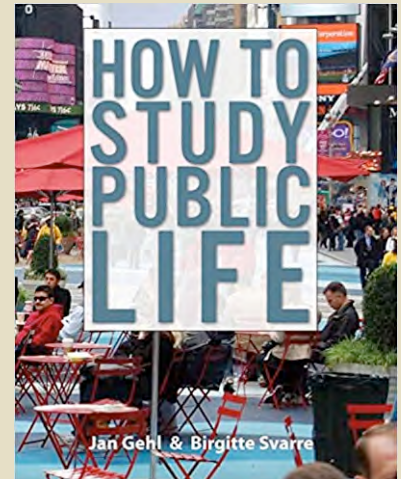
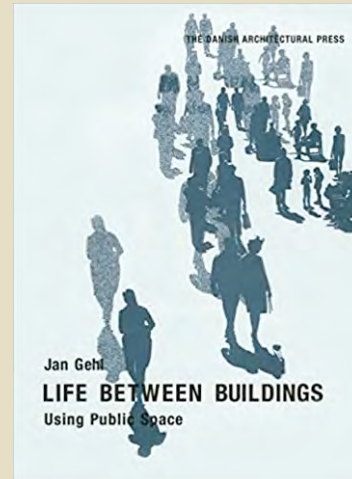
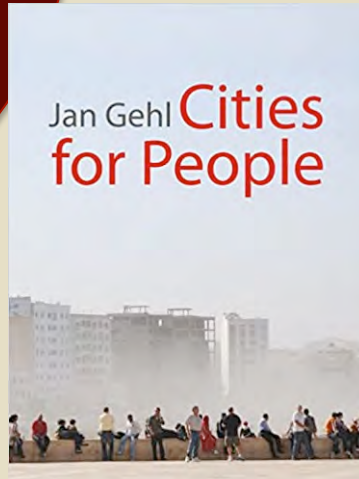


PROJECT FOR PUBLIC SPACES

Whyte's Heritage stays alive not only in Gehl and Jacobs but in active engagement in place-making:

<https://www.pps.org/>

Who is Jan Gehl?



Retail Frontage Quality



Detailing & Articulation

Traditional: Extensive



Modern: Limited



Articulation & Rhythm



Sense of Enclosure

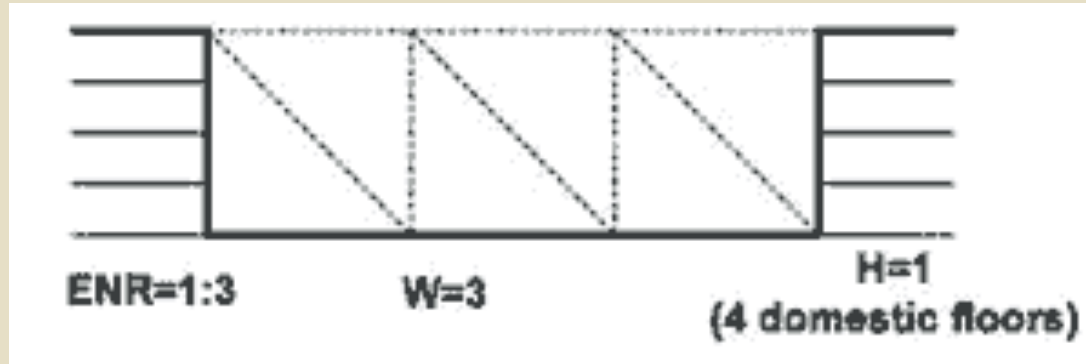
Traditional: "Outdoor Room"



Modernist: No Enclosure



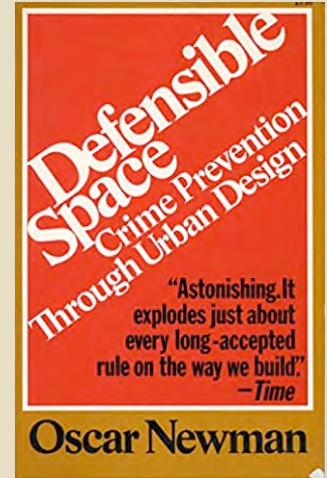
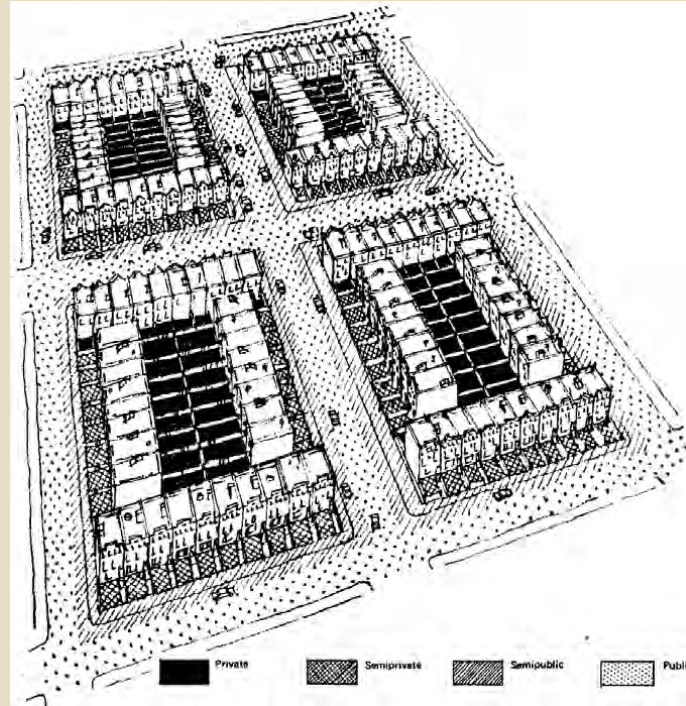
Enclosure: Ratio of Height to Width

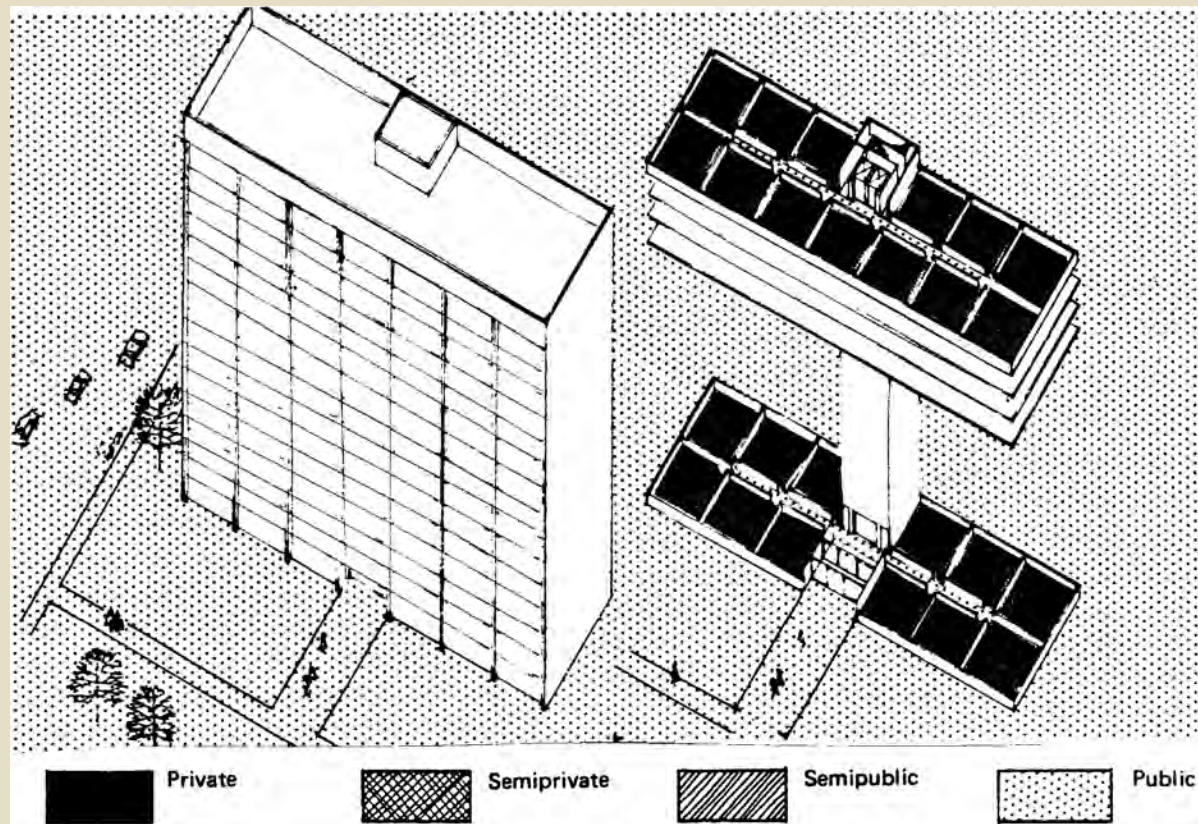


Public - Private Layers

Public and private is not
an either / or

There is a spectrum of
fully public to fully
private





Highrise in a park

Has only fully public or fully private space, nothing in between

Traditional streets and buildings

A full range of public-private spaces:

- Fully public streets
- Semi-public sidewalks
- Semi-private front yards, front steps, and porches
- Fully private building interiors

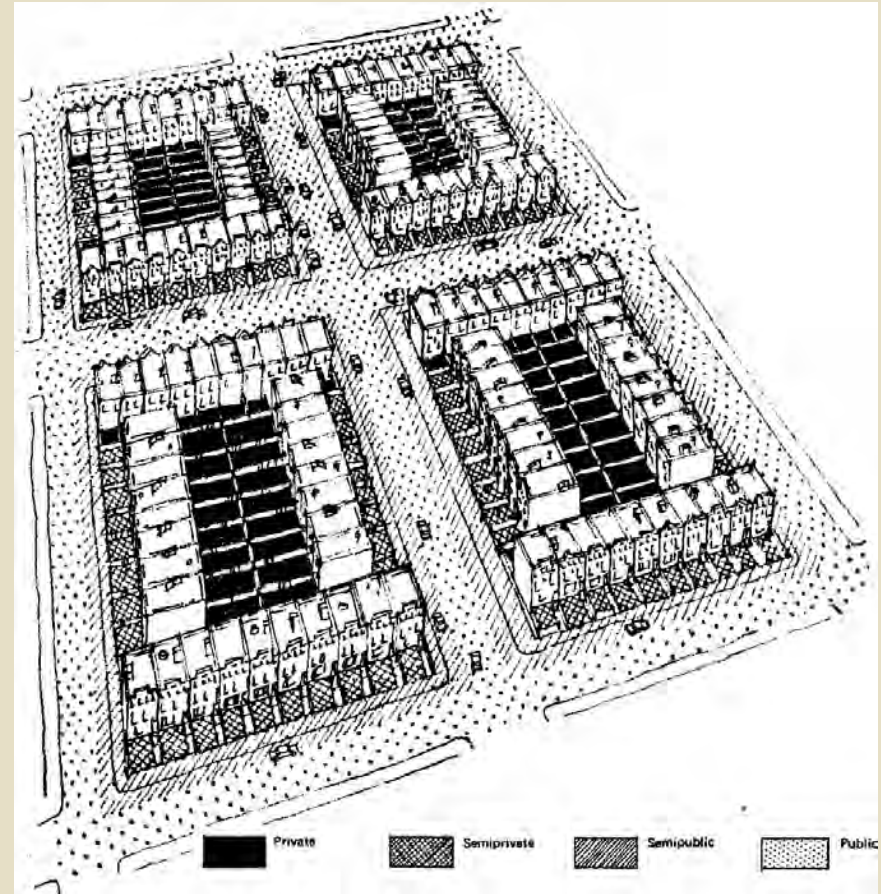


Figure - Ground

“The figure/ground relationship is a fundamental principle of perception. Figures are the elements within a field or ground. Ground is typically the background or the space within which the elements reside.”

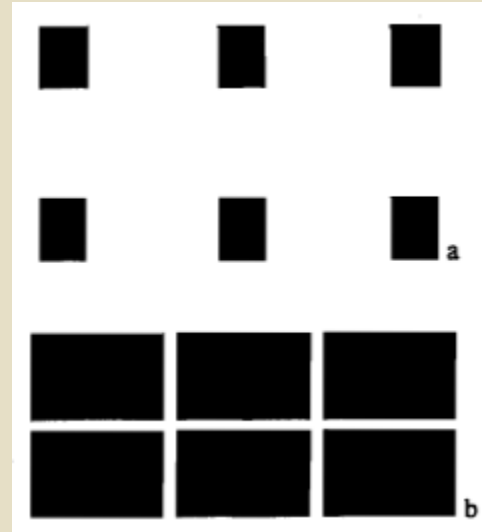


Accessed 2/13/07 at <http://www.jour.unr.edu/trumbo/VCsite/gestalt.html>.

<http://www.urbanphoto.net/wrigley/figure-ground.gif>; Accessed 2/13/07.

Figure - Ground

Solids can be either figure (object) or ground.



Holston. *The Modernist City: An Anthropological Critique of Brasilia.*

Traditional Space



Holston. *The Modernist City: An Anthropological Critique of Brasilia.*

~~solid = ground = private~~
~~void = figure = public.~~

Differentiated public and private buildings

Private buildings provide background fabric

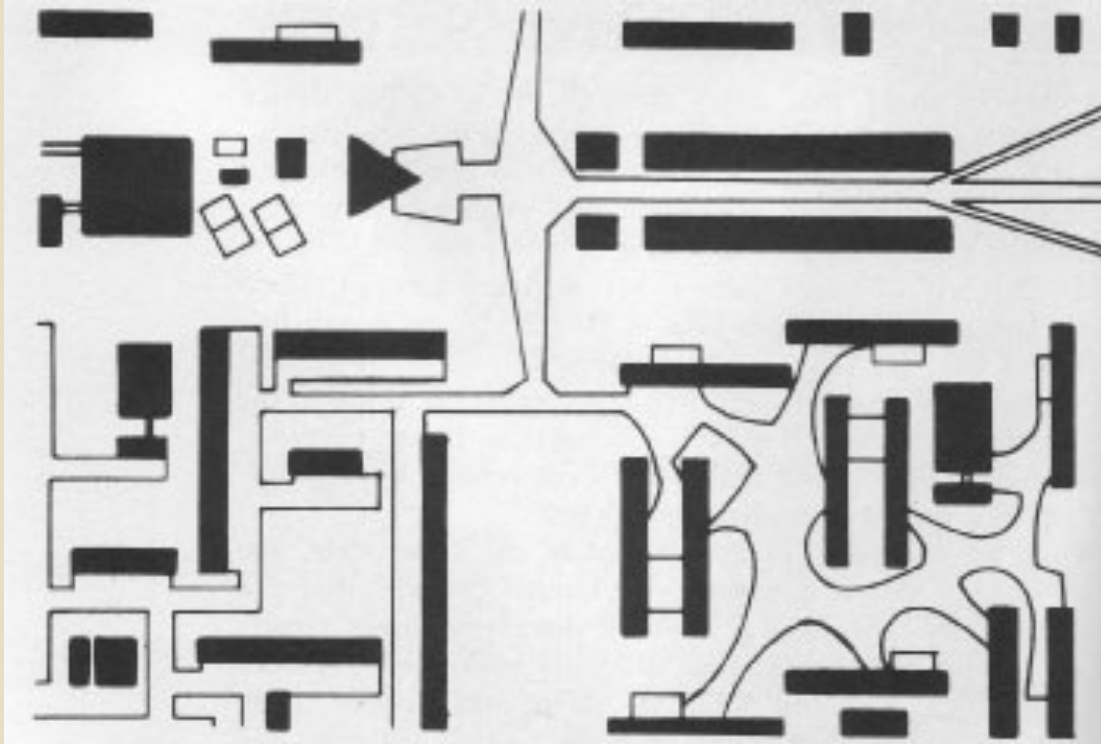
Public buildings are objects

Majority is solid

Traditional Space



Anti-Space: Modernist



solid = figure (never ground)

void = ground (never figure)

No hierarchy of buildings

No background buildings
– all object buildings

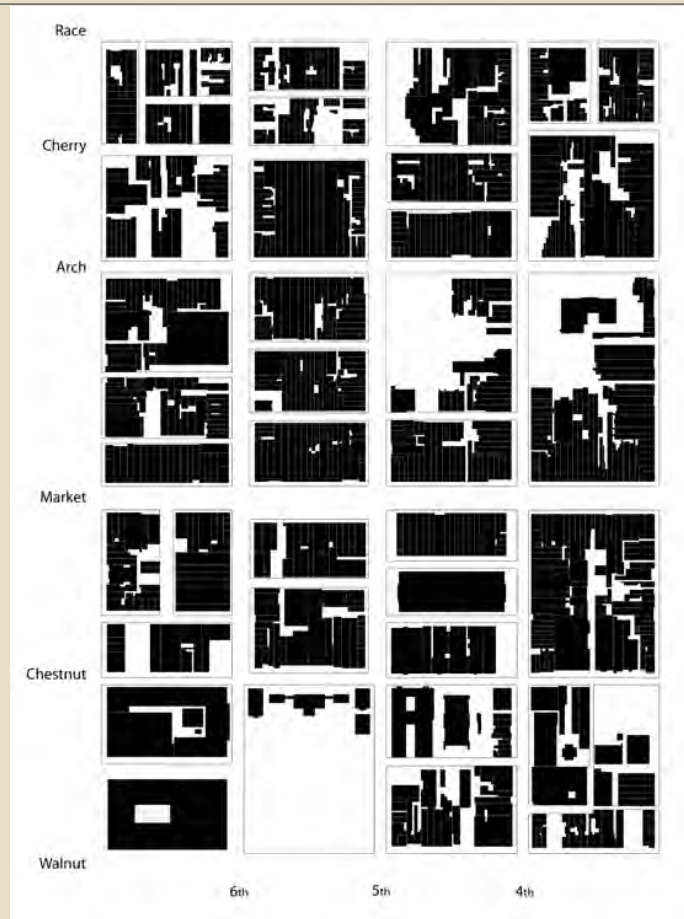
Majority is void

Holston. *The Modernist City: An Anthropological Critique of Brasilia.*

Independence Mall Area Philadelphia 1910 - 1939

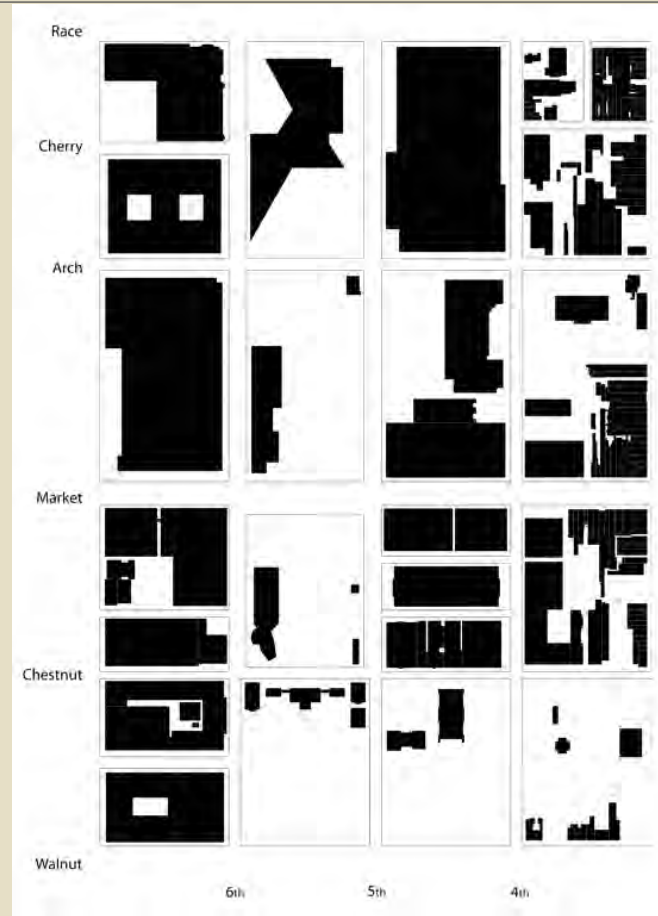


<https://images.app.goo.gl/gTwQjW62ACXtig6B6>

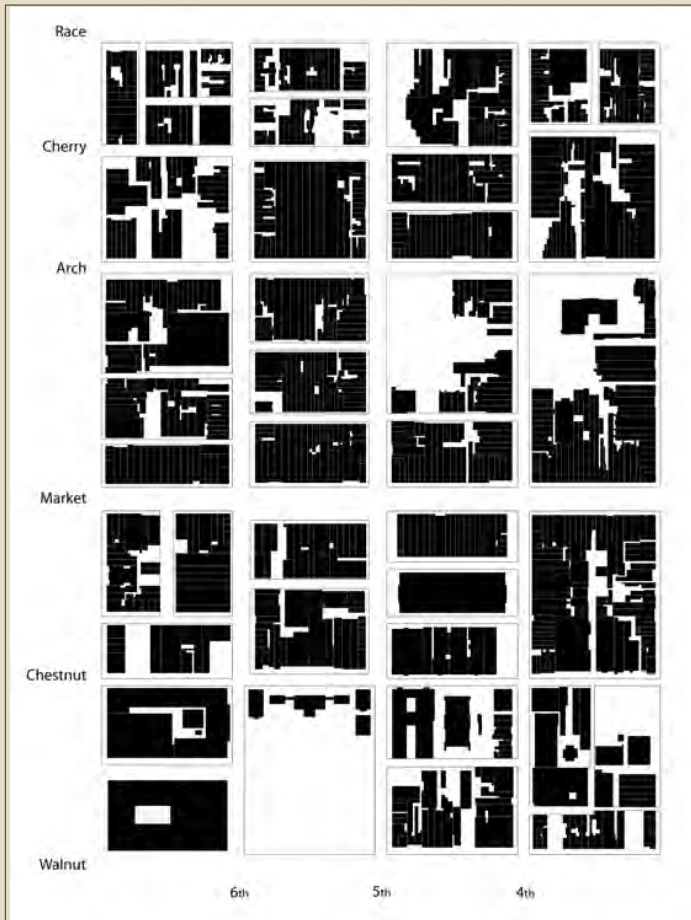


<http://www.brynmarw.edu/iconog/uphp/indnoll2/IMAGES/1939%20large.jpg>; Accessed 2/13/07

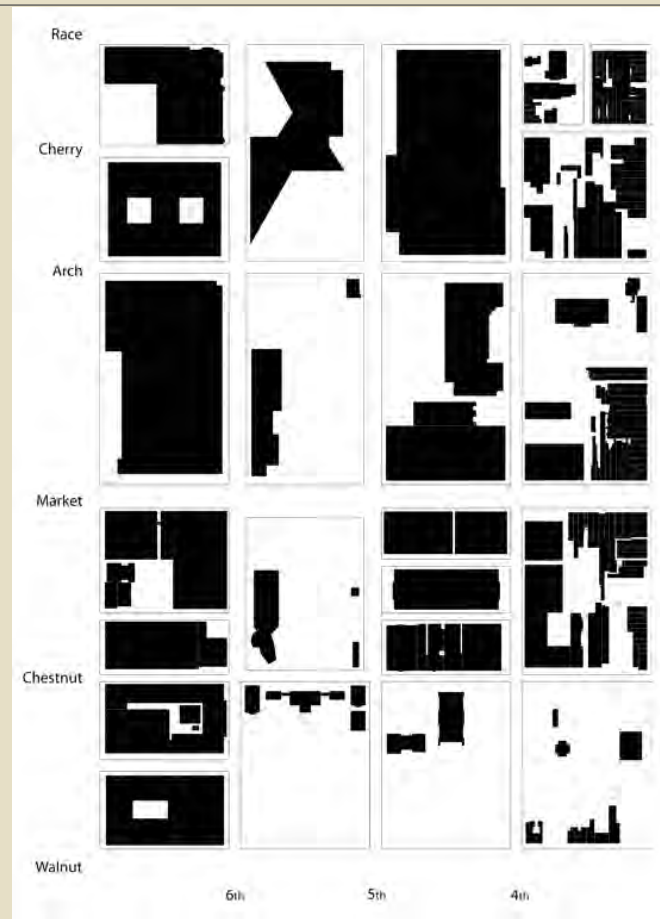
Independence Mall Area Philadelphia 2004



<http://www.brynawr.edu/iconog/uphp/indnoll2/IMAGES/2004%20large.jpg>; Accessed 2/13/07

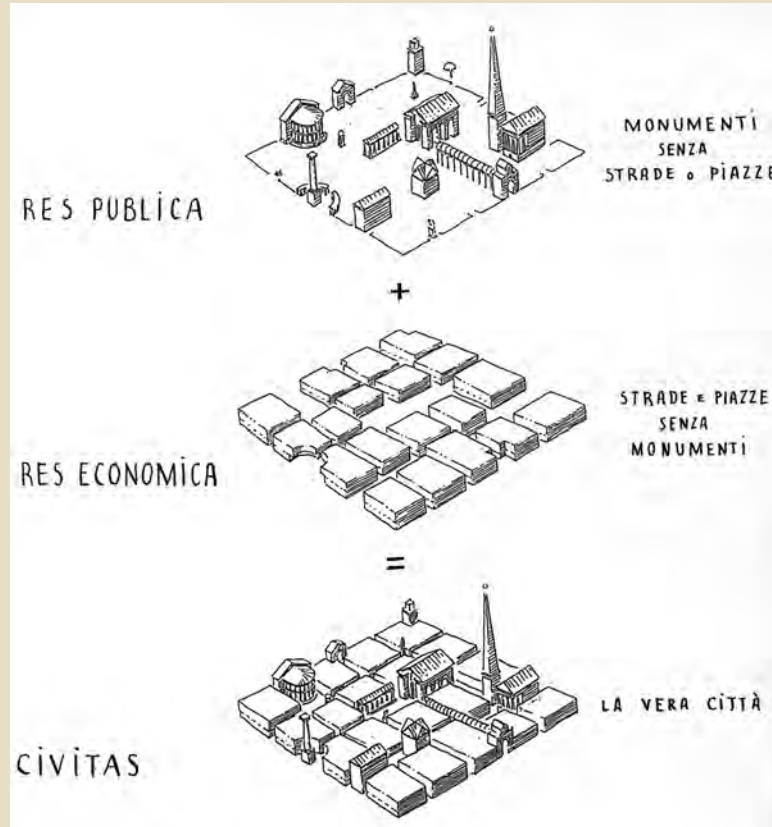


<http://www.brynmaur.edu/iconog/uphp/indnoll2/IMAGES/1939%20large.jpg>; Accessed 2/13/07



<http://www.brynmaur.edu/iconog/uphp/indnoll2/IMAGES/2004%20large.jpg>; Accessed 2/13/07

Role of Public Space in the City



On Public and Private Space



What makes a space socio-culturally hospitable (ie, public)?

Public and private: the long view

Public and private: key concepts

800-year legal battleground



Enclosures

Statute of Merton 1236

Granted lords the right to enclose
common fields and pastures

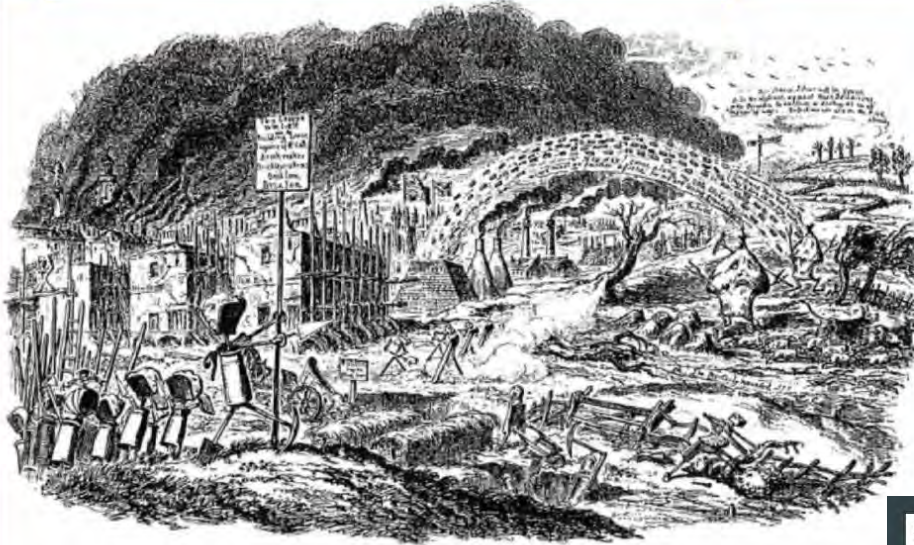
[https://www.thelandmagazine.org.uk/articles/
short-history-enclosure-britain](https://www.thelandmagazine.org.uk/articles/short-history-enclosure-britain)

Industrial Revolution

Late 18th century

Parliamentary acts of enclosure hit their peak

Emigration to colonies took off



George Cruikshank's 1829 cartoon of the horrors of urban development, 'London Going out of Town'. This particular satire refers to plans for Camden 'Town'.

List of acts [\[edit \]](#)

- The Inclosure Act 1773 (13 Geo.3 c.81)

The Inclosure Acts 1845 to 1882 means:^[7]

The Inclosure Act 1845 (8 & 9 Vict. c.118)

The Inclosure Act 1846 (9 & 10 Vict. c.70)

The Inclosure Act 1847 (10 & 11 Vict. c.111)

The Inclosure Act 1848 (11 & 12 Vict. c.99)

The Inclosure Act 1849 (12 & 13 Vict. c.83)

The Inclosure Commissioners Act 1851 (14 & 15 Vict. c.53)

The Inclosure Act 1852 (15 & 16 Vict. c.79)

The Inclosure Act 1854 (17 & 18 Vict. c. 97)

The Inclosure Act 1857 (20 & 21 Vict. c.31)

The Inclosure Act 1859 (22 & 23 Vict. c.43)

The Inclosure, etc. Expenses Act 1868 (31 & 32 Vict. c.89)

The Commons Act 1876 (39 & 40 Vict. c.56)

The Commons (Expenses) Act 1878 (41 & 42 Vict. c.56)

The Commons Act 1879 (42 & 43 Vict. c.37)

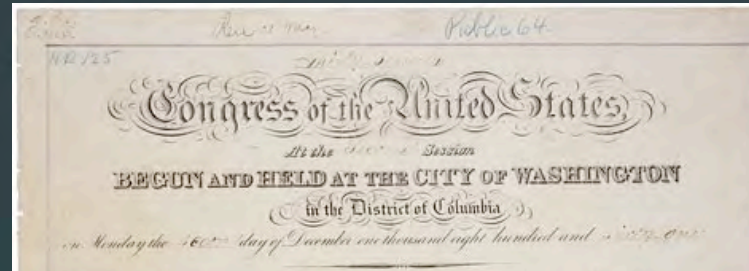
The Commonable Rights Compensation Act 1882 (45 & 46 Vict. c.15)

Enclosing the U.S.



Losers of Britain's class wars re-create the battlegrounds in post-colonial U.S.

- The 1862 Act granted 160 acres of land in the midwest to homesteaders who lived on their plot for five years.
- Similar act in the south in 1866.



Land ownership in favelas and colonias

The Americas

Brazil Slum Dwellers Shun Home Ownership, Fearing Gentrification

February 03, 2017 06:00 PM



RIO DE JANEIRO - Mauricio Hora's family has lived in the oldest favela for generations but despite his deep roots, he has no interest in formally owning his home.

WORLD NEWS MAY 18, 2016 / 9:19 AM / UPDATED 4 YEARS AGO

Meet the Brazilian man who sells property nobody owns

By Chris Arsenault, Thomson Reuters Foundation

8 MIN READ



RIO DE JANEIRO (Thomson Reuters Foundation) - Brazilian lawyer Aluisio Cantalice has an interesting job: brokering sales for real estate that nobody officially owns.

Dysfunctional Residential Land Markets

Colonias in Texas

Peter M. Ward

Low-income, self-managed homestead subdivisions, called colonias in Texas, are a rapidly expanding form of land and housing production in the United States. In a recently completed Lincoln Institute-supported study, I have analyzed the dysfunctional aspects of these land markets as measured by a high level of absentee lot ownership, modest lot and property transactions and turnover, and a lack of significant valorization (value increment) as settlements are built through and improved.

Which of these spaces are public? Which are private?

How do you know?



Public and Private: Key Concepts

- Universally, public and private are fluid, socially constructed concepts
- In the UK and US, they are constructed through laws (and thus, state power) since before the existence of the modern state itself.
- They are highly contested: physically and discursively

*A space is rarely either public or private but
rather **multi-layered** and often **disputed**.*

Privately-owned public spaces (POPs) illustrate that....



Tensions between public and private in malls

In what sense?

- Private space in a legal sense but assumes functions of traditional public spaces (e.g. town square)
- Owners can ban “undesired” activities and people
 - Examples?
 - Anything that interferes with consumption



Staeheli & Mitchell (2008) Privately Public

“it remains the case that public property is the only place where homeless people, who otherwise have no other place over which they have property rights, can live or act autonomously” (p. 55)

How has downtown redevelopment in San Diego transformed property regimes and the very nature of what public means?

But is this a “mall”?



Downtown Kendall, Miami, plan by Dover Kohl Partners

Other public space tensions . . .

What and who gets to be memorialized?

Who gets to occupy public space?

Whose behavior is surveilled and policed in public space?

And who makes these judgment calls?

What is now private was not always private . . .

What looks public may not be . . .

What is public may not be for everyone . . .

Private buildings shape our public space . . .

Public space shapes our private possibilities . . .