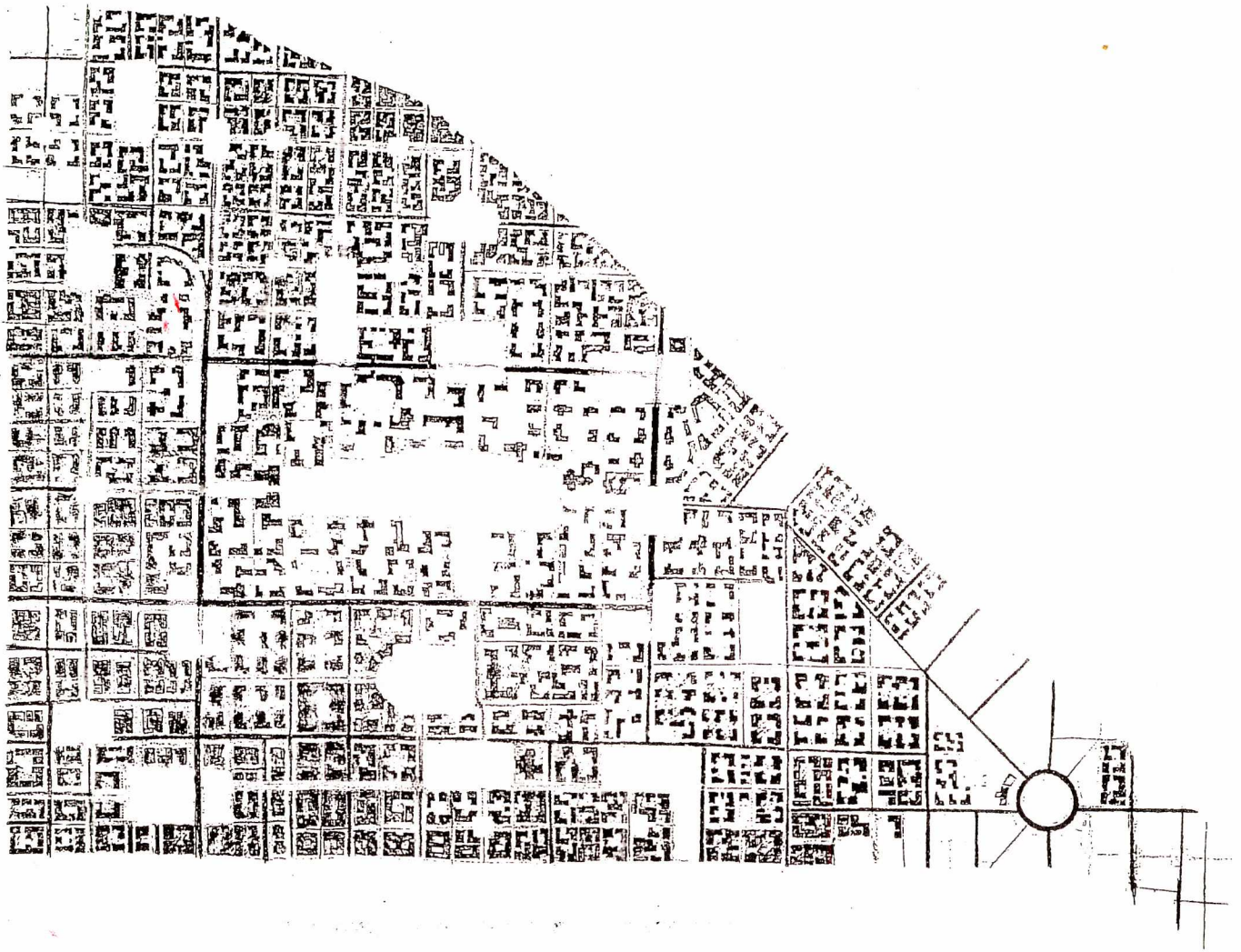




**A NEW VISION FOR  
FLAGLER HEIGHTS/PROGRESSO  
FORT LAUDERDALE, FLORIDA**

**CHRISTOPHER ALEXANDER  
AND  
THE CENTER FOR ENVIRONMENTAL STRUCTURE  
WITH CHRIS ANDREWS, SHAWN BRADBURY,  
SAUL PICHARDO, AND CHRIS SULLIVAN**

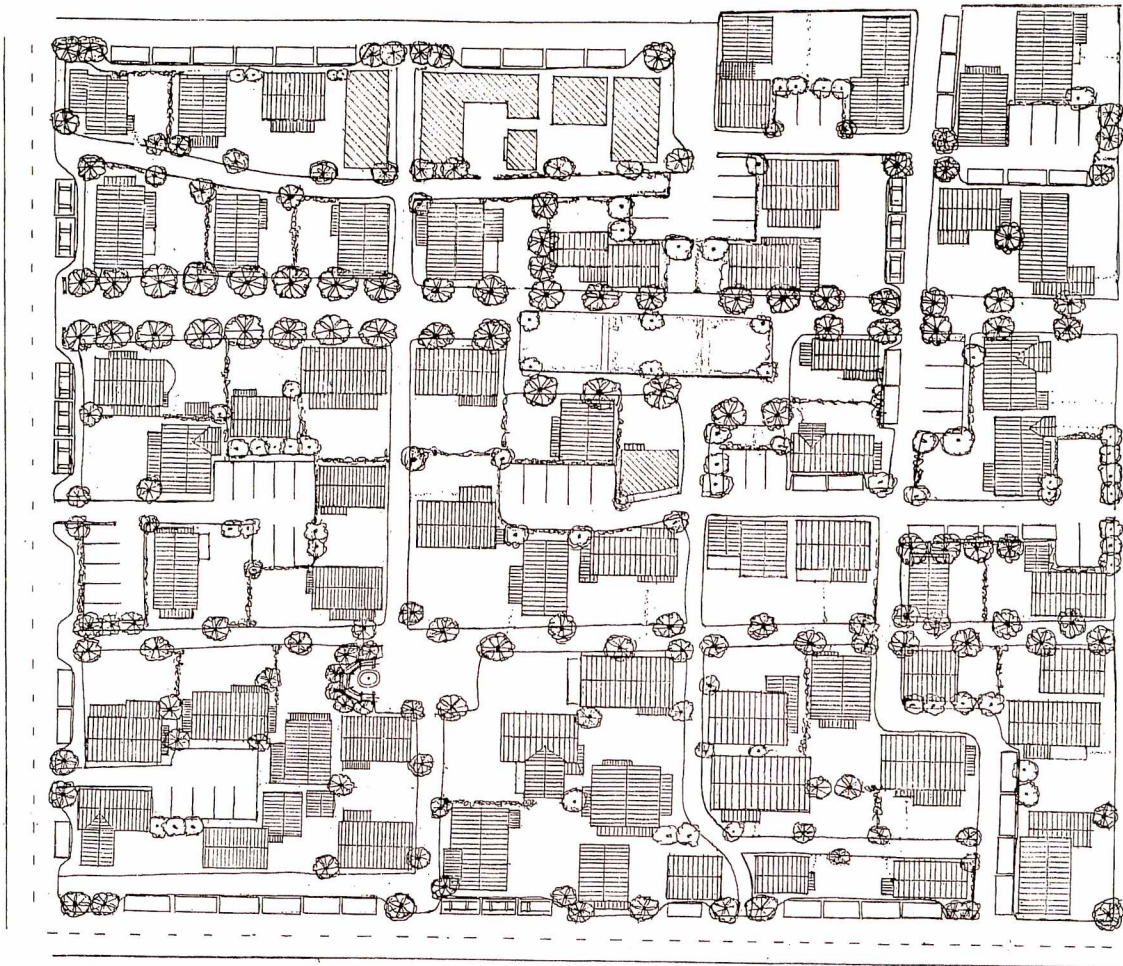
**MAY 1996**



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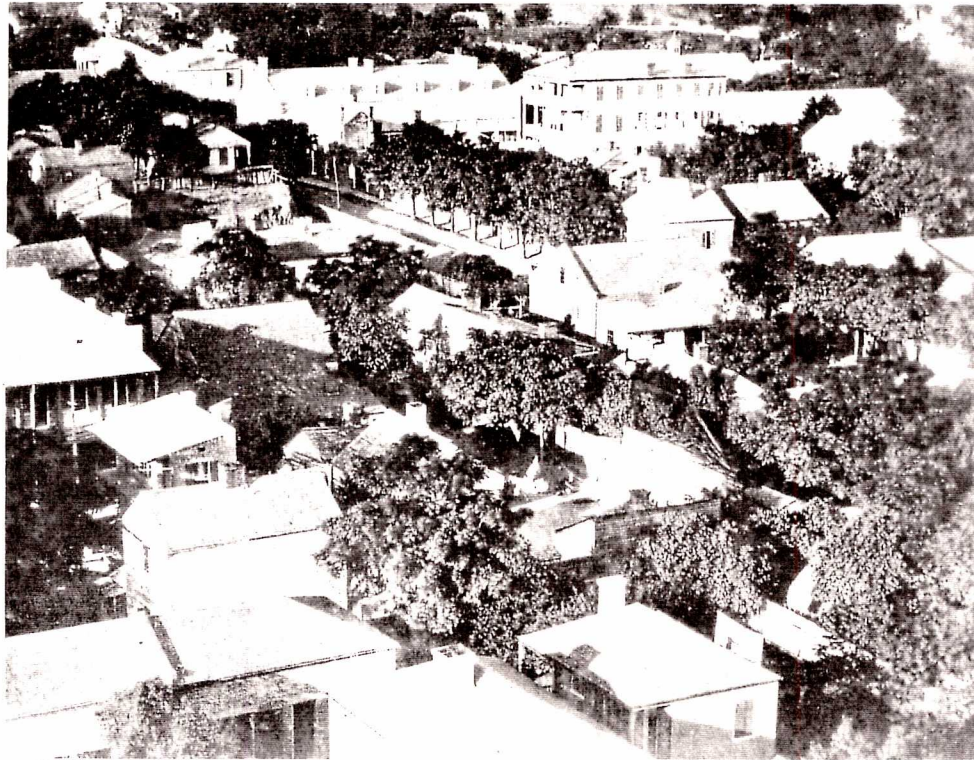
## WHY IS THIS UNIQUE?

### THE PHYSICAL CONDITIONS

1. INDIVIDUAL DEVELOPMENT
2. A LIVING DENSITY
3. A PEDESTRIAN NEIGHBORHOOD
4. VEHICULAR LOOP ROADS WITH PARKING SPURS
5. POSITIVE OUTDOOR SPACE
6. LIVING AND WORKING

### THE PROCESS OF TRANSFORMATION

1. SMALL INVESTMENTS BUILD A NEIGHBORHOOD
2. AN ONGOING DIAGNOSIS
3. REZONING THE NEIGHBORHOOD
4. PROPERTY SUBDIVISION
5. A SIMULATED TRANSFORMATION



## THE VISION

Six months ago, the Center for Environmental Structure was approached by the City of Ft. Lauderdale to develop a plan of improvement for the Flagler Heights/Progresso area, located just north of downtown. This neighborhood, once a vibrant urban district, has fallen on hard times during the past few decades, and is no longer a positive place to live. Investors are unwilling to create new businesses in the area, and the environment is deteriorating rapidly.

Clearly, a new view of the Flagler Heights/Progresso neighborhood must be taken; perhaps a more contributive structure created in its place. On the other hand, there are hundreds of good and useful things present in the existing area--certain businesses, parks, homes, and communities which, in effect, are managing to keep Flagler Heights/Progresso afloat. These places must be preserved in any future redevelopment.

To this end, the Center proposes the creation of two essential structures. The first: a pedestrian environment of public spaces and walking paths--a network which will become the living room of the neighborhood. The second: a process of transformation and piecemeal growth, through which Flagler Heights/Progresso can gradually reinvent itself as a vital and living place. Key elements and details of these propositions are laid out in the following document, toward the vision of a revitalized Flagler Heights/Progresso neighborhood.

# THE PHYSICAL CONDITIONS

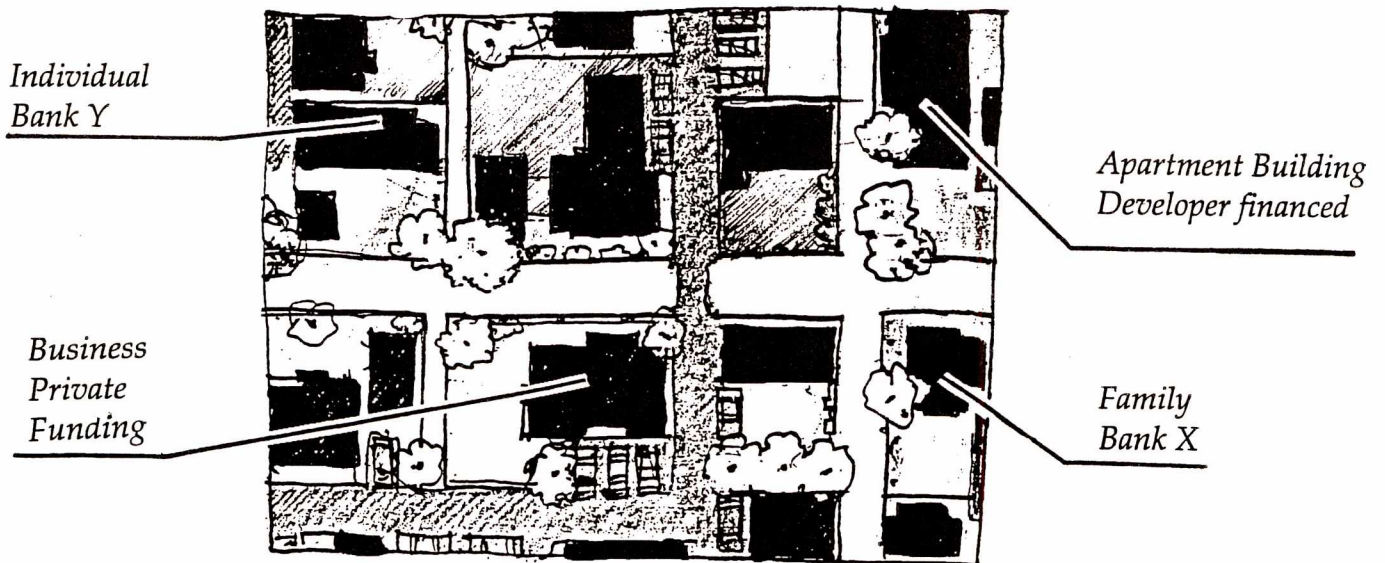
## 1. INDIVIDUAL DEVELOPMENT

The city is a living place only when each inhabitant, each family, and each business has an environment that belongs to them; when everyone builds their own home or business, in whatever way suits their life.



Instead of a few big developers, Flagler Heights/Progresso will be built by hundreds of individual property owners.

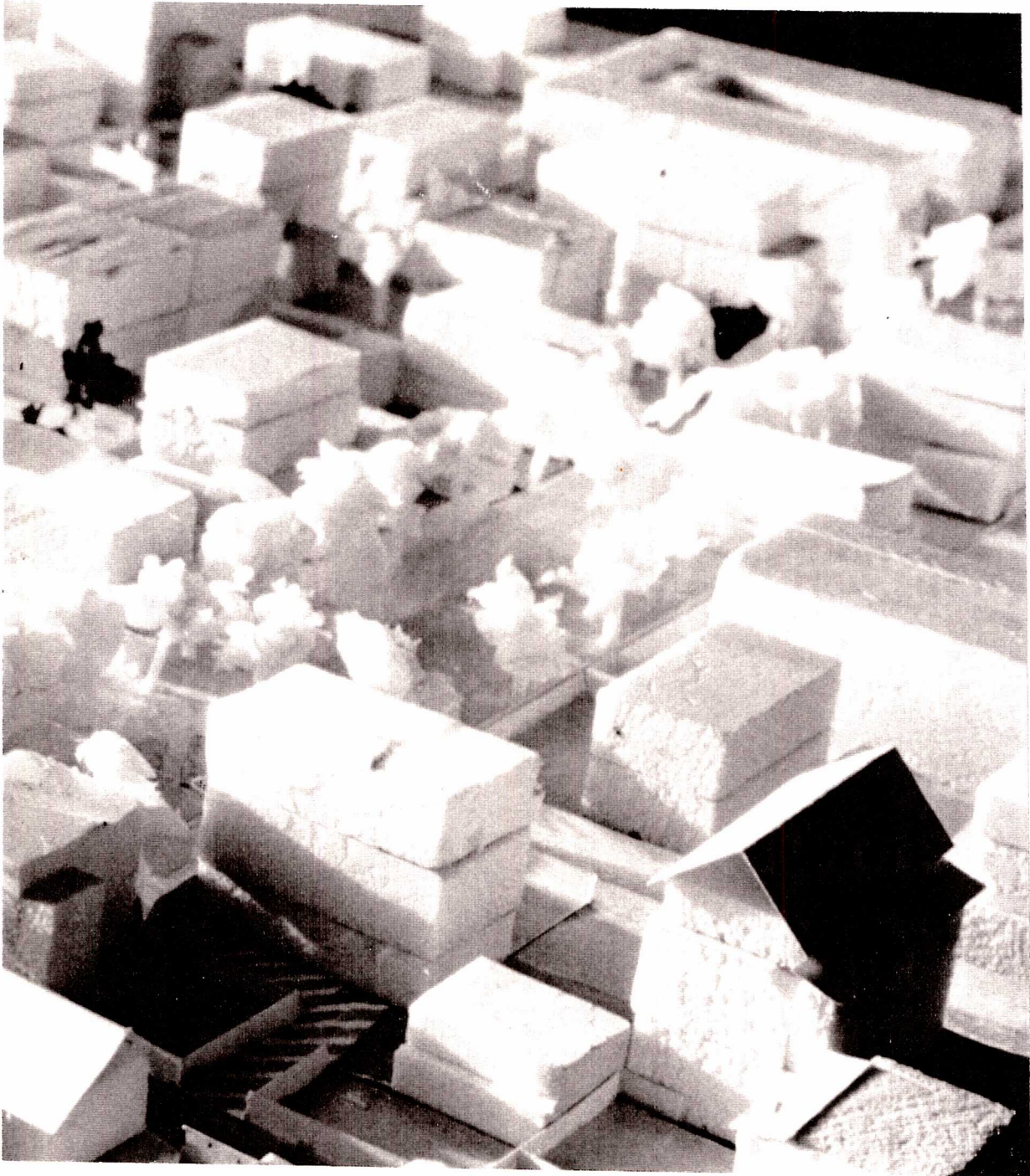
Only when we make the personal decisions that go into creating a home or business, can that place truly belong to us.



The process will encourage the resident owners and businesses to finance and develop their own land independently.

## 2. A LIVING DENSITY

The life of a city is in the many opportunities for casual contact between people as they go about their daily activities, and in the economic energy created by high density.



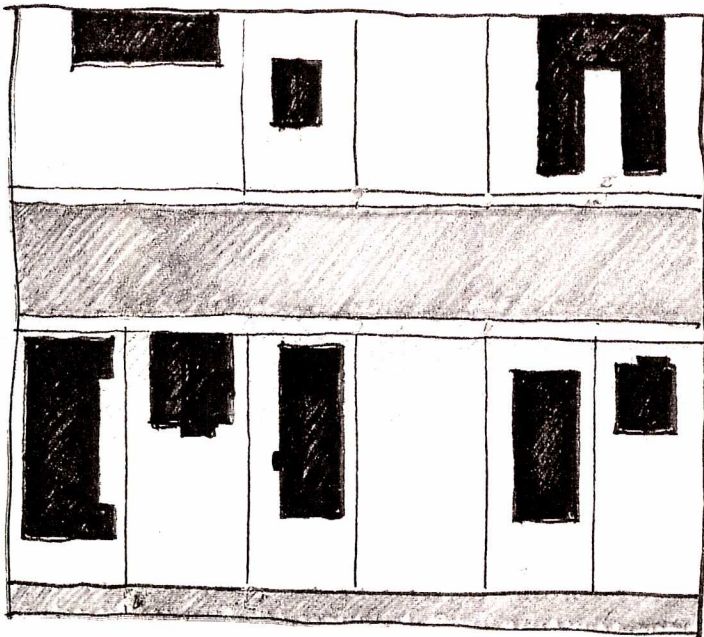
**We are proposing a threefold increase in density in Flagler Heights/Progresso.**

**At the final stage, Flagler Heights/Progresso will be home to between four and five thousand people.**

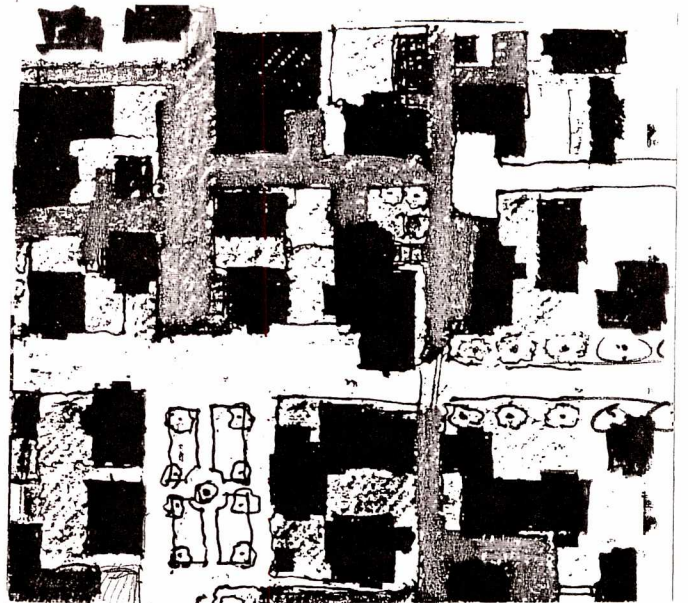




Increased density makes possible the intimate positive space of a lively neighborhood.



*The neighborhood at present--an average density*

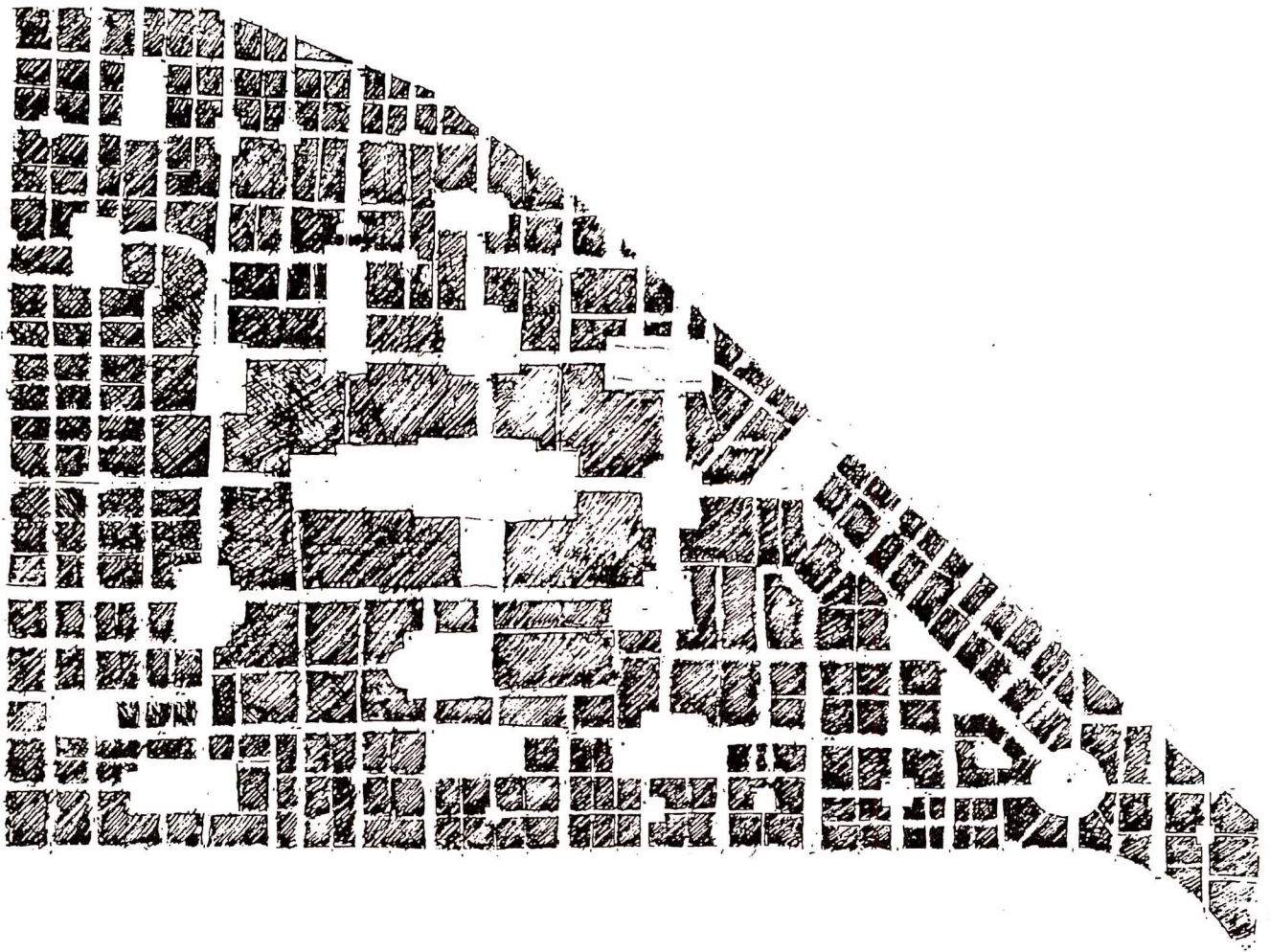


*The final proposed density*

The increased density will be organized to stimulate economic activity.

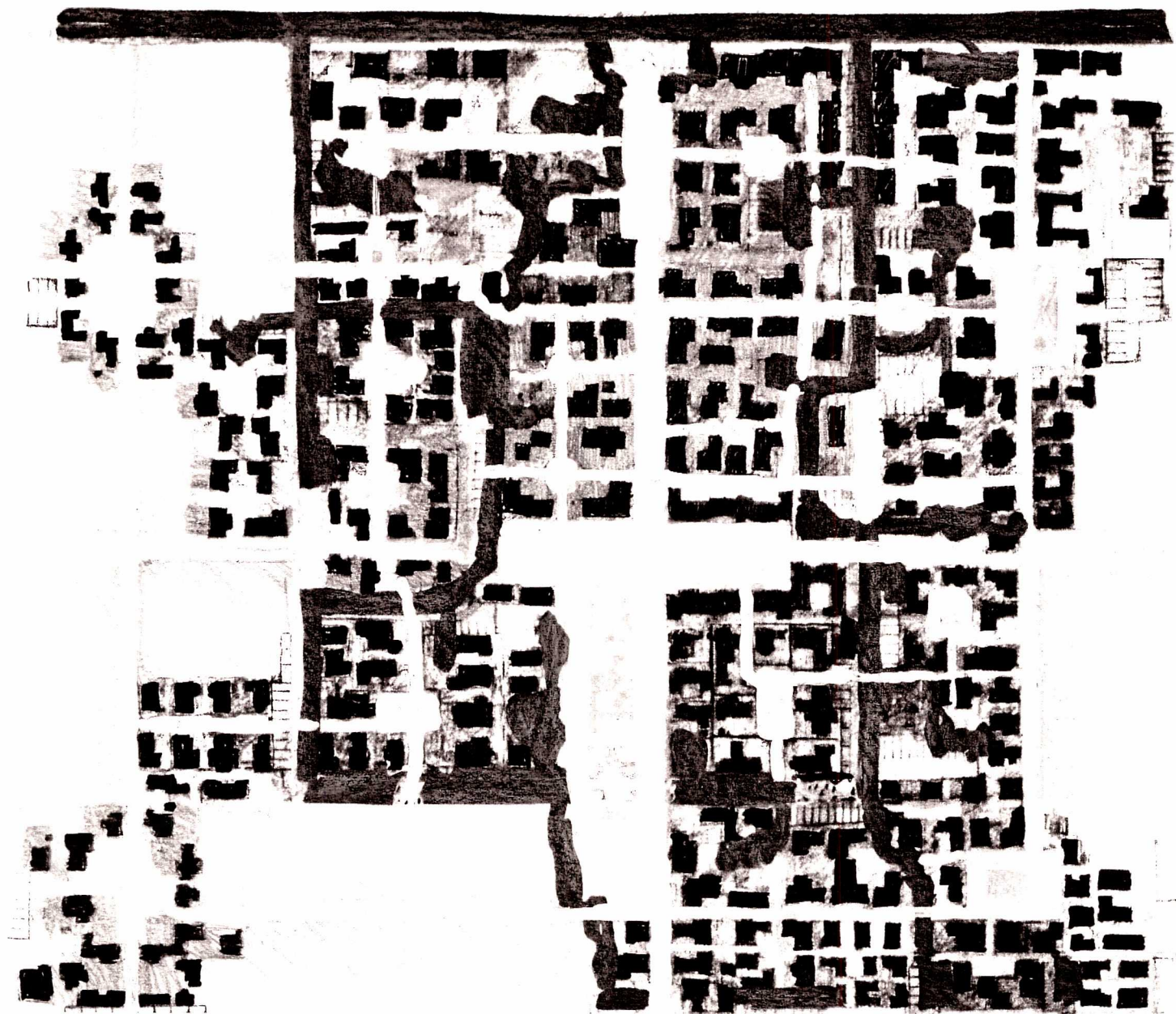
### **3. THE PEDESTRIAN NEIGHBORHOOD**

Flagler Heights/Progresso will be a place where you would rather walk than drive your car; a place where children can play safely almost anywhere.



In the new structure, there are public spaces and walking paths throughout.

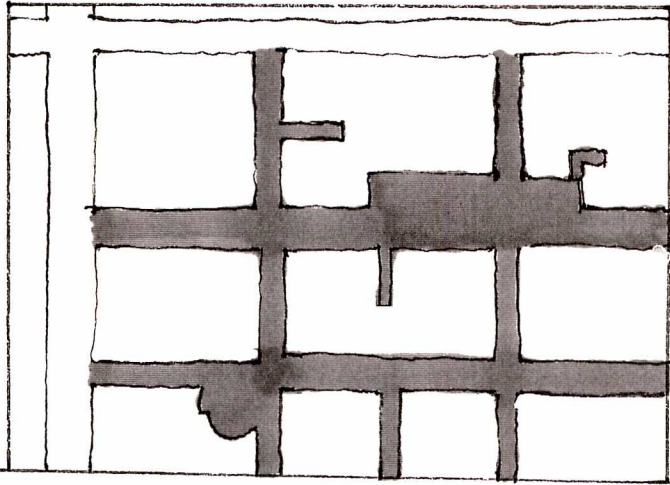




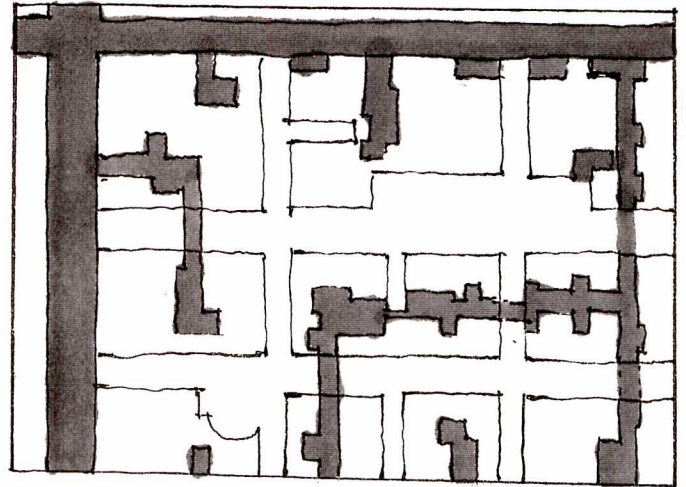
The pedestrian realm is the framework for a growing neighborhood.

#### 4. VEHICULAR LOOP ROADS WITH PARKING SPURS

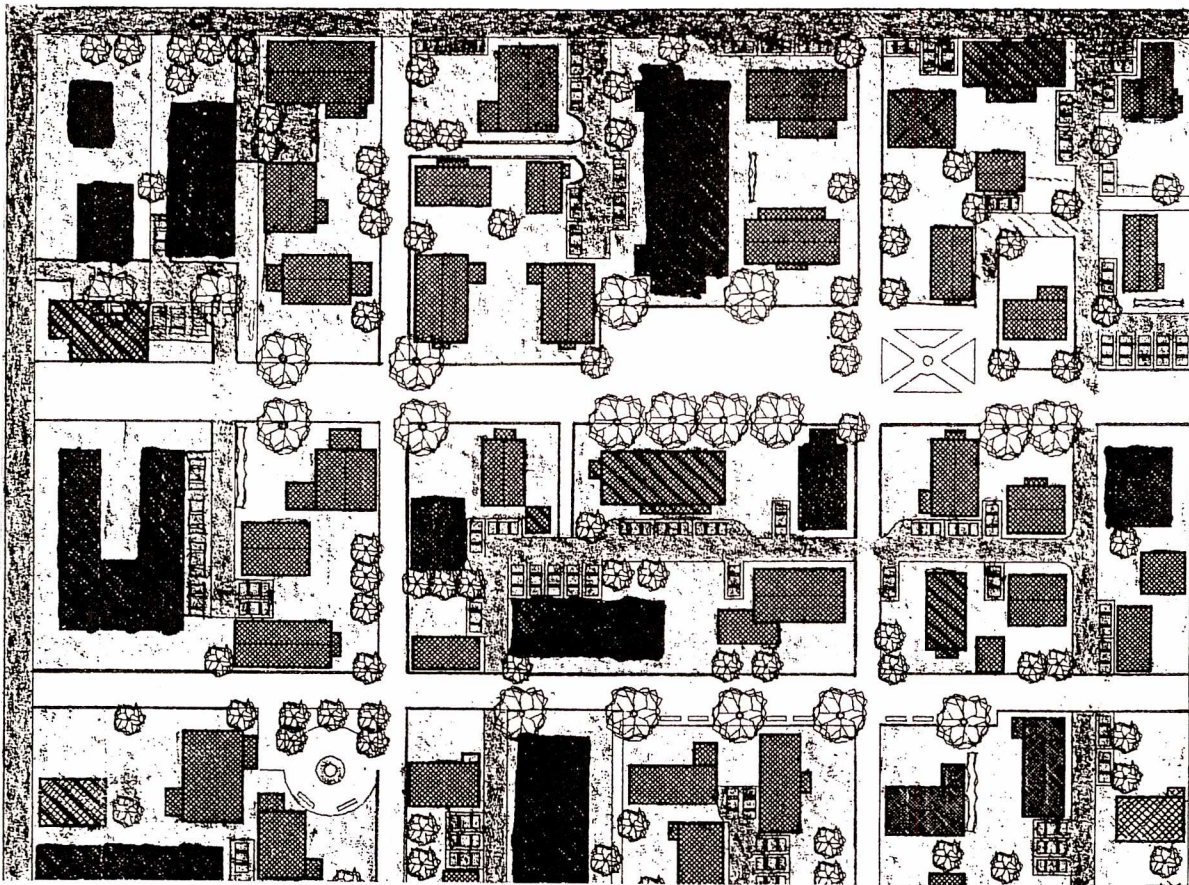
The car plays second fiddle to the pedestrian in a living neighborhood.



*Pedestrian paths and spaces are laid out through the neighborhood first.*



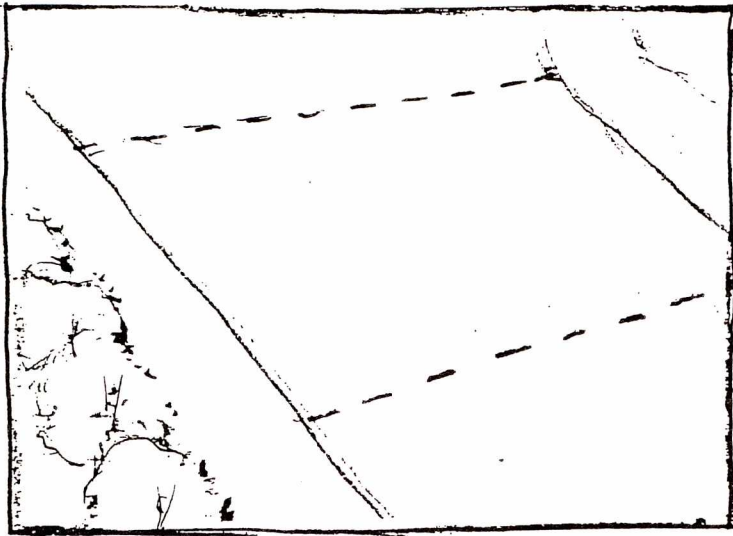
*A vehicular network is then woven throughout.*



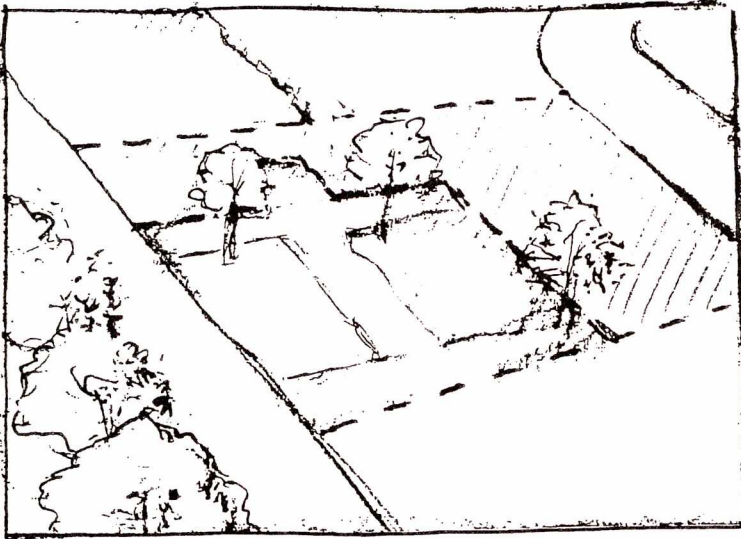
**Vehicular traffic will be accommodated without dominating the pedestrian environment.**

## 5. POSITIVE SPACE

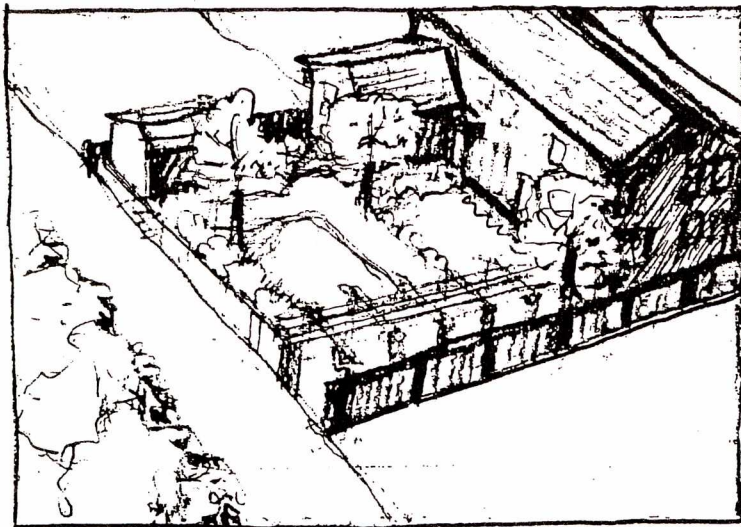
In our vision for Flagler Heights/Progresso, every garden, every path, and even the roadways create space which both holds us and connects us. This vision of positive outdoor space comes before the buildings themselves.



*Land is subdivided into individual properties.*



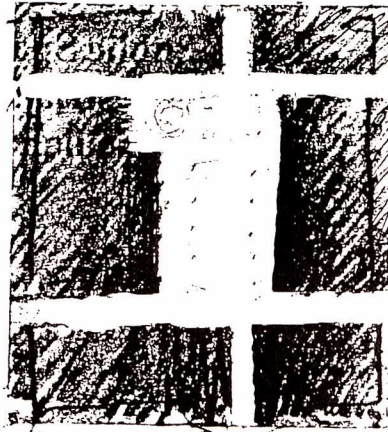
*The best land on each property is laid out as a garden first...*



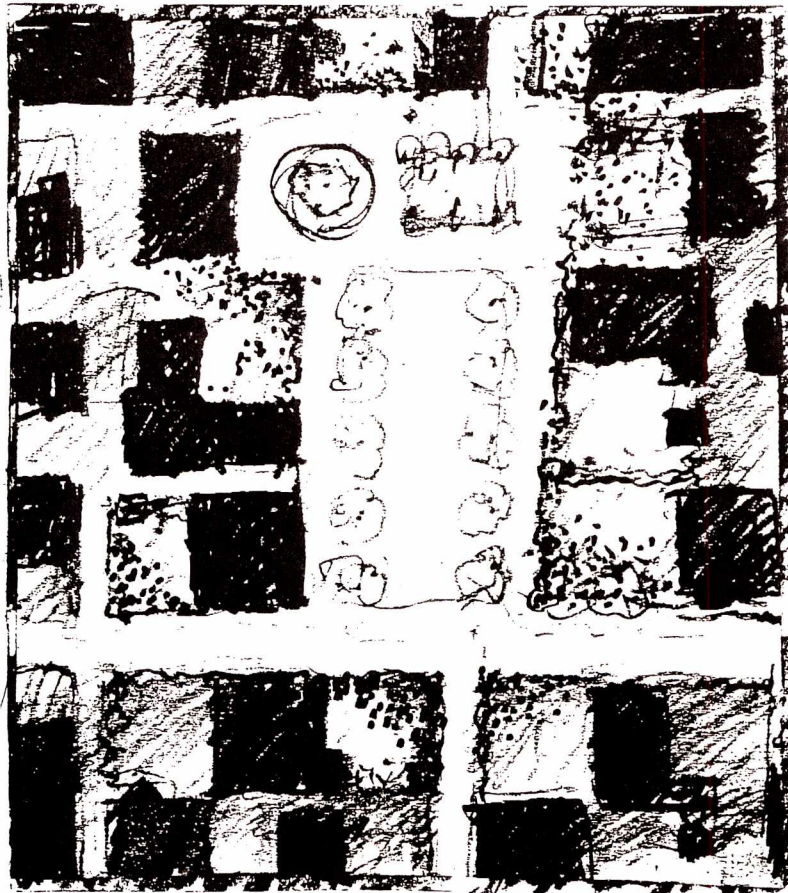
*...then, buildings fill in the spaces left over.*

**Outdoor space is made positive before a building is designed. The resulting gardens become the fabric holding the neighborhood together.**





*A public space laid out during the initial transformation...*



*...enhanced by the addition of adjacent private spaces.*

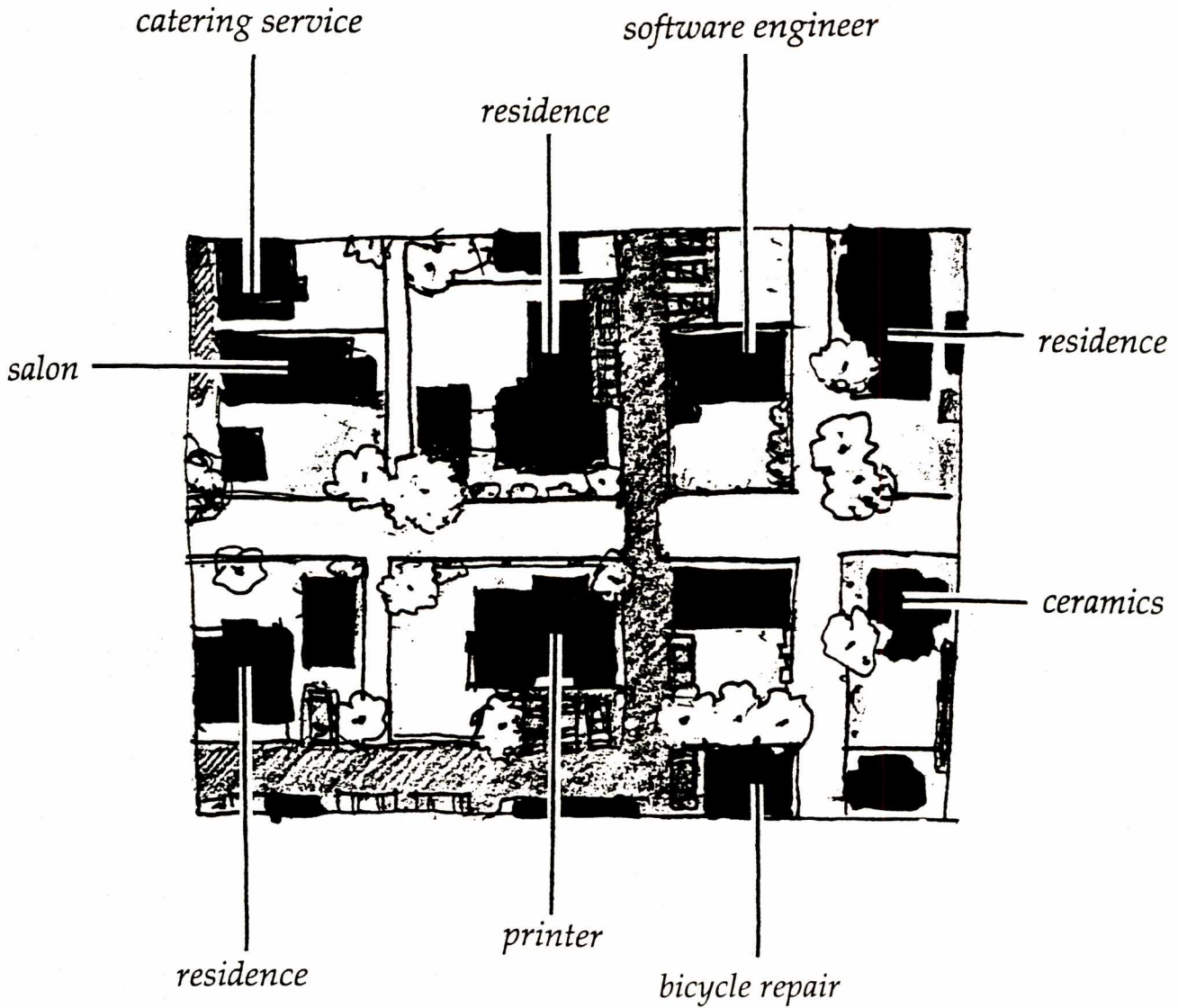
**Private gardens add to the life of public outdoor space.**



Positive space is essential to the life of the city.

## 6. LIVING AND WORKING

Flagler Heights/Progresso will be a place where people live and work, where two essential parts of our lives can be brought together.



**There is a major shift in the way people live and work; every day sees more people working out of their homes.**



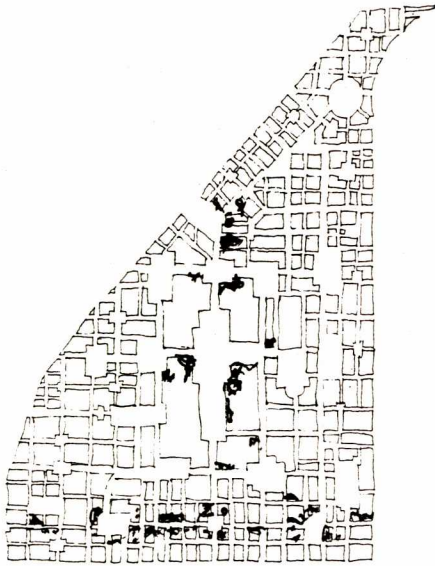
**The separation between commercial and residential, made in modern zoning ordinances, drains the vitality from a city. When living and working intermingle, a place becomes more real.**

# THE PROCESS OF TRANSFORMATION

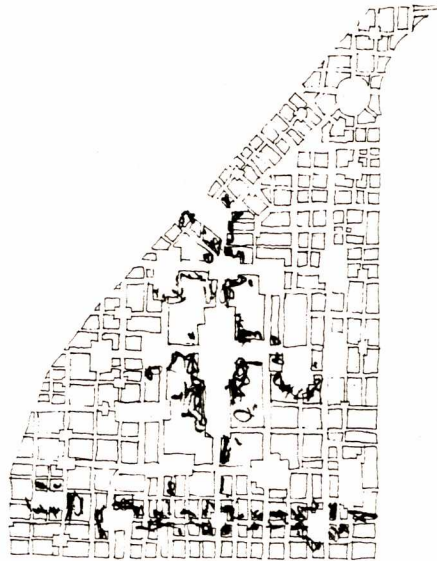
## 1. SMALL INVESTMENTS BUILD A NEIGHBORHOOD

Since people are reluctant to invest in a downgrade neighborhood, our approach to development is therefore to encourage and support a wide range of investments by families, businesses, and banks, acting individually, but guided and protected by the planning process.

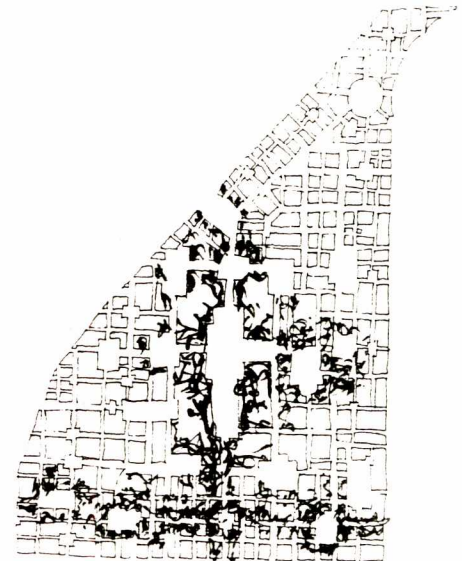
*A simulation of this growth process, with small investments at each stage...*



*spots of activity...*



*...become a thread...*



*...become a lifeline.*

- **Developers are reluctant to invest in Flagler Heights/Progresso.**
- **Ordinary people have little or no money to spare.**

**Growth must begin gradually, in a piecemeal process, encouraging individual investments.**

**The Flagler Heights/Progresso project will not require a large initial financial investment.**

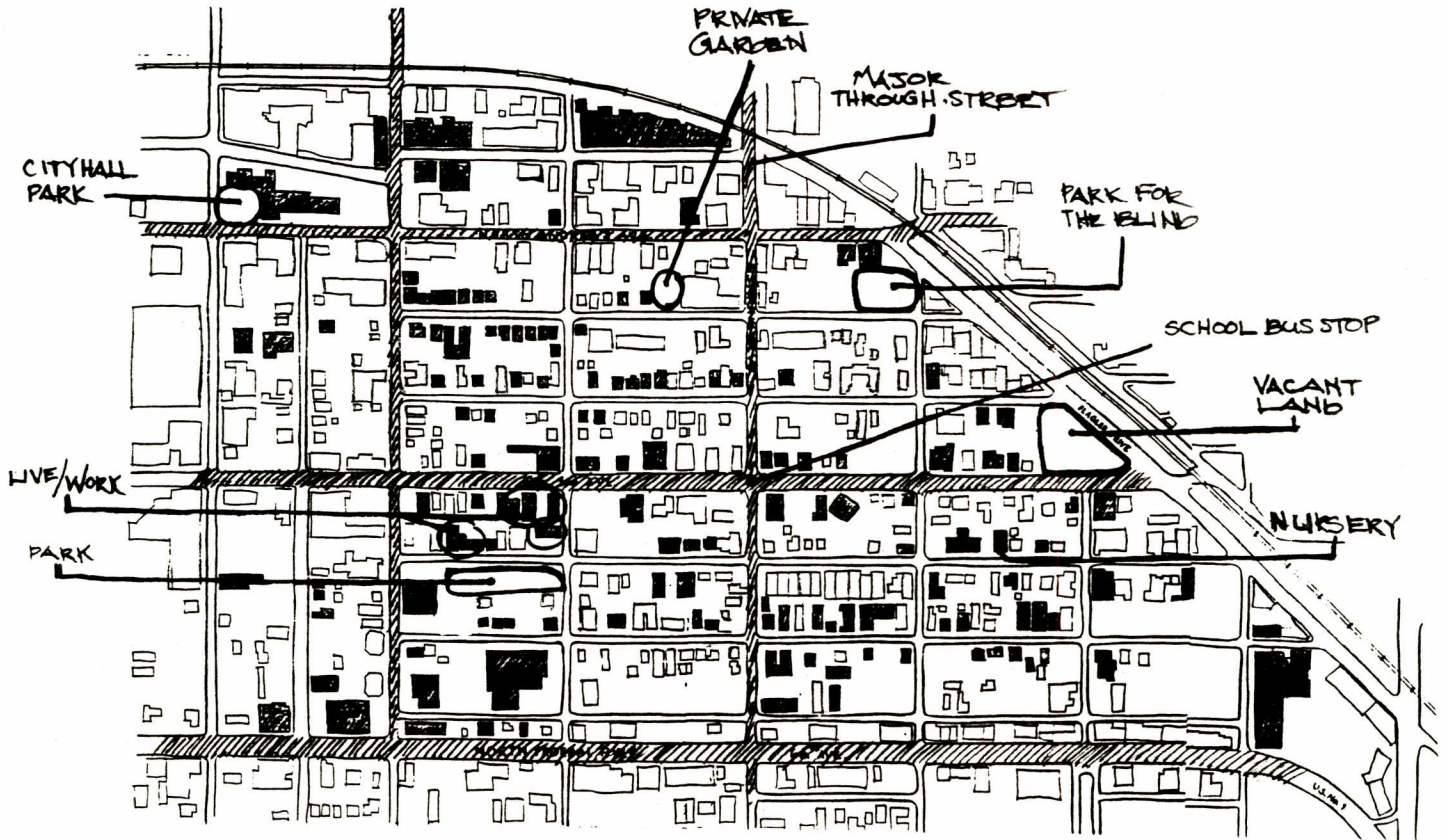
## **2. AN ONGOING DIAGNOSIS**

The neighborhood is remade through an ongoing diagnosis of the existing structure, repeated at each stage of transformation.



*Landowners, community leaders, and residents of Flagler Heights/Progresso will create diagnosis maps of the neighborhood, highlighting useful and valuable structures.*

*The following is an early version of one such map, made during an initial community meeting.*



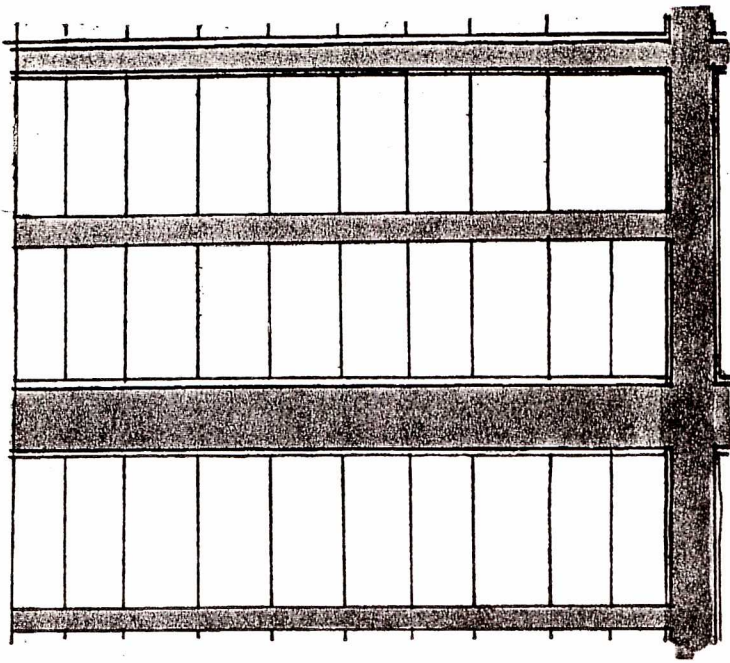
**The first step in this process is to make a thorough inventory of what the existing Flagler Heights/Progresso area contains--to determine what is worth saving and what needs repair.**

### **3. REZONING THE NEIGHBORHOOD**

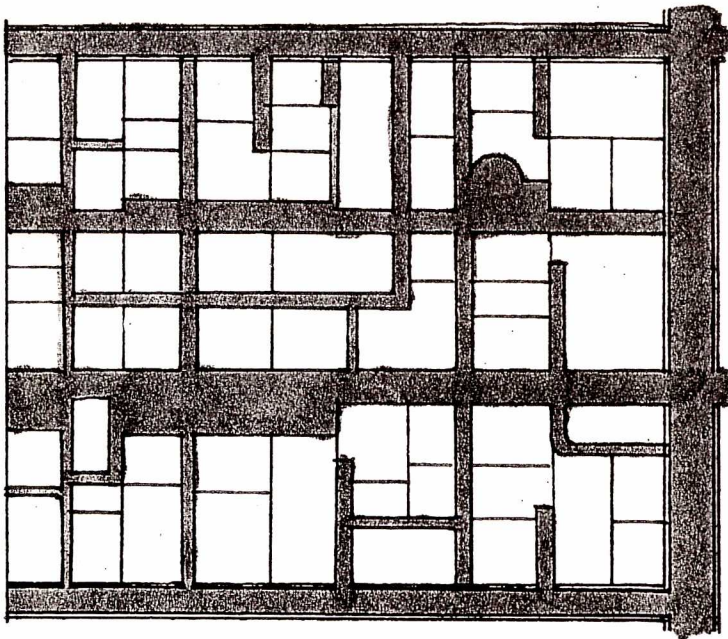
A new zoning district will need to be formed for Flagler Heights/Progresso. The rules that come into effect within this zoning district will need to be drafted to cause the appearance of streets, pedestrian paths, parking, mixed use, and reparceling according to the specifications of this paper.

#### **4. PROPERTY SUBDIVISION**

The new zoning of Flagler Heights/Progresso will encourage lots to be independently subdivided when the owner wishes to do so, increasing the density and economic vitality of the neighborhood.



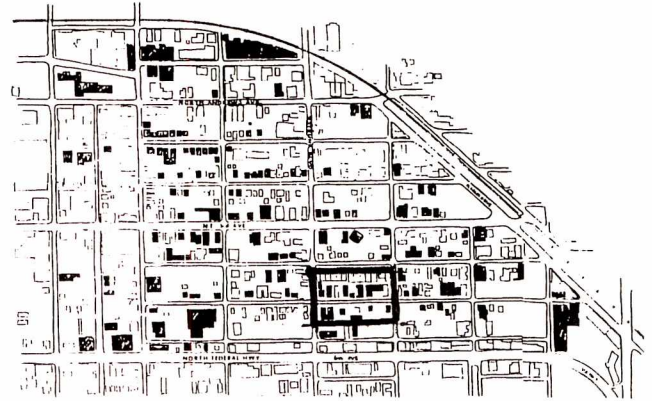
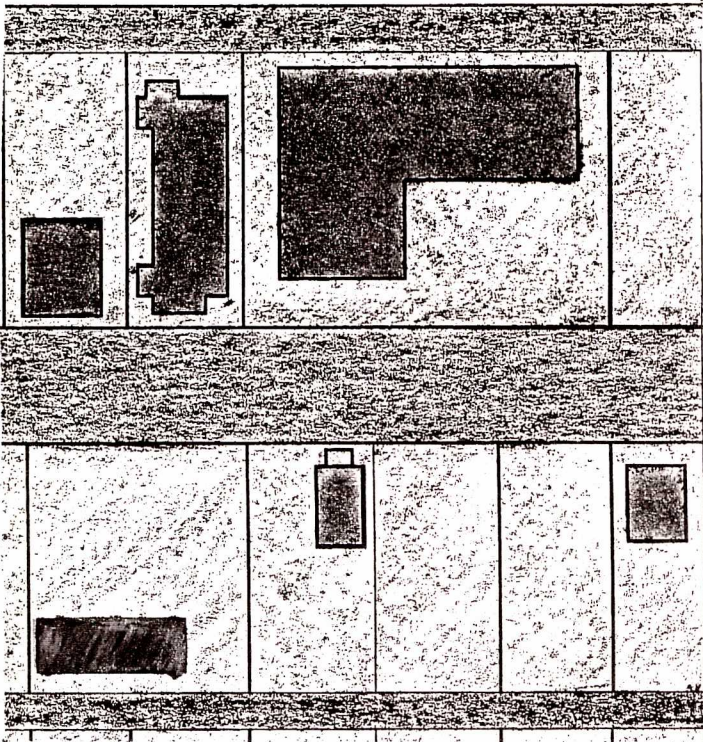
*The existing property and vehicular infrastructure...*



*...is reconfigured, allowing a more livable environment to form.*

**Reparceling properties, in accordance with new zoning, will produce a lively, varied, and well-adapted whole.**

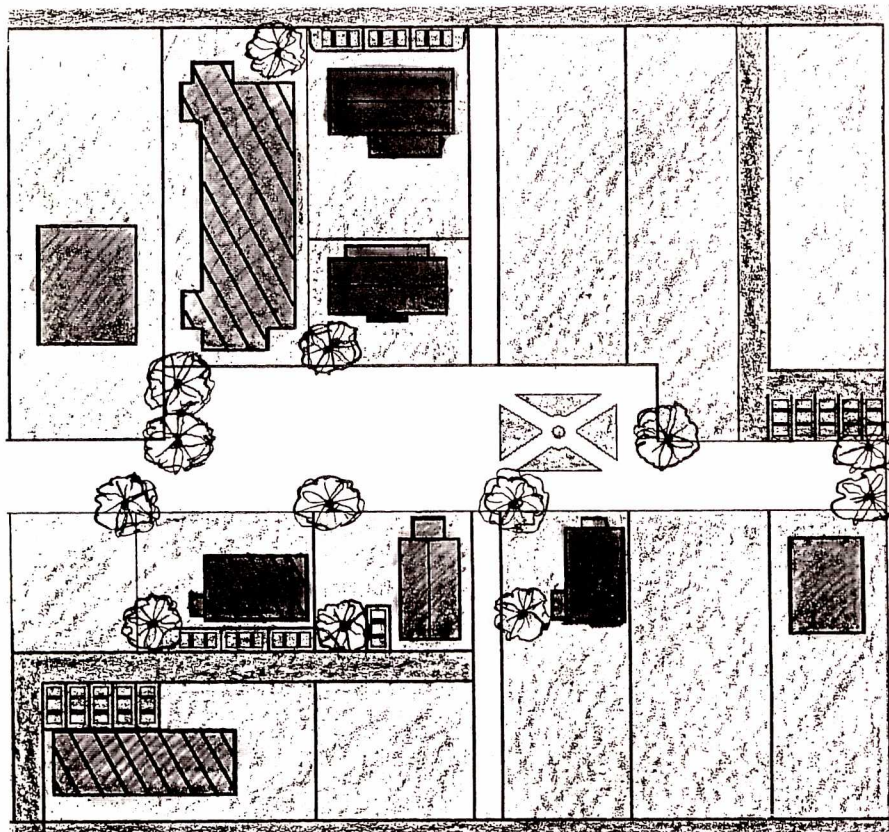
## A SIMULATED TRANSFORMATION

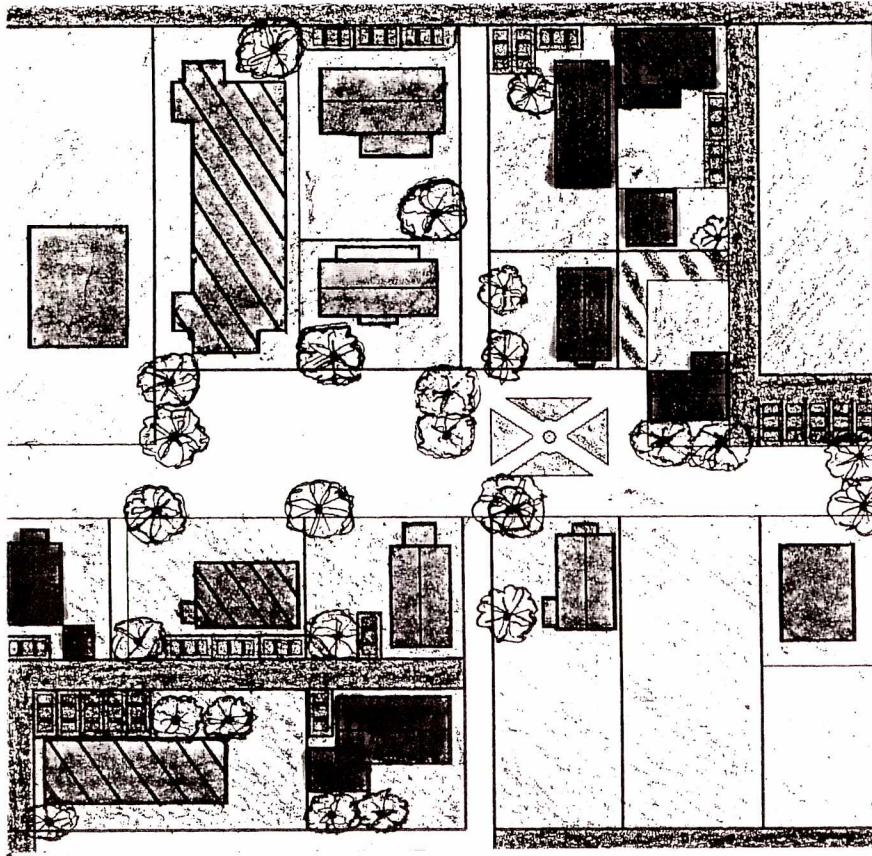


**LEGEND**

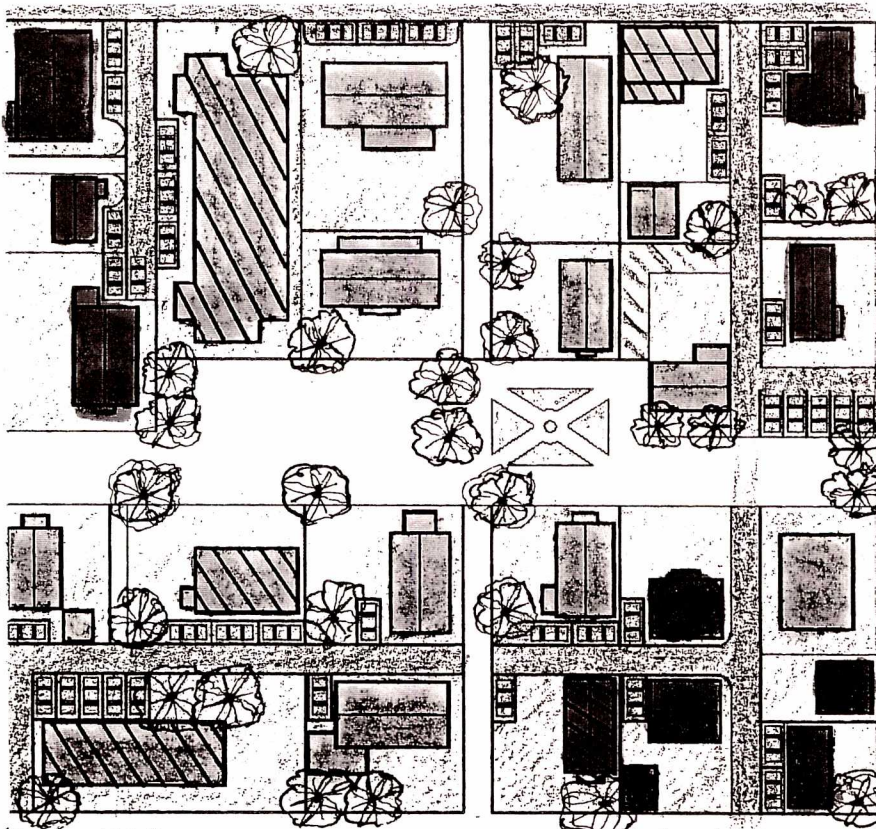
-  Existing Building
-  New Building
-  Commercial Building
-  Public Space
-  Pedestrian Path
-  Vehicular Access
-  Vehicular & Pedestrian Access

**EXISTING STRUCTURE**

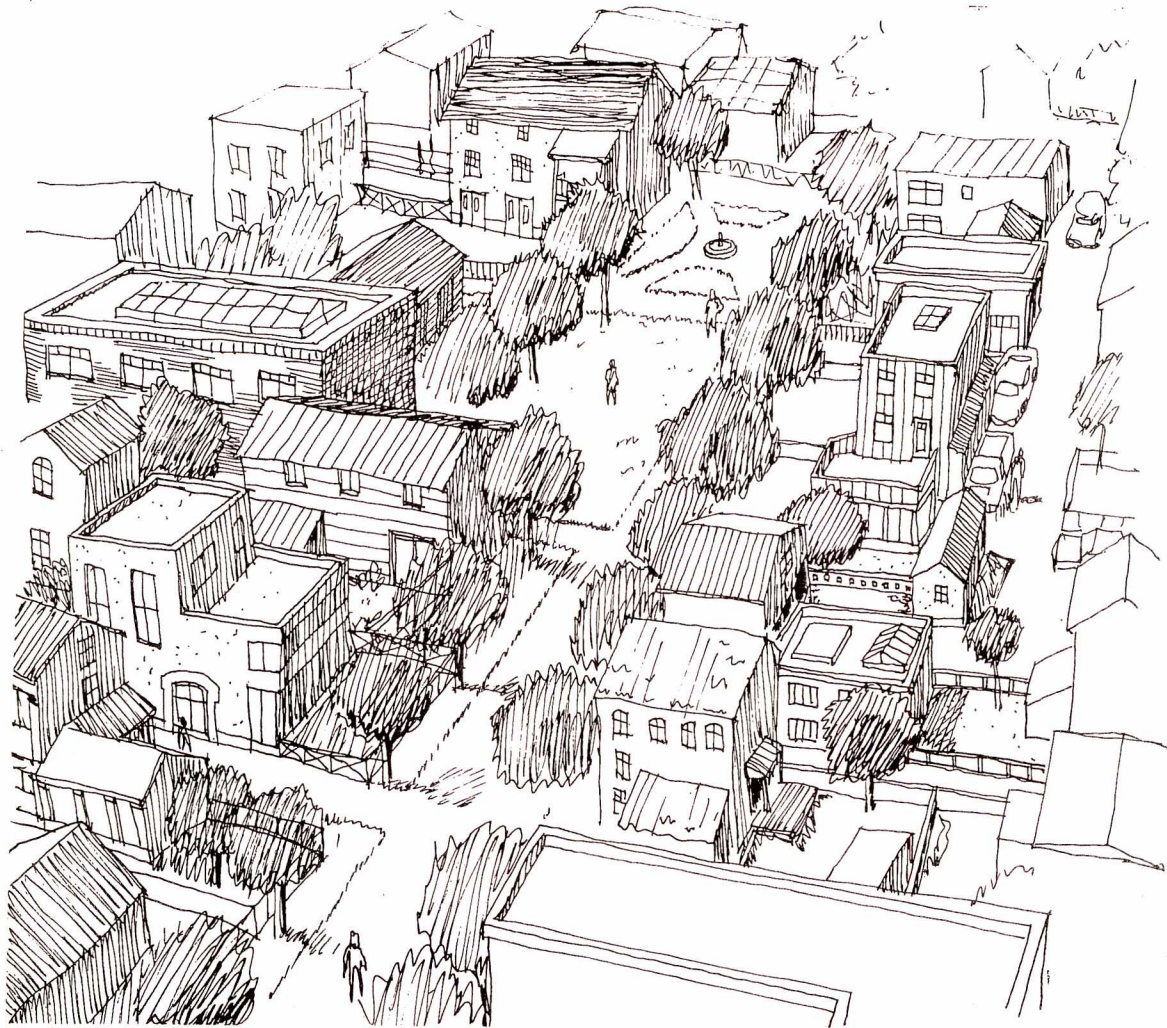




STAGE 2



STAGE 3



**Flagler Heights/Progresso--transformed through this piecemeal process of individual investment and development, guided by the planning process.**



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