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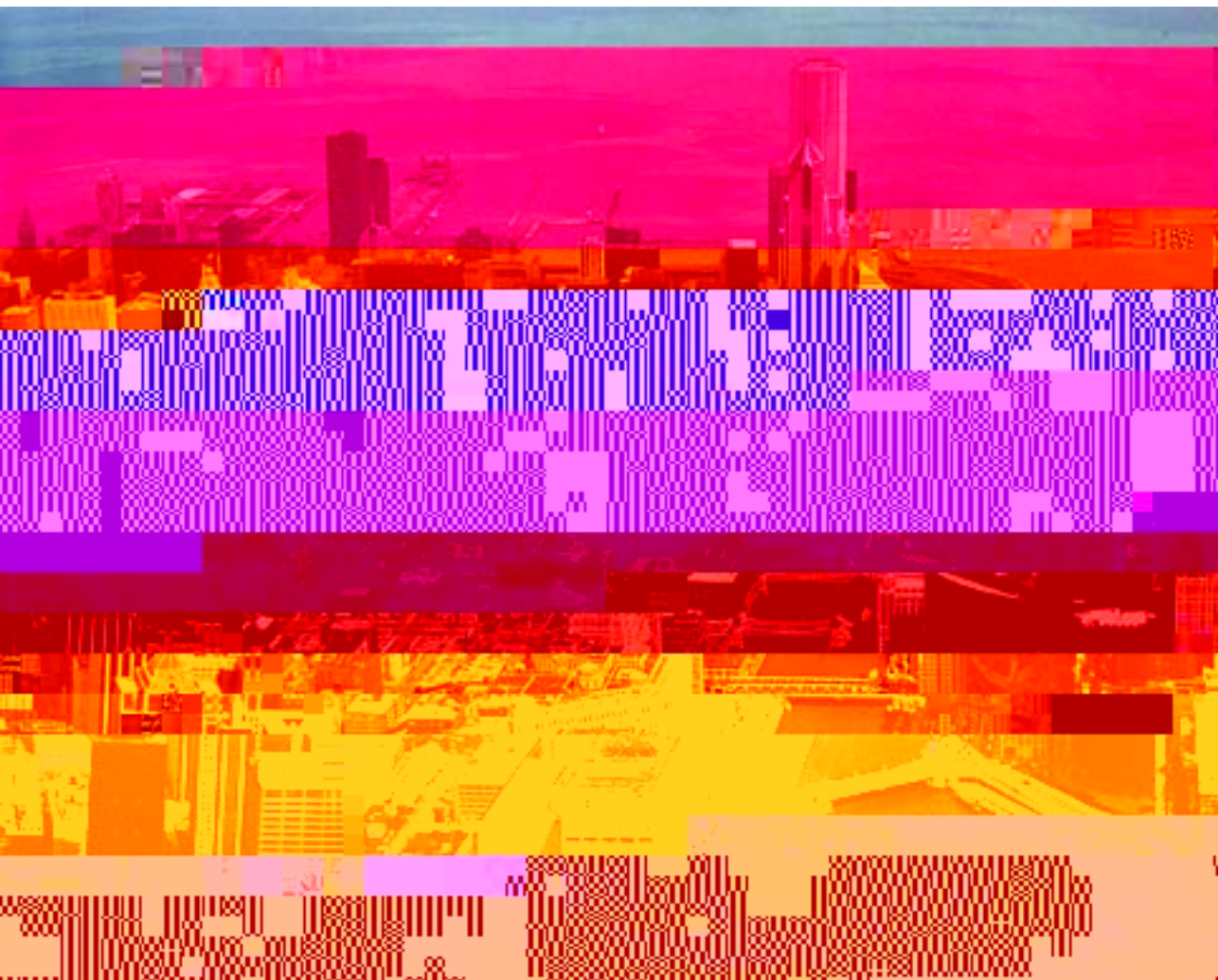
ISBN 978-7-111-17960-3

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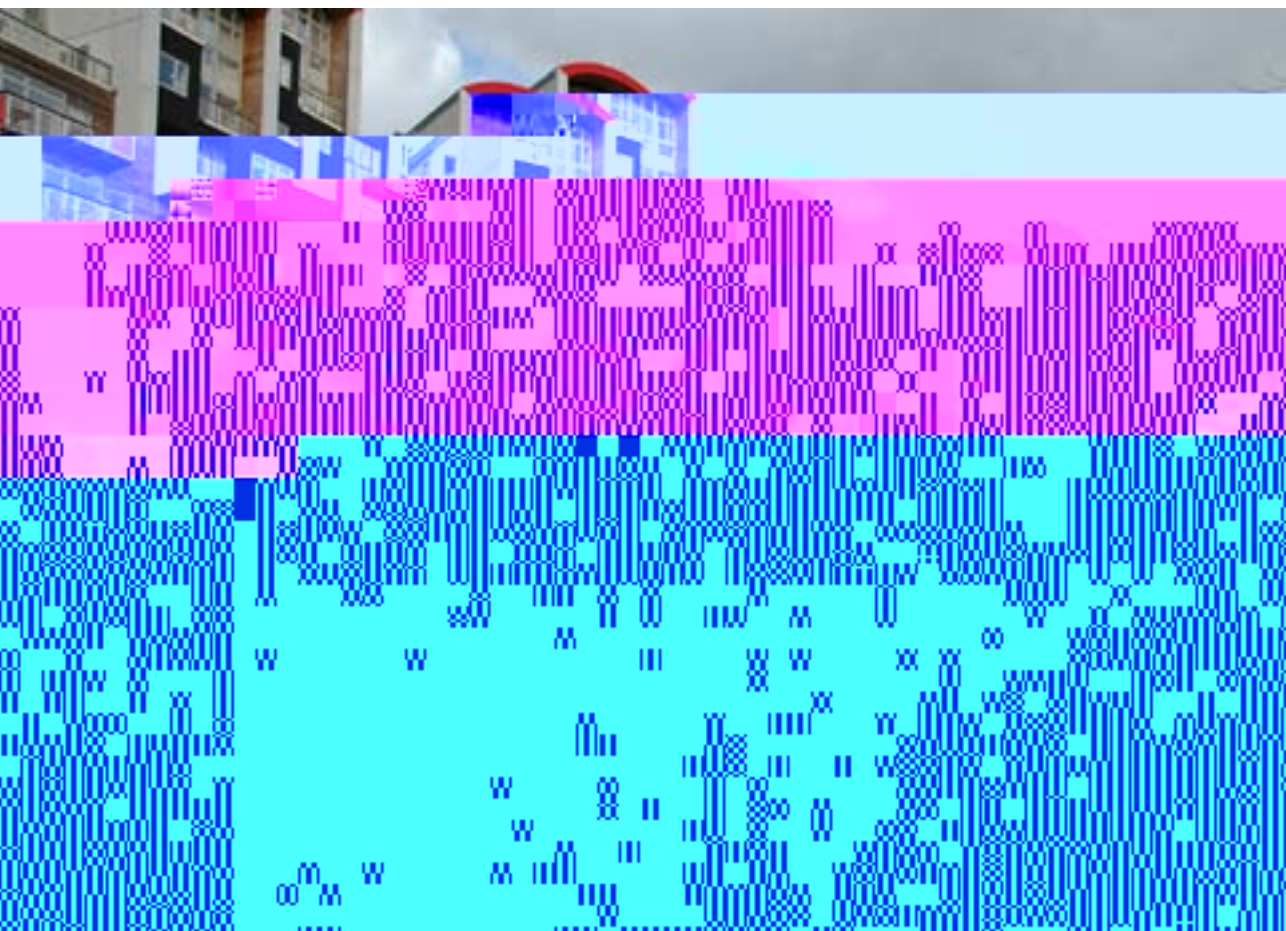
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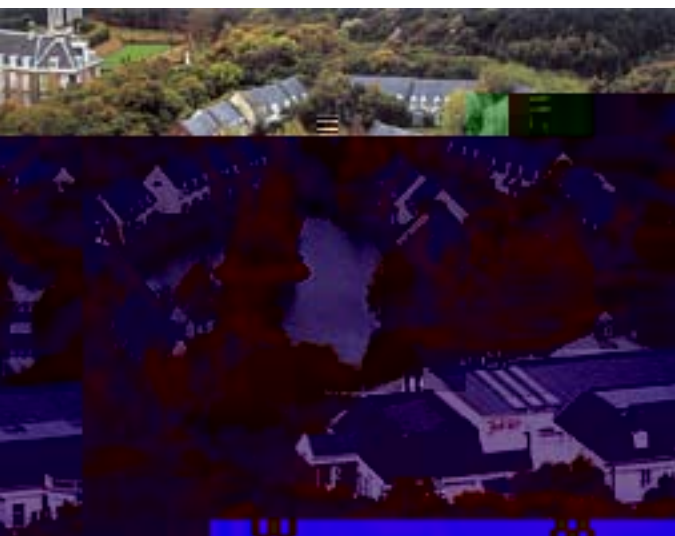
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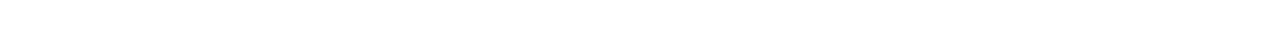
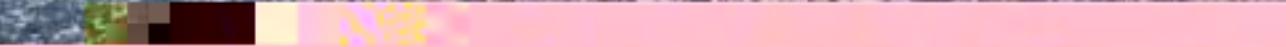
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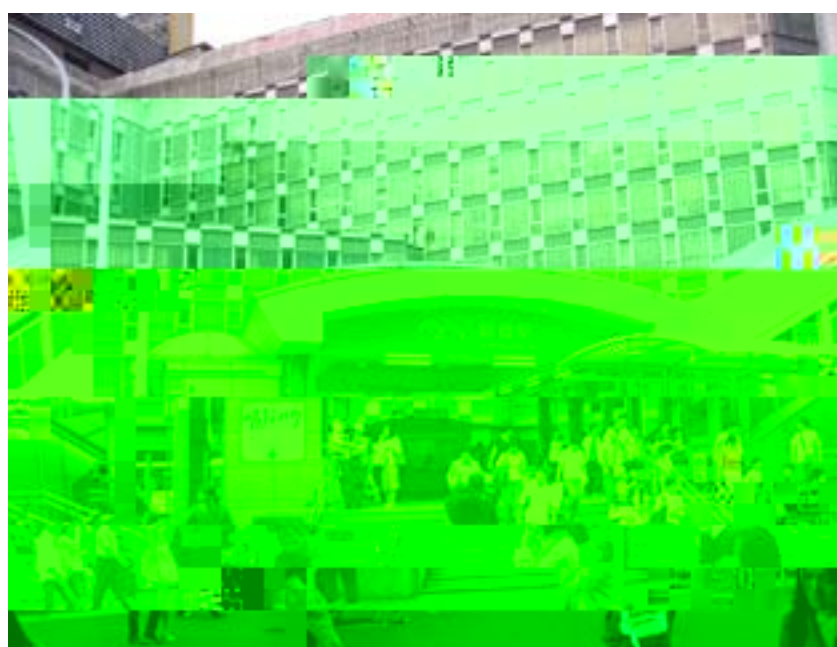






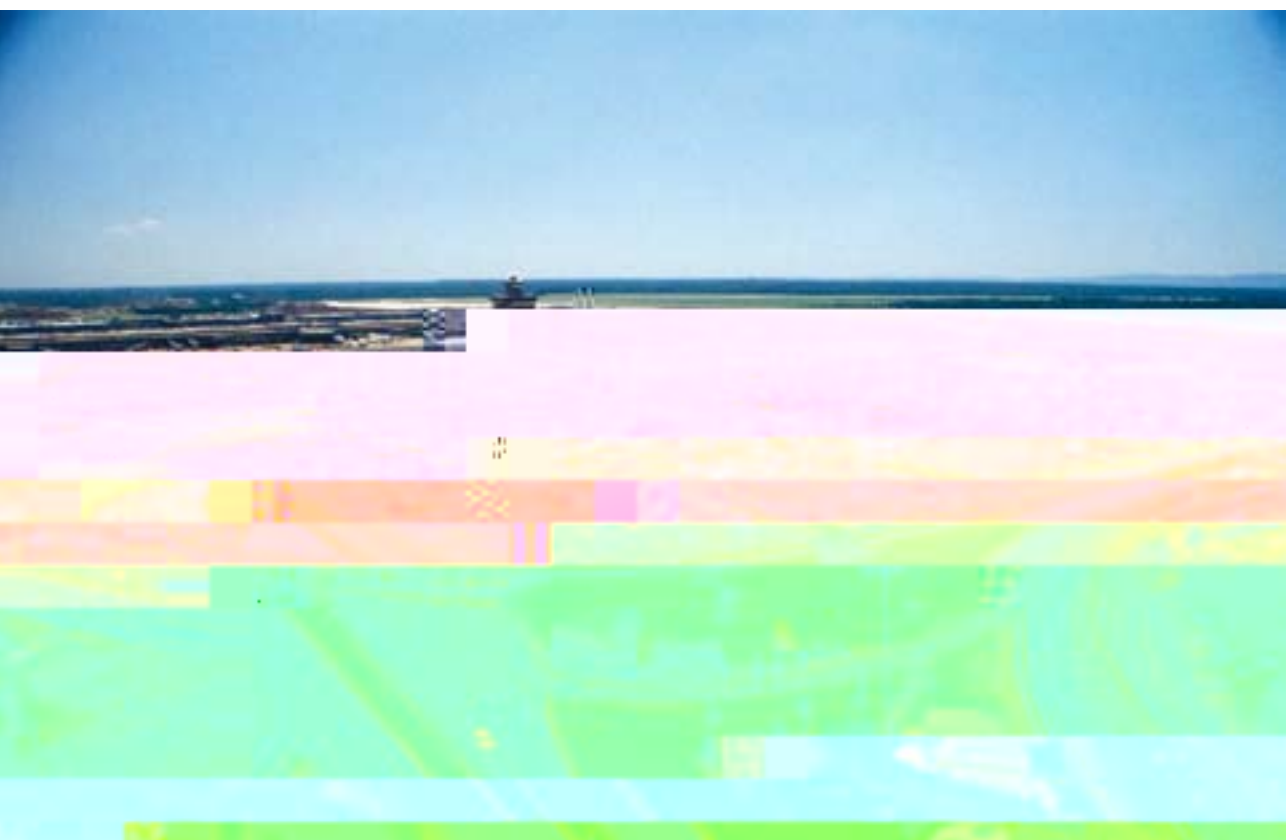
20 80

MM21





2020



“ ” “ ”
“ ” “ ”

2006

1000

1.5%

15% GDP

20 80

“ ” 5

“ 1966”

2



1

2

" "

8 5

" - - "

" "

Milton Keynes

Master Plan



117
119
125
125
129
131
135
137
139

142
146
147
149
152
154
158
161
165
165
166
166
170
177
180

182
186
188

TOD
TOD

TOD

“ ” “ ”



"

"



NEW TOWN MODEL





1-1

100 600

5 10

1 2 /

1500 2000

30 50

5000 10000/

1 2



100

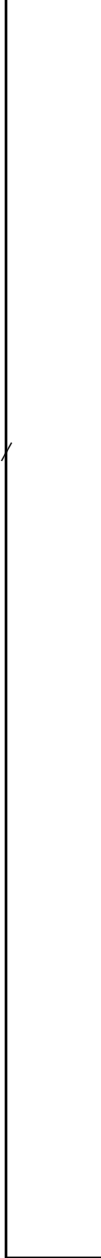
1000 2500 /

200 300

300 1000 /

3

1-1



738

km	(/)	/km ²	(/)	/km	(/)	km ²	(/)
		1580		11427	1253	27224	3650
					1065		4600
							317

598	13800	1890	13500	2338	37286	1050
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20495	12072	887	145000
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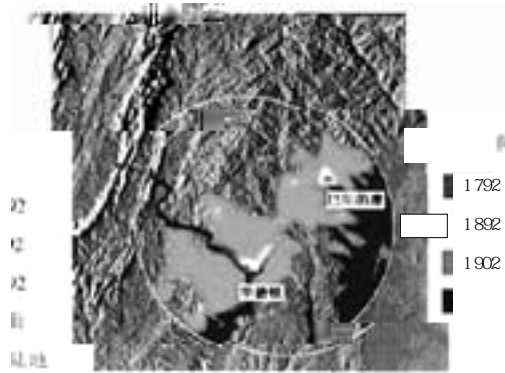
905	1453
803	165

1186

3156

3916

1-1 1998 1 2002 1996 200 20 1-2 1792 1892 100 30 100

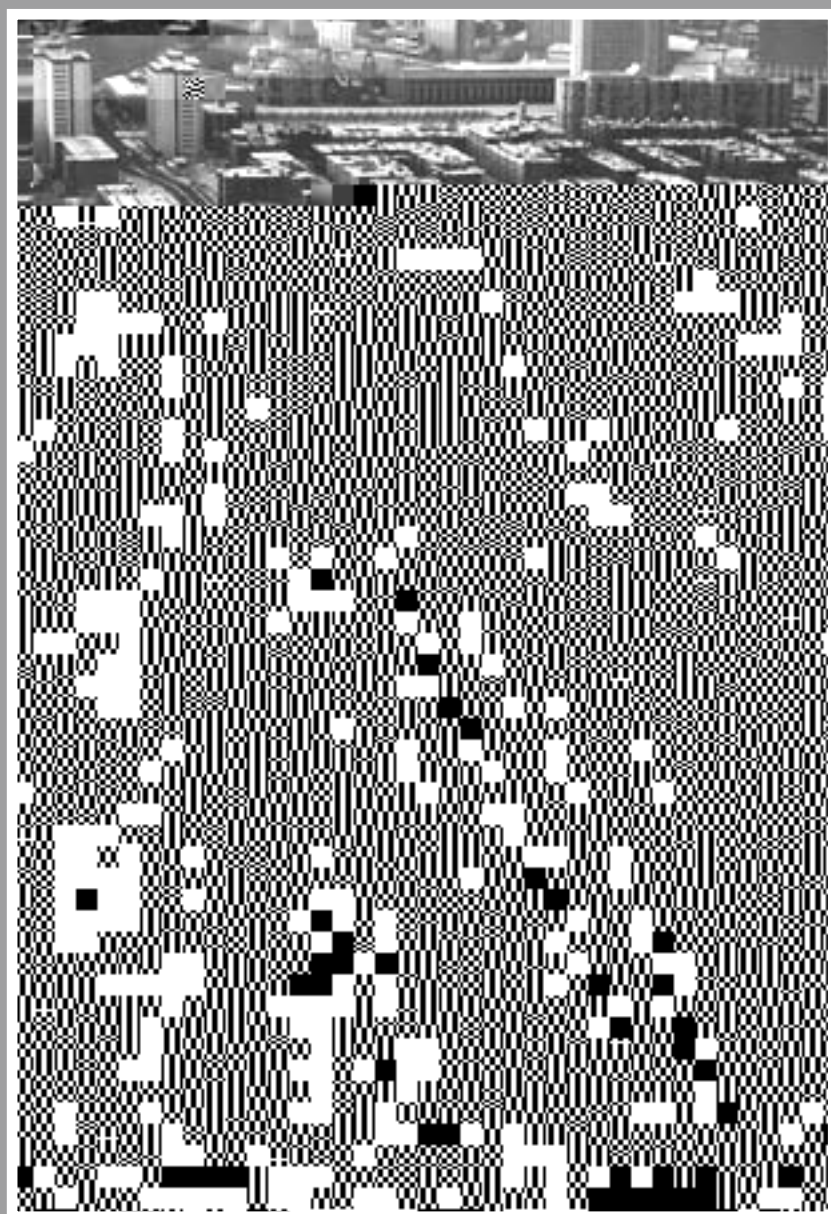


1-2 1792 1992

20 50

26 /

“
”



20 60 1965

8

30 100

1969

8 5

4

1-4 1-3



1-4

“ — — ”
20

20 80

1988 1992

2.5%

1992 1994

9%

1984

10.4%

1996

1585.78

1984

3.3

9.65%

25.36%

1992

“ ”

1997 10

“ ”

“

” “ ” “ ”

CBD

1-6



1-6

“ ”





NEW TOWN MODEL



Master Plan



D a

“ ”

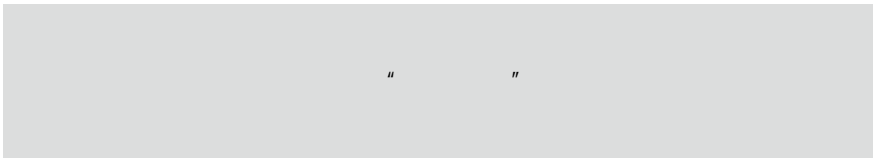
1919

“

”

1903

1920



“

”

“

”

Urban Sprawl

“

”

1945 10

.

Lewis Silkin

New Town Committee



The Dormitory Suburb

“ ” Self-Contained

30000-50000

“ ” “ ”

“

” “ ”

“ ”

“ ” “ ”

“ ” “ ”

New Town Development Corporation

	Stevenage 1946 Crawley 1947 Hemel Hempstead 1947 Harlow 1947 Hatfield 1948 Basildon 1949 Bracknell 1949
	Newton Aycliffe 1947 Peterlee 1948

2-1

7

4

Durham

75 /

125 /

2-2

“ ” Neighborhood Unit

Stevenage

1946

48.2

M25

3

Luton

Stansted

Heathrow

6

1

1.2

2 3

Radburn Principles

Radburn

Principles

Queens Way 1959

1976

Lytton Way

Art & Leisure Center

6

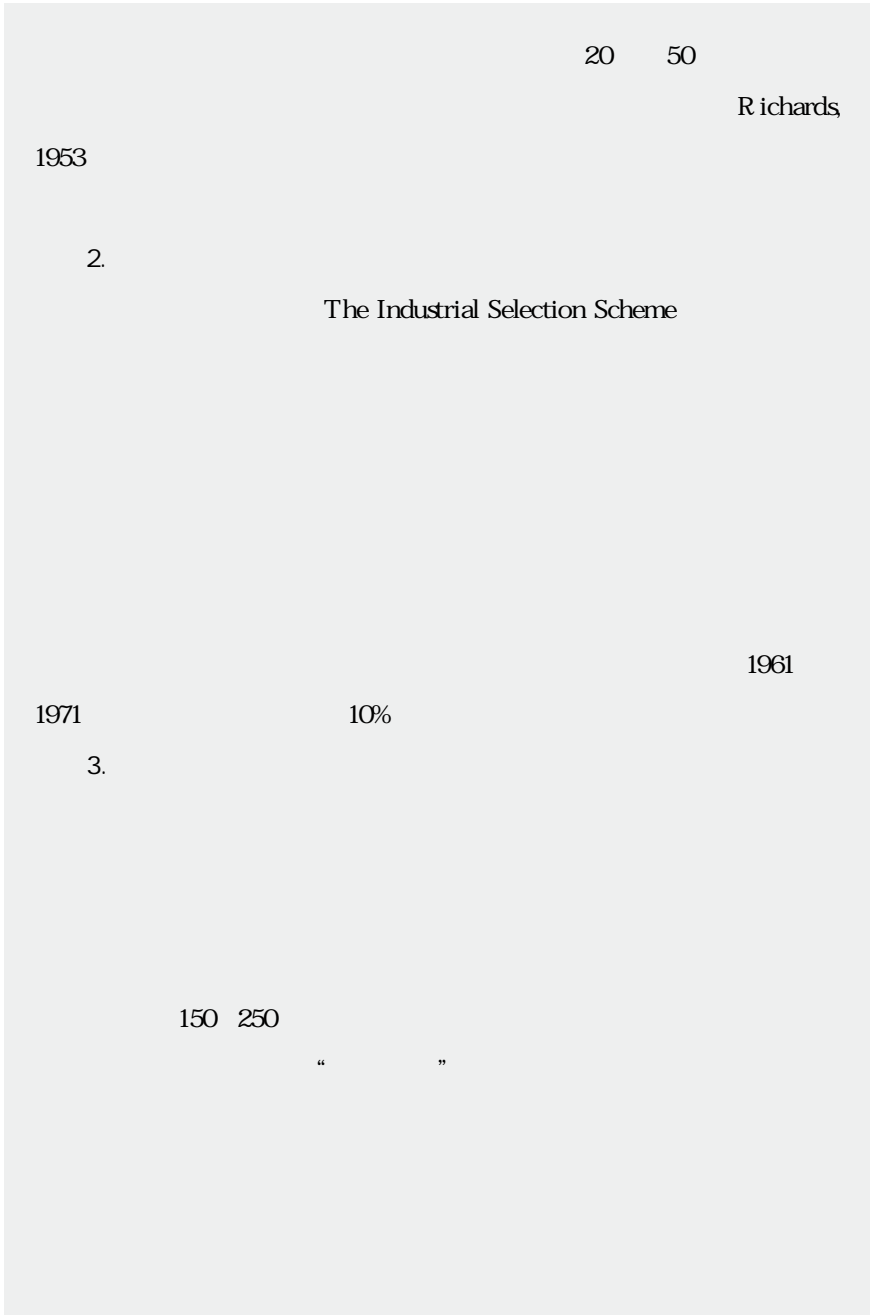


2-1

1.

10%

2.



4.

6200

Cumbernauld

2-3 1955 1966 20 60

2-4

2-3

/	Telford 1963 Redditch 1964
	Skelmersdale 1961 Runcorn 1964
	Washington 1964

2-4

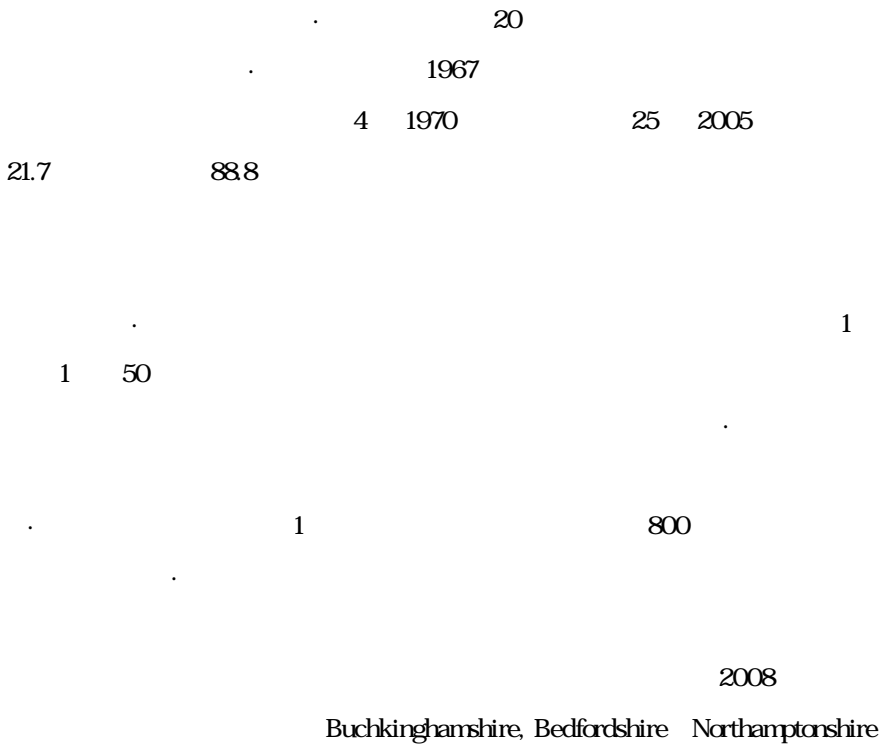
	/	/	/	/km
Telford	70	90	220	54.70
Redditch	30	90	90	22.53
Runcorn	28	100	100	22.53
Washington	20	80	80	12.87
Skelmersdale	8	80	80	20.92

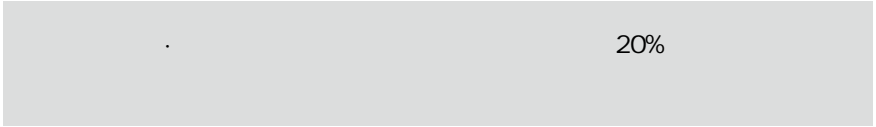
2-6

6
8-10
1977 20 2002 . 209 25
3-6
1966 10.5



Milton Keynes





20 70

1 1

1 1

2-3 2-4



2-3

1968

30

6

z

Master Plan

1967

20

15



2-5



2-6

Stony Stratford



2-7



2-8 Xscape

North Buckinghamshire

89.1

4 Newport Pagnell

6300

M1

Bedford

Beltchley

Great Quse

A5 A42

A5

Mast

Master Plan

Master Plan

Master

Plan

1

The City Centre

Linear Parks

Activity Centres

Ped q

25

891

1975 /

891

5

10%

1

2-9



2-9

2-10



2-10

2005

1.

Master Plan

2.

22%

Grand Union

Ouse

Ouzel

3.

Social Planning

IT

1999 3

IT

:

IT

Cranfield Buckingham

90

2000

1.084

8

8% 1967

2%

1

7%

2.

1~10

4/5 81.5%

1998-2002

1118

17.2%

11~49

84 7.1%

50

69

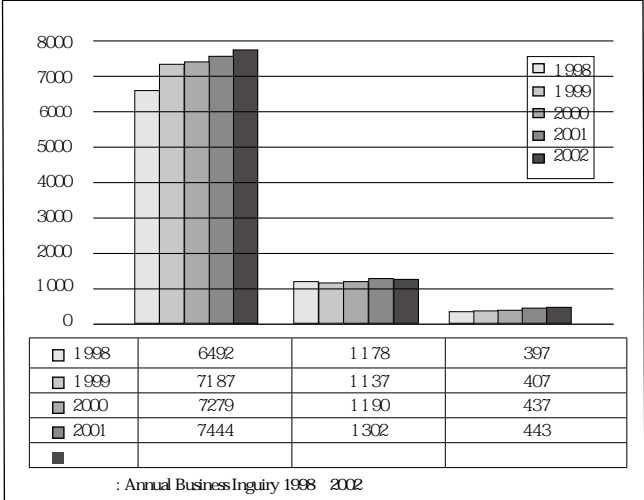
17.4%

2-12

3.

48 /

96



2001



2-13 1



2-14 2

4. .
2-7

2-7 . 1992

		1971 10%	1996 10%
	607500 - 613600 - 511700 - 517800	173700 - 187000 - 111400 - 124700	1882400 - 2026500 - 1206600 - 1350700
	483400 - 201700 - 278100 3600	79400 - 48200 - 88000 56800	860100 - 522100 - 953500 615300
	76500 - 62700 - 302000 - 288100	11300 - 15300 - 56600 - 60600	122100 - 165800 - 612700 - 656400
	74600 0 0 0 74600	14500 0 0 0 14500	157400 - 300 - 100 100 157100
	- 727700	- 227500	- 2465400

22.75 1996 246.54 1971 1992 - 72.77 10% 1971

“ ”

1909

The Housing Town Planning

20
Sleeping

“ ”

Town

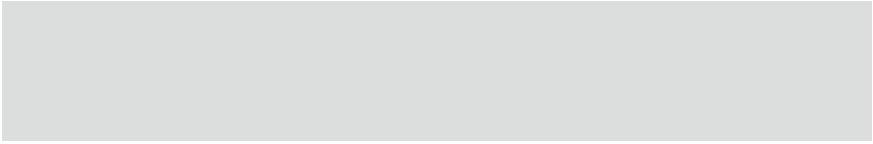
1927

Ministry

of Town and Country Planning 1946

1952

Town



1963

4

20

20 40



NEW TOWN MODEL



40

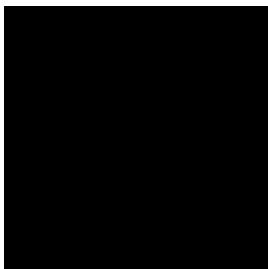
“

”

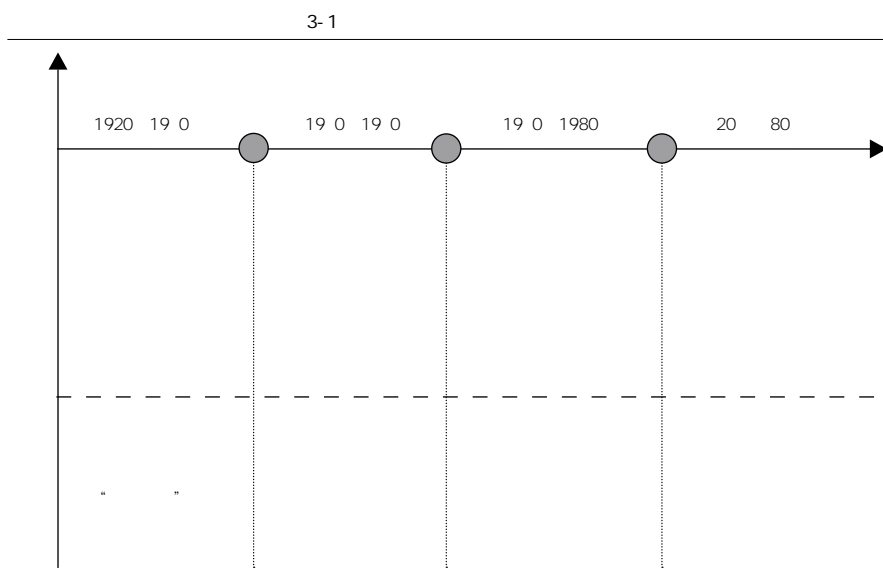
· E ·



ames ouse



3-1



1940

20 50 60

20 60 70

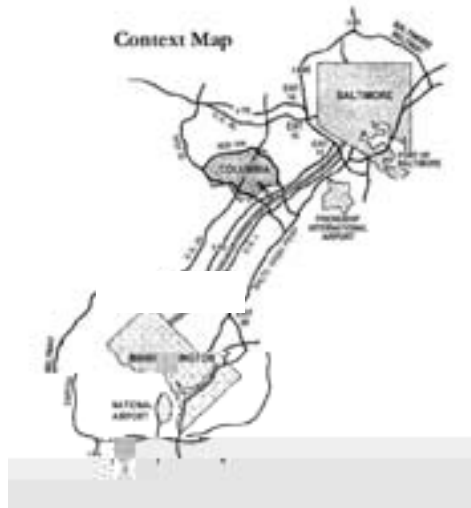
1.5

20 70

1980

1970 789 707 10 10 20 80

3-1



3-1

2005

10

2.5

905

70%

1/3

3500

241.8

91

27

27

30

Loyda College

44.64

500

44.64

500

Dobbin Center

Snowden Square

Columbia Crossing

Columbia Restaurant

Park 9

21.46

21.46

CA

14

5

8

2

Magnet Programs

30

2.5 5

0.48

2

4

233

.....

Merriveather

1.52

JimRouse

736

409

15 /

9

2 Teen Resource

Bain

50

Rouse

1963 10 Rouse

56.70

9

140

1/10

Rouse

Route 100

BWI

1963

1964

15

Rouse

Rouse

10

4 5

10

40

56.70

405

“ ”

“ ”

Perry

“ ” Villages

1

“ ”

3000 10000

10

“ ” Rouse

“

”

10

4 5

10

15

Tivdi

Tivdi

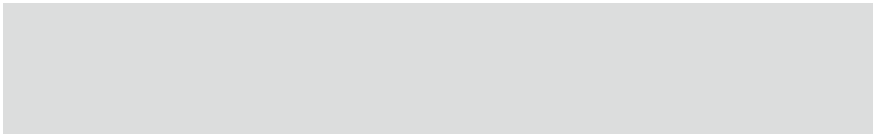
Tivdi

Tivdi

1964

McHarg

38%



“

”



Columbia Association CA

CA

CA

1990 78% 82%

10% 20 70

93% 1990 92%

2000

Irvine 20 90 1.2 2.4

1990 Irvine 37%

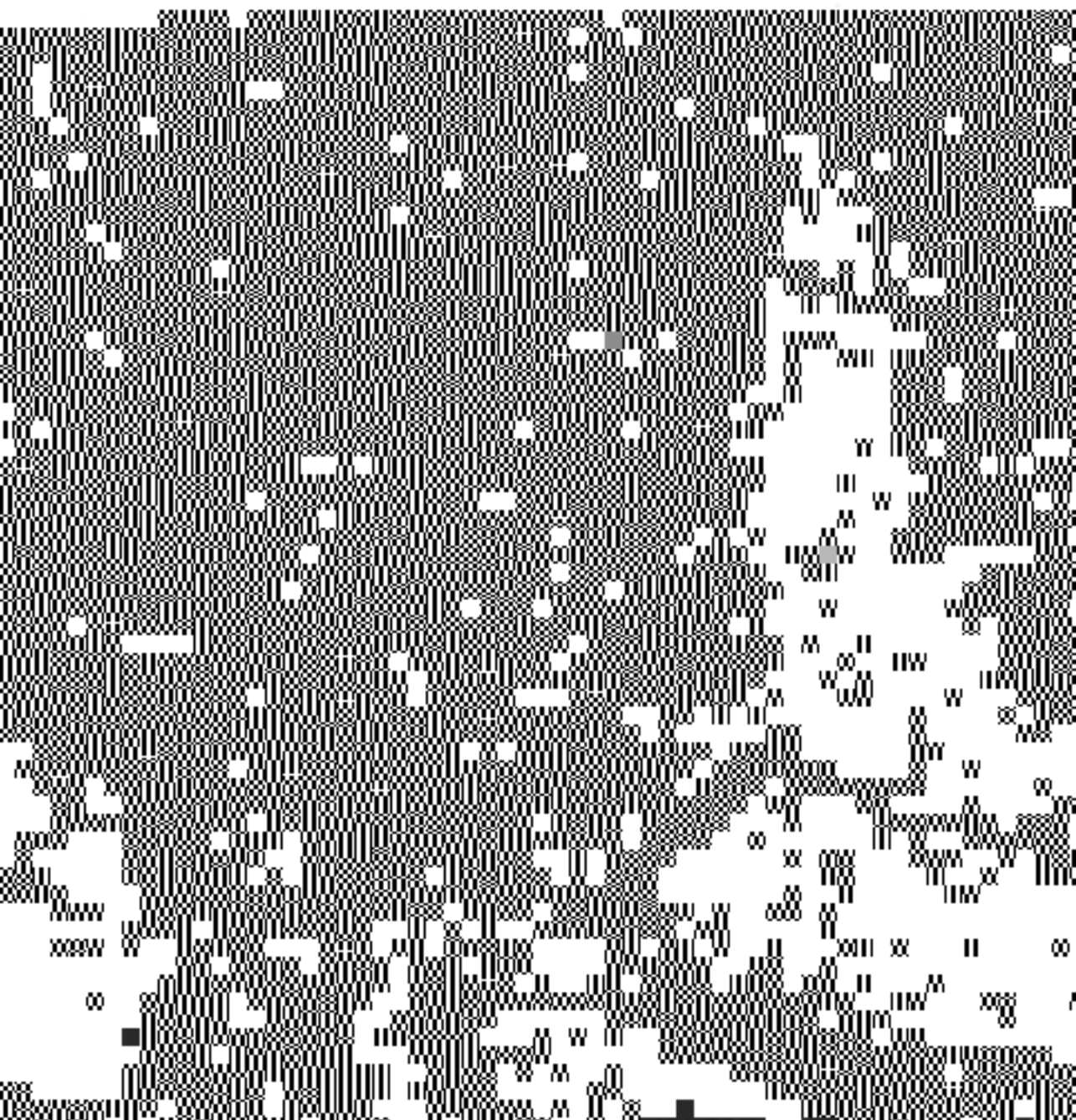
27%

“

”

“ ”

1990 3% 6%



1964 18 North Gold Course

1964 The Air Survey

Corporation 30

1964 12 9

1965 2 Anne

1966 5000 0.34

1967

. E Gulf Oil

2500 370 Townhouses 400 325

1968 800 5000

1.08

3

1400

1978 Gulf Oil Mobile

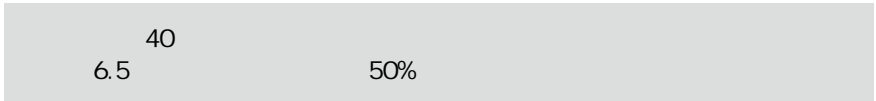
Corporation Terrabrock

20 80 PRC

1988 4.3 “

”

12



40

Reston

65

50%

· E

3-2

3-3

89

12

20 60



20 60

· E ·

6 Townhouse

6.3

4

1/3

17

445

89

5

Lake Anne

Hunters Woods

Tall Oaks

South Lake

North Point

Reston

3-5

3-6

3-7

3-5

2





PRC

Townhouse

RPC

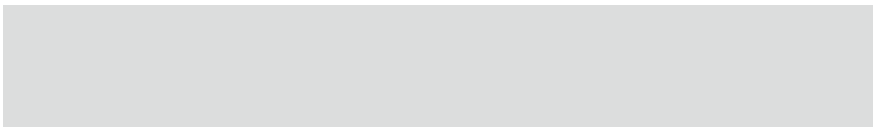
1.4814

3457

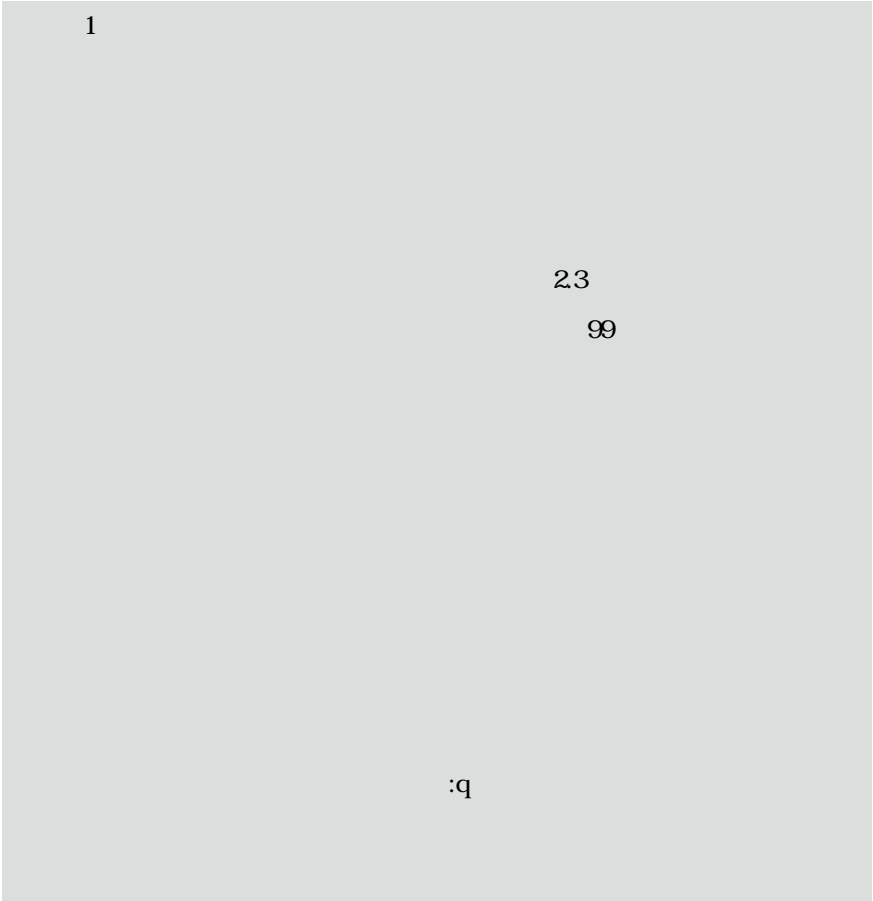
938

Townhouse

3210









TOD



TOD



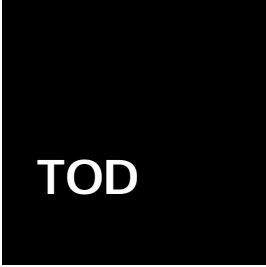
NEW TOWN MODEL



TOD transit-oriented development



TOD



TOD

TOD

5

400~600

0.50 1.01

TOD

4-1

“ ” TOD

TOD

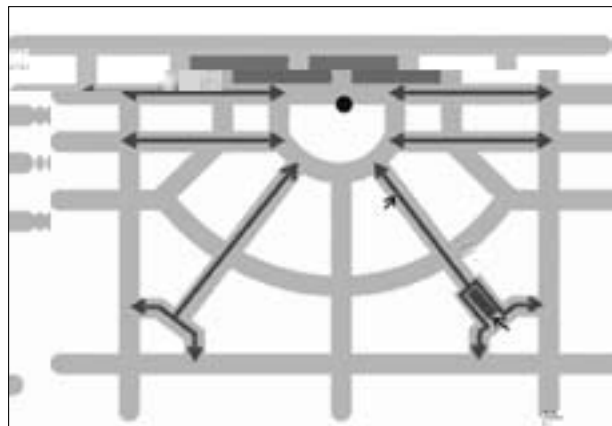
“ ”



3 4

24

4 5



4-5

100 150

4 6

(4 7)

LRT



4-6



4-7

TOD

TOD

TOD

s "



4-8

LRT



20 90

2.5

1997

“

”

2040

2040

2040

2000 8

RTP

2000

RTP

“ 2040

”

RTP

20

4 9

2040

TOD

TOD

“

”

MAX

TOD

TOD

TOD

TOD

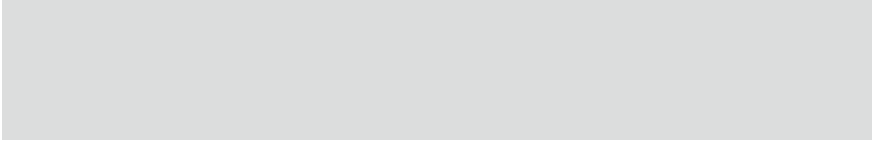
TOD

“

”

1986

MAX



1959 Ralph Fowler

TOD

MAX

1983

185

19.3

Hillsboro

Hillsboro

1993 7 28

TriMet

185

Hillsboro

99

TOD

TOD

0.27

1654

0.032

3800

Hillsboro

1999 6 55000
 20
 23.5 35.9
 Rowhouse 2002 5
 1640 2166
 28 0.58 1824
 7.5
 20% 30%
 Cortland Butler Pac Trust
 0.20
 WinCo G.I. Joes 1998 8
 Blockbuster Walgreen
 Carl' s Jr 45
 1201 2003 3 210
 TownHome 21 10
 1201 1201
 LRT
 MAX 1998 9 2000 LRT
 0.33 2000
 West Hills
 West Hills 2000 " "
 Hillsbro
 808 139 405 264 0.043

94% 110

103

80%

93%

7%

4-4

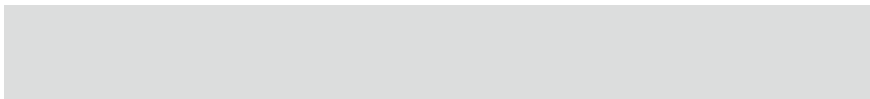
1

4-4

/		
		%
	51	13.3
/	47	12.24
	42	10.94
	40	10.42
/	35	9.11
	32	8.33
	24	6.25
	19	4.95
/	19	4.95
	12	3.13
/	11	2.85
	10	2.60
	8	2.08
	5	1.30
	20	7.55
	375	100.00

/		
		%
	37	20.44
	20	11.05
	15	8.28
/	13	7.18
	12	6.63
	12	6.63
	8	4.42
	7	3.87
/	6	3.31
	6	3.31
	4	2.21
	1	0.55
	40	22.10
	181	100.00

“
”
14%
23%



LRT

2002

4-12

Arbor

“ ”

4-13 4-14 4-15

Hillsboro MAX

8

Bulter 229

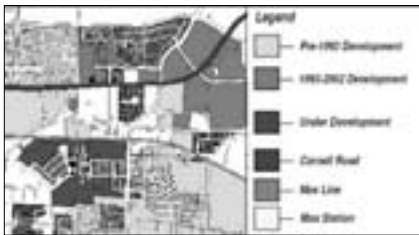


4-13



4-14

Arbor 1



4-15



TOD

TOD

TOD

74.9%

“

”

TOD 8

Orengo 82%

11%

7%

TOD

TOD

Pac Trust

Butler

TOD

Alan ehrenhalt

Orengo

Orengo

500

TOD

			Townhouse	Rowhouse	1.5	
			2			1.5
1	Pac Trust	Bennett		416		
	546				703	
				405		

	231		1994	2002
MAX				4-16
	TOD		County	Orengo

16

1995 11 DKS SPCA DKS
 1 2 2040
 3 Hillsboro
 2040
 “ 2015 ”
 DKS 5 2015
 2 2040
 1
 DKS ADT
 2015 4-5 “ ADT ”

4-5 1995

	1995	1 2015	2 2015 ()	3 2015 ()
216 Cornell	10000	29000	36000	29000
216 Cornell	24000	37000	42000	38000
Baseline (231)	12000	22000	25000	22000
185	27000	37000	40000	37000
231	3500	9500	14000	10000



4-18

350

	1998	Tri- Met	LRT	
Hillsboro			7	
			LRT	
Dawson Creek		Amber Glen		MAX
Hillsboro				MAX
			"	"
			2001	1 TriMet
7			Hillsboro	
1	16	3		

TOD

MAX

2002 12

1 Hawthorn

TOD

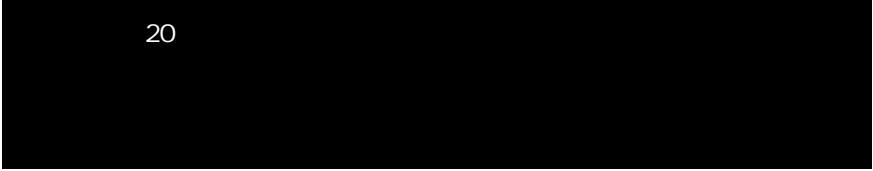
TOD

Dogwood Court

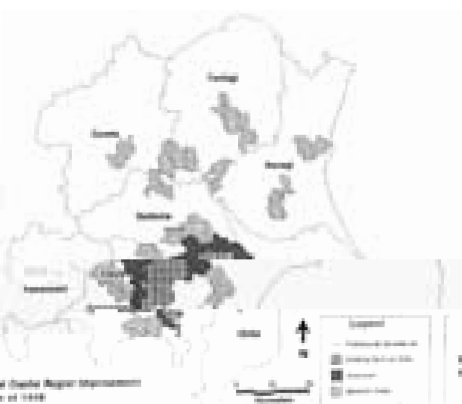
“

”

Tri- Met



20



20 70

CBD Hanchiji Tachikawa

1980 “ ”

“ ” 1991 4 21

Suzuki Shunichi “ 1992

” “ ” “

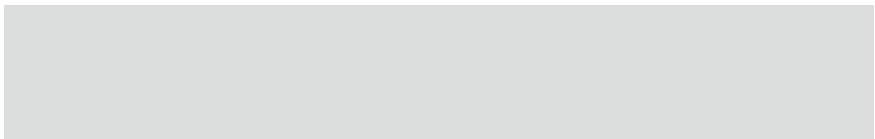
2 8

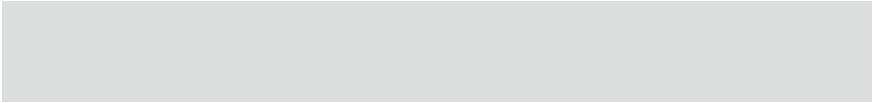
				23	
		1		3300	1.2
				2	2
2					
	1996	2608			52.9%
	47.1%		75%	4 5	5% 3
3	20%			48%	2 1
			3	1	1

“ ” “ ”

1974 10

1975 4





1960

160

(HUDC)

20 60

1971

HUDC

4 7

4 8

4-7

	HUDC			
	5 6	17 18	9	
	7 8	14 15 16 20 21		
	10 11			
	4			
	1 2 3			
	12 13			
	19			
		1 2 3		

4-8

1959		
1972	18%	36%
1972	25	5%
1978	70%	

TOD

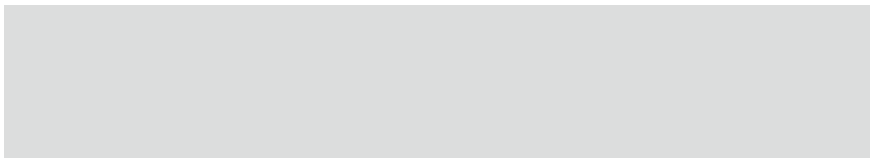
15%

TOD

1990

1971

1975



“ ”

2 3

5

2 1 1 50

LDK

TOD

TOD

TOD

TOD

TOD

TOD

TOD

TOD

TOD

TOD

TOD

TOD

TOD





NEW TOWN MODEL





80
40%
2003

50
"

30%
Money Magazine
"

20



5 1



5-1

20 60

“ ”

60 40
 6 2.84
 20
 1.3
 48
 20 80 30% 40%
 50



20 60 " " " "

" " " "

" " 1950 1978 90

N

o

20 60

“ ” “ ”

“ ” 9

40



20 60 70

1975

75.9

“

”

1

2

|



27

257

Joban

5-1

0.4%

1%

5-1

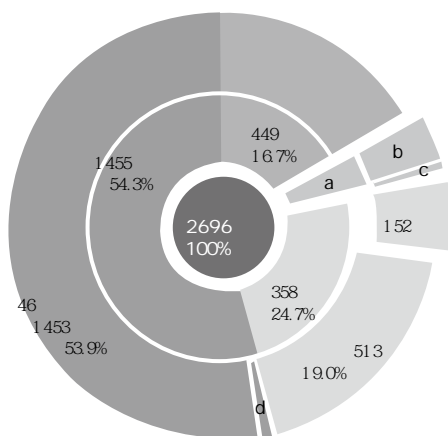
	/	%
	2696	100
	1465	54.3
	1453	53.9
	12	0.4
	665	24.7
	513	19.0
	152	5.7
	449	16.7
	117	4.3
	92	3.4
	25	0.9

Shinjuku 80
 Gakuen West 20
 Tsukuba CREO Tsukuba

5-3 5-4



5-3 1969



5-4

1993 2
 1998 2.3868 5-3

5-3

	2004 /10
	1718.3
	74.8
	665.5
	127.1
	6.0
	2585.7

2004 2.5 5-3

1989 1998 12.7% 1998
 18.8 6.5 12.3
 1998 2030
 35 10 12
 25 2004 3 19.8176
 5-4
 2003 170836 1%

“ ”

Akihabara

45

2005 8

3

6 354 408

40-60

3

6

300

5- 8

Tsukuba Narita Kisarazu

40~60

Yokohama Atsugi Hachioji

2003 3

Ushiku

1.5

6

“

” “

” “

”

250

“

” “

”

3.

()

65

(

)

(

)

97.3

1.5

“

”

40

1031847

4. 1985

“ ”

37
2000

28

46

20 90

1.

1985

20 90

5-5

1998

1998	2.4	
	1999	7000

2.

4.

“ ”
1959 4.05

2.025

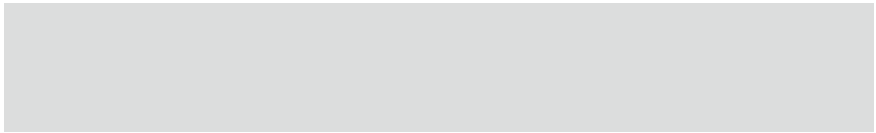
5

1970 “ ” “ ”

Culverdale

1971 12 28 “

”



19

20 30

50



160

1

1/3

80%

5-15

3

17.5

6.45

(O.C.H.A.)

“ ” “



5-15

5-6

	18
	35
	41
	0.506
	65.1
/	89.18
	2.71
	55500



5-16 " "

”

“ ” (Families Forward)

3

(OCHFA)

(JPA)

6 /

10 Tustin 9 2
 1 2 2 1 1 5

95% 50%

5 5-7

17.5 16.8 2/3
 1/3



5- 21 Costa Mesa



5- 22 Newport Beach



5- 23



5- 24

2.7%

2003

10

1.

2003

10

Money

Magazine

“ ”

10

5%

0.224

0.299

2003 11

MCAS El Toro



5-10

Kawasaki Motors Corp. USA		400
Mazda Motor of America Inc.	/	482
Kia Motors America		222
Lincoln Mercury		125
Ford Premiere Automotive Group Volvo Cars of North America LLC, Aston Martin Jaguar , Landrover North America)		400
(Toyota Material Handling Group)		100
(Daimler Chrysler Motors Inc.)		80

5-11

4.

5	(Anaheim)	(Santa Ana),	Tustin ,	Mission
Mejo ,	San Diego ,	Los Angeles		Seattle
405	Westminster ,	Fountain Valley ,		Costa Mesa ,
	San Fernando Valley			5
55	Costa Mesa ,		o sty n	



NEW TOWN MODEL



1986 11





1973

Minkatsu

Minkatsu

1986

Minkatsu

1/10

20 80

90

6-1 20 70



6-1

/

6-1

6

Narita

50

Haneda

5

MM21 in Yokohama

the Makuhari New Centre in

Chiba the Trans-Tokyo Bay Road

1986 6

1987 1 30

1986 11

The Waterfront Sub-center

6-1

1988 3

448

6

11

x “

1990 40% 71.8%

“ ”

Aoshima 1995 4 Yukio

1999 3100 1999 4





DATAR

1955

1958

10% 1959

1

1978

EPAD

DATAR

EPAD EPAD

EPAD

20

60

“ ”

500

60%

15% 20%



EPAD
DATAR









NEW TOWN MODEL





" 21

20

CBD "

.



7-1 18

“ ” “ ”

“ ” 20 “

” 20 60

“ ”

Aerotropolis

1959 ,

—20

52	15	5610
	3.5	20
32%		





50

“ ”

14

2000 /

7

7-1

7-1

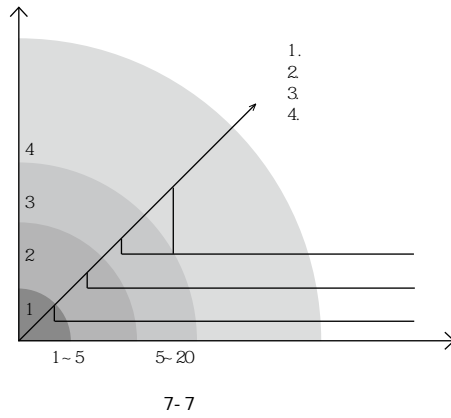
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