

CHPC

July 25, 1950

## Committee on Heights of Bldgs.

High vs Low Bldgs.

Real distinction should be  
walk-ups vs. elevator — not 6 stories vs 14.

① Coverage is also an issue.

② Psychological effect of 14 story bldg on people  
living in 6 stories. Effect is not too  
great if only one or two 14-story bldgs in  
a project. Living in "a Canyon" to be  
avoided if possible.

③ Edgewood - density req'd by spreading 20%  
land cost limitation over all projects  
was so great that it forced serious compromise  
on no. of walk-ups planned.

④ Two questions will settle the issue. (Raymond)

- 1) What % of families should have walk-ups
- 2) Should all types of families be provided  
for in a project.

— Then can answer; walk-ups  
should be provided in conjunction  
with high bldgs as per 9 in 11.

⑤ Non fireproof constr: Question as to whether really cheaper than fireproof on account of maintenance. This is reason for not building non-fireproof in outlying areas.

⑥ <sup>(Some)</sup> Members of NYCHA favor tall bldgs everywhere on basis of cost, both developmental & operational.

ans: Should not work against purpose of 20% rule by averaging outlying areas in with others. Point of regulation is to limit congestion & encourage decentralization.

ans: Important to discover if childless families really prefer tall bldgs. If they do not, then there remain but two justifications for tall bldgs:

- 1) 20% land cost rule
- 2) Cost.

ans: Best pattern is that of Fresh Meadows: low bldgs really low (3 flights of stairs max) high " really high. — liberate max. amount of land & space

of low bldgs should help to achieve this. In fact, most dreary, gloomy "canyonized" projects are those of uniformly high 6-8 stories. Other city planning problems (extension of services, journey to work, availability of land) prevent making all bldgs walk-ups and all walk-ups not walk-ups but one-story. Must relate this to over-all C. Planning

idea: Poor planning of sites is more easily disguised, harder to discover when you have all high bldgs & lots of open space.

letter: A plea for the consideration of individual cases as special circumstances arise. Can't apply generalizations too rigidly throughout.

Hurchill: Most still get at question of what kind of cities we're trying to build. This is not as low-range a point as it seems. Without deciding this we will only be

advice: 20% rule and the use of Edenwald to  
coverage out Washington & Jefferson  
may be a false economy. Might be better  
to pay for land now rather than for  
services & schools later.