Gated Communities
The Antithesis of Connectedness?

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Gated Communities – The Antithesis of Connectedness?

• A ubiquitous development type since 1980

• Intended to ensure “safety, security, quiet, and a sense of community”
  – Fortress America, Blakely and Snyder, 1997

“I feel much safer living in a gated community.”
Issues with Gated Communities

• “The gated community represents the segregation of the population. Those who are gated are choosing . . . to protect themselves from the rest of the city. This is contrary to the vision of a democratic and open city [...]. The outcome is that the urban pattern becomes more segregated, more differentiated. This is not socially admirable or economically productive”

— Joan Clos I Matthieu, Executive Director of UN Human Settlements Programme
Local Prohibitions
Legal Considerations

  – Neighborhood improved a pond to allow access to ocean
  – Private property under Hawai’i law
  – US sued arguing improvements resulted in extension of navigable waters

• “One of the most essential sticks in the bundle of [property] rights . . . The right to exclude others.”
Political Considerations

• Gated communities are popular
  – 40% of all new homes in California

• “Enclaves to preserve the values of the west.”
  – Slouching toward Gomorrah, Robert Bork, 2003
Gated Communities in East Baton Rouge Parish

- Explosive population growth since 1990
  - Among the fastest growing in the South in 2000s
  - 4% of all subdivisions are gated

![Graph showing the increase in gated subdivisions over time from 1965 to 2015.](Image)
Early Gated Communities

- Vehicle-centric
- Single entry
- No connections to broader community
Impact on Transportation System

• Second most congested midsize city in US
• Problem is the lack of connectivity
  – “an inadequate street system with a lot of cul-de-sacs”
    • John Fregonese, Portland, OR planner
  – “a completely irrational design”
    • John Congelese, developer
Addressing the Problem

- Eliminate incentives for private streets
  - Raise standards for private streets
  - Require all private streets be posted
Addressing the Problem

• Learn from history
Addressing the Problem

• Dare to plan!

P—is for PLANNING,
The thing we must do
To make a fine city
For me and for you.
Addressing the Problem

• “new neighborhoods should be connected both within the community and to the City-Parish’s overall transportation network”
  – FuturEBR, 2011
Addressing the Problem

- Implement through code revision

- Connectivity Ratio
  - Number of street links divided by number of nodes, including cul-de-sac bulbs
Addressing the Problem

- Required external connections
- Consider surrounding development pattern
- Reflect character of area
  - Urban
    - 1,000 linear foot separation
  - Suburban
    - 1,400 linear foot separation
  - Rural
    - 2,600 linear foot separation
The Address in Practice

- 20 gated lot subdivision approved in 2016
- Stub required to vacant property to west
- No stub required to south
  - Fully developed
- No stub required to east
  - Drainage servitude
Conclusion

• Local governments unlikely to prohibit gated communities

• Employ design alternatives to ensure future connections remain possible