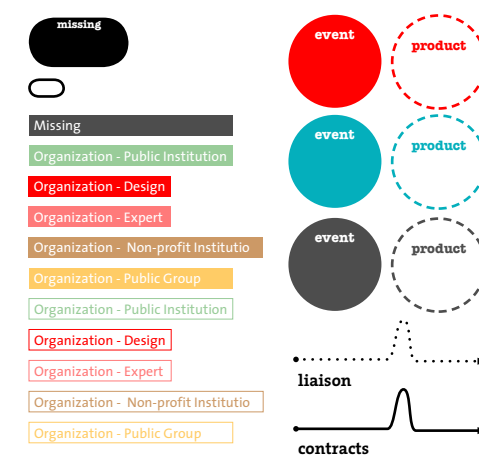


plan-less-ness*

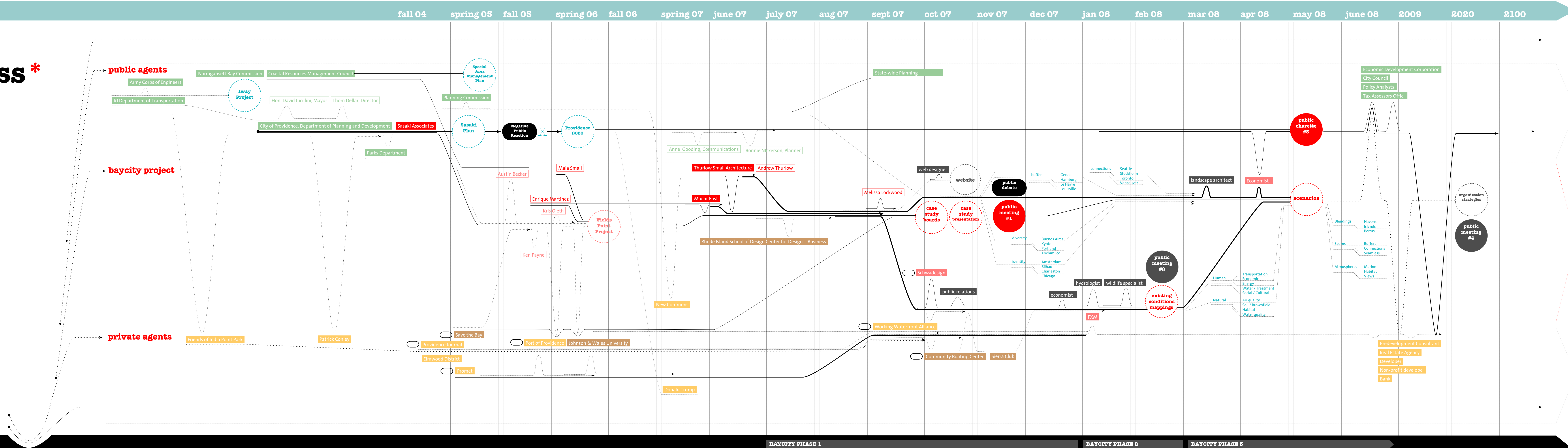


the baycity project.

While current American urban planning is driven by **Victorian** zoning logics, **Modernist** planners and **Post-Modern** New Urbanism, contemporary American cities are Post-structural, driven by incremental **infrastructure**, development **incentives**, and negotiated **partnerships**.

No wonder **plans don't work**.

*systems-based urbanism



BAYCITY PHASE 1

BAYCITY PHASE 2

BAYCITY PHASE 3