

GOLDBERGER: Yes, that's the challenge we face. The other thing that interests and frustrates me is the belief I share that in the eighteenth and nineteenth centuries natural economic conditions rather than design interventions created reasonably viable urban form like Greenwich Village, but laissez-faire urbanism today yields Tysons Corner. We certainly don't want to go with the reflexive New Urbanist position of "Let's recreate the old model." Sorkin should get credit for his deft comparisons between New Urbanism and religious fundamentalism.

PIEPRZ: What explains places like Tysons Corner is a lack of new models, of any understanding of what's possible. The New Urbanists show developers one "new" way, but they are doing things at a "village" scale. So these big office and commercial developers haven't seen other models and just repeat their formulas and commission the same old architects and urban designers.

GOLDBERGER: My point was more that Beacon Hill was formula driven too. It was just putting up an easy, quick thing to make money based on what people had done before without conscious design intervention, and that act today brings us Tysons Corner.

SAUNDERS: This seems like a crucial issue: What do guidelines and regulations and zoning enable, what do they force, and what do they forbid? What went on in nineteenth-century Boston that doesn't go on in twentieth-century Houston because of those things? Can we say that good urban design is at least partly dependent on good regulations and guidelines?

CRAWFORD: It's not correct that these conditions are unplanned, because they're hugely regulated, down to the size of the grass verge dividing the four-lane street, and so on. Maybe urban design has to change its name, and maybe *urban* and *suburban* aren't valid terms anymore, because we have a new urban condition. The way to go is to engage with developers and come up with ideas they can buy into. A "lifestyle center," however simplistic and ill-conceived it is, shows a yearning for urbanity. If you take some of those pieces and recombine them, you might not have something so bad.

GOLDBERGER: I'd rather be at a lifestyle center than at Tysons Corner.