Overcoming the Dreaded “D” Word

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KNOW YOUR MARKET

“Cultural Diversity”

“The Residents”
DESIRE FOR COMMUNITY

Walkable

Parks & Schools

Amenities & Services

Retail
WELL-DESIGNED HOMES

Livable Outdoor Places

Distinctive Character

Inviting Interiors
DEVELOPMENT & CONSTRUCTION

COMPLEXITY

Small Lot Single Family

Two Story Attached

Thee Story Attached

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GREEN COMMUNITIES

Compact Development

Technology

Materials & Building

Environment Friendly

NATURAL DRAINAGE
Native plants and grasses on gently sloped parkways cleanse rainwater from streets and sidewalks.

POROUS STREET & SIDEWALKS
Water seeps through and goes into the adjacent ground and drainage swale.
CASE STUDIES

- Density in a New Suburban Community
  - Cottage Lane @ Winding Walk

- Planned Density in a Suburban Neighborhood
  - Streamside

- Creating the Urban Environment
  - The Park at Rivermark

- Density and Redevelopment in Edge Cities
  - Allan Witt Park Redevelopment
DENSITY IN A NEW SUBURBAN COMMUNITY

Cottage Lane at Winding Walk

- Amenities
- Neighborhood Park
- Pocket Parks
- Paseo Connection
- Living to the Street /Paseo
- Distinct Homes
DENSITY IN A NEW SUBURBAN COMMUNITY

Amenities

Retail

Schools

Community Facilities
DENSITY IN A NEW SUBURBAN COMMUNITY

Neighborhood Park

Community Events

Sports

Community Centers

Recreation
Pocket Parks

DENSITY IN A NEW SUBURBAN COMMUNITY

Play Areas

Gathering Places/Focal Points
DENSITY IN A NEW SUBURBAN COMMUNITY

Paseo Connection

Tree lined Connections

Transitions
Living to the Street/Paseo

- Landscaped Paseos
- Raised Entries to the Street

DENSITY IN A NEW SUBURBAN COMMUNITY
Distinct Homes

First Floor

Courtyard

Expanded Porch

Connection to the Courtyard

Outdoor Living
Distinct Homes

Second Floor

BEDROOM 2
BEDROOM 3
WARDROBE
LAUNDRY ROOM
WARDROBE
BATH 2
WALK IN CLOSET
MASTER BATH
MASTER BEDROOM

DENSITY IN A NEW SUBURBAN COMMUNITY
Distinct Homes

First Floor

Expanded Porch

Courtyard

Porch

Family Spaces

2-CAR GARAGE

BEDROOM 4

WARDROBE

BATH 3

MEDIA AREA

FAMILY ROOM

SLENDER

KITCHEN

DINING ROOM

PARLOR

ENTRY

UP

STORAGE ROOM

PORCH

OFFICE/DOORS

Bathrooms

Expanded Porch

First Floor

Courtyard

Porch

Family Spaces
Distinct Homes

Second Floor

Flexibility
Distinct Homes

First Floor Plan

Patio/Courtyard

Single Family Living

Centerline of Alley
Distinct Homes

- Second Floor Plan
  - Carriage Unit
  - Townhouse 1
  - Townhouse 2

Distinct Entry

Corner Study

Open Plan
PLANNING DENSITY IN A SUBURBAN NEIGHBORHOOD

Streamside

- Dealing with Edges
- Community Design
- Marketable Design
- Single Family Character
Dealing with Edges

- Highway
- Retail Development
- Existing Single Family Homes
- Open Space
  Future Development

Existing Single Family

Highway

Future Development

Open Space

Retail Development
Community Design

Park/Focal Point
Community Design
PLANNING DENSITY IN A SUBURBAN NEIGHBORHOOD

Single Family Character

Alley Homes

Street Homes
Marketable Design

PLANNING DENSITY
IN A SUBURBAN NEIGHBORHOOD

First Floor

Courtyard

Home Office
PLANNING DENSITY IN A SUBURBAN NEIGHBORHOOD

Marketable Design

Second Floor

Kitchen/Dining

Living/Study
Marketable Design

Second Floor

Two Story Porch

Den Options
PLANNING DENSITY IN A SUBURBAN NEIGHBORHOOD

Marketable Design

Simple Form

First Floor

Extend the Plan
PLANNING DENSITY IN A SUBURBAN NEIGHBORHOOD

Marketable Design

Second Floor

Tech Center

Master Bath
CREATING THE URBAN ENVIRONMENT

Rivermark

- Creating a Unique Identity
- Public vs. Private
- Open/Livable Homes
- The Costs of Density
Creating a Unique Identity

- Infill Development
- Distinct Neighborhoods
- Architectural Variety
- Job/Housing/Recreation Balance
Creating a Unique Identity
Creating a Unique Identity

Architecture over Time

Connections
Private vs. Public Space

Community Entry & Gardens

Garden Park

 Raised Porches
CREATING THE URBAN ENVIRONMENT

Open/Livable Homes

Main Floor

Use the Width

Importance of Kitchens
CREATING THE URBAN ENVIRONMENT

Open/Livable Homes

Garage Level

Third Level

Secondary Bedrooms

Master Bedrooms

Storage

2-Car Tandem Garage

Master Bedroom

Bedroom 2

Bath 2

DN

Master Bath

UP
CREATING THE URBAN ENVIRONMENT

Open/Livable Homes

Main Floor

Volume

Flexibility
CREATING THE URBAN ENVIRONMENT

Open/Livable Homes

Garage Level
- 2-CAR GARAGE
- Storage

Third Level
- BEDROOM 2/OPTIONAL OFFICE
- BATH 2
- LAUNDRY
- MASTER BATH
- MASTER BEDROOM
- WALK IN CLOSET
- D.N.

Window Possibilities
CREATING THE URBAN ENVIRONMENT

Costs of Density

Raised Porches & Foundations

Alleys

Construction
CREATING THE URBAN ENVIRONMENT

Costs of Density

Parks
Street Design
Allan Witt Park

- Improving the Community Fabric
- Education of Density
- Variety and Market Segment of Density
- Creating Memorable Communities
Improving the Community Fabric
DENSITY & LARGE REDEVELOPMENT IN LARGE CITIES

Improving the Community Fabric

New Housing

Improving Park

Work Force Housing
Variety and Market Segment of Density

Mixed-Use
- 10 units
- 10,000 sf Commercial
- 1,400 – 1,600 sf unit
Cluster Town Homes
- 65 units
- 1,150 – 1,500 sf unit
DENSITY & LARGE REDEVELOPMENT IN LARGE CITIES

Variety and Market Segment of Density

- **Row Town Homes**
  - 71 units
  - 1,400 – 1,700 sf unit
Variety and Market Segment of Density

- Single Family
  - 85 units
  - 1,600 – 2,200 sf unit
DENSITY & LARGE REDEVELOPMENT IN LARGE CITIES

Variety and Market Segment of Density

- **Duets**
  - 45 units
  - 1,400 – 1,800 sf unit
Education of Density – How does it live?

- **Single Family**: 85 units, 1,500 – 2,000 sf unit
Education of Density – Cluster Homes

Cluster Town Homes
- 65 units
- 1,150 – 1,500 sf unit
Education of Density – Mixed-Use

- 10 units
- 10,000 sf Commercial
- 1,400 – 1,600 sf unit
DENSITY & LARGE REDEVELOPMENT IN LARGE CITIES

Creating Memorable Communities

Distinctive Sense of Home

Places for people