

# THE ROCKY MOUNTAIN LAND USE INSTITUTE

16<sup>th</sup> Annual Land use Conference

Denver, Colorado

February 9, 2007

## Overcoming the Dreaded “D” Word: Density and Community Development

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### How to integrate Architecture, Planning and Landscape into livable and marketable environments.

1. **Cottage Lane** - Density in a New Suburban Neighborhood 9 - 15 du/ac
  - A. Pedestrian Character
  - B. Intermixing Densities
  - C. Density with a single family character
  - D. Working with Public Agencies
2. **Streamside** - Planning Density in a Suburban Neighborhood 13 du/ac
  - A. Dealing with Edges
  - B. Community Design
  - C. Marketable Design
  - D. Single Family Character
3. **The Park at Rivermark** - Creating the Urban Environment 21 du/ac
  - A. Creating a Unique Identity
  - B. Public vs. Private Space
  - C. Creating Open/Livable Homes
  - D. The Costs of Density
4. **Allan Witt Park** - Density and large redevelopment to edge cities 8 - 21 du/ac
  - A. Improving the Community Fabric
  - B. The Education of Density
  - C. Variety and Market Segmenting of Higher Densities
  - D. Creating Memorable Communities.



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Cottage Lane  
Chula Vista, CA



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The Park at Rivermark  
Santa Clara, CA



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Allan Witt Park  
Fairfield, CA



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