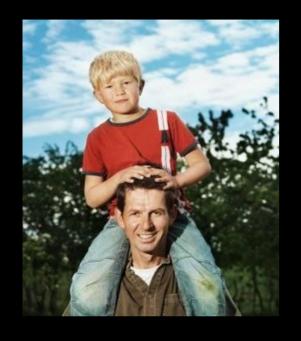
Overcoming the Dreaded "D" Word



John M. Thatch, AIA



KNOW YOUR MARKET







"Cultural Diversity"



"The Residents"





DESIRE FOR COMMUNITY

Walkable







Parks & Schools



Amenities & Services



WELL-DESIGNED HOMES



Livable Outdoor Places





Distinctive Character



Inviting Interiors





POLITICAL IMPERATIVES



The Public



Government Staff



Government Officials



DEVELOPMENT & CONSTRUCTION COMPLEXITY



Small Lot Single Family \$\$



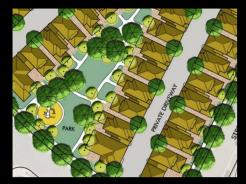
Two Story Attached \$\$\$

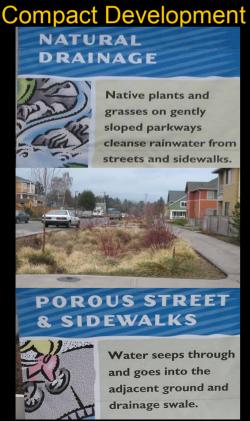


Thee Story Attached \$\$\$\$



GREEN COMMUNITIES







Technology





Materials & Building





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











Cottage Lane at Winding Walk

Amenities

Neighborhood Park

Pocket Parks

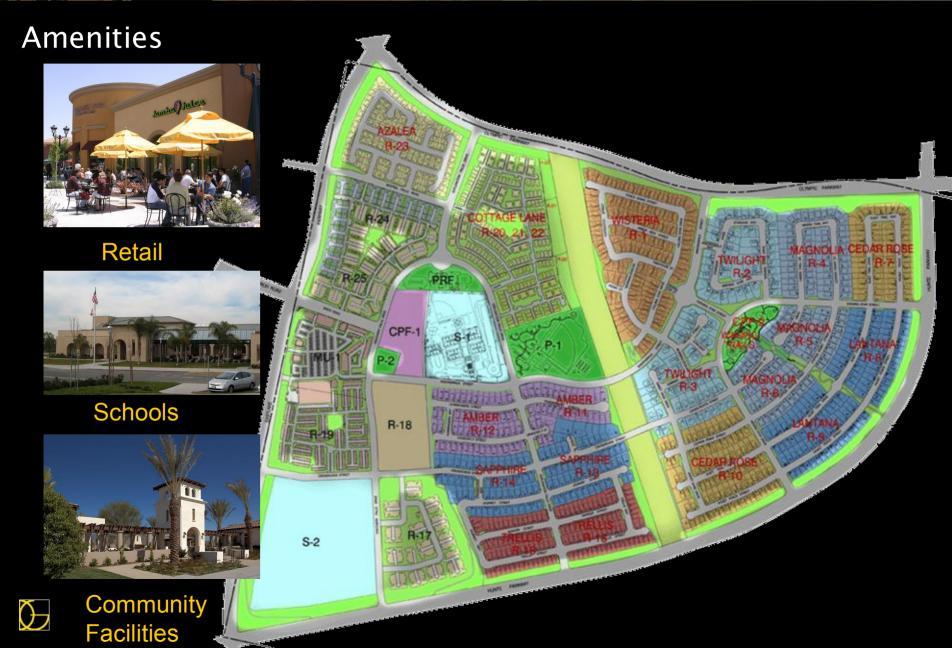
Paseo Connection

Living to the Street /Paseo

Distinct Homes







Neighborhood Park







Community Events



Sports



Recreation











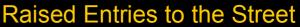
Living to the Street/Paseo





Landscaped Paseos







Distinct Homes





Connection to the Courtyard



Outdoor Living

Distinct Homes



Second Floor





Distinct Homes





Porch



Family Spaces

Distinct Homes





Flexibility



Distinct Homes

Centerline of Alley





Single Family Living



Patio/Courtyard

Distinct Homes

Carriage Unit







Distinct Entry



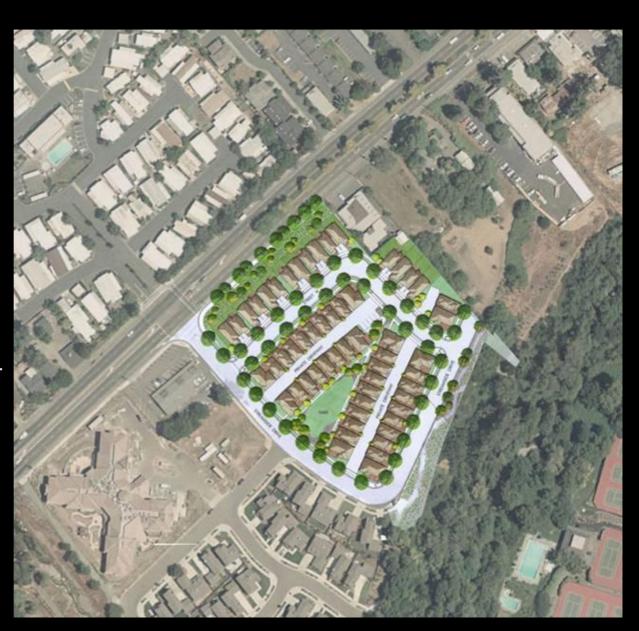


Second Floor Plan



Streamside

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





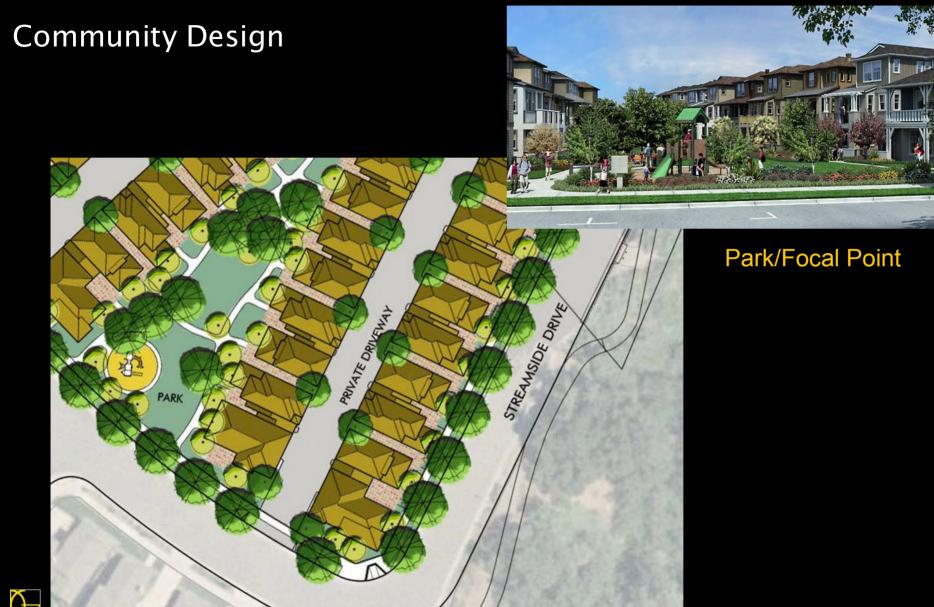


Dealing with Edges

- Highway
- Retail Development
- Existing Single Family Homes
- Open SpaceFuture Development









Community Design





Single Family Character



Alley Homes

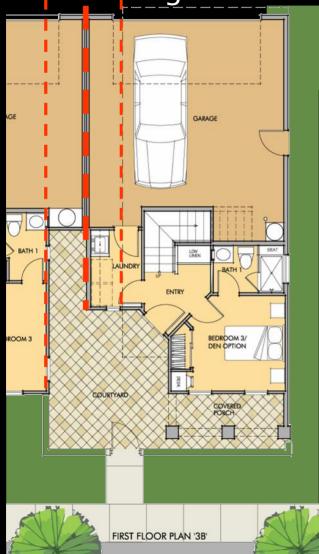






First Floor

Marketable Design





Courtyard



Home Office

Marketable Design





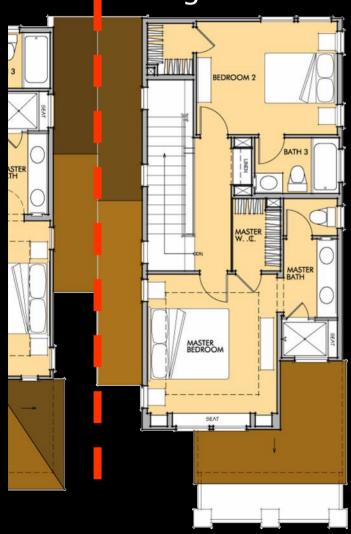
Kitchen/Dining





Living/Study

Marketable Design





Building Articulation





Marketable Design





Media Centers

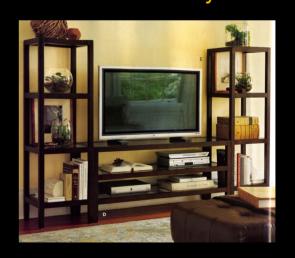
First Floor

Marketable Design





Two Story Porch





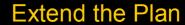
Marketable Design





Simple Form





Marketable Design





Tech Center



Master Bath



Rivermark

Creating a Unique Identity

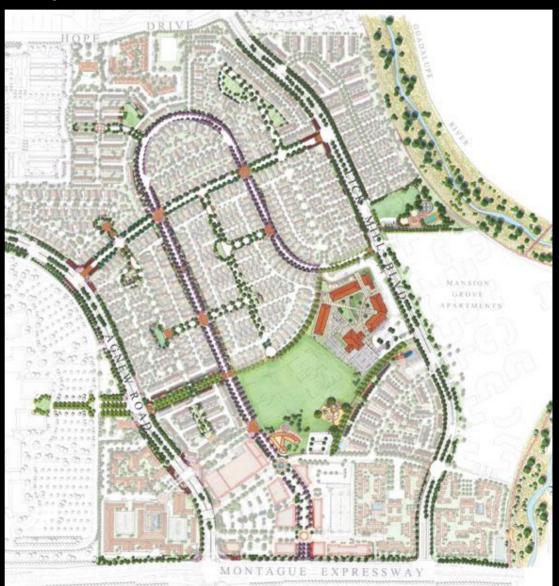
- Public vs. Private
- Open/Livable Homes
- The Costs of Density





Creating a Unique Idenity

- Infill Development
- Distinct Neighborhoods
- Architectural Variety
- Job/Housing/RecreationBalance





Creating a Unique Identity





Creating a Unique Identity





Architecture over Time



Connections

Private vs. Public Space



Community Entry & Gardens



Garden Park



Raised Porches

Private vs. Public Space





Livable Porches

Open/Livable Homes





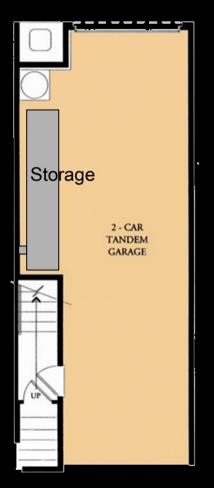
Use the Width





Main Floor

Open/Livable Homes







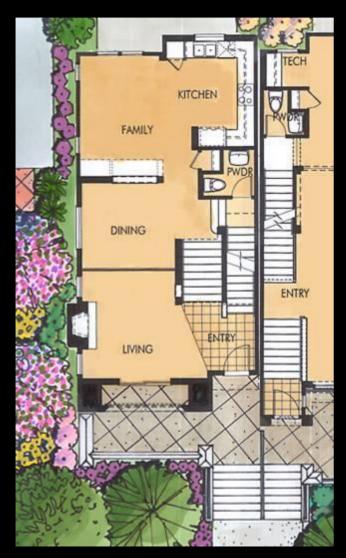


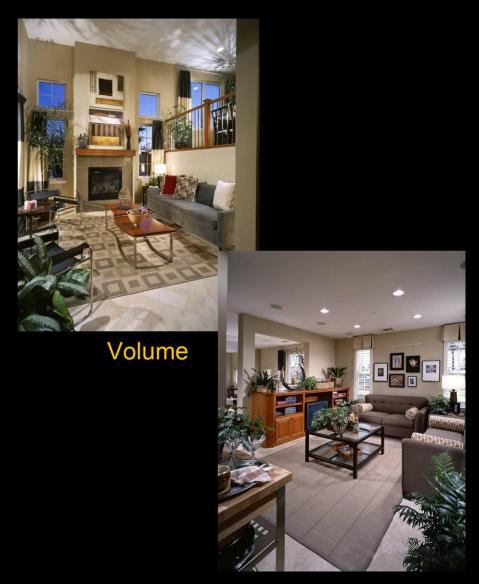
Master Bedrooms





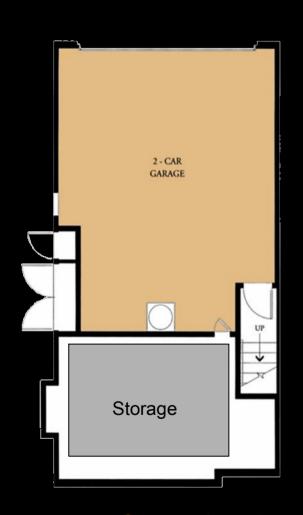
Open/Livable Homes







Open/Livable Homes







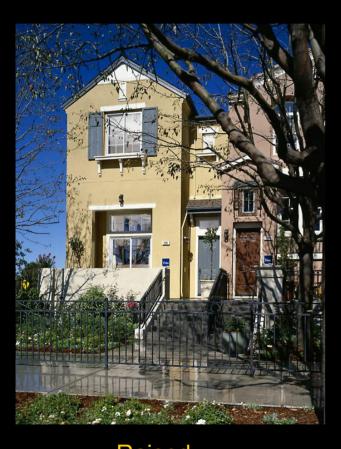
Window Possibilities







Costs of Density







Raised Porches & Foundations

Alleys

Construction



Costs of Density





Street Design





Allan Witt Park

- Improving the Community
 - **Fabric**
- Education of Density
- Variety and MarketSegment of Density
- Creating MemorableCommunities







Improving the Community Fabric











Improving the Community Fabric





New Housing

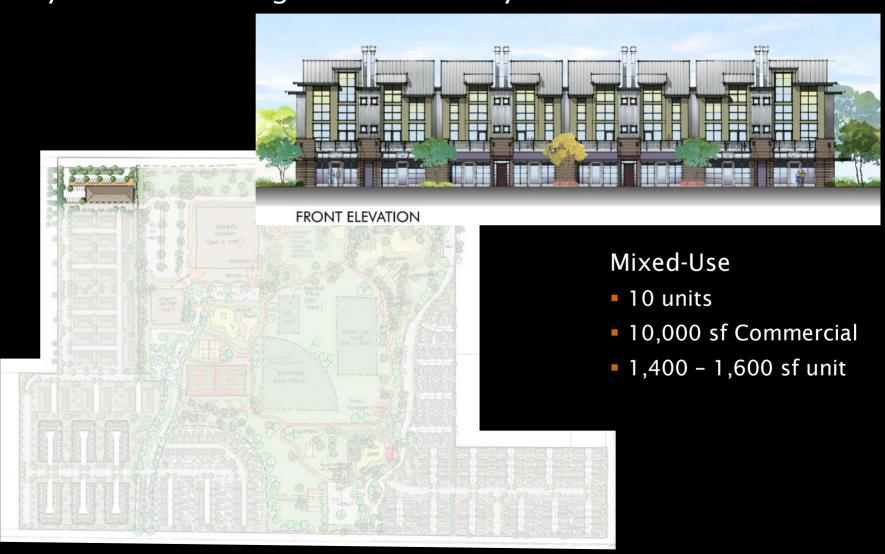


Improving Park



Work Force Housing













Education of Density - How does it live?



Education of Density - Cluster Homes



Cluster Town Homes

- 65 units
- 1,150 1,500 sf unit

Education of Density - Mixed-Use





Mixed-Use

- 10 units
- 10,000 sf Commercial
- 1,400 1,600 sf unit

Creating Memorable Communities



Places for people



Distinctive Sense of Home





