An aerial photograph of a residential neighborhood, likely in the Treasure Coast region. The image shows a mix of housing types, including large multi-story houses, smaller bungalow-style homes, and some multi-unit buildings. The houses are interspersed with trees and green spaces. The overall scene is a dense, diverse residential area.

Sustainable Neighborhood Planning For The Region

*Mix of Housing Types
and Price Points*

June 17, 2011

TREASURE COAST REGIONAL PLANNING COUNCIL

Range Of Housing Price Points



THROUGH A VARIETY OF BUILDING TYPES

Traditional Form

- Integration of building types
- Wide range of affordability within close proximity
- Base for a sustainable community
- Integration

Conventional Subdivision

- Segregation by income
- Segregation by building type
- Segregation by ownership
- Segregation by age
- Segregation

A Palette of Building Types



Single Family Homes



Townhouses



Multi-Family Buildings



Mixed-Use Buildings



“Out-Buildings”



“Estate” Homes

How they are Arranged is Paramount to their Sustainability



Conventional Subdivision Pattern



Traditional Neighborhood Pattern

GREAT VALUE ADDED BY GOOD DESIGN

Opposite Patterns of Development



...it accommodates high, medium, and low densities in very close proximity which minimizes commutes, humanizes roadways, and concentrates infrastructure costs while maximizing open space and free time.



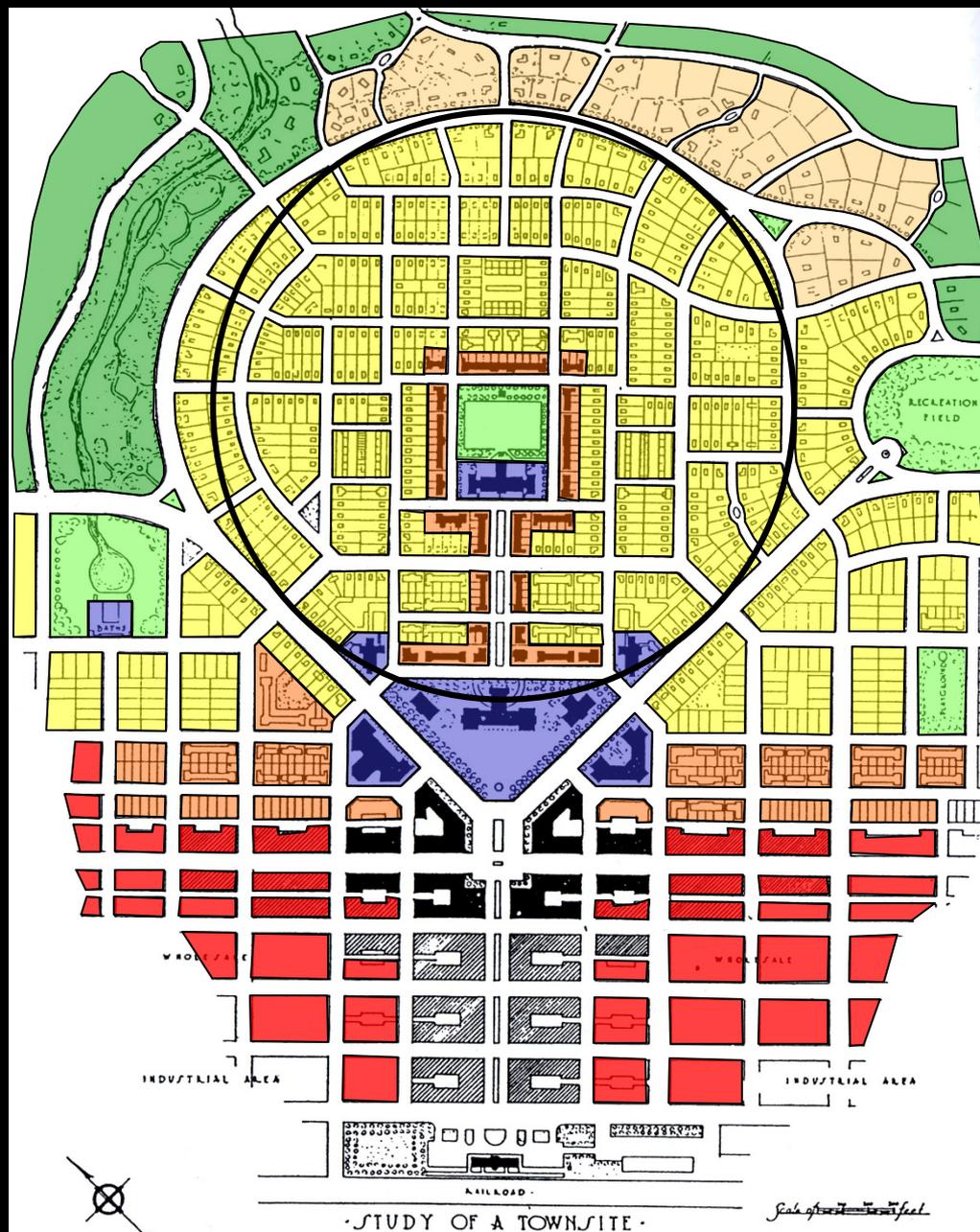
Traditional Pattern of Development

Clinton Mackenzie 1920's model town diagram

- Rural Lands (preserve and farms)
- Estate Lots (1-5 acre lots)
- Neighborhood Fabric (predominantly single family lots)
- System of Neighborhood Greens
- Density around Center and Main Street
- Civic and Institutional Sites
- Central Business District

5 Minute Radius

A Matter of Proximity



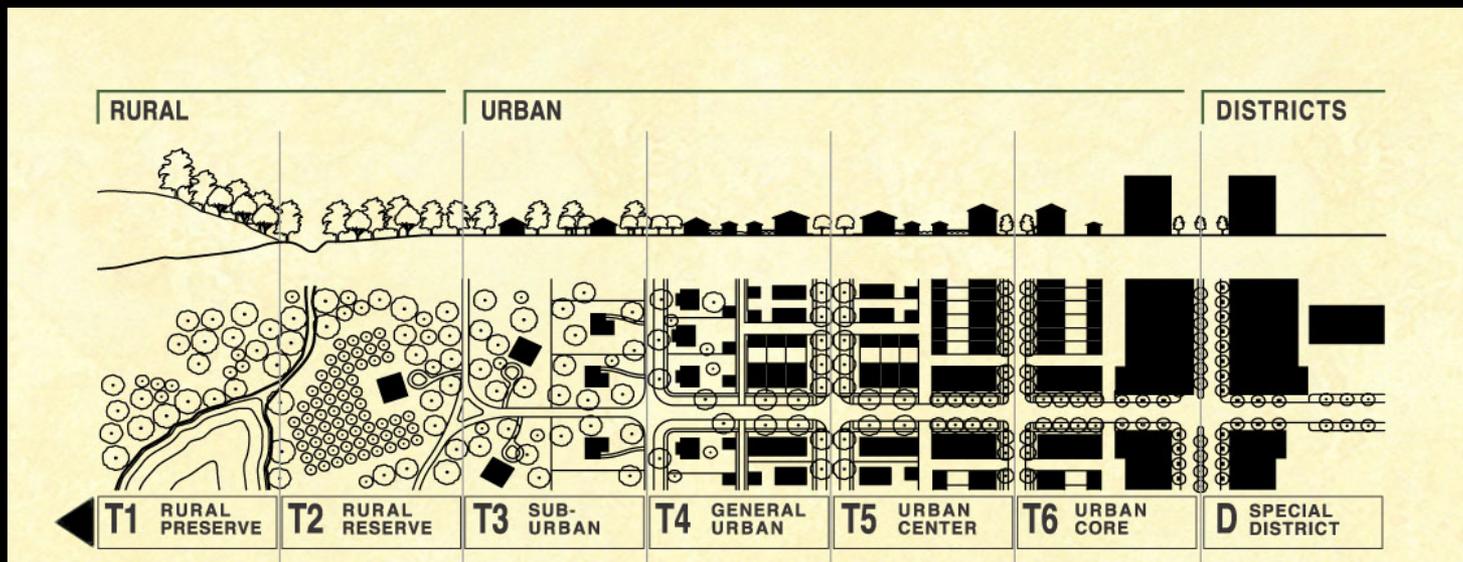
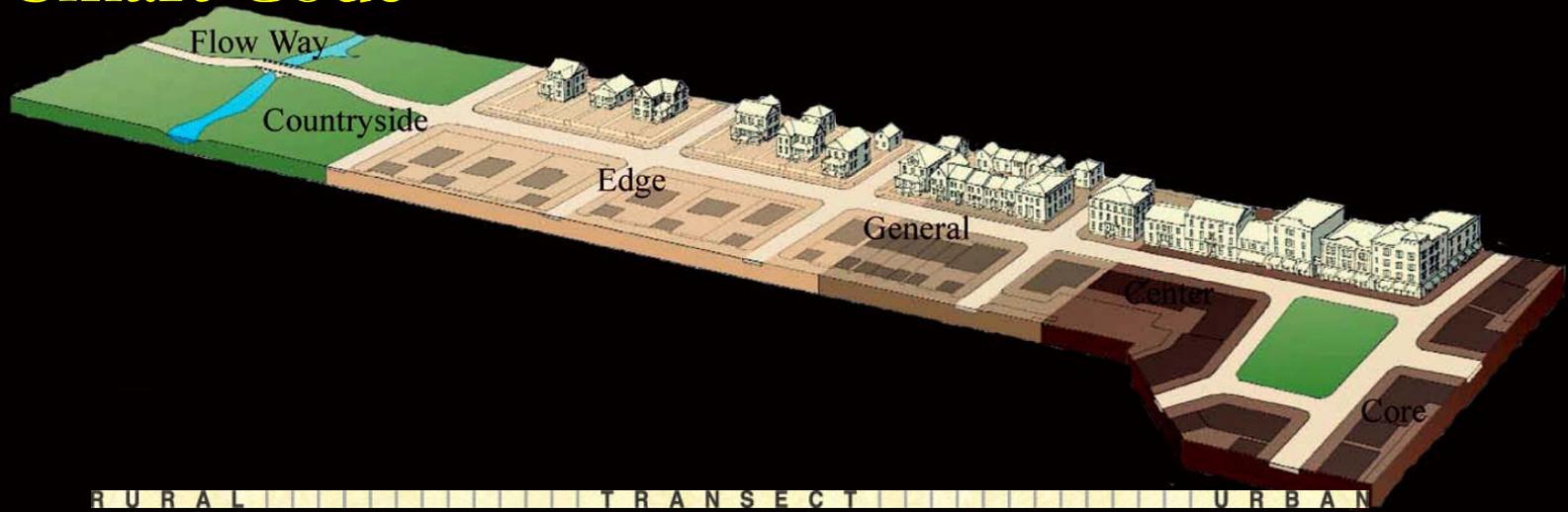
3.27

3.27 This design by Clinton Mackenzie of the 1920s is a model town plan, demonstrating most aspects of the urban-to-rural transect. The most obvious aspect is the gradual transformation of the urban grid at the bottom into a rural, curvilinear layout at the top.

The transect is rigorously supported by the variation in building type ranging from perimeter blocks to freestanding villas. JC & AMD

The Transect

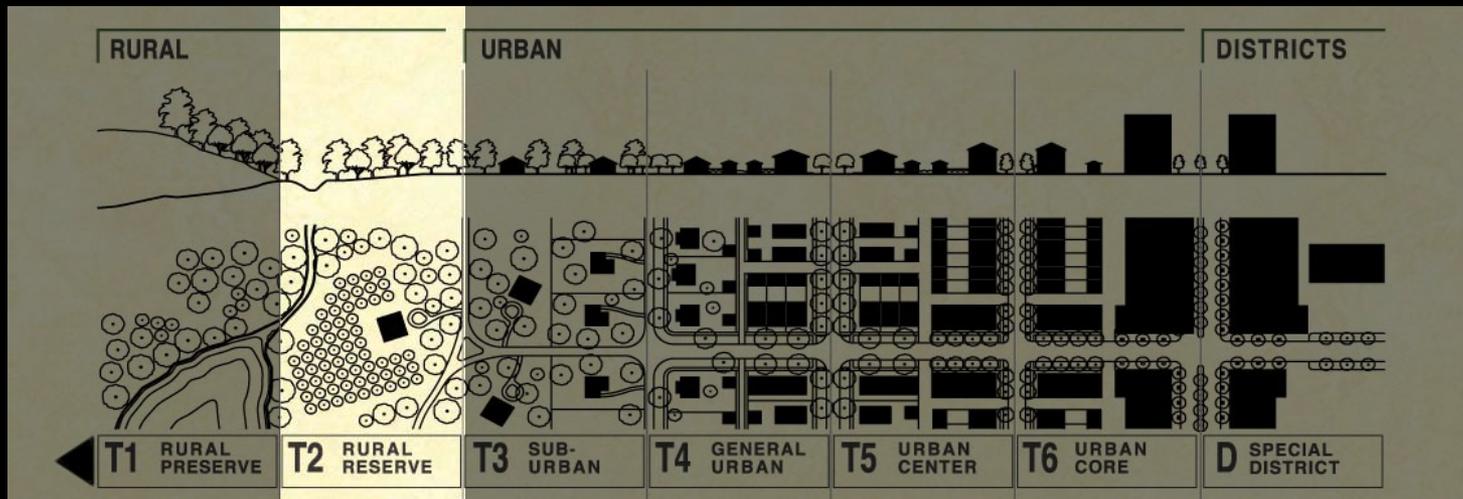
Establishing Clear Directives for Integrating Building Types Through
“The Smart Code”



Rural Reserve Zone



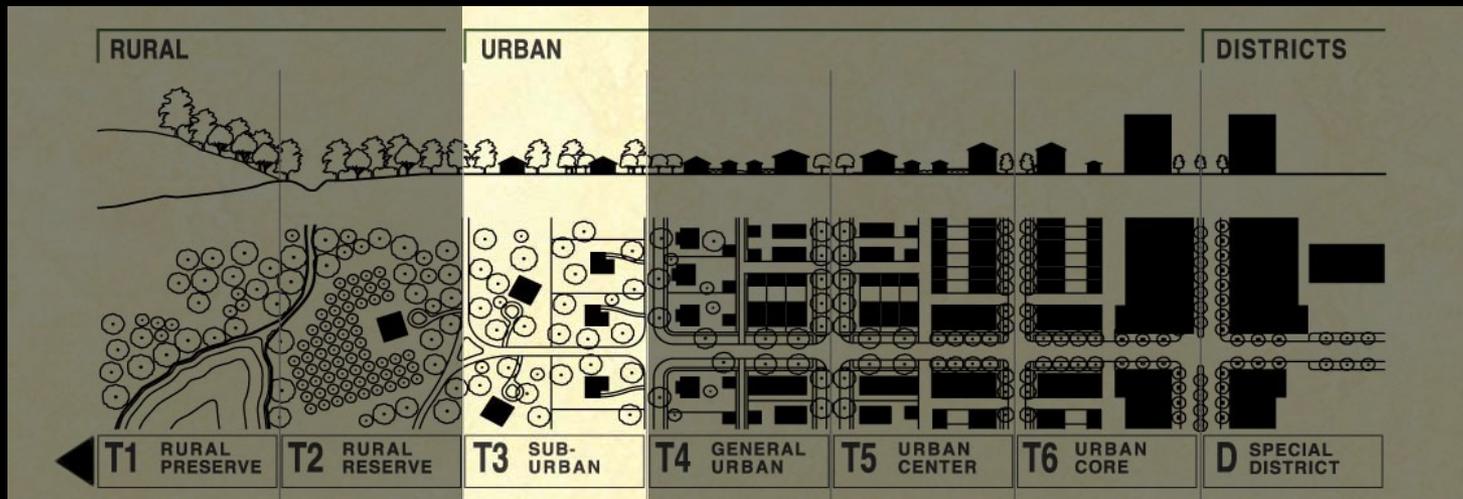
- Large Single Family Homes and/or Farmsteads adjacent to or within Preserve and Ag Lands



Sub-Urban Zone



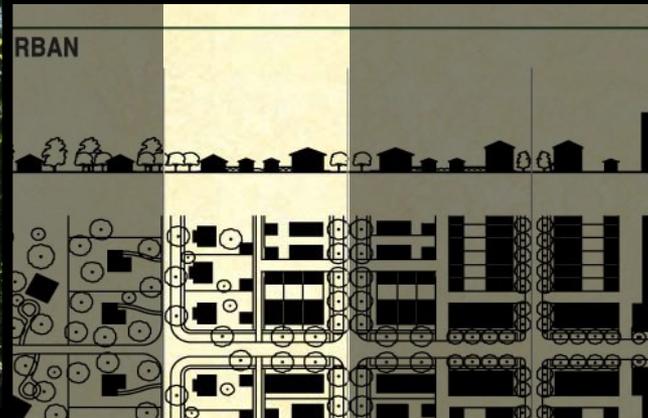
- Low-Density, Larger Single Family Homes with “In-Town Characteristics” (public streets, sidewalks, face greens and parkways)



General Urban Zone



- Med-Density, Primarily Residential areas with More Urban Characteristics (public streets, sidewalks, alleyways, out-buildings, smaller blocks, on-street parking, interspersed multi-family buildings)



T1 RURAL PRESERVE

T2 RURAL RESERVE

T3 SUB-URBAN

T4 GENERAL URBAN

T5 URBAN CENTER

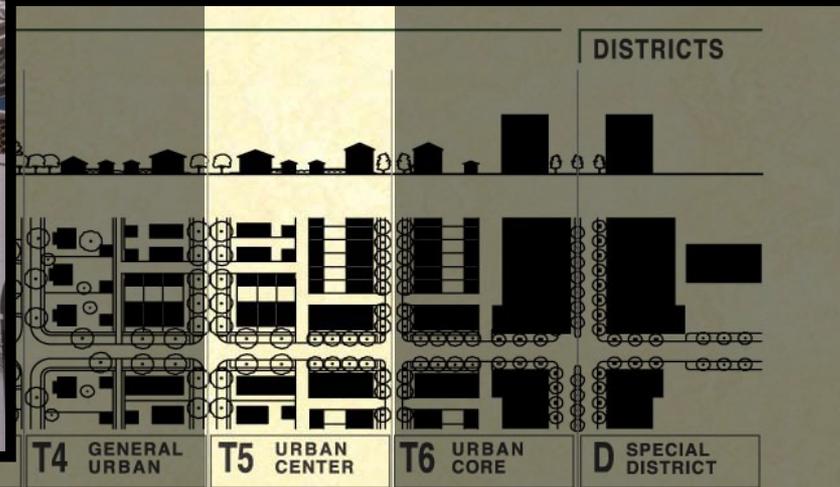
T6 URBAN CORE

Urban Center Zone



The Corner-Store

- Higher Density, Primarily Mixed-Use Urban area (public streets, sidewalks, alleyways, Mixed-Use buildings, Multi-Family buildings, small blocks, on-street parking, interspersed urban open spaces)



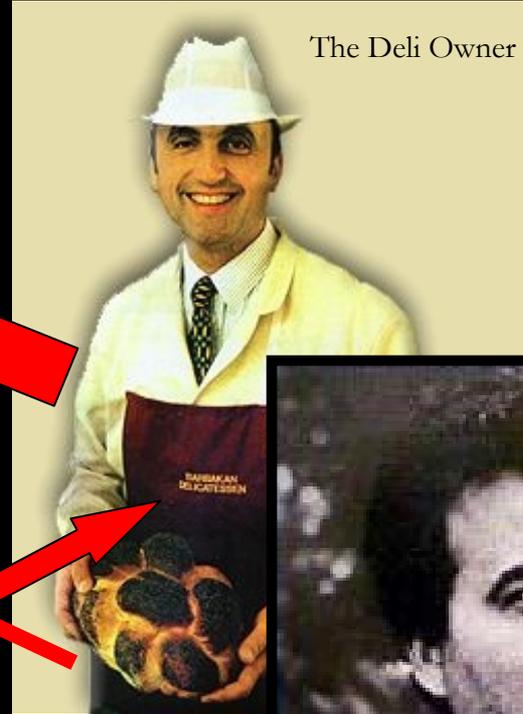
T1 PRESERVE T2 RESERVE T3 URBAN

Prevailing Myth: “shop-owners are going to live above their store...”

The Mansion on the Hill



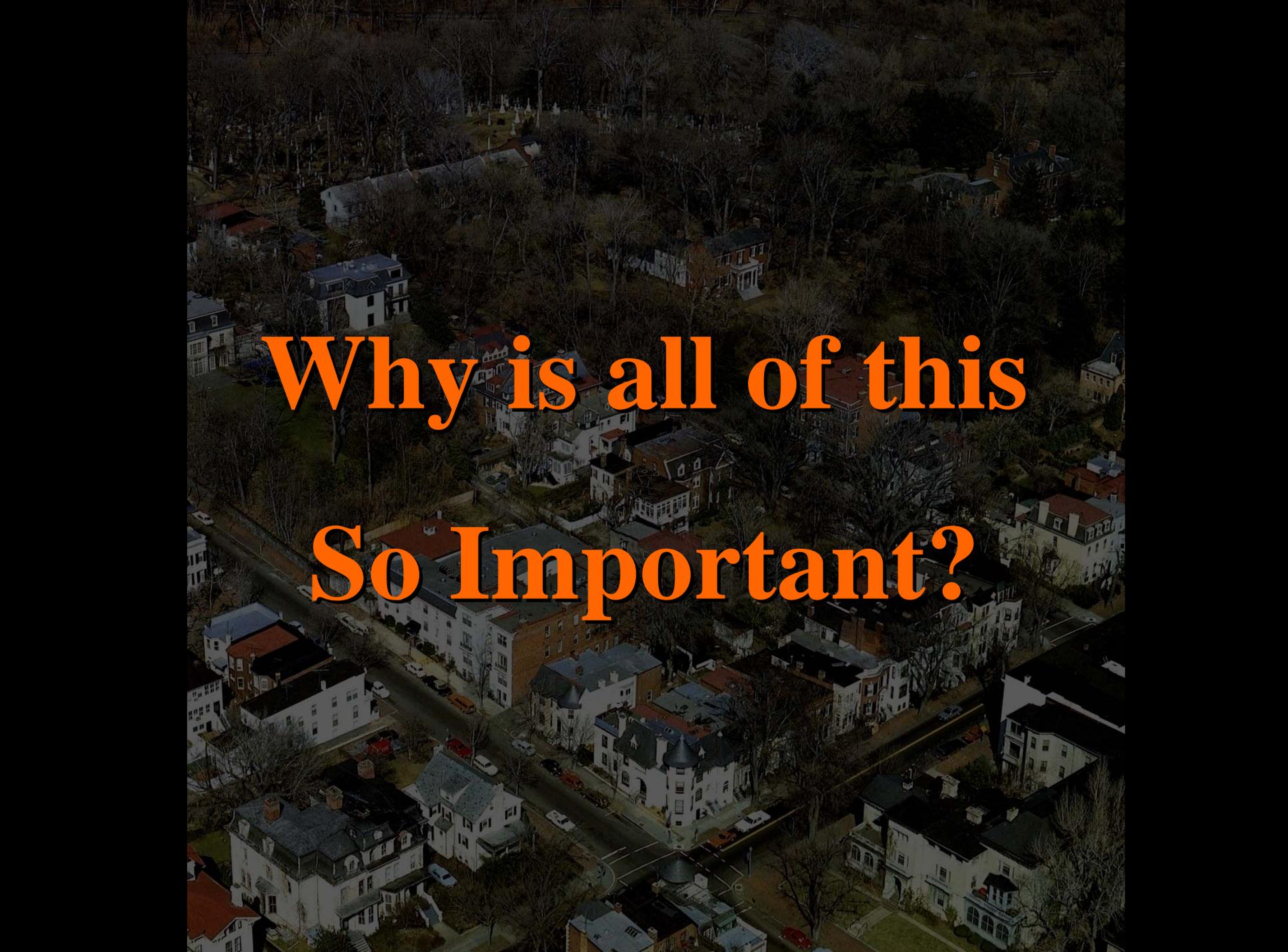
The Deli Owner



The Corner-Store

Affordable “In-Town” Option

The College Student Son

An aerial photograph of a residential neighborhood. The houses are mostly two or three stories high, with various architectural styles including gabled roofs and dormer windows. The houses are interspersed with trees, many of which are bare, suggesting a late autumn or winter setting. In the upper portion of the image, a cemetery is visible, characterized by numerous small, white, conical headstones. The overall scene is a dense, established residential area.

**Why is all of this
So Important?**

The Traditional Neighborhood of Varying Building Types Provide...



Single Family Homes



“Out-Buildings”



Multi-Family Buildings



Mixed-Use Buildings



“Estate” Homes

Flexibility in the Market Place...

The Traditional Neighborhood of Varying Building Types Promote...



Spontaneous Interaction Between Diverse Groups of People...

The Traditional Neighborhood of Varying Building Types...

It's about Quality and Quantity



Helps to “De-Stigmatize” the Rental Population ...

The Traditional Neighborhood of Varying Building Types...



**The
Millennials
78 Million
1977-1996**

Looking for Gene
Pool, Urbanism,
and Authentic
Character



Gives the Young Professional a Place to Live...

The Traditional Neighborhood of Varying Building Types...



N.O.R.C. (Naturally Occurring Retirement Community)

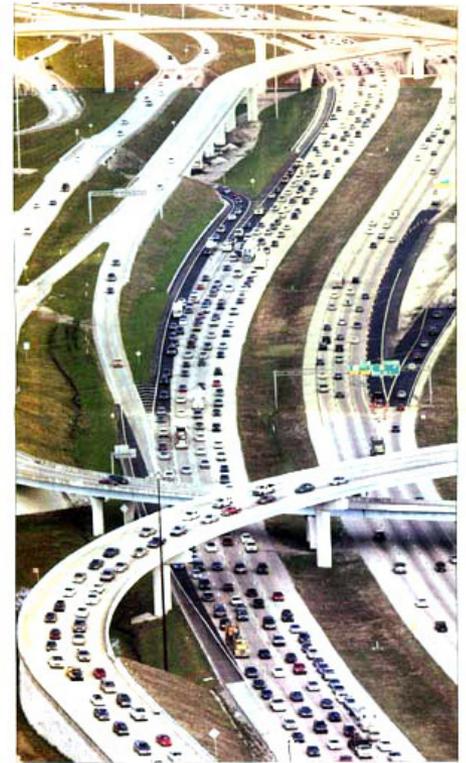
The Traditional Neighborhood of Varying Building Types...



...variety of densities in very close proximity which minimizes commutes, humanizes roadways, and concentrates infrastructure costs while maximizing open space and free time.



GETTING NOWHERE FAST SOUTH FLORIDA'S TRANSPORTATION CRISIS



The Sun-Sentinel recently spent three months studying South Florida's traffic gridlock nightmare. This publication is a compilation of the resultant six-part series of editorials and commentary recommending solutions to the problem, how to pay for them and what you can do to help.

Sun-Sentinel

Is a Significant Component in Confronting the Congestion Crisis South Florida ...

The Traditional Neighborhood of Varying Building Types...



next time...

The Disciplining of Building Types

9.3 Billion Persons

219,000 People Per Day

May 4, 2011 Prince Charles
Presentation to
Georgetown University
on Global Food Crisis

Despite the Downturn, We Must Still
Accommodate Growth and do it Efficiently...