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# COMPACT URBAN DWELLINGS



ATTACHED ..... ROWHOUSE/TOWNHOUSE

STACKED ..... APARTMENT/CONDOMINIUM

MIXED USE ..... SHOPFRONT/FLEX-USE



# TRADITIONAL BUILDING TYPES

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THE CASE STUDIES IN THIS MONOGRAPH ARE ORGANIZED BY SIX BUILDING TYPES.

THESE SIX "TRADITIONAL" TYPES ARE BASED ON LONG ESTABLISHED PATTERNS IN OUR HERITAGE OF HANDSOME, ABUNDANT TOWN CENTERS AND THEIR WALKABLE NEIGHBORHOODS.

BUILDING FRONTS (WINDOWS, DOORWAYS, PORCHES) ENRICH THE SPACE & IDENTITY OF THE STREET. THEY ARE NOT SHAPED BY AUTOMOBILE PARKING (OR GARAGE DOORS) - BUT RATHER BY HIGH AMENITY, PEDESTRIAN PUBLIC SPACES AND SIDEWALKS.

THE FOLLOWING CASE STUDIES RANGE IN SIZE:

FROM A QUARTER ACRE TO SEVEN ACRES,  
FROM 2 UNITS TO 145 UNITS, AND  
VARY IN DENSITY FROM MODERATELY LOW TO MODERATELY HIGH.

## 1. DETACHED

### HOUSE / COTTAGE

0.67 - 3.00 ACRES    PROJECT SIZE (CASE STUDIES)

## 2. CLUSTER

### COURTYARD / SIDEYARD

0.20 - 0.55 ACRES    PROJECT SIZE (CASE STUDIES)

## 3. BACKYARD

### ACCESSORY / CARRIAGE

0.25 ACRES    PROJECT SIZE (CASE STUDIES)

## 4. ATTACHED

### ROWHOUSE / TOWNHOUSE

0.25 - 3.00 ACRES    (PROJECT SIZE)

## 5. STACKED

### APARTMENT / CONDOMINIUM

0.30 - 6.00 ACRES    PROJECT SIZE (CASE STUDIES)

## 6. MIXED USE

### SHOPFRONT / FLEX-USE

0.29 - 7.00 ACRES    PROJECT SIZE (CASE STUDIES)

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# TRADITIONAL BUILDING TYPES

1. **DETACHED**  
HOUSE/COTTAGE

UNIT SIZE IN CASE STUDIES

345 SF TO 1,670 SF



2. **CLUSTER**  
COURTYARD/SIDEYARD

UNIT SIZE IN CASE STUDIES

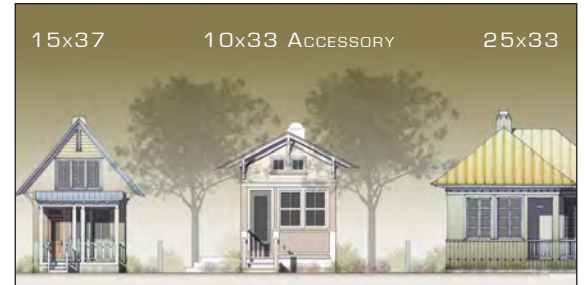
230 SF TO 1,240 SF



3. **BACKYARD**  
ACCESSORY/CARRIAGE

UNIT SIZE IN CASE STUDIES

190 SF TO 565 SF



4. **ATTACHED**  
ROWHOUSE/TOWNHOUSE

UNIT SIZE IN CASE STUDIES

415 SF TO 2,420 SF



5. **STACKED**  
APARTMENT/CONDOMINIUM

UNIT SIZE IN CASE STUDIES

231 SF TO 1,420 SF

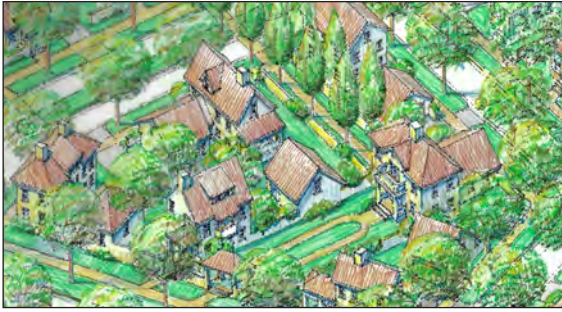


6. **MIXED USE**  
SHOPFRONT/FLEX-USE

UNIT SIZE IN CASE STUDIES

300 SF TO 2,050 SF





**BUILDING TYPE 1**

**DETACHED**  
HOUSE/COTTAGE

RURAL GROUP T-2.5



**BUILDING TYPE 2**

**CLUSTER**  
COURTYARD/SIDEYARD

COTTAGE COURT T-3.0



**BUILDING TYPE 3**

**BACKYARD UNITS**  
ACCESSORY/CARRIAGE

BACKYARD GROUP T-3.5



# ATTACHED UNITS

## BUILDING TYPE 4

ROWHOUSE/TOWNHOUSE



NEIGHBORHOOD CENTER T-4.0



# STACKED UNITS

## BUILDING TYPE 5

APARTMENT/CONDOMINIUM



VILLAGE CENTER T-4.5



# MIXED USE

## BUILDING TYPE 6

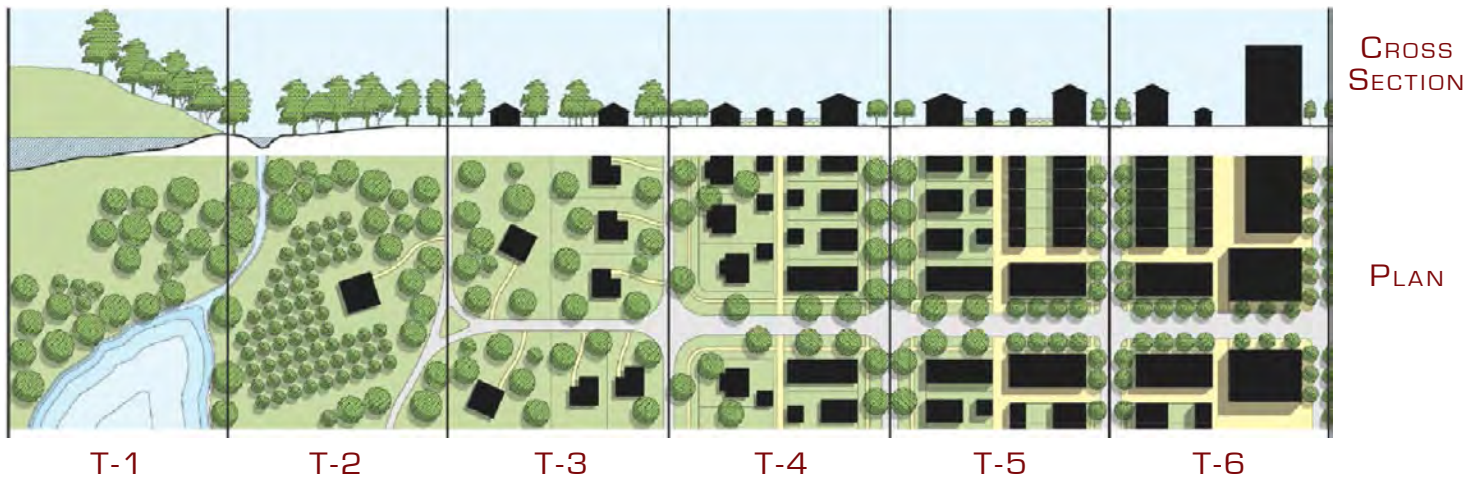
SHOPFRONT/FLEX-USE



TOWN CENTER T-5.0



# TYPICAL NEIGHBORHOOD CONDITIONS



NEIGHBORHOOD  
EDGE



NEIGHBORHOOD  
CENTER

# BUILDING TYPES IN NEIGHBORHOOD CONTEXT

DETACHED

CLUSTER

BACKYARD

ATTACHED

STACKED

MIXED USE



NEIGHBORHOOD EDGE

NEIGHBORHOOD CENTER

T.2

T.3

T.4

T.5

# CASE STUDY PROGRAMS



DETACHED HOUSE SETTING T-3.0

## 1. DETACHED HOUSE/COTTAGE

<u>2.0 AC PARCEL</u>	10 COTTAGES
<u>1.5 AC PARCEL</u>	12 COTTAGES/GREENCOURT
<u>2.0 AC PARCEL</u>	18 HOUSES
<u>0.67 AC PARCEL</u>	8 SENIOR COTTAGES
<u>1.0 AC PARCEL</u>	14 HOUSES
<u>3.0 AC PARCEL</u>	17 HOUSES/COTTAGES
<u>2.0 AC PARCEL</u>	20 HOUSES/COTTAGES



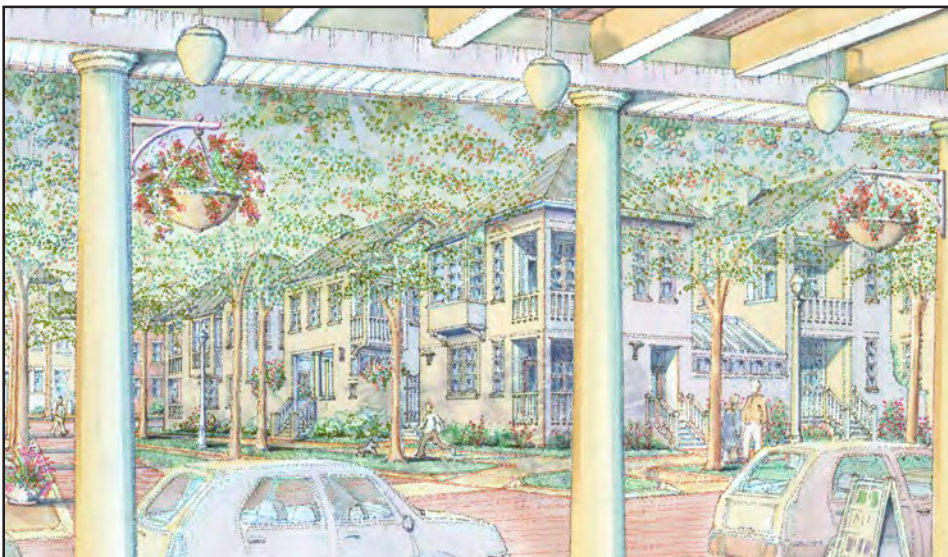
COTTAGE COURT T-3.5

## 2. CLUSTER COURTYARD/SIDEYARD

<u>0.25 AC PARCEL</u>	9 COTTAGES < 300SF
<u>0.55 AC PARCEL</u>	8 SENIOR COTTAGES
<u>0.25 AC PARCEL</u>	8 COTTAGES < 700SF
<u>0.20 AC PARCEL</u>	4 COTTAGES AT 700SF

## 3. BACKYARD UNITS ACCESSORY/CARRIAGE

<u>0.25 AC PARCEL</u>	CARRIAGE HOUSES
<u>0.25 AC PARCEL</u>	ACCESSORY COTTAGES



CARRIAGE HOUSE SETTING T-3.5

**ATTACHED UNITS**  
**ROWHOUSE/TOWNHOUSE**

4.

<u>1.2 AC PARCEL</u>	18	TOWNHOUSES
<u>1.8 AC PARCEL</u>	30	TOWNHOUSES
<u>0.25 AC PARCEL</u>	10	TOWNHOUSES
<u>3.0 AC PARCEL</u>	45	TOWNHOUSES/ 15 SHOPS
<u>1.65 AC PARCEL</u>	35	TOWNHOUSES/ 17 ACCESSORY FLATS
<u>2.7 AC PARCEL</u>	49	TOWNHOUSES/ 12 SHOPS

**CASE STUDY PROGRAMS**



TOWNHOUSE SETTING T-4.0

**STACKED UNITS**

5.

**APARTMENT/CONDOMINIUM**

<u>0.3 AC PARCEL</u>	13	UNITS
<u>6.0 AC PARCEL</u>	144	UNITS
<u>6.0 AC PARCEL</u>	132	UNITS



MULTI-FAMILY SETTING T-4.5

**MIXED USE**

6.

**SHOPFRONT/FLEX-USE**

<u>0.55 AC PARCEL</u>	10	FLEX-HOUSES
<u>0.25 AC PARCEL</u>	4	FLEX-HOUSES
<u>0.25 AC PARCEL</u>	5	FLEX-HOUSES
<u>2.0 AC PARCEL</u>	60	SHOPFRONT STACKED
<u>0.29 AC PARCEL</u>	7	FLEX-HOUSES
<u>7.0 AC PARCEL</u>	145	SHOPFRONT STACKED
<u>5.0 AC PARCEL</u>	120	SHOPFRONT STACKED



NEIGHBORHOOD CENTER T-5.0

# URBAN DWELLING CHOICES - - MIDDLE CLASSES

HOUSEHOLD:  
SINGLE

HOUSEHOLD:  
COUPLE/FAMILY

## SERVICE / LABOR

425 s.f.  
FLAT



560 s.f.  
FLAT



## TECHNICAL / SKILLED TRADE

540 s.f.  
TOWNHOUSE



740 s.f.  
TOWNHOUSE



## BUSINESS / OFFICE

800 s.f.  
TOWNHOUSE



975 s.f.  
FLAT



## SUPERVISOR / SKILLED TECHNICAL

965 s.f.  
TOWNHOUSE



1,100 s.f.  
TOWNHOUSE



## MANAGER

1,050 s.f.  
COURTHOUSE



1,250 s.f.  
TOWNHOUSE



# URBAN DWELLING PRICES - - MIDDLE CLASSES

FIVE TIERS OF INCOME IN WORKFORCE & MIDDLE CLASS HOUSEHOLDS

PRIMARY EARNER	HOUSEHOLD INCOME	DWELLING TYPE	DWELLING PRICE	% AMI (Averaged)
<b>SERVICE / LABOR</b>				
<b>SINGLE</b>	\$30,000 Income	425 SF FLAT	<b>\$120,000</b> Purchase	<b>45%</b>
<b>COUPLE</b>	\$44,000 Income	560 SF FLAT	<b>\$160,000</b> Purchase	<b>45%</b>
<b>TECHNICAL / SKILLED TRADE</b>				
<b>SINGLE</b>	\$36,000 Income	540 SF TOWNHOUSE	<b>\$145,000</b> Purchase	<b>55%</b>
<b>COUPLE</b>	\$58,000 Income	740 SF TOWNHOUSE	<b>\$215,000</b> Purchase	<b>55%</b>
<b>BUSINESS / OFFICE</b>				
<b>SINGLE</b>	\$60,000 Income	800 SF TOWNHOUSE	<b>\$225,000</b> Purchase	<b>85%</b>
<b>COUPLE</b>	\$78,000 Income	950 SF FLAT	<b>\$275,000</b> Purchase	<b>85%</b>
<b>SUPERVISOR / SKILLED TECHNICAL</b>				
<b>SINGLE</b>	\$66,000 Income	965 SF TOWNHOUSE	<b>\$270,000</b> Purchase	<b>95%</b>
<b>COUPLE</b>	\$98,000 Income	1,100 SF TOWNHOUSE	<b>\$340,000</b> Purchase	<b>100%</b>
<b>MANAGER</b>				
<b>SINGLE</b>	\$88,000 Income	1,050 SF COURTHOUSE	<b>\$320,000</b> Purchase	<b>120%</b>
<b>COUPLE</b>	\$125,000 Income	1,250 SF TOWNHOUSE	<b>\$380,000</b> Purchase	<b>120%</b>

(NOT INCLUDED IN THIS PORTFOLIO)



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