

EXPLORING DENSITY

The City of Clovis
General Plan Advisory Committee
July 27, 2010



WHAT DOES DENSITY LOOK LIKE?



WHAT DOES DENSITY LOOK LIKE?



SIMILAR DENSITY – DIFFERENT FORMS



Detached Greencourt Cluster



Detached Motorcourt Cluster



Attached Gardencourt



Attached Motorcourt



Single Family Detached ESTATE



- Move-up, niche lifestyle (e.g., farming, equestrian)
- 1-5% of the market
- Typically generated as lot splits
- May be subdivided further
- Incremental development
- Marginal utility connections

Single Family Detached ESTATE



- Acts as transitional land use
- Potential agricultural buffer
- Trends towards custom housing
- Minimum control on architecture and lot development

Single Family Detached TYPICAL



- Traditional single family development
- Family-oriented, age-in-place
- 40-60% of the market
- Can be monotonous in lot layout
- Typically front-loaded
- Alley-loaded less than 5%



Single Family Detached TYPICAL



- Can be designed to create smaller neighborhoods (40-60 dwelling units)
- Parks can compensate for smaller lot sizes
- Connectivity can be enhanced by shorter streets, grid system
- New product development during last 15 years

Single Family Detached OTHER PRODUCTS



CLUSTER - Gardencourt



Harlan Ranch
Clovis, CA

Single Family Detached OTHER PRODUCTS



LIVE/WORK



Prospect Village
Tustin, CA

Single Family Attached



- Duplex/triplex/quads
- Young families, first time buyers, downsize market
- 5-10% of the market
- Good option to up density while retaining single family appeal

Sandalwood @ Quail Hill (duplex)
Irvine, CA

Single Family Attached

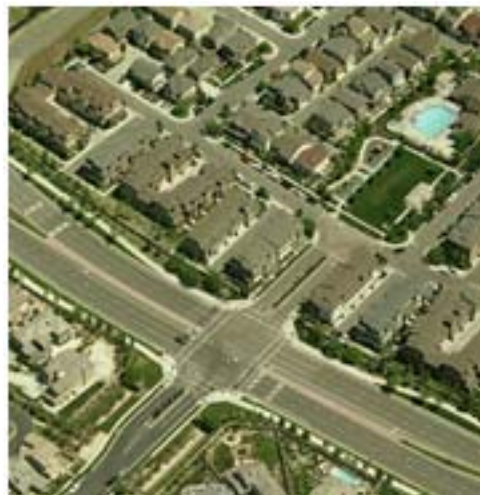


- Optimize lot development (lose one side yard)
- Smaller neighborhoods (60-75 dwelling units)
- Smaller integrated parks
- Higher degree of private streets

Agave @ The Preserve (triplex and quad)

Chino, CA

Single Family Attached OTHER PRODUCTS



MOTORCOURT

Amelia @ Tustin Field
Tustin, CA

Single Family Attached OTHER PRODUCTS



ROWTOWN



Sutter's Mill @ Ladera Ranch
Ladera Ranch, CA

Single Family Attached OTHER PRODUCTS



ROWTOWN
Live/Work



Wright's Landing @ Tustin Field
Tustin, CA

Multifamily APARTMENTS/CONDOS



- First-time buyers, young families, senior market
- 5-10% of the market
- Optimizes land development
- Can be live-work
- Serves as boulevard housing

GARDENCOURT

Jasmine (Ashton Green) @ Quail Hill
Irvine, CA

Multifamily APARTMENTS/CONDOS



- Minimizes street development/private alley ways
- Private open space
- Maintenance association
- Effective in conjunction with a village node

Citrus Commons @ The Preserve
Chino, CA

Multifamily APARTMENTS/CONDOS



- Singles, couples, students, seniors, assisted-living
- 1-5% of the market
- Serves as rental units
- Effective in conjunction with community facilities (e.g, colleges, town center, parks)
- Requires higher policing
- Requires management

Santiago Lofts
Santa Ana, CA

Multifamily APARTMENTS/CONDOS



- Reduces traffic generated per capita
- Requires internalized recreation
- Above 30 du/ac requires structured parking
- Optimized at 3-4 floors high
- Can serve as live-work
- Ground-floor commercial opportunities

Citywalk

Aliso Viejo, CA

KING CITY, CA

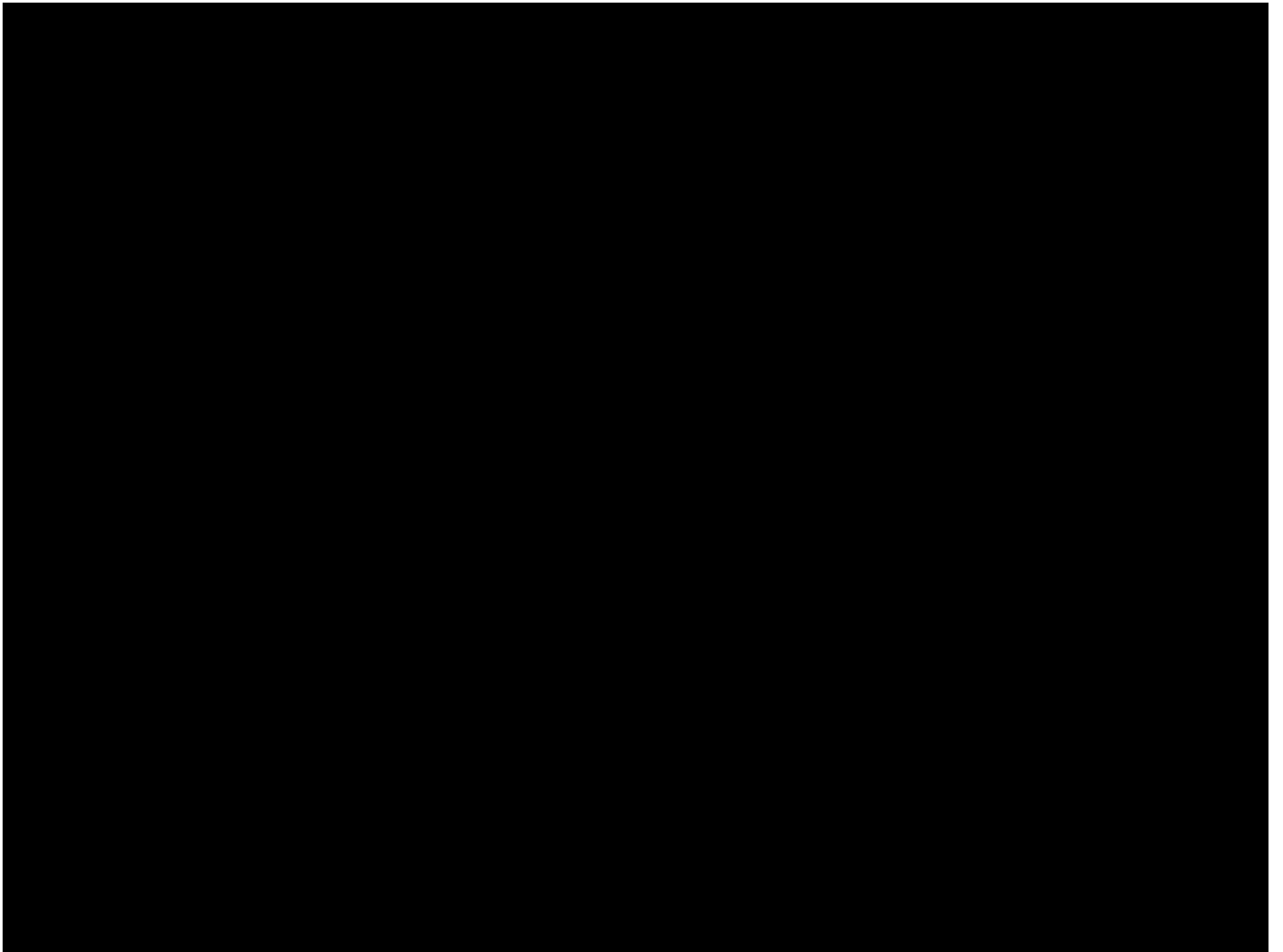


KING CITY, CA



KING CITY, CA





Single Family Detached ESTATE



Guess the Density



Single Family Detached ESTATE



Guess the Density
.5 - 1.0 du/ac



Single Family Detached TYPICAL



Guess the Density



Single Family Detached TYPICAL



Guess the Density
4.0 du/ac



Single Family Detached OTHER PRODUCTS



Guess the Density

Harlan Ranch
Clovis, CA

Single Family Detached OTHER PRODUCTS



Guess the Density
9.0 du/ac

Harlan Ranch
Clovis, CA

Single Family Detached OTHER PRODUCTS



Guess the Density

Prospect Village
Tustin, CA

Single Family Detached OTHER PRODUCTS



Guess the Density
13.0 du/ac

Prospect Village
Tustin, CA

Single Family Attached



Guess the Density

Sandalwood @ Quail Hill
Irvine, CA

Single Family Attached



Guess the Density
10.0 du/ac

Sandalwood @ Quail Hill
Irvine, CA

Single Family Attached



Guess the Density



Agave @ The Preserve (triplex
and quad)
Chino, CA

Single Family Attached



Guess the Density
11.0 du/ac

Agave @ The Preserve (triplex
and quad)
Chino, CA

Single Family Attached OTHER PRODUCTS



Guess the Density

Amelia @ Tustin Field
Tustin, CA

Single Family Attached OTHER PRODUCTS



Guess the Density
16.5 du/ac

Amelia @ Tustin Field
Tustin, CA

Single Family Attached OTHER PRODUCTS



Guess the Density



Sutter's Mill @ Ladera Ranch
Ladera Ranch, CA

Single Family Attached OTHER PRODUCTS



Guess the Density
16.0 du/ac

Sutter's Mill @ Ladera Ranch
Ladera Ranch, CA

Single Family Attached OTHER PRODUCTS



Guess the Density

Wright's Landing @ Tustin Field
Tustin, CA

Single Family Attached OTHER PRODUCTS



Guess the Density
17.0 du/ac

Wright's Landing @ Tustin Field
Tustin, CA

Multifamily APARTMENTS/CONDOS



Guess the Density

Jasmine (Ashton Green) @ Quail Hill
Irvine, CA

Multifamily APARTMENTS/CONDOS



Guess the Density
18.0 du/ac

Jasmine (Ashton Green) @ Quail Hill
Irvine, CA

Multifamily APARTMENTS/CONDOS



Guess the Density



Citrus Commons @ The Preserve
Chino, CA

Multifamily APARTMENTS/CONDOS



Guess the Density
16.0 du/ac

Citrus Commons @ The Preserve
Chino, CA

Multifamily APARTMENTS/CONDOS



Guess the Density



Santiago Lofts
Santa Ana, CA

Multifamily APARTMENTS/CONDOS



Guess the Density
22.0 du/ac

Santiago Lofts
Santa Ana, CA

Multifamily APARTMENTS/CONDOS



Guess the Density



Citywalk
Aliso Viejo, CA

Multifamily APARTMENTS/CONDOS



Guess the Density
22.0 du/ac

Citywalk
Aliso Viejo, CA

