

Subdivisions: Beyond the Basics — Creativity in Development

Steve Pastorik, AICP

Overview

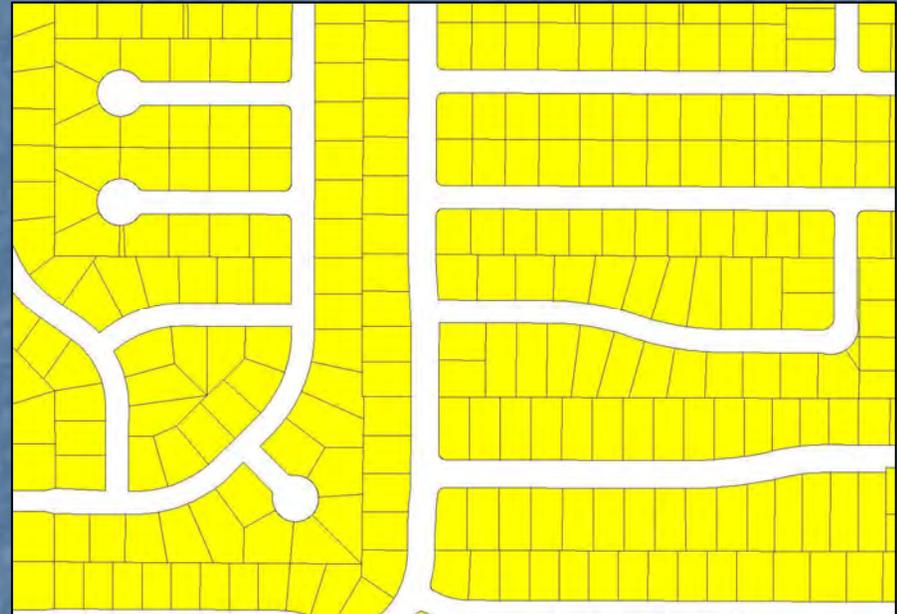
- Types of Subdivision Regulations
- Pros and Cons of Typical Subdivisions
- Design Considerations
- Logistics
- Questions

Types of Subdivision Regulations

- Typical Subdivision
- Planned Unit Development (PUD)
- Cluster or Conservation Subdivision
- Traditional Neighborhood Development (TND)

Typical Subdivision

- Single use
- Single housing type
- Minimum lot size
- Strict setbacks
- All land platted for private use



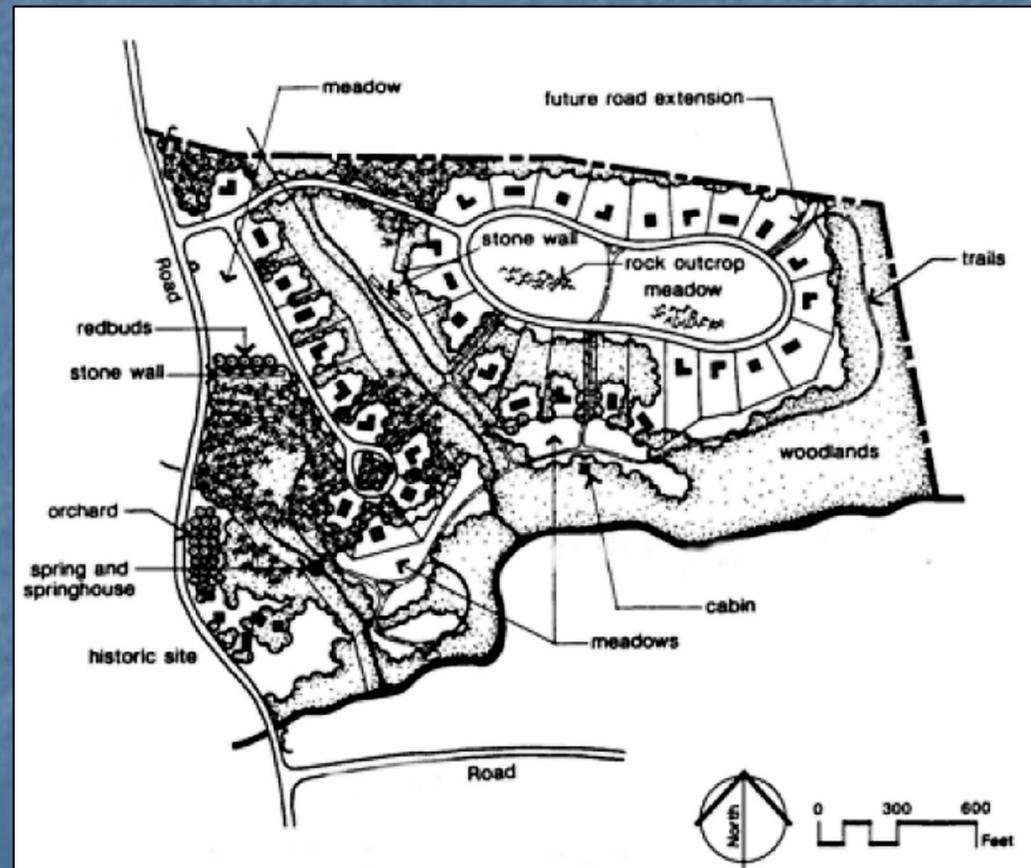
Planned Unit Development (PUD)

- Mixed use
- Mix of housing types
- Flexibility in lot size and setbacks
- Typically includes common areas (15 – 20%)



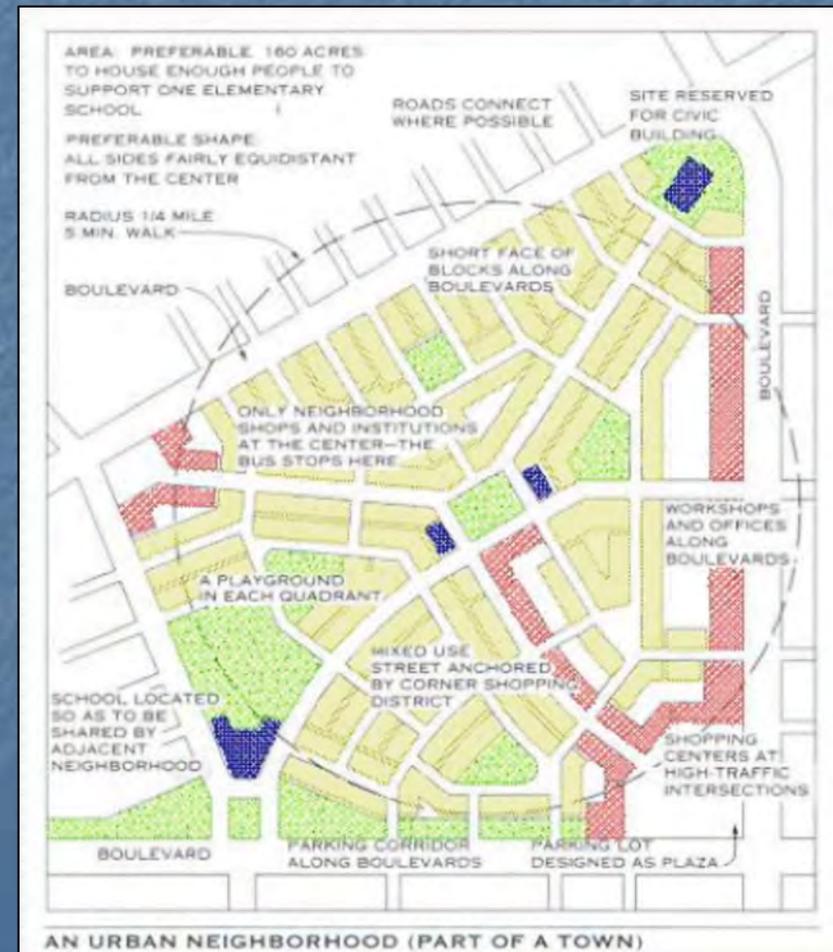
Cluster or Conservation Subdivision

- Single use
- Usually single housing type
- Flexibility in lot size and setbacks
- Emphasis on open space and natural area preservation (40 – 50%)



Traditional Neighborhood Development (TND)

- Mix of uses including neighborhood center with civic uses
- Mix of housing types
- Emphasis on walkability and human scale
- Street connectivity
- Architectural quality
- Higher density
- Form-based zoning



Source: The updated "Neighborhood Unit" by Duany Plater-Zyberk 1994

Pros and Cons of Typical Subdivisions

■ Pros

- Relatively easy to administer
- Predictable results
- Easier for developers to obtain approval

■ Cons

- Limited housing choices
- Poor connectivity
- Limited or no open space
- Emphasis on cars rather than people
- Segregation of uses
- Promotes sprawl

Design Considerations

- Street Design
- Connectivity
- Product Type
- Open Space
- Architecture

Street Design

- Pavement width

Street Design

- Pavement width
- Parkstrip width



Street Design

- Pavement width
- Parkstrip width
- Street trees



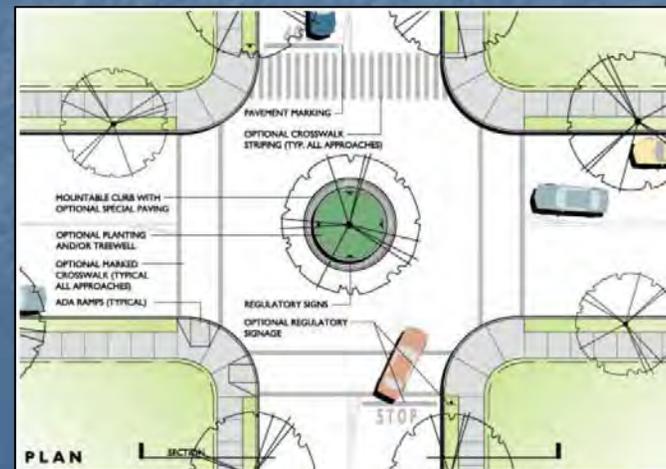
Street Design

- Pavement width
- Parkstrip width
- Street trees
- Lighting



Street Design

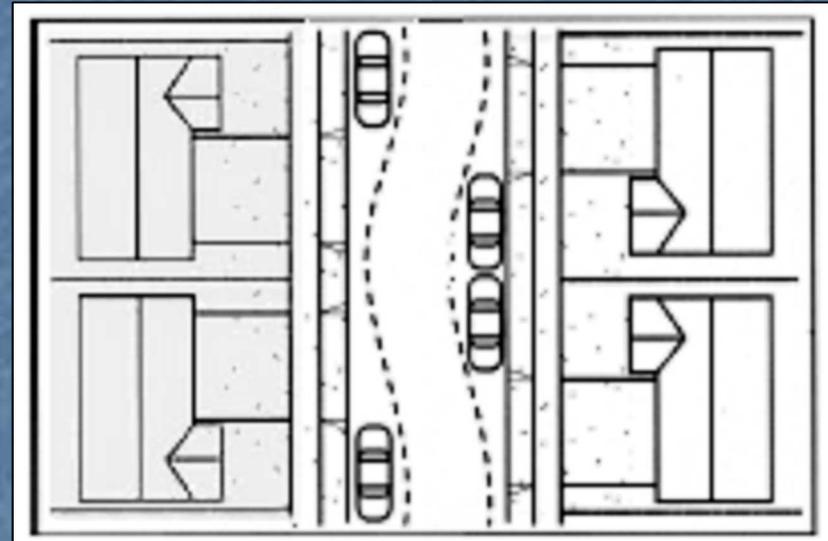
- Pavement width
- Parkstrip width
- Street trees
- Lighting
- Traffic calming



Source: San Jose Traffic Calming Toolkit

Street Design

- Pavement width
- Parkstrip width
- Street trees
- Lighting
- Traffic calming
- Parking



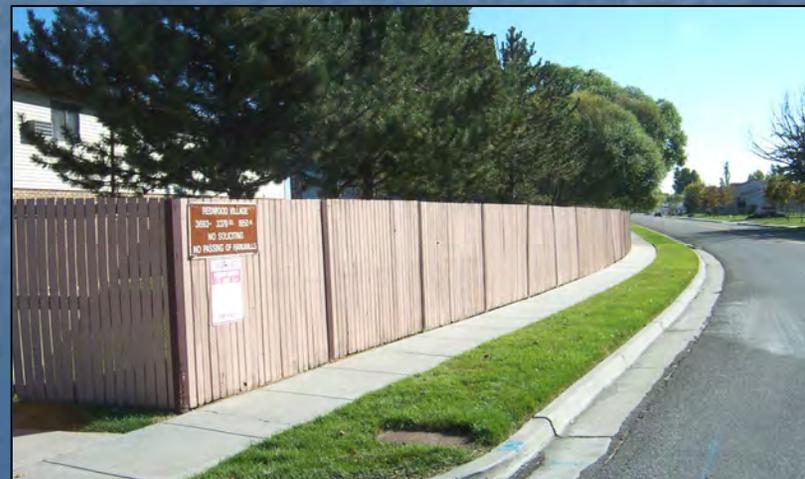
Street Design

- Pavement width
- Parkstrip width
- Street trees
- Lighting
- Traffic calming
- Parking
- Alleys



Street Design

- Pavement width
- Parkstrip width
- Street trees
- Lighting
- Traffic calming
- Parking
- Alleys
- Fencing



Street Design

- Pavement width
- Parkstrip width
- Street trees
- Lighting
- Traffic calming
- Parking
- Alleys
- Fencing
- Building orientation



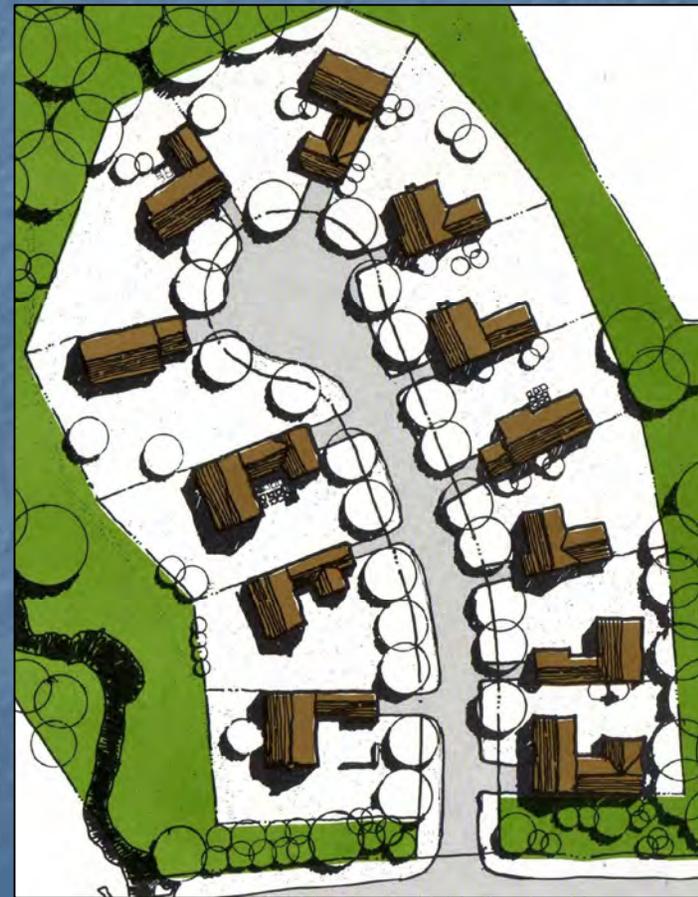
Product Type

- Single family detached
 - Garden court



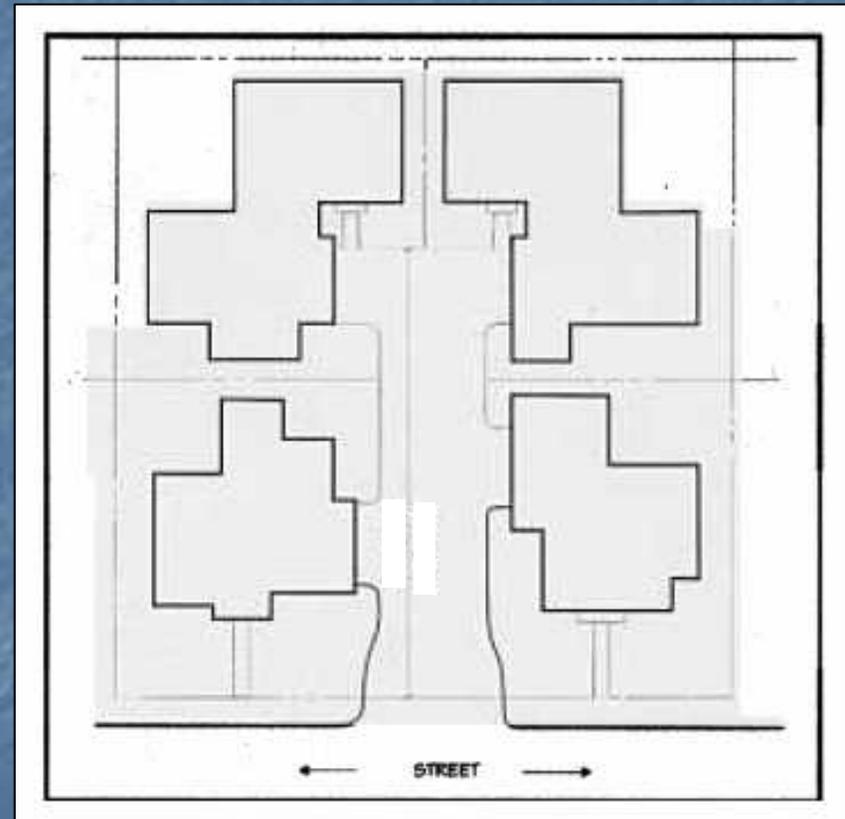
Product Type

- Single family detached
 - Garden court
 - Zero lot line



Product Type

- Single family detached
 - Garden court
 - Zero lot line
 - Courthomes



Product Type

- Single family detached
 - Garden court
 - Zero lot line
 - Courthomes
- Duplexes/Twin Homes



Product Type

- Single family detached
 - Garden court
 - Zero lot line
 - Courthomes
- Duplexes/Twin Homes
- Townhomes



Product Type

- Single family detached
 - Garden court
 - Zero lot line
 - Courthomes
- Duplexes/Twin Homes
- Townhomes
- Condos/Apartments



Product Type

- Single family detached
 - Garden court
 - Zero lot line
 - Courthomes
- Duplexes/Twin Homes
- Townhomes
- Condos/Apartments







4 BUILDING TYPE I - NORTH ELEVATION
1/8" = 1'-0"



Product Type

- Single family detached
 - Garden court
 - Zero lot line
 - Courthomes
- Duplexes/Twin Homes
- Townhomes
- Condos/Apartments
- Mixed use



Open Space

- How much?
 - Percentage of total land
 - So much space per housing unit
- What type?
 - Active recreation (soccer fields, tennis courts)
 - Natural (wetlands, forest, hillside)
- Private v. common
 - Balconies, porches, patios, backyards
 - Pocket parks, courtyards, neighborhood parks

Open Space

- Amenities
 - Trails
 - Incorporating natural features
 - Swimming pool
 - Clubhouse
 - Tot lot
 - Basketball/tennis court
 - Hot tub



Architecture

- Relief



Architecture

- Relief
- Roof articulation



Architecture

- Relief
- Roof articulation
- Windows



Architecture

- Relief
- Roof articulation
- Windows
- Garages



Logistics

- Zone changes
- Development agreements
- Design requirements v. guidelines
- Public v. private
- Homeowner 's associations
- Enforcement