

# #8 - NEIGHBORHOOD SCALE DESIGN AND DEVELOPMENT

## INFILL DESIGN GUIDELINES Principles Used to Form Cohesive Neighborhoods

### 1 HISTORY AND CHARACTER

The history and key characteristics of the style are expressed in essential architectural elements and should be respected.



### 2 MASSING AND COMPOSITION

The massing of a house includes a main body in which the front door is located, and, in many instances, side wings. New buildings should respect the forms in the existing neighborhood such as: the roof pitch, structure height, and overall form of the buildings.



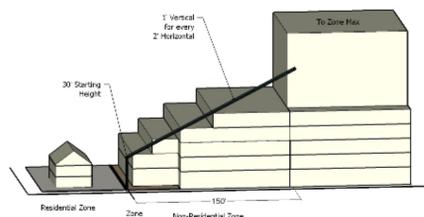
### 3 MATERIALS AND COLORS

New buildings should utilize materials and colors that are complimentary, not necessarily homogeneous, to existing buildings.



### 4 TRANSITION OF SCALE

Encourage similar architectural features to be incorporated into higher density developments when located adjacent to properties with lower density single-family use to enhance the compatibility between properties.



### 5 RELATIONSHIP TO STREET

Support and encourage pedestrian comfort, convenience and activity by creating a sense of enclosure within the street corridor. Create a logical transition from the public realm of the street and sidewalk to the private realm of residential properties.



### 6 NEIGHBORHOOD NODES / CORNERS

Enhance pedestrian experience by creating visual gateways and gathering spaces. Key intersections should be marked with setbacks that allow for public spaces. Rather than meeting the corner, new buildings should incorporate forecourts, plazas, or gardens that welcome the public and offer a dramatic statement at the corner.



### 7 COMMUNITY AND REGIONAL PATTERNS

Neighborhood nodes should relate to other neighborhood nodes creating a network within the community as a whole. Communities should in turn relate to other communities. These relationships make a city cohesive despite varied building types, densities, and architectural styles.



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## INFILL WITHIN A NEIGHBORHOOD CONTEXT

Existing neighborhood and city corridors offer targeted redevelopment opportunities which can offer not only a diversity of housing types and scales, but also provide/create a walkable mixed use identity and sense of place to the various neighborhoods they serve



*Various sizes of vacant or underutilized lots are available within typical neighborhood blocks.*

*Granny flats/accessory units in the back of lots or above garages could be introduced as a simple method to add housing diversity and density.*

*Townhomes /duplexes could be introduced to the vacant lots respecting the existing setback and housing character while increasing housing diversity and density.*



*Small “blocks” of townhomes/rowhouses (3-4 dwelling units) could be incorporated onto larger lots or multiple lots still respecting this neighborhood character and scale.*

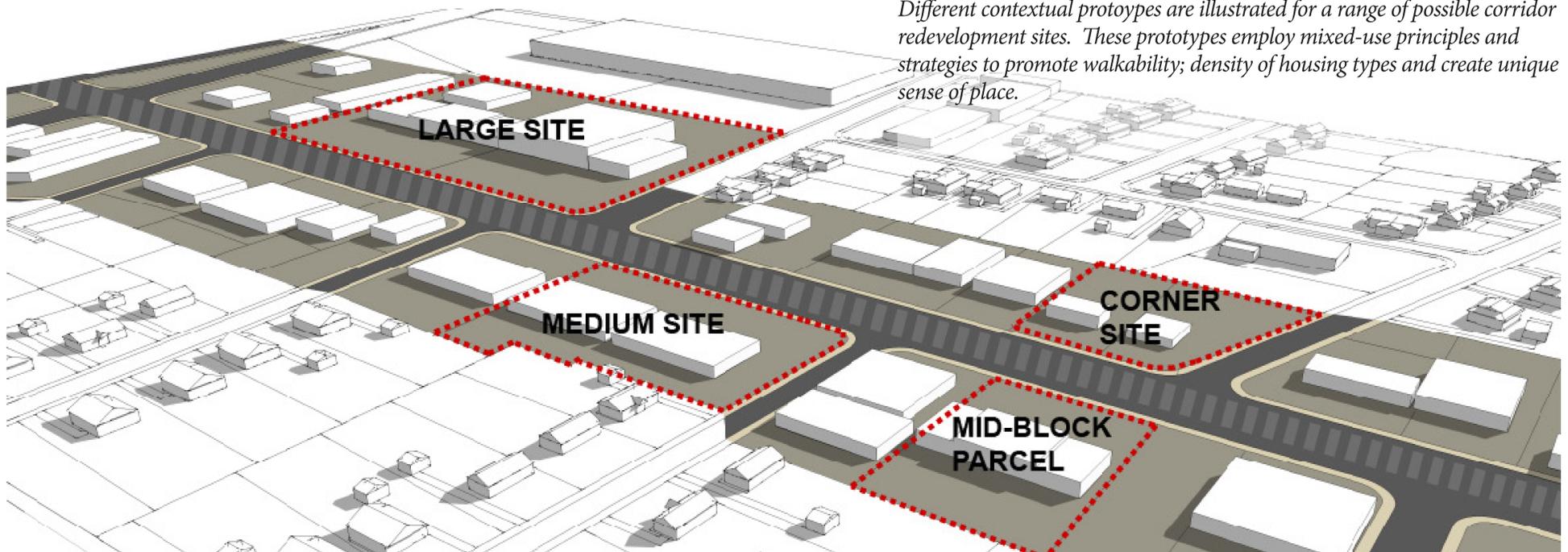
*Multi-family “mansion style” buildings could be introduced to corner lots or larger vacant parcels where available. Lot consolidation would increase housing diversity, density, property values and flexibility with parking. “Mansion” style buildings appear from the street to be larger home while accomodating 4-8 multi-family dwelling units*

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## INFILL WITHIN CORRIDOR CONTEXT

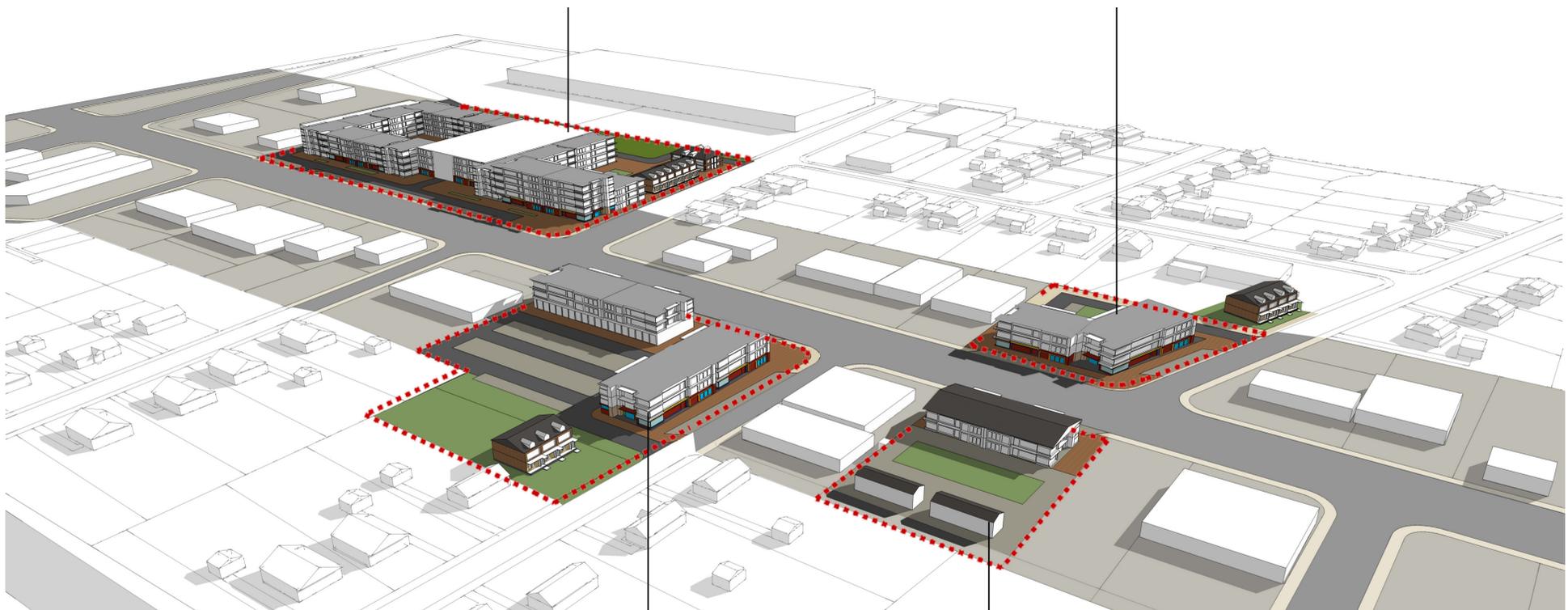
Existing neighborhood and city corridors offer targeted redevelopment opportunities which can offer not only a diversity of housing types and scales, but provide/create a walkable mixed use identity and sense of place to the various neighborhoods they serve.

*Different contextual prototypes are illustrated for a range of possible corridor redevelopment sites. These prototypes employ mixed-use principles and strategies to promote walkability; density of housing types and create unique sense of place.*



*Medium to high density mixed-use with garages could be introduced to very large lots along major corridors. Retail/commercial/restaurants on the ground floor will create a walkable mixed use environment. Through lower density of housing such as “mansion” style multi-family or townhomes, a transition and buffer the surrounding neighborhood would be achieved that recognizes scale and context.*

*Smaller scale neighborhood mixed-use with surface parking and tuck-under parking in the rear could be introduced onto corner sites. Smaller neighborhood service/retail would occur at this ground/street level. Angled or parallel on-street parking along major streets would provide retail parking and serve as “traffic calming”.*



*Multi-family village clusters with surface parking and tuck-under parking in the rear could be introduced to medium size sites. Street facing neighborhood retail and commercial would be incorporated to activate the street. Through lower density of housing such as “mansion” style multi-family or townhomes, a transition and buffering of the surrounding neighborhood would be achieved that recognizes scale and context.*

*Smaller “infill” mixed-use/multi-family could be utilized with “in-between” sites to respect the scale and setbacks of neighboring buildings. Granny flats/ accessory units in the back of lots or above garages could be introduced as a method to add housing diversity and density.*

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## NEIGHBORHOOD ADJACENCY

Housing Infill opportunities to form cohesive neighborhoods



### 1 SF (LARGE LOT) - TOWNHOMES



Single family on large lot with granny flat in the back of site adjacent to 3-story townhomes. Access road in between the adjacent sites to allow access to parking & to maintain streetscape.

### 3 MANOR HOUSE - MULTI-FAMILY



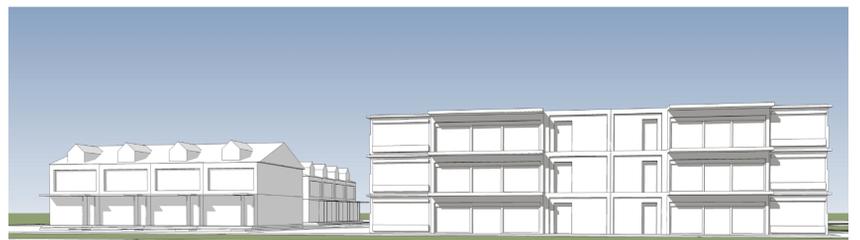
Manor house adjacent to 3-story multi-family apartment building separated by neighborhood street. Access to parking is on access roads behind each building which maintains streetscape facing each other.

### 2 SF (MEDIUM LOT) - MANOR HOUSE



Single family on medium lot adjacent to manor house. Access road in between the adjacent sites to allow access to parking and maintain streetscape.

### 4 TOWNHOMES - MULTI-FAMILY

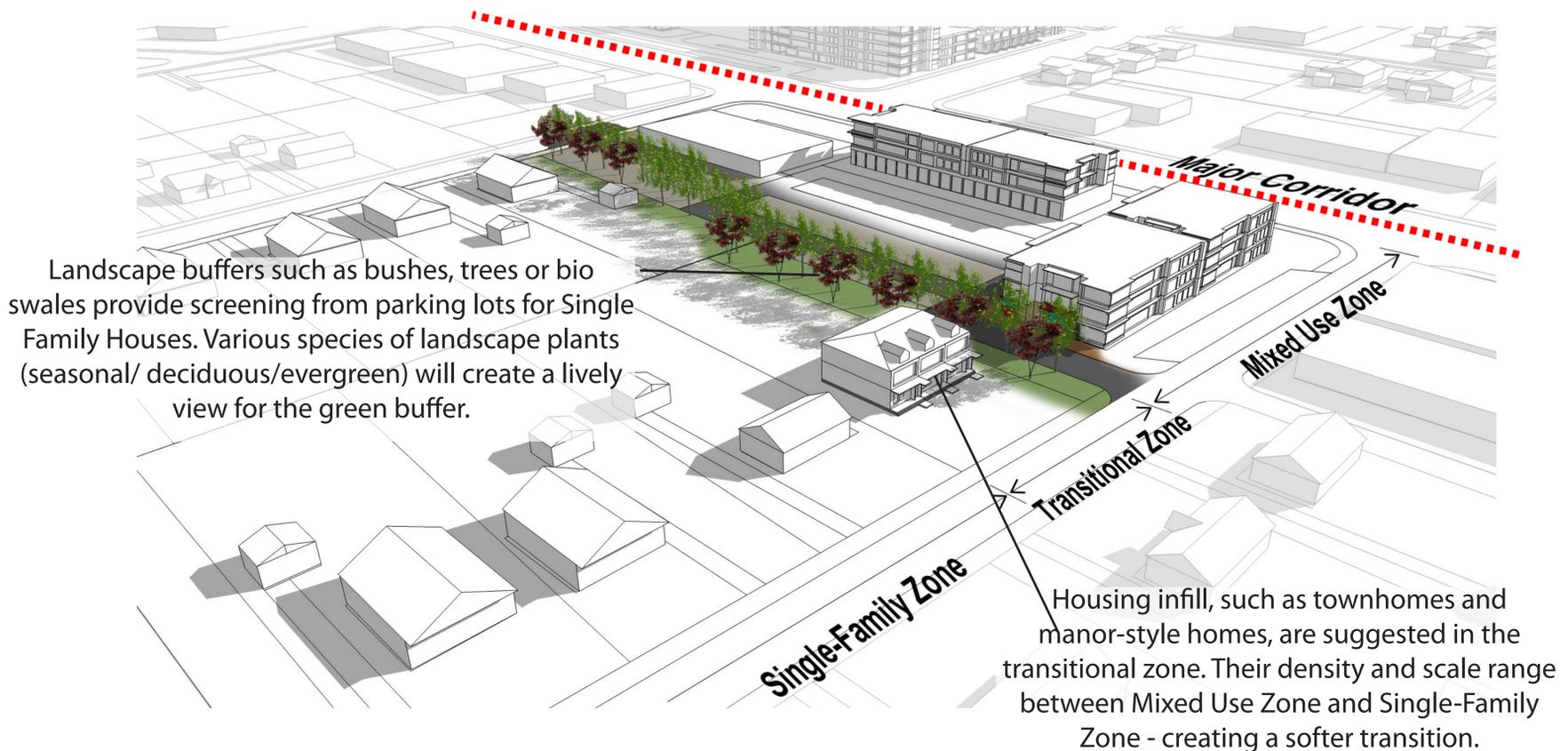


2-story townhomes adjacent to multi-family 3-story apartment building separated by neighborhood street.

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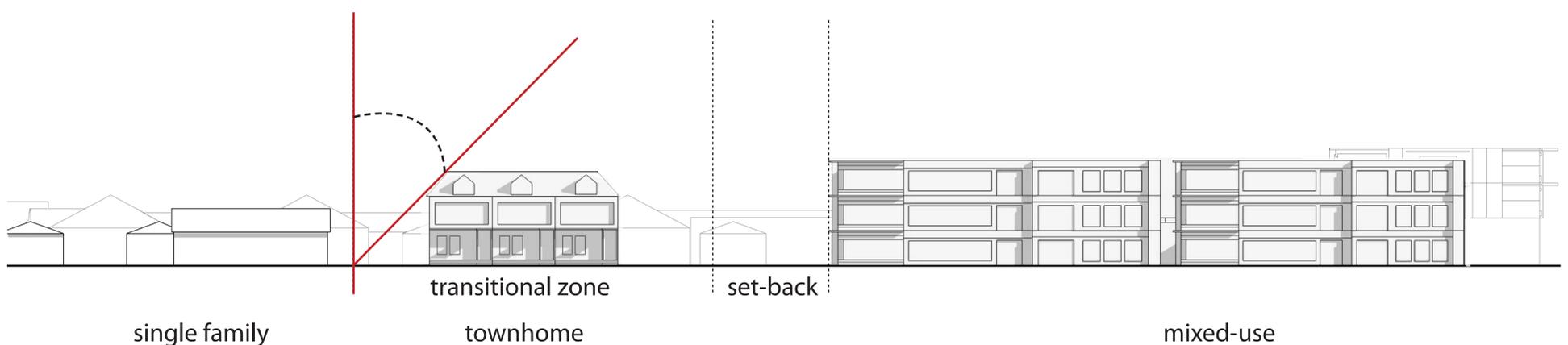
## BUFFER ZONES

Transition Options from Major Corridors to Neighborhoods



## RESIDENTIAL PROXIMITY SLOPE

A well defined residential proximity slope (see red lines) can help determine the height of neighboring buildings. This would encourage a transition in density as well as compatible heights for neighboring properties.



## LANDSCAPE BUFFER

Landscape buffers provide an attractive screen and/or transition space between different land use types and intensities. In addition to making an attractive landscape, they can also be designed to filter and manage stormwater.



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## NEIGHBORHOOD SCALE MULTI-FAMILY

Pictured below are a variety of small scale multi-family development examples that can support mixed-income and mixed tenancy (renter vs. owner occupied) while preserving the overall character of the neighborhood.



*Indianapolis, IN*



*Indianapolis, IN*



*Greenville, SC*



*Greenville, SC*



*Greenville, SC*



*Greenville, SC*



*Greenville, SC*



*Greenville, SC*