

Density

AND AFFORDABLE HOUSING

Preconceptions

“When you think of high density housing what comes to mind? Crowding? Monotony? Too much asphalt and not enough green? No privacy? These are some of the negative characteristics that people often associate with high-density development. Some dense neighborhoods are bleak, but it's not necessarily because they're dense. Crowding and monotony are the consequence of poor design, not the inevitable result of density.” Visualizing Density



WHAT DOES 27 DUA LOOK LIKE?

Form & Context

WHAT DOES 27 DUA LOOK LIKE?



NODA 18
0.6628 ACRES / 27 DUA – 18 UNITS



THE RENAISSANCE NODA
8.6 ACRES / 27 DUA - 230 UNITS



LOFTS AT MORRISON
1.45 ACRES / 27 DUA - 39 UNITS *(above retail)*

DENSITY DOESN'T MEAN INTENSITY

Form & Context



The Retreat | Bevington Place
40 ACRES / 8 DUA

Myers Park
0.466 ACRES / 12 DUA (4 units)

Dilworth
.94 ACRES / 31 DUA

the

“Birkdale”

OF AFFORDABLE HOUSING

Brightwalk

Brightwalk's master plan comprises more than 98 acres inclusive of parks, greenway trails, roads, commercial and residential offerings. The master plan combines single family homes, townhomes and apartments with an extensive trail system, shops, offices and restaurants.

PROJECT DETAILS

452 subsidized apartments and 320 single-family homes sold at market rate

270 apartments before the first houses were built

Single-family prices reaching \$400,000+

Future retail planned



Brightwalk

FACTORS FOR SUCCESS:

Diversity in building form, product types and price points

Quality construction, streetscape, and open space

Proximity to Uptown and transportation alternatives

Skyline Views

WHAT ELSE?



Charlotte

& AFFORDABLE HOUSING

Renaissance

The broader Renaissance redevelopment initiative hopes to make a greater impact beyond the physical footprint of the redevelopment site. The education and community programs planned will create opportunity for neighbors to engage in a broader community revitalization.

PROJECT DETAILS

334 units (110 senior, 224 family)
Includes market & affordable rents
affordable came first

K-8 Charlotte-Mecklenburg School

Child Development Center

Multi-family Density: 12 DUA
Total Site: 8 DUA



Tall Oaks

Several properties, all of which included demolition of existing housing units and buildings, redeveloped to include 42 new units within the Cherry neighborhood.

PROJECT DETAILS

42 units on 4 sites

Various housing forms

Density Ranges:

1.035 acres | 21 dua | 22 units

0.562 acres | 14 dua | 8 units

0.424 acres | 18 dua | 8 units

0.305 acres | 13 dua | 4 units



Perception

& AFFORDABLE HOUSING

SAME DENSITY?



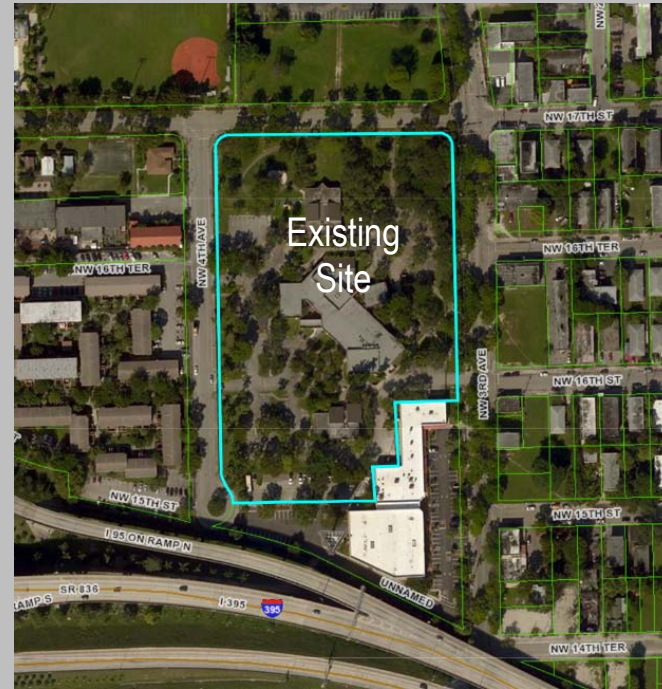
SAME DENSITY?



Is it about Density?



Courtside – Miami, FL
6.95 Acres | 12 DUA | 84 units all affordable
Future development anticipated on the site



Is it about Density?



Wildflower Terrace – Austin, TX
2.4 Acres | 83 DUA | 201 units
171 units at $\leq 60\%$ AMI; 3 units 60-120%; 27 market rate
Part of a 700 acre master planned redevelopment

