2.3 acres- 72 unit PUD

PROGRAM

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Number of Units</th>
<th>Minimum/Maximum</th>
<th>Square Feet/Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homes: Affordable</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Habitat homeowner units: 3 bedroom</td>
<td>18</td>
<td>1179/1278sf</td>
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</tr>
<tr>
<td>Habitat rental units: 4 bedroom</td>
<td>4</td>
<td>600sf</td>
<td></td>
</tr>
<tr>
<td>Condos: 3 bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Condos: 2 bedroom</td>
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<td></td>
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</tr>
<tr>
<td>Market rate: Total units:</td>
<td>36</td>
<td></td>
<td></td>
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<tr>
<td>Total Housing:</td>
<td>72</td>
<td></td>
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<tr>
<td>Commercial Office/Retail</td>
<td></td>
<td>0sf</td>
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</tbody>
</table>

Site Development

- Community Landscape: minimum 15% of total gross area
- 99 acres

Double Wides and Triplexes

Sunrise Trailer Court

Monticello
Sunrise Park
52 Mixed income units

Sketching Out Innovating Design and Development Ideas
Not one idea, but how many add up

".. double wide democracy.
Single Family Home"
“a parasite upon the family.”

Multi-family Housing

Big House Approach

More than 2 family types, 32+?

New Assembly Needed

Mix it up the mixed uses

Value added neighbors
Affordable Operations

Reduce urban impacts

Growing Demand, Few Models

Gentlemen, we have run out of money, therefore we shall have to THINK.

British member of parliament speaking during the dark days of the Battle of Britain, WWII.

Affordable
Dense
Compact
Sustainable

Growing Urban Habitat
Design and Development Terms

<table>
<thead>
<tr>
<th>AFFORDABLE:</th>
<th>DENSE:</th>
<th>COMPACT:</th>
<th>SUSTAINABLE:</th>
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</thead>
<tbody>
<tr>
<td>Multiple Foundations</td>
<td>Integrated Density</td>
<td>Dimensional Diversity</td>
<td>The Two Greens</td>
</tr>
</tbody>
</table>

Count Again:
Mix It Up:
Expand Options:
Build for Change:
Growing Urban Habitat
Design and Development Spread Sheet

<table>
<thead>
<tr>
<th>AFFORDABLE</th>
<th>DENSE: Integrated Density</th>
<th>COMPACT: Dimensional Diversity</th>
<th>SUSTAINABLE: The Two Greens</th>
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</thead>
<tbody>
<tr>
<td>Count Again: Count Again: Gather Agents Count Again: Count Again: Add Value Count Again: Measure More Count Again: Build for Change: Build for Change: Build for Change: Build for Change:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Mix it Up: Mix it Up: Aggregate Niches Mix it Up: Fit it in Mix it Up: Collect Character Mix it Up: Double-Up</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Teddy Cruz, Architect
Estudio Teddy Cruz, San Diego, CA.

February 9, 2009 © William R. Morrish, University of Virginia

Tijuana River, the boundary dividing U.S. and Mexico

February 9, 2009 © William R. Morrish, University of Virginia

San Ysidro, CA

February 9, 2009 © William R. Morrish, University of Virginia

Affordable:
MULTIPLE FOUNDATIONS
Count Again: Gather Agents Mix it Up: Aggregate Niches Expand Options: Visualize Options Build for Change: Bundle Capital

February 9, 2009 © William R. Morrish, University of Virginia

Converting social capital into neighborhood building equity

February 9, 2009 © William R. Morrish, University of Virginia
Micro-urban design and development

Citywide Development Policy Affordable Housing Overlay Zone (AHOZ)

This tool can be replicated in San Diego’s older urbanized, that will allow communities to focus the area of development they choose and provide their own design values.

The four important replicable points:

To develop a process which integrates a know implementation tool, the use of overlay zones, to create a tool which begins to address the “state of emergency” with respect to affordable housing development, by speeding up the entitlement process, and create quality local building standards.

To promote an individual “citizenry” involvement in providing affordable housing through creating an allowable implementation tool for developing small, well designed units in more urban neighborhoods.

To assist the City of San Diego in addressing non-conforming uses (for example, converted garages into living spaces with no permits) and having a solution on hand which will allow for safe, well designed, community integrated units.
5 Different urban parcels, 60 families, 4 NGO's
Hudson NY, PARC Foundation
Dense: INTEGRATED DENSITY

Count Again: Add Value
Mix it Up: Fit It In
Expand Options: Intensify Nature
Build for Change: Allow for Growth

Anti-Condo's
Ted Smith Architects, San Diego, CA.

West Hollywood Mixed Income Hybrid Corner
Konig Eizenberg Architects, Santa Monica, CA.

Compact, Green, Urban, “design and build”
Onion Flats Architects/Developers, Philadelphia, PA.

Small Lot Smart Design
Subdivision Infill Ordinance, LA.
Long, Narrow, and Green Refills
Portland, OR Infill Program

Dense: INTEGRATED DENSITY

Compact: Dimensional Diversity
Count Again: Measure More
Mix it Up: Collect Character
Expand Options: Share Boundaries
Build for Change: Facilitate Flux

Folsom+Dore SRO
David Baker Architects
San Francisco, CA.

Elevation 314, 58-Green Apartments
Russell Katz, Architect/Developer
Takoma Park, Washington DC
Sustainable: The Two Greens

Count Again: **Ground Work**
Mix it Up: **Double-Up**
Expand Options: **Grow Gardens**
Build for Change: **Harness Seasons**

Global Green USA, Holy Cross, New Orleans
Julie Bargmann, Landscape Architect, DIRT

Office dA
Intergenerational Center, Chicago, Ill.

Colorado Court, SRO
Pugh+Scarpa Architects
Santa Monica, CA.
Global Green USA
Eskew, Dumez, Ripple Architects

development strategies