

Mixed-Use & Compact Development

Delaware by Design

Mobile Workshop Series

Brought to you by the Delaware Chapter of the American Planning Association, the Delaware State Housing Authority, and the Delaware Office of State Planning Coordination

Housing Demand Changes

- By 2025, US population will exceed 250 million people, roughly 67 million more than in 2000 (US Census).
- According to Arthur C. Nelson, *presidential professor and director of metropolitan research at the University of Utah in Salt Lake City*
 - There will be a surplus of between 3 million and 22 million homes on large lots -- built on one-sixth of an acre or more -- by 2025.
 - by 2025, the demand for attached and small-lot housing will exceed the current supply by 35 million units (71 percent), while the demand for large-lot housing will actually fall short of the current supply.
 - Most homebuyers will demand housing with some aspect of Smart Growth, e.g., walkable, near work, ...

Housing Demand Influences

- As baby boomers become empty nesters and retirees, they are drawn to compact, walkable neighborhoods. So are single adults and married couples without children.
- In 2025, 73% of households will be without children, substantially higher than 52% of households without children in 1960.
- Between 2000 and 2025, roughly 2 million people will turn 65 compared to 500,000 in 2005 (Nelson, 2006).
- Higher energy costs.

Good Design

- America's best communities share good design features. These may include:
 - Discernible center
 - Noticeable boundaries
 - Parks & open space
 - Variety of housing types
 - Public & commercial activities close by
 - Connected street grid
 - Reduced building set backs
 - Street parking over large parking lots
 - Community buildings
 - Public transportation
 - Quality architecture
 - Strong sense of community among residents

Benefits of Good Design

- **Economic** – Towns with higher density employment & residential centers attract more young educated workers because of nearby amenities.
- **Environmental** – Planned, compact growth, uses 20 to 45 percent less land than overspill development (Burchell, 1995).
- **Physiological** – Research showed over 50% of Americans would walk and bike more than driving if given the opportunity (Smart Growth, 2003).
- **Infrastructure** – Well-designed, with higher densities show a 47% decrease in infrastructure costs.

Mixed-Use Development

- By strict definition, 'Mixed-Use' developments contain more than one type of use, such as residential, commercial, and industrial in the same site.
- However, often 'Mixed-Use' can describe a development with a variety of housing types.
- Although the term is relatively recent, the practice of mixing uses, goes all the way back to the original planned towns, when walking was the primary mode of transportation.
- However, industrialization and rapid growth paved the way for Euclidian zoning – or the separation of uses.
- Currently, the practice of mixed-use development is growing with popularity due to the benefits it offers to residents and the environment.

Things to consider

- What do you think of when you think of good design?
- What would contribute to a place being well-designed?
- Could you live here – why or why not?
- What do you like or dislike about places we visit?
- What improvements could be made?

The Overlook

- Situated on Silver Lake in downtown Dover, the Overlook features 43 twin & single family homes.
- Begun in the mid-90s, the Overlook was one of Dover's first "Neo-Traditional" neighborhoods.
- The developers changed halfway through building, nevertheless, the building style remained the similar.
- Received a number of waivers associated with side & front yard setbacks.



The Overlook Data Sheet

- **Use:** Residential
- **Previous Use:** Vacant
- **Total Number of Units:** 43 units
- **Total Acres:** 6.586 acres
- **Gross Density:** 6.53 units per acre
- **Net Density:** 7.85 units per acre
- **Percent Open Space:** 15.40%

Hearthstone Manor

- Located right off of Rt. 1, with a variety of housing types.
- Amenities include: community clubhouse, jogging trails, swimming pool; open space; & city utilities.
- Planned mixed-use town center next to it, but not yet built.



Hearthstone Manor Data Sheet

- **Use:** Residential
- **Previous Use:** Vacant Field
- **Total Number of Units:** 1,100 units
- **Total Acres:** 38 acres
- **Max Density:** 16 units per acre
- **Built-Out Density:** 12 units per acre

Cannery Village

- 1999, Milton's largest taxpayer & employer, Draper-King Cole closed leaving a vacant industrial site.
- Mixed-use and a variety of housing types. Businesses include Dogfish Head and WBOC.
- Cannery Village's amenities include: 1 2000 sq ft clubhouse, indoor & outdoor pool, fitness center, & open space.



Cannery Village Data Sheet

- **Use:** Residential and Commercial
- **Previous Use:** King Cole Vegetable Canning Company
- **Total Number of Units:** 144 units
- **Total Acres:** 538 acres
- **Gross Density:** 3.76 units per acre
- **Residential Space:** 250,000 sq ft.
- **Renter & Owner-Occupied**

Paynter's Mill

- Award-winning mixed-land use and residential density neighborhood, located outside of Milton.
- Features three distinct residential communities.
- Paynter's Mill amenities include: clubhouse, walking trail, fitness center, pool, sports fields.
- Good design features also include: back alleys, minimum setbacks, narrow streets, small street lights, wider sidewalks, and shared open space.



Paynter's Mill Data Sheet

- **Use:** Residential
- **Previous Use:** Agricultural Vacant
- **Total Number of Units:** 300 units
- **Total Acres:** 109.95 acres
- **Gross Density:** 2.73 units per acre
- **Net Density:** 3.90 units per acre
- **Percent Open Space:** 30%

Village of Five Points

- Award-winning mixed-land use and residential density neighborhood, located outside of Lewes.
- Three different single-family homes villages, condos, townhomes, and commercial with apartments above.
- Village of Five Points amenities include: very discernible town center, tennis courts, swimming pool, community center, and public transit to downtown Lewes.
- Good design features also include: back alleys, minimum setbacks, narrow streets, small street lights, wider sidewalks, and shared open space.

Village of Five Points Data Sheet

- **Use:** Residential
- **Previous Use:** Agricultural Vacant
- **Total Number of Units:** 566 units
- **Total Acres:** 224.39 acres
- **Gross Density:** 2.52 units per acre
- **Net Density:** 3.90 units per acre
- **Percent Open Space:** 30%
- **Renter & Owner-Occupied**

Questions or Comments

- Did this tour make any difference in your thinking about how to integrate new development into existing communities? If yes, how? If not, why not?
- Do you think we need to encourage the types of housing/communities you saw today, if so, how can we do this?
- What is different between what we have visited and most residential areas in Delaware?
- Would you recommend this tour to others?