

## PLACE TYPE PRINCIPLES: Residential

### RESIDENTIAL PRINCIPLE #1:

#### IMPROVE RESIDENTIAL – COMMERCIAL INTERACTION IN A CONVENTIONAL SCENARIO

Communities should be connected and accessible from multiple points surrounding the development. This includes designing a neighborhood to have pedestrian and motorized connections between neighborhoods and nearby commercial development. This is achieved by providing a high level of permeability between residential developments and commercial/non-residential sites through the use of trails, sidewalks and internal streets that create connections and provide access between residential and commercial sites.

#### Potential Principle Applications

- (a) Promote connectivity through an internal street network, a contextually-sensitive street hierarchy, and/or the utilization of open space and trails.
- (b) Create a transitional interface between residential and non-residential uses through the integration of a variety of residential product types, lot sizes, spatial buffers, and transitions (streets, greenbelts and pathways).
- (c) Strategically preserve arterial corners and intersections to allow for meaningful commercial nodes and expanded residential opportunities.

### RESIDENTIAL PRINCIPLE #2:

#### IMPROVE NEIGHBORHOOD PATTERNS THROUGH DIVERSIFIED PRODUCT AND LOT TYPES

A diversity of lots sizes, housing types and configurations promotes a vibrant and interesting community. By introducing a variety of neighborhood patterns within a planned community, a distinct identity can be created within the neighborhoods to reinforce the character of the planned community.

#### Potential Principle Applications

- (a) Encourage a mix and arrangement of premium lot types (adjacent to single-loaded streets, amenity frontage, cul-de-sac lots, backing to open spaces, etc.).
- (b) Provide a mixture of varying lot sizes within a planned community to create a range of neighborhood patterns.
- (c) Establish distinct neighborhood identities within a planned community.

### RESIDENTIAL PRINCIPLE #3:

#### PROTECT, INTEGRATE AND/OR MAXIMIZE OPEN SPACE

To maximize the benefit of open space, parks and trails, the creation of a meaningful open space system is important. This is accomplished through identifying a variety open space areas (conservation, active or passive recreation) and establishing linkages between these lands.

- (a) Assemble a mix of interconnected open space types (parks, linear greenbelts, trails, watercourses, shared use recreational spaces) within a planned community.

- (b) Establish open space and/or monument vistas and views through lot and street design.
- (c) Provide neighborhoods and communities with a mix of private and shared use parks.
- (d) Connect communities to regional parks and open space through a defined system of trails, green belts, pathways, sidewalks and bike lanes.
- (e) Use open space to break up the feeling of more dense neighborhoods.

#### **RESIDENTIAL PRINCIPLE #4:**

##### **IMPROVE WALKABILITY WITHIN AND CONNECTIVITY BETWEEN NEIGHBORHOODS**

Walkable communities are desirable places to live. They encourage pedestrian activity and create engaging and appealing communities. A walkable community is designed to create a safe pedestrian and bicycling environment which connects neighborhoods by sidewalks, bike paths, green space and trails.

##### Potential Principle Applications

- (a) Incorporate frequent intersections and shorter block sizes to make travel routes more efficient and attractive.
- (b) Create an internal, contextually-aware street hierarchy of boulevards, avenues, neighborhood streets.
- (c) Develop a connected street network that promotes linkages of streets, pedestrian alleys, and trails.
- (d) Create destinations, amenities and informal “third places” or parklets for people to assemble, play and interact.
- (e) Provide enhanced sidewalks, street furniture, trees, and marked pedestrian crossings to support pedestrian activity.