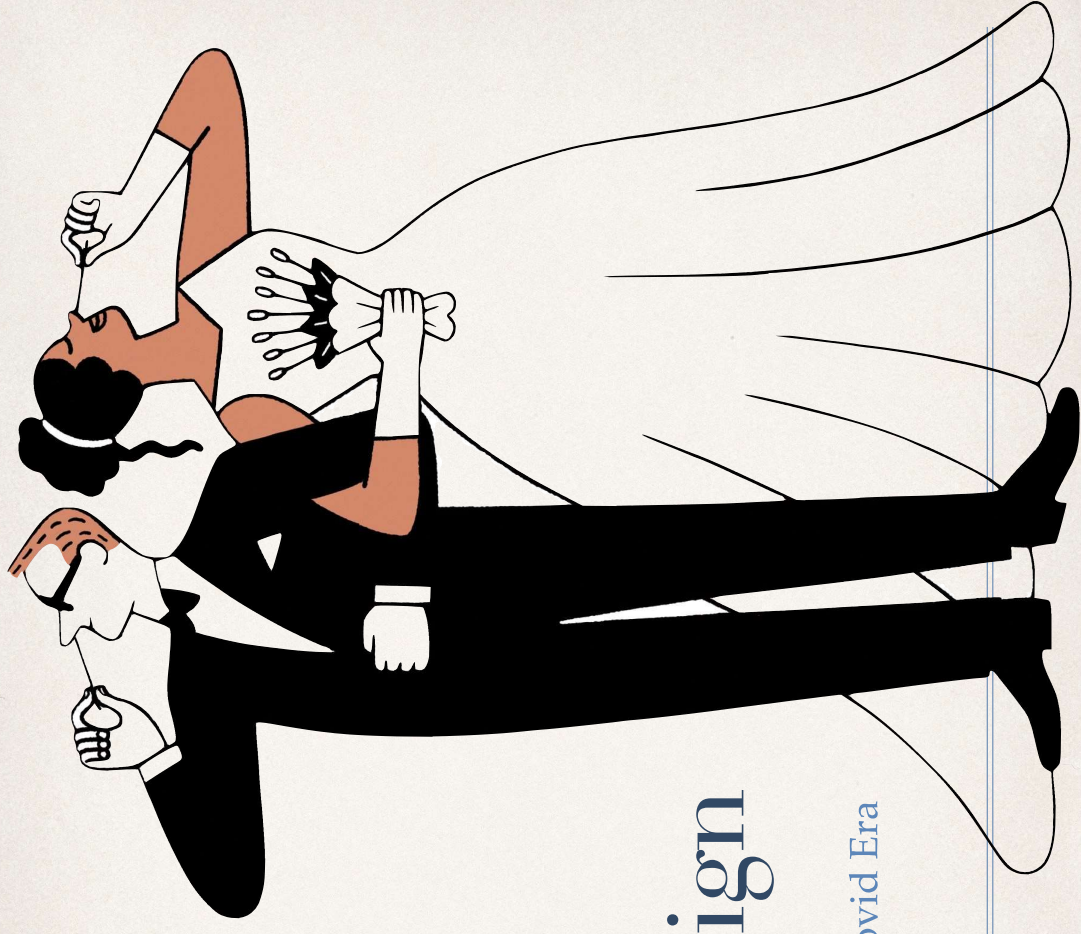


Marriage of Great Design & Attainability

In the (post) Covid Era



The Punchline

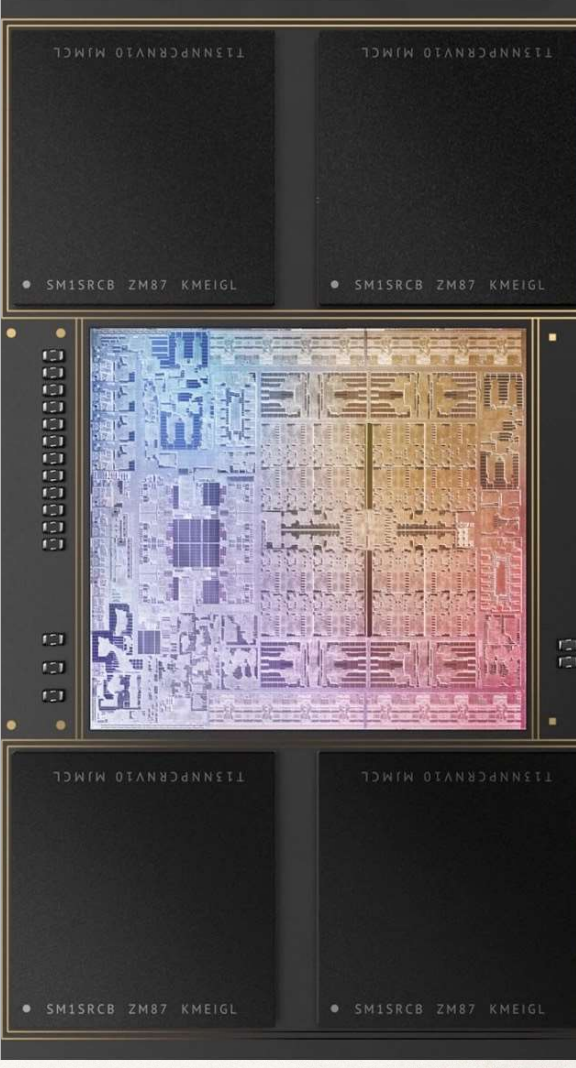
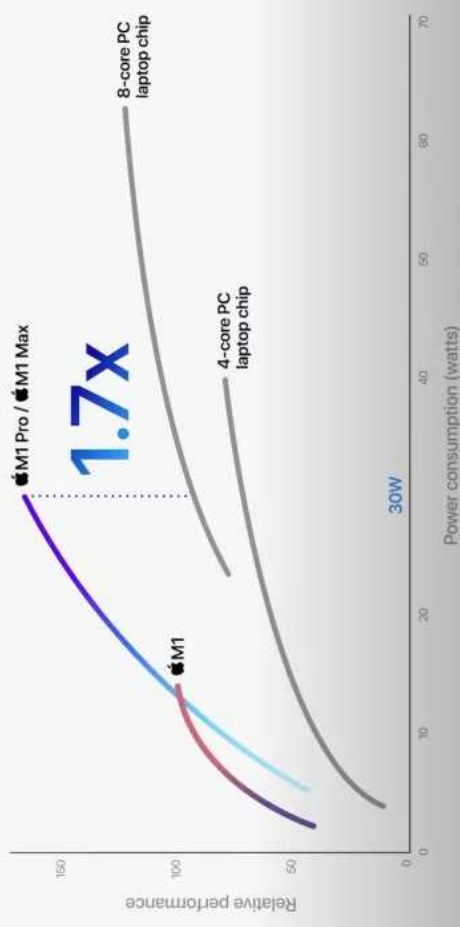
Tech Industry Trends

Smaller - Faster - Cooler - Cheaper

Homebuilding Trends

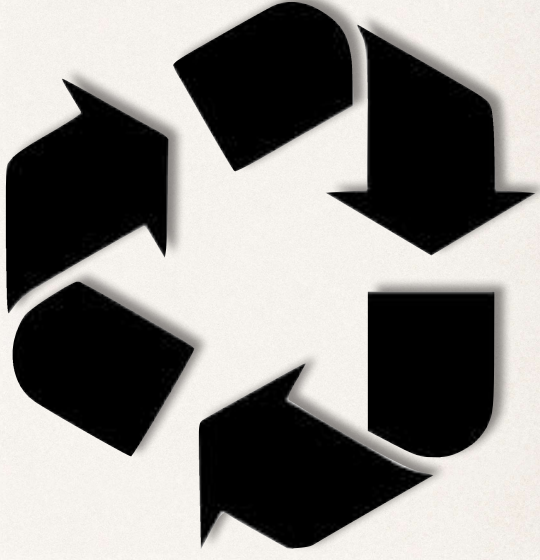
Larger - Slower - Less Cool - More Costly

CPU performance vs. power



Sustainable Community

Social
Sustainability



Environmental
Sustainability

Economic
Sustainability

Social Sustainability

- ❖ Equity
- ❖ Diversity
- ❖ Interconnected / Social Cohesions
- ❖ Quality of Life
- ❖ Democracy and Governance
- ❖ Maturity



“There is no “silver bullet” solution to this crisis. The effort requires comprehensive strategies at the federal, state and local levels to reduce building costs, boost supply and empower home buyers with a mix of housing choices.”

www.NAHB.org

“Housing affordability to a large degree is a regulatory and supply issue, and needs to be addressed by:

- **Creating more and better housing by allowing more high-density housing,**
- **Reducing regulations and lawsuits that slow or stall housing development,**
- **Encouraging public/private financing and partnerships to encourage the development of affordable housing, and**
- **Offering direct public subsidies to help those that need it.**

Instead of adding more regulations and risk via rent control, policy makers should be looking for ways to reduce regulations, remove barriers, and add incentives for developers to produce more housing, especially affordable and workforce housing.”

www.NAHB.org

“Housing affordability to a large degree is a regulatory and supply issue, and needs to be addressed by:

- **Building well at every scale,**
- **Demonstrating competence and commitment to sound growth principles,**
- **Fiduciary behavior and strong social and environmental stewardship,**
- **Offering integrated and equitable housing choices that are right sized/priced for a diverse demographics.**

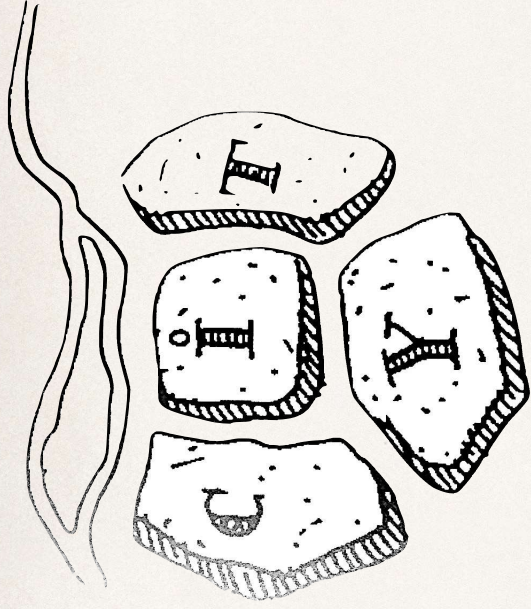
17.72.010: PURPOSE:

A. The planned community (P-C) zone is established to promote the following:

1. High quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of city residents.
2. Preservation of open space.
3. Retail, employment and recreational uses that meet or exceed the needs of the residents of the P-C zone.
4. A pedestrian environment which encourages transit and bicycle usage.
5. A desirable living and working environment with unique identity and character.

B. The P-C zone will be designed to include neighborhoods, villages, towns, business and research parkways and open space with convenient pedestrian access among residential, commercial, office, retail and recreational areas. Individual structures within neighborhoods, villages, towns, and business and research parkways may contain mixed uses. Permitted densities and intensity of land use in villages and towns may be higher than those permitted in neighborhoods. (Ord. 2007-02, 1-16-2007)

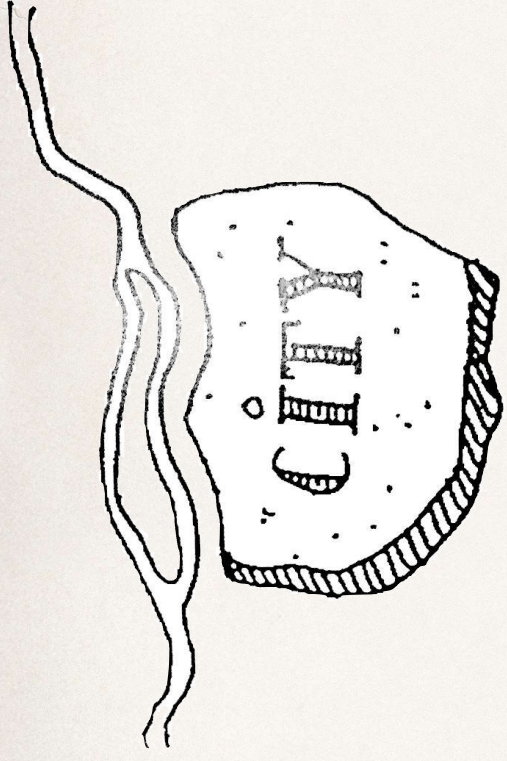
* Missing language about equity, but diversity is become a by-product



ANTI-CITY

VARIABLE NUMBER

OF
MONO-FUNCTIONAL
ZONES

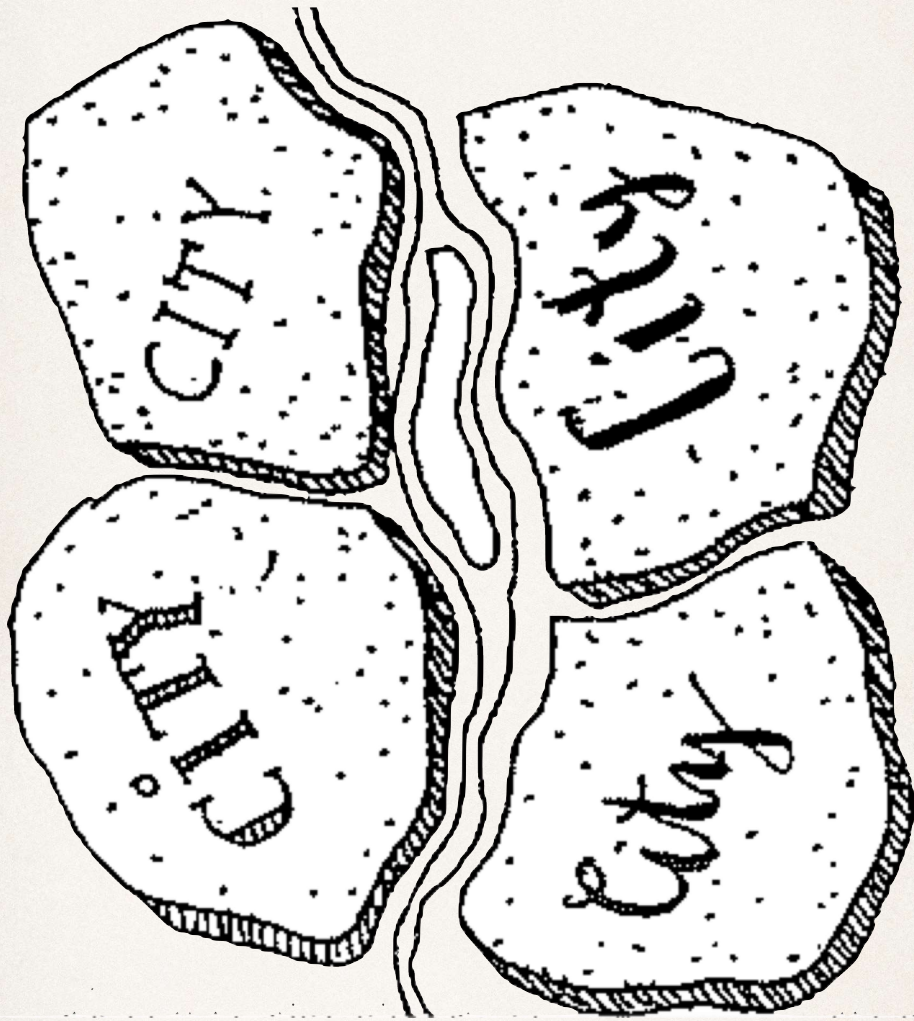


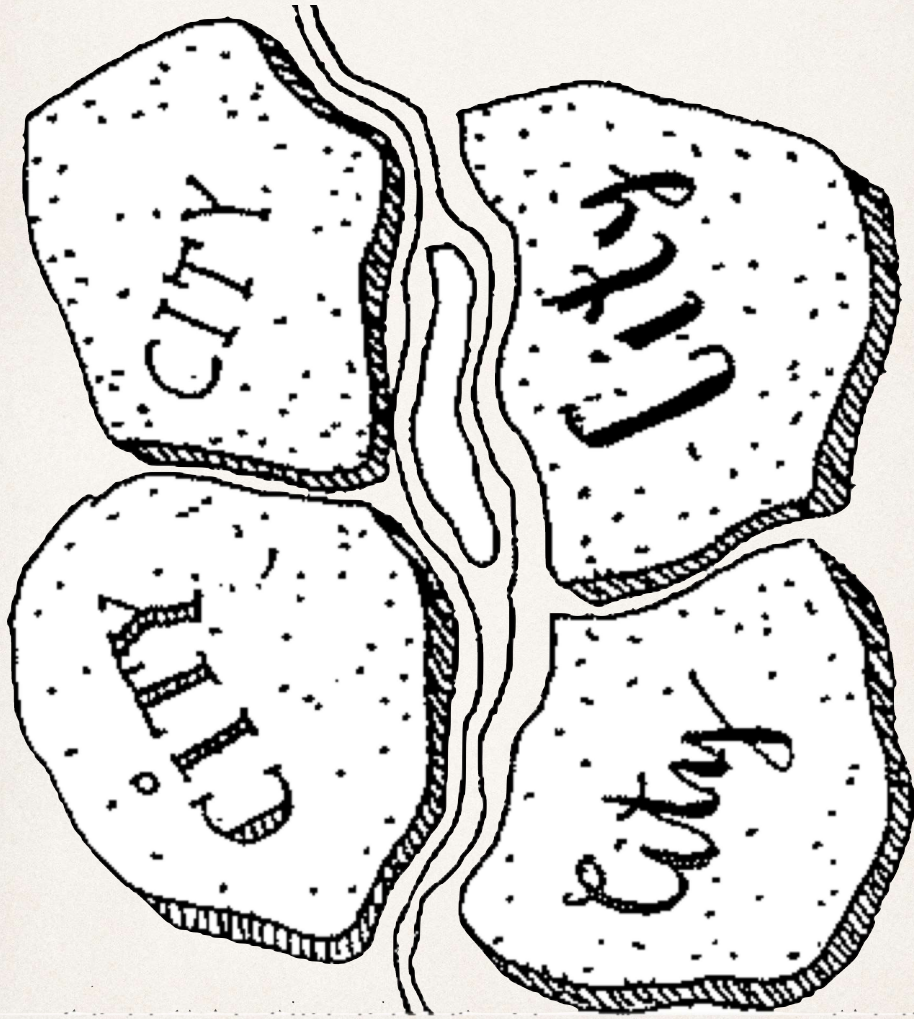
CITY

VARIABLE NUMBER

OF

COMPLETE
URBAN COMMUNITIES

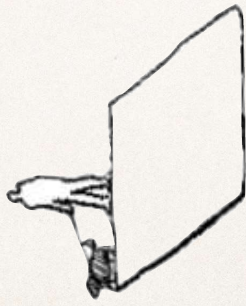




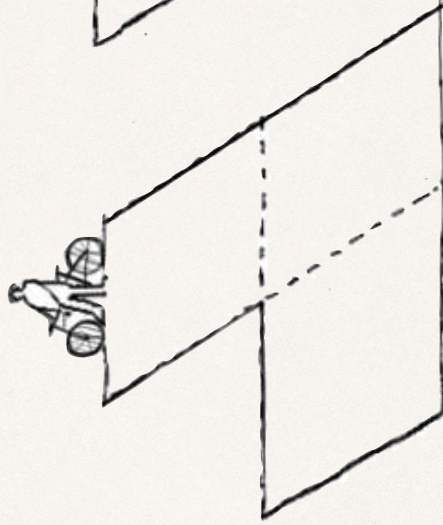
Neighborhoods - 5DU Average
Current range 4-20 DUs

Village Centers - 25DU Average
Current range 15-35 DUs

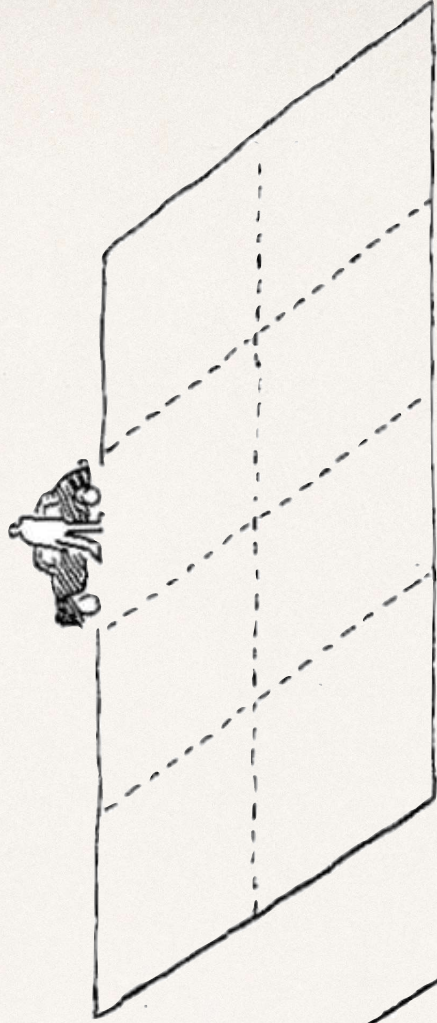
Town Centers - 50DU Average
Current range 30-60+ DUs



THE WALKING MAN



THE PEDALING MAN

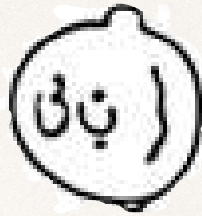


THE DRIVING MAN



0

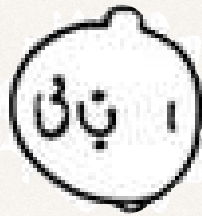
No Pain



2

Mild Pain

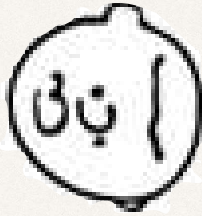
Annoying



4

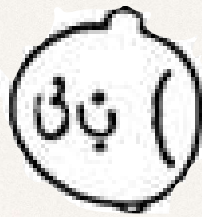
Nagging Pain

Uncomfortable



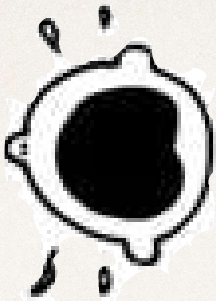
6

Miserable Distressing



8

Intense Dreadful Horrible



10

Worse Pain Unbearable

