

# Housing Density

*More than a Number & A Fast Photo Tour*

**Jeff Loux, Town Manager, Truckee**







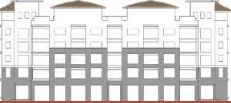


















We know that numbers never lie!



And everyone sees them  
the same way





Unit Type	 Large-lot Single Family Detached	 Small-lot Single Family / Cluster	 Attached / Detached Townhouses	 Tuck-under Townhomes / Garden-style Multifamily	 Urban High Density
Typical Density	1 ~ 6 du/ac	7 ~ 10 du/ac	11 ~ 15 du/ac	18 ~ 24 du/ac	30 ~ 90 du/ac
Example Layouts	    <div data-bbox="545 1290 777 1405">Single family residences with lot sizes 5,000 s.f. or greater.</div>	    <div data-bbox="861 1290 1082 1405">Small-lot single-family homes, or detached homes in cluster arrangements.</div>	    <div data-bbox="1146 1290 1375 1405">Attached / detached townhomes.</div>	    <div data-bbox="1465 1290 1694 1405">Tuck-under townhomes, and a variety of walk-up multifamily developments.</div>	  <div data-bbox="1793 1290 2023 1405">Wrap-around or podium style high density developments.</div>



## Density and Location





# The Quartier Vauban in Freiburg, Germany

6,000 housing units

Full commercial services,  
schools, parks and transit

Tram to all parts of the city

Bike paths to all parts of  
the city

**Density in the right  
location**







**R Street Corridor  
Sacramento**



# Density and Design



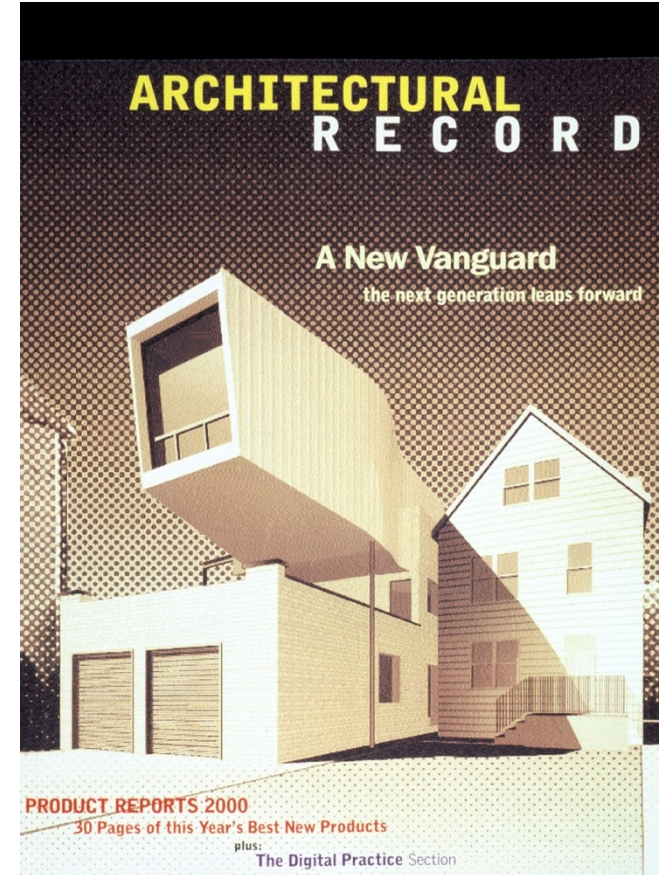
# Design Matters



Kentlands, Ohio – New Urbansim



Who Knows Where?



The Snout House!



# Effective Density and Community Impact







## **“Gentle” Density or Density in Neighborhood Context**

ADU's, cottage behind a house, house behind a house, duplexes on corners, older historic homes as apartments, triplex.....



## Geographically Appropriate Density:

Truckee Affordable Projects: 16-18 units/acre; circa 2005-2008





# Truckee Higher Density Housing circa 2019: Bigger, Denser, Modular, More “Urban,” Close to Downtown

**Artist Lofts in the Railyard: 77 units/acre, low income; Town subsidy \$1.65 million +**



lowney  
arch

**Coburn Crossing, 137 locals rental units; 18 units/acre; Town subsidy \$2 million; no income restriction**





## Some Davis & Sacramento Projects

16-22 units per acre  
Mixed Densities, and Mixed Use  
in or near downtowns





**Freiburg, Germany**  
**Southwest University**  
**City of 200,000**

**Long history of  
ecological innovation  
And sustainability  
practices**





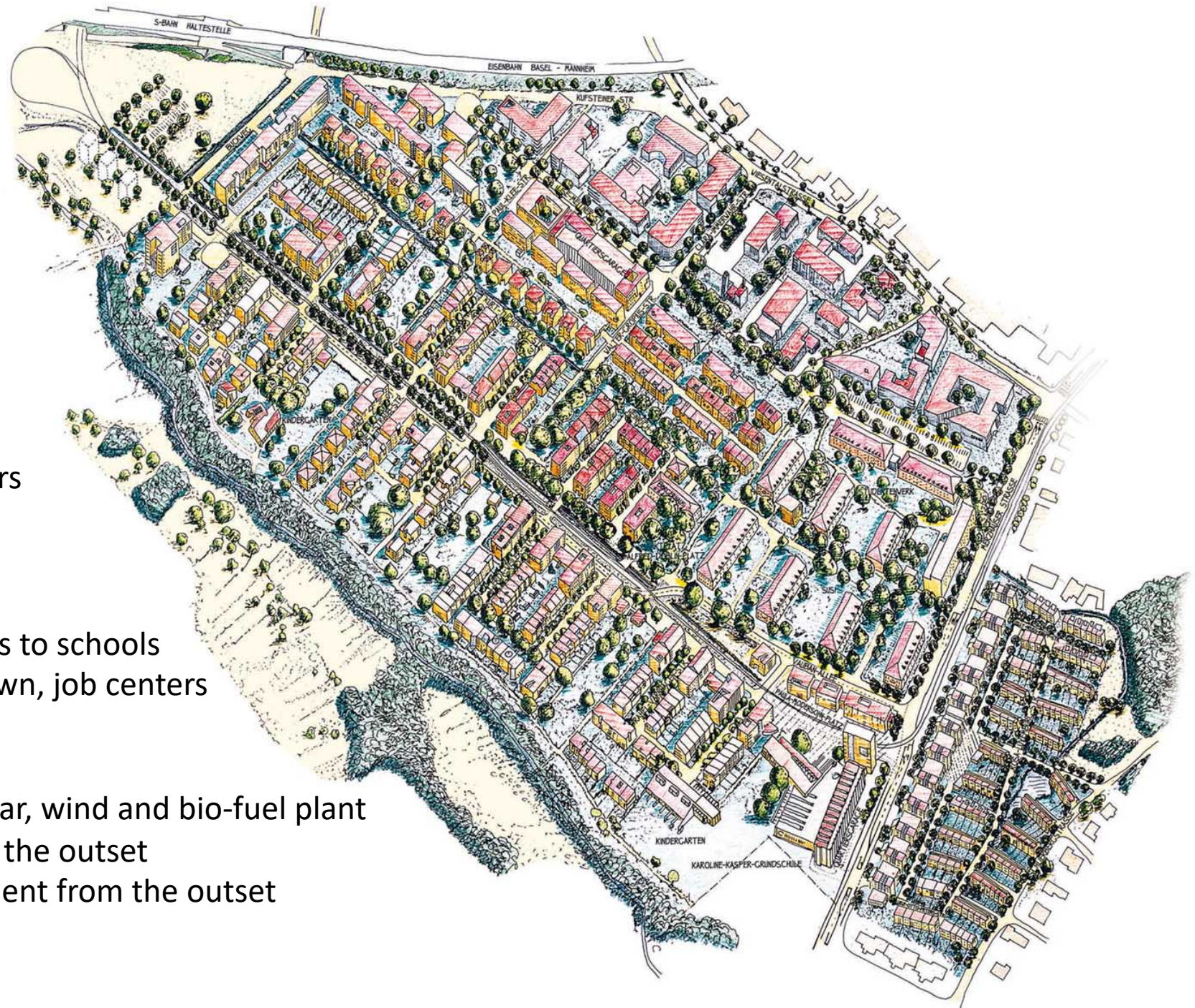
# The Vauban District “Eco-Project”

6,000 units, 10,000 people  
Built between 2000-2015

35% of residents do not own cars  
Mix of low to high income  
Mix of low to high density

All services available from stores to schools  
Electric tram service to downtown, job centers  
and the University

Renewable energy based on solar, wind and bio-fuel plant  
Public-private partnership from the outset  
Maximum community engagement from the outset













# Hammarby Sjostad in Stockholm

Mostly high density urban living

Car free neighborhoods

“Closed loop” infrastructure

Heat and electricity powered by waste





## **Western Harbor - Vestra Hamnen in Malmo, Sweden** (Site of 2001 Housing Exhibition)

Mid to extremely high density; mixed income; high level of parks and urban amenities, bio-and waste powered energy





# Looking toward the Future Community Engagement is Essential: The Truckee Way





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