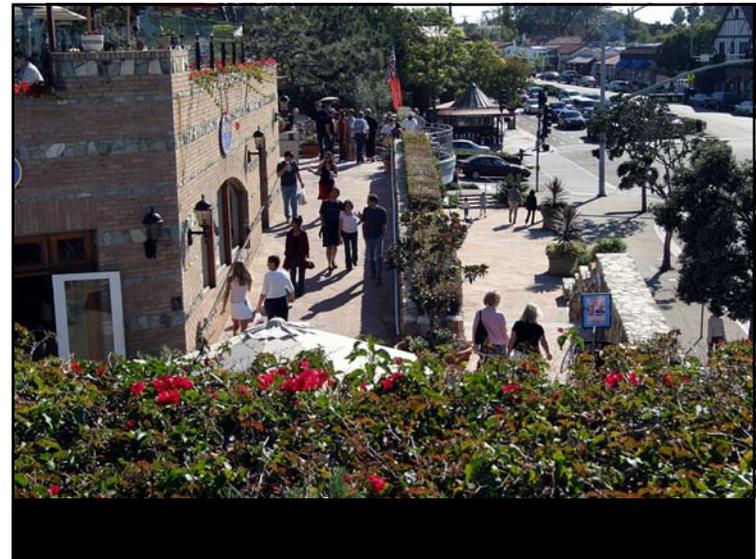
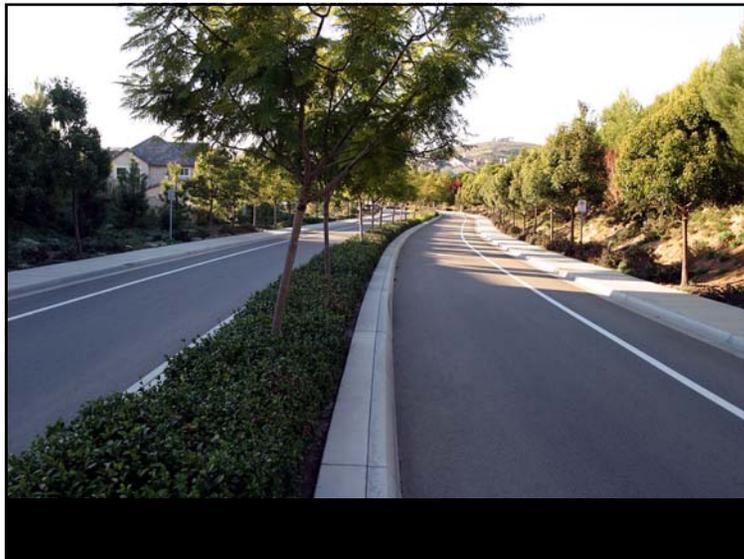
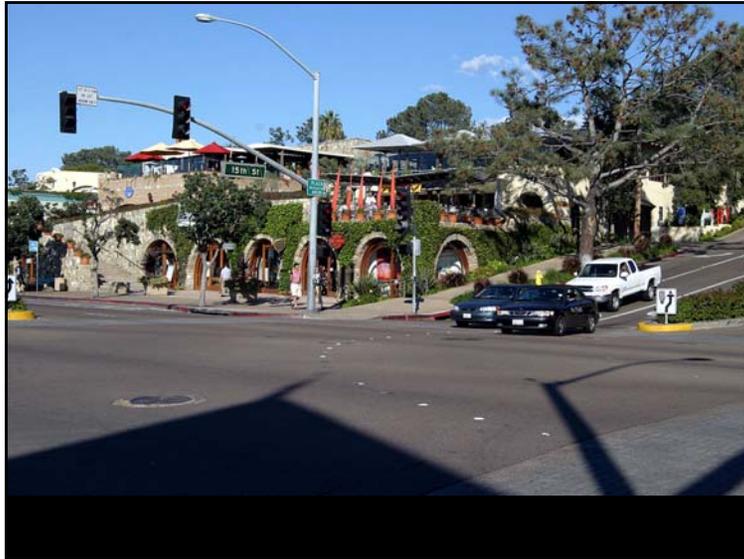


# Build Villages





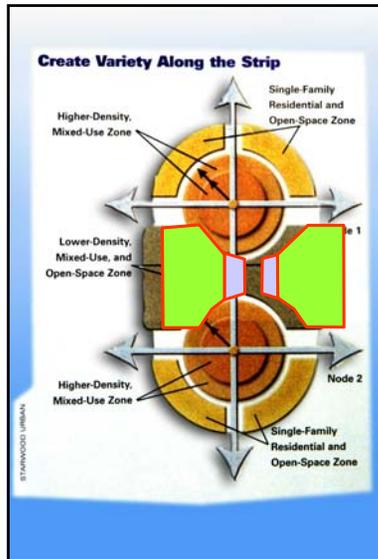
**Different Markets:  
Different Demand**

**Town Center**

1. Boulevards permitted
2. 2-3 civic buildings
3. Plazas each 1/8<sup>th</sup> mile
4. Mixed income housing
5. 40,000 sq ft commercial buildings
6. Residential 16-40 du/a
7. Multi-family residential
8. Parking structures permitted

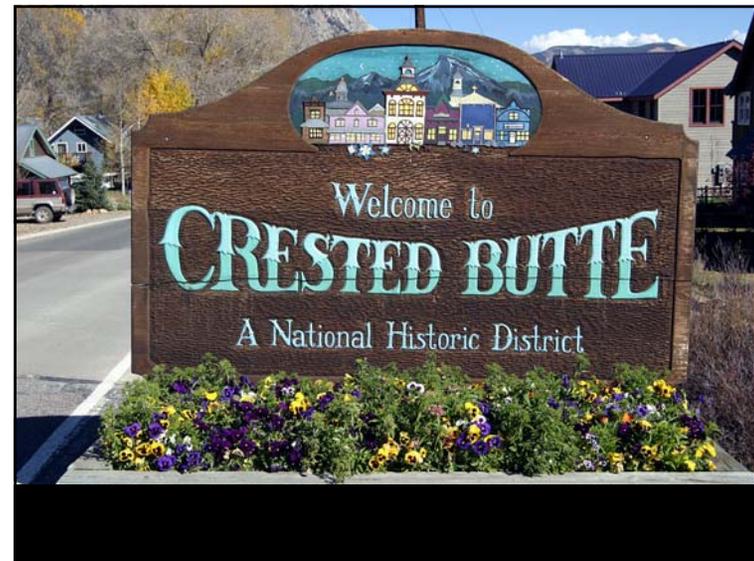
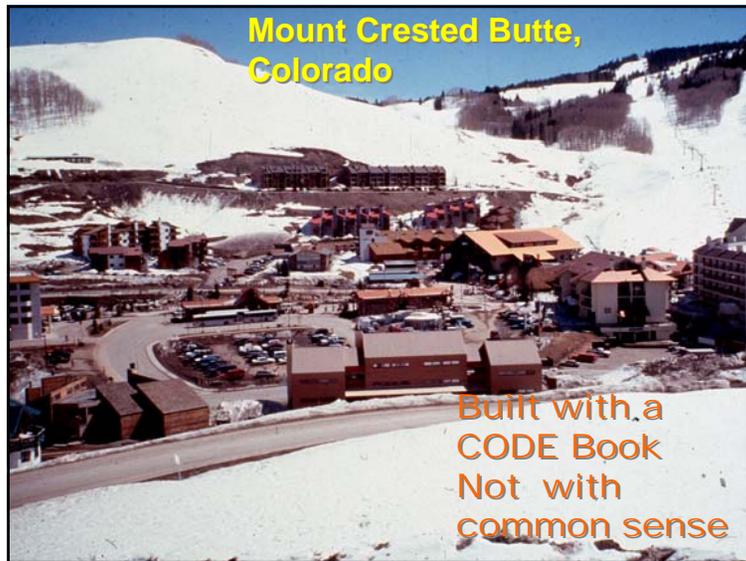
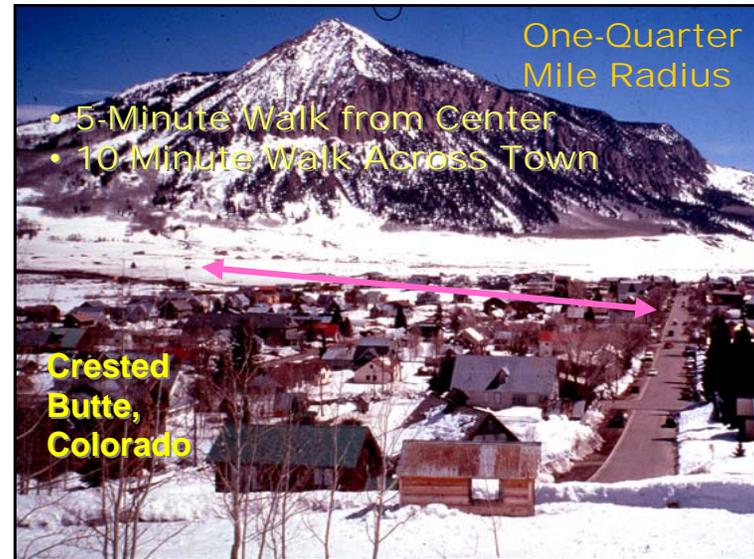
**Hamlet Center**

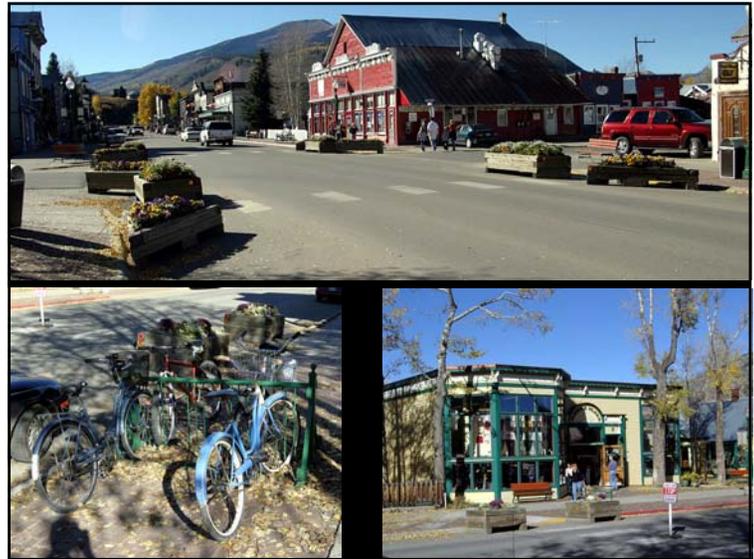
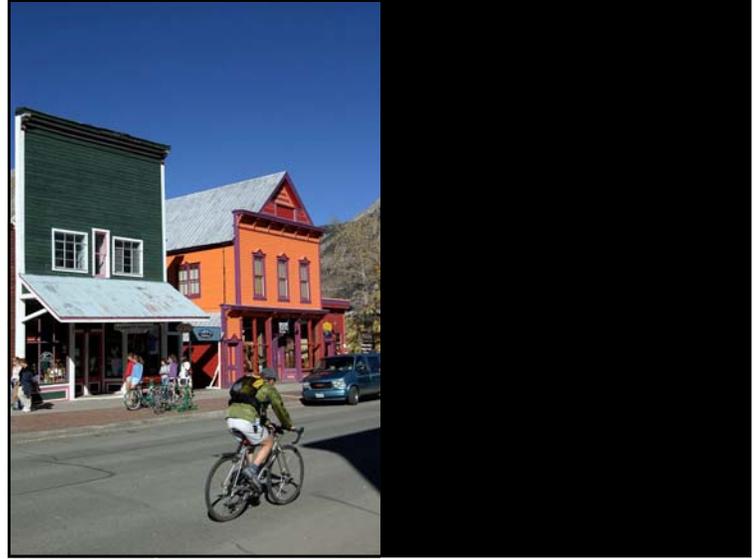
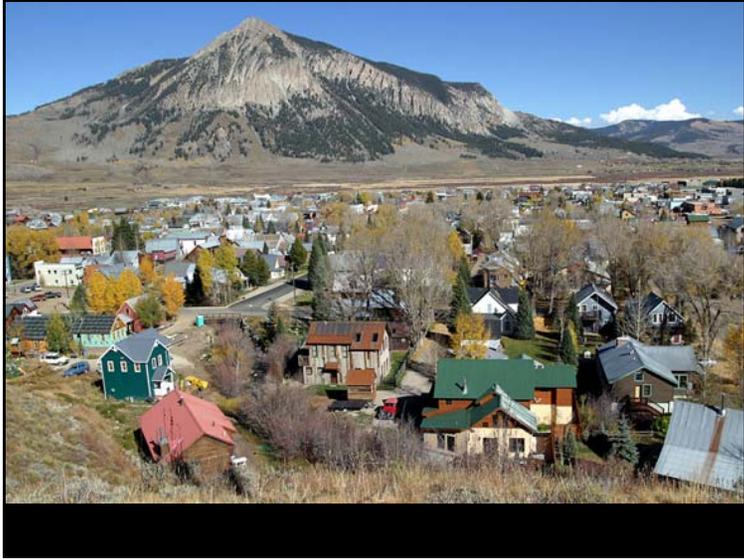
1. Avenues
2. 1-2 civic buildings
3. Plaza each 1/8<sup>th</sup> mile
4. Affordable housing
5. 20,000 sq ft commercial buildings
6. Residential 11-16 du/a
7. Single family cottage/garden
8. Parking on street, and shared

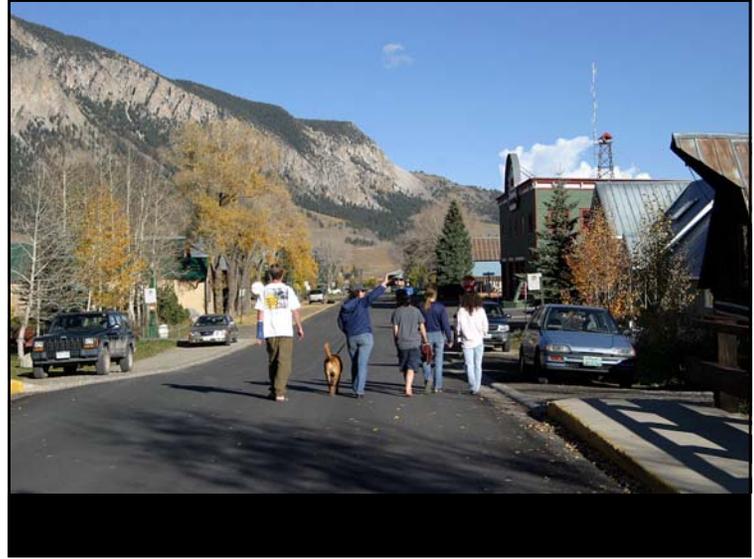


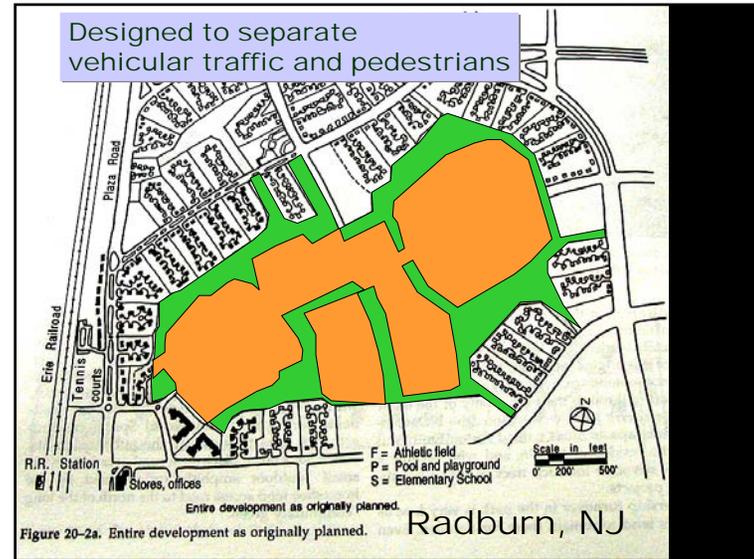
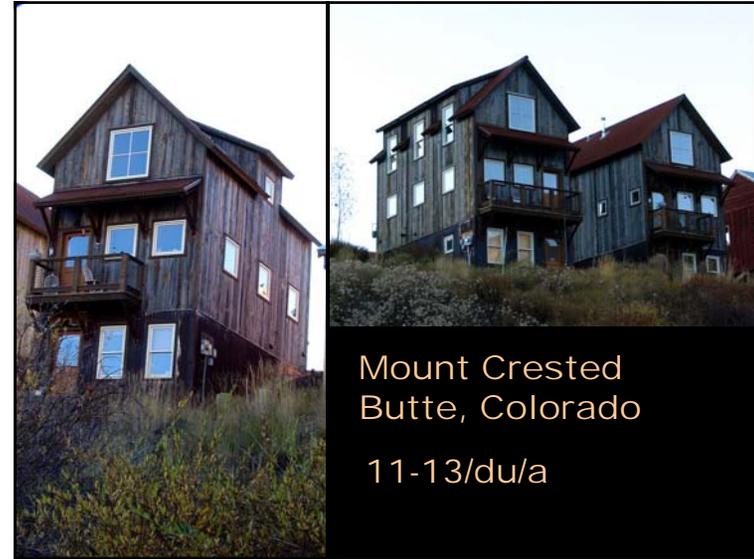
### Develop Village Centers

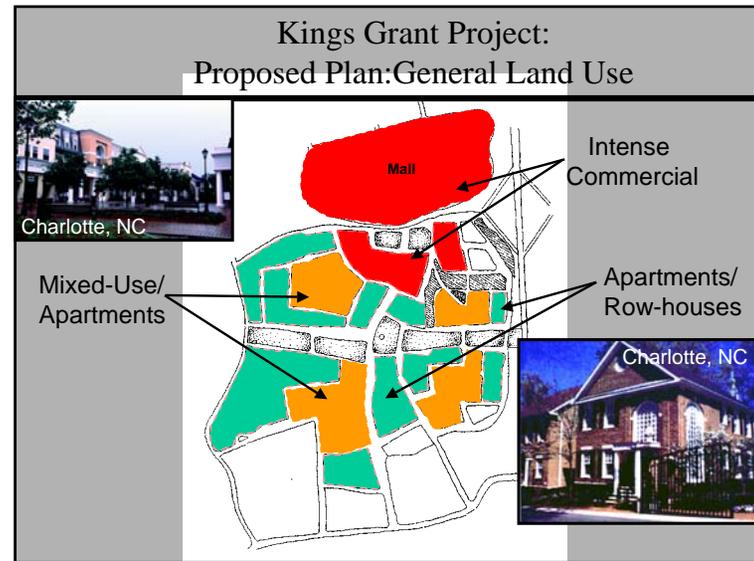
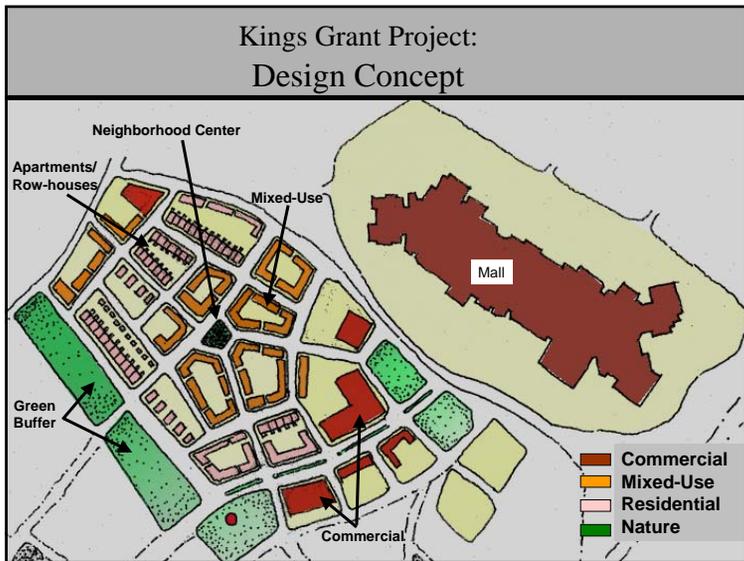
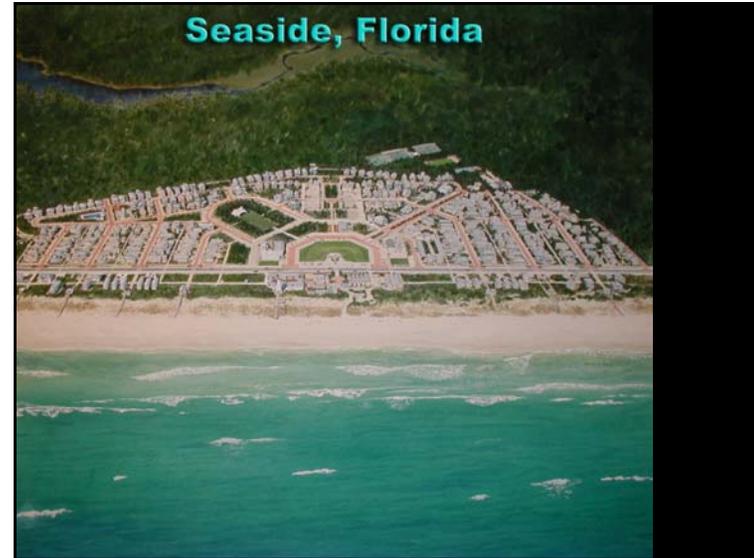
1. Enterprise Zones are established
2. Land is set aside for town or hamlet centers
3. Land swaps are made for buffers between villages
4. Buffer areas are developed with public space and appropriate lighter density settlement

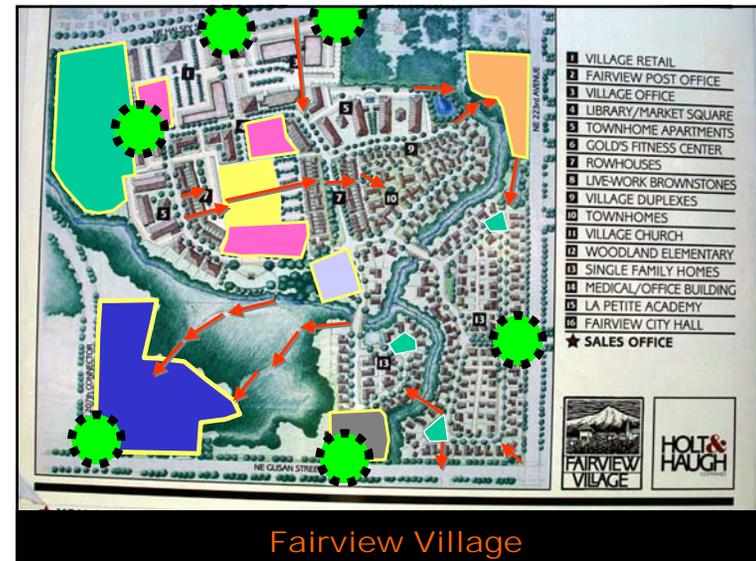
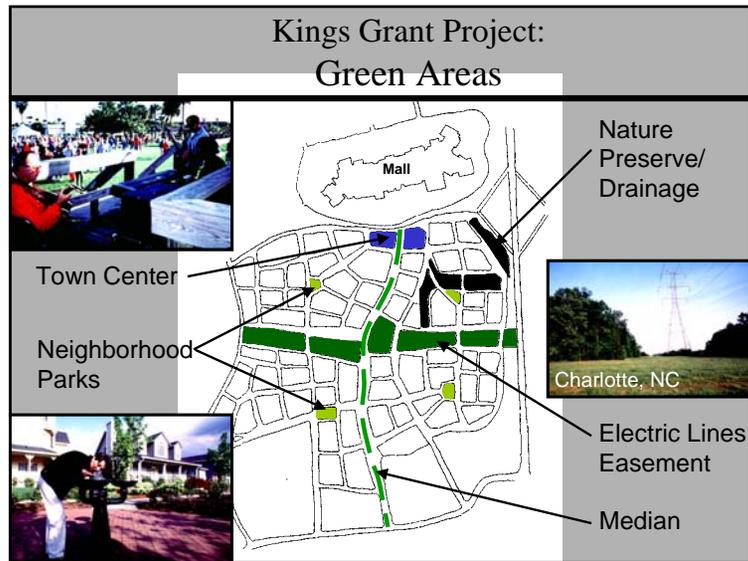
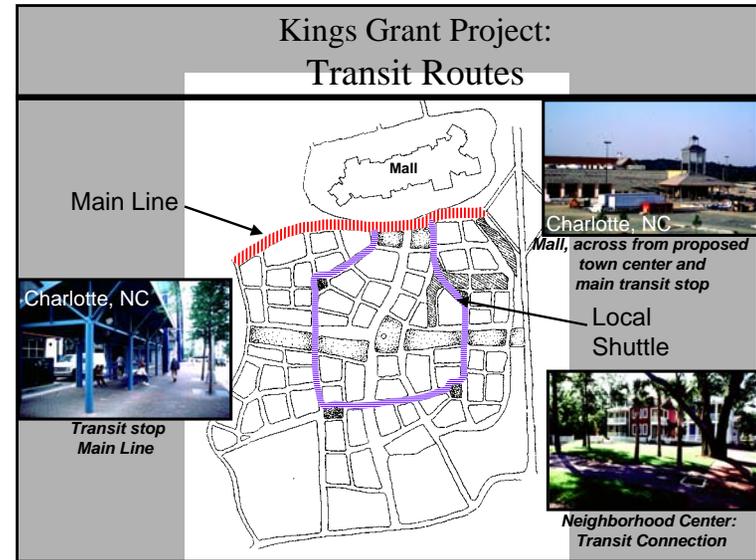
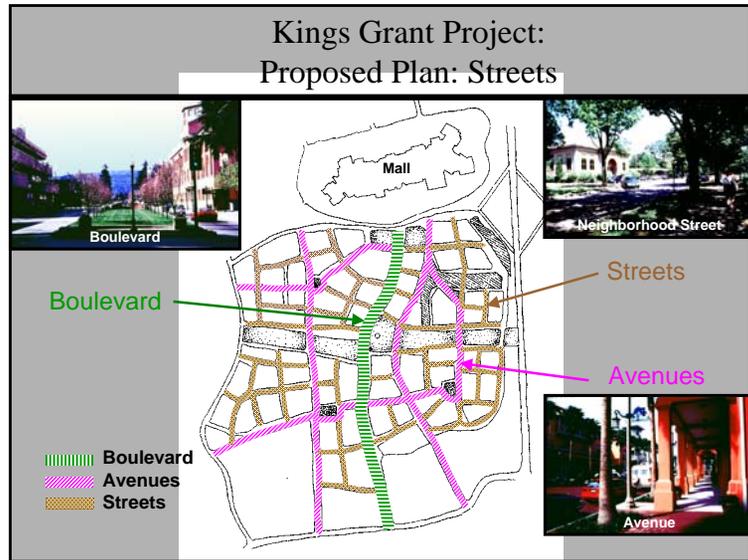


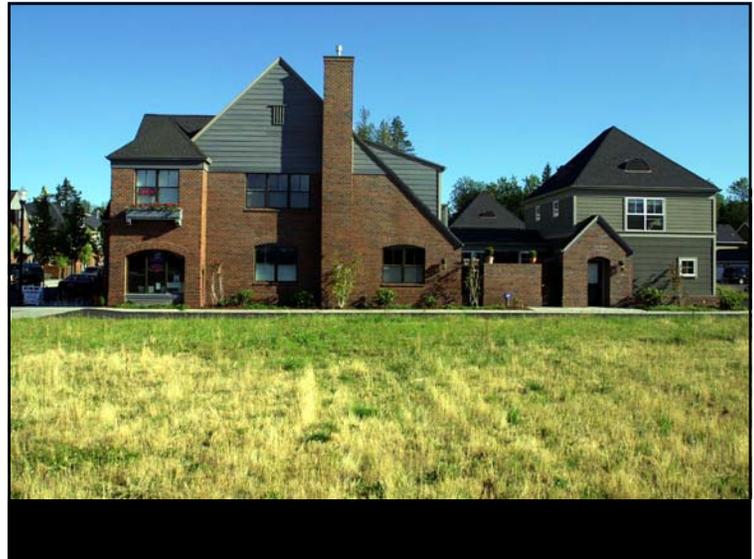


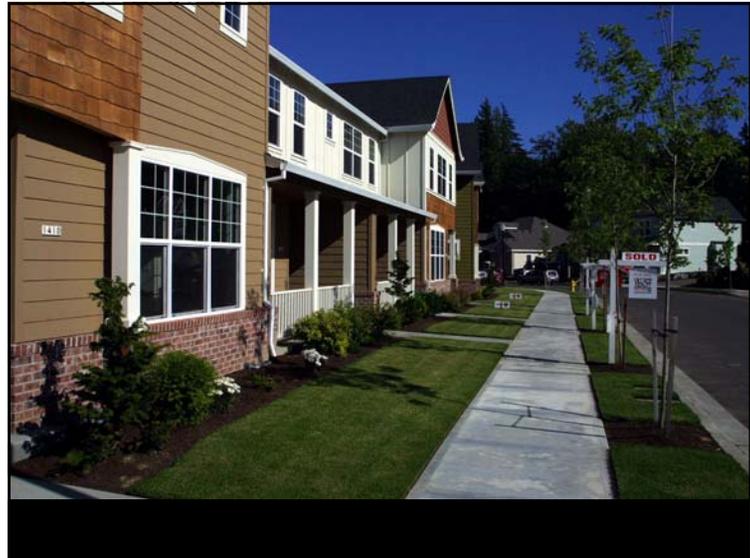
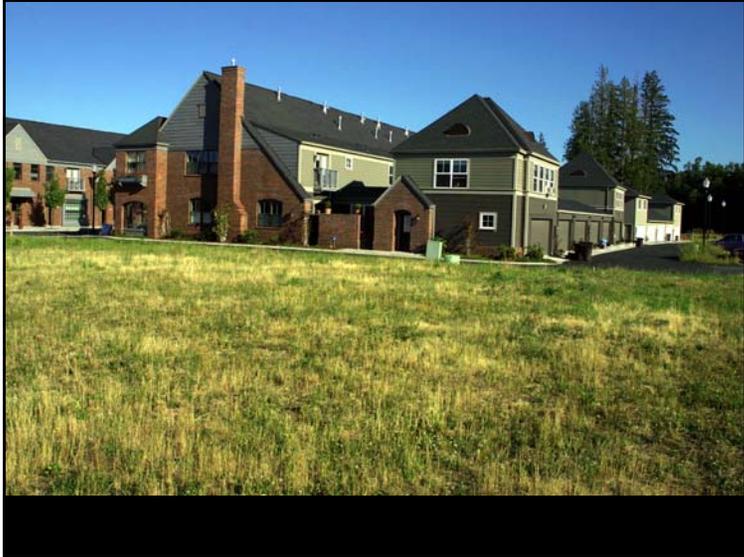


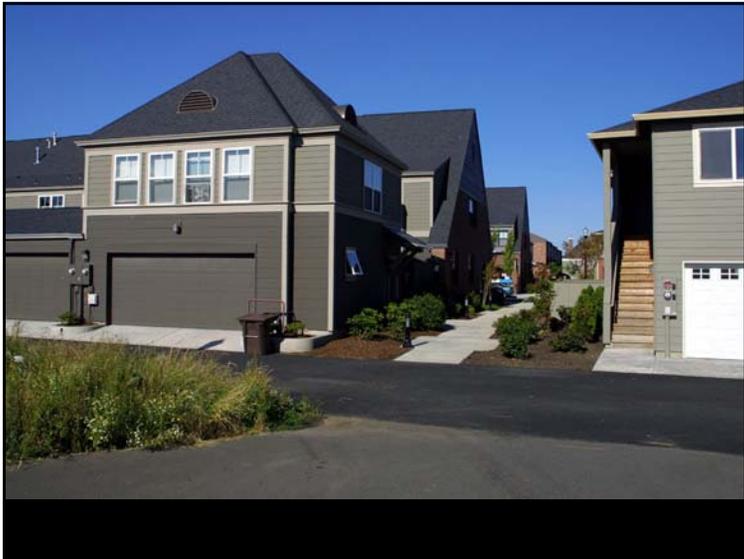


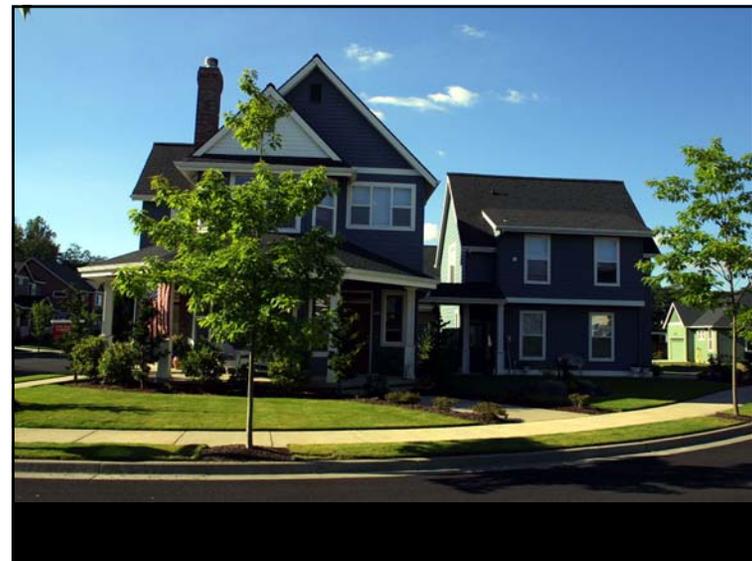
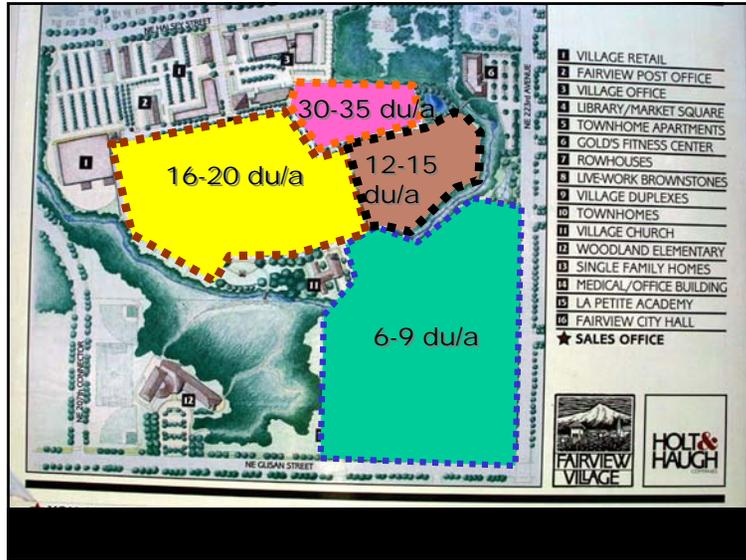


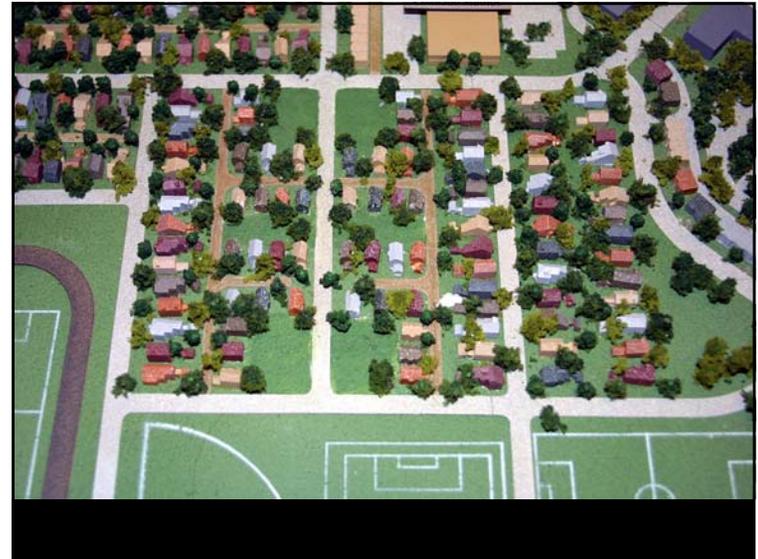








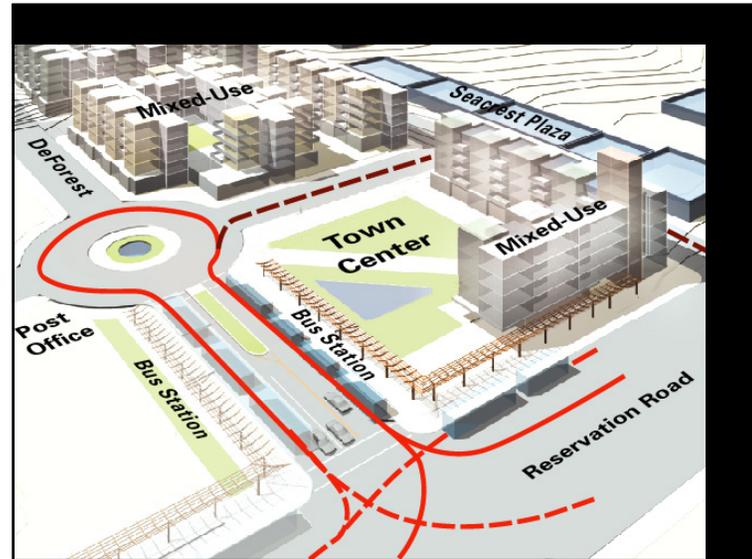






# Transit Villages

Marina Transit Station / Town Center Design Workshop







Calgary, Alberta



Calgary, Alberta



# Neighborhoods



# Converted Malls and Plazas







Coquitlam, British Columbia



Coquitlam, British Columbia



Coquitlam, British Columbia



Coquitlam, British Columbia

# Lifestyle Center



University Village, Seattle, WA





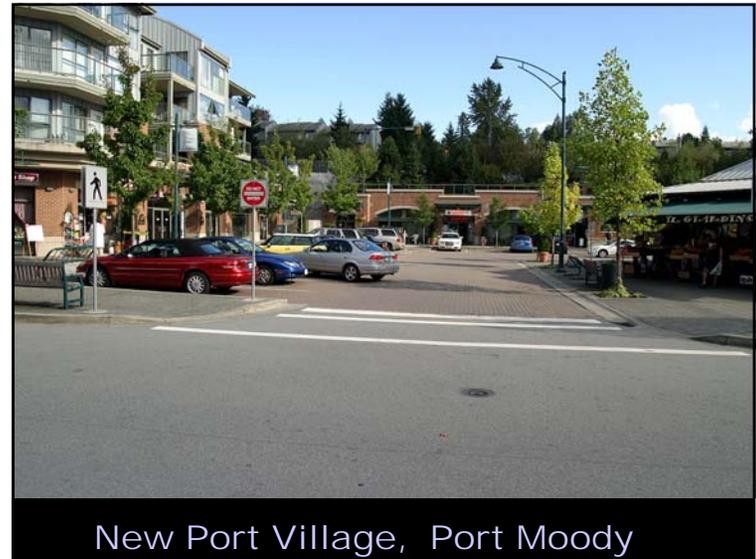
New Port Village, Port Moody



New Port Village, Port Moody



New Port Village, Port Moody



New Port Village, Port Moody



New Port Village, Port Moody



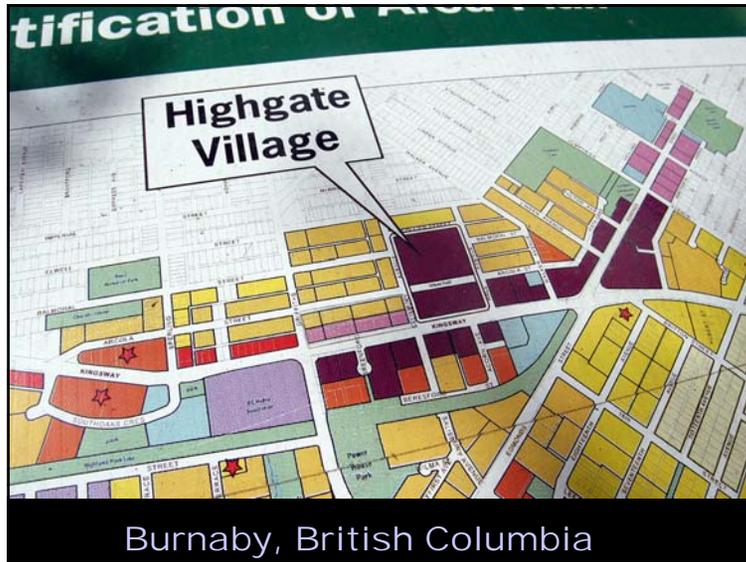
New Port Village, Port Moody



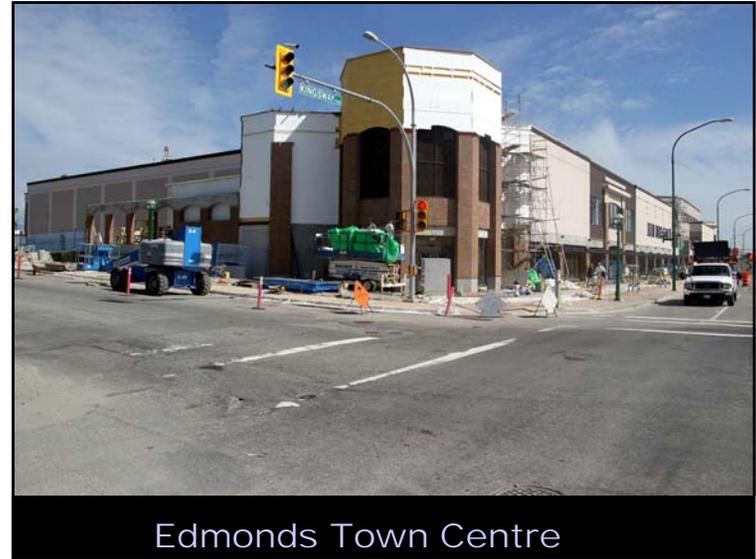
New Port Village, Port Moody



New Port Village, Port Moody



Burnaby, British Columbia



Edmonds Town Centre



Burnaby, British Columbia

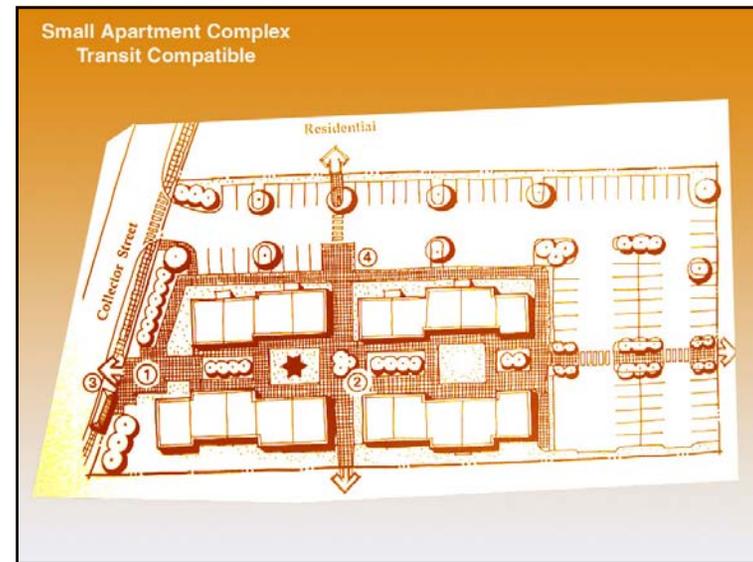
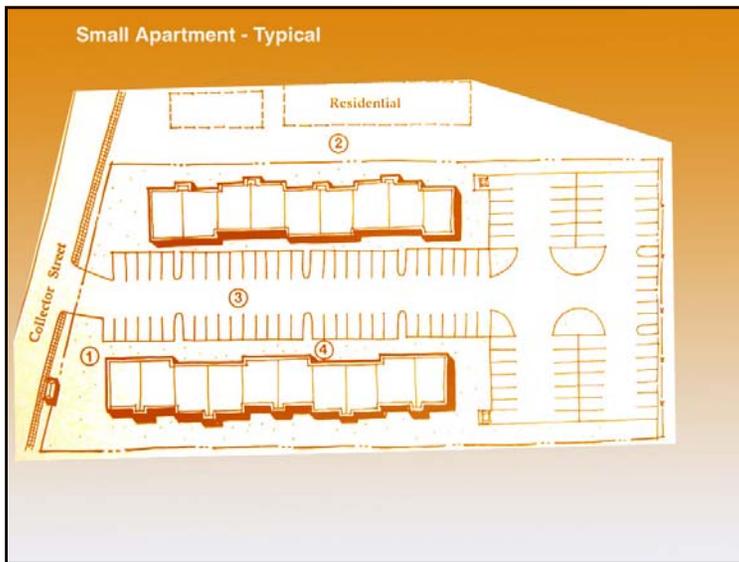


Burnaby, British Columbia



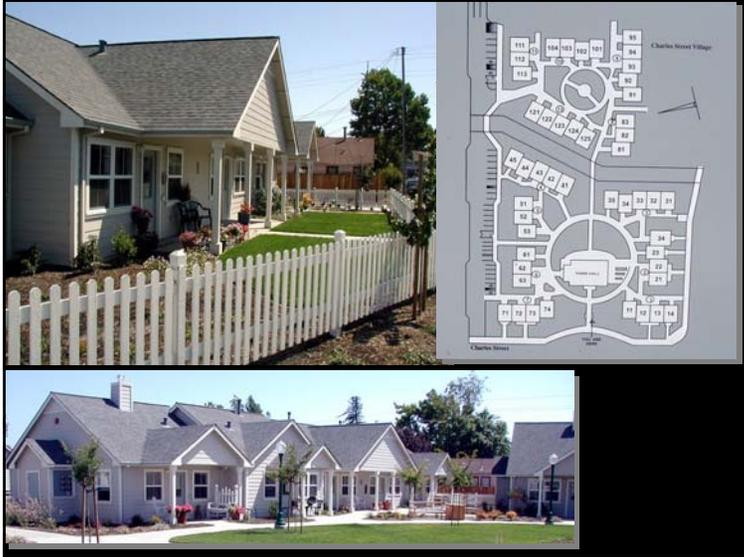
Burnaby, British Columbia

# Affordable Housing And Right Size

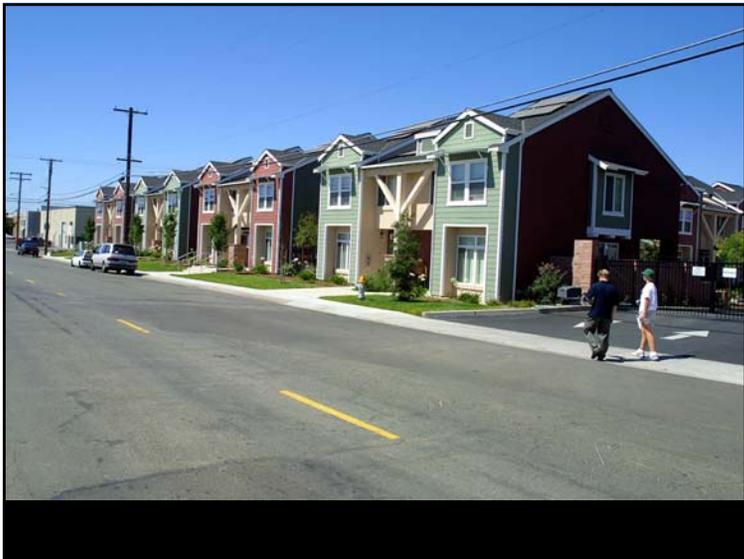


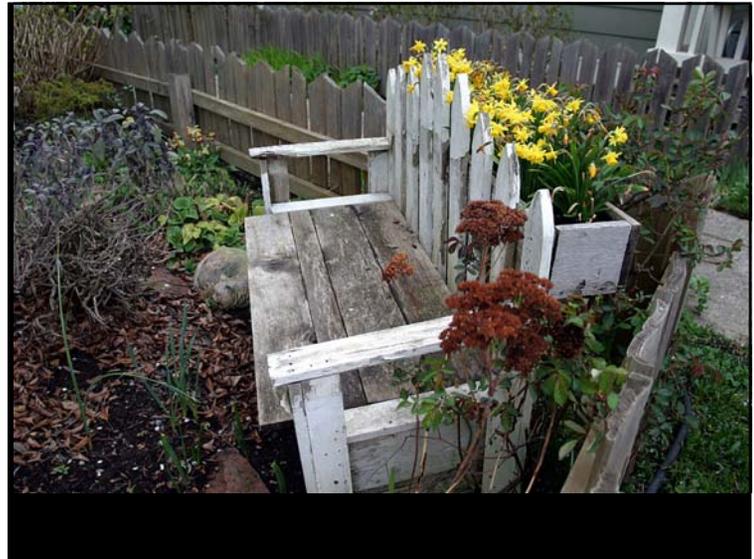


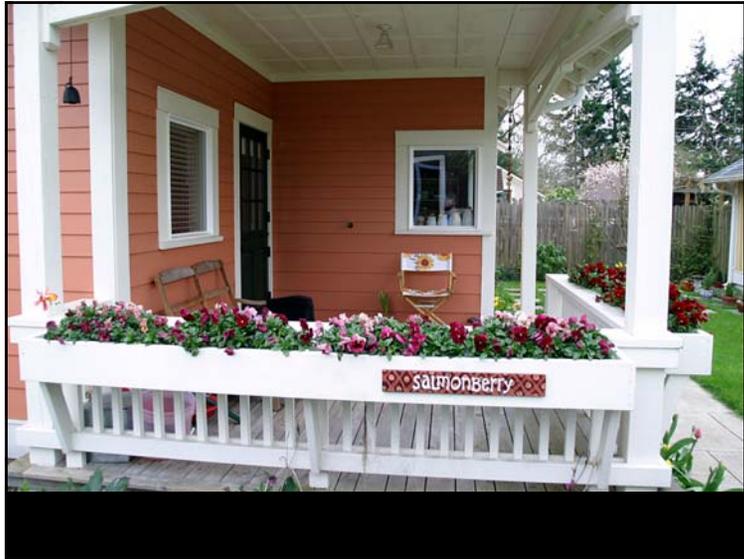






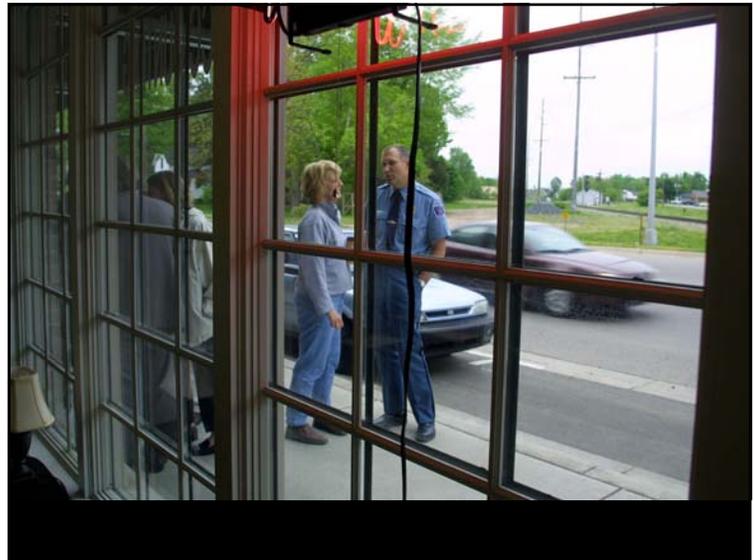






# Market Rate Housing





# Mixed Income Housing



# Parks & Plazas



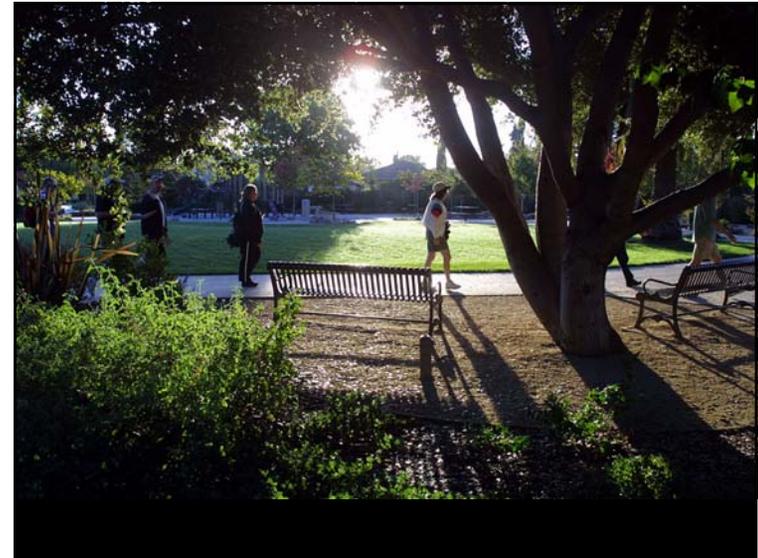
## Pocket Parks

The space of one house lot (100 x 50 feet) serves as an ideal gathering point.

Space these no more than each 800 feet along the trail

These parks serve adjacent neighborhoods

Surround these parks with housing. Security and supervision is added by surrounding housing.

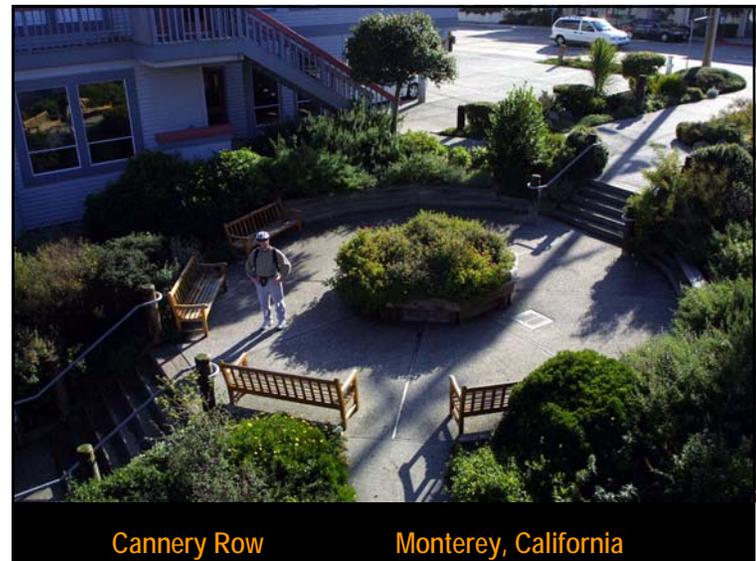




# Connectivity



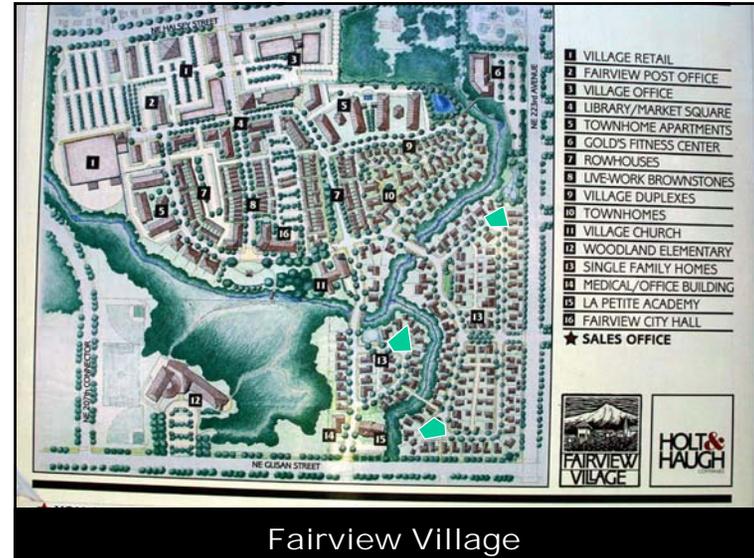




Cannery Row

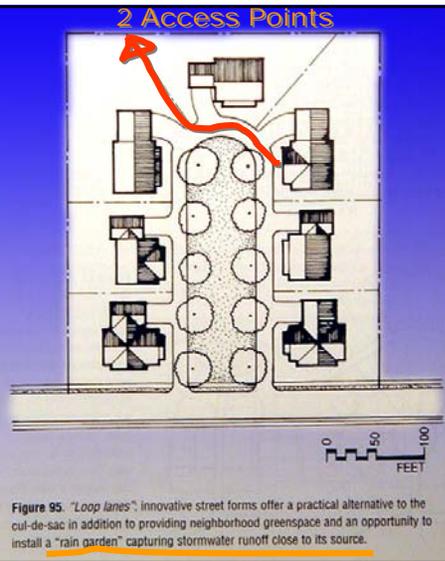
Monterey, California

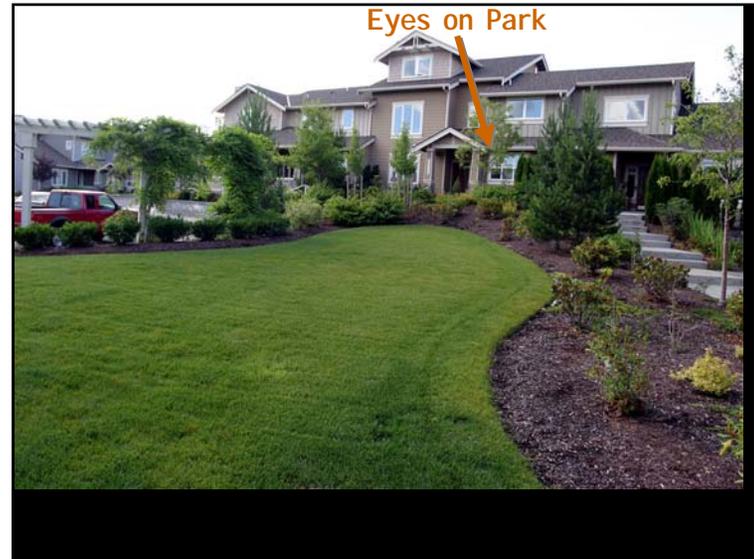
# Close

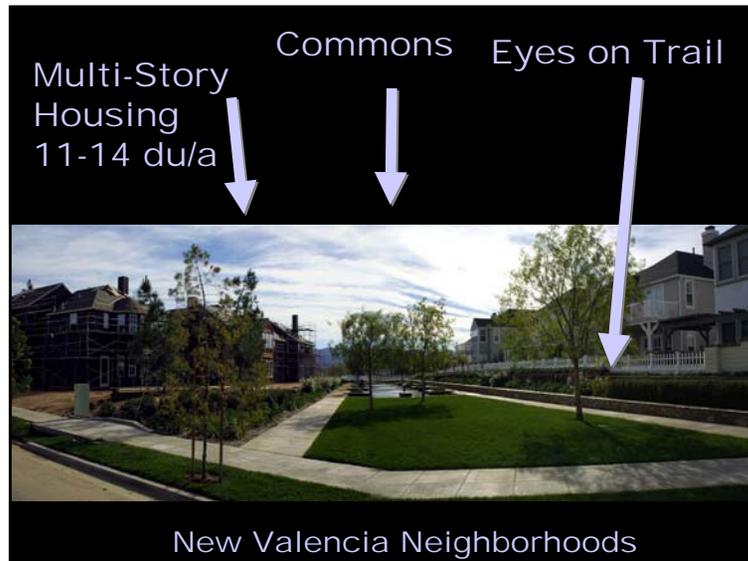
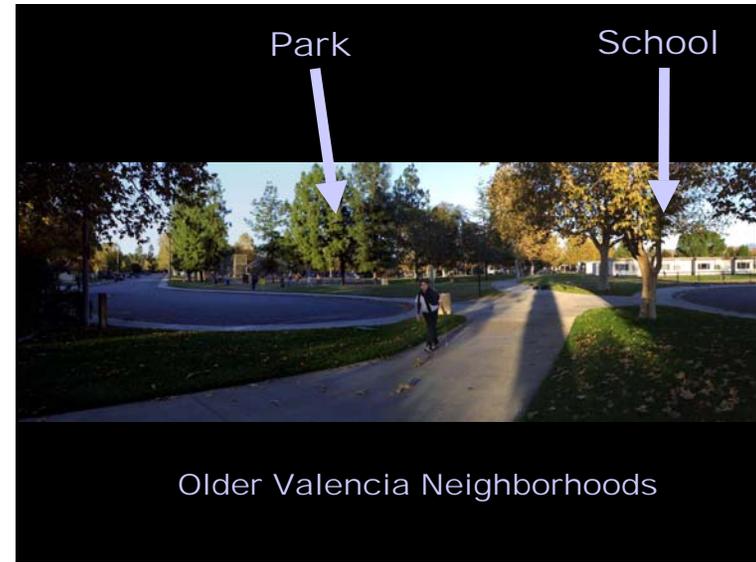
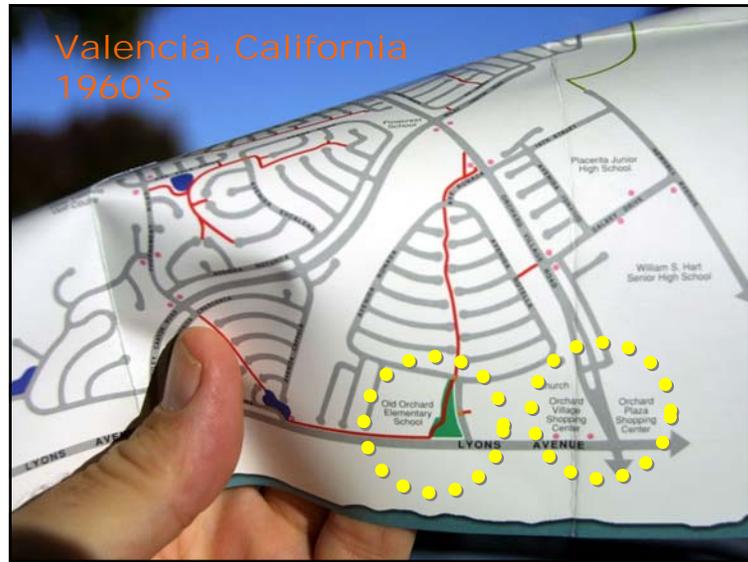


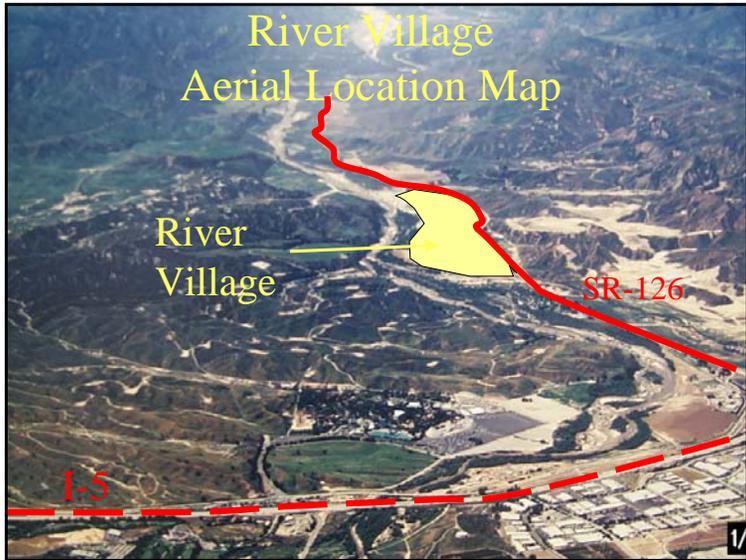
Fairview Village

Access and Water capture









### Internal Trip Capture

- Two auto trips
- Four non-Auto trips

