

DENSITY CONCEPTS

Christine Malecki West, AIA
Principal, KITE Architects

March 15, 2022





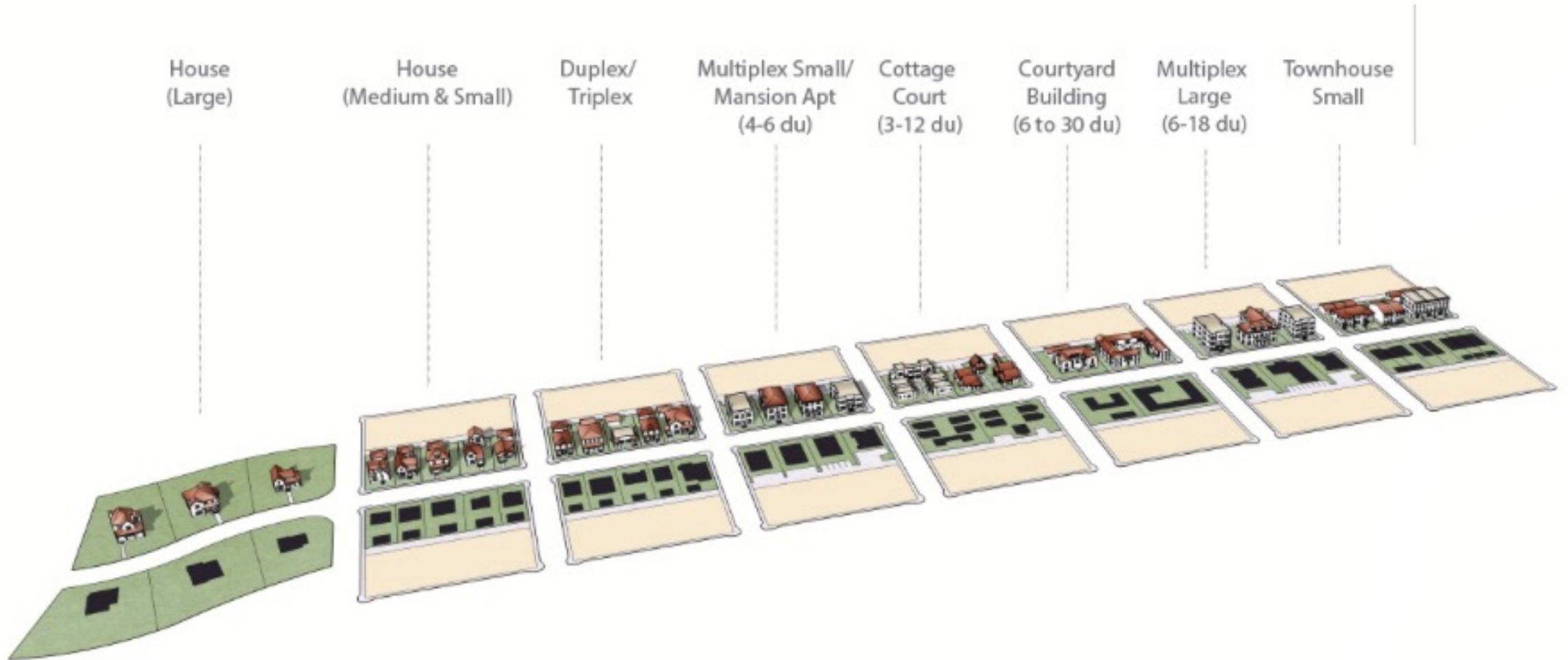
DENSITY IS....



Yamagata Rice Field



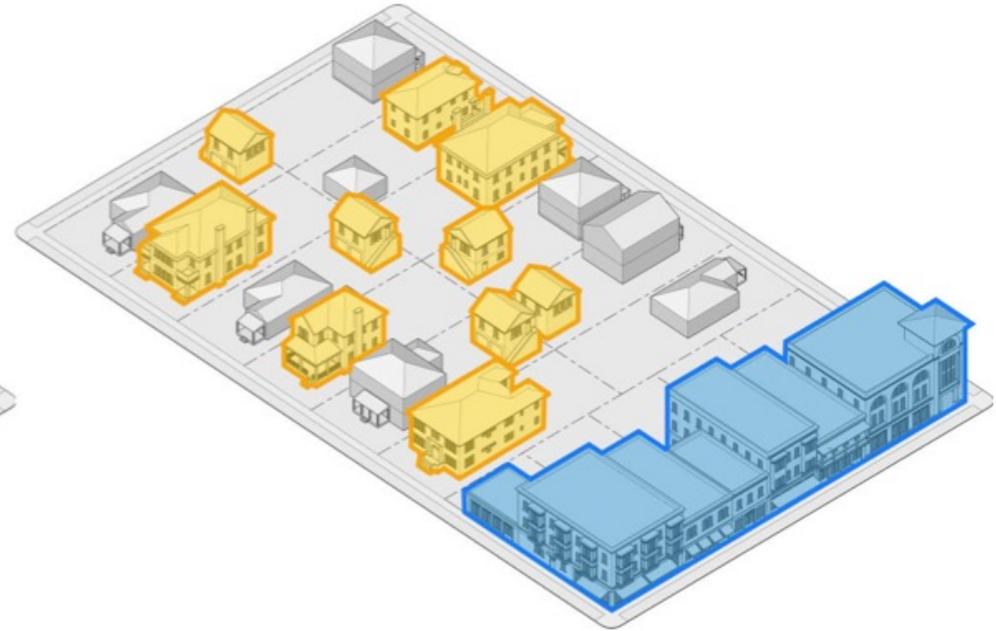
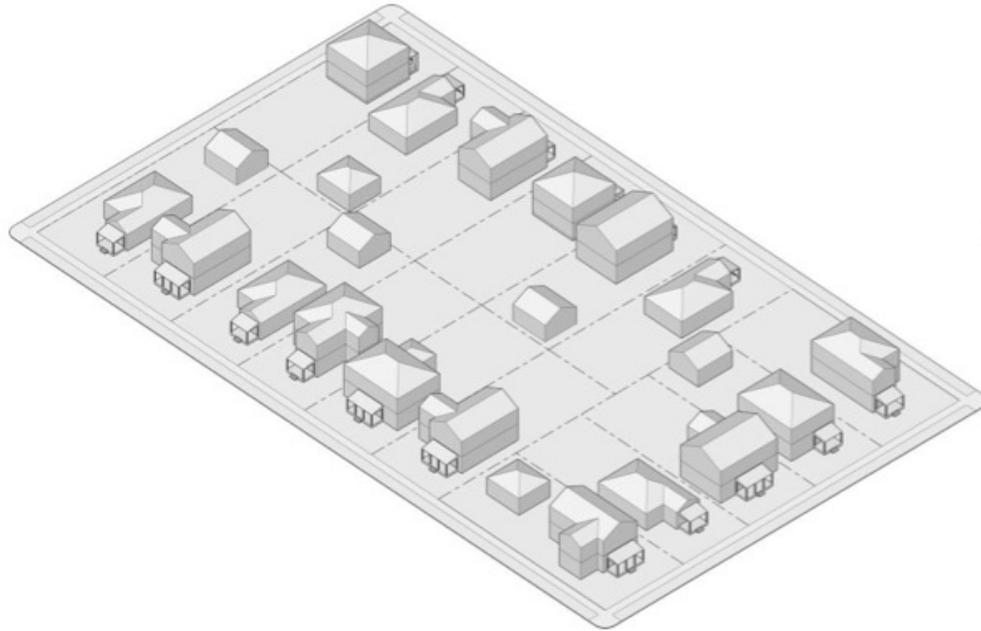
DENSITY IS...NOT



Opticos Design www.missingmiddle.com



DENSITY IS...the "missing middle"



Opticos Design www.missingmiddle.com



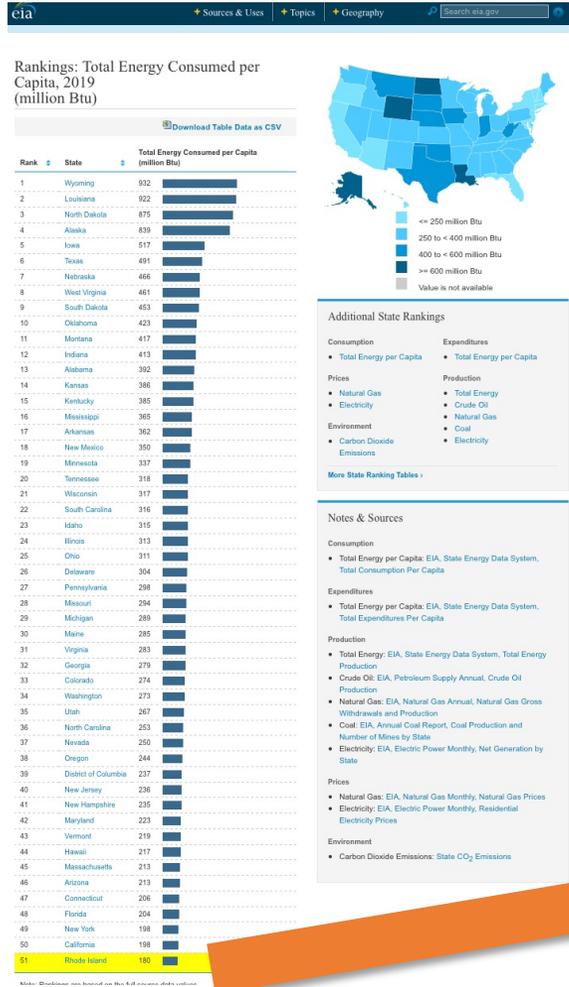
DENSITY IS... traditional neighborhood character



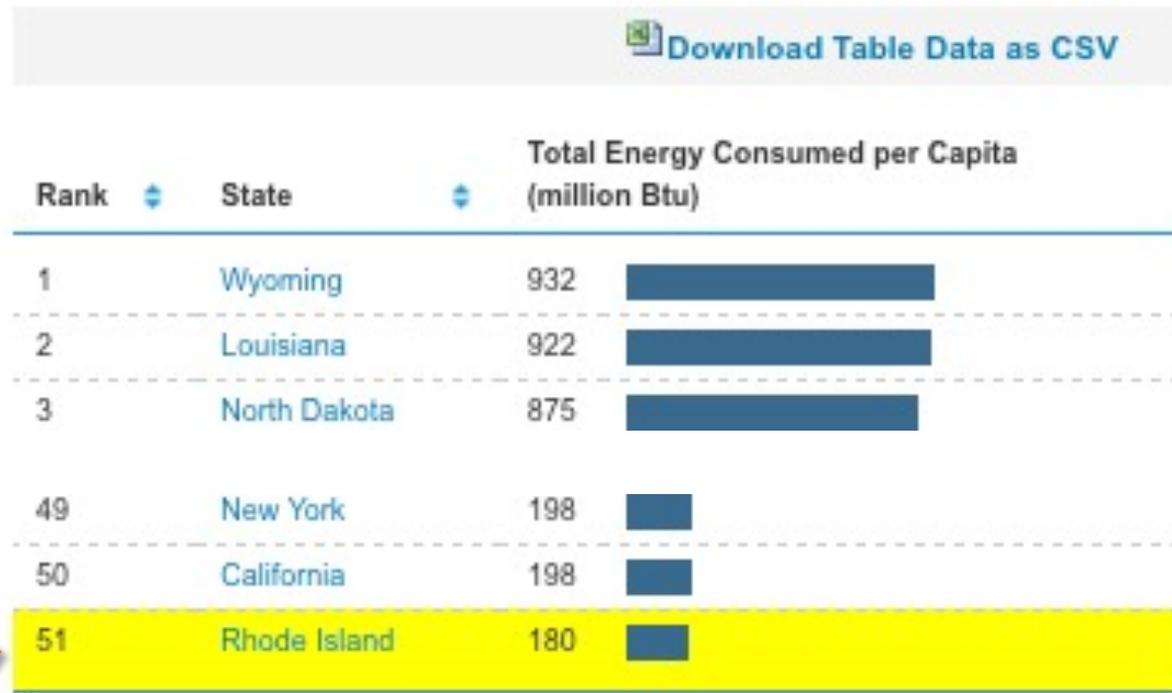
Opticos Design www.missingmiddle.com



DENSITY IS.... the "15-minute city"



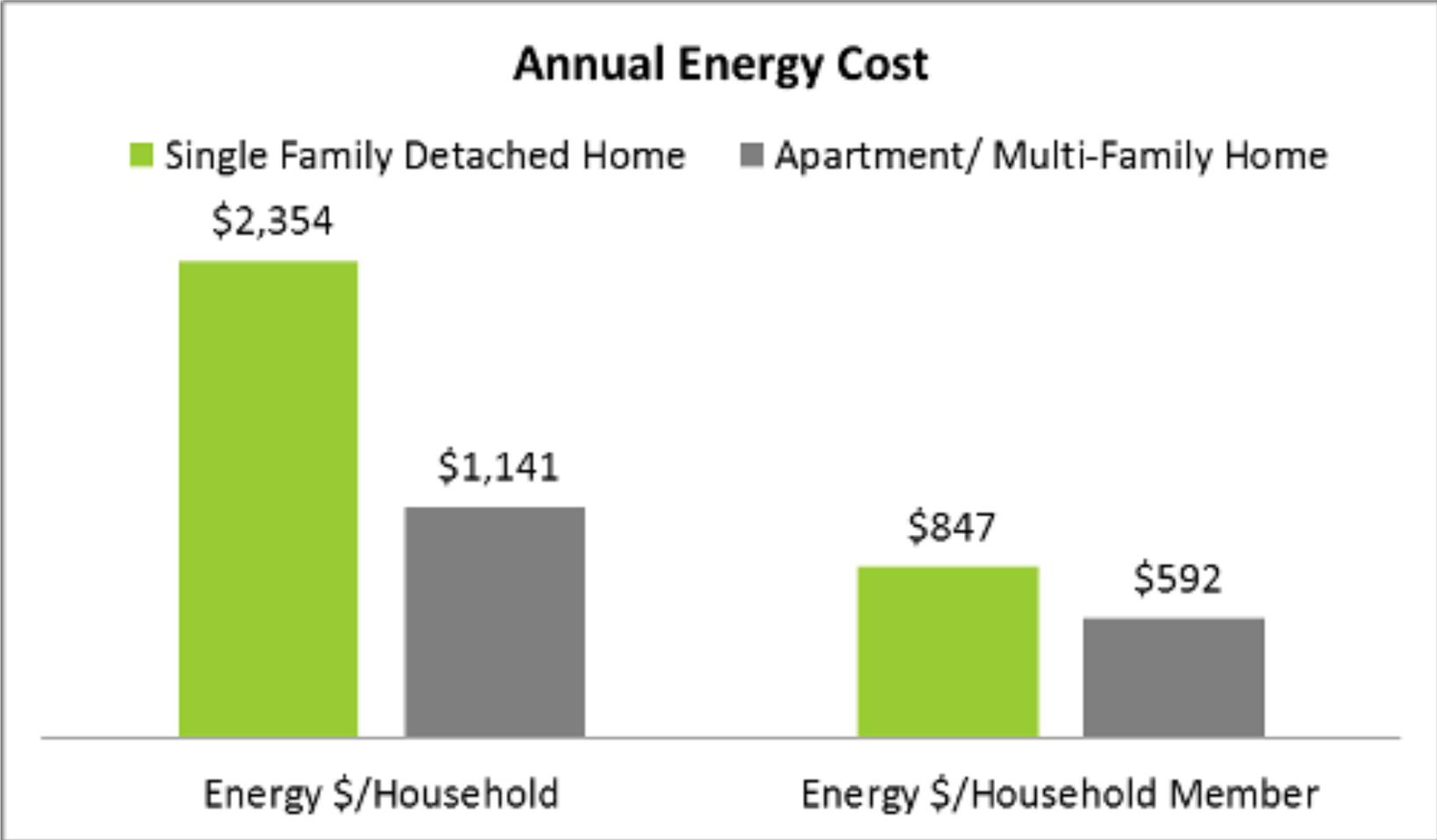
Rankings: Total Energy Consumed per Capita, 2019 (million Btu)



US Energy Information Administration.
https://www.eia.gov/state/seds/data.php?incfile=/state/seds/sep_sum/html/rank_use_capita.html&sid=US



DENSITY IS.... environmentally responsible



Michaels Energy <https://michaelsenergy.com/multi-family-versus-single-family-detached-homes-energy-use/>



DENSITY IS.... environmentally responsible



FOOD & FARMING

R.I. Farm Purchase Program Targets New Farmers

Broadwall Farm in Coventry, R.I., will remain as agricultural use. (Ayla Fox|Shed Light Productions)

[EcoRI https://ecori.org/2018-4-16-ri-farm-purchase-program-targets-new-farmers/](https://ecori.org/2018-4-16-ri-farm-purchase-program-targets-new-farmers/)



DENSITY IS.... environmentally responsible

walkable
neighborhood =
+90
minutes of daily
exercise



"Physical activity in relation to urban environments in 14 cities worldwide: a cross-sectional study"
<https://pubmed.ncbi.nlm.nih.gov/27045735/>



"The Quiet Revolution Happening in the Suburbs"
<https://www.governing.com/archive/gov-suburban-urban-changes.html>

kite

DENSITY IS.... healthy

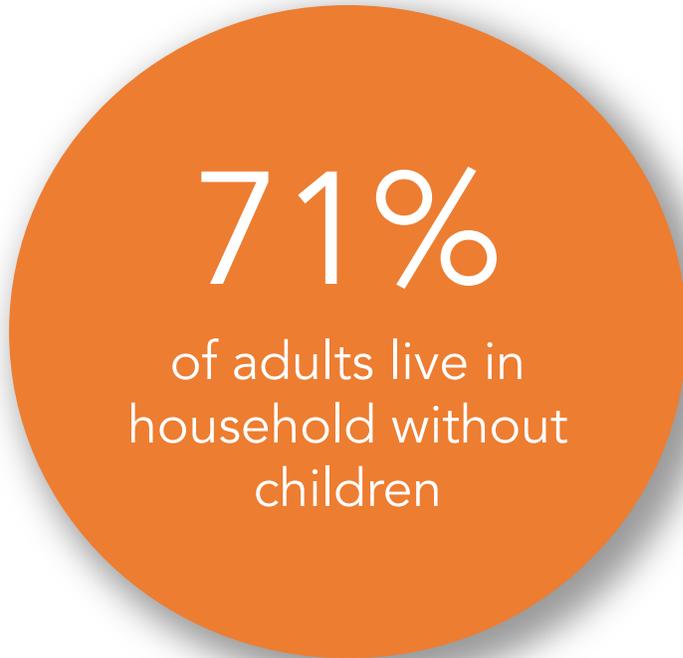


Author and her husband, Mark Schlack, in Village Hill Cohousing, an intentional living community of 28 homes filled with people of various ages and backgrounds. ERIN CLARK/GLOBE STAFF

“Leaving Cambridge for the comfort of strangers” – The Boston Globe 3/10/22
<https://www.bostonglobe.com/2022/03/10/opinion/leaving-cambridge-comfort-strangers/>



DENSITY IS.... stabilizing



Fewer Married Households and More Living Alone

EMILY SCHONDELMYER
AUGUST 09, 2017

The share of adults living without children has climbed 19 points since 1967 to 71.3 percent.

<https://www.census.gov/library/stories/2017/08/more-adults-living-without-children.html>



DENSITY IS.... stabilizing

Type an address, neighborhood or city **Go**

1 Central Street

Federal Hill, Providence, 02907

Commute to **Downtown Providence**

🚗 2 min 🚌 8 min 🚲 4 min 🚶 15 min [View Routes](#)

Favorite **Map**

[Looking for a home for sale in Providence?](#)

Walk Score
93

Walker's Paradise
Daily errands do not require a car.

Transit Score
62

Good Transit
Many nearby public transportation options.

Bike Score
74

Very Bikeable
Flat as a pancake, some bike lanes.

[About your score](#)

[Add scores to your site](#)

60%

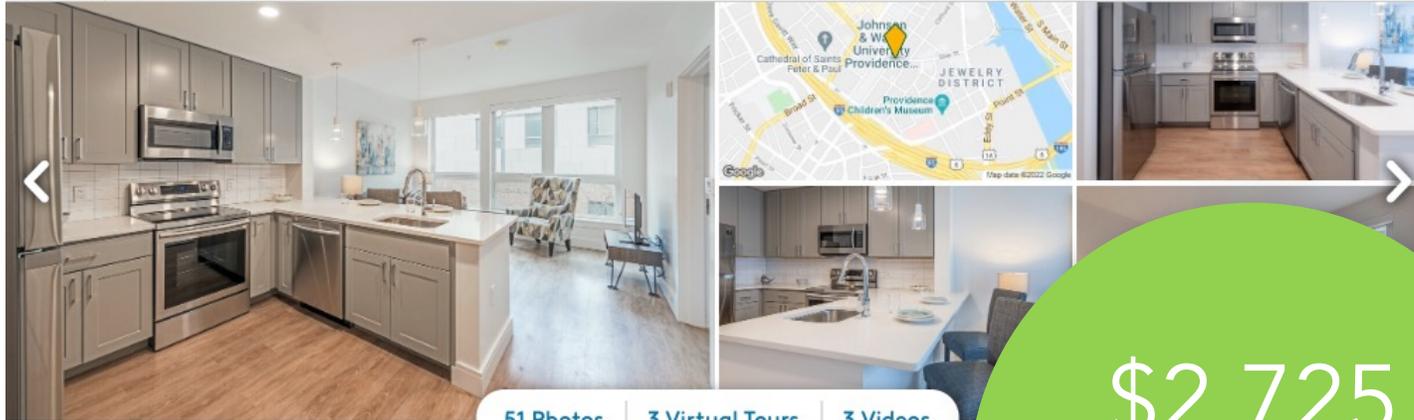
of people favor neighborhoods with a walkable mix of homes and stores

-National Association of Realtors

<https://www.nar.realtor/on-common-ground/the-walkable-demand>
<https://www.nar.realtor/on-common-ground/affordable-walkability-2021>



DENSITY IS.... desirable



51 Photos | 3 Virtual Tours | 3 Videos

Home / Rhode Island / Providence / Chestnut Commons

Chestnut Commons

180 Friendship St, Providence, RI 02903

Downtown Providence

★★★★★ (0 reviews) ▾

Verified Listing

Monthly Rent
\$2,150 - \$3,800

Bedrooms
1 - 3 bd

Bathrooms
1 - 2 ba

Square Feet
557 - 1,159 sq ft

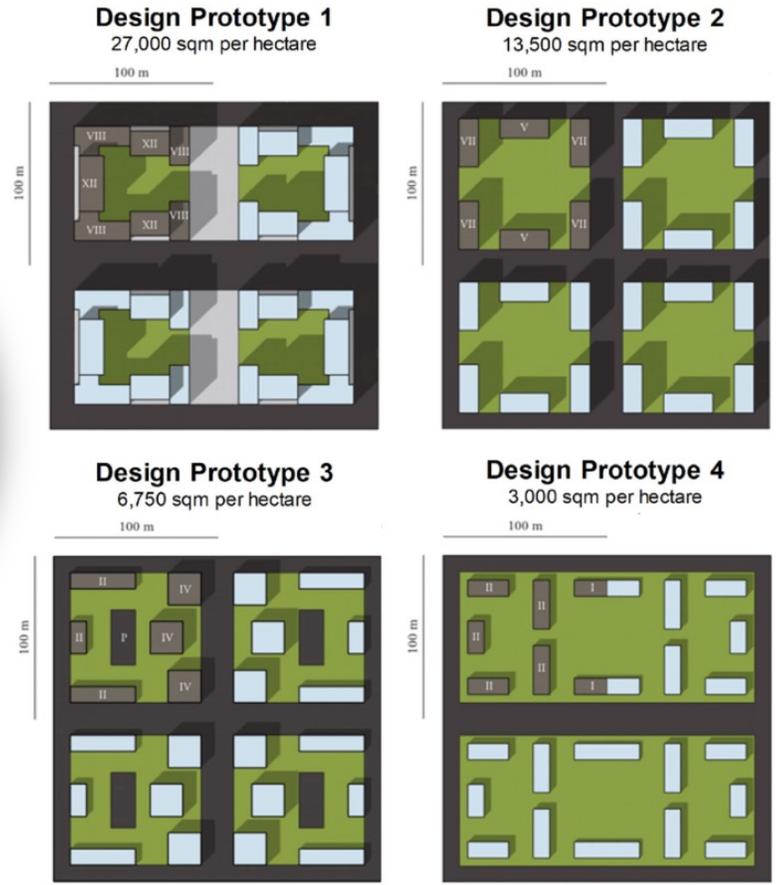
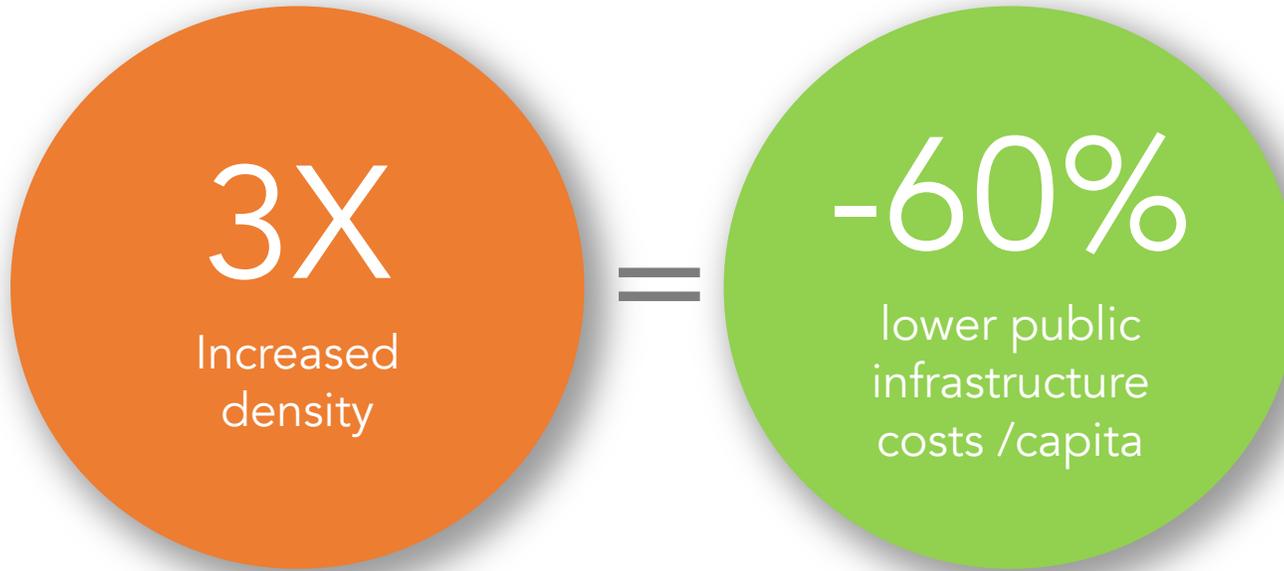
<https://www.apartments.com/station-row-providence-ri/c0tv11f/>
<https://www.nar.realtor/on-common-ground/the-walkable-demand>
<https://smartgrowthamerica.org/resources/foot-traffic-ahead-2016/>

\$2,725

avg 2BR monthly rent
new construction in
Providence -
Apartments.com

60%

higher rents
for multi-families in
walkable
neighborhoods
-SmartGrowthAmerica



Urban Housing Density and Infrastructure Costs Antti Kurvinen and Arto Saari (prototype #3, 0% car-sharing, structured parking excluded)
[https://www.researchgate.net/publication/338484084 Urban Housing Density and Infrastructure Costs](https://www.researchgate.net/publication/338484084_Urban_Housing_Density_and_Infrastructure_Costs)



DENSITY IS... thrifty

\$1
MM



One single-family detached
3,000 square feet
2.5 stories

\$3
MM



Three townhouses
2,000 sq. ft./house
2.5 stories

\$3.5
MM

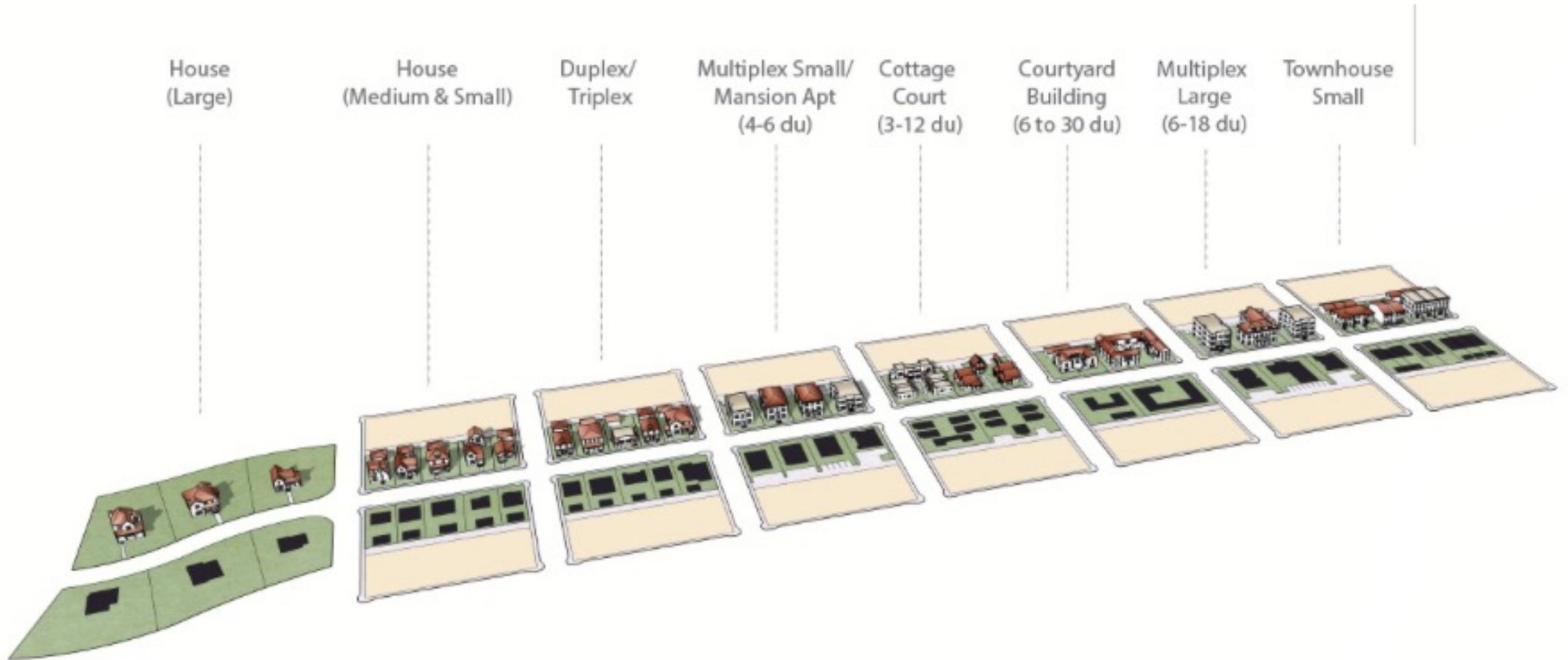


Six condominiums
1,200 sq. ft./condo
3 stories

Brookings Institute - "Gentle" Density can save our neighborhoods
<https://www.brookings.edu/research/gentle-density-can-save-our-neighborhoods/>

kite

DENSITY IS... more public revenue



Opticos Design www.missingmiddle.com



DENSITY IS....