Density Quiz

Guess the net and gross densities of the following projects.
Single Family Housing

Net Density (streets and alleys not included): 12 du/ac

Gross Density (includes open space): 6.8 du/ac
Townhomes / Condominiums

Net Density (streets and alleys not included): 43 du/ac

Gross Density (includes open space): 14 du/ac
Senior Housing

Net Density (streets and alleys not included): 88 du/ac

Gross Density (includes open space): 38 du/ac
Case Study:
Highlands’ Garden Village

Mixed Use P.U.D.

Highlands Garden Village
Project Size: 27.39 acres (Total housing units: 326)
Gross Density: 11.9 du/ac (open space 3.2 acres)
Single Family Housing
52 dwelling units
2,000 – 4,000 s.f.
Typical lot size: 40’ x 80’ = 3,200 s.f.
Net Density (streets and alleys not included): 10 du/ac
Gross Density (includes open space): 6.8 du/ac

Multifamily Housing
124 dwelling units
600 – 1,400 s.f.
Net Density (streets and alleys not included): 77 du/ac
Gross Density (includes open space): 49 du/ac
Townhomes / Condominiums

54 dwelling units
1,300 – 2,200 s.f.

Net Density (streets and alleys not included): 43 du/ac
Gross Density (includes open space): 14 du/ac

Senior Housing

63 dwelling units
500 – 1,200 s.f.

Net Density (streets and alleys not included): 88 du/ac
Gross Density (includes open space): 38 du/ac
Mature Denver Neighborhoods

Park Hill
Alamo Placita/West Washington Park
Montbello

Park Hill Neighborhood
Common Lot Size: 50’ x 125’ = 6250’ SF
Common Block Size: 266’ x 500’ (20 houses)
Net Density (streets and alleys not included): 7 du/ac
Gross Density (includes streets and alleys): 4.5 du/ac
Alamo Placita / Washington Park Neighborhood

Common Lot Size: 37.5’ x 125’ = 4687.5 SF
Common Block Size: 266’ x 600’ (32 houses)
Net Density (streets and alleys not included): 9.3 du/ac
Gross Density (includes streets and alleys): 5.4 du/ac

Montbello Neighborhood

Common Lot Size: R1: 70’ x 100’ = 7000 SF  R2: 48’ x 100’ = 4,800 SF
Common Block Size: Varies from 400’-1000’ long
Net Density (streets and alleys not included): 5.5 du/ac for single family R1 up to 8.5 du/ac for single family R2
Gross Density (includes streets and alleys): 6.0 du/ac
**Conclusion**

As illustrated in the previous examples, providing shared open spaces allow for higher densities than is apparent from just looking at the building type.

With a variety of building types and architecture, density can be achieved without visually negative impacts of massiveness and monotony.

Higher density can achieved when it is carefully fitted into a neighborhood.