

An architectural site plan of a residential community, rendered in a light brown and grey color scheme. The plan shows various building footprints, courtyards, and landscaping elements like trees and walkways. The text 'The ART of the Small Community' is overlaid in a bright green, bold, sans-serif font.

The *ART* of the Small Community



Chris Grady

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As a Principal and Land Planner with over 25 years of experience in community design, Chris works directly with KEPHART's designers to integrate innovative planning solutions with architectural design to create great places to live that are market responsive, environmentally sensitive, and successfully address the needs of the homebuilder, homebuyer, and community. Chris speaks locally and nationally on community design and land planning and has been a guest speaker at numerous conferences including the National Association of Home Builders' International Builders' Show, Southwest Builders Show, and numerous local Home Builder Association functions. His writing has been published in *Land Development* magazine, *Builder/Architect* magazine, and *Sales + Marketing Ideas* magazine.



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During his 30-year tenure with Danielian Associates, Mike Boyd, AIA and LEED AP, has become one of the key visionary Principals of the firm. Mike is a leader in architectural design and directly oversees many of the firm's projects. His strong communication skills are an asset to the firm ensuring each client's project objectives are successfully achieved. Mike's experience includes residential design from single-family to high-density products. Currently, he is focused on multi-family project design, with a special emphasis on sustainability and infill development. Recent award winning projects include Westgate Green Street Mixed-Use project for Sares-Regis Group and Moran Asian Gardens Senior Condominiums in Westminster.



Phil Stuepfert

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As Senior Project Manager at HR Green, Mr. Stuepfert has over 16 years of national experience that includes master planned communities, sustainable development, mixed use developments, and age targeted communities. His ability to effectively communicate and collaborate with national builders and developers has resulted in successful built projects throughout the United States and abroad. Mr. Stuepfert is recognized for innovative approaches that are environmentally sensitive. Well versed in concepts that embrace the environment he promotes Green Design, Conservation Design and Sustainable Development. Mr. Stuepfert is a frequent speaker at regional and national conferences such as the International Builders Show, Midwest Builders Show, Sustainable Cities Symposium and Land Development Breakthrough conferences. He has also written articles that have been published in trade publications such as *Land Development Today* and *Land Development* magazine published by the National Association of Homebuilders.

[The Art of the Small Community]



To do List!

1. Consider Lot Size & Configuration. When increasing density use side yards as primary outdoor living rooms for rear loaded homes. Always pay attention to how the home interacts with the street.



2. Create a "Good Alley" by keeping front entrances oriented towards a common paseo instead of facing and alley. ****Most important on Narrow Lots!!!** Use enhanced landscape and architectural features to make the alley welcoming.

3. Take advantage of the opportunities that a corner lot offers. Turn the corner with architecture.

4. Create a street scene that "WOWs" with variable lot sizes, widths, varied massing and volume between homes, and use a variety of architectural styles.

5. Incorporate defensible space by utilizing changes in elevated landscape buffer elements to separate but engage with the street.

6. Make the most of the indoors! Consider relationships with the outdoors and think of outdoor spaces as "outdoor rooms", keep it flexible and multi-functional, privacy matters and make space for Aging-in-Place or extended families.

Notes: _____



