

# SINGLE-FAMILY HOMES

"The American Dream"

## IDEAL FOR:

Families



## HOUSE SIZE

1,800 - 3,500 square feet

## HEALDSBURG EXAMPLES

Everywhere

## PREDOMINANT TENURE

Ownership

## PARKING

Garage, front or rear loaded

## DEVELOPMENT SIZE

1 unit

## SITE SIZE

5,000 SF +

## AMENITIES

Private backyard, garage

## CONSIDERATIONS/BARRIERS

- Development Fees
- Availability of new lots



**LEGO COLOR**  
One Lego = 4 Units

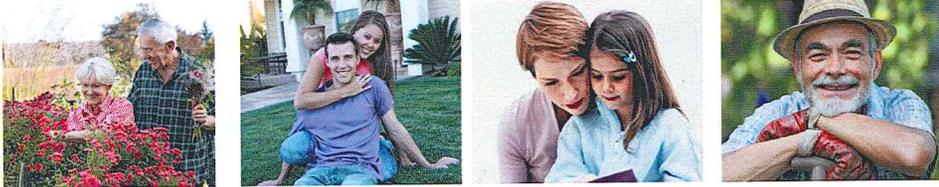


# COTTAGE COURTS

*"The not-so-large house in a garden"*

## IDEAL FOR:

Independent seniors, young working couples, single parents, single seniors



## HOUSE SIZE

1,100 - 1,800 square feet

## SITE SIZE

1- 2+ acres

## PREDOMINANT TENURE

Ownership

## HEALDSBURG EXAMPLES

None

## DEVELOPMENT SIZE

6-18 units

## PARKING

Gang garage or rear loaded

## AMENITIES

Shared green court, shared gardens, car share

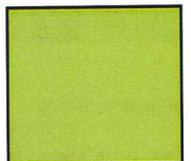
## CONSIDERATIONS/BARRIERS

Typically requires:

- Reduced parking ratios,
- Decoupling parking from unit
- Different requirements for lot frontage reduced yard setbacks
- Lotted or held as condominium site regimen?
- Neighborhood resistance



**LEGO COLOR**  
One block = 8 units



# PAIRED HOMES (duplex)

“Single Family Home with Less Cost and Maintenance”

## IDEAL FOR:

Retirees, active seniors, young working couples, domestic partners



## HOUSE SIZE

1,300 - 2,200 square feet

## SITE SIZE

1/3 acre+

## PREDOMINANT TENURE

Ownership

## HEALDSBURG EXAMPLES

The Grove

## DEVELOPMENT SIZE

8 - 32 units

## PARKING

Garage, rear loaded

## AMENITIES

Shared, semi-private courtyards. Larger developments can include pools, clubhouse,

## CONSIDERATIONS/BARRIERS

Typically requires:

- reduced parking ratios
- higher underlying density
- different requirements for lot frontage reduced yard setbacks
- lotted or held as condominium site regimen



**LEGO COLOR**  
One block = 8 units

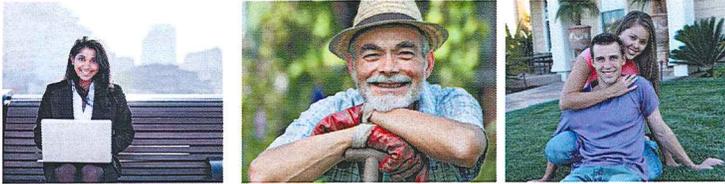


# MANOR HOMES

*"Apartment Living without the Large Building"*

## IDEAL FOR:

Young professionals, single seniors, young working couples



## UNIT SIZE

600 - 1,200 square feet

## DEVELOPMENT SIZE

8 - 32 units (2-6 buildings)

## BUILDING SIZE

2,500 - 3,500 square feet

## SITE SIZE

0.5 - 2 acres

## PREDOMINANT TENURE

Rental but can be sold as condominiums

## HEALDSBURG EXAMPLES

None

## PARKING

Gang garage or lot, rear loaded

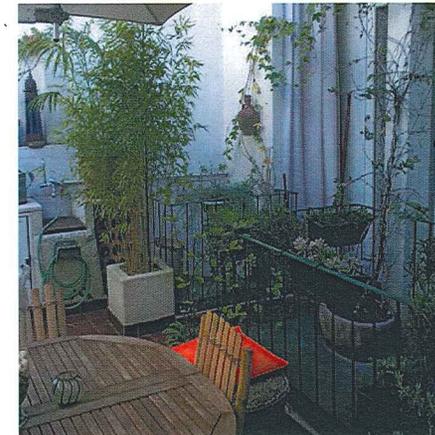
## AMENITIES

Private patios, courtyards, balconies

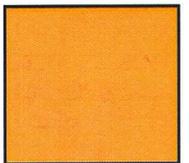
## CONSIDERATIONS/BARRIERS

Typically requires:

- reduced parking ratios
- higher underlying density
- different requirements for lot frontage reduced yard setbacks



**LEGO COLOR**  
**One block = 8 units**

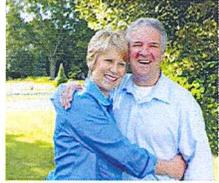


# TOWNHOMES

“Lock-and-leave lifestyle and moderate priced ownership”

## IDEAL FOR:

Young professionals, first time home buyers, down sizing retirees, domestic partners



## HOUSE SIZE

1,200 - 2,400 square feet

## SITE SIZE

0.5 - 2 acres

## PREDOMINANT TENURE

Ownership (Condo)

## HEALDSBURG EXAMPLES

None

## DEVELOPMENT SIZE

3 - 24 units

## PARKING

Tuck under, rear loaded

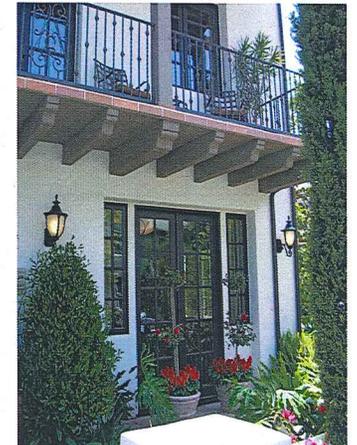
## AMENITIES

Private patios, mews, courtyards, pool

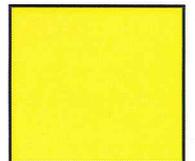
## CONSIDERATIONS/BARRIERS

Typically requires:

- higher underlying density
- different requirements for lot frontage reduced yard setbacks



**LEGO COLOR**  
One block = 8 units



# MIXED-USE/LIVE WORK

“Living in the center of activity”

## IDEAL FOR:

Young professionals, artisans, and ICE (Innovators, Creative and Entrepreneurs)



## UNIT SIZE

300 - 900 square feet

## SITE SIZE

0.5 - 1 acres

## PREDOMINANT TENURE

Rental, Ownership (Condo)

## HEALDSBURG EXAMPLES

Deas Block

## DEVELOPMENT SIZE

5 - 20 units

## PARKING

None or tuck under

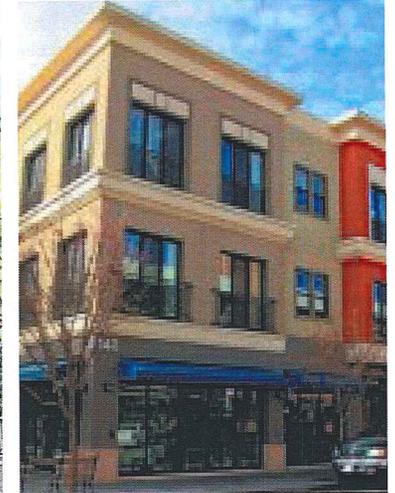
## AMENITIES

Proximity to downtown and other uses, bike storage, shared conference rooms

## CONSIDERATIONS/BARRIERS

Typically requires:

- higher underlying density
- reduced parking ratios
- difficult to obtain development finance
- building codes are not adapted for mixing uses



Mixed Use Building Study for Healdsburg Avenue  
J Worden

**LEGO COLOR**  
One block = 4 units

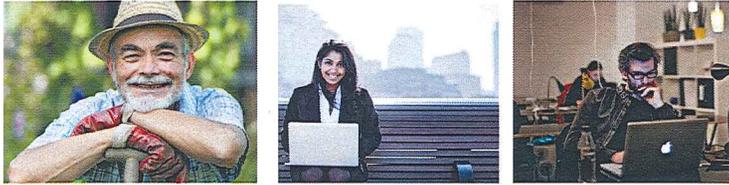


# GARDEN APTS/STACKED FLATS

"The Flexible Lifestyle Option"

## IDEAL FOR:

Retirees, young professionals, relocating people



## HOUSE SIZE

400 - 1,000 square feet

## SITE SIZE

2 - 3 acres

## PREDOMINANT TENURE

Rental. Can also be  
Condominium

## HEALDSBURG EXAMPLES

No recent examples

## DEVELOPMENT SIZE

40+ units

## PARKING

Surface or structured

## AMENITIES

Pools, bike storage, community rooms  
Outsourced maintenance

## CONSIDERATIONS/BARRIERS

Typically requires:

- higher underlying density
- reduced parking ratios
- structured parking is very expensive
- neighborhood opposition



**LEGO COLOR**  
One block = 20 units



# SENIOR HOUSING

“Aging with dignity and care”

## IDEAL FOR:

Age-in-place, Independent seniors and those requiring assistance



## UNIT SIZE

300 - 700 square feet

## SITE SIZE

2 - 3 acres

## PREDOMINANT TENURE

Rental

## HEALDSBURG EXAMPLES

No recent examples

## DEVELOPMENT SIZE

40+ units

## PARKING

Surface or structured

## AMENITIES

Community rooms, card rooms, gardens, dining room, fitness center, computer room

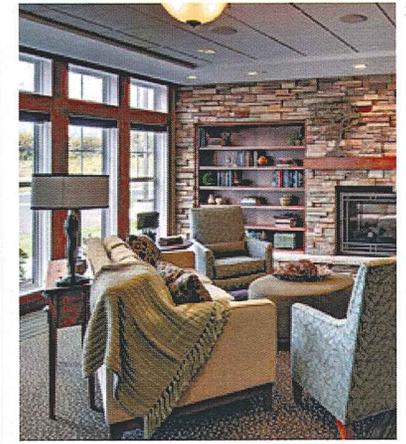
## CONSIDERATIONS/BARRIERS

Typically requires:

- higher underlying density
- reduced parking ratios
- neighborhood opposition



Seniors Housing Study for former Post Office Block  
J. Worden



**LEGO COLOR**  
One block = 20 units

