COMPACT
• Provide neighborhoods with identifiable centers and edges.
• Provide for basic daily needs within walking distance of residences.

CONVIVIAL
• Prioritize the public realm by investing in community facilities and public spaces.

CONNECTED
• Promote pedestrian activity and transit.
• Provide multiple routes between destinations.

COMPLEX
• Balance retail, residential and civic offerings.

COMPLETE
• Provide housing for a range of incomes and lifestyles.

CONSERVATIONAL
• Protect culturally and environmentally significant areas.
• Respect regional and historic contexts and precedents.

COST-EFFECTIVE
• Smart phasing, less is more.

7- C’s of Community Design
Seaside
80 acres
COMPACT
• Space-efficient.

CONVIVIAL
• Provide meaningful communal / shared space.
• Shape & detail streets as outdoor rooms.

CONNECTED
• Where possible, imply that the infill pocket is part of a larger community & extended public realm.
• All homes should feel that they are part of one neighborhood.

COMPLEX
• Balance pedestrian and vehicular needs.

COMPLETE
• Mix housing types and lifestyles.

CONSERVATIONAL
• Preserve significant natural features and celebrate them.
• Respect local and historical contexts and precedents.

COST-EFFECTIVE
• Smart phasing, less is more.

7- C’s of Pocket Communities
Charleston Place
110 units/ 16 acres
Bermuda Village
30 units/ 3.1 acres
Bermuda Village
Coral Gables, FL
Campo Sano Village
21 units / 2.2 acres
Campo Sano Village
Coral Gables, FL
Aqua
151 units/ 8.5 acres
Dovetail Cottages:
The Dovetail Cottages provide a variety of layouts that meet different sizes and price points.

<table>
<thead>
<tr>
<th>Dovetail Unit A</th>
<th>Dovetail Unit B</th>
<th>Dovetail Unit C</th>
<th>Dovetail Unit D</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bedroom Units</td>
<td>2 Bedroom Units</td>
<td>2 Bedroom Units</td>
<td>1 Bedroom Unit</td>
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<td>1 Bedroom Units</td>
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</tbody>
</table>

Courtyard Cottages:
The plan for the last different courtyard units provides a private outdoor living room. The units can open the doors onto the courtyard allowing for easy ventilation throughout the house.

<table>
<thead>
<tr>
<th>Courtyard Unit E</th>
<th>Courtyard Unit F</th>
<th>Courtyard Unit G</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

Blue Water Workforce Housing
35 units/ 2.7 acres
Blue Water Workforce Housing
Monroe County, FL
Thank you!

Xavier Iglesias
Sr. Project Manager

www.dpz.com