

# Highland Haven: Creating Intimacy through Density



## Goals:

- Increasing density without increasing the sense of scale--actually trying to create more intimacy through increased density
- Create well-defined and useable spaces everywhere--that is, avoid the typically nebulous (no-mans-land) spaces between dwellings, or front yards
- Although more compact, codify public/private boundaries where windows or openings are allowed, or not
- Make affordable, without looking affordable--spending more on less
- Explore prefabrication - panelized wall/roof/floor
- Create something different--break the monotony of the "garage-scape"

## Types of projects that capture these goals, have been called...

- Micro-neighborhoods
- Pocket Neighborhoods
- Small-scale Neighborhoods
- Village-style Developments
- Neighborhood Clusters
- Housing Enclaves

## Some common attributes of these types of projects...

- Small scale encourages a sense of community and social interaction
- Pedestrian friendly
- Shared parking
- Shared courtyards/gardens
- Shared utility sheds
- Narrow private alleys doubling as useable spaces
- Buffered or gradated boundaries between public/private

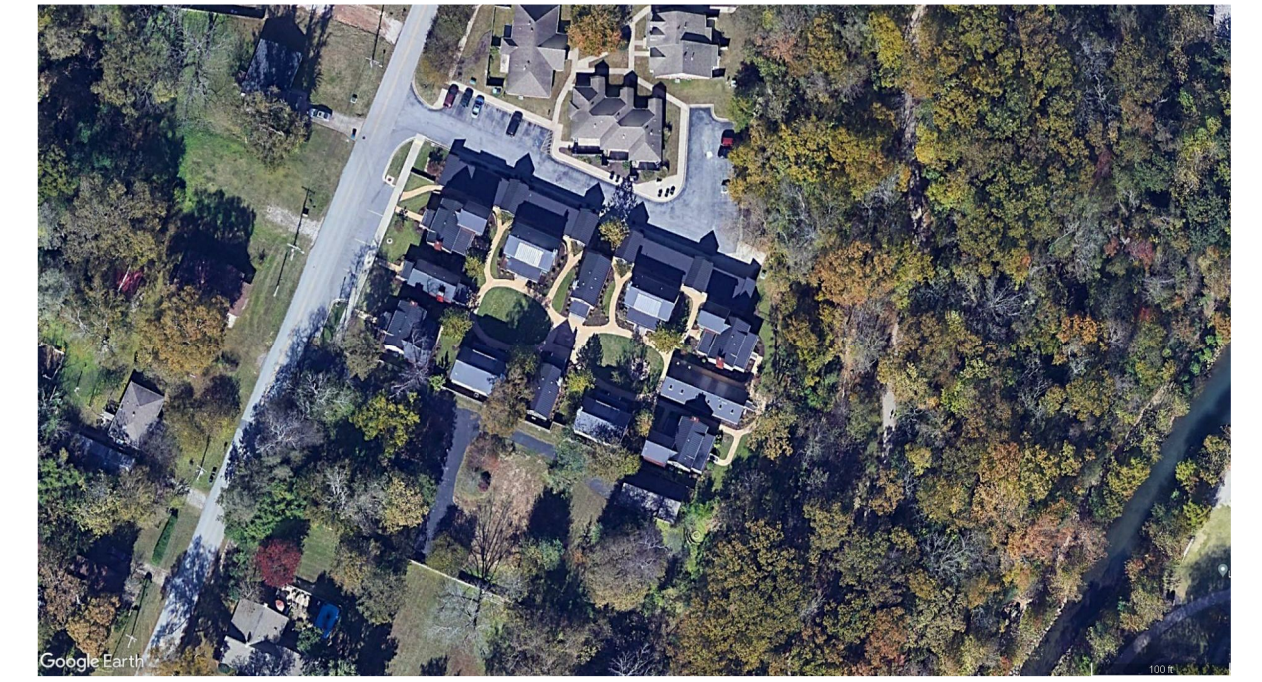
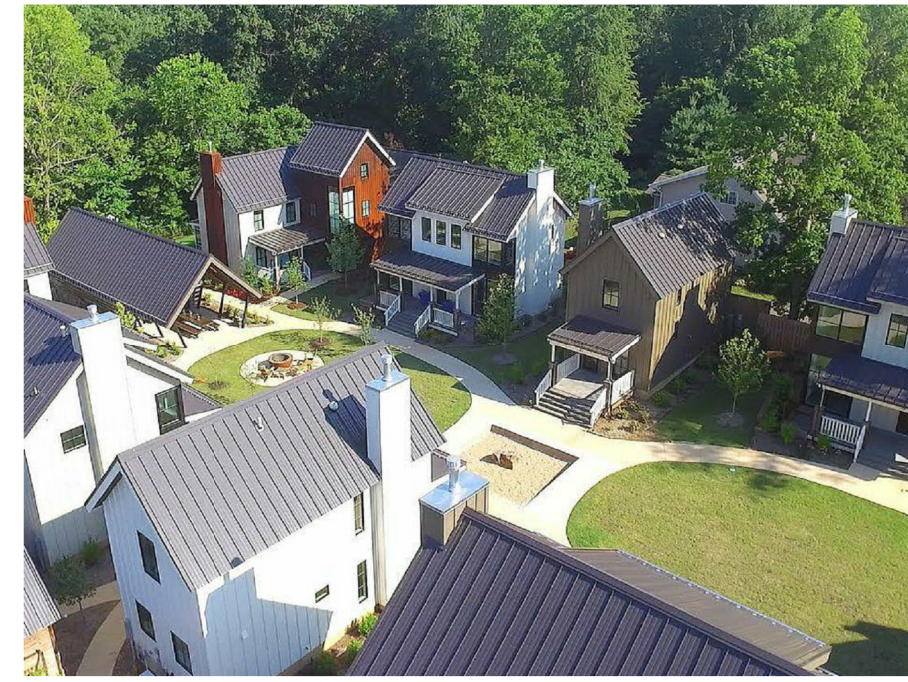


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GOALS - 04/27/2023

HIGHLAND HAVEN (WORKING NAME)  
N1807 S MAIN ST - FORT ATKINSON, WI



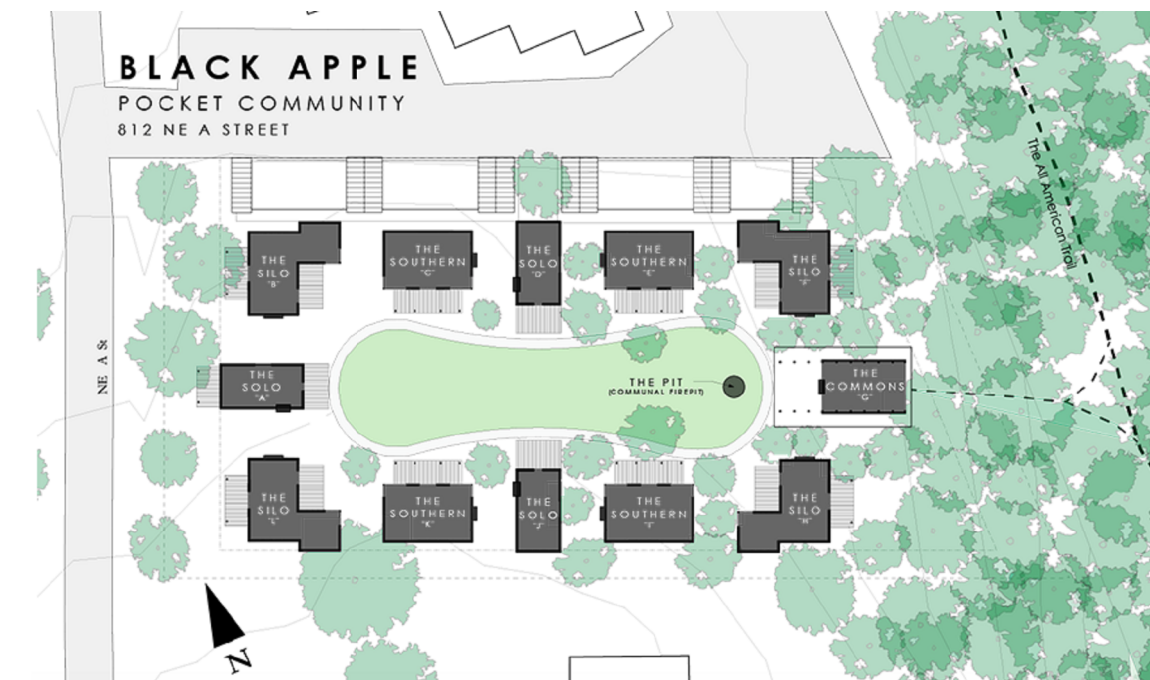
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- TYPICAL HOUSE SIZE: 2000 SF TOTAL
- 1000 FT - FIRST FLOOR
- 1000 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
- 8 DWELLING UNITS
- 1 OR 2 COMMUNITY STRUCTURES

- OF NOTE:
- COMMON COURTYARD
  - SHARED PARKING
  - SHARED COMMUNITY STRUCTURE
  - PORCHES - BUFFERING PRIVATE/PUBLIC SPACES

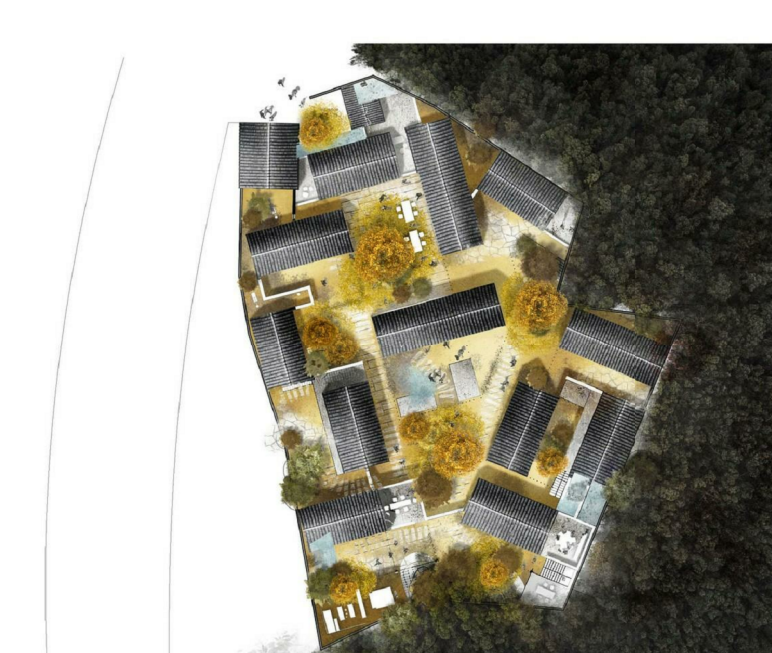
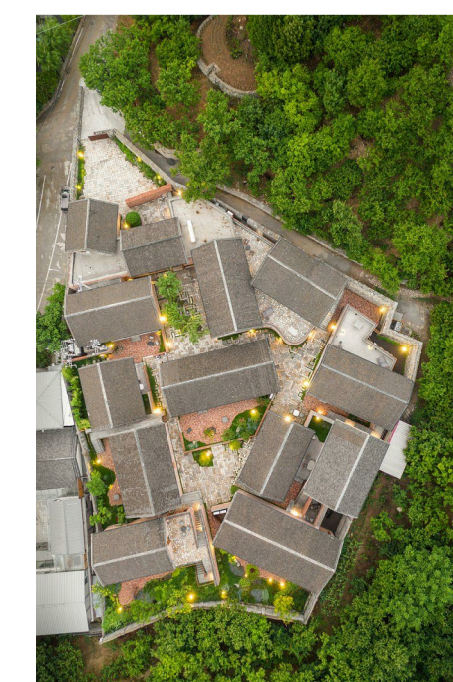
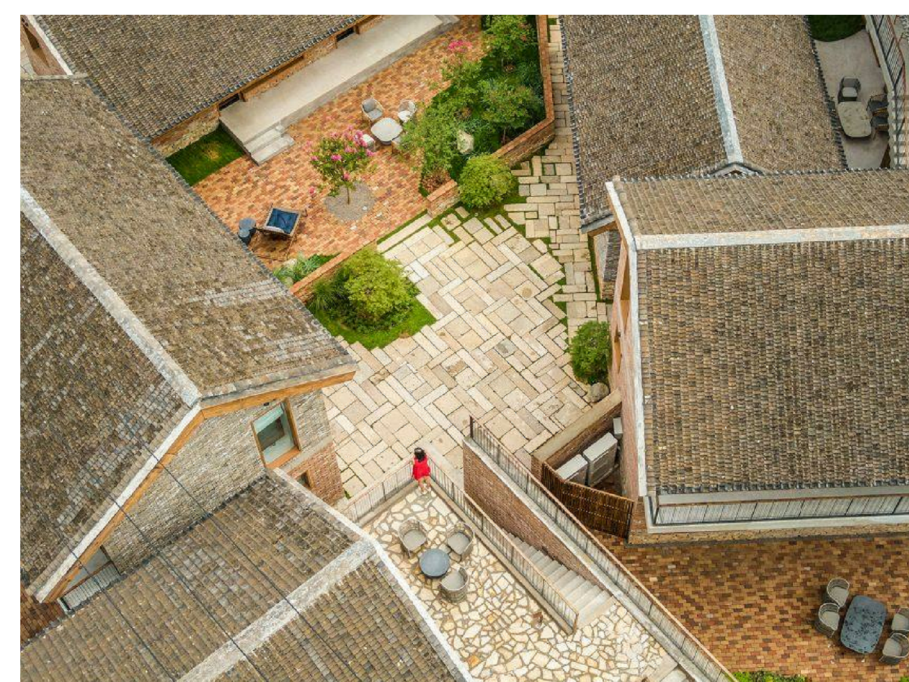
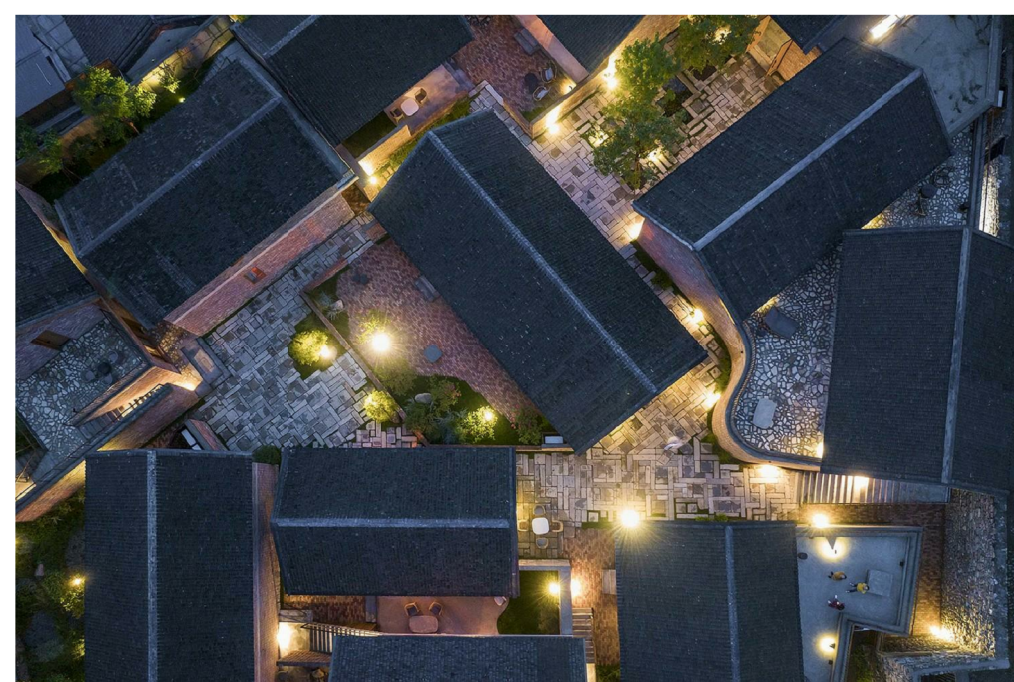
5A/A-2 SITE PLAN - BLACK APPLE - PRECEDENT  
1" = 60'-0"



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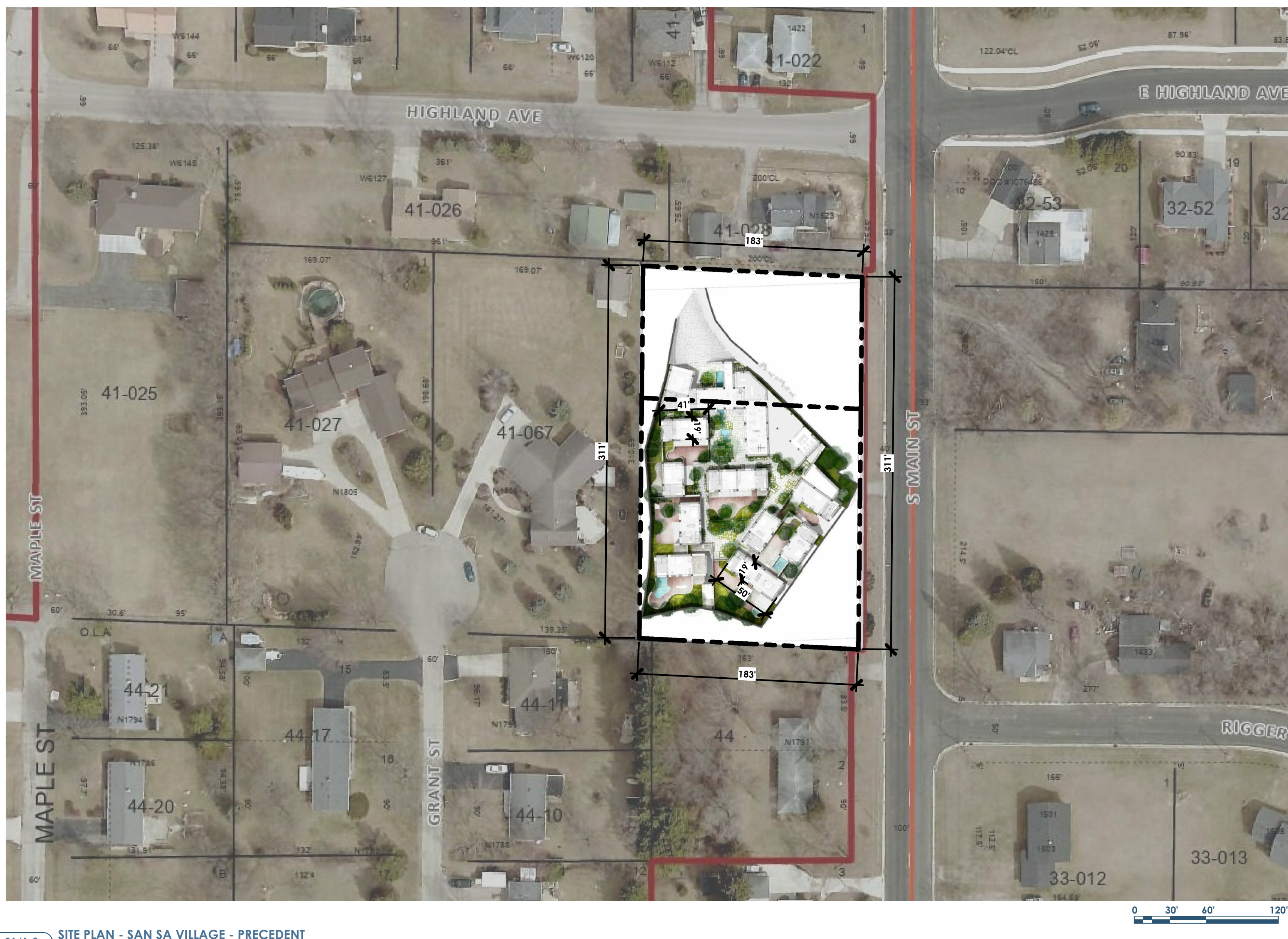
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PRECEDENT STUDY - BLACK APPLE - BENTONVILLE, AR (GREENSPUR) - 04/27/2023  
HIGHLAND HAVEN (WORKING NAME)  
N1807 S MAIN ST - FORT ATKINSON, WI

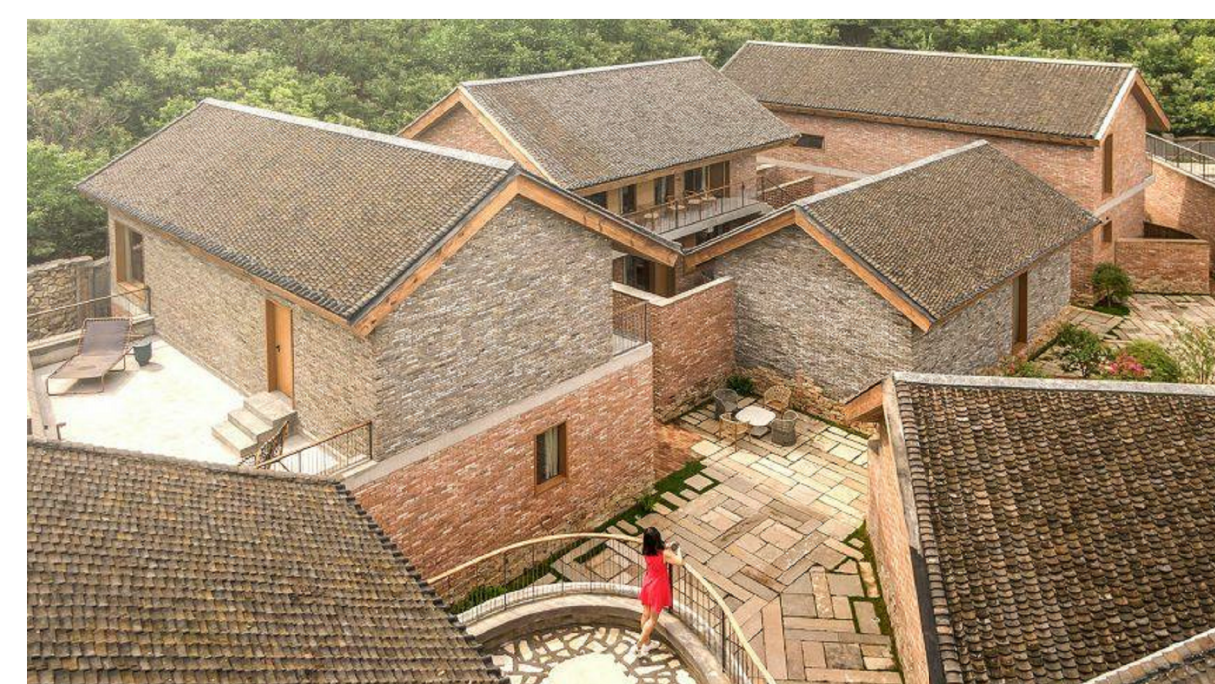


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5A/A-3 SITE PLAN - SAN SA VILLAGE - PRECEDENT  
1" = 60'-0"



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- TYPICAL HOUSE SIZE: 1600 SF TOTAL
- 800 FT - FIRST FLOOR
- 800 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
- 12 DWELLING UNITS
- 1 OR 2 COMMUNITY STRUCTURES

OF NOTE:

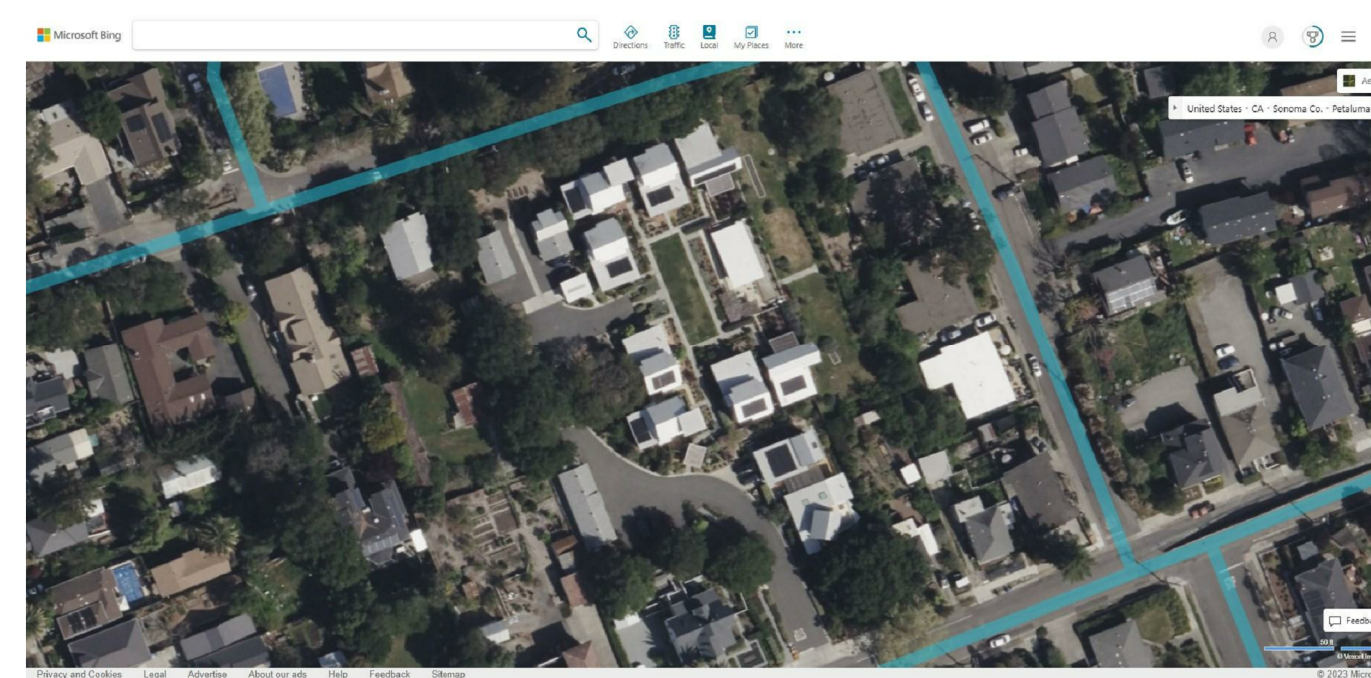
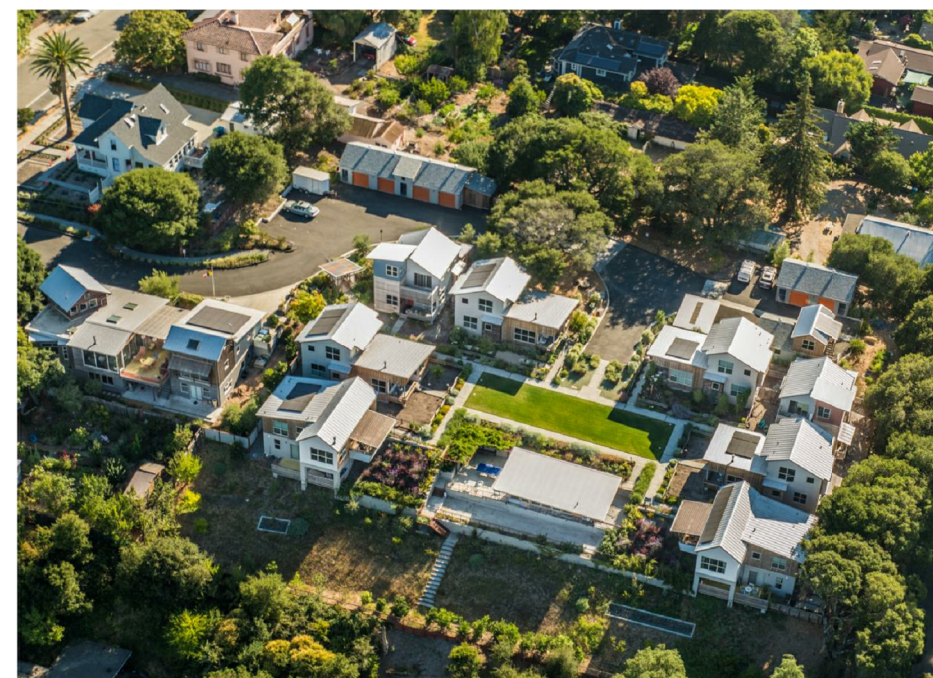
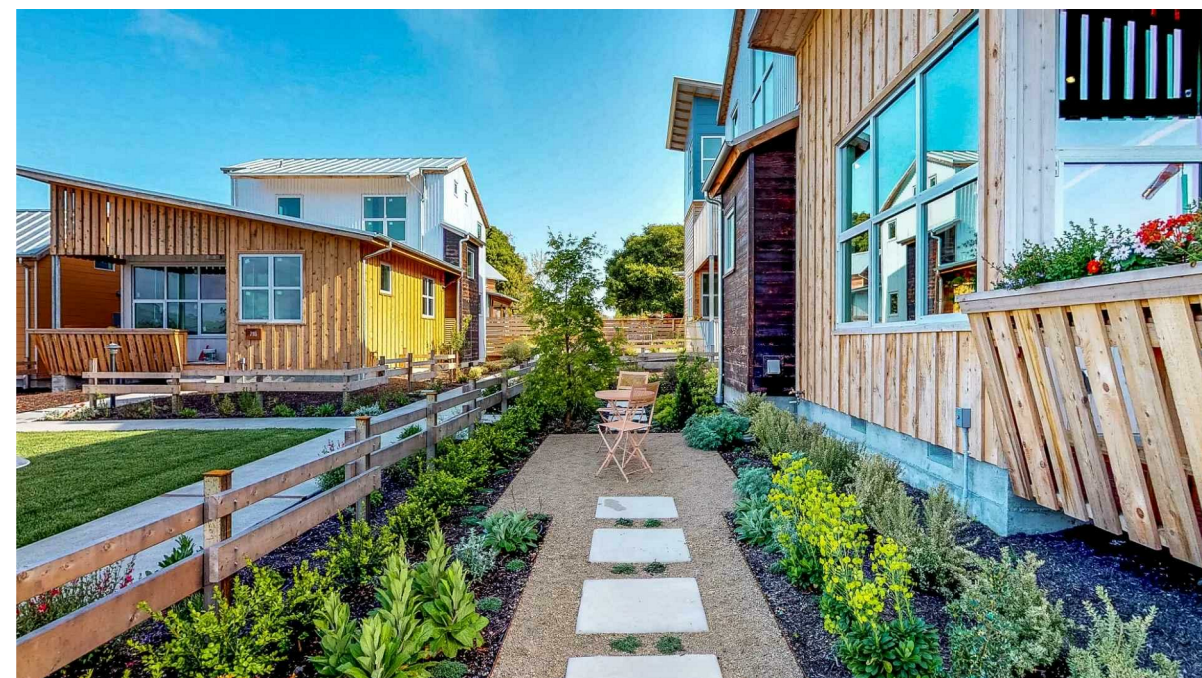
- SIMPLE FORMS CREATING UNIQUE AND INTIMATE SPACES
- SHARED MINI-COURTYARDS
- STAIRS/ELEVATION CHANGES - BUFFERING PRIVATE/PUBLIC SPACES



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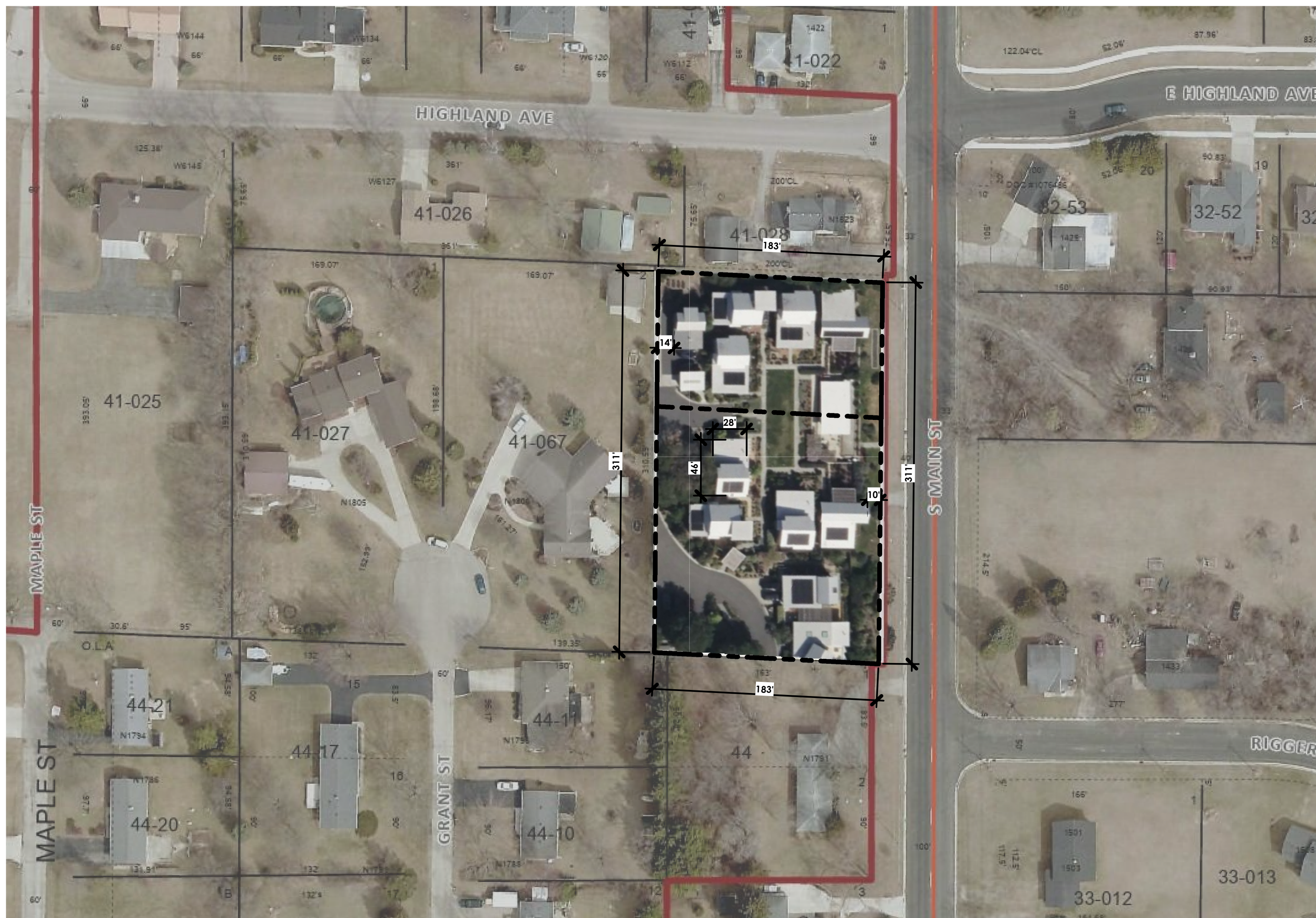
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PRECEDENT STUDY - SAN SA VILLAGE - BEIJING, CHINA (LLLAB) - 04/27/2023  
HIGHLAND HAVEN (WORKING NAME)  
N1807 S MAIN ST - FORT ATKINSON, WI



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- TYPICAL HOUSE SIZE: 2000 SF TOTAL
- 1300 FT - FIRST FLOOR
- 700 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
- 9 DWELLING UNITS
- 1 OR 2 COMMUNITY STRUCTURES

- OF NOTE:
- COMMON COURTYARD
  - SHARED PARKING
  - SHARED COMMUNITY STRUCTURE
  - PORCHES/FENCES - BUFFERING PRIVATE/PUBLIC SPACES

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5A/A-4 SITE PLAN - KELLER COURT COMMONS - PRECEDENT  
1" = 60'-0"

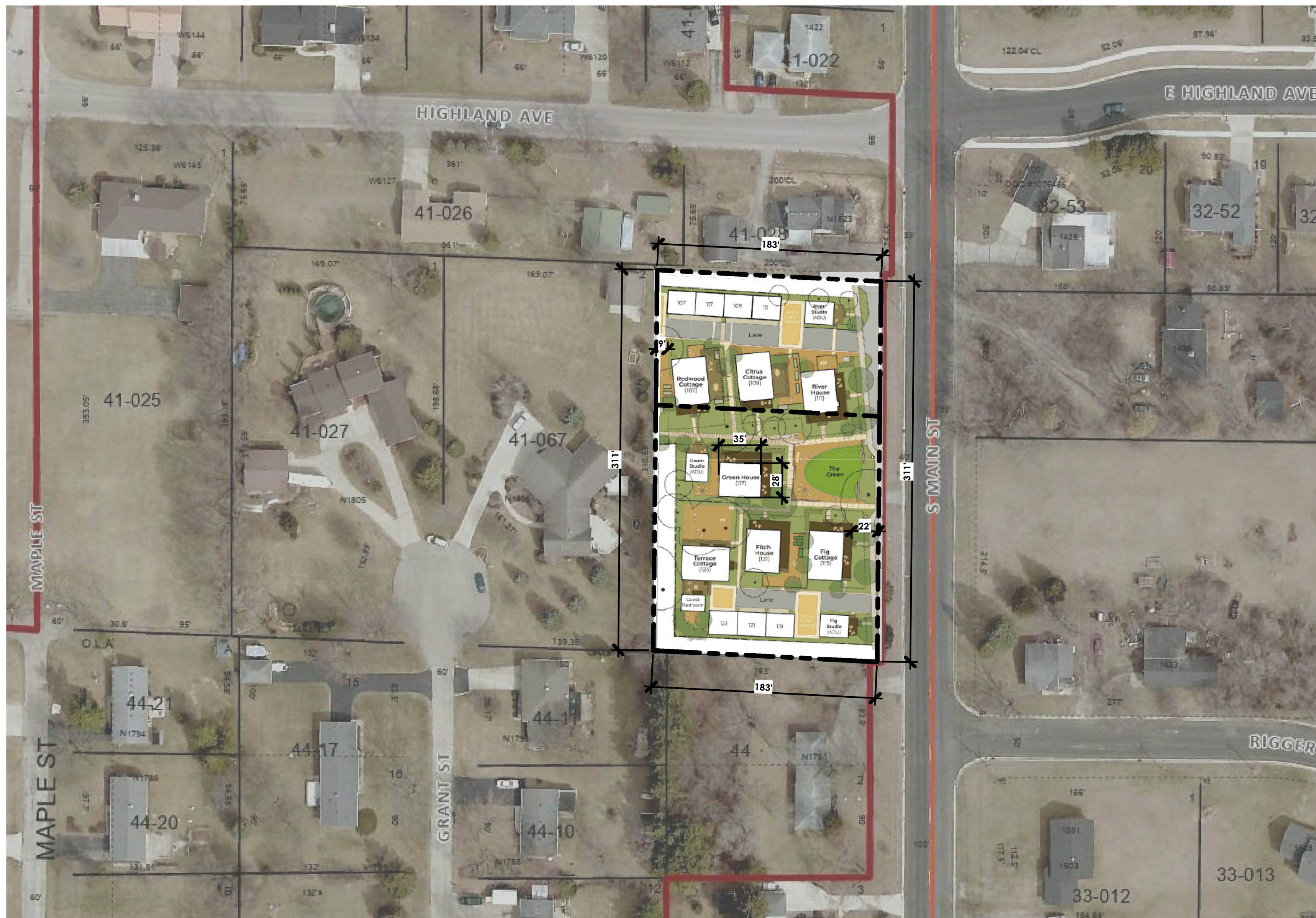


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PRECEDENT STUDY - KELLER COURT COMMONS - PETALUMA, CA (MADARC) - 04/27/2023  
HIGHLAND HAVEN (WORKING NAME)  
N1807 S MAIN ST - FORT ATKINSON, WI

A-4



5A/A-5 SITE PLAN - RIVERHOUSE - PRECEDENT  
1" = 60'-0"

- TYPICAL HOUSE SIZE: 1500 SF TOTAL
- 1000 FT - FIRST FLOOR
- 500 FT - SECOND FLOOR
- PROJECTED GUESSTIMATE:
- 8 DWELLING UNITS
- 1 COMMUNITY STRUCTURES

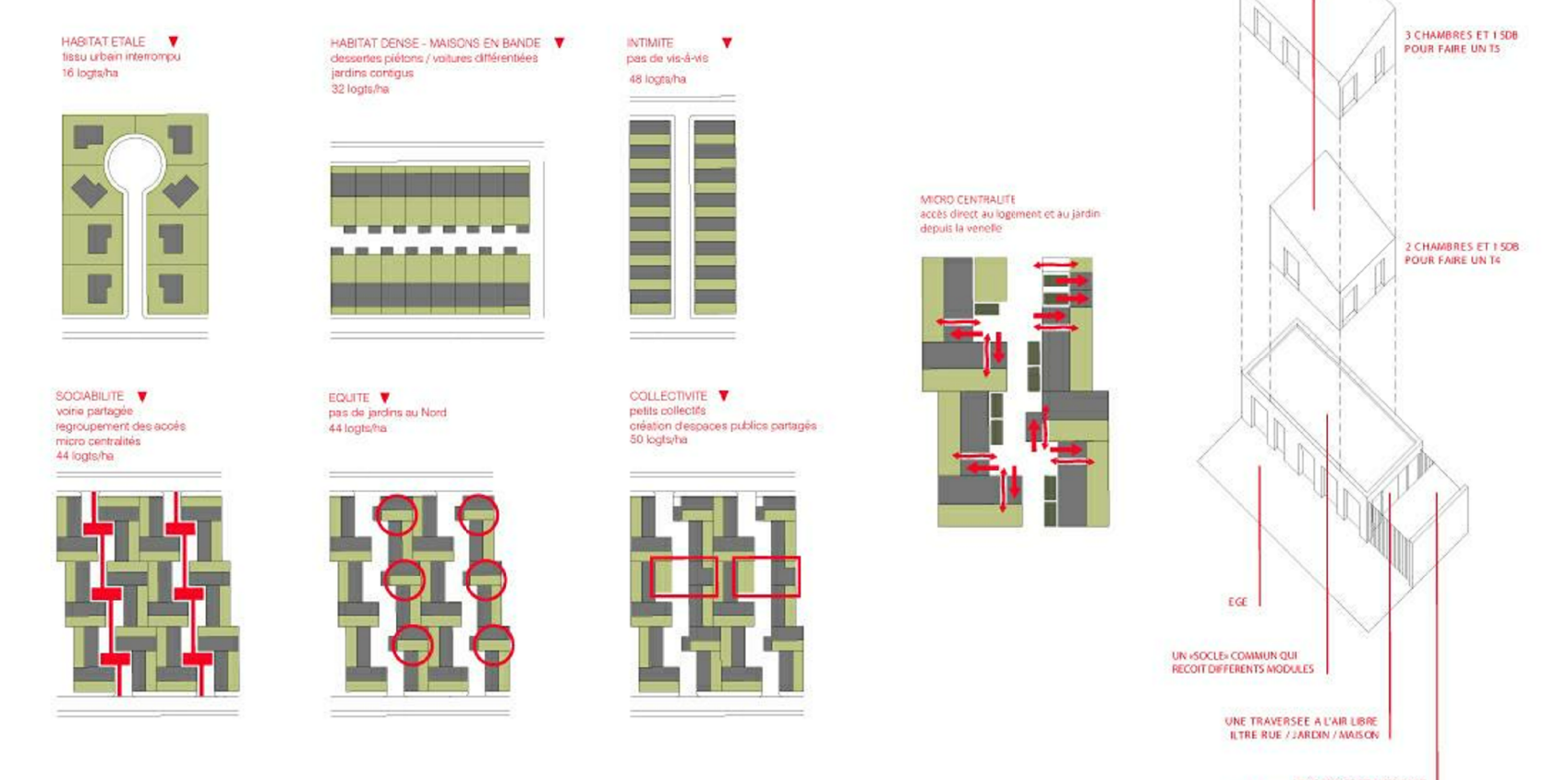
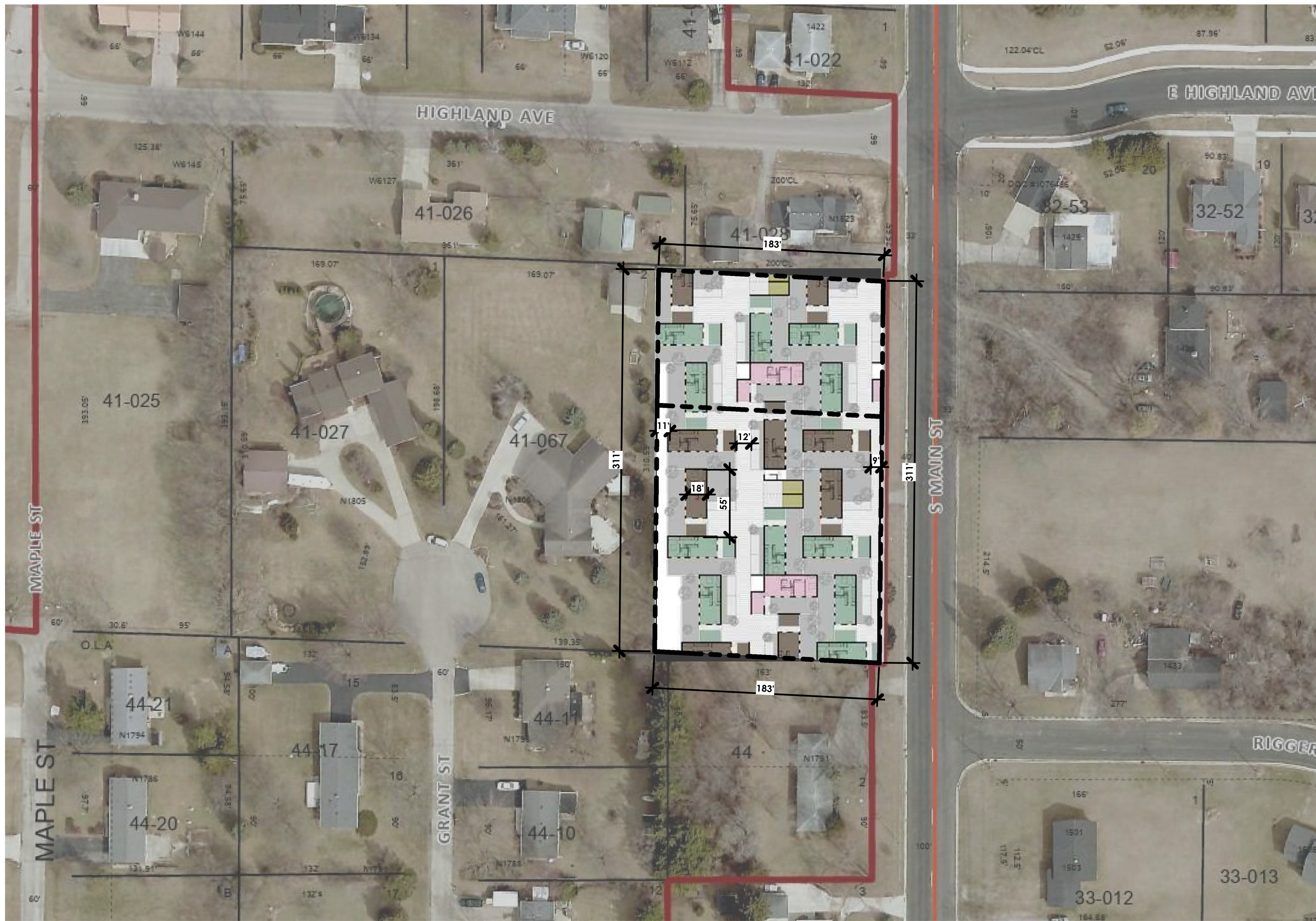
- OF NOTE:
- COMMON COURTYARD
  - SHARED PARKING
  - SHARED COMMUNITY STRUCTURE
  - PORCHES/FENCES - BUFFERING PRIVATE/PUBLIC SPACES



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PRECEDENT STUDY - RIVERHOUSE - HEALDSBURG, CA (JZMK PARTNERS) - 04/27/2023  
HIGHLAND HAVEN (WORKING NAME)  
N1807 S MAIN ST - FORT ATKINSON, WI



- TYPICAL HOUSE SIZE: 1500 SF TOTAL
- 1000 FT - FIRST FLOOR
- 500 SF - SECOND FLOOR
- PROJECTED GUESSTIMATE:
- 15 DWELLING UNITS
- 1 OR 2 COMMUNITY STRUCTURES

- OF NOTE:
- PRIVATE PARKING
  - MULTIPLE MINI-COURTYARDS
  - USABLE ALLEYS - STAGGERED TO SLOW TRAFFIC
  - PORCHES/FENCES - BUFFERING PRIVATE/PUBLIC SPACES

5A/A-6 SITE PLAN - OPPIDEA - PRECEDENT  
1" = 60'-0"



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