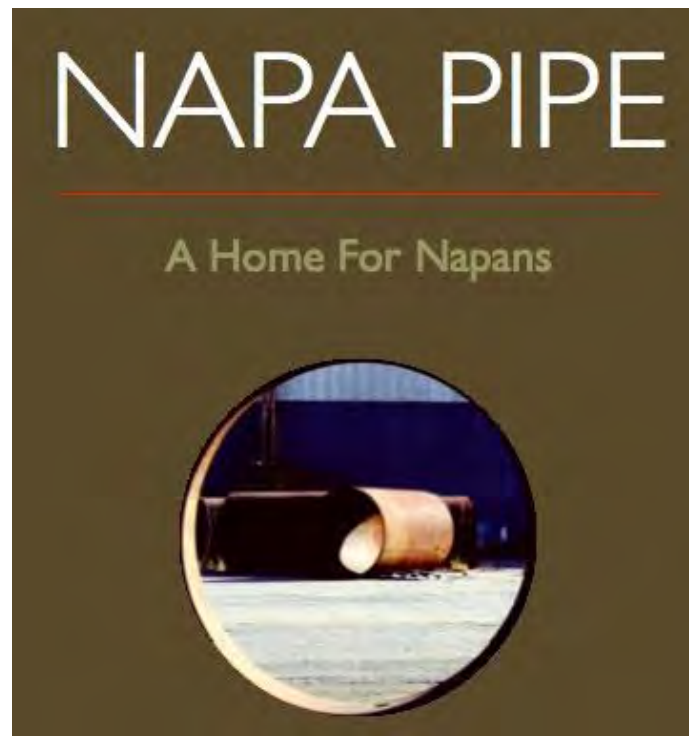


# COMMUNITY PRECEDENTS



# COMMUNITY PRECEDENTS

A collection of New Urbanist communities, traditional urbanism, and activity nodes that illustrate walkable mixed-use environments. These precedents use a diversity of commercial and residential building types that can achieve a blend of 20 dwelling unit per acre.



Prepared for Napa Redevelopment Partners, LLC  
By Hodges Design

# CONTENTS

## Traditional Urbanism

Petaluma Theater District

*Petaluma, California*

Venice Beach and Canal District

*Venice, California*

## New Urbanist Communities

Central Hercules

*Hercules, California*

Rosemary Beach

*Walton County, Florida*

Issaquah Highlands

*Metro Seattle, Washington*

Prospect New Town

*Metro Boulder, Colorado*

Stapleton

*Denver, Colorado*

Daybreak

*Metro Salt Lake City, Utah*

## Activity Nodes

Jackson / Taylor

*San Jose, California*

Bay Meadows

*San Mateo, California*

Uptown District

*Oakland, California*

Squaw Valley

*Lake Tahoe, California*



# Petaluma Theater District

Mixed Use Community  
Urban Infill  
*Petaluma, California*



Image: Karina Ioffe / Petaluma Patch



Image: Google Earth









Image: Karina Ioffe / Petaluma Patch



# Venice Beach

Mixed Use Community  
*Venice, California*



Image: Sameer Khan / Creative Commons



Image: Pillettes / Creative Commons



Image: Diliff // Creative Commons





Image: Roger Howard / Creative Commons



Image: Google Earth



Image: Los Angeles / Creative Commons



# Central Hercules

Mixed Use Community  
Brownfield Reuse / Urban Infill  
*Hercules, California*

426 Acres  
Plan Adopted 2001

Central and Refugio Neighborhoods (Completed 2006)

57 Acres  
373 Homes

Waterfront District & Transit Village (Planned 2008)

167 Acres  
1,392 Homes  
90,000 sf Retail  
115,000 sf Office  
134,000 sf Flex Space

[www.herculesbayfront.com](http://www.herculesbayfront.com)  
[www.herculeswaterfront.com](http://www.herculeswaterfront.com)  
[www.opticosdesign.com](http://www.opticosdesign.com)  
[www.doverkohl.com](http://www.doverkohl.com)



Image: Dover Kohl & Partners



Google earth  
Image: Google Earth





Image: Opticos











# Rosemary Beach

Mixed Use Community  
*Walton County, Florida*

105 Acres

Plan Adopted 1995, Built out

<http://www.rosemarybeach.com>

<http://www.dpz.com/projects.aspx>



Image: Duany Plater-Zyberk & Company



Image: Duany Plater-Zyberk & Company



Image: Google Earth





Image: Urban Design Associates



Image: Urban Design Associates







Image: Urban Design Associates



Image: Urban Design Associates















# Issaquah Highlands

Mixed Use Community  
*Issaquah, Washington*

700 Acres Developable

1,500 Acres Open Space set aside

3,250 Homes

425,000 sf Retail

3,000,000 sf Office / Commercial

Planned 2002, Residential nearly complete

<http://www.calthorpe.com/issaquah-highlands>



Image: Calthorpe Associates

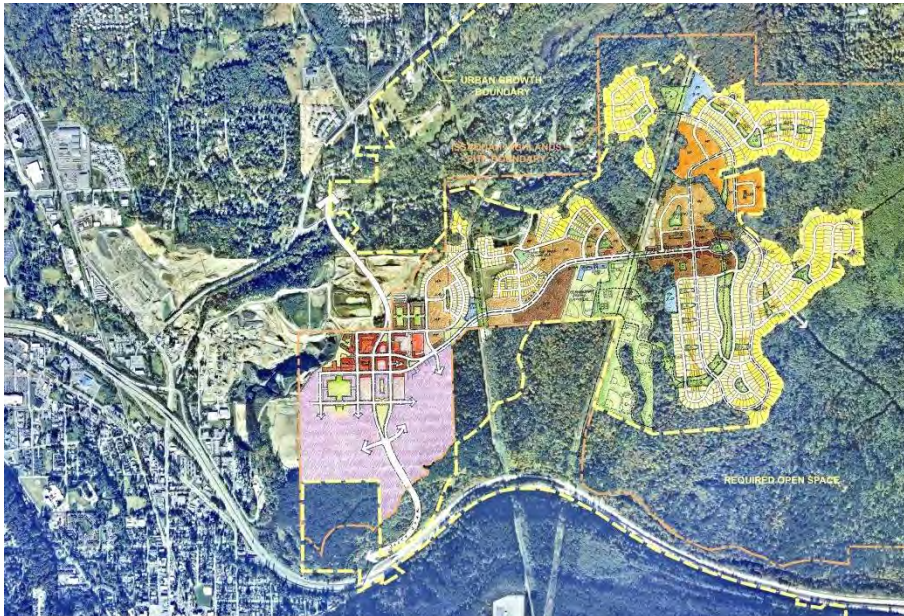


Image: Calthorpe Associates



Image: Google Earth







# Prospect

Mixed Use Community  
*Longmont, Colorado*

80 Acres

Local serving Retail

Small Office / Commercial

Planned 1994, Partially complete

<http://www.prospectnewtown.com>

<http://www.dpz.com/projects.aspx>



Image: Duany Plater-Zyberk & Company



Image: Google Maps







WE NOW SELL  
GLUTEN-FREE  
BEER  
&  
ROCKSTAR  
ENERGY DRINKS



