

Urban Densification at Twin Creeks Apartments: High-Density Living with Low-Density Luxuries

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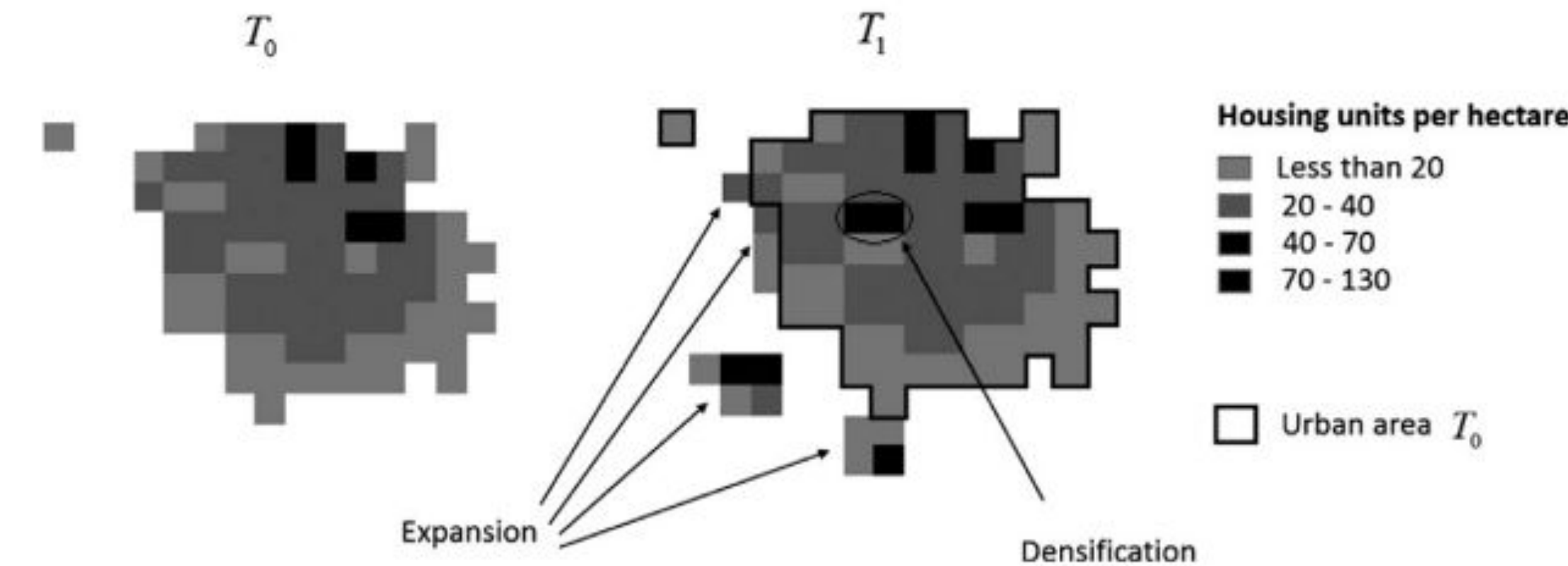
Abstract

Urban sprawl is characterized by the rapid growth of the extent of cities and towns. In the United States, urban sprawl is greatly influenced by housing density. In the past half-century, developers have favored constructing and consumers have preferred living in neighborhoods of detached, single-family homes. This is because low-density living provides more housing services, or additional benefits, than most high-density developments, such as apartments and townhomes. Residents of low-density living often have more privacy, outdoor space, interior natural light, and many other benefits over residents of higher-density developments. However, Twin Creeks Apartments, located in

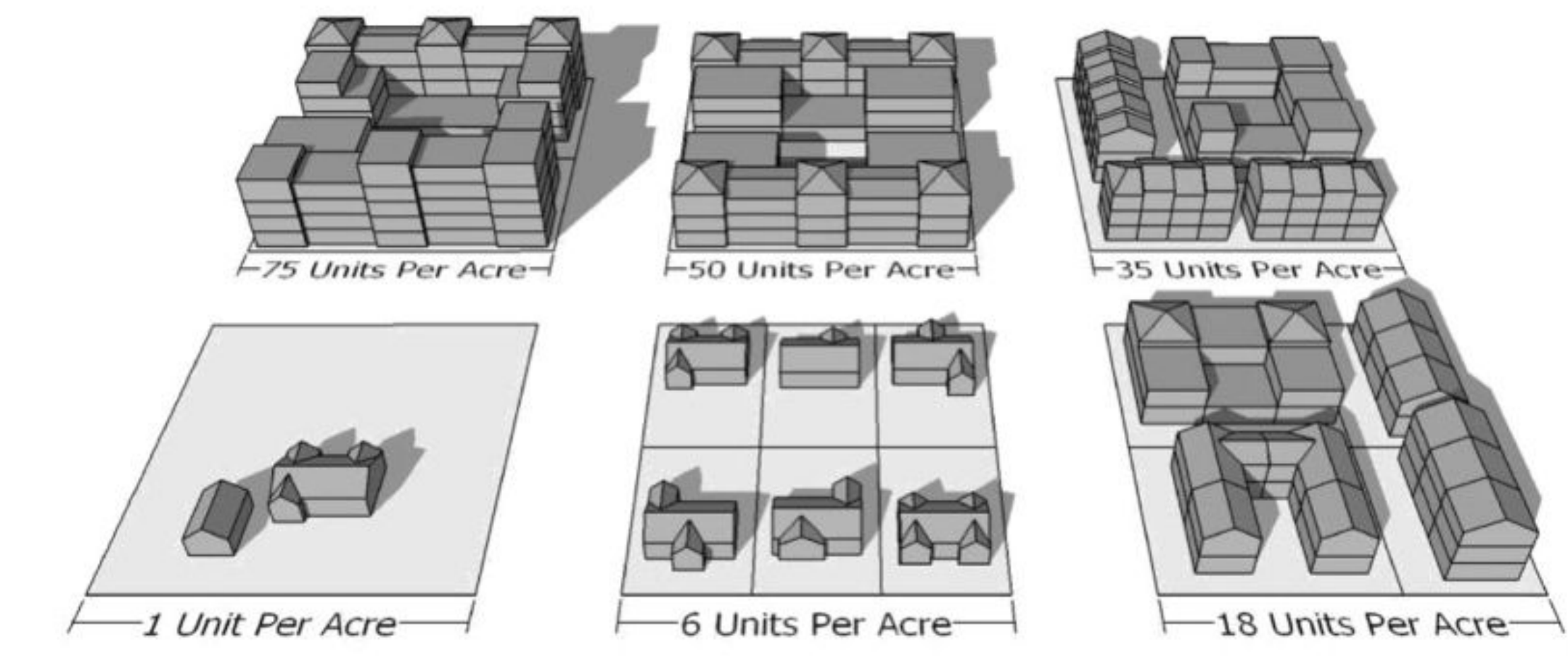
San Luis Obispo, California, is an example of how a high-density development can be comfortable for someone accustomed to living in a single-family home. The design team of Twin Creeks worked with the goal in mind to provide many of the same housing services commonly seen in low-density developments, creating a high-density living environment that appeals to people of all lifestyles. In the future, developers can incorporate strategies used by the project team of Twin Creeks to increase the comfort of their project's residents while simultaneously combating excessive urban sprawl and increasing urban densification.

Key Words: urban sprawl, high-density development, housing services, residential density, urban densification

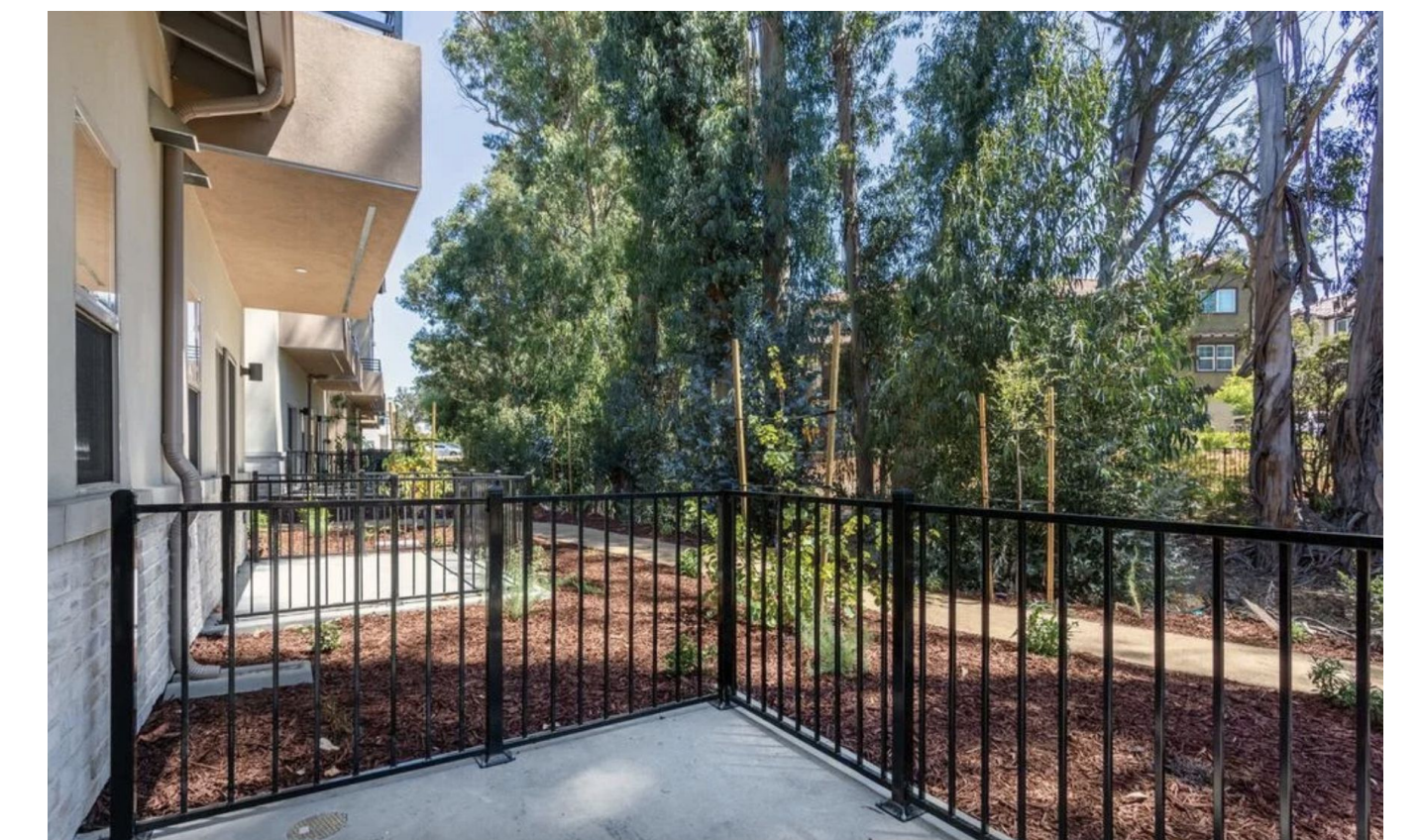
Urban Densification



Residential Density



- 9'1" minimum ceiling height
- oven, dishwasher, refrigerator, gas stove
- Complimentary, assigned resident parking
- Lighted outdoor trails with bench seating
- Fully equipped fitness center, yoga studio
 - Outdoor BBQ grill with pergola
 - Bicycle storage facility



**Twin Creeks
Apartments**



KEYNOTE LEGEND

- 1 CITY-APPROVED STREET TREES
- 2 RIPARIAN CORRIDOR & CREEK SETBACK PLANTING
- 3 COMMON USE AREA / BBQ PATIO
- 4 CHILD'S PLAY AREA (SEE ENLARGEMENT ON L-2)
- 5 PUBLIC USE PLAZA
- 6 DECOMPOSED GRANITE PATHWAY (4' WIDE MIN.)
- 7 SPLIT RAIL FENCE AT BACK OF PATHWAY ALONG CREEK BANK
- 8 PASSIVE USE TURF AREA
- 9 PERMEABLE PAVER PRIVATE PATIO, TYP.
- 10 RAISED DECK PRIVATE PATIO, TYP.
- 11 EXISTING RIPARIAN CREEK VEGETATION TO REMAIN
- 12 VEGETATED BIO-FILTRATION TREATMENT AREA
- 13 SHADE PLANTING UNDER SOLAR PANELS
- 14 SOLAR PANELS
- 15 BRIDGE TO SACRAMENTO DRIVE