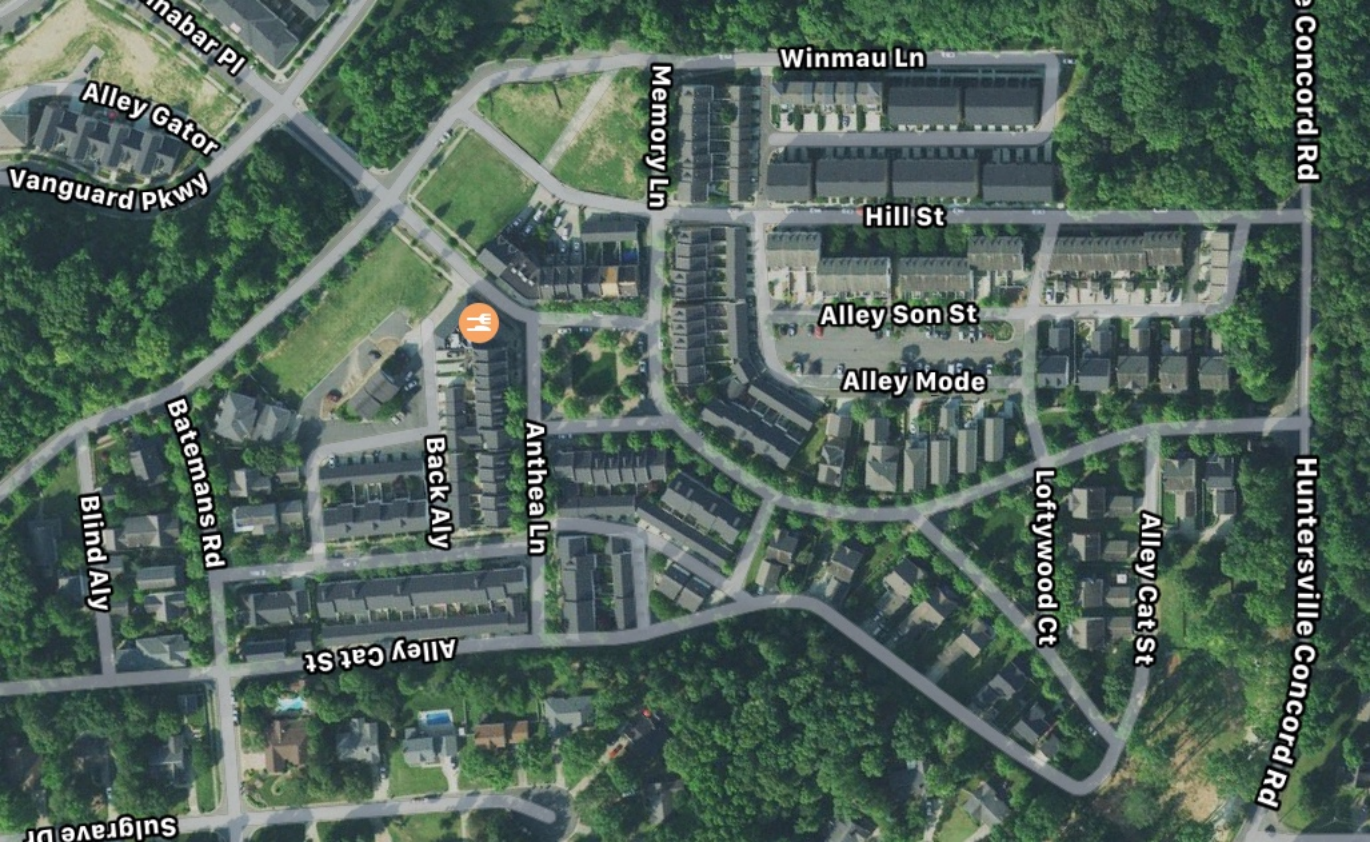

Winmau Ln
Memory Ln
Hill St
Alley Son St
Alley Mode
Alley Gator
Vanguard Pkwy
Batemans Rd
Back Aly
Anthea Ln
Blind Aly
Alley Cat St
Loftywood Ct
Alley Cat St
Huntersville Concord Rd

Original Conventional Suburban Plan, 1998

DPZ Charrette Plan Alternative for Vermillion "practice phase," 1998, DPZ

Master Plan of entire Vermillion community. Initial "practice phase" is at upper left. DPZ

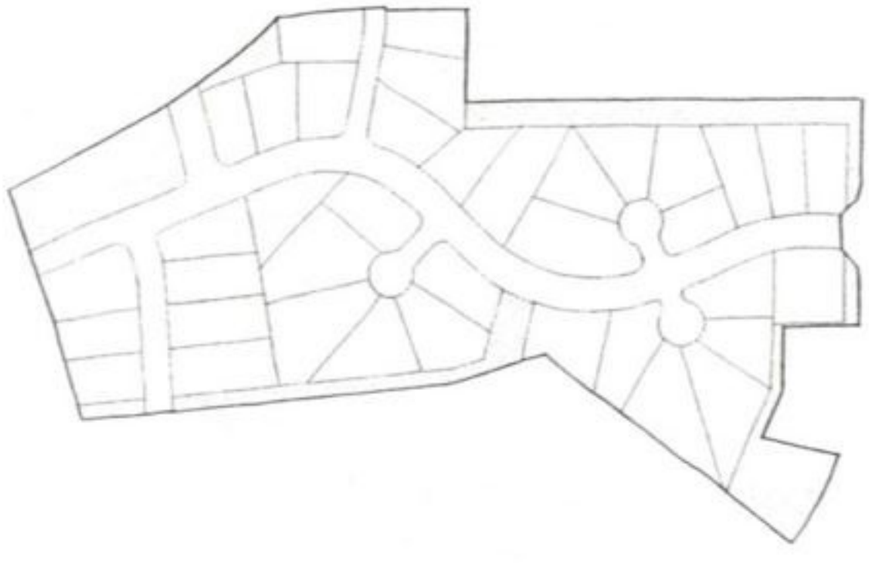
DPZ's "practice phase" for Vermillion

Before DPZ arrived, a developer had proposed an unimaginative cul-de-sac subdivision for 35 acres outside Huntersville (left page, top).

DPZ re-imagined the land as a neighborhood around a square -- the pioneering example of New Urbanism in the Charlotte region. The project would offer a full mix of housing choices from compact townhouses and live-work units (a new idea in Charlotte) to large single-family homes.

Most importantly, DPZ conceived the initial 35 acres as the "practice phase" of a future 400+ acre development, a full-fledged community to be called Vermillion.

Today the initial neighborhood is largely built out and work is beginning on the next section of Vermillion. And as its planners hoped, Vermillion has inspired many other projects and has received Sierra Club and American Institute of Architects awards. The Charlotte region is believed to lead the nation in number of New Urbanist developments.



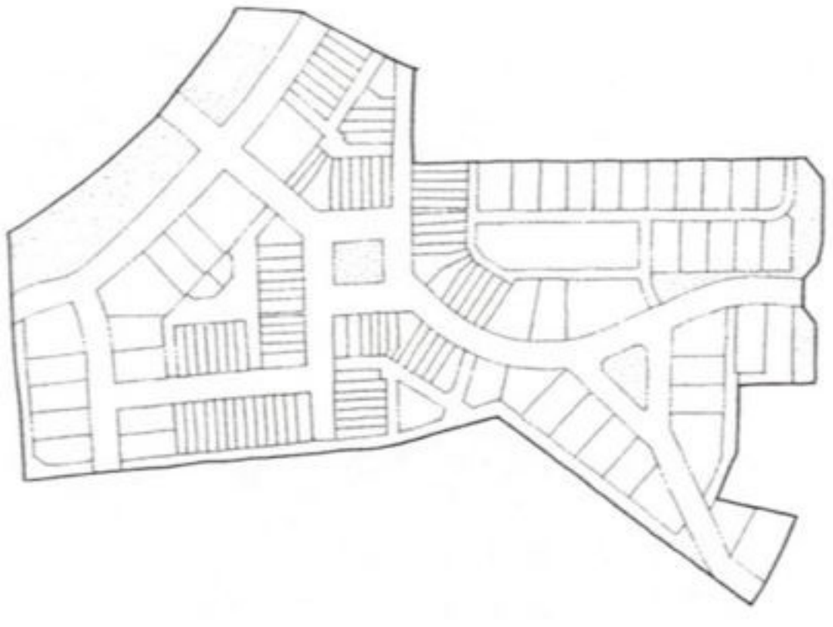
Conventional Residential Subdivision

Conventional Design

- 38 single family homes

Street Width (feet)	Street Length (feet)	Street Imperviousness (ft^2)
18	275	4,950
24	350	8,400
30	2111	63,330
		76,680

76,680/38 dwellings = 2,018 square feet street imperviousness/dwelling unit



Mixed Use, Traditional Neighborhood Design

Traditional Neighborhood Design

- 40 single family homes
- 16 studio apartments
- 16 live/work dwellings
- 74 townhouses

Total 146 residential dwelling units

- One office building (4,400 square feet)
- Two medium sized office buildings (30,000 square feet total)
- Three smaller commercial buildings (15,000 square feet total)
- One restaurant (5,000 square feet)
- One church (10,000 square feet)

Street Width (feet)	Street Length (feet)	Street Imperviousness (ft^2)
18	3,270	58,860
24	750	18,000
30	525	15,750
		92,610

92,610/146 dwellings = 634 square feet street imperviousness/dwelling unit