

# Index

---

- Above-the-road sites, 202–203
- Accessory structures, 42, 70–72, 175
- Access to home, 82–84, 140
- Added value, cost-reduction vs., 10
- Add-in partitions, 88
- Additions, 64
- Affordability:
  - formula for, 7
  - measuring, 6–7
  - setting targets for, 29–32
  - and size of homes, 2
- Affordability gap, 7
- Affordable housing, xiii–xiv. *See also*
  - specific topics*
  - connotations of term, 1
  - definitions of, 1, 7
  - initiating parties for, 8
  - need for, 1
  - participants in delivery of, 13–17
- Air source heat pumps, 125, 126
- Alcoves, 91
- Alleys, 153, 174. *See also* Lanes
- Alonso, William, 22
- Alternative street design, 157–163
- Amenities, 25–26, 224
- Amortization period, 7
- An, Dong, 245
- Angled lots, 136, 137
- Anobid Construction, 232
- Apartments, density and FAR for, 131
- Architectural competitions, 16
- Architectural fit, 215–221
- Arterial roads, 153–154
- Artificial lighting, 97, 98
- Aspin, Joseph, 53
- Attachment, types of, 45–52
  - defined, 42
  - density and FAR for, 130–131
  - detached homes, 46
  - linked housing, 46, 47
  - row housing, 49
  - semidetached, 46–48
- Attics, 56–57, 60
- Auburn Court (Cambridge, Massachusetts), 214
- Background lighting, 98
- Balconies, 90, 195, 196
- Basements, 53–54, 91–92, 106
- Bathrooms, 76, 96
- Batt insulation, 113
- Bedrooms, 76, 84
- Below-the-road sites, 202
- Benny Farm Redevelopment (Montreal), 245–255
- Berms, 162
- Bicycle paths, 178
- Blocks, 146, 147
- Bond joists, 109
- Branch mains, 121
- Brightness, color, 96
- Brownfields, 9, 36, 37, 209, 226–228
- Builders, 15
- Building process, 17–19. *See also*
  - Construction
- Built-in storage, 93
- Bungalows, 58–59
- Bus routes, 154, 179
- Cabrini Green (Chicago), 215
- Calthorpe, Peter, 25
- Canada Lands Corporation (CLC), 245, 246
- Cape Cod cottages, 56
- Capital, 11

- Cardinal, Hardy and Associates Architects, 237
- Carpet, 97
- Carports, 70, 71
- Catch basins, 180
- CBD (central business district), 22
- Ceiling heights, 88
- Cellulose insulation, 113
- Central business district (CBD), 22
- Checkerboard-housing arrangement, 51
- Circulation, 151–179
  - alternative street design, 157–163
  - bicycle paths, 178
  - curbs, 165–166
  - footpaths, 177
  - for infill housing, 222, 224
  - interior, 84–85
  - parking, 166–176
  - priorities in, 152
  - and public transit, 178–179
  - road design and construction, 164–165
  - streets hierarchy, 152–154
  - street typology and intersections, 154–157
- Cité-Jardin Fonteneau (Montreal), 237–245
- CLC, *see* Canada Lands Corporation
- Climatic characteristics, 38, 141, 166, 205
- Closed model open spaces, 192, 193, 195
- Closets, 94, 95
- Clustered dwellings, 50, 51, 191–194
- Coefficient of Performance (COP), 126
- Cohousing, 8, 10
- Collector streets, 153
- Colors, interior, 94, 96
- Combined model open spaces, 192, 193, 195
- Commercial buildings, conversion of, 227–228
- Communal areas (for house clusters), 191–194
- Communal planting gardens, 194
- Community Land Trusts, 9
- Community opposition, 4–5, 28–29, 212
- Composite panels, *see* Unsheathed structural panels
- Composite urban open space design, 188, 189
- Concrete, 53
- Concrete slab foundations, 104–105
- Condominiums, 10, 12, 45, 133
- Conrad, Terence, 93
- Conservation design, 198–203
- Construction, 101–118
  - costs of, 2–3, 12–13, 17
  - curbs, 165–166
  - exterior walls and partitions, 109–113
  - floors, 108–109
  - foundations, 103–107
  - framing, 107–108
  - planning stage for, 102
  - preconstruction considerations, 102–103
  - prefabrication, 115–118
  - road, 164–165
  - roofs, 113
  - and science of homebuilding, 3
  - subcontracted work, 15
  - windows, 113–115
- Contracts, building, 1
- Convection systems, 123
- Conversions, 64, 226–228
- Cooperatives, 10
- COP (Coefficient of Performance), 126
- Corner lots, 136
- Cost(s):
  - of building infrastructure, 3, 38, 39
  - of construction, 12–13, 17
  - determining, 30–31
  - and dwelling type, 42
  - and footprint of home, 43–45, 58
  - hard, 10–11
  - of houses, 2–3, 6, 7, 10–13
  - of land, 22–25
  - of money, 12
  - of parking areas, 167–168
  - with sloped ground, 36
  - soft, 11–13
  - target, 41
  - zoning implications for, 27–28
- Cost-reduction measures, 8–10, 16. *See also specific topics*
- Cottages, 60
- Courts, 148
- Crawl-space foundations, 105
- Cul-de-sacs, 146, 148, 154, 156, 159–160, 197
- Curbs, 165–166
- Damp-proofing, 106
- Day zones, 78
- Decks, 195
- Delivery process, 13–19
- Demountable wall systems, 92
- Density, 130–132
  - increasing, for affordability, 9
  - of infill projects, 213–214
  - and need for parking, 167
  - as zoning factor, 27
- Density-neutral development, 200
- Design. *See also specific topics, e.g.:* Open spaces
  - around nature, 198–203
  - data on trends in, 30
  - for efficiency, 76–77
  - within existing zoning ordinances, 133
  - for flexibility, 33

- optimal value engineering in, 103
  - planned unit development, 133
- Design consultants, 16
- Design firms, 13, 15–16
- Detached homes, 46, 130, 175
- Developers, 15
- Development:
  - conservation, 198–203
  - density-neutral, 200
  - sustainable, 23
- Development costs, 11
- Di Bona, José, 232
- Direct control, 27
- Do-it-yourself (DIY) projects, 65, 102–103
- Doors, 90, 92
- Dormers, 57, 89
- Double hip roof, 56
- Double loaded streets, 145
- Down payment, 6
- Drainage systems, 121–123
- Dufaux, Francois, 263
- Duplexes, 62–63, 130
- Du-Z-Lots, 138
- Dwelling types, 41–73
  - accessory structures, 70–72
  - attachment, 45–52
  - bungalow, 58–59
  - density and FAR for, 130–131
  - forms of dwellings, 42–45
  - foundations, 53–55
  - for infill housing, 225
  - multifamily plex, 62–63
  - multilevel, 58, 61–62
  - one-and-a-half story, 58, 60
  - rancher, 58, 59
  - roof, 54, 56–67
  - transformation of, 64–70
  - two story, 58, 60–61
  - walk-up, 58, 64
- Economic changes, 3–4
- Economy of scale, 32
- Effectiveness (of energy use), 124
- Efficiency. *See also* Energy efficiency
  - designing for, 76–77
  - and loss of open spaces, 186
  - zoning within home, 77–82
- Electric energy, 124–125
- Energy conservation:
  - designing open spaces for, 203–206
  - solar energy for, 141
- Energy efficiency:
  - of attached homes, 46, 51–52
  - and form of dwelling, 44–45
  - with heating/cooling systems, 123–126
  - and window types, 113–115
- Entry/entryway, 83–84
- Envelope, building, 45, 113
- Equity Cooperative, 9
- Equity in home, 5
- Façades of homes, 162, 163
- Families structure and lifestyle, 2, 4, 6
- FAR, *see* Floor-area ratio
- Faults, 35
- Fences, 162
- Financial institutions (in delivery process),
  - 13, 14
- Financing, 3–4, 9, 11–12
- Finishes, interior, 94–98
- Flat roof, 56–57
- Floating floors, 96–97
- Flood plains, 35–36
- Flood zone, 35
- Floors:
  - construction of, 108–109
  - varying levels of, 89, 90
- Floor-area ratio (FAR), 130, 131
- Floor coverings, 96–97
- Floor sheeting, 108–109
- Floor trusses, 108
- Flora and fauna, 37–38
- Foam-core panels, 117
- Footpaths, 177
- Footprint, 42–45, 58
- Forced-air systems, 123
- Foreign competition, 4
- Forms of dwellings, 42–45
- For-profit sector, 8, 15
- Foundations, 53–55, 103–107
- Fourplexes, 63
- Fragmented parallel streets, 155
- Frames, window, 114
- Framing, 107–108, 110
- Freehold homes, 10, 45, 133, 134
- Freestanding storage, 93
- Friedman, Avi, 255, 263
- Frost-protected shallow foundations, 105
- Furnaces, 126
- Furniture partitions, 92–93
- Future demand, assessing, 30
- Future planning flexibility, 33
- Gagnon, Paul-André, 232
- Gambrel roof, 56
- Gambrel truss, 57
- Garages, 70, 71, 76
- Garbage areas, 225
- Garden apartments, 131
- Garden City, 142, 143, 186, 189
- Gas-fired furnaces, 126
- GDSR (gross debt service ratio), 6
- General lighting, 98
- Geothermal heat pumps, 125–126

- G.I. Bill of Rights, 16
- Glazing, 114
- Glue-laminated lumber, 111
- Government (in delivery process), 13, 14
- Grading, 202–203
- Granny flats, 71, 72
- Green belt open space design, 188, 189
- Green spaces, 186. *See also* Open spaces
- Gridiron configuration:
  - for lots, 146, 147
  - for streets, 154–156
- Gross debt service ratio (GDSR), 6
- Gross density:
  - of an entire neighborhood, 130
  - defined, 215
  - of a specific project, 130
- Ground relation, 42, 53–55
- Ground source heat pumps, 125–126
- Groundwater, 35
- Grow Home, 54, 55
- Gypsum wallboard, 17
  
- Habitat for Humanity, 8
- Hard costs, 10–11
- Header joists, 109
- Heating and cooling systems, 123–126
- Heat pumps, 125
- Heat recovery ventilation system (HRV), 126
- Heaving, 105
- Hierarchy open space design, 188, 189
- Homes:
  - costs of, 6, 7, 10–13
  - as investments, 4
  - size of, 2–3
- Homeownership, 3, 5
- House sewers, 121
- Housing data (need assessment), 30
- Housing Trust Fund, 9
- Howard, Ebenezer, 142, 143, 186, 189
- HRV (heat recovery ventilation system), 126
- Hue, color, 96
  
- ICF, *see* Insulated concrete forms
- I-joists, 108
- Immobilière du Chemin du Golf Ltée, 255
- Income:
  - collecting data about, 31–32
  - gap between house price and, 4
  - from house, 5
  - percent spent on shelter, 1, 6
- Indoor parking, 169–171, 175
- Industrial buildings, conversion of, 227–228
- Infill housing, 209–230
  - amenities, 224
  - challenges of, 211–212
  - circulation, 222, 224
  - conversion design, 226–228
  - flexibility and balance of dwelling types, 225
  - lot size and setback, 221
  - for mixed-use development, 226
  - open spaces, 224
  - parking, 222–224
  - planning for high density, 214–215
  - site selection for, 213–214
  - uniqueness of, 210–211
  - urban and architectural fit, 215–221
  - utilities and servicing for, 225
- Infrastructure, 179–183
  - and changes in home trends, 3
  - cost of, 38
  - grouping utilities, 182–183
  - proximity to, 38, 39
  - sanitary sewers, 181
  - storm drainage system, 179–180
  - water supply, 182
- Initiators for affordable housing, 8, 13, 14
- Insulated concrete forms (ICF), 106–107
- Insulation, 106, 110, 113
- Interiors, 75–100
  - access to, 82–84
  - attic expansion, 57
  - colors used in, 94, 96
  - efficient circulation, 84–85
  - finishes, 94–98
  - floor covering, 96–97
  - future expansion in, 54
  - lighting, 97–98
  - making small spaces feel bigger, 88–90
  - residual spaces, 90–92
  - small space design principles, 76–77
  - space-making devices, 92–95
  - spatial configurations, 87–88
  - stairs, 86
  - textures used in, 94, 95
  - trends in, 3
  - and zoning of home, 77–82
- Intersections, 156–157
- Investment, house as, 4, 5
  
- Jag-Do Construction, 263
- Job security, 4
- “Junk playgrounds,” 197
  
- Kits of parts, 115
  
- Labor costs, 2, 11, 102–103
- Lagace, Jean-Pierre, 255
- Laminated-veneer lumber, 112
- Land. *See also* Lots
  - collective ownership of, 149
  - cost of, 22–25, 133–134
  - value of, 22–23
- Land developers, 15

- Land-lease tenure, 9
- Landscaping:
  - in achieving human scale, 145–146
  - affordable, 200–201
  - costs of, 11
  - and road construction, 153
  - xeriscapes, 201
- Lanes, 153, 174–176, 222–224
- Large homes, 2–3
- Large lots, buildings on, 149
- Le Carré Saint-Antoine (Montreal), 232–237
- Legal fees, cost of home and, 12
- Legal title, 10
- Letchworth, England, 142, 186
- Level sites, 202
- Le Village (Cornwall, Ontario), 216–220
- Levittown, Pennsylvania, 142–143, 145
- Life stage, housing needs and, 6
- Light-gauge steel, 112
- Lighting, interior, 97–98
- Line of credit, 12
- Linked housing, 46, 47
- Linoleum, 97
- Loans, 3–4, 6
- Local streets, 153, 163
- Location:
  - and cost of land, 22–25
  - of infill housing sites, 212
- Lollipops on a stick (streets), 155
- Lollipop streets, 155
- Loop streets, 149, 154–156
- Lots, 129–150. *See also* Site selection
  - density, 130–132
  - for infill housing, 221
  - with multiple dwellings, 149
  - placement of home on, 138–141
  - and street configurations, 142–149
  - types of, 133–138
- Main soil stacks, 121
- Management expenses, 9
- Manholes, 180, 181
- Manifold distribution systems, 120
- Mansard roof, 56
- Manufacturers (in delivery process), 13, 16–17
- Marketing costs, 12
- Market research, 32
- Mass education, 29
- Master plan, regional, 26
- Material costs, 11. *See also* Construction
- Material waste:
  - and footprint of home, 44–45
  - with prefabricated panel systems, 117, 118
- Maturity stage (NIMBY), 28
- Mayor Building (Montreal), 227–228
- Mezzanines, 89
- Microclimate, 38, 205
- Mirrors, 97
- Mixed-use projects, 211, 226
- Mobile wall systems, 92
- Modular prefabrication, 115
- Monolithic slab-on-grade, 104
- Morin, David, 263
- Mortgages, 3–4, 6–7, 11–12
- Mortgage payment factors, 6–7
- Movement system, *see* Circulation
- Multifamily plexes (multiplexes), 32, 62–63, 130
- Multifunctional spaces, 77
- Multilevel homes, 58, 61–62
- Narrow center lots, 136
- Narrow deep lots, 134, 135
- Natural condition of properties, 34–39
  - brownfields, 36, 37
  - flood plains, 35–36
  - flora and fauna, 37–38
  - groundwater, 35
  - microclimate, 38
  - proximity to existing infrastructure, 38, 39
  - slopes, 36
  - soil condition, 34–35
- Natural daylight, 97–98
- Nature, designing with, 198–201
- Need assessment, 29–32
- Neighborhood parks, 190–191
- Net density, 130, 131, 213–214
- New England saltbox, 56
- New Urbanism, 186, 189
- Next Home design, 68–70
- NGOs (non-governmental organizations), 8
- Night zones, 78
- NIMBY, *see* “Not In My Back Yard”
- NIMTIO (“Not In My Term In Office”), 5
- Noise reduction, 161–162
- Non-governmental organizations (NGOs), 8
- Nonprofit sector, 8, 15
- “Not In My Back Yard” (NIMBY), 4–5, 28–29, 212
- “Not In My Term In Office (NIMTIO), 5
- Offset, angled lots, 137
- Off-street parking, 168, 169
- Oil-fired furnaces, 126
- Old age stage (NIMBY), 28
- Olmsted, Frederick Law, 186, 187
- One-and-a-half story homes, 58, 60
- One-zone (flood plains), 35
- On-street parking, 168
- Open floor plan, 88
- Open model (open space design), 193, 194

- Open-sheathed panels (OSP), 117
- Open spaces, 185–207
  - communal areas for house clusters, 191–194
  - designing for energy conservation, 203–206
  - designing with nature, 198–201
  - grading, 202–203
  - guidelines for design of, 188
  - for infill housing, 224
  - neighborhood parks, 190–191
  - for people with reduced mobility, 196–197
  - play areas for children, 197
  - private outdoor spaces for individual units, 194–196
  - regional parks, 189–190
  - roots and evolution of, 186–187
  - as systems, 187–189
- Operable wall systems, 92
- Operation expenses, 9
- Optimal value engineering (OVE), 103, 110
- OSP (open-sheathed panels), 117
- Outdoor parking, 172–175
- Outdoor rooms, 90
- OVE, *see* Optimal value engineering
- Overhang, 113
- Overhead, cost of home and, 12
  
- Panelized prefabricated systems, 115–118
- Parallel-strand lumber (parallam), 112
- Parent, G.S.N., 232
- Parks. *See also* Open spaces
  - neighborhood, 190–191
  - regional, 189–190
- Parker, Barry, 142, 186
- Parkettes, 191
- Parking, 166–176
  - accessory structures for, 70, 71
  - costs of, 167–168
  - indoor, 169, 171, 175
  - for infill housing, 222–224
  - lanes for, 174–176
  - for narrow lots, 135
  - outdoor, 172–175
  - and placement of home on lot, 139–140
  - and street patterns, 148
  - types of, 168–170
  - as zoning factor, 27
- Parking areas, as play areas, 173, 197
- Partitions, 88, 92–93, 109–113
- Partition walls, 88, 92
- Passive solar gain, 203–205
- Patios, 90
- Paving materials, 162, 164
- Pedestrian walkways, 177
- Permanent wood foundation systems, 107
- Pinwheel lots, 138
- Pipes, plumbing, 119, 120
- Pitched roof, 56
- Places (roads), 153
- Placement of home on site, 138–141
  - and climatic conditions, 38
  - and human scale, 146
  - for passive solar gain, 203–205
  - for visual privacy, 198, 199
- Planned unit development (PUD), 27, 28, 43, 51, 133
- Planning Acts, 134
- Play areas, 173, 197
- Playground equipment, 197
- Plumbing, 119–123
- Plywood boards, 17
- Pocket doors, 92
- Porches, 82–83, 90
- Portable partition systems, 92
- Portland Cement, 53
- Postoccupancy stage, costs of, 12
- Poured, concrete basements, 106
- Preconstruction considerations, 102–103
- Prefabricated building systems, 115–118
- Prefabricated components:
  - dormers, 57
  - roof trusses, 16–17, 57, 113
  - stairs, 86
- Primary conservation areas, 198
- Private areas:
  - within homes, 77
  - outdoor spaces, 194–196
- Product manufacturers, 13, 16–17
- Professional fees, 12
- Profit, cost of home and, 12
- Progressive building, 65
- Projections, 45
- Project life cycle, 32
- Project review and approval process, 28
- Proximity to existing infrastructure, 38, 39
- Pruitt Igoe (St. Louis, Missouri), 215
- Public housing, 8
- Public meetings, 29
- Public policies, controlling, 8–9
- Public transit, 154, 178–179, 215
- Public zones (within homes), 77
- PUD, *see* Planned unit development
- Purging, 106
  
- Quadplexes, 63, 130
- Quality of life, location of home and, 17
- Quartier du Parc Madaire (Aylmer, Quebec), 263–271
- Quartier Jardins (L'Assomption, Quebec), 255–262

Radburn, New Jersey, 142, 144, 186, 189  
 Ranchers (ranch homes), 16, 58, 59  
 Rear attachment, 47  
 Redevelopment, 9, 226–227  
 Reduced mobility, open spaces for people with, 196–197  
 Regional parks, 189–190  
 Regional Planning Association (RPA), 142  
 Regulation, governmental, 8–9  
 Renovations, 9, 65  
 Residual spaces, use of, 90–92  
 Retention ditches, 180  
 Right of way, 156, 182  
 Riverside, Illinois, 186, 187  
 Roads, 152. *See also* Streets  
     arterial, 153–154  
     design and construction of, 164–165  
 Roofs:  
     construction of, 113  
     design of, 42, 54, 56–67  
 Roof trusses, prefabricated, 16–17, 57, 113  
 Row housing, 49  
     costs of, 36  
     density and FAR for, 130, 131  
     for infill projects, 225  
     parking for, 175  
     two-story, 60  
 RPA (Regional Planning Association), 142  
  
 Saia and Barbarese Architects, 245  
 Sanitary sewers, 181  
 Saturation, color, 96  
 Science of homebuilding, 3  
 Scissor's truss, 57  
 Screens, sliding, 92  
 Secondary conservation areas, 198  
 Secondary soil stacks, 121  
 Self-help projects, 65, 102–103  
 Semidetached homes, 46–48, 63, 130, 175  
 Semiprivate zones (within homes), 77  
 Separate patch open space design, 188, 189  
 Services (for infill housing), 225  
 Setbacks, 138–139, 141, 221  
 Sewers, 121, 181  
 Shape of site, 33, 212  
 Shed-type dormers, 56  
 Shelves, 94, 95  
 Shu, Min, 245  
 Sidewalks, 159, 162, 166, 198, 200  
 Single loaded streets, 145  
 Single-story homes, *see* Ranchers  
 Sites, types of, 202–203  
 Site selection, 21–40. *See also* Lots  
     amenities, 25–26  
     choosing property, 22–25  
     for infill housing, 213–214  
     natural condition of property, 34–39  
     need assessment and affordability target, 29–32  
     size and shape of site, 32–34  
     zoning ordinances, 26–29  
 Sixplexes, 63  
 Size:  
     of homes, 2–3, 76  
     of sites, 32–33, 212  
 Skylights, 89, 97  
 Slab foundations, 104–105  
 Slab-on-grade, 104  
 Sliding screens, 92  
 Slopes, 36  
 Sloping-road sites, 202, 203  
 Small spaces:  
     color choice for, 96  
     configurations for, 87–88  
     design principles for, 76–77  
     mirrors in, 97  
     perceptual enhancement of, 88–90  
     space-making devices, 92–95  
     using residual spaces, 90–92  
 Smart growth, 23  
 Societal trends, xiii, 2–5  
 Socioeconomic data (need assessment), 30  
 Soft costs, 11–13  
 Soil condition, 34–35, 212  
 Soil stack, 121  
 Solar energy, 141, 203–205  
 Sound walls, 162  
 Space-making devices, 92–95  
 Space trusses, 108  
 Spatial configurations, 87–88  
 Split-level homes, 61  
 SSP (structural sandwich panels), 117  
 Stacked housing, 131  
 Stairs, 63, 64, 86, 91  
 Stein, Clarence, 142, 144, 189  
 Stick-built construction, 107–108  
 Storage space, 93–94  
 Storm drainage system, 179–180  
 Streets, 152  
     alternative design of, 157–163  
     configurations for, 154–156  
     in conservation design, 198  
     design and construction of, 164–165  
     hierarchy of, 152–154  
     intersections of, 156–157  
     patterns of, 145–149, 155. *See also*  
         Circulation  
         scale of, 145–146  
         single- vs. double-loaded, 145  
         streetscapes, 162–164  
         width of, 157–158  
     Streetscapes, 162–164  
     Structural sandwich panels (SSP), 117  
     Studs, 110, 112

- Subcollectors (streets), 153
- Subcontracted work, 15
- Subdivisions, 134
- Subsidies, 8
- Suburban planning, 142–145
- Suspended storage, 94
- Sustainable development, 23
- Sweat equity, 9
  
- Taxes, cost of home and, 12
- Tenure of residence, 9, 10
- Textures, interior, 94–95
- Thermal bridging, 110
- Title of home, 10
- TOD (transit-oriented development), 25
- Tomorrow* (Ebenezer Howard), 142
- Townhouses, 60, 61
- Trade-offs, xiv
- Transformation of homes, 64–70
  - by change space use, 70
  - defined, 42
  - history of, 65
  - in-home zoning for, 79–82
  - issues in, 65, 66
  - Next Home design, 68–70
  - using preprepared areas, 67–68
- Transformers, 183
- Transit-oriented development (TOD), 25
- Transportation, 25. *See also* Public transit
- Trees, 198, 199, 201, 205–206
- Trim details, 113
- Triplexes, 63, 130
- Two story homes, 58, 60–61
- Two-zone (flood plains), 35
  
- Underground utilities, 182
- Unsheathed structural panels (USP), 117
- Unwin, Raymond, 142, 186
- Upkeep costs, 12
- Urban areas, 210–211. *See also* Infill housing
- Users:
  - in delivery process, 13, 17
  - socioeconomic data on, 30
- USP (unsheathed structural panels), 117
- Utilities, 118–126
  - drainage systems, 121–123
  - grouping, 182–183
  - heating and cooling systems, 123–126
  - for infill housing, 225
  - plumbing, 119
  - water supply system, 119–121
  
- Vaux, Calvert, 186, 187
- Ventilation systems, 126
- Vent pipes, 122–123
- Veteran's Mortgage Guarantee Program, 16
- Views, 140–141
- Vinyl flooring, 97
- Volume builders, 15
- Von Thünen, Johann Heinrich, 22
  
- Walk-through model open spaces, 192, 193
- Walk-up apartments, 58, 64, 131
- Walkways, 177
- Walls, 92, 109–113, 116–118. *See also* Partitions
- Warped parallel streets, 155
- Water conservation, 120–121
- Water-proofing, 106
- Water supply, 119–121, 182
- Wedge-shaped lots, 138
- Wetlands, 37–38
- Wide shallow lots, 137–138
- Windows, 46, 57, 90, 113–115, 140–141
- Window seats, 91
- Wind patterns, 205–206
- Wood-frame floors, 108–109
- Woonerf Street (the Netherlands), 163–164
- Wright, Gwendolyn, 16
- Wright, Henry, 142, 144, 189
- Wu, Jiahui, 245
  
- Xeriscapes, 201
  
- Youth stage (NIMBY), 28
  
- Zero-lot-lines, 138–140
- Zipper-lot configuration, 48
- Zipper lots, 138
- Zoning ordinances, 26–29, 42, 212
- Zoning (within a home), 77–82