THE GLOBAL SPREAD OF PRIVATE COMMUNITIES:
A cross-cultural comparison of private residential neighborhoods and their impact on land planning, regulation and public governance

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Robinson & Cole LLP -- Hartford, Connecticut, U.S.A.
Friday -- 27 February 2015 -- 9:30-11:00 -- Room B12
What types of housing?
Small to large
What is driving this?
Limited land
Infrastructure cost
Desire for density
Depreciation of neighboring properties
Family Guy
for Episode 18 in Season 2
“E. Peterbus Unum”
Higher levels of service
Demographics

U.S. Birth Rate: 1940-1980
(Baby Boomer Generation in Red)
Security
Exclusivity
Exclusion
Failure of other approaches...
Planned unit developments
Limitations on governmental authority
Local fiscal problems
Resources
Private Cities
Global and local perspectives

Edited by
Georg Glasze, Chris Webster and Klaus Frantz

Routledge Studies in Human Geography
Five common problems

1. Volunteer management
2. Inadequate capital reserves
3. Physically, functionally, socially isolated
4. Exclusive and exclusionary
5. Physically and functionally inefficient design
Rapid growth in U.S.A.

Table 1. Spread of Common Interest Developments

<table>
<thead>
<tr>
<th>Year</th>
<th>CIDs</th>
<th>Housing units</th>
<th>Residents</th>
<th>% of population</th>
</tr>
</thead>
<tbody>
<tr>
<td>1964</td>
<td>&lt;500</td>
<td>n.a.</td>
<td>n.a.</td>
<td>n.a.</td>
</tr>
<tr>
<td>1970</td>
<td>10,000</td>
<td>701,000</td>
<td>2.1 million</td>
<td>1.0</td>
</tr>
<tr>
<td>1980</td>
<td>36,000</td>
<td>3.6 million</td>
<td>9.6 million</td>
<td>4.2</td>
</tr>
<tr>
<td>1990</td>
<td>130,000</td>
<td>11.6 million</td>
<td>29.6 million</td>
<td>11.9</td>
</tr>
<tr>
<td>2000</td>
<td>222,500</td>
<td>17.8 million</td>
<td>45.2 million</td>
<td>16.1</td>
</tr>
<tr>
<td>2009</td>
<td>305,400</td>
<td>24.4 million</td>
<td>60.1 million</td>
<td>19.7</td>
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</tbody>
</table>

Sources: Community Associations Institute (2010) and U.S. Census.

CIDs = common interest developments
n.a. = not available

From BEYOND PRIVATOPIA (2011)
Countries considered:
England, New Zealand, France, Portugal, Spain, Mexico, China, South Africa, Russia, Argentina and numerous other Latin American countries
U.S.A.
1. Star Island

Miami Beach, Fla.

Highest current price: $50 million
England

Apt 6 Monarchs Gate, 21c St Andrews Road, Nether Edge, Sheffield S11 9AL

Enviably located in a very convenient location, this superb third floor apartment is perfect for a professional couple or first time buyer and stands within easy reach of the city centre, central hospitals, universities and Ecclesall Road with its cosmopolitan mix of shops, boutiques and restaurants. Offering electric storage heating and uPVC double glazing and briefly comprises: entrance to the communal hallway is via an intercom system with stairs, which have contemporary style stainless steel and glass balustrading, ascend to the third floor landing. Private reception hall, living/dining kitchen having a range of cherry wood style fronted units and integrated appliances. Double bedroom, spacious bathroom with a white suite including shower. Outside: communal gardens and grounds. Secure gated entrance and allocated parking space for two vehicles. Visitor’s parking area. Viewing recommended.

Offers around £114,950

communal gardens and grounds. Secure gated entrance and allocated parking space for two vehicles. Visitor’s parking area. Viewing recommended.
New Zealand
<table>
<thead>
<tr>
<th>open space (public)</th>
<th>open space (private)</th>
<th>privacy</th>
<th>parking</th>
<th>identity</th>
<th>security</th>
<th>refuse collection</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>no units</th>
<th>parking ratio</th>
<th>total site area (m²)</th>
<th>average unit area (m²)</th>
<th>density 1: m²/unit</th>
<th>density 2: dph</th>
<th>density 3: FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>2.00</td>
<td>2,538</td>
<td>77</td>
<td>115</td>
<td>87</td>
<td>0.67</td>
</tr>
</tbody>
</table>
France
LA VILLA MONTMORENCY
N'EST PAS PUBLIQUE
Portugal
Spain
**Diagonal Mar** is a residential and commercial district located on the coast within the Barcelona urban area. The residential development has a 35-acre park, three lakes, and walking and biking trails but is effectively a gated community, with a semi-private atmosphere.
Mexico
China
South Africa

HERITAGE PARK

LIVE, WORK, SHOP AND PLAY ALL IN ONE SECURE VILLAGE
“The town, like any other, will have schools, shops, offices, places of worship, parks and houses. The difference is that the whole town will be secured by an electrified perimeter fence monitored by the town's own security force. The concept of whole town fortification has been with us since medieval times and it seems appropriate to take a leaf out of our past and install it into a safe future.”
Pokrovsky Hills -- Moscow, Russia

Pokrovsky Hills is a 207-unit townhome development near the center of Moscow. The residential community is situated in a hilly and wooded area adjacent to the Anglo-American School, which opened in 2000. The three- to five-bedroom townhomes with stucco, stone and brick exteriors feature enlarged storage closets, natural wood-burning fireplaces and expansive exterior windows. **The community is gated and has 24-hour security.** Residents enjoy a distinctive water feature, a childcare center with an outdoor playground and an on-site convenience center. Development of Pokrovsky Hills was financed by Hines Emerging Markets Fund.
Argentina
Lebanon

Enjoy a spectacular mountain view from your own villa and private garden and become a part of the new and expanding Koura Hills gated community. Friendly Neighbours - Affordable Homes.
What are the problems?
• Unit owners relatively powerless
• Governance inadequate
• Critical resources unprotected
• Support of the public realm reduced
• Rigid physical and legal structure not readily adaptable
• Lack of connectivity
• Housing and social equity
• Coercive collection procedures
• Inadequate capital reserves
• Homeowner association bankruptcy
• Loss of community
What are possible benefits?
• Ability to manage resources when large enough

Purple Jade Villas
Decision Reached On Littoral Shelf Management

BY ADMINISTRATOR | PUBLISHED: APRIL 1, 2009

In a unanimous vote taken at Monday’s HOA meeting the Board has decided a change is in order concerning the management of our wetlands and littoral shelf. Creative Wetlands has managed the wetlands and littoral shelf since control was handed over to the HOA from the builders in 2001.
When I have dinner with my planner friends, more often than not, by the time we reach the dessert course, we are talking about...
Sewers!
Alternative treatment facilities

Leaching fields for individual
Title 5 Septic Systems
Shared Septic System

Contiguous Open Space

*Image not drawn to scale*
Distributed energy production
An agenda for action...

• More research
• Development of strategies to reconnect
  – Physically
  – Environmentally
  – Socially
  – Politically
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