

THE POWER OF COTTAGES: Third Street Cottages, Langley, WA & Town of Seaside, FL

Josh Stoneman, ENVS 664

Prof. Berman

9/23/08



The Need for Growth:

Challenges faced by town of Langley, WA

- to satisfy the needs of the City for **increased density**
- to fit the **character** of existing neighborhoods
- to demonstrate that a significant shift in **values** is occurring:
- to **quality over quantity**, to **simplicity** as a means to personal freedom, to **neighborhood** as an extension of the family
- to **reduce environmental impacts** by reducing the volume of building materials
- to provide an **exciting alternative** to the prevailing impersonal attached housing for **one and two person households** (currently 58% of US households)

Solution: the Third Street Cottages



The Goals of the Cottages: Designing for Community

from www.cottagecompany.com

- **Layering from public to private**—A porch railing with flower boxes further define (and express) a personal boundary.
- **Front porches**—the classic inside/outside "room".
- **Mailbox location**—Rather than picking up mail from your car, boxes are clustered in a kiosk and the pedestrian entrance. This naturally generates 'chance' meeting among neighbors.
- **The Commons**—the heart of the neighborhood. With all paths leading through and all cottages fronting the Commons, this is the locus of community. Plus Tool Shed.
- **Corraling the car**—We've placed them in pockets to the side of the cottages. Homeowners walk across the Commons to their front door—an extended 'entry transition' giving opportunity to smell the flowers and talk with a neighbor.
- **Eyes on the Commons**—creates a safe neighborhood. Neighbors who know one another will notice if anything out of the ordinary is happening.
- **Individuality**—each cottage, though similar, is unique. Each household names their own cottage, and creates their own garden landscape and flowerbox garden.
- **Great light, ample space**—Nine-foot and higher ceilings with large windows and skylights fill the rooms with light, creating a much larger perceived sense of space.
- **Simple materials, rich detail**—Using local craftspeople, the details are honest but not fussy, a delight to the eye from every vantage. No drywall!

Aerial View of the Third Street Cottages with common central lawn:

- All 8 cottages fit on less than 1 acre
- Each cottage is 975 square feet or less
- Side parking, off the main street



Gorgeous cottage in sought-after eco-friendly Danielson Grove

\$399,950

- A cottage currently for sale from one of the Cottage Company's follow-up "pocket neighborhoods:"



10512 128th Ave. NE, Kirkland, WA

Welcome home! Award-winning community built by nationally-recognized the Cottage Company & designed by Ross Chapin Architects. Old-fashioned neighborhood charm with today's sustainable amenities. Stroll along the flower-filled common area or sit on your porch and chat with your neighbors. This is the lifestyle you've been searching for.



- Only one house for sale right now

- 1 bedroom + den
- 1 full bath.
- 1-car detached garage w/ storage
- YBT = 2005
- HOD = \$155/mo.
- Commons building and shed
- Taxes: \$3,387 (2007 KCR)

Special amenities include:

- ⇒ Featured in *The Seattle Times* as a special community that provides privacy, yet encourages people to become a community.
- ⇒ Flexible floor plan with multiple areas for entertaining and living.
- ⇒ 4-star built Green/Energy Star.
- ⇒ 28,000 BTU nat. gas radiant fireplace. Extra insulation for low utility bills.
- ⇒ Light and bright with cathedral ceiling and southern exposure. Covered front porch and front Dutch door extends the living area to the outdoors.
- ⇒ Kitchen features gas stove, deep sink, movable island, and large window overlooking gardens.
- ⇒ Level-entry with no stairs or carpeting. Possible handicap access.
- ⇒ Common area includes meeting house, courtyard patio for gatherings, shed, and a sea of flowers.
- ⇒ Detached 1-car garage with extra storage space above in rafters.

For more information or to make an appointment, please contact—

Linda Pruitt

206-852-3755

MLS# 28154286

ANOTHER CHALLENGE: Typical vacation rentals on the Alabama/Florida Panhandle Gulf Coast:



One of the remaining original Florida beach cottages (left)



Surviving beach cottage



Condo on site of former cottages

SOLUTION: Seaside, FL – a new community of Florida beach cottages



Seaside, FL

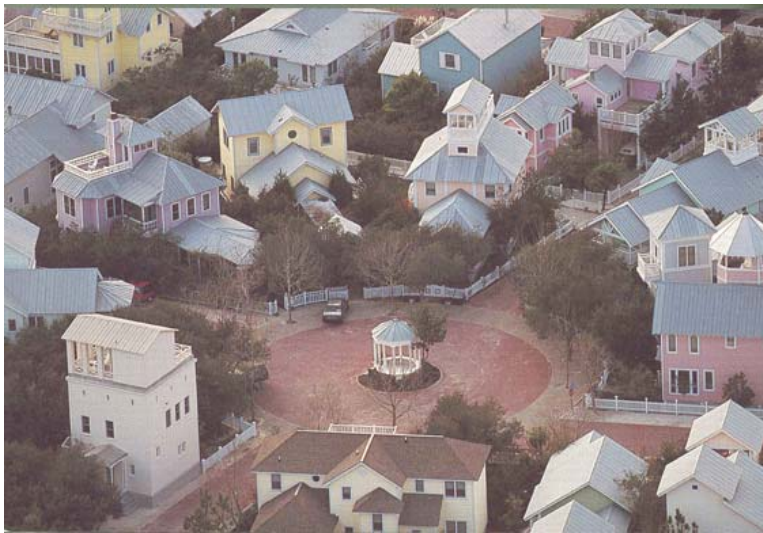


Seaside and New Urbanism

- “ promoting walkable, neighborhood-based development as an alternative to sprawl.”
- About DPZ: The firm’s Principals, Andres Duany and Elizabeth Plater-Zyberk, co-founded the **Congress for the New Urbanism (CNU)**, recognized by the New York Times as **"the most important collective architectural movement in the United States in the past fifty years."**
- The movement, currently over 3,000 strong, marked a turning point from the segregated planning and architecture of post-war America; instead, they advocated and promoted **the universal and time-tested principles of traditional planning and design** that created the **best-loved and most-enduring places throughout the world.**



-Native Vegetation
-Walkability
-Human Scale



The Vision Was a Success

Seaside

Experience the joy of living in the town that pioneered the rebirth of the relaxed, light-hearted lifestyle of vintage Northwest Florida through its new-urbanist approach to town design. Few places are as unmistakable as Seaside and have so profoundly shaped their local landscapes.



COMMERCIAL
120 QUINCY CIRCLE

FOR SALE \$2,150,000
SEASIDE

4 BED · 5 BATH · APPROX. 3876 SQFT
3 FLOORS · BUILT IN 2003 ·



SINGLE FAMILY RESIDENCE
517 FOREST STREET

FOR SALE \$1,750,000
SEASIDE

3 BED · 3.5 BATH · APPROX. 2352 SQFT
2 FLOORS · BUILT IN 2002 ·



LAND/LOT
LOT 2-F SEASIDE AVENUE

FOR SALE \$1,275,000
SEASIDE

68 X 109 X 70 X 79 APPROX. LOT DIMENSIONS