

# COTTAGE CLUSTER HOUSING



## COLORS OF THE PAST LINES OF THE FUTURE

### The evolution of residential planning

- Early 1900's to 1930's: Urban, Small Town, or Estates.
- Post-War (1940's-Present): Subdivisions.
- 1990's: Neo-traditional Designs.

### Subdivisions

- Spawned by highways, advent of mortgages.
- Features: front-loaded garages, no alleys, curvilinear streets, separate land use, emphasis on private areas.
- Problems: promotes sprawl and traffic congestion, and unattractive streetscapes; inefficient use of land.



### Neo-traditional

- Throw-back to 30's design--inspired by Calthorpe, Duany.
- Features: grid layout, alleys, porches, public spaces, mixed uses.
- Problems: Unaffordable, inefficient, limited market depth, expensive to build.



### Cluster housing

- 80's to present, southern CA spreading nationally
- Features: Efficient, affordable housing with private courts and shared driveways.
- Problems: house behind house syndrome; privacy issues, subdivision suburban street scene.



### Neo-traditional cluster housing (Cottage clusters)

- An MGH innovation: a hybrid of neo-trad. and cluster.
- Features: efficient utilization of land, affordability, with perpendicular "alleys", porches, parkways, an attractive street scene and visibility of back house.
- Problems: end-user marketability remains untested.



## GOAL:

- To demonstrate and compare various site planning methods utilized by builders and developers to achieve high density single family detached neighborhoods. Then to develop an optimized plan module that achieves the objectives as listed below:

## OBJECTIVES:

- Compliance with Washington County/ Portland Design Guidelines.
- Achieves 1400 SF to 1800 SF on two floors.
- Provides two car garage.
- Provides min. 400 SF yard area.
- Creates attractive street-scape.
- Achieves density over 10 units per acre.

## SUBDIVISION (front-loaded)

CONVENTIONAL SMALL-LOT



- 3750 sf lot
- 8.4 du/ac (infill)
- 6.7 du/ac (gross)

ZERO LOT-LINE



- 2925 sf lot
- 11.0 du/ac (infill)
- 8.8 du/ac (gross)
- tandem garages

TYPICAL ELEVATION



## NEO-TRADITIONAL (rear-loaded)

ZERO LOT-LINE



- 3350 sf lot
- 8.7 du/ac (infill)
- 7.0 du/ac (gross)

UNIT OVER GARAGE



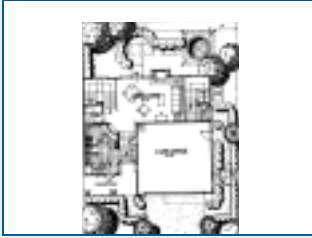
- 3330 sf lot
- 17.4 du/ac (infill)
- 14.0 du/ac (gross)

TYPICAL PERSPECTIVE



## CLUSTER LOT MODULES

FRONT-LOADED



- 2800 sf lot
- 11.0 du/ac (infill)
- 8.8 du/ac (gross)

FOUR-PACK



- 3000 sf lots
- 10.0 du/ac (infill)
- 8.0 du/ac (gross)

TYPICAL ELEVATION



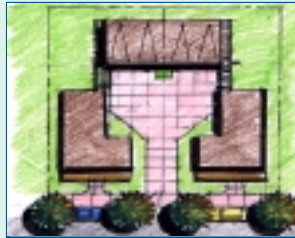
## COTTAGE CLUSTERS

FRONT-LOADED



- 3200 sf lot
- 10.5 du/ac (infill)
- 8.4 du/ac (gross)

FOUR-PACK



- 2000 sf lot
- 14.0 du/ac (infill)
- 11.2 du/ac (gross)

TYPICAL ELEVATION

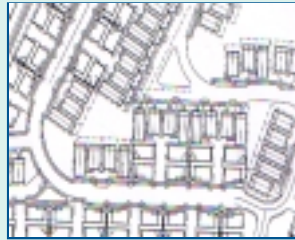


COMBINATION COURTS



- 1500 to 2000 sf lots
- 15.3 du/ac (infill)
- 12.2 du/ac (gross)

MASTER PLAN



- 150 units on 12.5 net acres
- 12.0 du/ac

TYPICAL AXONOMETRIC

