COURTYARD COTTAGE

ALLEY-LOADED SMALL HOMES ON COMMON GREENSPACE

"I WANTED SOMETHING SMALLER THAT REQUIRED LESS UPKEEP AND HAD A BIT MORE CHARACTER. WE WANTED TO SIMPLIFY OUR LIVES SO WE COULD START A FAMILY NOT SINK EVEN MORE TIME AND MONEY INTO UPKEEP OF A HOME. WE WERE SO IMPRESSED WITH THE QUALITY OF MATERIALS USED, THE SOLID WOOD DOORS, AND THE ATTENTION TO DETAILS THAT YOU USUALLY ONLY FIND IN A CUSTOM-BUILT HOME." - HOMEOWNER

Density: 12 - 15 net units/acre
Height: 1 - 2 stories
Size: 600 - 1,600 square feet
Price: $150,000 +
Key Differentiators:
Single-floor living
Green space without the upkeep
Balance of privacy/sense of community
Target Markets:
Small households, older households, entry-level homeowners

note: rosschapin.com, cottagecompany.com for more information
source: Ross Chapin Architects

LIVE/WORK UNITS

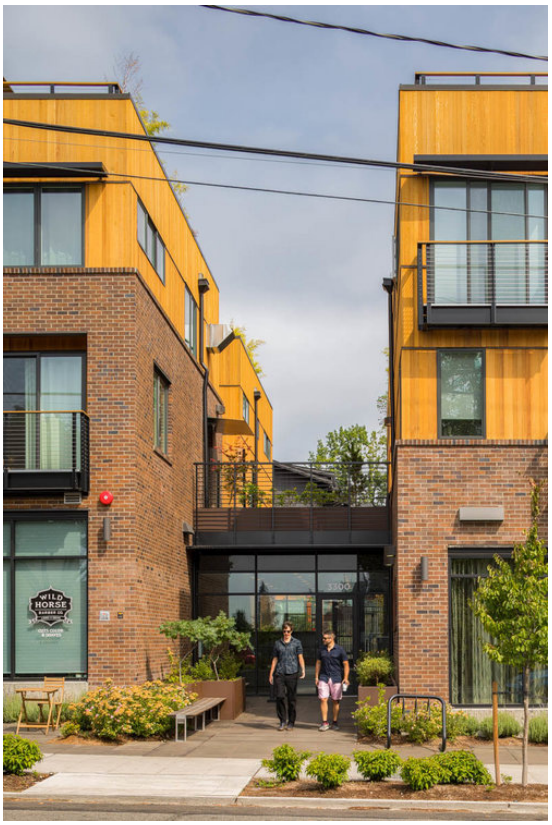
AN ATTACHED, MIXED-USE HOME

THESE UNITS PROVIDE FLEXIBILITY FOR A CHANGING WORKFORCE. WHETHER TELECOMMUTING, STARTING A NEW BUSINESS, OR NEEDING AFFORDABLE GALLERY SPACE, MANY DIFFERENT HOUSEHOLDS CAN BENEFIT FROM THIS HOUSING TYPE.

Density: 20 - 30 net units/acre
Height: 1 - 3 stories
Size: 600 - 1,800 square feet (residential)
Price: $300,000+
Key Differentiators:
- Eliminates commute
- Adds vibrancy throughout the day
- Flexibility
- Good for edges of downtowns

Target Markets:
- Working professionals

note: www.cnu.org/publicsquare/leaning-toward-live-work for more information
source: Jonhston Architects



MIXED WALK-UPS

FLATS AND TOWNHOMES: ONYX+EAST

"BUYERS WANT CHOICES, THE INVESTORS AND LENDERS WANT MORE FLEXIBILITY IN THE PROJECTS, AND PLANNING OFFICIALS EXPECT A MORE THOUGHTFUL INTEGRATION INTO THE EXISTING NEIGHBORHOODS. THE MIXING OF PRODUCT PROVIDES A DIVERSE COMMUNITY, ENHANCES VALUE, AND HELPS CREATE THE TYPE OF PLACE OUR BUYERS ARE LOOKING FOR TODAY." DAVID LEAZENBY, ONYX+EAST

Density: 20 - 40 net units/acre

Height: 3 - 4 stories

Size: 1,200 - 2,000 square feet

Price: $270,000 +

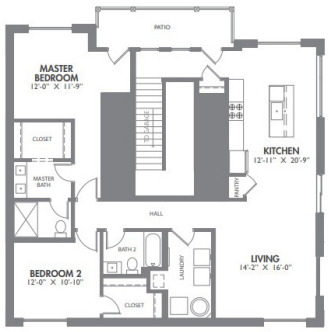
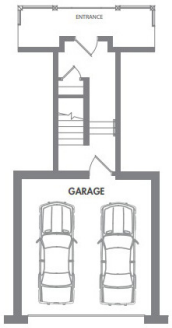
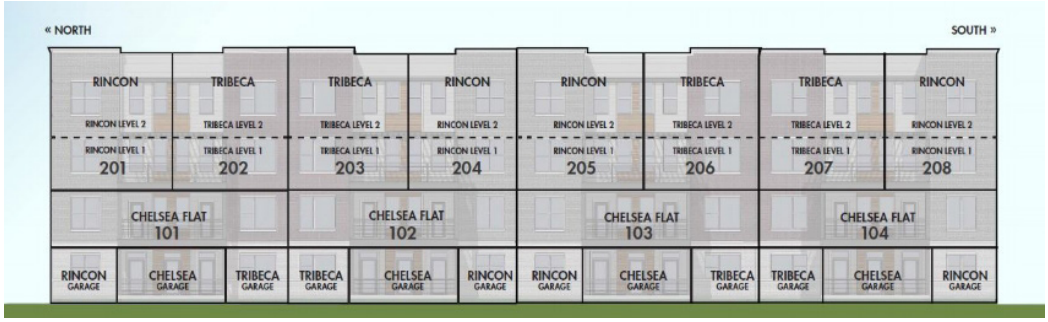
Key Differentiators:
- Mixed types eases absorption, flexibility
- No elevator saves cost
- Density supports better-located sites

Target Markets:
- Condo owners, mixed household sizes

note: onyxandeast.com for more information

source: Onyx + East

1ST LEVEL



GROUND LEVEL