

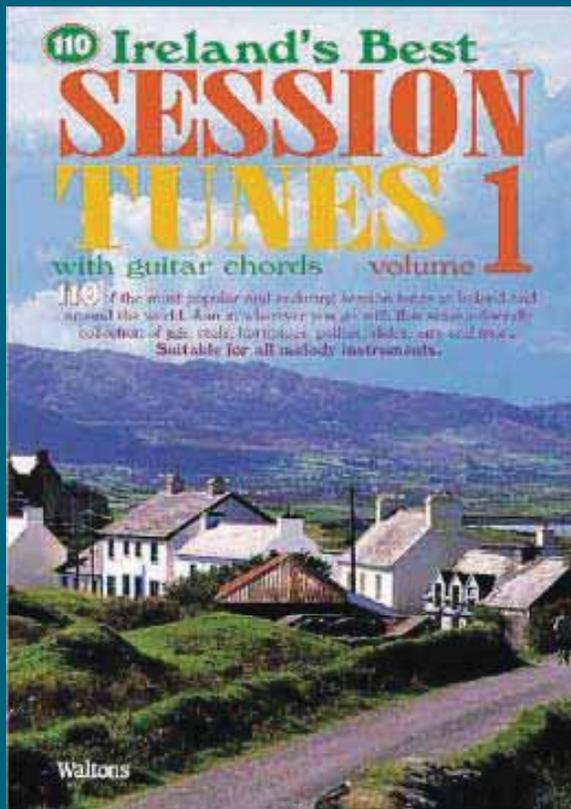
Cottage Design
or
Meet your Neighbors!!

Jeff Taylor of Jeffrey H. Taylor & Associates
Concord, NH, and

Kyle Barker, AIA, of Barker Architects
Concord, NH

OEP Spring Conference
May 11, 2013

A Trip to the Cottage(s)!



Frequently the Road is not Direct!!

Plans won't allow it...

Zoning won't allow it...

Neighbors don't want it...

The Plans:

- **Try a Regulatory Audit!**
- **Have done them from both an Energy Perspective and from a Land Use Perspective**
- **Start with the Vision or Goals Statement of the Master Plan**

The Audits:

Exeter, New Hampshire

Land Use and Energy Policy Audit



May 10, 2010

Prepared by:



Temple, New Hampshire

Master Plan and Land Use Regulation Audit



December 14, 2008

Prepared by:



Have done them for:

Temple

Hooksett

Lee

Enfield

Lancaster

Keene

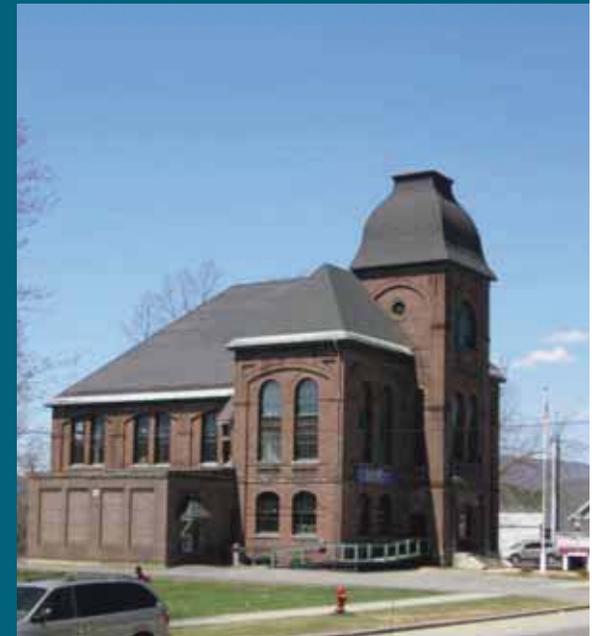
Exeter

Sanbornton

Pembroke

Meredith

Peterborough



Frequent Conclusions

- “We want to preserve our rural character”
 - But we permit development only on large lots;
 - But we do not allow communal septic systems;
 - But we do not allow shared driveways;
 - But we do not allow the averaging of lot frontages;
 - But we do not allow farm stands, etc.



Frequent Conclusions:

- “We want to strengthen our village center”

But we do not allow mixed use development;

But we do not encourage commercial development;

But we do not allow communal septic systems;

But we move our public offices, post offices, other facilities out of the village;

But we don't invest in pedestrian infrastructure.



Look for consistency!

- Plans!!
- Regulations!!
- Actions!!



If the Regs don't support the Vision...

- It will be pretty difficult to get there....



Town of Greenfield

Its Vision and Action



GREENFIELD
N.H.
design
charrette

NOVEMBER 7 & 8, 1997

PLAN NH

• The Foundation for Shaping the Built Environment

The Vision

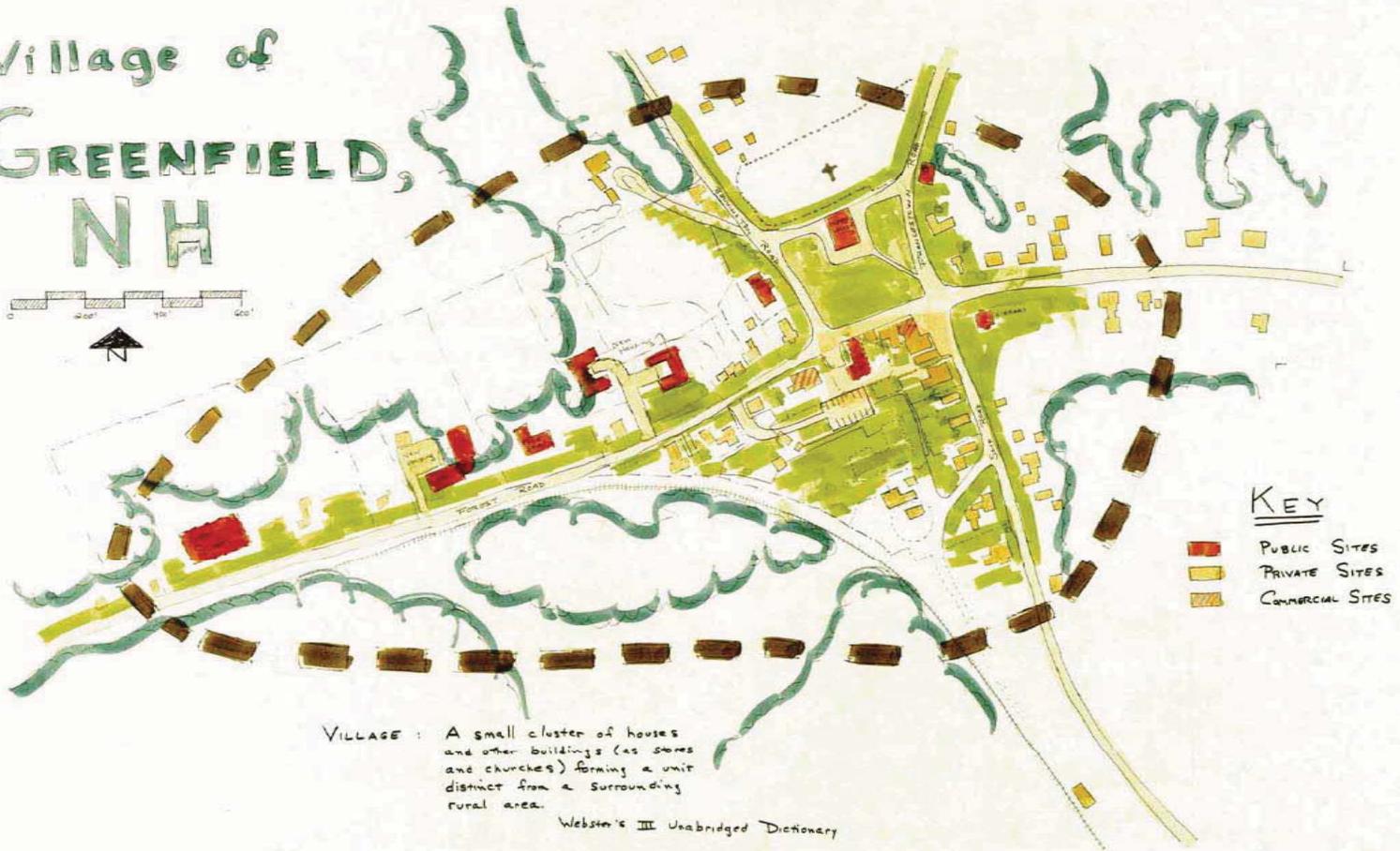
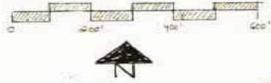


Convert a steel
Fabricating plant
into Elderly Housing.

Crazy, but...

Brilliant, sort of...

Village of GREENFIELD, NH

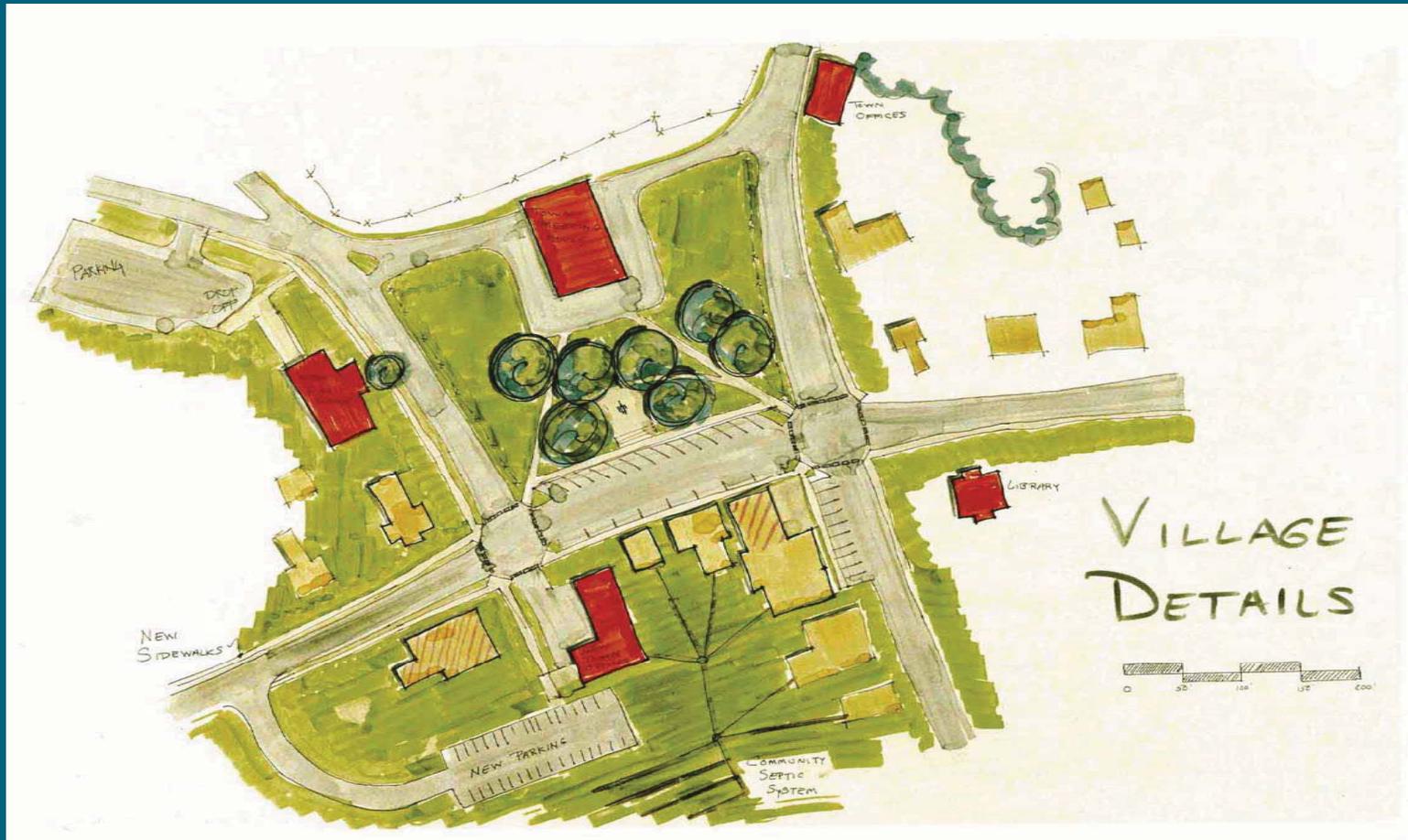


KEY

	PUBLIC SITES
	PRIVATE SITES
	COMMERCIAL SITES

VILLAGE: A small cluster of houses and other buildings (as stores and churches) forming a unit distinct from a surrounding rural area.
Webster's III Unabridged Dictionary

Plan didn't pass the MOM test!



So they made a new plan!

Actions

- New Community Septic
- New Elderly Housing
- New Sidewalks and better defined Parking
- New off street Parking
- Expanded Library
- New School
- Town Offices in Old School
- New Commercial Investment



And this relates to Cottage Housing how??

- Have a Vision!
- Make a Plan!
- Make sure the Regs support it!
- Keep at it!!



Designing Cottage Neighborhoods



What is Cottage Design?

- Carefully Planned Compact Neighborhoods
 - Shared Open Space
 - Private and Social Areas
 - Buffer People from Cars
 - Walkable Streets
 - Cost Effective and Environmentally Friendly
 - Quality Home Design

Why Cottage Design?

- Improves Quality of Living
- Provides Housing Choices
- Conserves Open Space and Resources
- Increases Economic Opportunities

Influences

- Increasing Interest Nationally
- Municipalities Seeking Solutions to Sprawl
- Developers Exhausting Easily Developed Open Land
- People Looking for Choices

National Trends



Traditional Design



Village Example



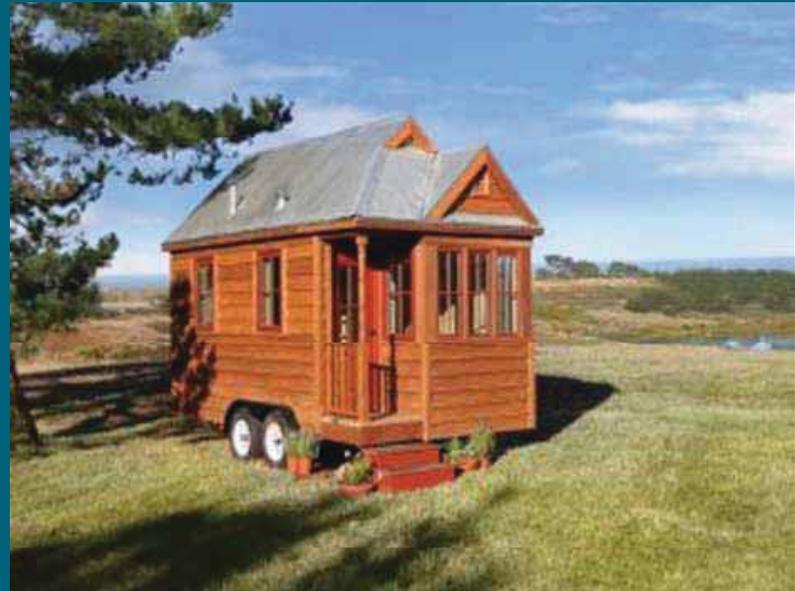
- Lack of Safe Pedestrian Paths
- Noise from Traffic
- Loss of Housing in Village Center
- Deteriorating Commercial Base
- Increasing Cost of Living / Increasing Tax Burden

Enhancing the Village Center

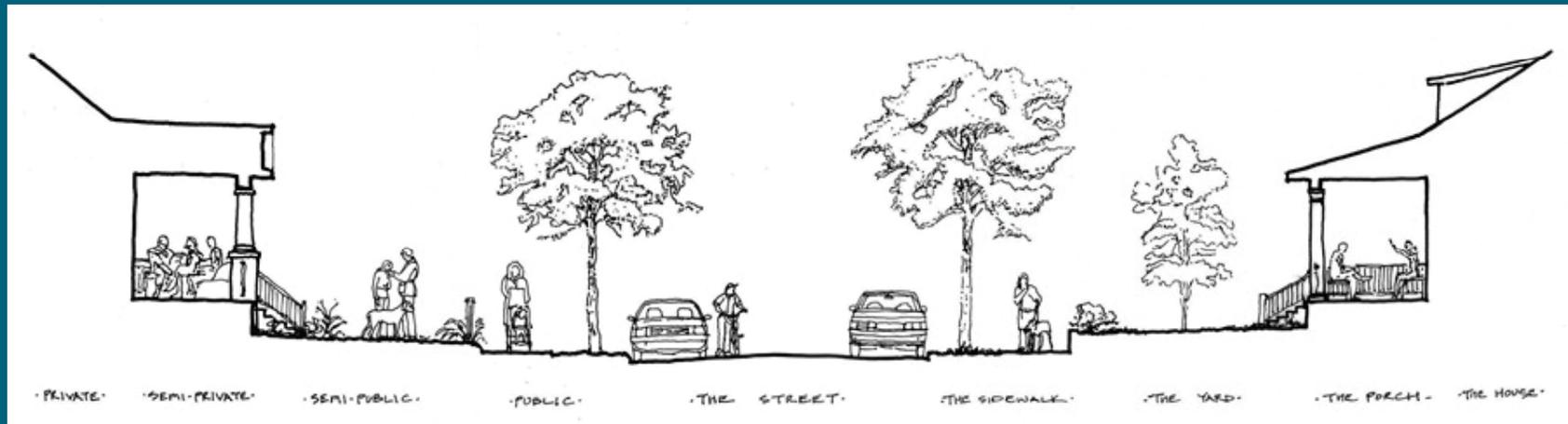


- Safe and comfortable Alternative Walking Routes
- Reduction of Local Traffic
- Increased Density Provides Boost to Local Businesses
- Housing Choices for Young Families and Elderly

Good vs. Bad Design



Design Concepts



- Public Spaces (green, street, sidewalk)
- Semi-Public (front yard)
- Semi-Private Spaces (front porch)
- Private Space (house, back yard)

Design Elements

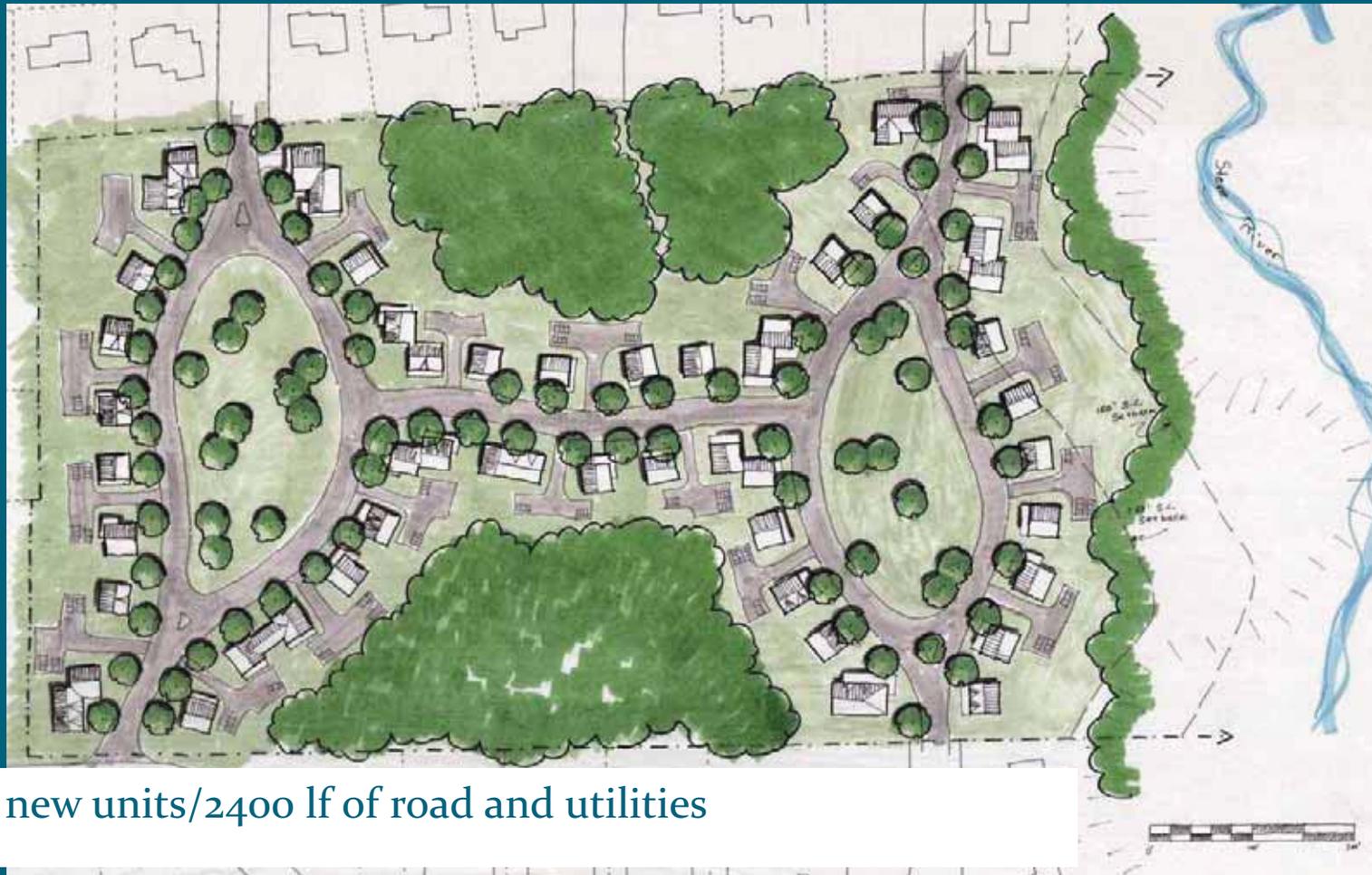
- Open Green
- Street Trees
- Cars
- Street
- Sidewalks
- Fences
- Landscaping
- Vertical Transitions



Project Planning

- Look at sites under all existing regulations
- Then, using current best practices and respecting all environmental setbacks and regulations, see what the sites might reasonably accommodate

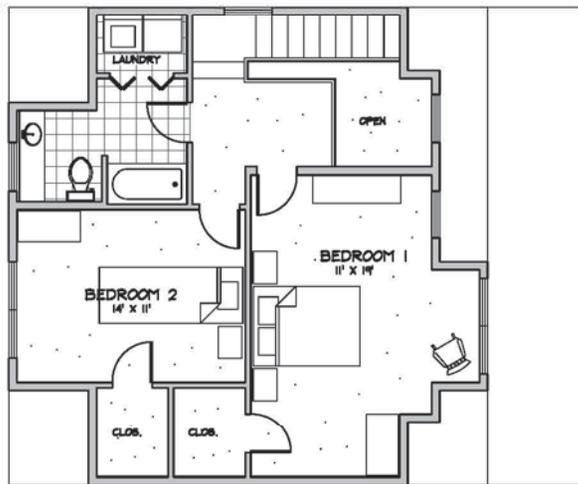
Flexible Regulations



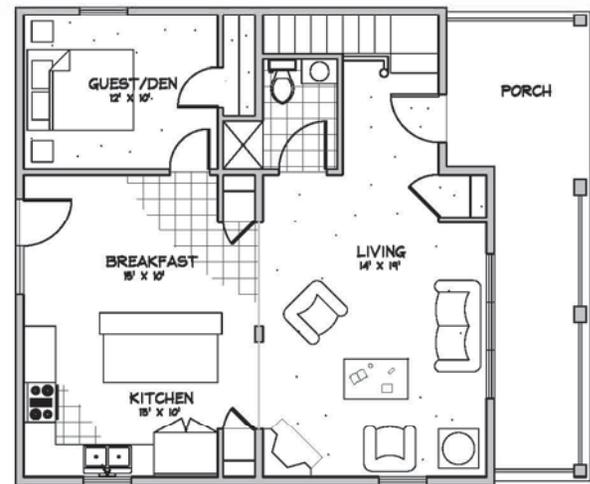
52 new units/2400 lf of road and utilities

Basic Unit Design

900 SF first floor, could be a bungalow
600 SF second floor, could be a larger unit
Could be joined together to make duplexes



Second Floor



First Floor



Could be a duplex
Could be a single family
Could be a bungalow



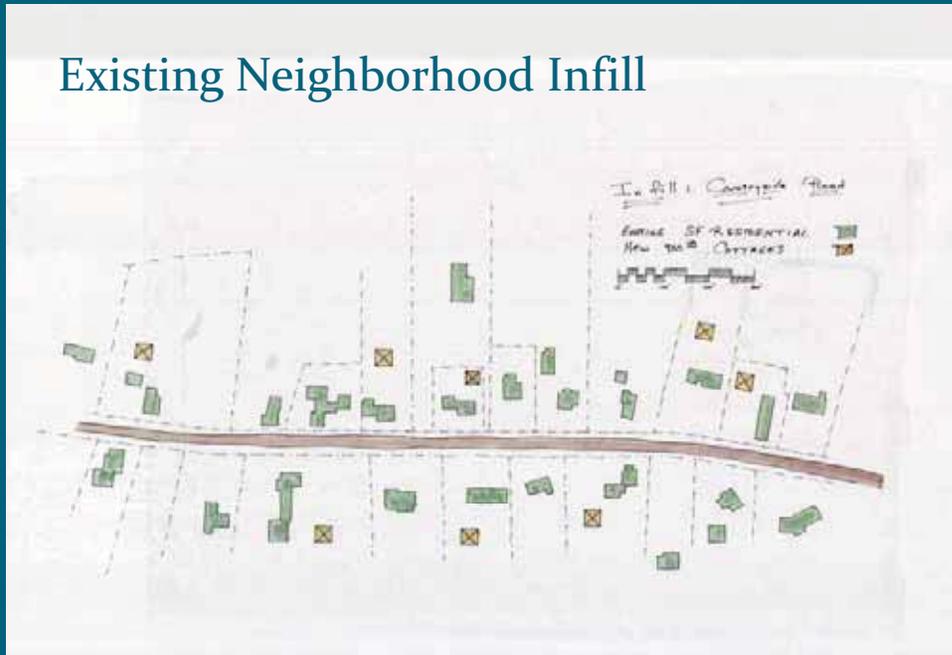




Goal:
Don't just build Houses;
build Neighborhoods.

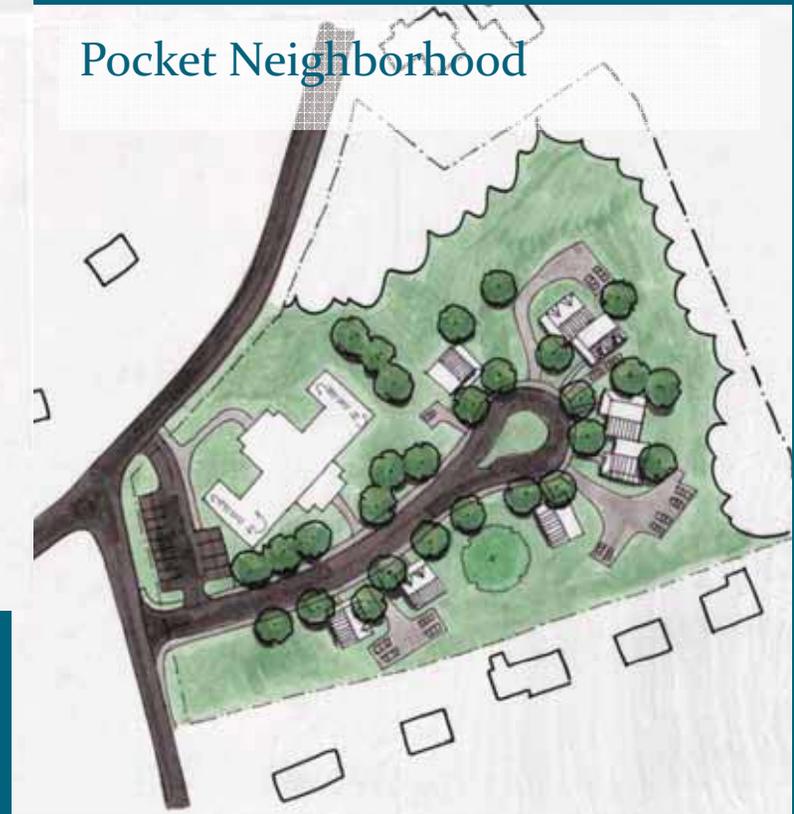
Other Options

Existing Neighborhood Infill



8 accessory units in an established neighborhood

Pocket Neighborhood



8 New Units Plus Common Space in Former School

Benefits

- The Individual:
 - Security (visibility, crime prevention)
 - Health (walkability, lower stress)
 - Quality of Life (social connections, sense of belonging)
- Businesses
 - More Efficient Infrastructure (shorter roads and utilities)
 - Lower Per Unit Costs
- Municipality
 - Reduced Infrastructure to Maintain, Easier Service Delivery
 - Preservation of Open Land

Is this Happening?

- Concord MA



- Breckenridge CO

- East Greenwich RI

Yes!

Questions??

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