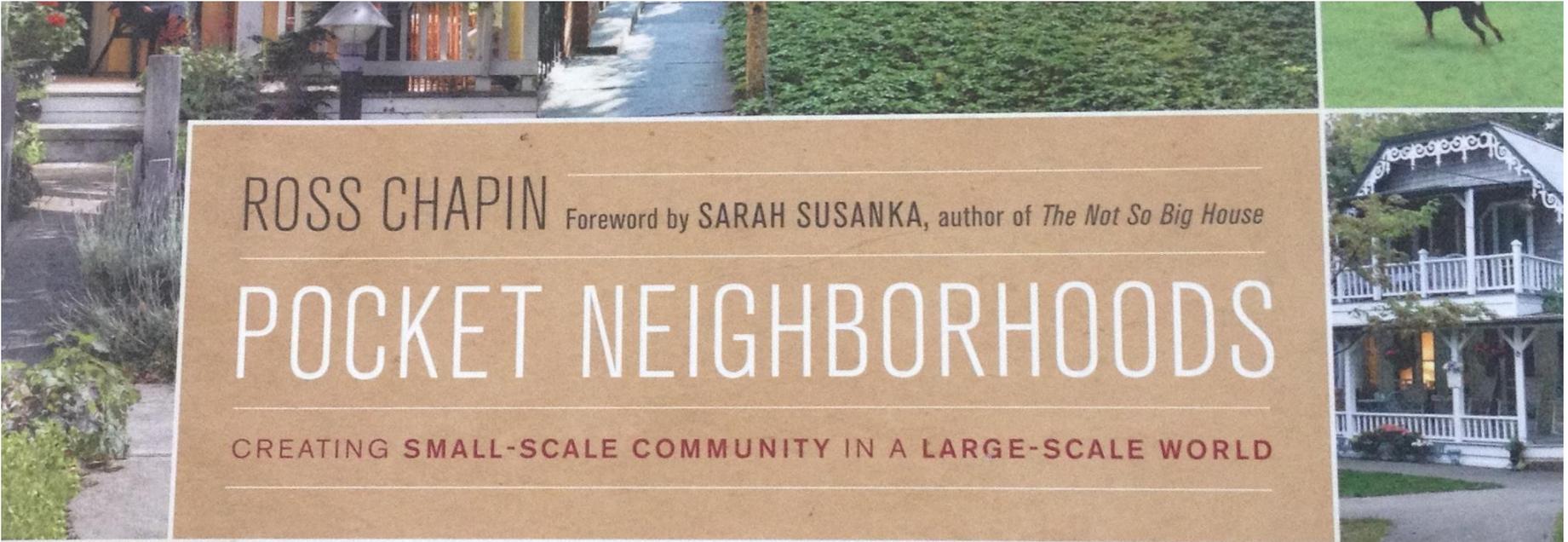


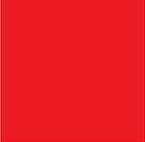
Hill Avenue Homes

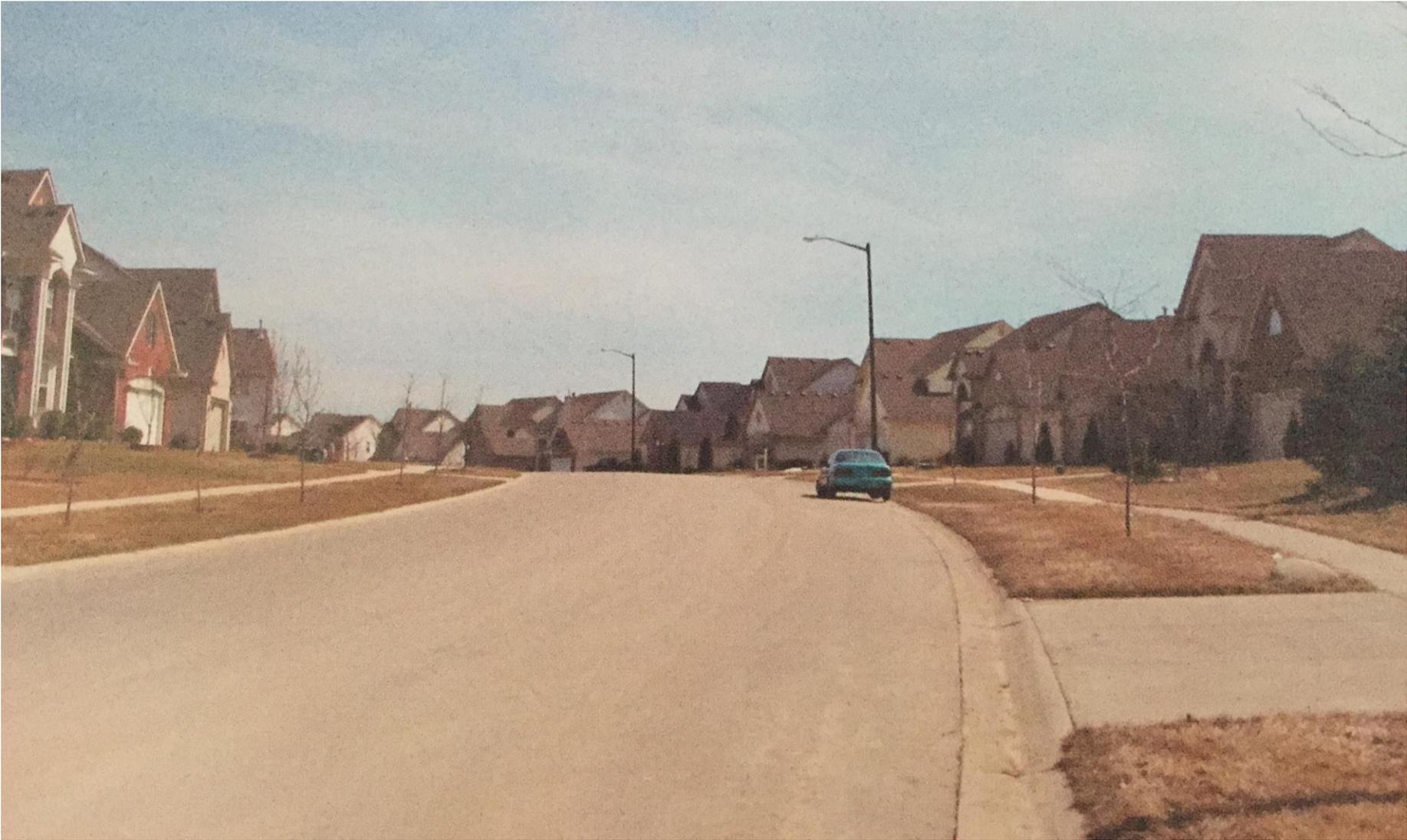
Creating Community
A New Pocket Neighborhood

POCKET NEIGHBORHOODS



THE NOT SO BIG HOUSE





COURTYARD VIEW





Definition - Pocket Neighborhood :

“...a cohesive cluster of homes gathered around some kind of common ground within a larger surrounding neighborhood.”

- Ross Chapin, Architect and Author

Pocket Neighborhoods – Creating Small-Scale Community in a Large Scale World



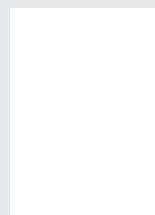
“The key to the success of the neighborhoods is that they are designed first and foremost for people rather than for automobiles.”

~ Sarah Susanka



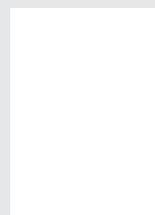
“It is the opportunities for informal interactions that provide the roots for true community to flourish.”

~ Sarah Susanka





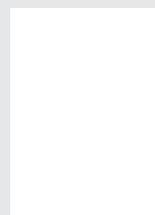
*How do we create vibrant healthy communities
with a sense of belonging?*





Design Principles:

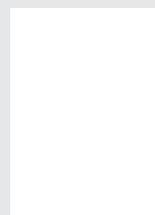
- Creating Community - The Importance of the Spaces Between the Buildings
 - Multiple Spaces for Interaction
 - Central Courtyards
 - “Real” Porches
 - Parking De-emphasized’
 - Common Room





Design Principles:

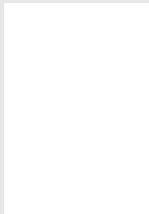
- Connection to the Surrounding Neighborhood
 - Street Improvements / Traffic Calming
 - Heritage Tree Retention
 - Design with existing topography
 - Two – Story Homes





Design Principles:

- Adaptability / Resilient Design
 - Ground Floor Bedrooms and Baths
 - Above Garage Space
 - Open Floor Plans
 - Connections to Outdoor Living

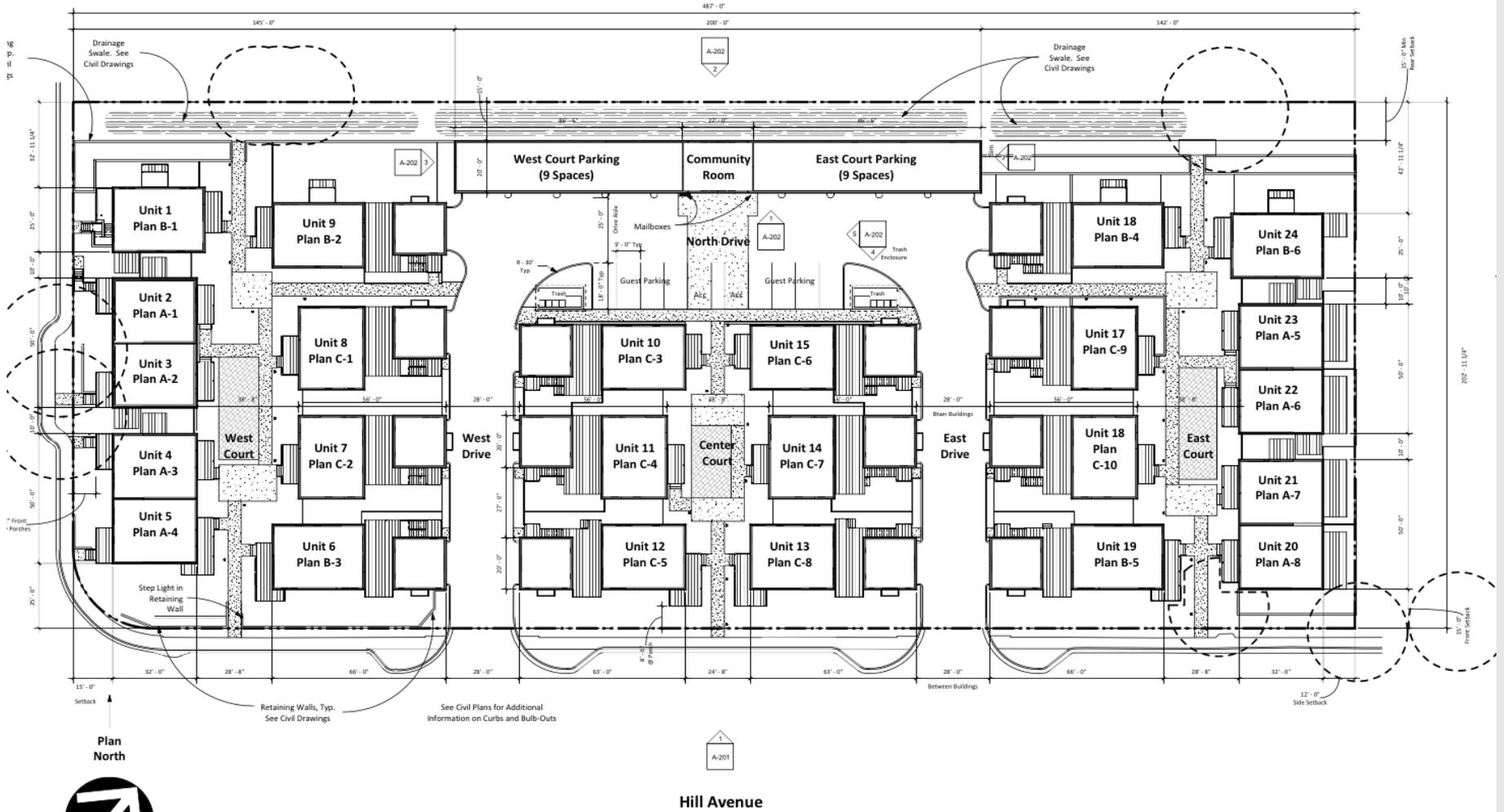


COURTYARD VIEW



SITE PLAN

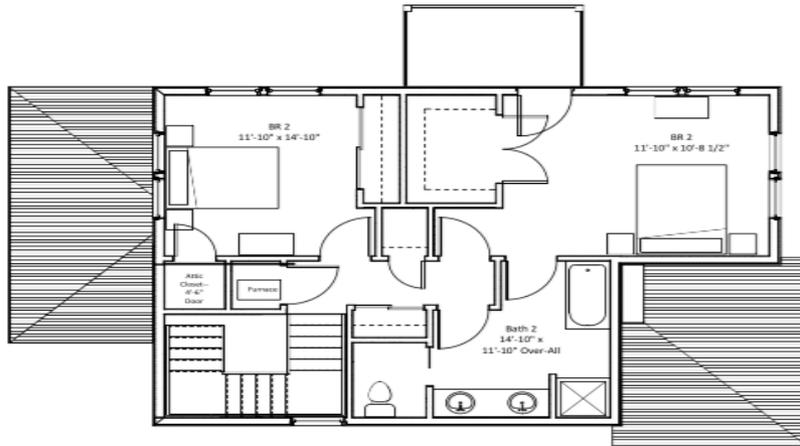
Single Family Homes



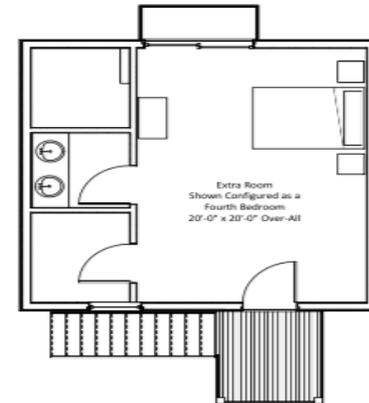
FLOOR PLANS



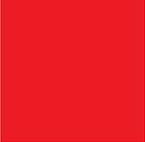
1 Type B - Ground Floor Plan @ Unit 9 & Unit 16 (Reversed)
1/4" = 1'-0"



2 Type B - Typical Second Floor Plan @ Unit 9 & Unit 16 (Reversed)
1/4" = 1'-0"



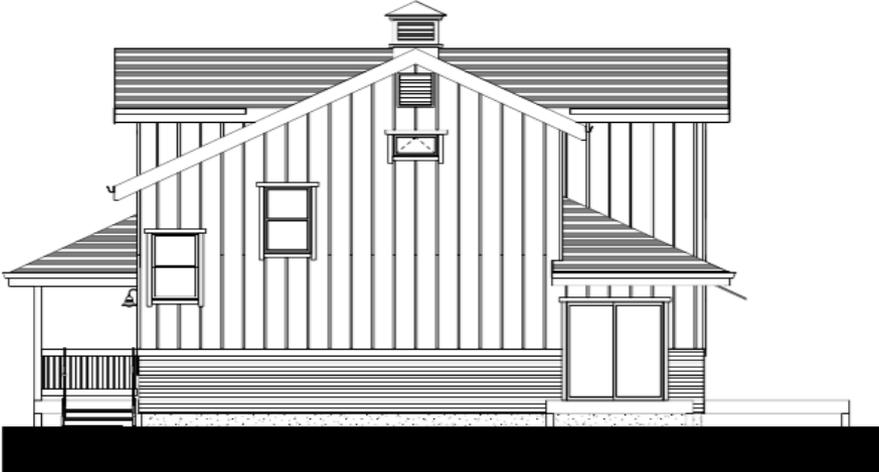
ELEVATIONS



Note: No Side Deck @ Unit 9

Type B - Courtyard Elevation @ Units 1 (Reversed), 9, 16 (Reversed), & 24

1/4" = 1'-0"



Type B - South (Side Yard) Elevation @ Unit 24

1/4" = 1'-0"



Type B - East (Property Line) Elevation @ Unit 24

1/4" = 1'-0"



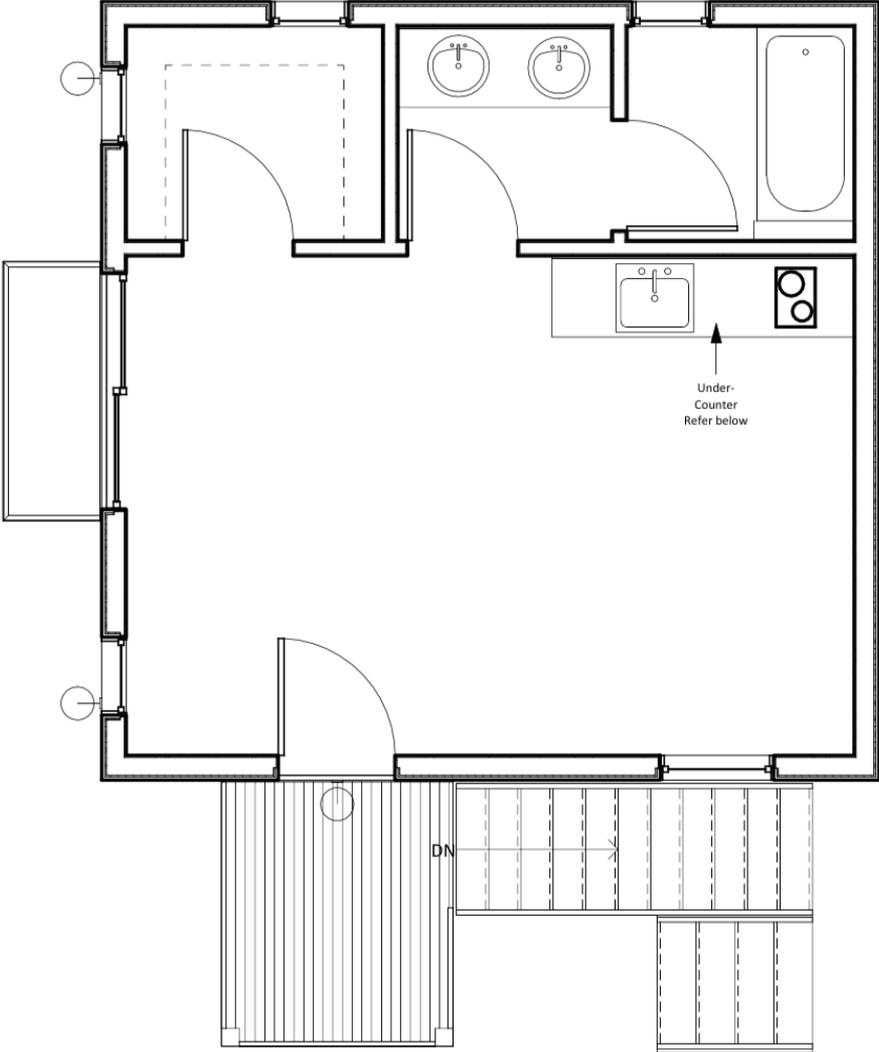
Type B - North Elevation @ Unit 24

1/4" = 1'-0"

LANDSCAPE PLAN



PROPOSED IN-LAW UNIT





Questions and Answers

GOOD NEIGHBOR FENCE

