

## Eight Unit, Double Access Cottage Development

This site is 34,485 ft<sup>2</sup> in area and has eight cottages, all of which have a footprint of 660 ft<sup>2</sup>. There are two access points on the East and West ends, which are connected by a pedestrian pathway through the center greenspace. One goal for this site is to preserve greenspace and as many trees as possible. To achieve this, the community open space sits in the center of the site, sandwiched between two clusters of four cottages. The East setback is 10 ft and the West setback is 15 ft and categorized as the front of the site. To shift the Western cluster further West, the two street-facing cottages on the West end take advantage of a code exemption, which allows their porches to encroach into the setback in order to save trees in the center of the site. These adjustments result in around 6,980 ft<sup>2</sup> of open space, which greatly exceeds the required 1,600 ft<sup>2</sup> (200 ft<sup>2</sup> per unit). It is possible for a ninth unit to be added in the open space, however this could require tree removal and an expansion of the driveway.

Due to the large size of this site, each cottage is able to preserve its single family character and have an attached 240 ft<sup>2</sup> garage, which is under the 250 ft<sup>2</sup> maximum area, and an 84 ft<sup>2</sup> front porch, which exceeds the 64 ft<sup>2</sup> minimum. The porches are oriented towards the street or community spaces to encourage socialization between neighbors. A pedestrian pathway connects the cottages to the street, greenspace, and the adjacent cluster. On the North side of the greenspace is a community garden, where neighbors can gather and care for their crops together. On the South side sits a 350 ft<sup>2</sup> community building, which can serve as a shared space to hold neighborhood parties, potlucks, movie nights, or even storage for shared tools.

