

How smaller homes got started again in the Puget Sound area.



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Start with great demonstration projects, evaluate, then code!

- My message – use stealth approach!
- Small (<1,000) & moderate (<1,500) detached homes normal 30 years ago.
- There is a way & need to bring back.
- Will present ten year process where smaller detached is normal again.
- Yep some lessons learned in process!

1997-2007 seven projects with home sizes from 486 to 1,500 SF



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Jim Soules Background

- UCB Architecture NO, so Economics
- First job, Marin County, CA, Planner
- Peace Corps, Afghanistan
- Harvard Business School
- Orange County, CA, Developer 70's
- Country Director, Afghan Refugees
- Exec. Dir., Seattle Housing Non-Profit

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Clusters of smaller detached housing as infill is not a new idea



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New City of Kirkland, WA 2007 code may still be most progressive in US

- Option to typical single-family zoning from dwelling units per acre to floor area per acre.
- Max. Home Size – 1,500 SF
- Encourages smaller homes
- Ordinance No. 4120

Kirkland Process for Innovative Housing Codes

- Electeds and Staff visited Third Street Cottages completed 1998
- 2000 Formed Housing Task Force
- 2002 Demonstration Project RFP
- 2 of 5 proposals accepted
- 2005 two projects completed

Teaser Code Summary

- Alternative to Minimum Lot Size
- Allowed in all single-family zones with 7,200 to 12,500 SF minimum lots.
- 35% FAR of net buildable site
- Detached homes up to 1,500 SF
- Carriage homes up to 800 SF
- 2 or 3 Unit homes up to 1,000 SF

Kirkland Innovative Housing Demonstration Program

- Intent – more housing choices
- Bonus based on proforma plat with 7,200 SF lots
- 2 cottages (<1,000 SF) per lot
- 1.5 compact (<1,500 SF) per lot
- Director has discretion

BUT process really got started with a project built in 1916!

- Ten 400 SF homes in SF zone.
- Seattle allow renovate if same size/footprint, or build big homes
- So renovated as is with parking.
- Sold out. Huge media.
- New cottage code, never applies.

Pine Street Cottages

Seattle, WA



Built – circa 1915 Major Renovation - 1991

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Pine Street Cottages

Seattle, WA



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So Built First CHD in U.S.

Third Street Cottages, Langley, WA



Completed 1998

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Third Street Cottages

8 cottages, 29,400 SF site, 11.8 du/acre



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Smaller is Greener

- Greatest impact is extraction, transportation, manufacture, and maintenance of building materials.
- Smaller Homes use less energy
- Increase average density towards 15 DU/acre supports public transit.
- Size Matters!

Market Ready for Smaller Detached

- 60% of US households 1 or 2 person.
- 27% single in US, 40% in Seattle
- Less than 22% 2 adults with 1+ child!
- The “new now” economy
- Demand for streetcar neighborhoods
- Dissatisfaction with condominiums

Start with Demonstration Projects

- Production builders are risk adverse and not innovators
- Const. lenders rely on appraisers
- Appraiser rely on comparables
- Realtors say smaller won't sell
- Public officials risk adverse too!

Consumers Drive Change

- If no quality smaller homes to see consumers think it is not possible.
- Target Cultural Creatives – 20+% of market. Civic, Green, Smart. \$\$
- Start high quality, get market acceptance first. Consumers follow!
- Think Mini-Cooper, then Scion!

Build Models to Show What Possible

- Buyers now have new choice
- Planning staff takes officials
- Other builders copy
- Neighborhoods can evaluate
- Lenders feel comfortable
- Realtors still hard to convince

Change means Innovation and Risk

- Innovation usually comes from small, maverick developers.
- Start small with high bar!
- Encourage a team with developer and architect as partners.
- Get good project in consumer media – professional media doesn't matter.

But Make Sure Good Design Guidelines in Place or Backlash!



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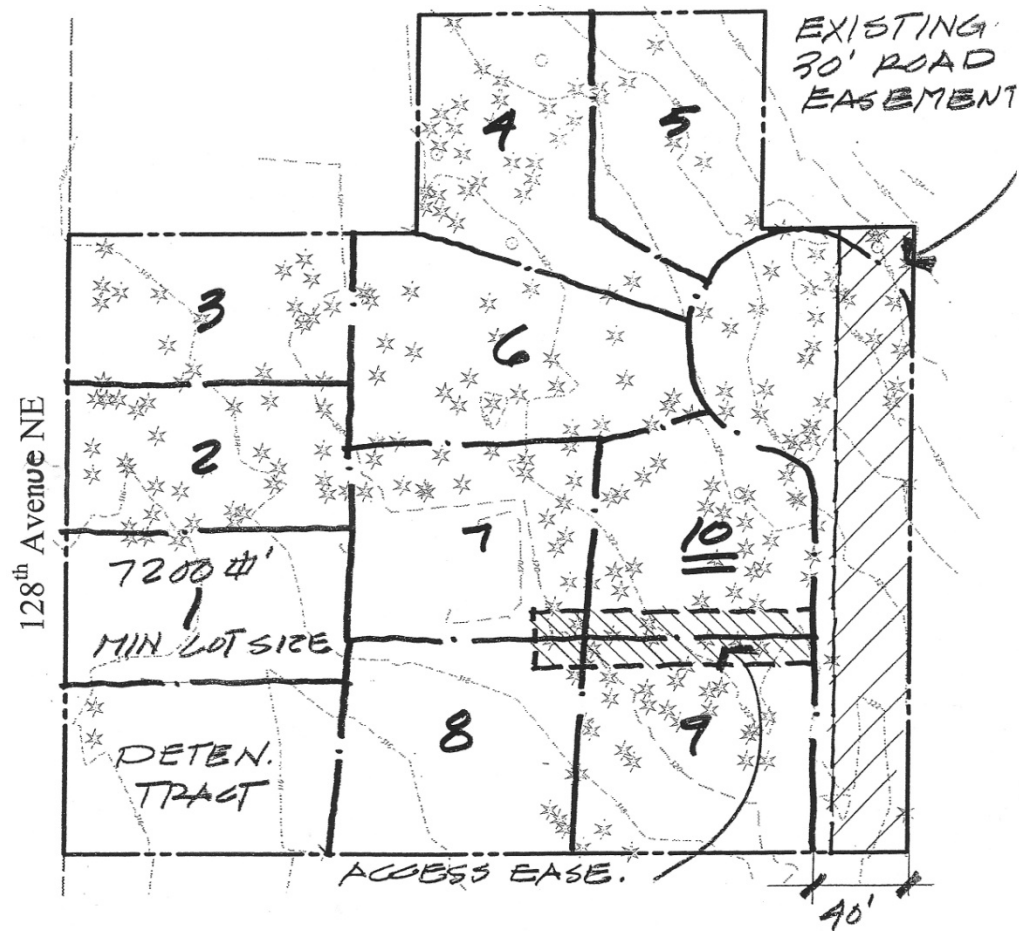
Danielson Grove Kirkland Demonstration Project



Complete Fall 2005

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DG Site - Ten 7,200 SF Lots



Danielson Grove



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Description

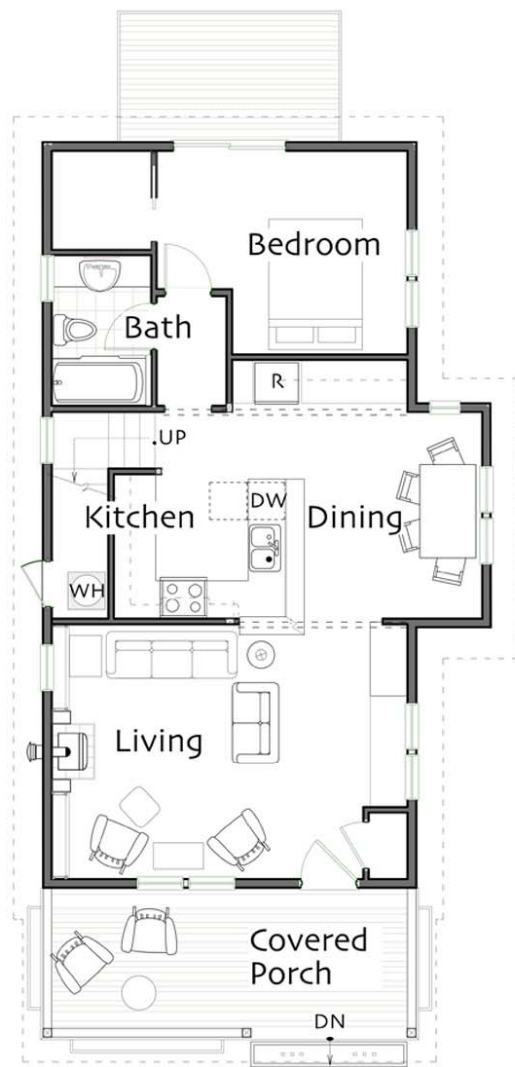
Danielson Grove

- 16 homes – 2 cottages + 2 compact
- 700 SF 1 BR + 800 SF 2 BR
- Compact from 1,200 to 1,500 SF
- Detached clustered garages
- 3,000 SF lots facing on courtyards
- Commons Bldg. over Vault

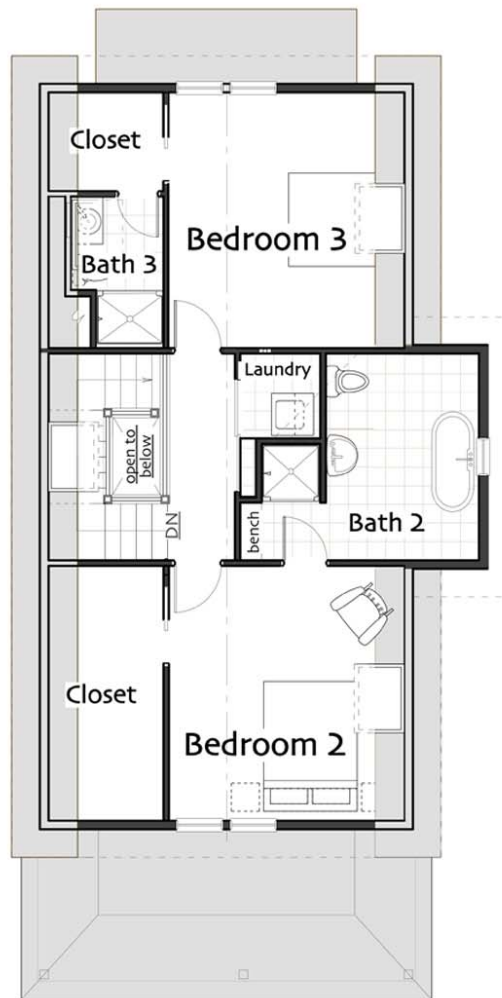
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Danielson Grove

- Net Buildable Area = 79,656 SF
- Standard zoning = 10 – 7,200 SF lots likely each 3,000+ SF homes
- Built 16 homes ranging from 700 SF 1 BR to 1,500 SF 3BR homes
- Density – 5.5 to 8.8 DU/acre



First Floor



Second Floor



First Floor	
Living Room	19'-1" x 13'-6"
Kitchen	12'-7" x 11'-1"
Dining Room	10'-6" x 11'-1"
Bedroom	11'-6" x 20'-6"
Bathroom	full
Second Floor > 5'	
Bedroom Suite	11' x 13'-6"
Bedroom 2	11' x 13'-6"
Bathroom 1	three-quarter
Bathroom 2	full
Total Heated Area	1497 sq ft

Danielson Grove

Kaleah

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Kirkland Bungalows

Developer - Cam West

Architect - Mithun

D.
STREETSCAPE



SITE PLAN



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Kirkland Bungalows

Kirkland Demonstration Project

Net Buildable Area = 71,155 SF

Standard zoning = 10 - 7,200 lots likely
each with 3,000 SF home

Built 15 - 1,300 SF 3 BR homes with 200
SF attached garages.

Density – 6.1 to 9.2 DU/acre

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Post Project Innovative Housing Evaluation

- Demonstration code required outside consultant evaluation
- Projects were well-received
- Similar projects will work in other neighborhoods
- More work needed on standards

New Code Development Process

- Outside consultant conducted focus groups, met with residents, met with neighborhood groups
- Consultant met with developers
- Staff prepared revised code
- Several Planning Comm. Meetings, Council adopted 12-07

Cottage, Carriage and Two/Three Unit Home Code - 2007

- PURPOSE - To provide choices in housing types through projects that are compatible with existing single-family homes, and to promote housing affordability by encouraging smaller homes.

New Code – Key Components

- Max. FAR - .35
- Max. Density – Double zone allowed
- Project Size – Min. 4; Max. 24
- Project Separation – 500 to 1,500 feet
- Park – $<700=1$; $<1,000=1.5$; $<1,500 = 2$
- Coverage - $< 50\%$
- Height – 25' with 6/12 above 18'

Cottage Standards

- Covered porches – min 64 SF
- Height – 18', but 27' if 6:12 pitch
- Garage area > 250 SF is FAR
- Yards – 20' public street, 10' side
- Parking – Under 1,000 SF = 1.5
- Parking 1,001 to 1,500 SF = 2

Two and Three Unit-Homes

- Two Unit – 1,000 SF, 2,000 total
- Three-Unit – 1,000 SF 3,000 total
- May convert existing homes
- Look like a single family home
- Some parking allowed in front
- Design review if more than one
- Director may modify if intent met

Median Income Housing

- Projects with 10 or more units
- Sliding scale – 10 units 1 at 100%;
- 11 units 1 at 98%, on so on to 24 units 2 at 92%
- Affordable housing not counted in FAR, but size limited.

Who lives at Danielson Grove?

	16 Homes	10 Typical Homes (guess)
# Adults*	24	20
# Dependents under 18	4	10
# Dependents over 18	0	?
Total Residents	28	30+
 #Autos	 20	 24
# RVs	0	4
#Walk, bike or bus to work	2	?
# Retired Adults	1	?
 Households		
One person	6	
Two persons	9	
3 Persons	0	
4 persons	1	

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Smaller is More!

- Smart Growth – get suburban density to 10+ / acre to promote public transit.
- Climate Change – Smaller homes require less material, less energy.
- Walkable Community – more density opens opportunities for non-franchise neighborhood stores (require onsite made products!).

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