

Pocket Neighborhoods

Location: Side Streets to Walkable Main

[Vacant lots on Fourth and Third Streets are suggested as ideal locations in the Walkable Main neighborhood.]



161 South 4th Street and adjoining lot at corner of S. 4th and Avenue A – Proposed New Home for a Micro Village

Shown Above: Two vacant lots on South Fourth Street behind Wallis Welding on Main bounded on the north by the alley behind Wallis Welding, on the east by Jay Cook’s Heating and Air, on the south by Avenue A and on the west by Fourth Street. It is proposed that four or five tiny homes be built in this area along with a common building, common outside area, community garden. Off-street parking would be located along the northern edge of the property by the alley and behind Wallis Welding).



Overview

This section of the project plan proposal sketches out possibilities for two pocket neighborhoods located on side streets that link to Walkable Main.

1 - Micro Village Pocket Neighborhood – Fourth & Avenue A

At least half of this property is currently for sale. Iglesia de Dios Pentecostal owns it. It is not clear who owns the property on the corner that is adjacent to Avenue A shown in the photo below—perhaps Joe Cook owns it.



Another view of proposed site for Micro Village. The corner lot is viewed from the perspective of 341 West Avenue A. Next door is Joe Cook Heating & Air Conditioning 309 West Avenue A.

1) The first proposed residential development would be a Micro Village pocket neighborhood located on South Fourth Street between Main and Avenue A behind Wallis Welding and extending to Avenue A. This space encompasses two existing lots. It is suggested that four tiny homes are built on the lot nearest to Avenue A with perhaps part of two of them extending into the area of the lot that is closest to Wallis Welding.

The estimated cost of land for these two lots is \$60,000. The cost of building each tiny home is estimated at \$25,000 (materials and labor, not lot). With the cost of the lot at \$15,000 per home, the total cost is estimated at \$40,000 per residential unit of approximately 600 square feet. *Note: If it were possible to put a fifth home on this space, the overall unit cost would be reduced by \$3,000 per owner. Also estimate of \$25,000 is high as most building costs for these homes with some quality is usually quoted at \$20,000 in the literature.*

These homes are not on wheels. They have foundations. These homes are to be owned by the people who live in them. They are not rental units. The arrangement of the homes on the lot, parking and common areas all follow the same high principles of the more standard sized Cottage Homes (1000 square feet) Pocket Neighborhoods.

ADDITIONAL INFORMATION AND RESEARCH ON MICROVILLAGES AND TINY HOMES:

http://lovinggarlandgreen.org/files/9913/9629/2064/Loving_Garland_Green_Micro.pdf

http://lovinggarlandgreen.org/files/3213/9637/7007/LLG_Micro_Village_Investment.pdf

Materials

Materials needed would depend on number of homes, design and size of each home.

Resources

The resources and funding for this project would most likely be from private sources. Perhaps a group of investors would like to participate in this venture.

These pocket neighborhoods have a history of selling all units within the first month after completion of construction.

2 - Cottage Homes Pocket Neighborhood – N. Third Street between State and Austin Streets



Corner North Third and State Streets (N. Third runs North to Austin where it turns right)



Back of proposed area on Austin Street (Sergio's Auto Repair is across on Austin Street)

2) The location of the second pocket neighborhood is suggested to be built on Third Street on the six vacant lots owned by the city along S. Third (218 to 298 N. Third) between State and Austin Streets. This pocket neighborhood would have homes that are approximately 1000 square feet in size. It is estimated this pocket neighborhood will have 8 to 12 homes along with a common building, parking in back either along the east side of the lot or along north side of lot facing Sergio's. At one time these lots had four or five homes that have since been torn down. Parts of driveways and sidewalks remain.

Read the book Ross Chapin's book for further principles, far more articulation, and examples. Pocket Neighborhoods: Creating Small Scale Community in a Large Scale World. *By Ross Chapin; Sarah Susanka (Foreword by) (Taunton Press, Hardcover, 9781600851070, 220pp.)*

WALKABLE MAIN

The developers and architects heading up these two projects for our first pocket neighborhoods here in Garland should have a thorough knowledge of pocket neighborhoods and their goals and purposes as well as their basic designs. Pocket Neighborhoods are not designed in the traditional suburban fashion of isolating neighbors from one another. They represent a return to gentler times when people had front porches and you said hello to their neighbors.



Pocket Neighborhood of Cottages designed by Ross Chapin.



Cottages in Pocket Neighborhoods all have front porches that face a common area. Landscaping provides layering and privacy. These areas are beautifully designed to ensure the residents don't feel crowded and on top of one another.

Benefits of these Two Housing Developments

These two housing developments would add between 17 and 36 residents to this area. Thus they would increase the neighborhood's vitality and potential walkable customer base—not only for this area but also for the businesses on the downtown square—all walkable distances. They would also provide an example of a new way to construct residential areas to enhance walkability and neighbor connectedness.

Compatibility of Pocket Neighborhoods with Existing Neighborhood

Existing homes in the area are tidy small neat frame homes in well-kept yards. This area already has existing charm that can be built upon.

NOTES AND COMMENTS