

Best Neighborhood Site Plan up to 20 Acres



Photo by: Ross Chapin, AIA

Judges Statement: *This charming Green Court design combines the desired features cherished by the local Kirkland, Washington market...an urban "pocket" neighborhood of high quality architectural character clustered around a garden-accented open green court, all at affordable prices. The developer was confident that the superior character and quality of the product, would find a ready market for this innovative solution to in-town housing. The local code provides for as many units as possible to build totaling a floor area of not more than 35% of the site area. The Judges sited the willingness to trade off direct access parking for a superior site plan with remote parking as a concept that other builders and architects should pursue when tackling difficult small in-town sites. Additionally, if you provide a sufficiently high level of quality and character, space for space's sake becomes proportionately less important. A significant and increasing portion of today's consumer will sacrifice the size of the home and the yard, and conventional parking for superior design in an urban location close to work, services and entertainment. The Judges noted the careful attention to site planning and house design details, complemented the creative capture of roof drainage into below grade cisterns for re-use as irrigation water. Good things can still come in small, smartly planned packages.*

GRAND AWARD

Danielson Grove

Kirkland, WA

Builder/Developer: The Cottage Company, LLC

Architect/Planner: Ross Chapin Architects



AWARD OF MERIT

Royal Court

Morgan Hill, CA

Developer: South County Housing Partners

Architect/Planner: KTG Group, Inc.

The Hillside

Austin, TX

Developer: CSGM Canyon Ridge, LP

Planner: JZMK Partners/Cunningham-Allen

Encanto

San Jose, CA

Builder/Developer: Robson Homes

Architect/Planner: Robert Hidey Architects

The Villas at Montelucia

Paradise Valley, AZ

Developer: Crown Realty & Development Corp.

Architect/Planner: Scheurer Architects