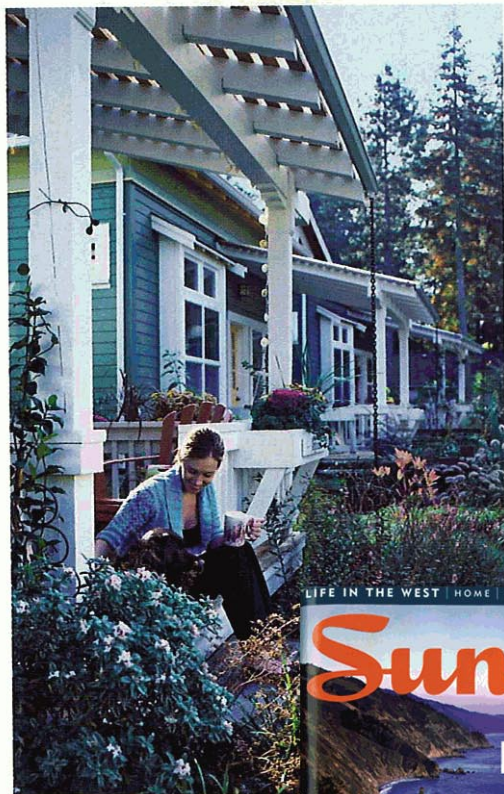


The central lawn (at right and in sketch) draws kids and parents. Front porches (below), all facing the green, add more opportunities for socializing.



HONOR AWARD
New community



REDMOND, WA

Cottage neighborhood

Think of it as an instant village. This community of 12 houses, none larger than 1,000 square feet, gathers around an expansive green.

Why it won: Building small can feel generous. The homes, the central lawn, and a solar-powered community center use only 1³/₅ acres of the 9¹/₂-acre site. There are no driveways and garages; the shared parking area is remotely located to encourage pedestrian traffic and reduce noise. It's the first completed project under the city of Redmond's Innovative Housing Ordinance, which allows developers to experiment with types of housing.

Design: Ross Chapin Architects, Langley, WA (www.rosschapin.com or 360/221-2373); Jim Soules, the Cottage Company, Seattle (www.cottagecompany.com or 206/525-0835) ▶100

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