



Our Response to the AARP Bulletin story about Pocket Neighborhoods

What a great story about pocket neighborhoods in the AARP Bulletin! We're so pleased that they chose to write about this exciting alternative for bringing more community into our neighborhoods. After receiving many emails and phone calls asking for more information about pocket neighborhoods, we decided to put this piece together to address some of your questions and explain our role in the creation of pocket neighborhoods.

As an architectural firm, our primary focus is designing custom homes here in the Pacific Northwest, as well as consulting with developers on their pocket neighborhood projects here and around the country. We are architects, not developers. We're making this distinction so you understand that our work begins when contacted by a developer interested in working with us on site planning.

Below you will find developer contact information for our current projects. In addition to these developments, we are working with developers around the country on site planning for pocket neighborhoods, but we're in the preliminary stage and it's too soon to give out information about the projects. Keep an eye on our website (<http://rosschapin.com/Projects/PocketNeighborhoods/PocketNeighborhoodsOpener.html>) and our Facebook page (<http://www.facebook.com/pages/Ross-Chapin-Architects/218429280724>) for updates about these and other upcoming developments. Most of the homes in the pocket neighborhoods you see in our Projects section on our website have been sold. Please be aware that when the developers have sold all the homes in a project, they are no longer involved. Private individuals own the homes in the pocket neighborhoods and homeowners' associations manage the neighborhoods. To find pocket neighborhoods with homes available, realtors in areas of interest may be a helpful resource.

Occasionally, there are home resales in pocket neighborhoods. There is a website called Trovit that tracks all homes that are for sale in the MLS. You may use this site to view listings that include Ross Chapin in their descriptions. Some homes may be owned by individuals who built using plans from our GoodFit collection (<http://www.rosschapin.com/Plans/plans.html>), but there may be some that have been built in a pocket neighborhood. You can get on Trovit's mailing list for all new listings with a Ross Chapin connection. Here's the link for Trovit: http://homes.trovit.com/index.php/cod.search_homes/type.1/what_d.ross%20chapin/.

To learn more about the pocket neighborhood concept, Ross has a website devoted to pocket neighborhoods: <http://www.pocket-neighborhoods.net/>. He also wrote a book on the topic, Pocket Neighborhoods: Creating Small Scale Community in a Large Scale World, available through Amazon or our office (<http://www.pocket-neighborhoods.net/buybook.html>) if you want a signed copy. The website and book will educate and inspire you about pocket neighborhoods. Because of your interest in pocket neighborhoods and community living, you may want to learn about co-housing. There is a great website about this lifestyle and its possibilities: <http://www.cohousing.org/>.

Finally, if you would like a pocket neighborhood in your neck of the woods, we suggest you attempt to track down local developers with our design sensibility and encourage them to consider working with us and taking on a pocket neighborhood as their next project.

We hope this information helps. Here are our current projects:

Current Project Stories related to the book

Pocket Neighborhoods: Creating Small Scale Community in a Large Scale World

Contact: Debbie Loudon at Ross Chapin Architects: debbie@rosschapin.com

Inglenook Neighborhood

Carmel, Indiana



This is a project under construction now near Indianapolis. The first phase includes 26 houses oriented around garden courtyards on a suburban site (Whole Foods is a mile away). Full build out of the plan may include approximately 140 homes & townhouses in pocket neighborhood settings, along with community buildings and a local retail/office center.

Developer: Casey Land
Company: Land Development & Building Co., Inc.
Email: mcaseyland@yahoo.com
Telephone: 317 442 7773
Websites: <http://www.inglenookcarmel.com>

<http://pocket-neighborhoods.net/examples/large.html>

Classic Street Cottages

Manzanita, Oregon



The construction for the first phase of this 24-cottage pocket neighborhood began in early spring 2012. The site is located on the Oregon coast, 1-1/2 hours from Portland and 14 miles south of Cannon Beach.

Developer: Jim Pentz
Company: Classic Street Cottages
Email: info@classicstreetcottages.com
Telephone: Darrel Riley, Broker 503 319 2824
John L Scott Realty 503 639 1111
Website: <http://www.classicstreetcottages.com>

Wyers End

White Salmon, Washington

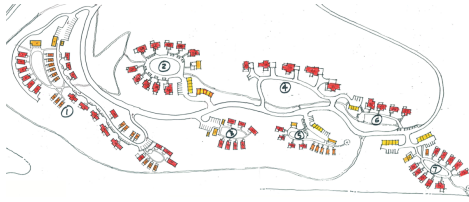


An 18-home pocket neighborhood near a small town center on the Columbia River — completed four years ago.

Developer: Henry Fischer, Randy Orzeck
Company: Smart Development Corporation
Email: randy@smartdevelopment.com
Telephone: 541 490 3721
Websites: http://www.smartdevelopment.com/wyers_siteplan.cfm

<http://www.rosschapin.com/Projects/PocketNeighborhoods/WyersEnd/WyersEnd.html>

Squam River Landing
Ashland, New Hampshire



This is a 65-home community “on the boards” in active planning. The site is located on a rural hillside overlooking Squam Lake (where On Golden Pond was filmed). The target market is second homebuyers in the Boston region.

Developer: Barry Gaw
Company: Sippican Partners, LLC
Email: bgaw@sippicanpartners.com
Telephone: 603 553 0258
Website: <http://www.squamlanding.com/>

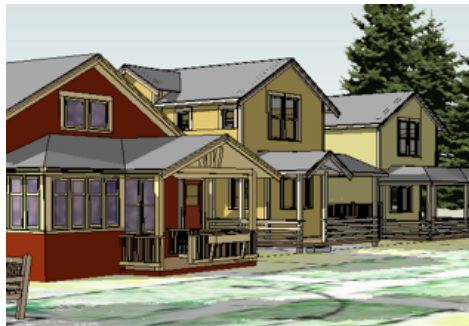
Blueberry Cottages
Kent, Washington



This is an active project in a city near Seattle moving through permit approvals. It is part of an innovative housing demonstration program with the city to promote housing diversity and affordability.

Developer: JB Ruth
Company: WE Ruth Real Estate, Inc
Email: jbruth10@msn.com
Telephone: 253 852 4682

Sundial Cottages
Tukwila, Washington



This project is approved and is ready to go — 10 cottages on an infill site near Seatac Airport in Seattle. Target market is one & two-person workforce households.

Developer: Doug Davies
Company: Sundial Cottages
Email: douglas.c.davies@boeing.com
Telephone: 425 283 2218

Concord Riverwalk
West Concord, Massachusetts



RCA was the land planner for this project in Massachusetts. The site is an infill location in an old community. Two renovated historic buildings face the street, with 10 cottage homes located behind and around a garden courtyard. There is a commons structure and community garden.

Developer: Dan Gainsboro
Company: Genesis Planners, Inc.
Email: dgainsboro@genesisplanners.com
Telephone: 617 835 1700
Websites: <http://www.concordriverwalk.com/neighborhood/overview>
<http://pocket-neighborhoods.net/examples/single2.html>