

Cozy By Design

Affordable Communities for the 21st Century

Pyatok Architects



Rome
5150/sq mi



London
11,000/sq mi



Paris
64,000/sq mi



Amsterdam
11,200/sq mi

Phoenix
2,700/ sq mi



Athens
26,500/ sq mi



Kowloon
154,000/sq mi

**Coziness
and Cultural
Adaptation**



Chicago

12,400/ sq mi



San Francisco

16,000/ sq mi



Brooklyn

26,000/ sq mi

Manhattan

65,000/ sq mi

Denver

3,250/ sq
mi



Seattle

5,430/sq mi

Salt Lake City

1640/ sq mi

Austin

2,515/sq mi

Tucson

2675/sq mi

Phoenix

2,700/ sq



How to change the culture to accept more Cozy Communities

Change the attitudes of the general public, elected officials, land use regulators

1. ***Participatory Design***: involve neighbors and potential buyers/renters
2. ***Collaborative Design***: involve planning staffs as participants or observers
3. ***Fitting the Context***: match street patterns, building scale, rhythms, massing, proportions, 'style' of existing neighborhoods
4. ***Personalization***: Provide opportunities for residents to make changes, additions, self-expression



Community Participation in Planning and Design

Neighbors can be organized by the developers and their architects into work teams using modeling kits to explore site plan options, home designs and stylistic preferences. In the process, neighbors become educated about how to design for slightly higher densities without losing the character of their neighborhood.



Design work sessions with neighbors

Resulting densities acceptable to neighbors have sometimes been as much as two and three times the existing neighborhood after the neighbors have a chance to study their options with modeling kits



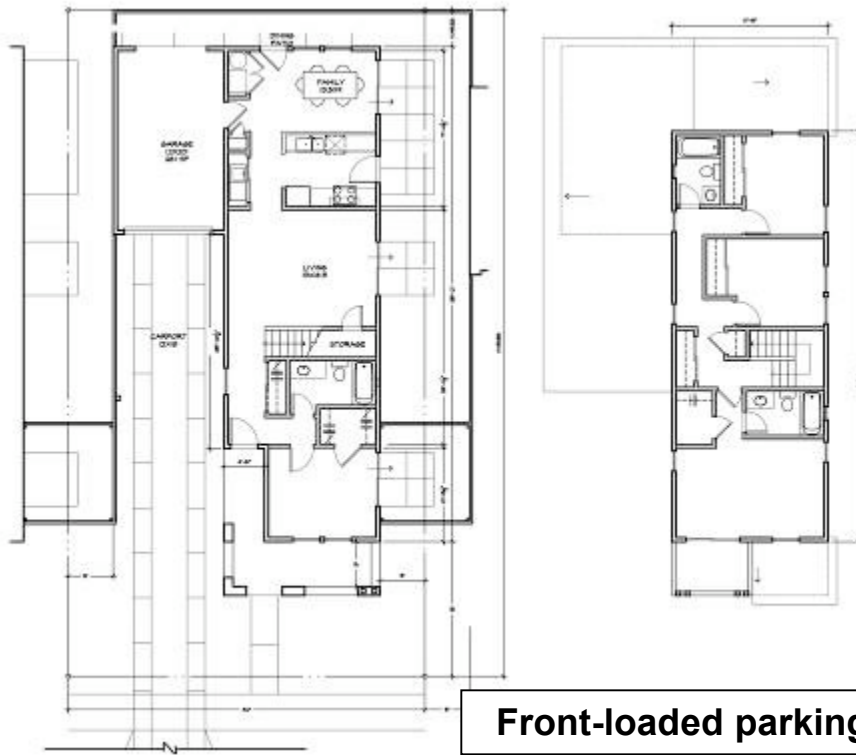
Seattle: 25' curb-to-curb, new two-way streets with parallel parking on both sides. If drivers in Seattle can do it, why can't others?



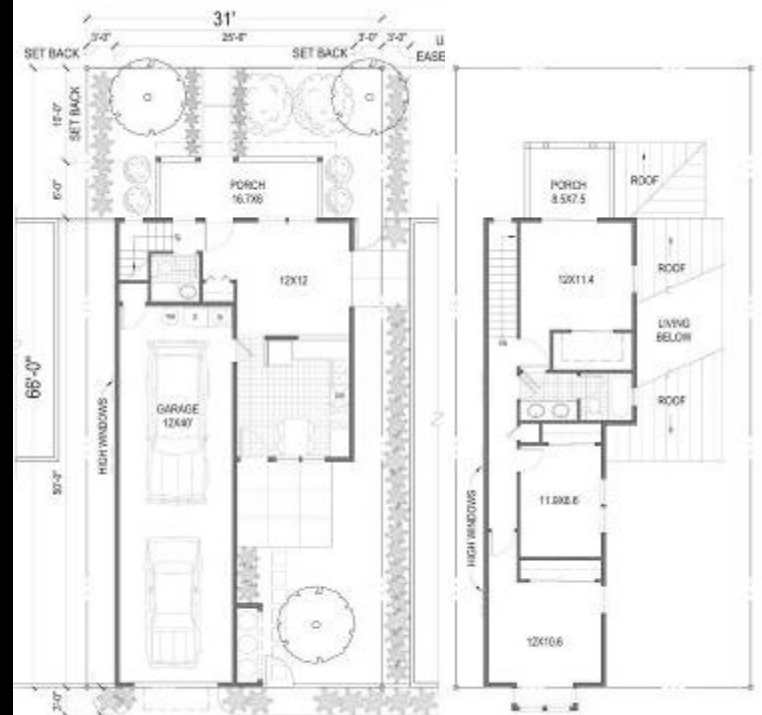
Smaller Streets use less land, allowing more land for more homes, open space, water retention.



**Manhattan Beach, CA: 20' R.O.W.
16' Alley for back-loaded parking**



Front-loaded parking

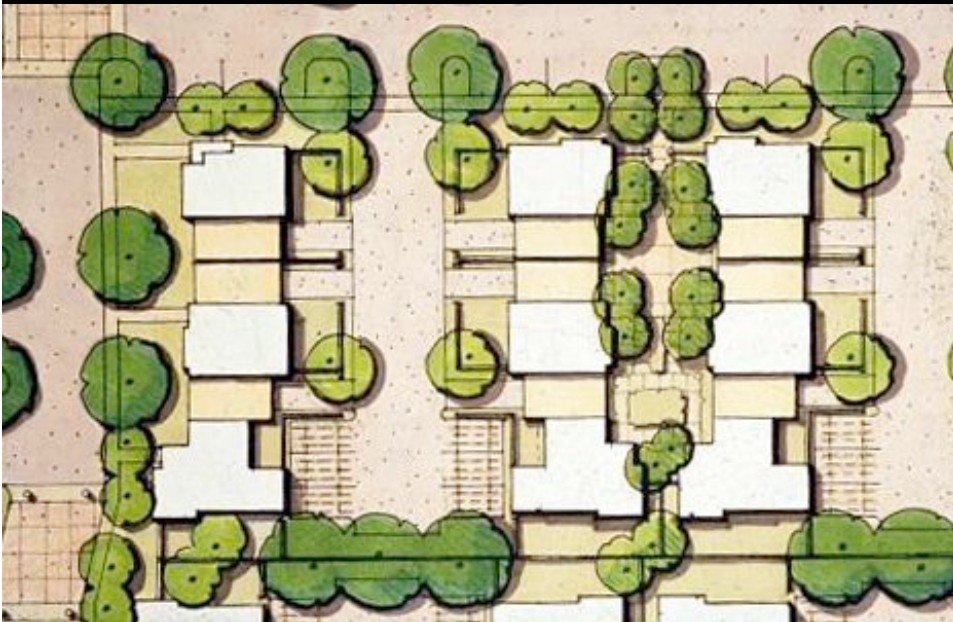


Rear-loaded parking



Rear-loaded parking

Smaller Lots: with careful design, homes can be on smaller lots without feeling crowded. One-story elements (garages) can separate the two-story elements so homes are further apart. Shaded decks off the second floor parents' bedrooms and above the front porches provide additional architectural interest and life to the street.



Two-story attached, but separated by one-story garages

Six homes are grouped with front doors and living rooms facing auto-free courtyards where toddlers play, while back doors and patios face auto-courts where older children on wheeled toys can play.

12/acre



Courtyard Clusters: 12/acre



Auto-free courts (top) create well-supervised play spaces for younger children with only six homes per court. Small, dead-end auto courts (lower left) at the rear of the homes create safe play areas for older children. One-story garages separate the two-story homes for more privacy and varied street views (lower right).



3 in 1: A Big 'House'

Three smaller town homes (900-1400 sf) are grouped together to look like one larger home that fits into a neighborhood of single-family homes.



15/acre



Apartment Building as a 'Bed and Breakfast Inn'

With careful massing and porch design, a 12-unit apartment building can look like a charming 'bed and breakfast inn', fitting into an older single family neighborhood.

20/acre





Street edge ↑

Auto courts ↓



Disguising Density: Lower massing in the front on the street, higher massing in the rear along the interior auto courts

25/acre



First Level

- 1. Kitchen/Dining
- 2. Living
- 3. Bedrooms
- 4. Master Bedroom
- 5. Future Office/Business
- 7. Future Garage
- 8. Future Bedroom
- 9. Future Roof Deck

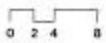
Expandable Three Bedroom Home
(with home business option)



Second Level



Third Level



First Level

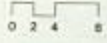


Second Level

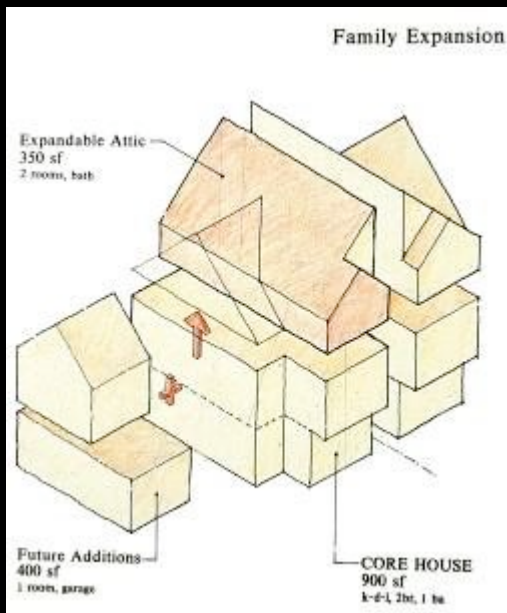


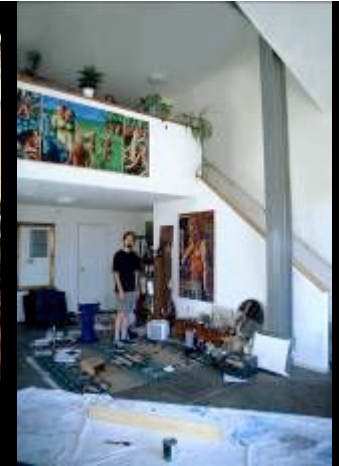
Third Level

- 1. Kitchen/Dining
- 2. Living
- 3. Bedroom
- 4. Master Bedroom
- 6. Grandparents
- 7. Future Garage
- 8. Future Bedroom
- 9. Future Roof Deck



Expandable,
Live-Work,
In-Laws

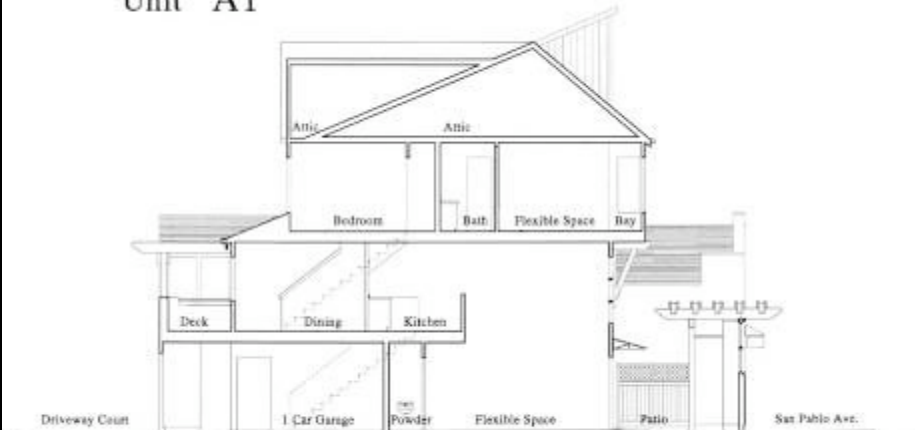




Double-height front rooms can be used as living rooms or businesses. Front patio walls provide privacy and sound protection, but large windows in the patio walls allow them to be used as show windows for businesses.



Unit A1



Building 2

Third Floor



Second Floor



First Floor



Unit A
Temescal Terrace

- 1 Living Room/Office
- 2 Dining
- 3 Kitchen
- 4 Office/Bedroom
- 5 Bedroom





Front Business / Rear Residential

Behind the storefronts, families use the auto-court for social gatherings and play areas.



Auto + Pedestrian Courts

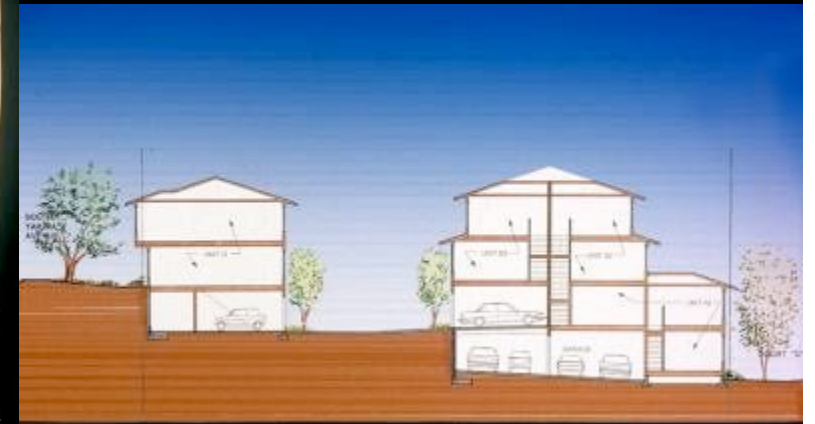
**35/acre
1auto/unit**



**Pedestrian
Court**



Auto Courts



**Hillside
Townhomes**
40/acre

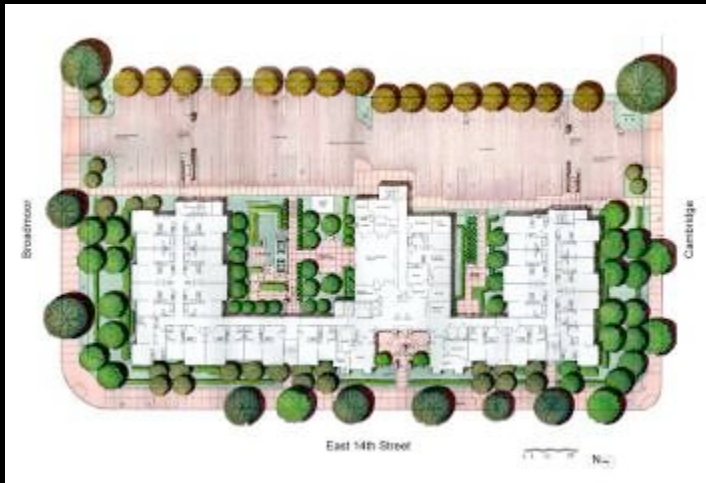




Downhill Townhomes: Clustered Garages



**Mid-Level
Central Court**



**Senior Housing as
'Grand Hotel'**



**30/acre
(one-bedrooms)**





Seniors

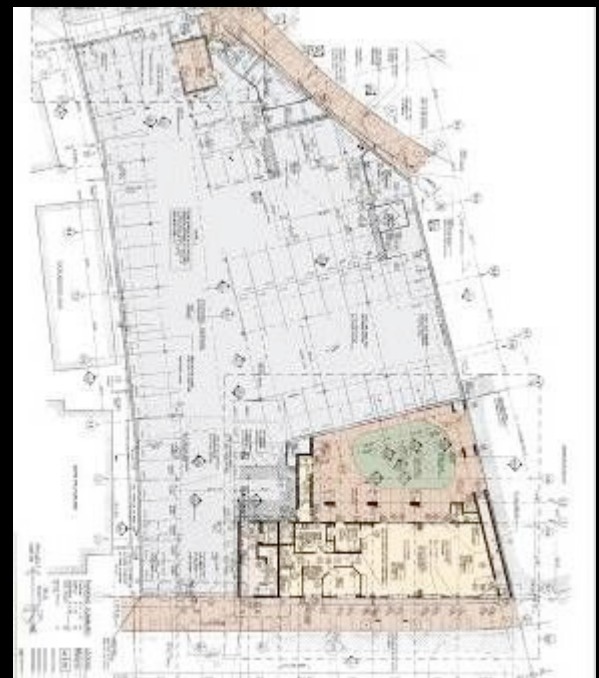
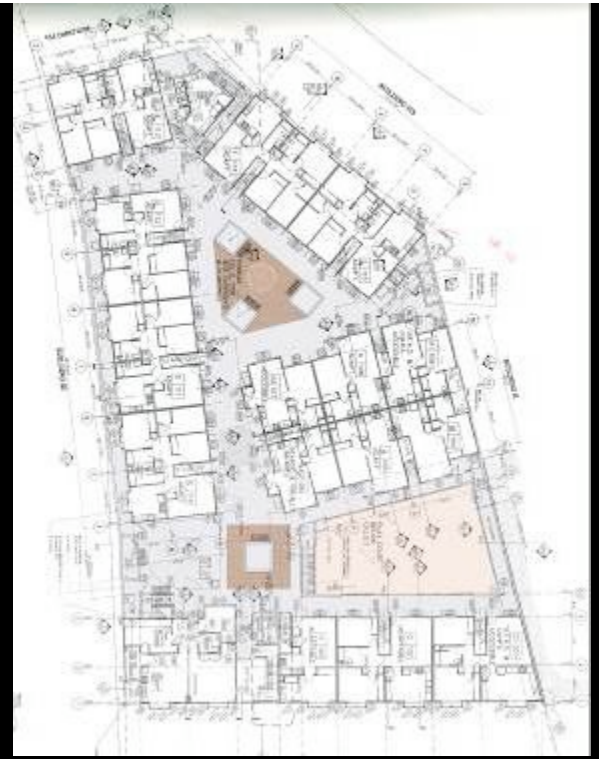


Formerly Homeless Women and Children



An Apartment Building as a 'Lodge'

40/acre



**Transit-Related
40/acre**



Beach Street, looking toward downtown



Rodriguez Street



Front Courtyard



Rear Courtyard



Porches with stoops rise to the lid above the parking garage.



Courtyard above parking garage



Underground Parking

By placing the parking garage 7' into the ground, the lid is 3' above ground, similar in height to porches in this neighborhood. This rental housing for 50 lower income families then fits the context of high-priced single family homes where the median sales price is \$1.5 million

50/acre

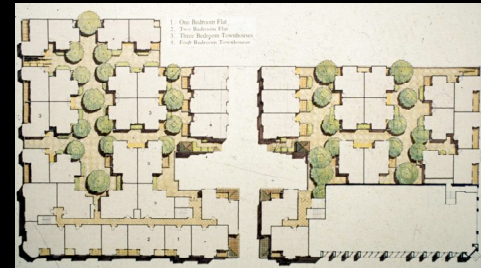


Singles live in apartment buildings lining a busy boulevard, three blocks from a transit stop with retail, childcare and community facilities on the ground floor.



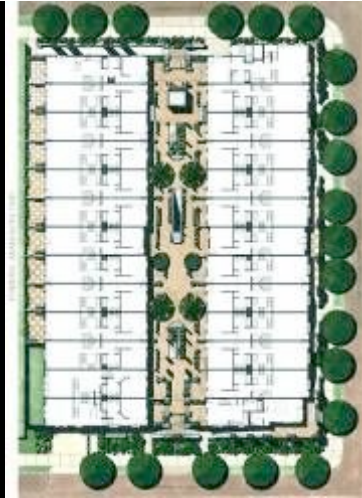
Families live in their own town homes grouped around courtyards behind the apartment buildings.

Mixed-Use, Transit-Related



55/acre





The 28'-wide, 50'-tall court provides ample space, light and shade for the residents.

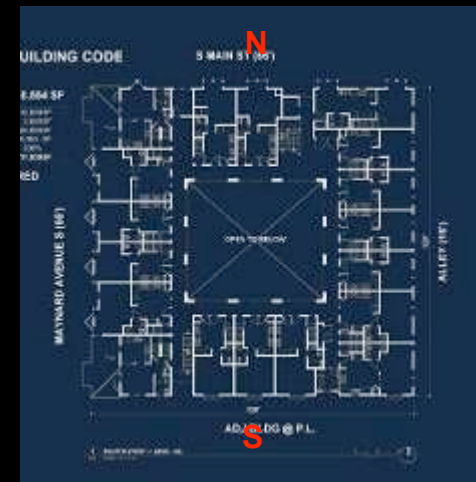
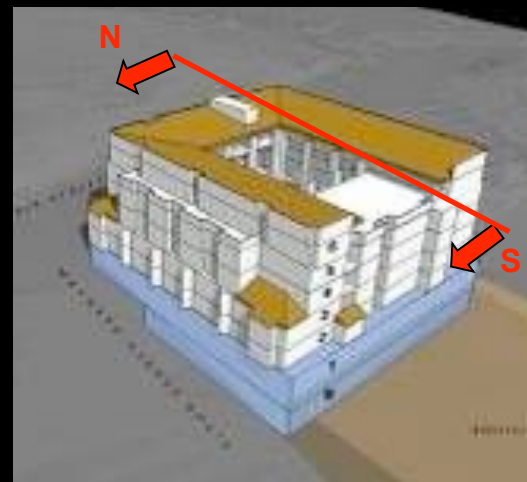
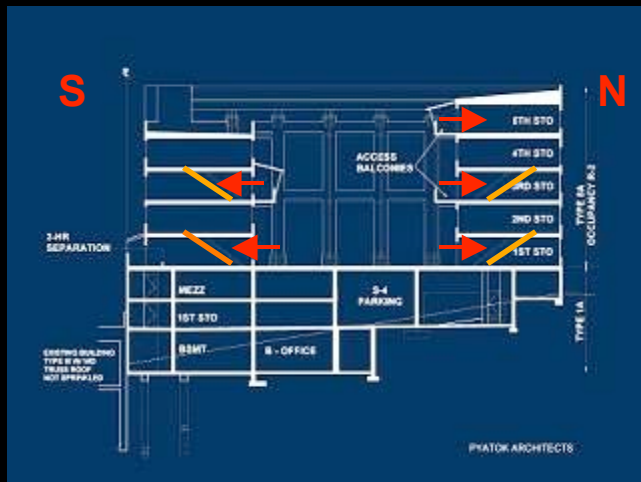


By sinking the garage (one auto per unit) half into the ground below the housing, half-level stoops and porches can line the street edges. This provides life for the street and security to the first level lofts.



92 Downtown Lofts/Apartments

135/acre (TYPE V, Wood Frame)



51 Rental Apartments (36 townhomes, 15 flats on 1/3 acre)

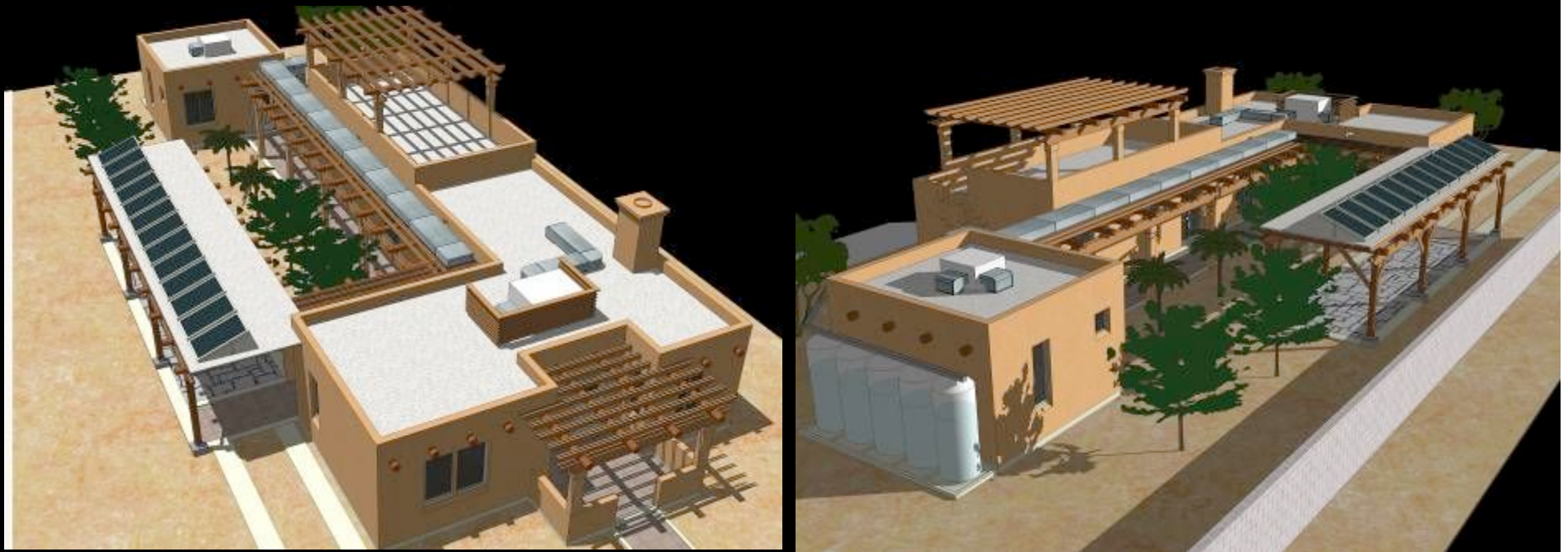
150 Units/Acre

Downtown Seattle





Guadalupe, Arizona



Affordable, Sustainable and Expandable Home for three generations Urban Infill Lots: 50X100

- aerated concrete block made with fly ash: 8", R-30
 - SIPS roof panels: 8", R-35
- roof beams: small diameter rounds, harvested to prevent forest fires
 - Passive solar and PV's- 90% of all energy needs
 - Rainwater harvesting for irrigation
 - reuse grey water for irrigation
- water-based air conditioning system, 60% energy reduction
 - Reflective roof reduces heat island effect



