



Craft's Cottages

A proposal to develop Jamestown
S'Klallam Tribal property for
affordable housing



Craft's Cottages

Address the potential of developing the Tribal property commonly known as the Craft property for affordable housing.

Include a mix of housing options for Tribal citizens, Tribal employees and others.



Craft's Cottages

Craft Property Stats:

- Land is in trust status
- 30.36 acres near the Dungeness River
- Surrounding zoning is R-5
- Largely old farm/pasture land with a mixed stand of trees on the south end (approx. 17 acres)
- Current use is residential rental for one family



Craft's Cottages

Project Team

- Annette Nesse – Chief Operations Officer
- Leo Gaten – Governmental Policy Advisor
- Doug Sellon – EDA Executive Director
- Rob Johnston – Johnston Land Surveying



Craft's Cottages

Proposed Site Plan Options

- Traditional, rural land division
- “Cottage court” type division



Craft's Cottages

Why cottage court type site plan?

- Demographics are changing to include more singles, empty nesters, childless couples
- Cozy, easy to maintain homes are appealing
- Smart growth concept = several houses on smaller plots of land = “green building”
- Encourage neighborliness with privacy
- Craftsman style architecture is classic and enduring, “simple yet elegant”



Craft's Cottages

Cottage Court type site plan

Pros:

- Higher density, more homes can be built
- Smaller homes - effective to built/efficient to maintain
- Compact yards with larger common areas
- Community water and septic
- Less paved areas
- Opportunity to design and build “green”

Cons:

- May be harder to “sell” to the neighbors due to higher densities
- Residents may feel a loss of privacy
- Higher common infrastructure development costs



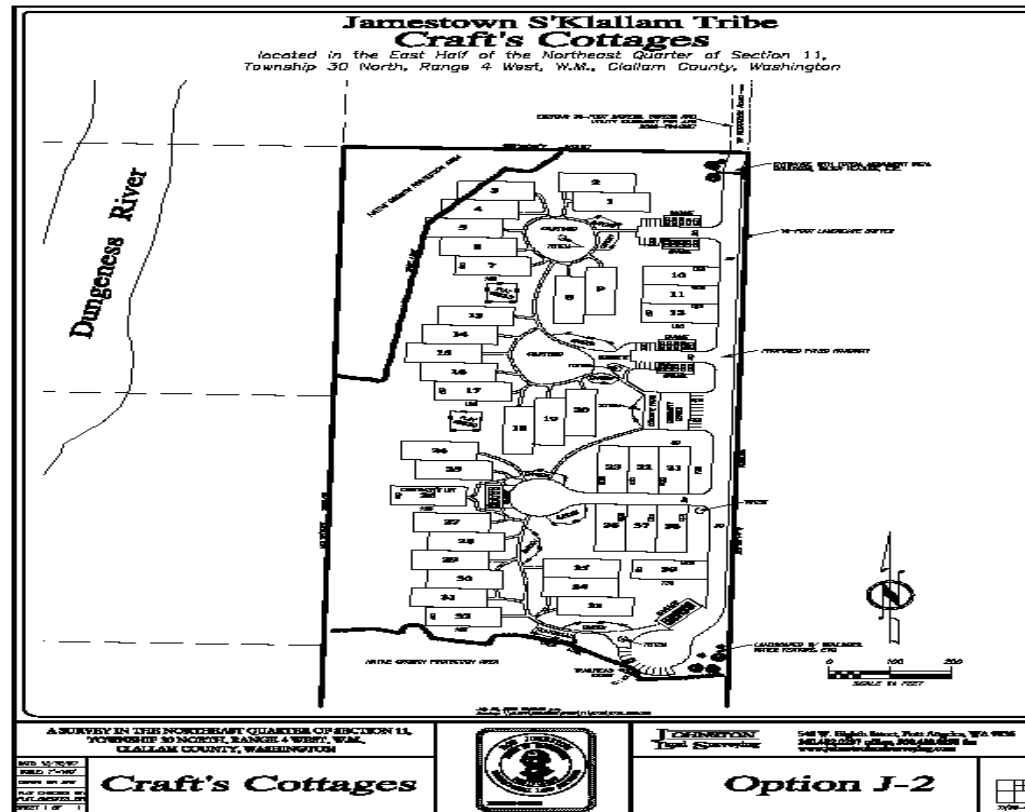
Craft's Cottages

Cottage Court type site plan concepts

- Provide lots at approx 6250 s.f.
- Build efficient homes at approx 1100 – 1300 s.f.
- Include detached garages or public covered parking
- Homeowners responsible for care of compact yards with common areas maintained for their benefit
- Community infrastructure – water and wastewater systems

Craft's Cottages

Cottage Court type
site plan with 39
home sites



Craft's Cottages

Third Street Cottages – Whidbey Island



“This trend-setting 'pocket neighborhood' is the result of involvement of people on every level who paved the way—a forward-thinking state government, a pro-active planning director , an innovative architect, a sensitive developer an enlightened banker , and a supportive community.

This project sold out soon after completion in 1998.“

Craft's Cottages

Danielson Grove – Kirkland, WA



Housing Conference 2006

Craft's Cottages

Conover Commons – Redmond, WA



Craft's Cottages

Exterior Structural detail

(from the Cottage Company)



"CHANGE" Housing Washington Affordable
Housing Conference 2009

Craft's Cottages

Back porch detail

(from the Cottage Company)



"CHANGE" Housing Washington Affordable
Housing Conference 2009

Craft's Cottages

Front porch detail

(from the Cottage Company)



"CHANGE" Housing Washington Affordable
Housing Conference 2009

Craft's Cottages

Dining area detail

(from the Cottage Company)



"CHANGE" Housing Washington Affordable
Housing Conference 2009

Craft's Cottages

Interior architectural detail

(from the Cottage Company)



"CHANGE" Housing Washington Affordable
Housing Conference 2009



Craft's Cottages

Summary:

Craft's Cottages remains a viable concept!

Seeking funding for:

Site work

Infrastructure

Construction

Considering use of multiple funding sources, HUD 184, HUD-NAHASDA, USDA, IHS, others...



Craft's Cottages

Thank you for your time!!

Jamestown S'Klallam Tribe

Annette Nesse

Chief Operations Office

360-681-4620

anese@jamestowntribe.org