



CYPRESS CROSSING COTTAGES:

Cottage Community Designed for Seniors

In designing the Cypress Crossing Cottages, we balanced the needs of the target demographic with the site challenges (deep and narrow 80' x 300' lot). Our goal was to create a sense of place while providing an affordable solution for those who may be mobility-challenged.

Using innovative space planning on a single-level, we were able to create a two-bedroom unit with an office and ample indoor/outdoor living space. This floorplan offers great flexibility as there is room for guests and caregivers as well as wide-open space for maneuverability.

Because our focus was on seniors, whose needs may change while living at Cypress Crossing, we anticipated a number of wants and needs:

- *One-level living* and *limited elevation changes* allow both residents and guests to move about the space with confidence
- *Ample and creative storage* solutions for belongings and recreational equipment
- *Artistic and organic touches* to establish a sense of place. The front house is oriented to the street to blend in with the neighborhood but the lot behind offers treescaping that feels secluded.
- *On-Site Parking* - areas where this lot size is common, a bus may be a mile+ away. With mobility-challenged seniors, we needed to be realistic about their transportation needs and opted to provide parking.

DESIGN CRITERIA:

UNIVERSAL DESIGN & AGING IN PLACE

Seniors are the target demographic for this community - both with mobility challenges as well as those who are active. Because we design for both, the following features were included:

- Slab front and back patios for no-threshold entry
- 42" wide doorways
- No-threshold shower
- Grab bars in wet areas
- Universal design cabinet and drawer pulls

AFFORDABILITY AND CONSTRUCTABILITY

Building a small home generally has a higher cost-per-square foot than their larger-home counterparts. Building a home with sustainability and climate resiliency in mind can come with a higher initial price tag. We chose to balance these functions and created the solution that focuses on quality of life for the owner and lower costs of ownership due to materials used.

The current infill rules make individual ownership possible, and it is within that framework that the following pricing has been applied. We assume that the developer will segregate the site into common, limited-common areas, and privately-owned areas with governing documents, and establish a homeowners association to oversee the property.

It is also assumed that the lot is relatively cleared, no advanced reports are needed,

utilities are at the street, no additional street improvements are required, the land use and building permits are approved within six weeks and the developer is not faced with extensive carrying costs, and clearing and grading can commence with minimum issues:

APPROXIMATE COST FOR HORIZONTAL & VERTICAL CONSTRUCTION:

\$888,704 (\$262 per sq ft)

Does not include permitting fees, legal fees, advanced site development, carrying costs. +\$350,000 land cost.

ANTICIPATED SALES PRICE PER UNIT:

\$499,000

Factoring in additional expenses, advanced site development, excise tax, and additional closing costs, this is a reasonable price.

SUSTAINABILITY AND RESILIENCE

Utilizing materials that are durable, affordable, reduce energy usage, and avoid waste was a priority. The following materials are utilized:

- **Metal roof** – fire-resistant 50-year roof.
- **Windows and passive solar design** – abundant windows allow the sun's energy to radiate inward. Strategically-placed windows and doors can open, letting the breeze cool the space. The thermal mass of the floor allows for the passive heating and cooling to occur.
- **Concrete wall panels** – fiber cement siding allows for easy maintenance and longevity, hence sustainability. This siding is rot- and insect-resistant and can handle the weather of the Pacific Northwest.
- **Sustainable Composite Vertical Wood** - The exterior vertical wood is a long-lasting, sustainable composite.
- **Pervious surface** - the individual property walkways and patios include pervious

material, helpful for managing stormwater.

- **Treescaping** – trees provide shade, hold carbon, and assist with managing stormwater.
- **On-demand water heater**
- **Ductless mini-splits**
- **Low-Voltage Exterior Lighting** - exterior solar lighting consistency is difficult with a tree cover; we opted for a hard-wired system that is safer and energy-efficient.

INNOVATION AND CREATIVITY

This home includes many special touches an owner would appreciate:

- **Outdoor living focus** – The large patio, trees, and natural landscaping expand the living space by inviting people outside.
- **Garage storage for vehicles and recreation equipment** – Supports traditional and multi-modal transportation and recreation.
- **Interior design** – Modern neutral design style allows the owner to personalize the home. Wood accents add warmth, interest, and a beautiful aesthetic.
- **Ample windows and unique roofline** - Establishing a unique architectural style with plenty of light and a modern, clean, aesthetic makes this home feel special.

