



UMATILLA HILL



Short picket fences bordering the curved pathway through Port Townsend's Umatilla Hill pocket neighborhood distinguish shared space from private yards.

A variety of ages and family types, from singles to empty nesters, enjoy the compact, open style encouraged by pocket neighborhoods.

“They’re made for the way people live”

Just outside Seattle, architect Ross Chapin’s designs for cottage “pocket neighborhoods” show how crafting close-knit homes can create a sense of community

ROSS CHAPIN IS A TRUMPETER OF ARCHITECTURAL MODESTY and distinction in a sea of grandiose and vanilla. “I have a certain amount of save-the-world complex,” he says, and his method is to design and build small houses—650 to 1,600 square feet or so.

In 1995, Jim Soules, developer and founder of The Cottage Company, approached Ross about upping the ante from crafting homes to creating community. Together, they and other investors bought four 7,200-square-foot lots in a small town on the Puget Sound where a visionary zoning code was already in place. It allowed for double the density of housing units if the homes were limited to 975 square feet each, shared a common courtyard, and kept parking areas to the side. It was here that they devised their first pocket neighborhood: the Third Street Cottages. Jim describes pocket neighborhoods as “a group of homes that face and relate to one >

