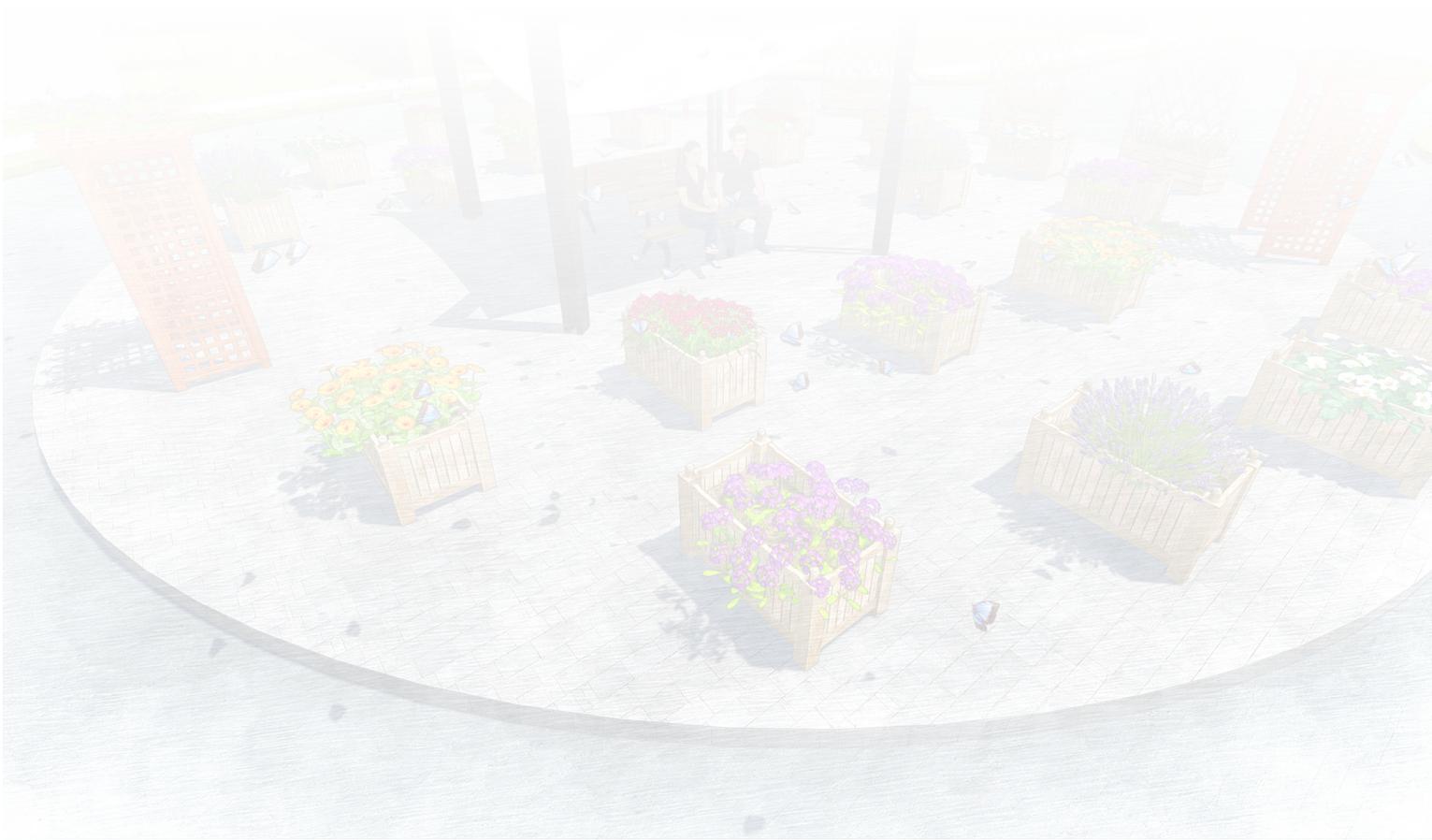




# POCKET NEIGHBORHOODS

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To introduce a holistic way of living, that promotes, a sense of belonging and ownership, while also improving enviromental awareness and economic opportunities.

## WHAT?

- A cohesive cluster of homes gathered around a common social gathering area
- Shared outdoor space is the key of pocket neighborhoods
- Neither a private or public but rather a defined space between the private and public realms

## WHY?

- Provide the basis sense of belonging
- Develop meaningful relationships beyond the family
- Create a sense of ownership that extends beyond the front yard gates to the edge of the shared commons at the street
- Foster environments for different age groups, cultures, to coexist with one another

## HOW?

- Cultivating community in the garden
- Taking back the street
- Cul-De-Sac Commons
- Taking down the fences dividing the properties so people have the opportunity to know their neighbors better



### Create a Small-scale Community

- Provide opportunities for residents to get together
- Share responsibilities: such as maintenance within the neighborhood



### Promote a Healthy and Active community

- Encourage residents to spend time outdoors
- Utilize neighborhood pocket parks with fitness equipments



### Increase Safety and Connectivity

- Lower backyard fences to open reduce crime rate
- Sidewalks and trails to connect neighborhood to other parts of the community



### Facilitate Place Identity in Nolanville

- Create a higher demand for ownership within the neighborhood
- Provide a new alternative to housing developments in Nolanville

# NOLAN VALLEY DEVELOPMENT

Blaine Perkins

As we began to look into case studies for designing Pocket Neighborhoods, Architect Ross Chapin was a great resource to gather research from. Ross has wrote a book outlining what it takes to create a meaningful neighborhood while also getting the financial return investors are looking for. Personally, I enjoyed The Wellington Neighborhood in Breckenridge, Colorado to model my design after. John Wolff and John Lyon (Wolff/Lyon Architects) are the two men responsible with designing The Wellington Neighborhood. They made a simple vision: "To create a traditional neighborhood with a sense of community and place" that would ultimately create one of the most sought out neighborhoods in Colorado. Today, the whole neighborhood is completely filled up and they are currently looking at ways to expand so more people can be accommodated. Of course, when entertaining the idea to investors they are wanting to know if it is financially feasible. This neighborhood is proof that you can create a meaningful design by integrating traditional neighborhood concepts with pocket neighborhood principles.



<https://pocket-neighborhoods.net/patterns/clusters.html>

As you can see, to the left, I have created a design concept centered around a low spot on the existing site in Nolanville. Using this as an anchor I have positioned both Single Family residences and Elderly homes to help create an intergenerational connection. Not only will this foster the opportunity to create meaningful relationships, My hope is that it will also help combat sicknesses such as: Alzheimers and Dementia in the older residents. To the east of the property, the younger professional homes are situated a little further away offering some privacy but still fostering the opportunity to connect with other residents. If put into effect, we believe as a team that we can offer much more affordable housing for the residents of Nolanville. While also creating more open spaces to help combat stormwater run-off, crimes in vacant lots, as well as heat island effect from too much impermeable surface.



# NOLAN VALLEY DEVELOPMENT

Blaine Perkins

One of the great things offered with Pocket Neighborhoods is giving the residents the power to control the programming of open spaces, picking which plant pallet they would like to see, as well as allowing them to choose what color home they like. This is a great way for the community to come together to agree on a theme for the neighborhood, much like a Home Owner's Association in a typical neighborhood.



Pictured above, is a perspective showing the Open Space Pond located in the middle of the site. This is a great place for exercising and also day to day interactions with other residents in Nolan Valley. Although residents cannot swim in the pond this will be a great LID feature to help combat stormwater run off on the site.



Pictured above, is a perspective showing one of the pre-programmed spaces on site, a community Dog Park. We understand the need for a nice open area for our four legged friends to enjoy since there are no enclosed fences around the homes.



The Texas Ash home is provided for the retired residents in Nolanville. With the smallest floor plan offered, this home is one story with vaulted ceilings. Contact your local contractor for ADA accessible entries if needed.



The Single Family Estate is every families dream home. With the largest floor plan and two-story option, this home offers the best family experience at the lowest price on the market



The last home offered in Nolan Valley is for the young professionals just getting out of college. The Estate simple one-story, open porched floor plan is easily maintained and also comes in a variety of colors. This is perfect country home tucked away into a city environment.

In this schematic example, we can appreciate the objectives, goals and the mission statement of what a pocket neighborhood community could look like and what it has to offer.

This is a hypothetical development location, taking into account the external factors of the city and the growth behavior.



## The Cottages

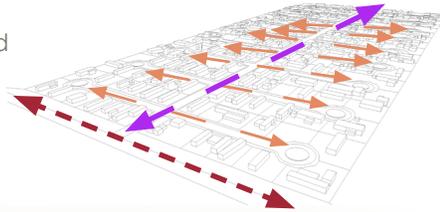






# CONCEPT DIAGRAM

- Existing Homes
- Pocket Parks
- Shared Space
- Potential Joined Backyards
- Existing Trees
- H Avenue
- Mesquite St
- Tertiary Roads
- Sidewalks/Trails



**PHASE 1:** Utilize vacant lots and cul-de-sac by having pocket parks



## PHASE 2: Add porch and lower the fences

Tradition 8-foot fence



4-foot fence with porch



## PHASE 3: Shared backyards; No fence

Fence Removed

