

# From Cottage to Community

Lessons Learned  
From the  
Katrina Cottage Movement;

## **Small Housing Trends**

New Partners for Smart Growth Conference  
Kansas City, MO  
February 7, 2013

# Before Hurricane Katrina



# After Hurricane Katrina



# After Hurricane Katrina



# 7 Years After Hurricane Katrina



# Mississippi Renewal Forum

Governor's Commission on Recovery, Rebuilding and Renewal  
Mississippi Gulf Coast

October 2005

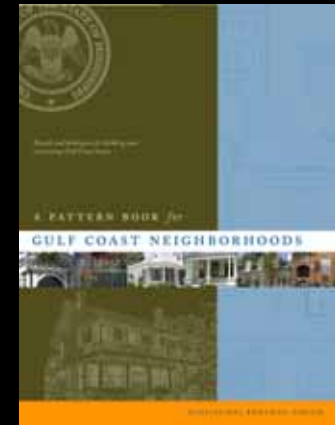


Over 200 people participated in the Mississippi Renewal Forum held at the Isle of Capri.

Summary Report



Pattern Book  
for Gulf Coast  
Neighborhoods



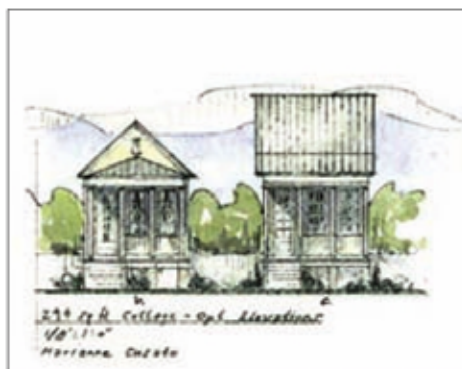
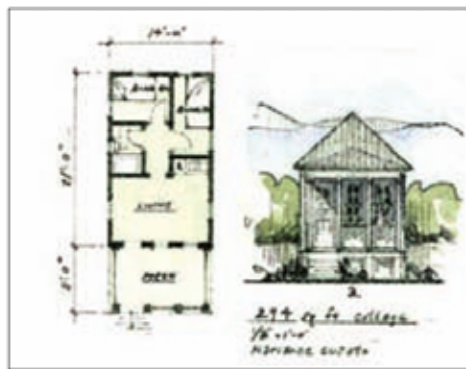
# FEMA Trailers / Recovery Housing



# An Alternative Approach

## EMERGENCY HOUSING OPTIONS

Illustrations: Marianne Cusato



Three versions of the same small-scale emergency housing intended for immediate housing for workers and displaced residents. These can be manufactured or built on-site for about \$25,000.

This small-scale emergency house is intended for immediate workforce housing and for displaced residents. It can be manufactured, modular construction, panelized or stick-built on site.

### ■ | FROM PAGE 63

- Modular houses, which are essentially framed boxes built on a rigid wood floor that can travel down the road and be lowered onto a foundation on site. A house could be a single module, or two modules side by side, or two modules stacked, etc.
- Structural insulated panel (SIP) houses, the walls (and sometimes the roofs) of which are composed of insulating foam sandwiched between two OSB panels.

Local architect Allison Anderson balanced the single-family offerings with a modern, mixed-use building that housed commercial retail space on its ground floor, with flexible living space above.

With new FEMA flood zone maps and height recommendations looming, team members began drawing buildings on stilts – and they were none too pretty or feasible, said R. John Anderson. “The buildings were so high they wound up looking like ridiculous lighthouses. At some point, the elevation becomes absurd. It’s not that much more expensive to build immediate, movable houses, ones that can be moved down the street.”

The elevation issue is one that is here to stay, and will certainly affect – even hinder – future development, said Henderson. “It shows that the existing traditions really can’t continue in some places. We need to work on establishing new traditions.”

In the end, construction speed is just as important

as aesthetics, said Anderson. “We need to marry the technology with a building type that’s recognizable as being from the Gulf Coast. They’ll need pre-permitted, site-built houses, with assembly instructions. Not pre-cut, but coherently sourced, so that if Lowe’s or The Home Depot gets an order for a ‘582-square-foot model,’ they’ll know what to drop at the site.”

The architecture team’s efforts will continue on Nov. 17, at a conference in Hattiesburg, Miss., of Mississippi-based manufactured housing providers, said Anderson. “We’re trying to get a presence there, to explain what we’re trying to do.”



# An Alternative Approach

## AFFORDABLE HOUSING OPTIONS



A study of how to engage temporary housing into permanent solutions.



This 784-square-foot, two-bedroom cottage may be manufactured, modular or panelized. It has a generous, open living area and comfortably sleeps four. The sideyard typology allows for a very large porch for three-season living in the Gulf Coast region.



This is a 28-foot-wide cottage with 1,232 square feet that may be constructed as a doublewide manufactured home or from modular construction.

Anderson concentrated on affordable housing that could start as a temporary dwelling and end up being permanent. "We focused on the idea of a small, well-built, regionally appropriate house — one that can be driven over the road, then quickly site-built," he said.

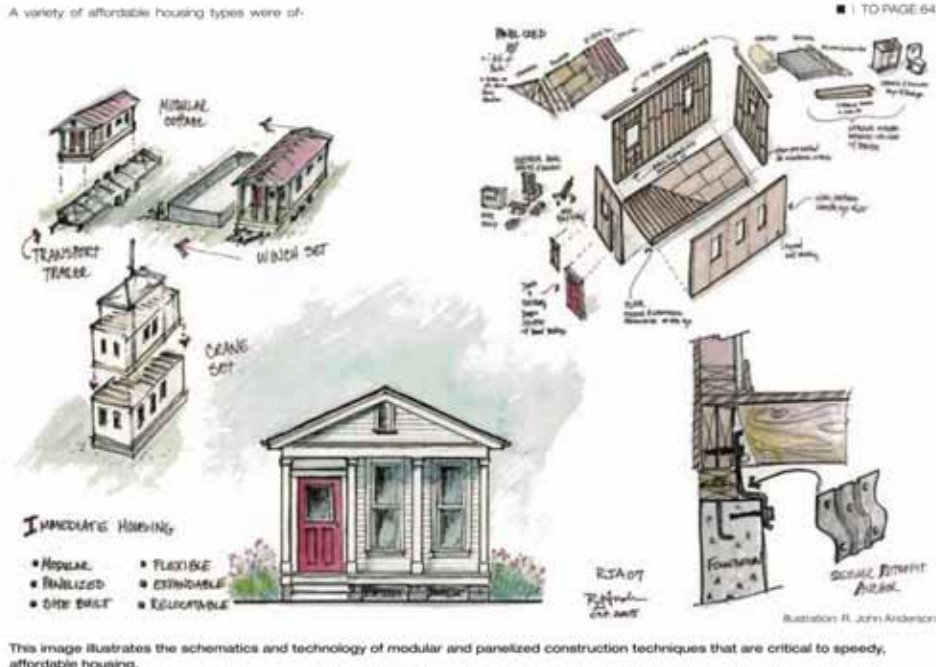
A variety of affordable housing types were of-

ferred, said Anderson.

■ HUD-spec houses, a.k.a. trailer homes built to HUD specs, could be single- or double-wide, and placed on foundations, "although that's a little awkward," said Anderson.

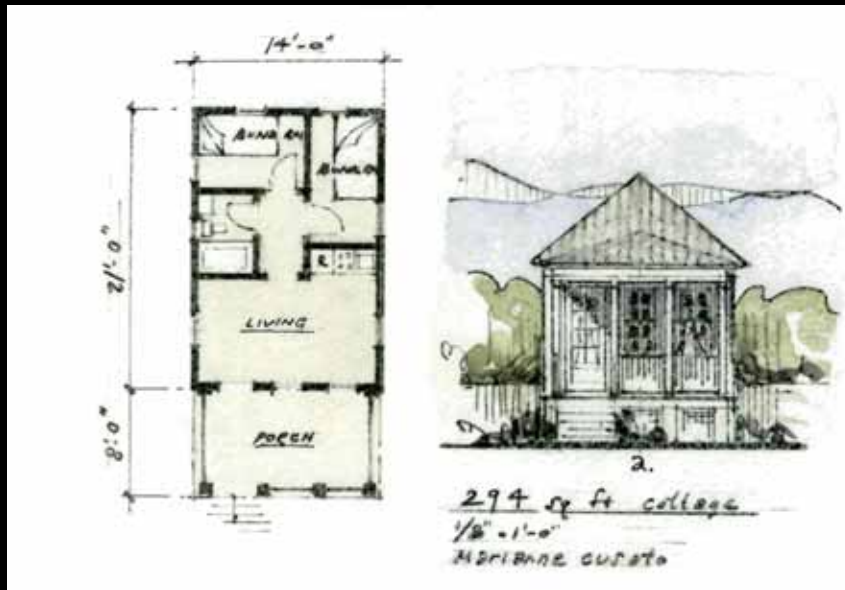
### MANUFACTURED HOUSES:

■ Panelized houses, which are assembled on-site from pre-assembled open-wall panels or sheered panels (panels with plywood or OSB).



This image illustrates the schematics and technology of modular and panelized construction techniques that are critical to speedy, affordable housing.

# Katrina Cottage 1



294 square Feet



# Katrina Cottage 1



294 square Feet

# Katrina Cottage 1



# Katrina Cottage 1



# Katrina Cottage 2

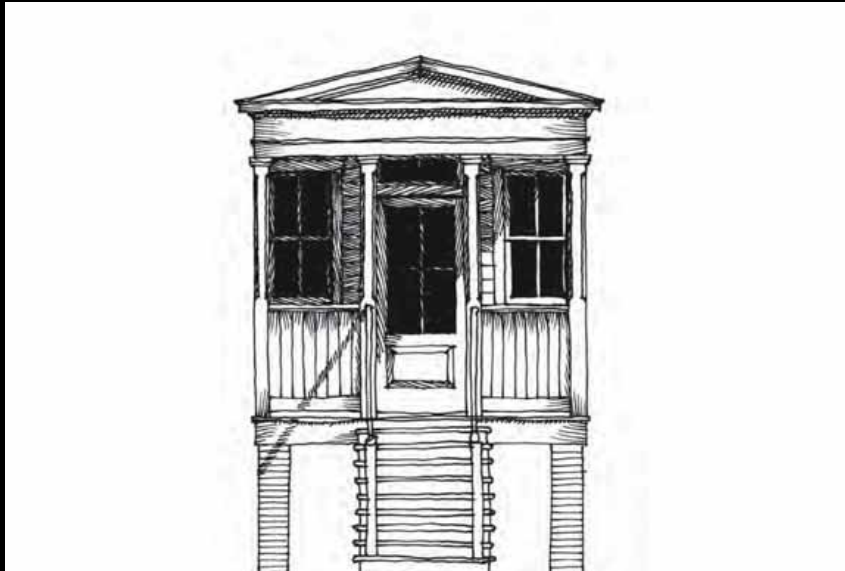


770 square Feet

# Katrina Cottage 2



# Modular Tiny Cottage



225 square Feet





# Modular Kernel Cottage



523 square Feet

# Modular Kernel Cottage



# Modular Kernel Cottage



# Wagoner Cottage



869 square Feet

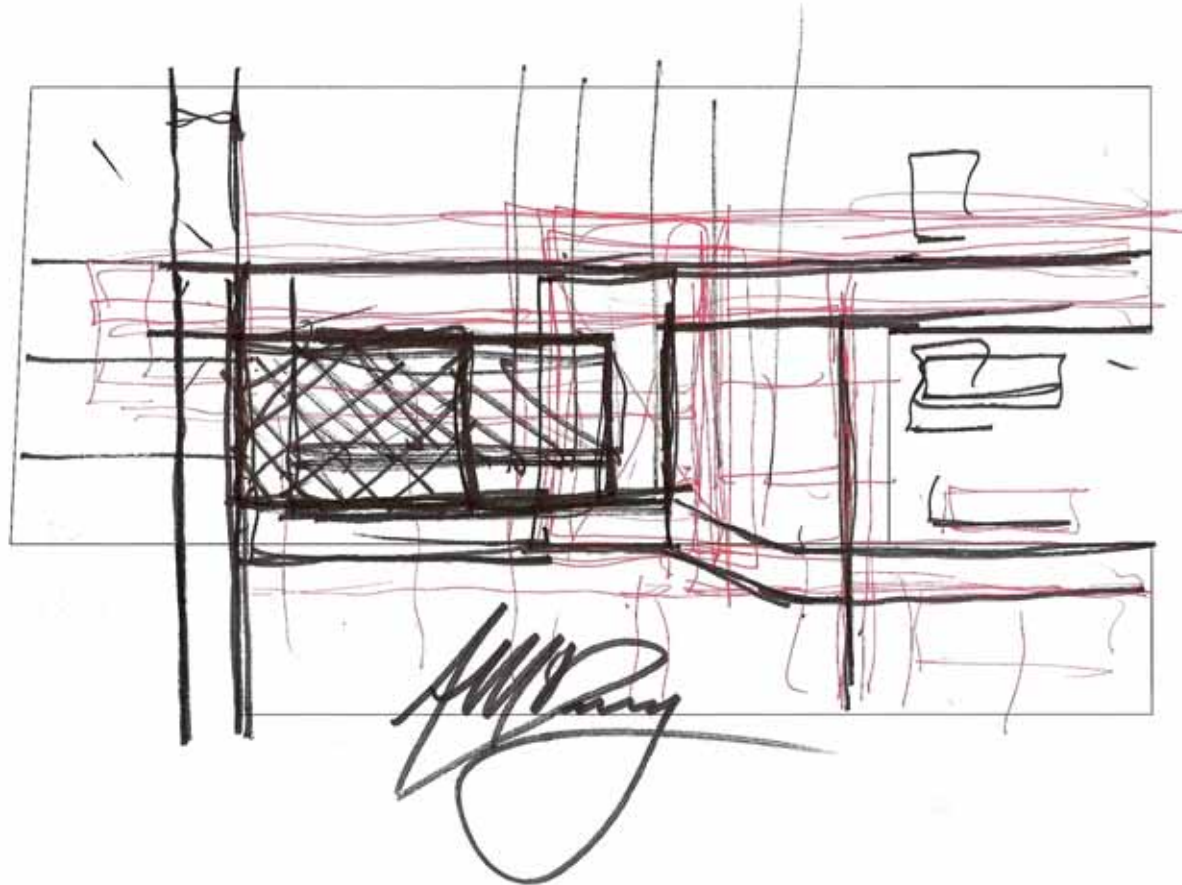
# Wagoner Cottage



# FEMA “Neighborhoods”



# COTTAGE SQUARE



# COTTAGE SQUARE





# Katrina Cottage 1



294 square Feet

# Lowe's Cottage Prototype



512 square Feet

# Lowe's Cottage



# 3 Bedroom Cottage



1413 Square Feet

# Kernel Cottage



523 Square Feet

# Tiny Cottage



225 square Feet

# Mississippi Cottage Prototype



672 Square Feet

# Cottage Square









# Mississippi Cottages



374 Square Feet



714 Square Feet



374 Square Feet



854 Square Feet

# Mississippi Cottages



# Permanent Placement



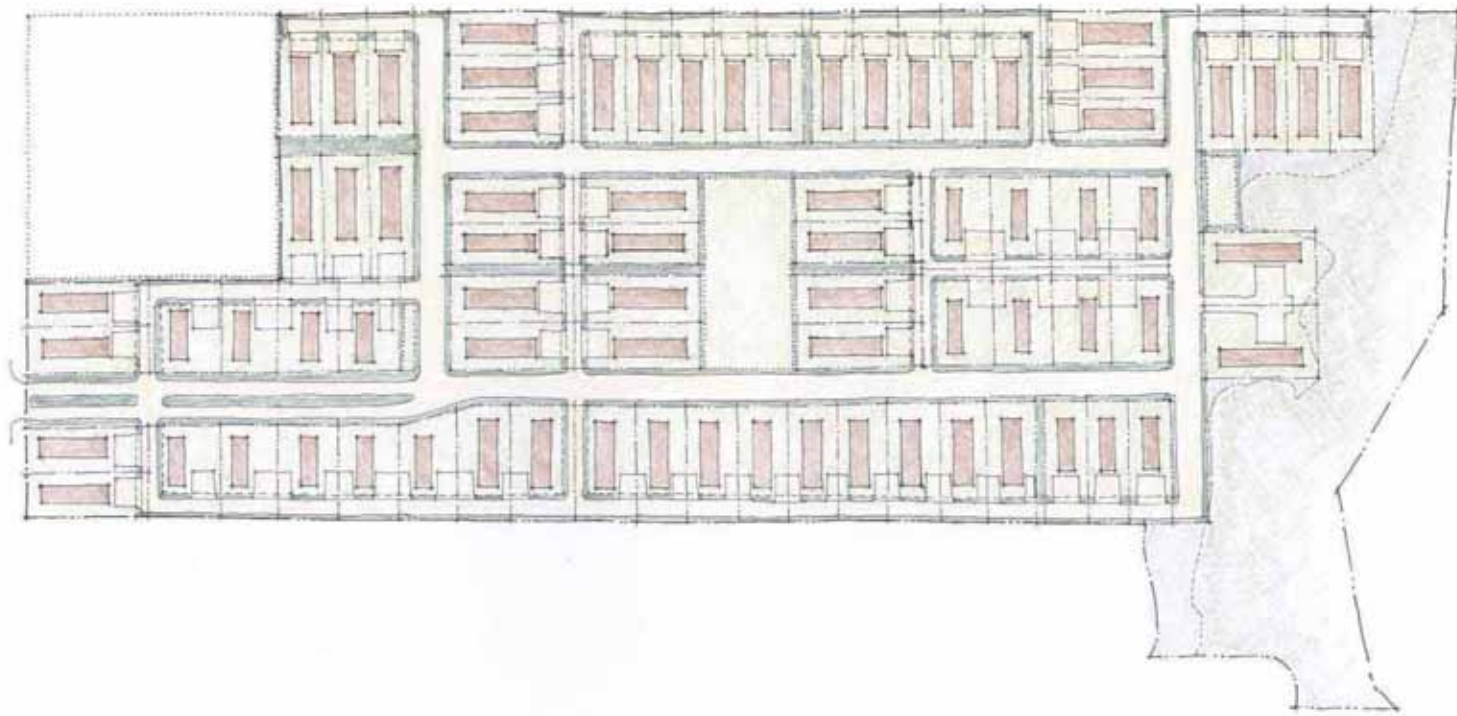
# Mississippi Cottages; Cottage Square



# Mississippi Alternative Housing Pilot Program; Mississippi Cottage



# Highland Park



SITE PLAN FOR COTTAGE PARK  
AT HIGHLAND PARK  
OCEAN SPRINGS, MISSISSIPPI

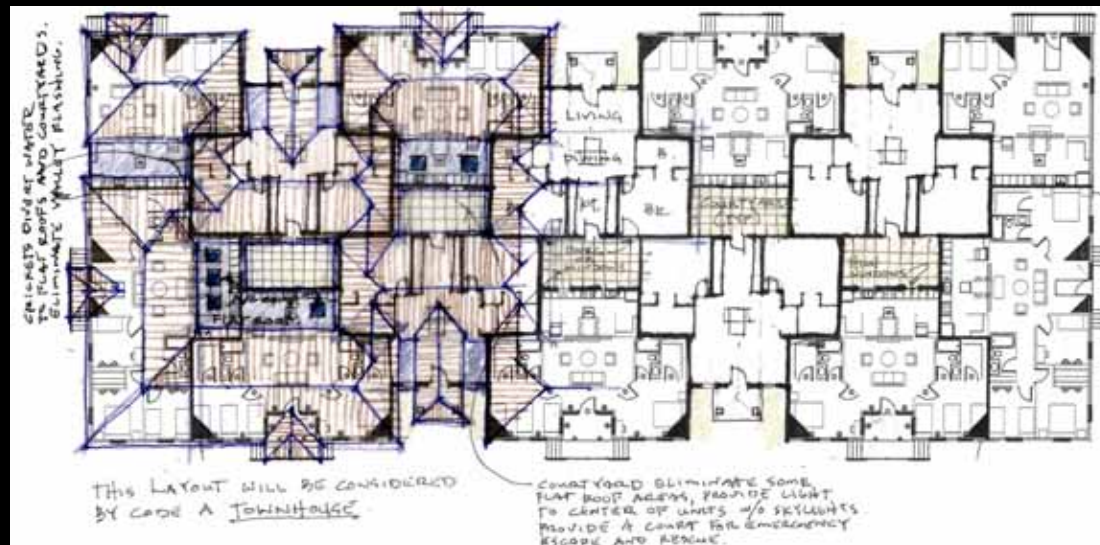




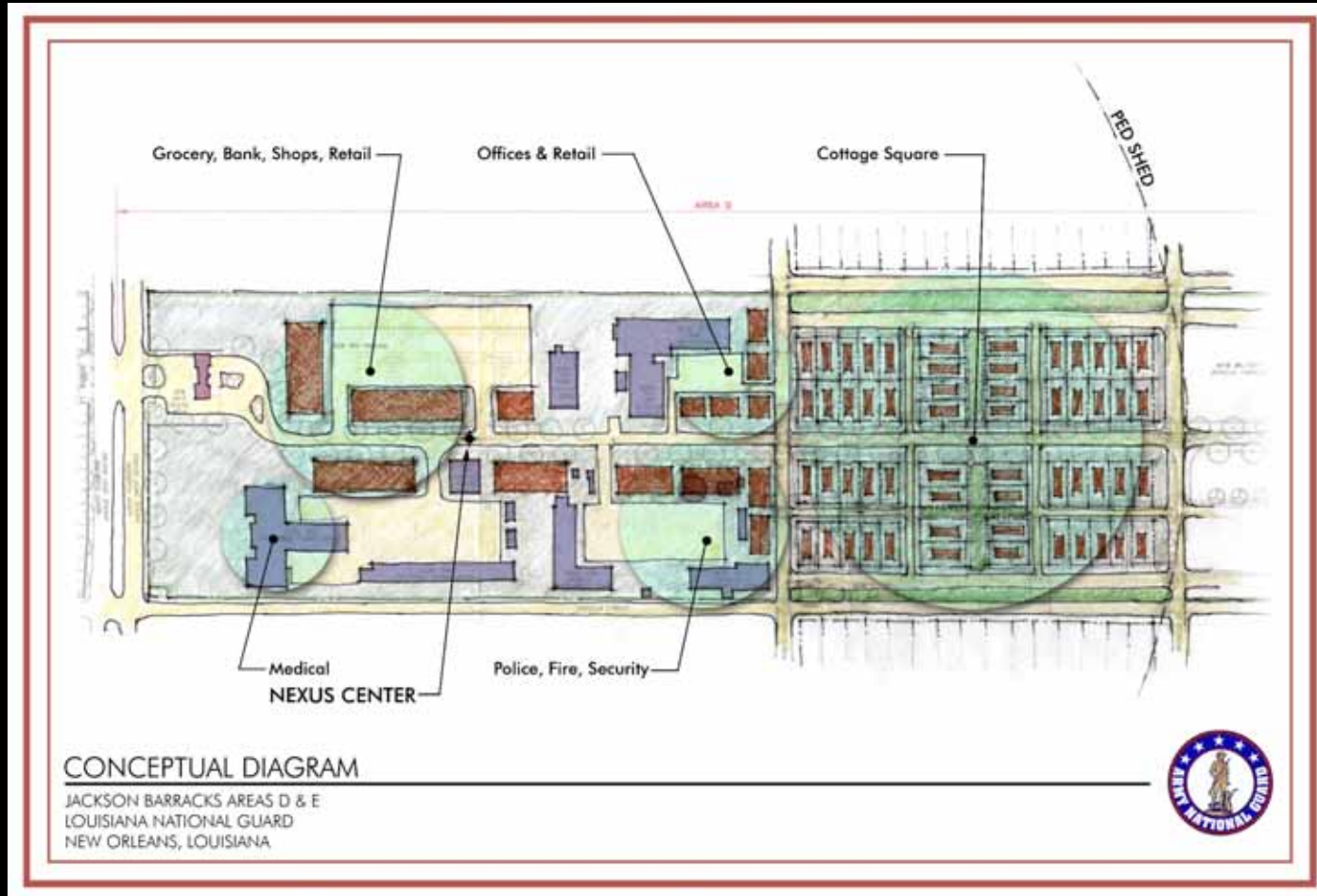
# Highland Park



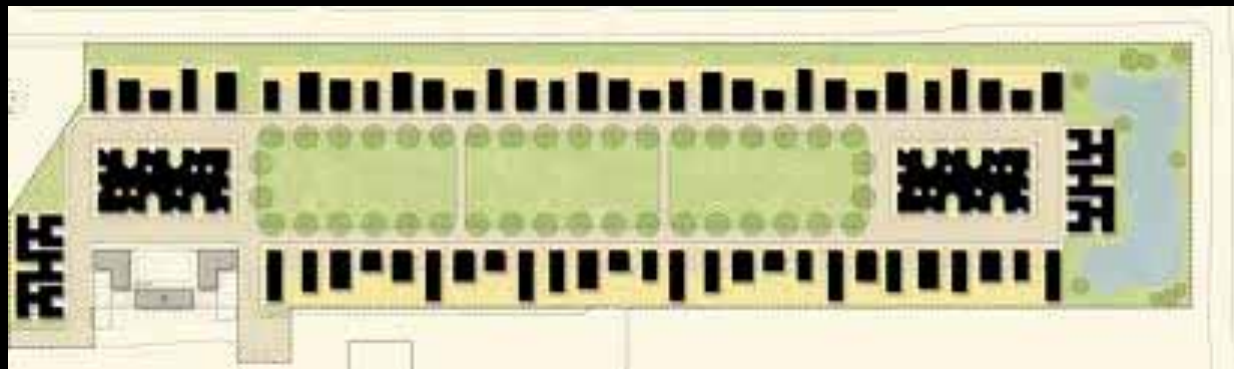
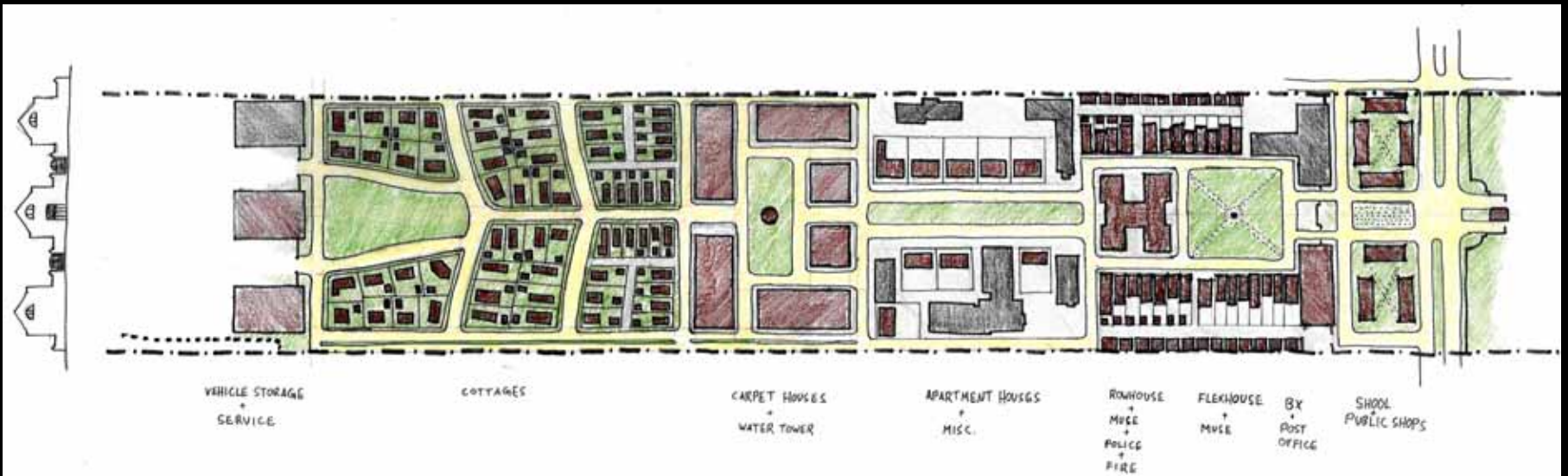
# LA FEMA Housing



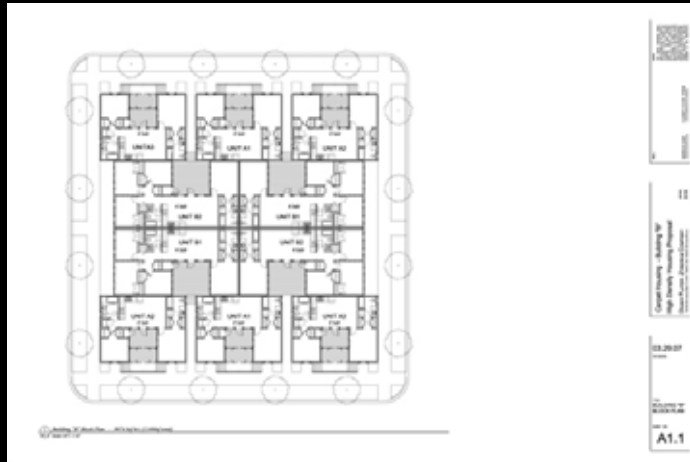
# Jackson Barracks



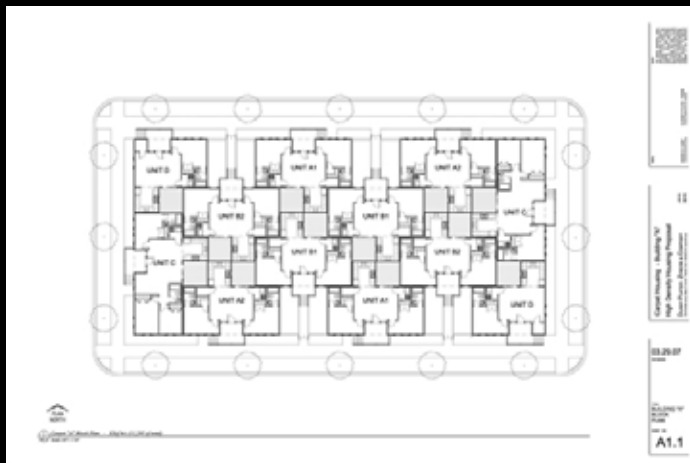
# Jackson Barracks



# Jackson Barracks



896-1288 Square Feet



890-1082 Square Feet



# Jackson Barracks



# Jackson Barracks



# Jackson Barracks





# GREENSTEEL MANUFACTURING



# GREENSTEEL PROTOTYPE



1109 Square Feet

# GREENSTEEL PROTOTYPE



# WORKFORCE HOUSING



# NEIGHBORHOOD CENTER

WITH CONFERENCE AND REASEARCH FACILITIES



# K2 EVENING ROSE



# K2 EVENING ROSE

## EVENING ROSE POST

TALLAHASSEE, FLORIDA

WWW.EVENINGROSEPOST.COM

LARGEST CHARTER SCHOOL IN REGION COMES TO EVENING ROSE



Illustration of Evening Rose's new K-8 charter school campus.

### Informed Parents Make Smart Choice

*Imagine Schools  
Opens Innovative  
K-8 Tuition-Free  
Public Charter  
School in August*

**By KEVIN HARRIS**  
*For Staff Writer*

It's a small, unassuming charter school campus. The school, K2 Tallahassee Evening Rose, is located in the center of a new K-8 learning complex. Evening Rose is the largest charter school in South Florida and the largest charter school in the region.

Charles Miller, CEO of the school, described Evening Rose as a complete reimagining of 20th-century public schools. "This school was created to meet a new and changing demand for quality learning and educational opportunities for young children and their families," Miller said. "We are committed to providing a high-quality, tuition-free public charter school for all students in the region."

Evening Rose is a public charter school, which means it is not part of the state's public school system. Instead, it is a separate entity that is funded by the state and local government. Evening Rose is a tuition-free public charter school, which means that it does not charge tuition for students to attend. Evening Rose is a public charter school, which means that it is not part of the state's public school system. Instead, it is a separate entity that is funded by the state and local government. Evening Rose is a tuition-free public charter school, which means that it does not charge tuition for students to attend.

### City's Growth Management Dept. Among Nation's Best

**By JOHN HARRIS**  
*For Staff Writer*

The Tallahassee Department of Public Administration and Information is among the nation's best in planning and growth management, according to a new study by the National Association of Public Administrators and Information Officers (NAPAO).

The study ranked the department as one of the best in the country based on a variety of factors, including its commitment to innovation and its focus on providing high-quality services to the community.

### Evening Rose Homes Hit Another Green Milestone

**By MARK GARDNER**  
*For Staff Writer*

When it comes to green building, Evening Rose is going for gold. The Tallahassee Neighborhood Development Group (TNDG) is proud to announce that the K2 Evening Rose Homes have earned LEED Gold certification from the U.S. Green Building Council (USGBC).

The certification is a testament to the high-quality construction and sustainable practices used in the development of the homes. Evening Rose Homes is committed to providing a high-quality, green living environment for its residents.

PHOTO	PHOTO	PHOTO	PHOTO	PHOTO	PHOTO
PHOTO	PHOTO	PHOTO	PHOTO	PHOTO	PHOTO

Published by Evening Publishing, LLC



# ECO-Cottage Neighborhoods

Cottages at Oak Park

Ocean Springs, MS

Cottages at Second Street

Pass Christian, MS



# Mississippi Alternative Housing Pilot Program; Eco Cottage



The Cottages at Oak Park in Ocean Springs was awarded a Platinum Level Leadership in Environmental Design Certificate on Thursday.

## Green houses

O.S. community earns highest honors for environmentally friendly design

By PRISCILLA LUERENBERG  
Special to the Sun Herald

**OCEAN SPRINGS** — Sen. Roger Wicker on Thursday presented the Platinum Level Leadership in Energy and Environmental Design Certificate to the development team of The Cottages at Oak Park. Platinum is the highest certification level awarded by U.S. Green Building Council for energy efficiency and green building methods. The development is only the second project in the state to reach Platinum LEED standards.

"This is the best example of a vision of a vision," said Ashley Edwards of the Office of Recovery at Gov. Phil Bryant's office.

Edwards said the project fulfilled the state's plan to produce post-disaster housing

efficiently and in a way that would be appropriate for permanent use. The Cottages at Oak Park is expected to serve as a model nationwide and similar cottages could replace FEMA trailers in a disaster.

The development has 29 rental homes on more than 2 acres within walking and biking distance of downtown services and retail. The development was built on what had been a 40-year-old mobile home park.

The development was created through a private, public and nonprofit partnership that included money from the Mississippi Emergency Management Agency's Eco-Cottage Grant Program. The Cottages is admin-



PRISCILLA LUERENBERG/SPECIAL TO THE SUN HERALD  
Sen. Roger Wicker presents the Platinum Level Leadership in Environmental Design Certificate to the development team of The Cottages at Oak Park on Thursday.

istered by Mercy Housing and Human Development and assistance was also provided by Mississippi Gulf Coast Renaissance Corp. Site designer and project architect for the Cottages is Bruce Tolar.

Developer Joe Cloyd accepted the certification on behalf of the team. "We are doing this for the kids,"

Wicker said. "They will look to us with appreciation in a generation."

Other speakers were Cloyd, Sara Landry of Mercy Housing, Bill Brown of MEMA, Ocean Springs Mayor Connie Moran and Kim LaRosa of Renaissance Corp., who also presented a Renaissance Guild endorsement of the project.

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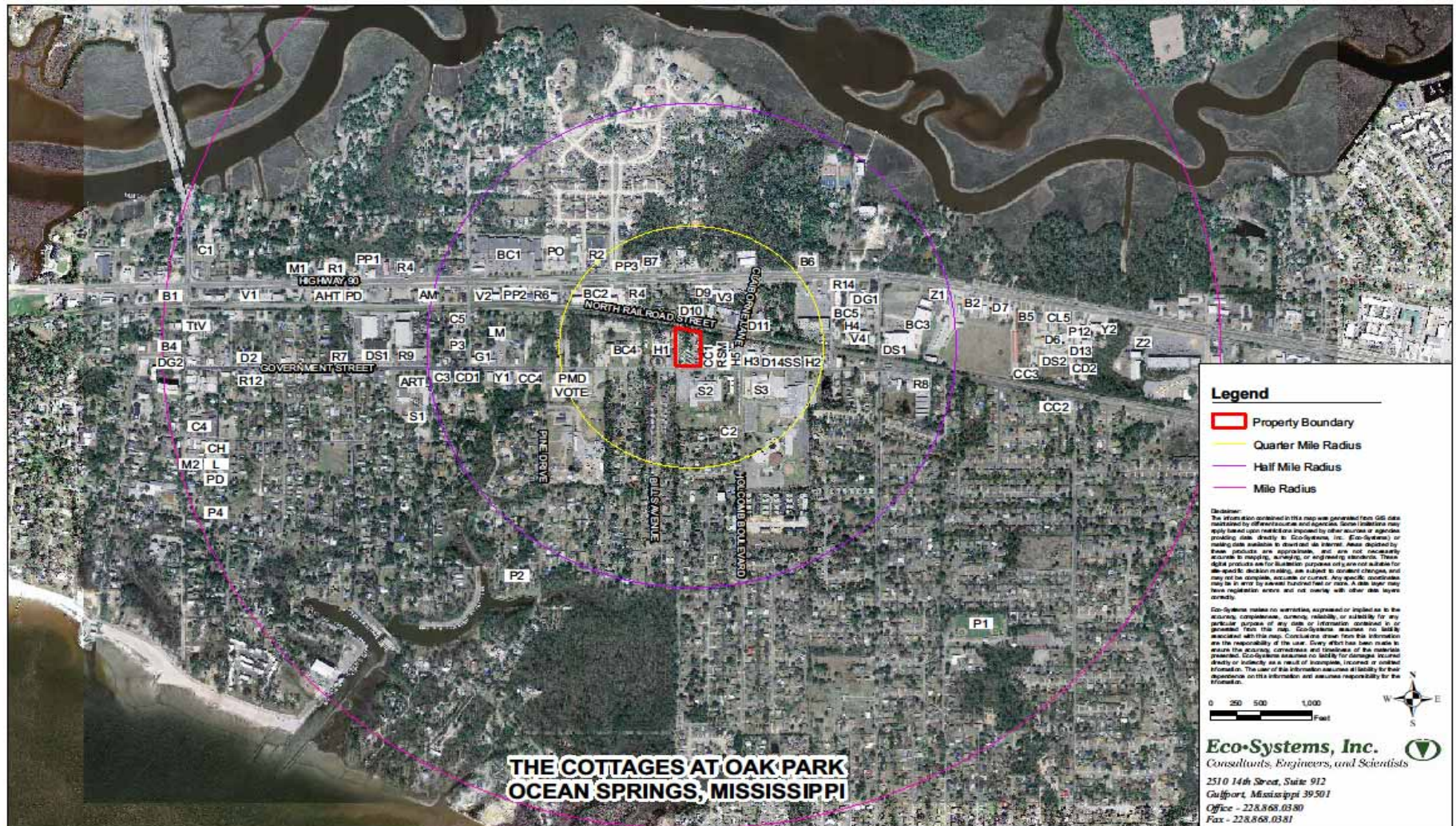
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# Location of CAOP (50ft Scale)



# Location of CAOP (500ft Scale)

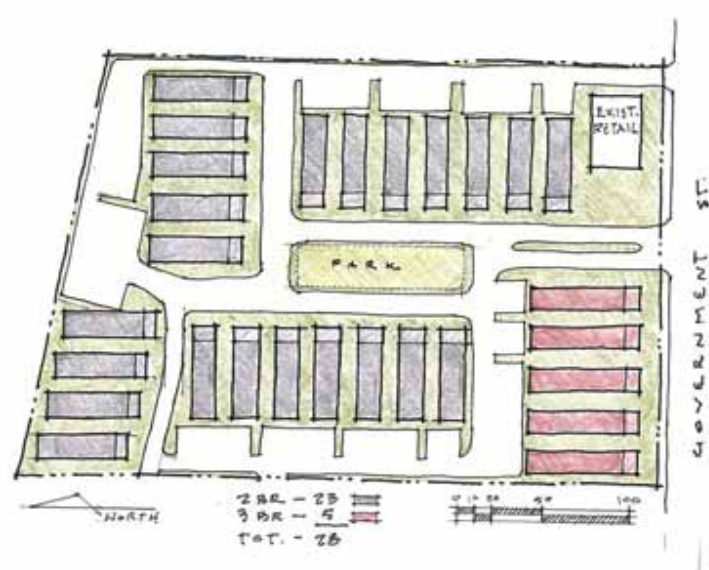


Adjacent Surrounding Locations of Interest  
Amenities, Services, and Businesses

12/15/08

Label	Description	Address	Distance (mi)
<b>BANKS</b>			
B1	Bancorp South Bank	1003 Washington Ave	0.98
B2	Community Bank	2699 Bienville Blvd	0.33
LOCATED IN BC1	First Bank & Trust	1517 Bienville Blvd	0.4
B4	Hancock Bank	901 Washington Ave	0.96
B3	KFCU	2420 Bienville Blvd	0.67
B6	Peoples Bank	2015 Bienville Blvd	0.31
B7	Wachovia Bank	1701 Bienville Blvd	0.22
<b>CELLULAR PHONES</b>			
CLS	Cellular South	2424 Bienville Blvd	0.72
AT&T	AT&T	1204 Bienville Blvd # 7,	0.64
<b>CHILD CARE</b>			
CC1	Boys & Girls Club	2221 Government St,	0.03
CC2	Learning Depot Child Development	2994 Government St	0.71
CC3	Super Vision Learning Ctr	2436 W Commerce St	0.63
CC4	YMCA Preschool Childcare	1904 Government St	0.31
<b>CHURCHES</b>			
C1	Church of Christ	1116 Washington Ave	0.94
C2	Emmanuel Baptist Church	401 Holcomb Blvd	0.18
C3	Faith Christian Center	1710 Government St	0.44
C4	First Baptist Church-Ocean	602 Washington Ave	0.93
C5	Macedonia Baptist Church	1702 Weed St	0.42
<b>CITY SERVICES</b>			
CH	City Hall	1018 Porter Ave	0.9
FD	Fire Department	1226 Bienville Blvd	0.64
L	Library	525 Dewey Ave	0.9
PD	Police	303 Dewey Ave,	0.9
PO	Post Office	1581 Bienville Blvd	0.33
VOTE	Voting		0.24
<b>CLEANERS</b>			
LOCATED IN BC3	Brass Cleaners	2234 Bienville Blvd	0.47
LM	Laundry Mat		0.36
LOCATED IN BC1	Village Cleaner	1537 Bienville Blvd,	0.37
<b>DANCE</b>			
DS1	Dance Revolution	1311 Government St	0.36
DS2	Donna's Visual & Performing Arts Center	2428 W Commerce St	0.71
<b>DOCTORS</b>			
LOCATED IN BC3	Better Hearing	2112 Bienville Blvd # E	0.33
D2	Dental Health Center	1203 Government St	0.83
LOCATED IN BC3	Dermatology - Eric Torp	2112 Bienville Blvd # F1	0.33
LOCATED IN BC4	Donald K Butcher MD	2113 Government St # K2	0.13
LOCATED IN BC3	Family Cosmetic Dentistry - Lauren Timmons	2112 Bienville Blvd # N1	0.33
D6	Glen Cook Dentist	1000 N Halstead Rd # A	0.74
D7	Gulf Coast Chiropractics		0.61
LOCATED IN BC3	Jan T Goff MD	2112 Bienville Blvd # C1	0.33
D9	MD on Duty		0.16
D10	Midway Health	1009 Byrd Dr,	0.19
D11	Physical Therapy of Ocean Springs	900 Holcomb Blvd # A	0.17
D12	Quint Eye Clinic	2510 Bienville Blvd,	0.75
D13	The Islands Center for Women	1001 N Halstead Rd	0.75
D14	Wakham Orthodontics	2317 Government St,	0.19
<b>CHILDRENS DOCTORS</b>			
CD1	Dugger Children's Clinic	1800 Government St	0.39
CD2	Gulf Coast Children's Clinic	999 N Halstead Rd	0.74
<b>PHARMACY/DRUG STORES</b>			
DG1	Ocean Springs Discount Pharmacy	2120 Bienville Blvd,	0.38
DG2	Lovelace	801 Washington Ave,	0.93
<b>GROCERY</b>			

# Oak Park



CONCEPTUAL LAND PLAN

COTTAGES AT OAK PARK  
OCEAN SPRINGS, MISSISSIPPI



# Oak Park



ECO-COTTAGE SCHEMATIC DESIGN

3 BEDROOM PLAN FOR OCEAN SPRINGS, MS



# Oak Park



1010 Square Feet - 2 Bedroom    1152 Square Feet - 3 Bedroom

# Oak Park





# Oak Park



# Oak Park



# Oak Park



# Oak Park



# Oak Park



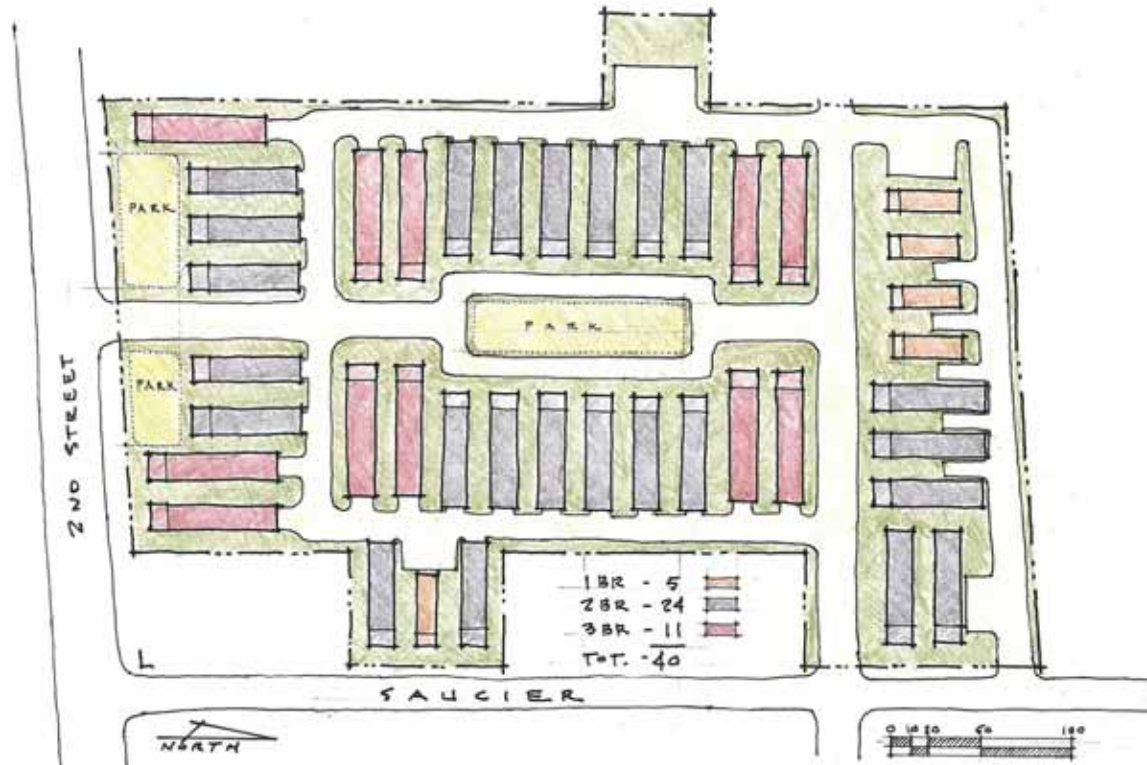
# Oak Park



# Oak Park



# Second Street



CONCEPTUAL LAND PLAN

COTTAGES AT SECOND STREET  
PASS CHRISTIAN, MISSISSIPPI





# Second Street



ECO-COTTAGE SCHEMATIC DESIGN

3 BEDROOM PLAN ELEVATED FOR PASS CHRISTIAN, MS



# Cottages at 2<sup>nd</sup> Street



# Cottages at 2<sup>nd</sup> Street



# Cottages at 2<sup>nd</sup> Street



# Cottages at 2<sup>nd</sup> Street



# Cottages at 2<sup>nd</sup> Street



# Smithville, MS Recovery Plan

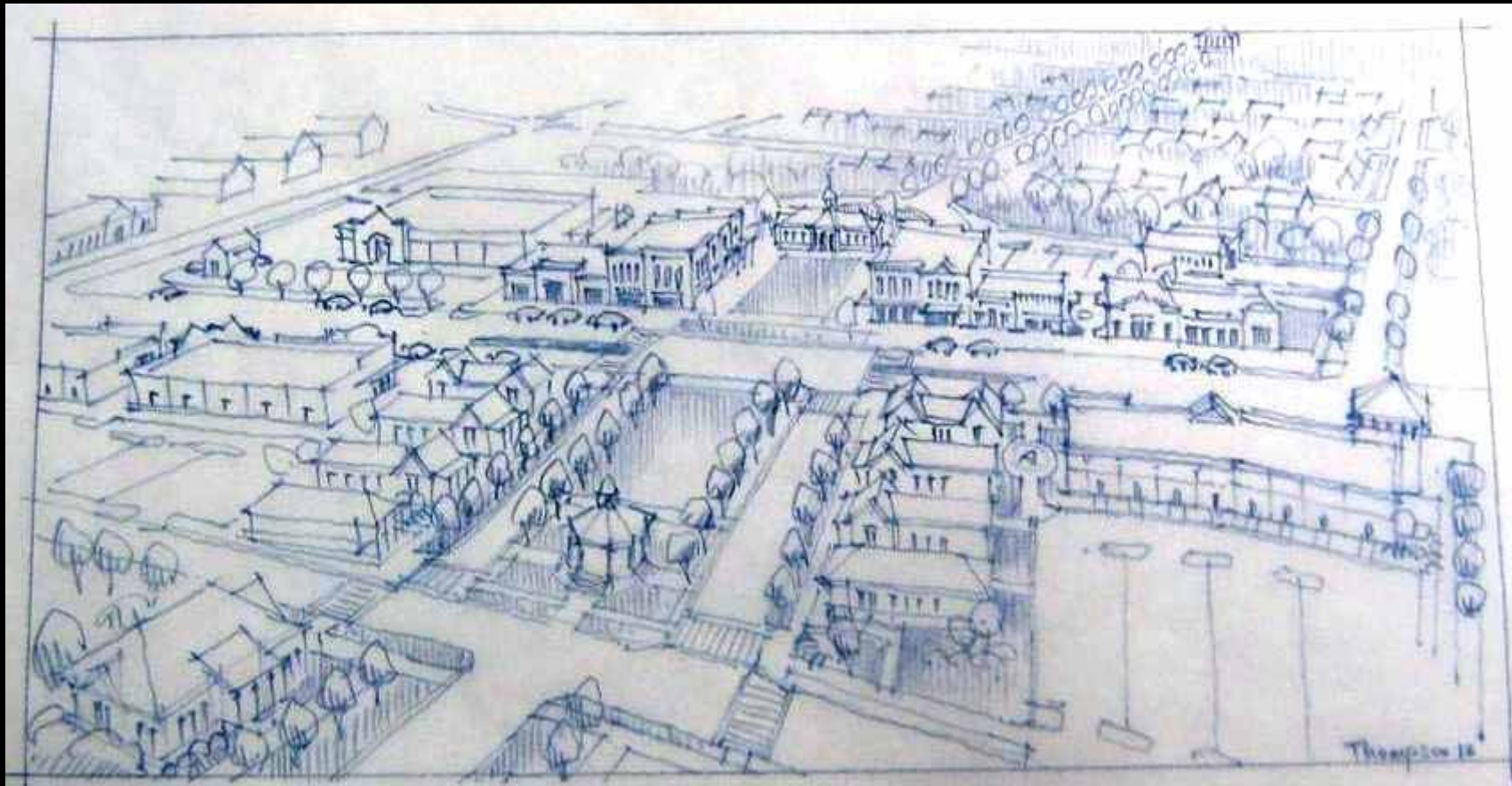


# Smithville Planning

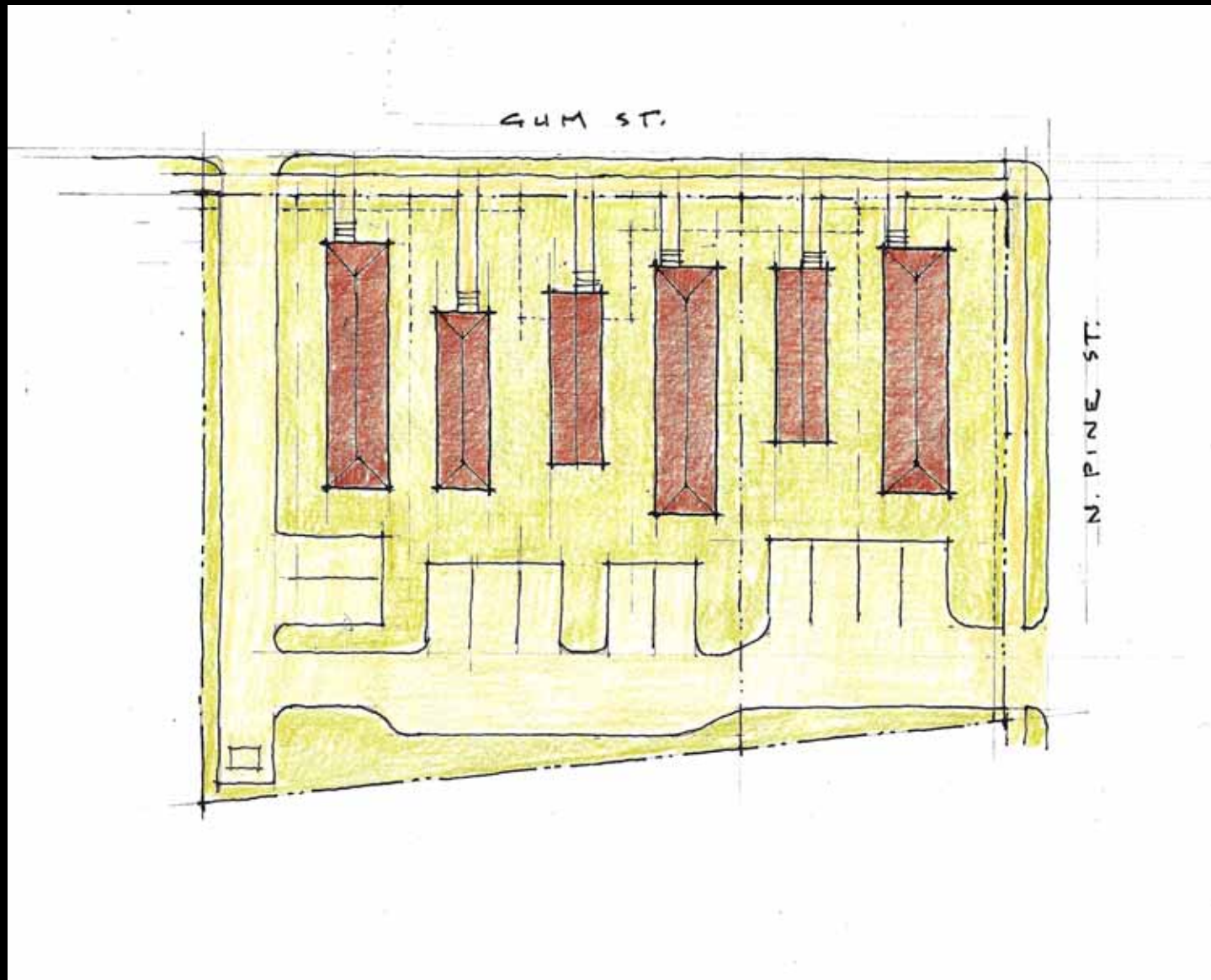




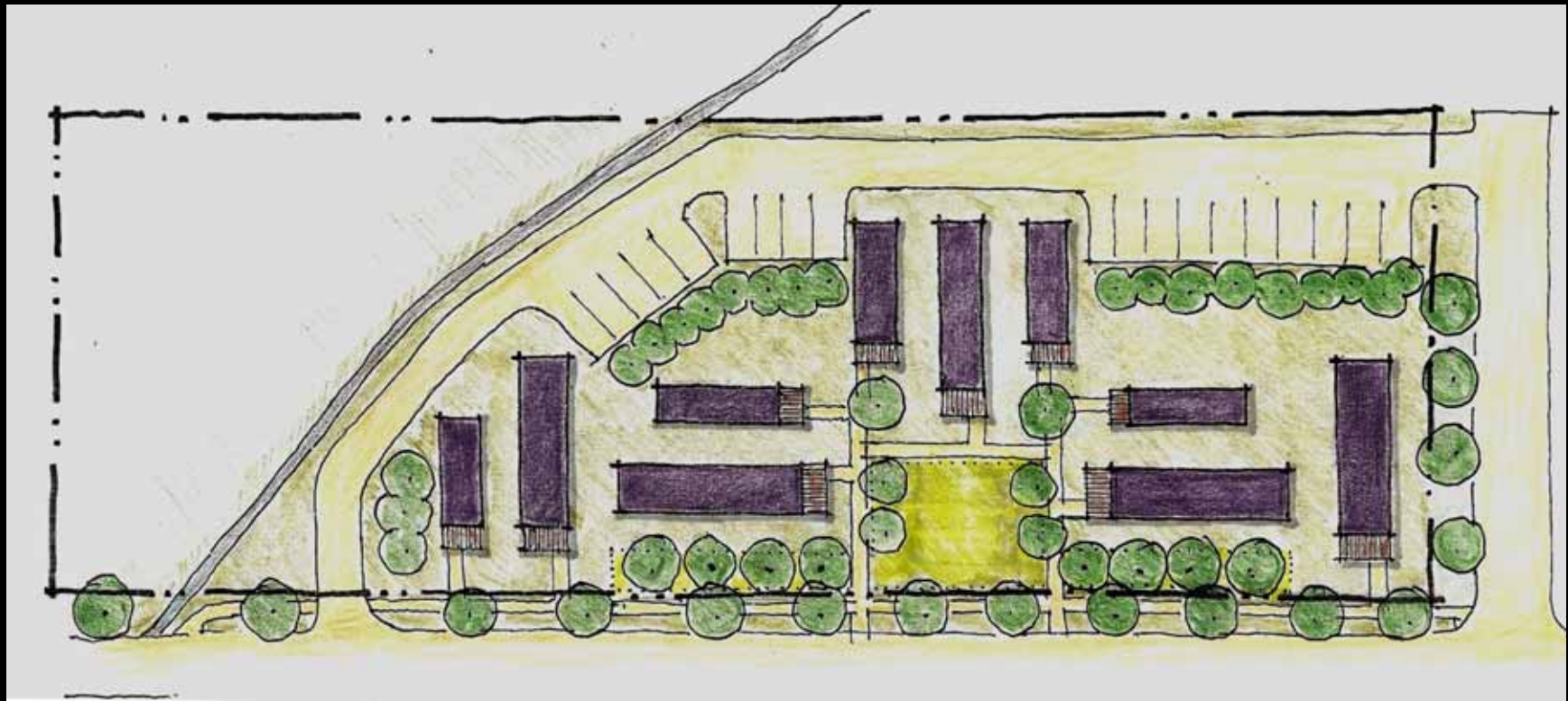
# Town Center Vision



# Potential Site Location Plan



# Potential Site Location Plan



# Cottage Neighborhoods



# Neighborhood Vision



# Lessons Learned:

## Make 'em safe:

- Engineering & design
- Location
- Management

# Lessons Learned:

## Make 'em efficient:

- Neighborhood location & site planning
- Interior space design
- Energy efficiency
- Accessibility

# Lessons Learned:

## Make 'em appealing:

- Location
- Architectural design in popular vernacular
- Site planning/landscaping
- Quality materials
- Accessibility



# Appeal

- Cottages can be easily individualized by adding simple detail enhancements



# Get the Details Right



# Project Details

- Simple changes to light fixtures, adding picket fencing, landscaping, and other details individualize and enhance the cottages.



# Landscaping



# Cottage Neighborhoods



# Key Factors for Success

- **Project Team;** Individuals or Organizations with necessary capabilities. All team members involved in various project phases.
  - \* Housing Non-Profits
  - \* For-Profit Developers
  - \* Professional Planners, Architects, & Engineers

# Key Factors for Success

- **Site Selection;** Avoid floodplains, habitats, wetlands, public parkland, and unique soils. Preferred locations are Edge, Infill and Previously Developed.
  - \* Appropriate Zoning
  - \* Manageable Land Costs
  - \* Compact Development with Moderate Density (13 units per acre)
- **Infrastructure and Community Resources;** Existing Infrastructure and Public Transit. Access to Open Space.

# Key Factors for Success

- **Identify Potential Incentives;**

Grants, Loans, Permitting, Project Management, etc.

- \* **Mississippi Development Authority (MDA)**
- \* **Community Development Block Grant (CBDG)**
- \* **Energy Grants** (FEMA Eco-Cottage through MEMA)
- \* **Landscaping** (Enterprise Community Partners)
- \* **Foundations** (Enterprise Community Partners)
- \* **Project Management** (Mercy Housing & Human Development)
- \* **Low Interest Loans** (Gulf Coast Renaissance Corporation)



# Key Factors for Success

- **Local Political and Business Leadership and Support**
- **A Commitment to Quality Design and Construction**

# Cottage Neighborhoods



# Cottage Neighborhoods



# Cottage Neighborhoods



# Cottage Neighborhoods



# Cottage Neighborhoods



# Cottage Neighborhoods



# Cottage Neighborhoods





# More Information

Architect Bruce Tolar

- [Tolaroffices@bellsouth.net](mailto:Tolaroffices@bellsouth.net)
- 228.872.2598

Ben Brown

- [ben@placemakers.com](mailto:ben@placemakers.com)
- 828.508.5002