



Interest Meeting

May 29, 2019

Outline

- 5 minute – Group History
- 30 minute – Overview of cohousing
- 10 minute – Plan for the Future
- 15 minute – Questions/Discussion
- 30 minute – Informal socializing (snacks)

Group History

- Live in a nice house between campus and main street
- But
 - Streets make it hard for kids to visit nearby friends
 - Many friends live across town
 - Rentals with tenants that come and go
- Found cohousing as an alternative and started Bozeman Cohousing



Group History

- Plan was to hold kick-off meeting tonight...
- But, we found other people interested in cohousing!
- Erik Bonnett is a faculty member at MSU and taught a course on cohousing. He held an event on April 25 with Mathilde Berthe.
- Group formed and socialized with potluck dinners and progressing on creating cohousing



Group History

- Still looking for interested individuals and families
- Much more to do!



Overview of Cohousing

- The following is a presentation by Kraus-Fitch Architects, Inc.

What is cohousing?

Revised May 2014

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HOME • COMMUNITY • PLANET

This slide show was developed by Kraus-Fitch Architects to educate cohousing groups about cohousing design issues, before they begin the programming and schematic design of their communities. It is part one of a series of presentations including:

- Part 1 – What is Cohousing?**
- Part 2 – Cohousing Site Design**
- Part 3 – Common House Design**
- Part 4 – Cohousing Unit Design**
- Part 5 – Cohousing & Sustainability**
- Part 6 – Getting the Work Done**



Cohousing Association of the United States
*Building a more sustainable world,
one neighborhood at a time*

This slide show is being freely distributed by the Cohousing Association as a service to Forming and Building Cohousing Groups. It was developed by the private business, Kraus-Fitch Architects, Inc. who assumes all responsibility for its accuracy. If you want the Cohousing Association to distribute media you have created, please email editor@cohousing.org

The Cohousing Association has many other resources useful to forming groups and established communities at its website, www.cohousing.org. It also offers Cohousing Tours, and an annual National Cohousing Conference.

Cohousing

is a form of intentional community that was imported to the United States from Denmark in the late 80's. Cohousing provides the privacy we are accustomed to with the community we seek. There are now over 100 communities built in the US.

Cohousing typically:

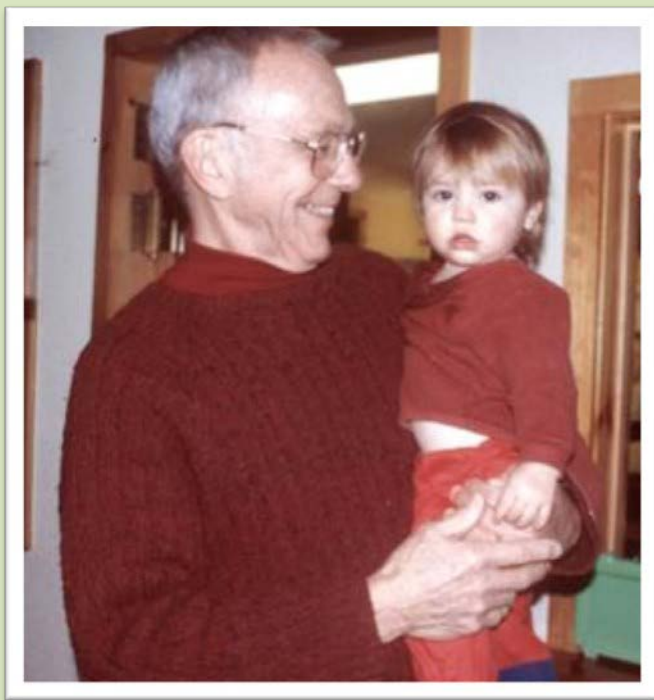
- includes a common house for community activities and shared meals

- is pedestrian friendly

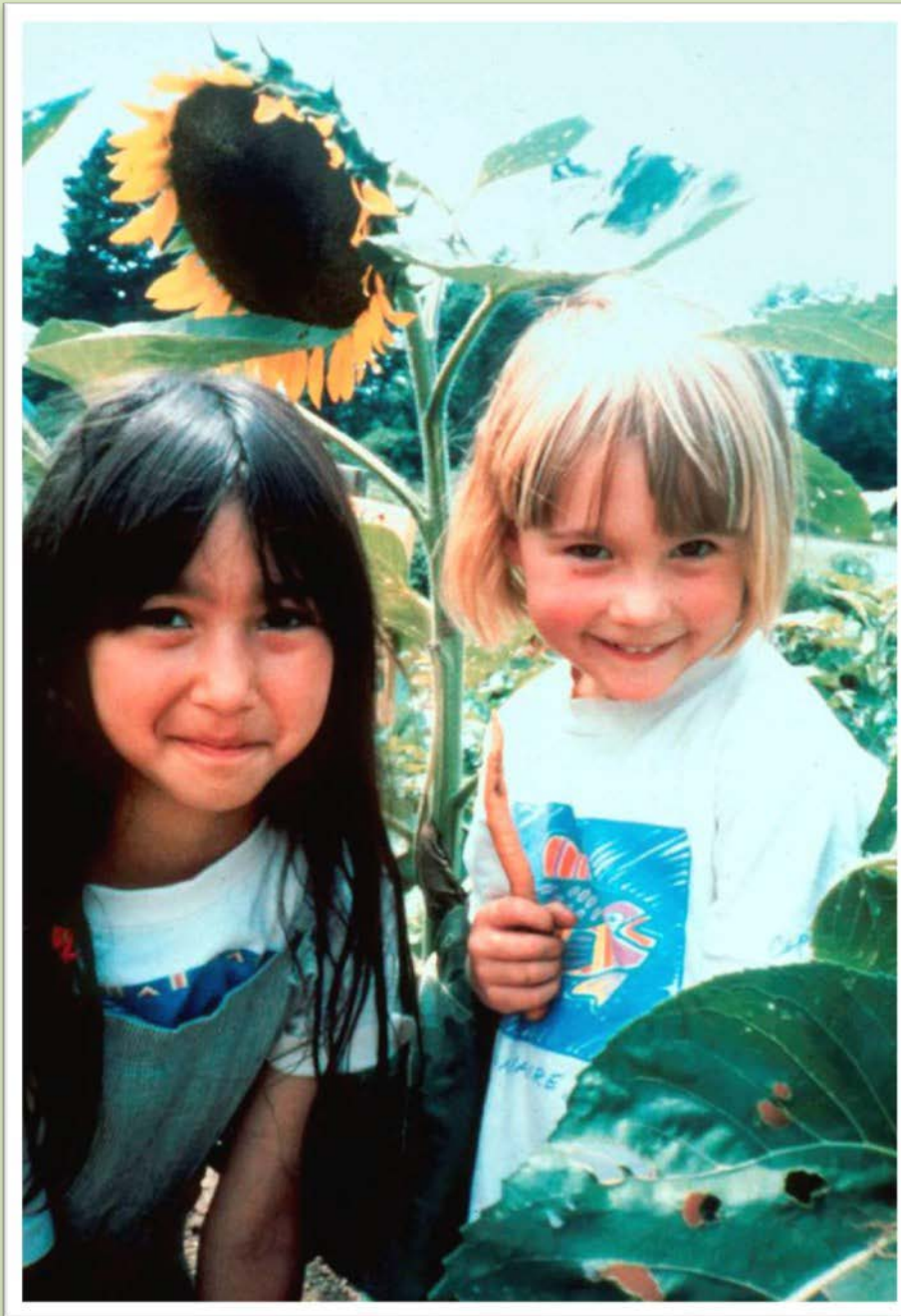
- is designed, managed and maintained by residents

- is governed by residents using a refined consensus decision making process.

And it is much, much more...



Cohousing strives to create a village of all ages where neighbors know and support each other...



**...the type
of village
that really
does raise
children...**



Pioneer Valley Cohousing, Amherst, MA



Jamaica Plain Cohousing, Boston, MA

**...and where people spontaneously socialize
and eat together.**



Eating in the common house is a big part of cohousing for many adults and families.



People find many reasons in a cohousing environment to come together to celebrate old and new traditions.



Cohousing is supportive of adults as well as children. Adults enjoy the opportunity to socialize and form interest and support groups without the stress of driving across town.

**Cohousing
communities are
usually self-managed
and maintained.**



**They are places
where people work
together to enrich
their lives and
improve their
environment.**



Bringing people close together can make it easier to share resources.



**People's skills are shared and valued, as well.
In cohousing, you can always find someone to
help in a chore or do something you cannot.**



Children in cohousing have many adult mentors from whom they can learn a variety of skills.



The cohousing model recognizes that privacy in your own home can help support community life.

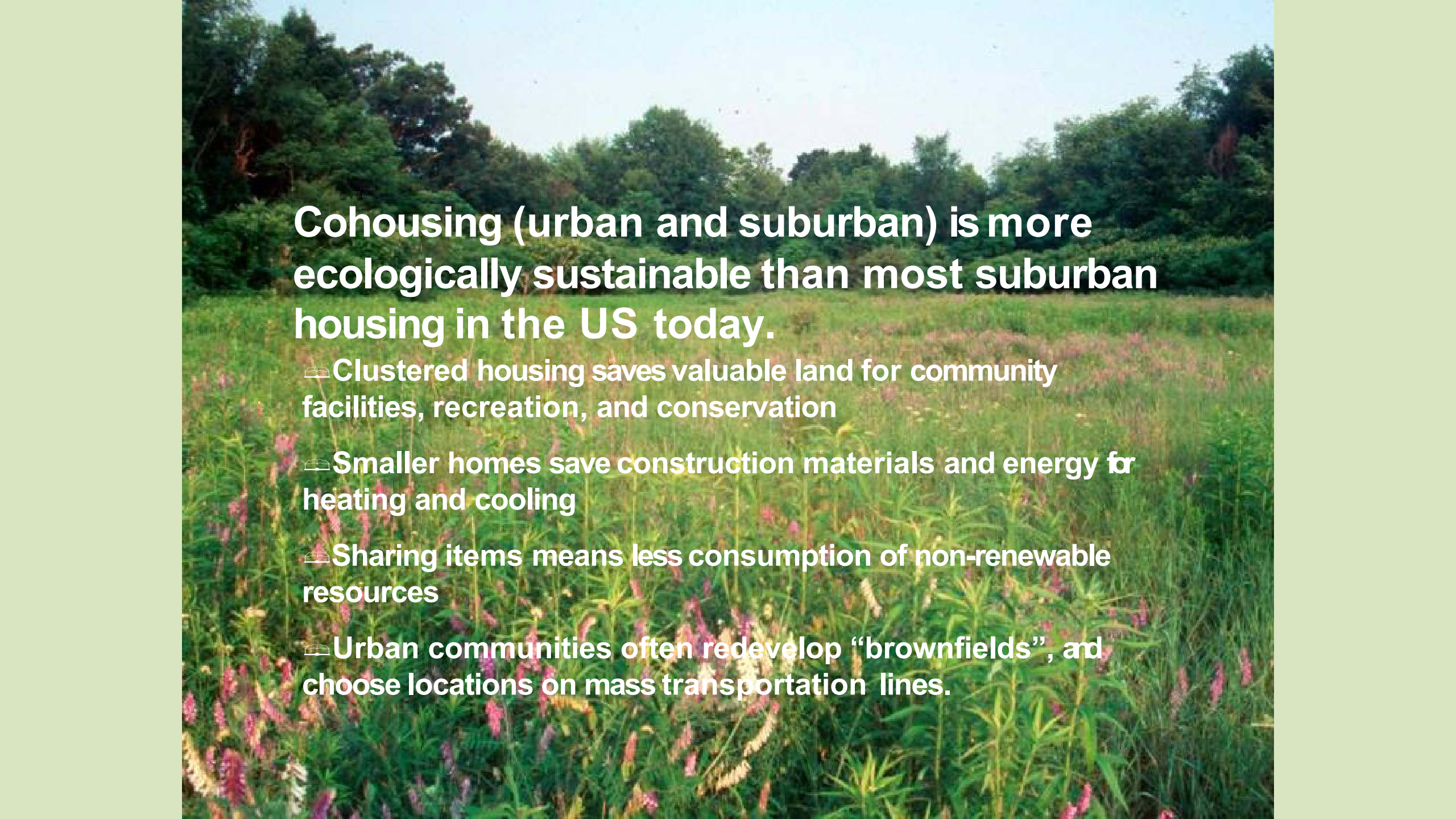


While most cohousing communities are multi-generational, “senior cohousing” is becoming a popular option for elders seeking community and control in their retirement years.



Office Building and Workshop at Pioneer Valley
Cohousing, Amherst, MA

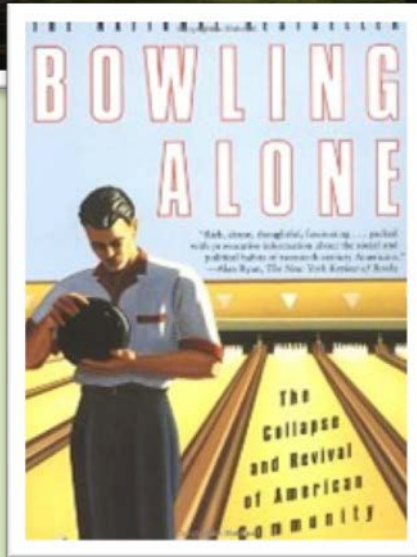
Some cohousing communities are mixed use (with commercial spaces) and many communities have “home office buildings”. This enables people to work near where they live.



Cohousing (urban and suburban) is more ecologically sustainable than most suburban housing in the US today.

- 🏡 **Clustered housing saves valuable land for community facilities, recreation, and conservation**
- 🏡 **Smaller homes save construction materials and energy for heating and cooling**
- 🏡 **Sharing items means less consumption of non-renewable resources**
- 🏡 **Urban communities often redevelop “brownfields”, and choose locations on mass transportation lines.**

...and more socio-economically sustainable.





**What does a
cohousing community
look like?**

Because cohousing is resident designed, the final product typically reflects the values of the community members. It also reflects the site on which it is located.

However, most cohousing communities include:

**clustered housing
a pedestrian environment**

and a common house



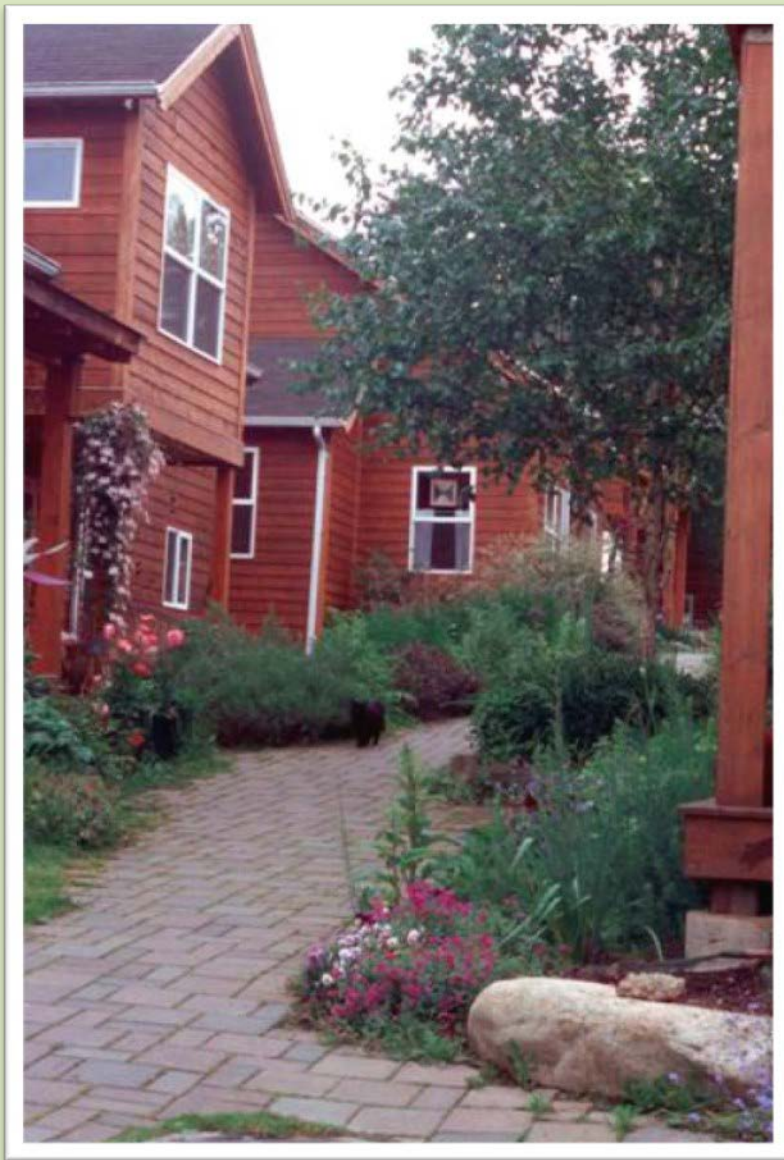
Southside park, Sacramento, CA

Clustered housing

Leaves more room for open space

Ensures community connection

Saves heating and maintenance costs if walls are shared



Puget Ridge, Washington



Pioneer Valley Cohousing, Massachusetts

**Narrow pedestrian
ways ensure that
people cross paths.**



Drivhuset, Denmark

**Some communities even
cover their “streets”**



Windsong, Langley B.C. Canada

**Parking on the
outside of the
community...**



Harmony Village, Golden, COI

**...keeps people
on the inside safe
from traffic.**



Mosaic Commons Cohousing, Berlin, MA



Pathways Cohousing, Florence, MA



The Common House is the living room of every cohousing community.

A photograph of a rural cohousing community. In the foreground, there is a garden with various plants and flowers. A wooden picnic table and a purple folding chair are on the right. In the middle ground, there are several houses with gabled roofs and porches. A tall, cylindrical silo stands behind one of the houses. The background features a dense forest of trees on a hillside under a clear sky.

**What do rural and
suburban cohousing
communities look like?**



Island Cohousing, Martha's Vineyard, MA



Winslow Cohousing, Bainbridge Island, WA

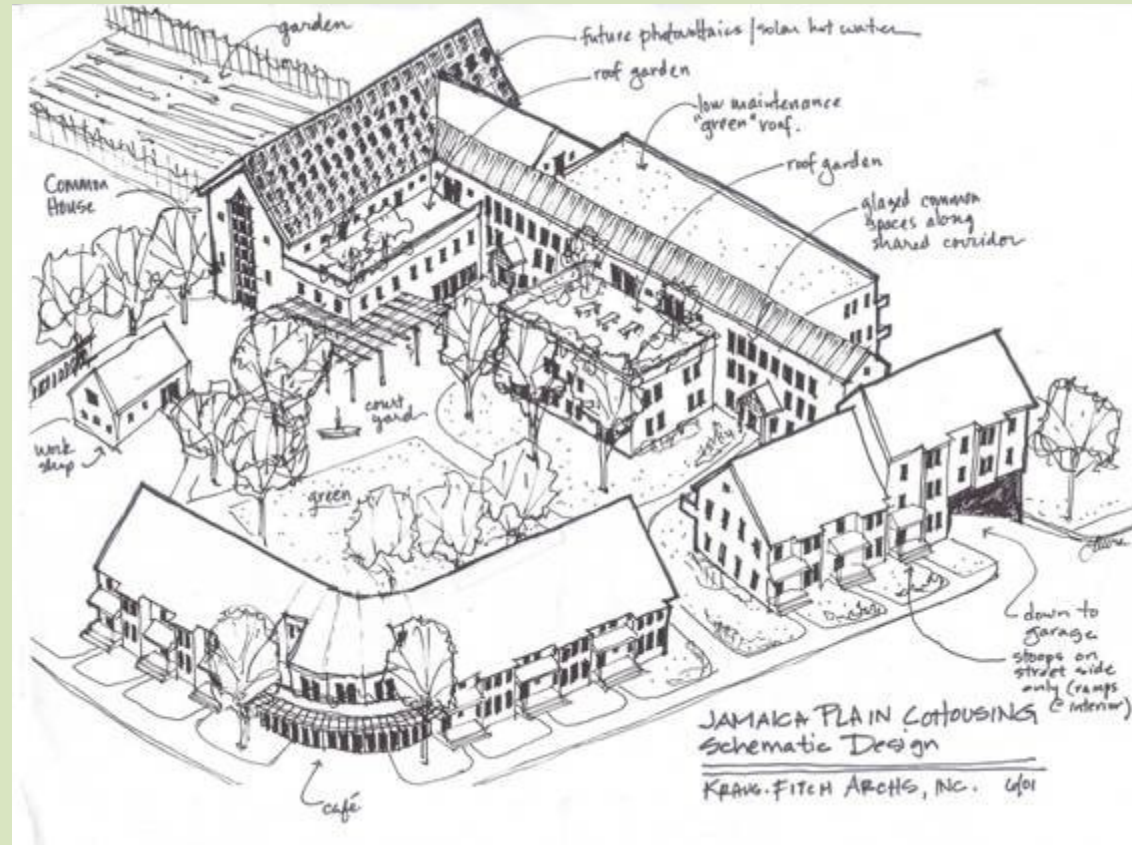
Some have only single family homes, others have mostly duplexes...



EcoVillage at Ithaca, Ithaca, NY



...and some choose to cluster homes very tightly to preserve the maximum amount of land for agriculture, conservation and recreation.



What do urban cohousing communities look like?



Cambridge Cohousing, Cambridge MA



Swan's Market Cohousing, Old Oakland CA

Smaller lots in urban locations encourage the use of townhouses and apartment flats.



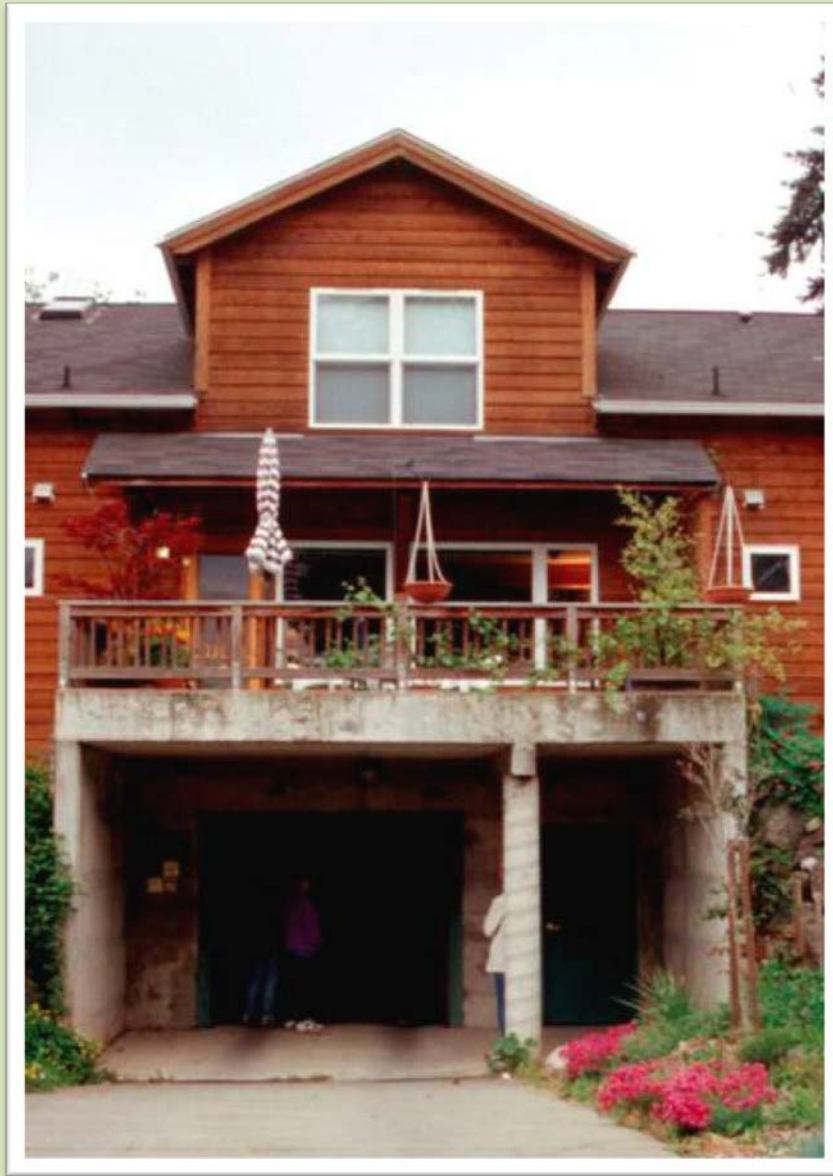
**Jamaica Plain Cohousing
fits 30 units on $\frac{3}{4}$ of an
acre while still creating
a generous common
courtyard and common
house.**



Jamaica Plain Cohousing, Boston, MA



**Cambridge Cohousing
fits 42 units on 1.5
acres while creating
gardens, play areas,
and exterior dining.**



Puget Ridge, Seattle, WA

Many urban cohousing communities incorporate underground parking as a strategy for providing more open space.



Doyle Street, Emeryville, CA

Cohousing can be an effective way to reclaim industrial sites...



**...and
revitalize
historic
downtowns.**

Swan's market, Old Oakland CA



What is in the Common House
and why does it allow for smaller individual houses?



The common house Great Room is a place for many functions: dining...



...celebrations...



...large events such as weddings...



...entertainment...



...theater...



...seasonal traditions, and more!



**Cooking in the kitchen
is an important aspect
of community life!**





Guest rooms in the common house are a tremendous and well used community asset.



The living room is for lounging, and is often used for evening committee meetings.

**The kids' room is
a place for:**



**children to romp after a community meal
formal childcare
informal play and “baby groups”
noisy and messy activities**



**Incorporating laundry in the common house
saves resources and brings people together.**



A community workshop is another good way to share resources and free up space in individual homes.

A well designed Common House allows for smaller individual homes because:

The great room can substitute for large family and living rooms

The common house kitchen is stocked with all those appliances you only use on occasion

There is no need for guest rooms in your home

A kids' room in the common house eliminates the need for home-based playroom and large storage areas for seldom used toys

Even a home-based laundry area is not needed

And a well designed community allows for fewer, but better, recreational facilities:

Pools

Play & climbing equipment

Hot tubs / spas

Lawns



Even barbeques can be shared

A group of approximately ten people are gathered around a large table in a meeting room. They are all looking down at documents or papers spread across the table, appearing to be in a collaborative discussion. The group includes men and women of various ages. One man in the background is wearing a white hard hat and a dark sweater. The room has white walls and a drop ceiling with fluorescent lights. The text 'Process' is overlaid in large white font on the left side of the image.

Process

How do you
build cohousing?



Most groups make development and design decisions by consensus.

They will require help from the following professionals:

Development consultant

- land acquisition, project management

Civil engineers

- land survey, site design, water, sewer

Environmental Consultant

- site investigation
- hazardous waste remediation

Architect / Landscape Architect

- design programming
- site, common house & unit design
- construction drawings & specifications

Marketing Professional

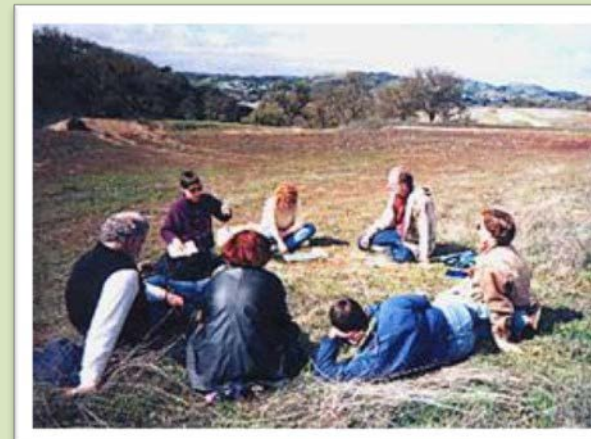
Lawyer

Accountant

Mortgage broker

Appraiser

Contractor / Builder





Design workshops can enable groups to make many decisions efficiently.

Design “programming” should happen before schematic design.

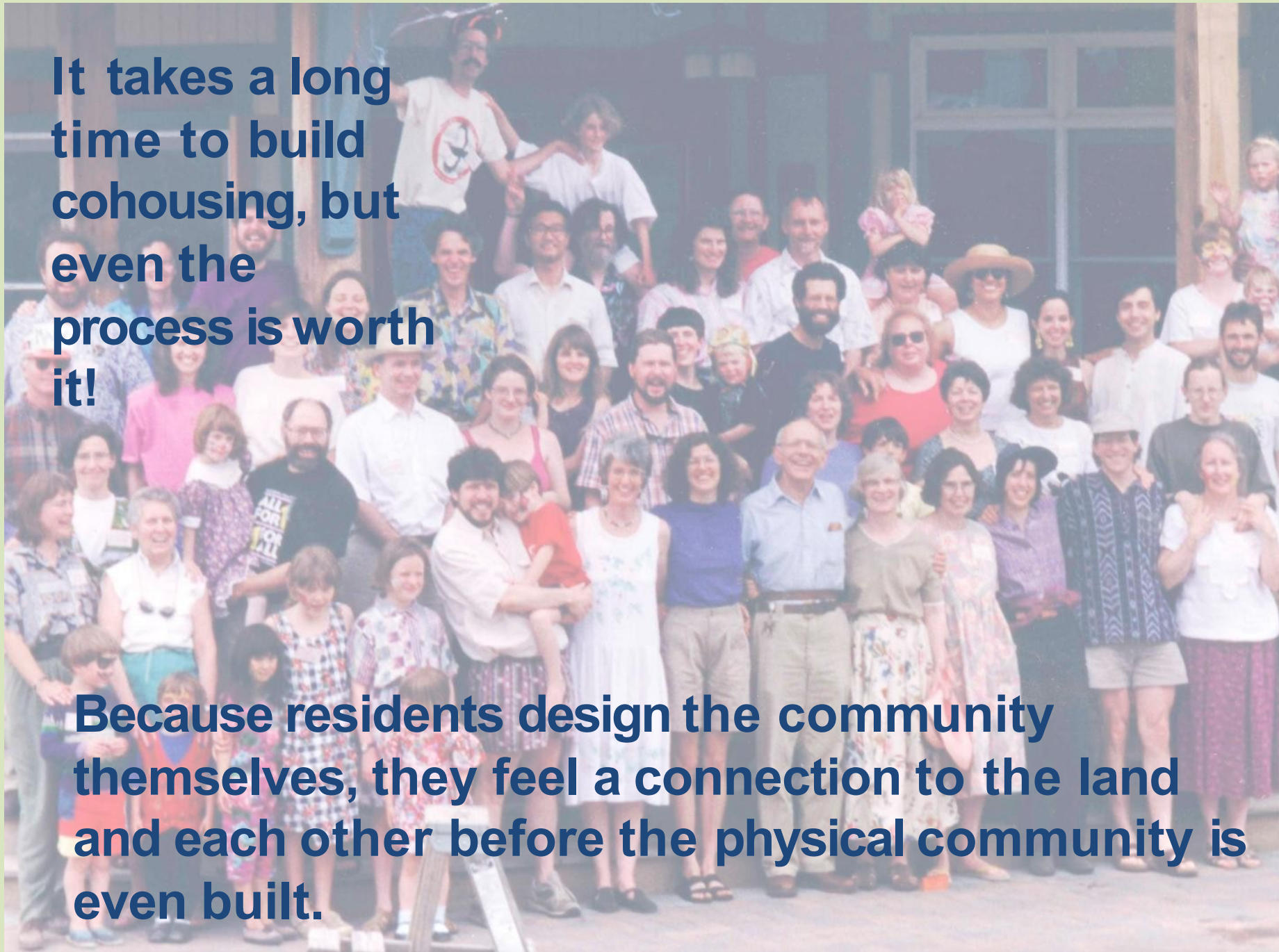
Design programming is the process of developing a written description of your expectations for the completed project. Hiring an architect with experience in cohousing will ensure that the programming process is efficient and complete.



Programming is to a successful design solution as a good recipe is to a fine dining experience.

**It takes a long
time to build
cohousing, but
even the
process is worth
it!**

**Because residents design the community
themselves, they feel a connection to the land
and each other before the physical community is
even built.**





This slide show was produced by:
KRAUS-FITCH ARCHITECTS, INC.

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Kraus-Fitch Architects is nationally recognized as one of the most experienced firms working with cohousing.

Mary Kraus has been working with cohousing groups since 1990; Laura Fitch discovered her interest in cohousing during a trip to Denmark in 1980. We are both residents of Pioneer Valley Cohousing in Amherst Massachusetts. Our experience as members helps us to understand the issues facing other cohousing groups, and gives us unique insight into the underlying interpersonal and group dynamics that affect the design process.

Our inside knowledge combined with our professional experience with cohousing architecture creates an especially effective and comprehensive approach.

Cohousing is what we have chosen both personally and professionally and we bring great enthusiasm and inspiration to our work with communities.



Kraus-Fitch Architects have been involved in the programming and/or design of over thirty cohousing communities, including the following:



Mosaic Commons Cohousing - Berlin, MA
Full Services for 34 units of housing and common house



Jamaica Plain Cohousing - Jamaica Plain, MA
urban infill of 30 units of housing and common house, programming of all aspects of project, schematic design in collaboration with DHK, Inc.



Pioneer Valley Cohousing - Amherst, MA
32 units of housing and common house, full services in collaboration with Kitchell & Austin Architects



Pathways Cohousing - Northampton, MA
full services for 24 units of housing and common house



Cohabitat Quebec – Quebec City, QC
urban reuse and infill of 42 units of housing and common house, site and common house programming and other workshops in collaboration with Atelier Pierre Thibault and Tergos, Inc.



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To purchase additional cohousing slide presentations or find out about our cohousing design workshops tailored to your community, contact Kraus-Fitch Architects at:

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With special thanks to the many communities featured
in this show.

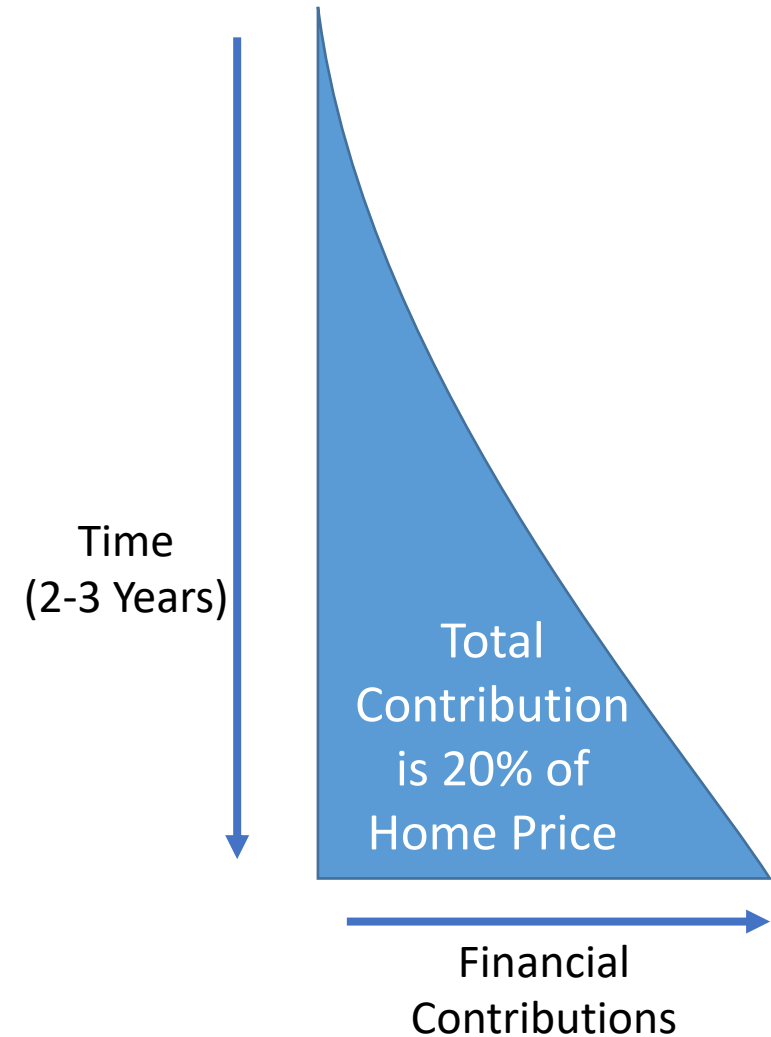
Cohousing in the US



258 Active or Forming
Communities

Plan for the Future

- Phase 1 (10-20 households)
 - Finding interested individuals and families
 - Hold meetings and develop group vision and priorities
 - Secure land
 - Getting it Built Workshop (Fall 2019)
 - \$2,000-\$5,000 commitment
- Phase 2 (25-35 households)
 - 5-6 monthly workshops for participatory design
 - Design, Permitting, City Approval (6 months)
- Phase 3 (Ideally, # households = # units)
 - Construction (12-18 months)



Future Events

- Members Meeting (open to all)
 - June 12 6-8pm Kirk Park
 - June 24 6-8pm 203 N Church St.
(VISIONS Service Adventures – Thanks Katherine!)
- Socializing at Bogert Farmers Markets/Potlucks
 - Details to-be-determined
- Stay informed on future events
 - Visit website: www.bozemancohousing.com
 - Signup for email list



Questions/Discussion



Photos by Erik Bonnett and Mathilde Berthe