

Developer tries cohousing in the suburbs

by Charles Redell - 4.21.10

REDMOND, WASH.

One developer may be finding success in a down economy by bringing the concept of cohousing to the suburbs.

[Taltree ecoVillage](#) is planned to include nine homes built on a lot originally zoned for six. [YS Developments](#) is trying to pre-sell the homes to allow buyers to have a say in their design and that of the community.

Taltree is taking part in [Redmond's Innovative Housing Demonstration Program](#), which allows experimental developments with an eye toward increasing density and livability in the Seattle suburb. This allowed for reduced set-back requirements and smaller fire lanes along with the increased density. The site is three miles from the Microsoft (Nasdaq: MSFT) campus, on a dedicated bike lane and bus routes, and three blocks from a shopping center, says Matt Musham, a spokesman and the listing agent for the project.

The homes are planned to meet a minimum of four star [BuiltGreen certification](#)—which could mean a 40 percent to 50 percent reduction in energy use compared to code—though buyers could decide to go for five stars. The homes are planned to range in size from 1,440 square feet to 2,500 square feet and to cost between \$385,000 and \$825,000. Development costs are expected to be \$5 million, according to Musham.

The neighborhood is expected to feature a community-owned clubhouse and communal greenspace. Underground parking below the clubhouse means no cars will be parked on the surface street or in driveways.

Currently, four homes are reserved and a “very strong” fifth candidate is considering signing up, says Musham. Once this happens, private financing for the project will be released. Ground breaking is planned for early 2011.

Find this article at: <http://www.sustainableindustries.com/greenbuilding/90282492.html>



Taltree homes will face a common greenspace.
