

# Lampkin Street Cottages



## Project Overview

The Lampkin Street development of 12 modest cottages on little more than a half-acre infill site creates market solutions for diverse housing in gentrifying neighborhoods. The units blend into the existing community with traditional porches, but the design adds a higher livability level with a common courtyard formed by the homes on three sides.

The original zoning dictated duplexes, which would have been out of scale with the shotgun-style homes that predominate this historic Atlanta neighborhood. Southface staff developed a design solution and completed the re-zoning of the property. The design solution follows the historic neighborhood pattern, creating a more desirable product that will likely attract a more diverse community of homeowners.

## Features

- The homes are certified to EarthCraft House standards.
- A bio-filtration area treating 65 percent of runoff from the site is integrated into the design of the courtyard.
- The dual-purpose courtyard filters rainwater prior to storing it in cisterns for re-use in the xeriscape.
- The small amount of construction waste is ground on-site and utilized in the landscape, thereby minimizing landfill consumption.
- The cottages' modest size and simple form ensures low energy consumption and efficient material usage.

## Rezoning

It is unfortunate that special zoning was required to make this project possible, but positive exposure could encourage the regulation changes necessary for the market to provide this sort of diverse and moderately priced housing.



*The Lampkin Street cottages are not far from downtown Atlanta.*



*The primary access to the homes from the rear shared parking areas is through this courtyard, creating a vibrant neighbor interaction area.*