Cooke Riverside Properties, LLC. is a cottage housing development firm interested in bringing smaller, sustainable houses with a low carbon footprint to Tukwila and King County. Cooke Creek Meadows is our initial project at 13325 Macadam Road S., Tukwila WA. The project has preliminary City approval to develop a community of houses (Pg.3). The site plan for these homes will be designed with the goals of livability and sustainability. Providing residents with the opportunity to know and talk to their neighbors, have a scenic environment where wildlife and humans will live in symbiotic relations and the automobile will not be seen after being parked in the community.

**We plan to accomplish this development by…**

* Reduce energy consumption by 50% based on the 2004 Building Code
  + Increase insulation
  + Reduce outside air infiltration
  + <R30 Energy Saving Windows
  + Passive Solar Design
* Enhance the onsite wetland and promenade
  + Increase habitat and social environment
  + Create extensive rain garden to control storm water runoff
  + Reduce sewer drainage
  + Improve the wetland to create a meadow and improved wildlife habitat
* Reduce Carbon Footprint
  + Install solar panels
  + Install battery hook-up for electric cars
  + Garages will be underneath the homes
  + Build 1500sqft homes using creative design for passive ventilation for heating/cooling

**Financials for the project**…

* Total funding required for project 1,400,000 dollars
  + To install utilities and infrastructure 350,000 dollars
  + Building costs based on $140/sqft total site is 13000sqft +225,000contingency = 2,000,000 dollars
  + Reduced cost needs based on first house selling prior to 7th house built
* Profit from the project
  + Sale Price of the homes 7 homes@ (Avg.) 570,000 dollars +1@ 385,000= 4,375,000 dollars
  + Lot pricing 200,000 dollars, 1 lot maybe sold early as lots recorded= 200,000 dollars
  + Total Project Expenses = 3,346,000 dollars
  + Net Profit = 1,200,000 dollars
* Time frame of paying back the loan
  + Start building in 2010
  + Start selling when first new home is built and or lots recorded
  + Month by month explanation of sold houses, See Cash Flow Statement
  + Loan principle returned after the 7th house sold

These houses will bring Tukwila into the new era of housing. Where houses will be built green and sustainable, people will move about freely and live safely, the houses are no longer cookie cutter shaped and look exactly the same, and the trade-off between higher density living and reducing the carbon impact on society is imagined. We are targeting this community to small family households, empty nesters, and 30-60 year old professionals**.** Our analysis indicates this target group benefits the most because these smaller houses are not advantageous to large families; they are valuable to professionals since its proximity to downtown Seattle, other large metropolitan areas and access points; Empty-nesters because the livable space is more utilitarian and close to urban amenities; small families because the clustered concept promotes security, and its proximity to amenities such as Aviation High School, large Tukwila Community Center and the Interurban Bike Trail.