

Mountainside VILLAGE

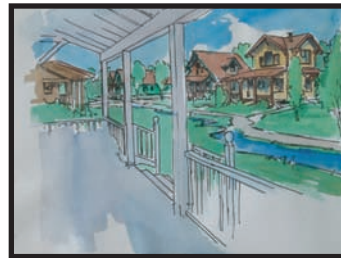
April Newsletter, 2008

The Lovely Lots of Phase 3

Phase 3 lots have now been released for reservation, offering some new, signature Mountainside spaces. Here are some highlights...

The Cottage Courtyard

Mountainside Village specializes in “place making”- creating spaces that feel comfortable, warm and welcoming from the moment you set foot in them. Oriented around landscaped central commons, our Cottage Courtyards create places for community to thrive, with front porches that feel good to sit on and paths that connect each home to the neighborhood’s tree-lined roads and boulevards.



The Village Pond

Mountainside Village’s Pond (yet to be formally named) provides enjoyment for our community in every season. A skating pond in winter and a wonderful swimming hole in summer, the pond is one of the neighborhood’s special gems. With three sand beaches, a regulation-size beach volleyball court, beautiful native landscaping and a lovely walking path, the pond is a focal point for Phase III. Planted with native wetland sedge, aspen, willow and dogwood, the Village Pond and its surrounding commons provide habitat for birds and wildlife... and Village residents!

The Commons Beside the Creek

Wildflower Creek is a small pool-drop stream flowing from Blue Flax Farm to the Village Pond. Along the way, it winds through the East Commons Park and passes between several Village and Cottage lots, where it meanders along the trails and central greens. Where most developments might place a road, Wildflower Creek serves as a visual connector and trailside companion to those who choose to build their home beside it. To showcase this little treasure, parking spaces and garages are hidden behind the homes along the creek, allowing front porches to focus upon this beautiful natural feature.



Traditional Neighborhood Design and the Ugly (but Inevitable) Fall of the McMansion

Emerging trends suggest that the golden days of suburbia may be coming to a close

You don’t have to look far to find the words “sub-prime” anymore. The shockwaves of our nation’s most recent financial crisis are spreading through the airwaves and into markets across the world. But, as destructive as the mortgage crisis has been, it is possible that this issue is not the only explanation for the housing market’s recent downturn; rather it is only exacerbating other powerful trends. As reported in a recent article in *The Atlantic*, “A structural change is under way in the housing market - a major shift in the way many American want to live and work... It’s ultimate impact on the suburbs, and the cities, will be profound.” (Leinberger, Christopher B. “The Next Slum?” *The Atlantic*. March 2008.) According to this article, Americans are beginning to turn away from large-lot homes in favor of walkable, mixed-use towns, and it is anticipated that they will leave a surplus of 22 million large-lot homes by the year 2025.

As neighborhoods built around “lifestyle centers” become more popular, there is a clear evidence that a price premium is arising for these types of developments. Mountainside Village is one such neighborhood, and thus holds the potential to carry price premiums as significant as those commanded by similar neighborhood developments in the Rockies. One such development in Lakewood, Colorado, for example, is reported to yield a “60% premium per square foot over the single-family homes in the neighborhoods around it.”

Not only are TND neighborhoods becoming more highly valued for the quality of life they can offer, but also because, as gasoline and heating costs continue to rise, these types of developments are quickly becoming more economical than their traditional suburban counterparts. And as people continue to leave the suburban fringes for more carefully designed neighborhoods, these areas will fall apart. As the *Atlantic* article states, “Many of these areas will become magnets for poverty, crime, and social dysfunction... the shift to walkable urban environments will give more people what they seem to want.”

For the complete text of this article see: <http://www.theatlantic.com/doc/200803/subprime>

Report from the Field:

The Congress of New Urbanism Summit

Mountainside Village’s own Larry Thal has just returned from the 2008 Conference of the Congress of New Urbanism, and he came back glowing from all the new information he collected there. In this short interview, we’ll try to capture some of his most exciting discoveries.

MsV: Briefly speaking, what is the Congress of New Urbanism (or CNU)?

Larry: The CNU is a group of architects, planners, politicians, and developers who have been leading the way towards building great communities around the world.

MsV: What was the most surprising thing you learned at the conference?

Larry: That mixed-use neighborhoods tend to be doing better in this market environment. Because of their diversity, there is always some use that is doing well, even if one or two uses are flat. Also, I learned that the Millennial generation is coming out saying that it wouldn’t be caught dead living in the suburbs. That’s new! They want to be somewhere where things are happening. Finally, I learned that green is being integrated with the tenets of the CNU, which makes sense - the things that make good neighborhoods also tend to be more environmentally sustainable.

MsV: Is there anything else you’d like to add?

Larry: Sure! I think it’s important to point out that the term “urbanism” is often misunderstood, especially in the West. The root of the word is the same as that of “urbane”, meaning civilized. It is about creating great places on a human scale, whether the site is rural, urban, or something in between.



Upcoming Events...

 **Spring Fling Open House** - April 25, 3pm-7pm

 **What the Heck is a Blower Door?** - April 28, 10-11:30am
A live demonstration and presentation at the Village.

 **Sustainability & Traditional Neighborhood Design:**
Lecture at Teton County Library in Jackson - May 5, 7-9pm

To find out more about upcoming events at the Village, visit our Community Calendar at www.msvcommunity.blogspot.com/

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