

THE COMMON HOUSE (AND GRASSED AMPHITHEATRE)

1. The Common House
2. Conservatory Sun Space
3. Common House (West Wing)
4. Common House (East Wing)
5. Paved Area
6. Grassed Amphitheatre
7. Eastern Gateway

❖ = Criteria specified in the Neighbourhood III Design Brief.

1. THE COMMON HOUSE

As a Co-Housing community, Neighbourhood III will possess a Common House for the shared life of the community. As such it must provide adequate space and facilities for communal dining and meetings for all residents.

Oriented towards the South-eastern views, yet situated so as to present oblique facades to the space which it helps to define. The social heart of Neighbourhood III, the Common House will also generate and define the sorts of activities which take place in adjacent areas, and should be viewed as the hub around which the life of Neighbourhood III revolves.

In addition, the Neighbourhood III brief specifies that it also provides the following:

COMMON SPACE

- ❖ Connected to residence units via sunspace/walkways
- ❖ Main Room (Dining/Assembly/Ritual Space) Hemispherical Dome (for 125 persons) (Usable as planetarium)
 - a. storage for portable tables and chairs
 - b. good vistas
- ❖ Kitchen adjacent to main room to prepare food and serve 125 persons
 - a. walk-in cooler (and walk-in freezer?)
 - b. easily accessible "root cellar"/pantry
 - c. easily accessible for deliveries - waste/compost removal
- ❖ Men's and Woman's Lavatories (3 stall?)
- ❖ Laundry Room with space for sorting/folding and ironing
- ❖ Small child/infant care/playroom with access to enclosed outside play area - (#5 and 6 in visual contact)
- ❖ Library/Reading/Quiet Study Space

- ❖ "Commissary"/General Store (400-600 sq. ft. ?)
- ❖ Shop/Project space with large door outside access (?)
- ❖ All facilities to be wheelchair accessible and have separate "grey water" and sewerage waste piping.

HEMISPHERICAL DINING/ASSEMBLY/RITUAL SPACE

- ❖ This feature should provide:
 - A lofty, aesthetically pleasing space for gathering, meals and ritual
 - The ability to serve as a planetarium/theatre for multimedia presentations.

2. CONSERVATORY SUN SPACE

- ❖ A pleasant indoor "park-like setting for gathering, socialising, relaxing and spiritual renewal (particularly in winter)

Not to be built in the first phase of the project, though foundations to be laid or other provisions made for construction at such time as finances allow.

Sun Space features include:

- Balcony terrace for dining, etc. at height of tree tops.
- Stained glass panels to celebrate and mark solar events, as viewed from a fixed and prominent position within the Sun Space itself.

3. COMMON HOUSE (WEST WING)

- ❖ "Health Spa" (Wellness Centre)
 - a. Exercise Room (400-600 sq. ft.)
 - b. Sauna (for 10-20 persons)
 - c. Massage Rooms (2 or 3)
 - d. Hot tub/Whirlpool (for 10-20 persons) (Site built of Ferro cement or Gunnite) located in "tropical garden" sunspace setting
 - e. small (200-300 sq. ft. ?) men's and women's locker/shower rooms
- ❖ This space should provide for:
 - Group relaxation
 - Exercise and body conditioning
 - Massage practitioners practice

4. COMMON HOUSE (EAST WING)

To house Neighbourhood III's administration and reception offices, as well as kitchens, food preparation and storage facilities, laundry rooms and a

commissary general store. Access to the Central Courtyard (1) facilitates the activities which are to take place there via deliveries, removals and maintenance.

Views are also preserved, as well as a nominal solar orientation towards the morning sun.

5. PAVED AREA

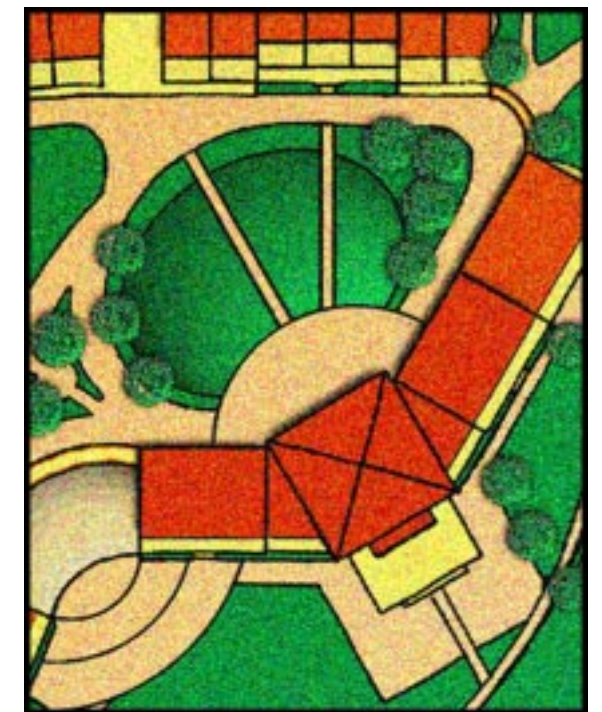
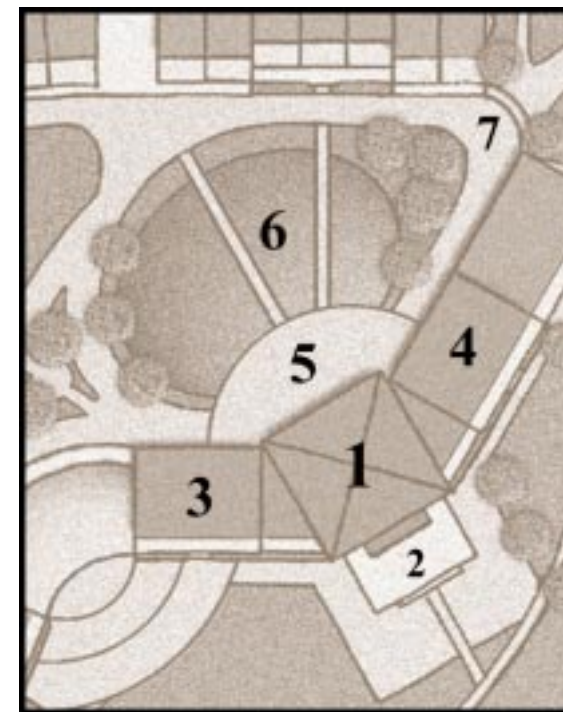
A stage if you like, backed and flanked by the Common House and overlooked by a grassed amphitheatre...

6. GRASSED AMPHITHEATRE

A shallow grassed amphitheatre, star-strewn with daisies and focusing on the back entrance of the Common House (Planetarium), the porch of which can double as a stage for outdoor events where a focus is needed. (i.e. For plays, presentations and the like.) The bowl of night above, a cradeling bowl of Earth below....

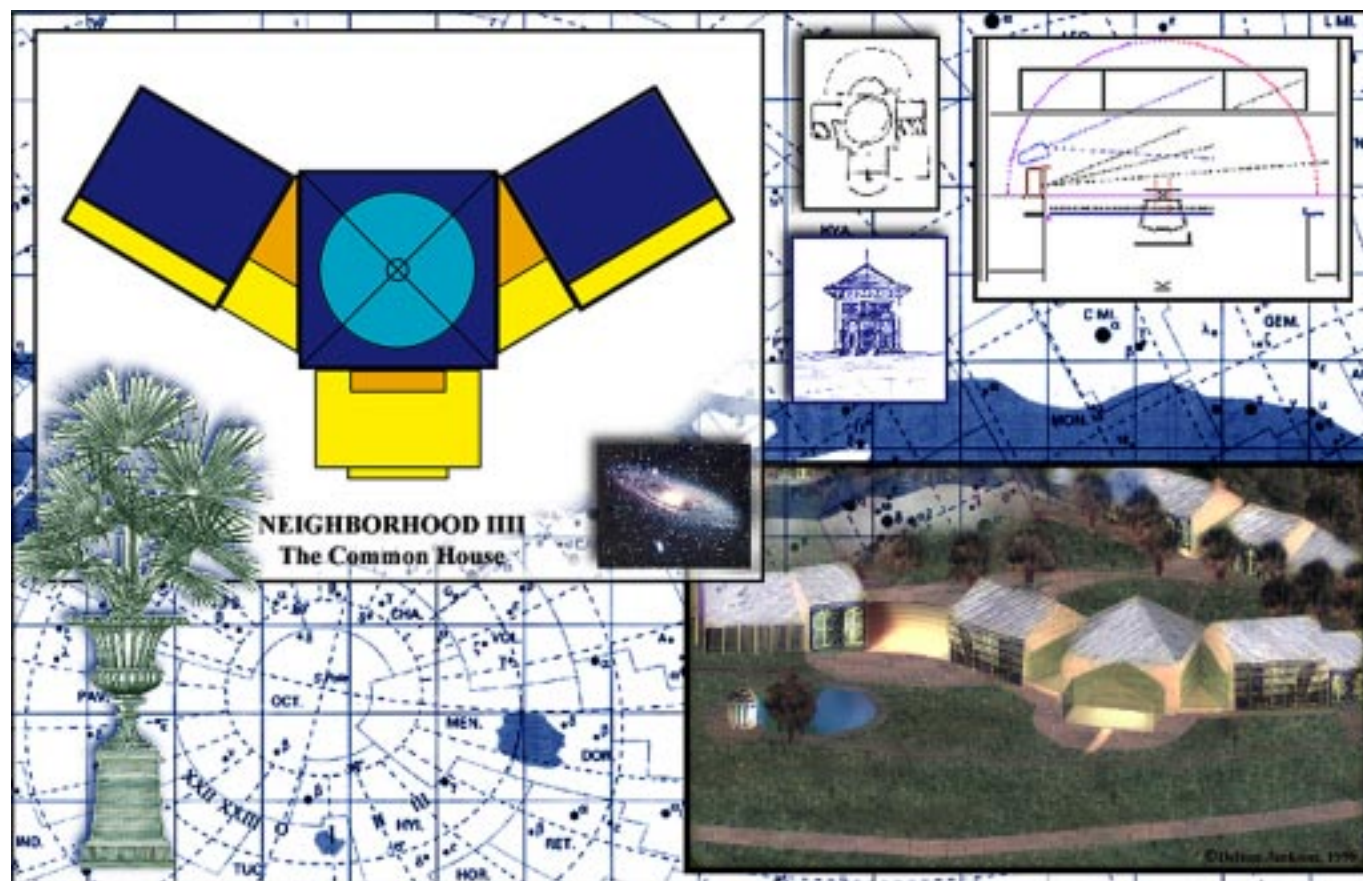
7. EASTERN GATEWAY

The Eastern Gateway to Neighbourhood III, and the first point that visitors to EVI see as they approach the site. This gateway is also on the direct line of Summer Solstice sunrise. For these reasons the gateway should be made a significant feature of the development, as well as to mark the transition from "village enclosure" to outside world.



NEIGHBOURHOOD III
DELTON JACKSON, 1998

BUILT INFRASTRUCTURE
THE COMMON HOUSE (1)



THE COMMON HOUSE IS SITUATED SO AS TO BE AT LEAST PARTIALLY VISIBLE THROUGHOUT THE SITE, WITH ALL PATHS GRAVITATING TOWARDS IT - A STRONG AXIS AROUND WHICH THE LIFE OF THE COMMUNITY REVOLVES...

BUILT INFRASTRUCTURE

THE COMMON HOUSE

THE COMMON HOUSE

As a Co-Housing community, Neighbourhood III will possess a Common House for the shared life of the community. As such it must provide adequate space and facilities for communal dining and meetings for all residents.

Oriented towards the sun and South-eastern views it is the social heart of Neighbourhood III, and the hub around which the life of community revolves, defining and generating the activities which will take place in adjacent areas.

The various functions of the Common House are met by provision of three connected structures, allowing construction to be phased and providing long-term flexibility and adaptability.

KEY ELEMENTS SPECIFIED BY THE BRIEF

- ❖ Common House (Central Building)
- ❖ Hemispherical Dining/Assembly/Ritual Space
 - This feature will provide:
 - ❖ A lofty, aesthetically pleasing space for gathering, meals and ritual
 - ❖ The ability to serve as a planetarium/theatre for multimedia presentations
 - ❖ Seating for 125 persons
 - ❖ Storage for portable tables and chairs
 - ❖ Good vistas
 - ❖ Connections to residential units via sheltered walkways
 - ❖ Men's and Woman's Lavatories
 - ❖ Library/Reading/Quiet Study Space
 - ❖ Wheelchair accessible
 - ❖ Separate "grey water" and sewerage waste piping

COMMON HOUSE (EAST WING)

To house Neighbourhood III's administration and reception offices, as well as:

- ❖ Kitchen adjacent to main room to prepare food and serve 125 persons.
 - a. walk-in cooler (and walk-in freezer?)
 - b. easily accessible "root cellar"/pantry
 - c. easily accessible for deliveries - waste/compost removal
- ❖ Laundry Room with space for sorting/folding and ironing
- ❖ "Commissary"/General Store of 400-600 square feet
- ❖ Shop/Project space with large door outside access

COMMON HOUSE (WEST WING)

- ❖ "Health Spa" (Wellness Centre)
 - a. Exercise Room (400-600 sq. ft.)
 - b. Sauna (for 10-20 persons)
 - c. Massage Rooms (2 or 3)
 - d. Hot tub/Whirlpool (for 10-20 persons) (Site built of Ferro cement or Gunnite) located in "tropical garden" sunspace setting
 - e. Small (200-300 sq. ft. ?) men's and women's locker/shower rooms

This space will provide for:

- Group relaxation
- Exercise and body conditioning
- Massage practitioners practice
- Small child/infant care/playroom with access to enclosed outside play area

ATTACHED CONSERVATORY SUN SPACE (Provisional)

A pleasant indoor "park-like setting for gathering, socialising, relaxing and spiritual renewal (particularly in winter). Not to be built in the first phase of the project, though foundations to be laid or other provisions made for construction at such time as finances allow.

Sun Space features include:

- ❖ Balcony terrace for dining, etc. at height of tree tops.
- Stained glass panels to celebrate and mark solar events, as viewed from a fixed and prominent position within the Sun Space itself.

NEIGHBOURHOOD III
DELTON JACKSON, 1998

BUILT INFRASTRUCTURE
THE COMMON HOUSE (2)

It is anticipated that this will be a very active social space for the life of the community, clearly defined by partial enclosure provided by buildings, with paved areas, paths and the pond as borders, yet open to the South for full exposure to the sun and to the sweeping views beyond.

1. AMPHITHEATRE STEPS

- Steps between the Village Green (to North of steps) and lower terrace.
- Provide views through from the Village centre.
 - Provide North/South pedestrian links through the site of Neighbourhood III.
 - Provide incidental seating for everyday use as well as staged events.
- Seating oriented towards: Paved Area (2), the Pond (3) and Lawns (5), as well as towards the sun and the wonderful views to the Southeast.
- A striking feature and landmark for Neighbourhood III.

DETAILS

- Steps built as a structure in themselves, providing sheltered passage below (en route to the Common House) in the winter months.
- Glass blocks place in the risers can provide partial lighting inside by day, as well as dramatically lighting the steps themselves from within at night.
- As the steps focus on the Winter Solstice Sunrise a feature can be built into the steps, such as a stained glass window or doorway, to celebrate and mark the event. (Shades of Indiana Jones....!)

2. PAVED AREA

Paved Area overlooked by Amphitheatre Steps (1) creating a natural space for staged and other events. Paving offers greatest utility for what will be a natural activity node.

3. POND

The placement of a pond at this point has been very deliberate.

AESTHETIC

- To provide a focus for the views from the Amphitheatre Steps (1) without obstructing the more spectacular views beyond.
 - To create a more significant setting for the Common House, reinforcing the identity of the Neighbourhood III community as an individual development.
 - Views from EVI's Central Commons towards the Neighbourhood III Common House (7) will be reflected in the pond as part of a carefully constructed visual composition. (Much in the tradition of the Jefferson Memorial in Washington D.C. or the Taj Mahal in India.)
- Views run past the Outdoor Room and copse of willow (4) on the right, over the reflecting pond and swathe of Lawn (5), past the Amphitheatre Steps (1) on the left, and focus on the central Common House which is presented at an oblique angle. (As in portraiture, the three-quarter view presents the best of a subject conceived and executed in three dimensions, as opposed to one composed of flat facades....)

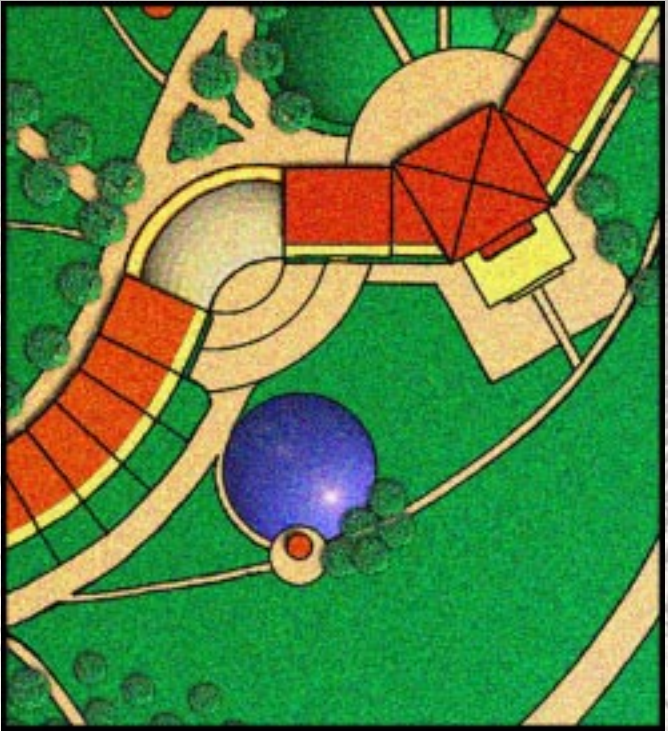
PRACTICAL

- Apart from aesthetic considerations a pond meets the human desire for access to water (Alexander, 1976), as well as providing a focus for a limited but enjoyable range of summer activities such as feeding ducks and fish, sailing model boats or just paddling along the water's edge. In winter the same space becomes a skating rink and sporting amenity for the community.

4. OUTDOOR ROOM WITH COPSE OF TREES

Part of a Classical composition....

- A feature to add to the visual composition of Pond (3), Common House (7),



Amphitheatre (1) and Lawn (5), the outdoor room is conceived in a Classical style. Placed adjacent to the pond it provides a place to rest and relax in the summer shade, or semi-sheltered space for skaters to rest in winter.

- Placed along an East-West path it also provides a visual link or natural destination in its own right, contributing to the overall legibility of the Neighbourhood III development scheme.

5. LAWN

- A green swathe running up to the Amphitheatre Steps (1) and Common House (7). A space for summer fairs or picnics, with easy access to the main road and Neighbourhood III's community facilities. A place to kick back or just kick about....

6. THE WELLNESS CENTRE (Common House West Wing)

- The original Design Brief calls for the inclusion of a "Health Spa" or Wellness Centre to provide for the following:

Group relaxation

Exercise and body conditioning

Massage practitioners practice

Including:

- a. Exercise Room (400-600 sq. ft.)
- b. Sauna (for 10-20 persons)
- c. Massage Rooms (2 or 3)
- d. Hot tub/Whirlpool (for 10-20 persons) (Site built of Ferro cement or Gunnite) located in "tropical garden" sunspace setting
- e. small (200-300 sq. ft. ?) men's and women's locker/shower rooms

7. THE COMMON HOUSE

Oriented towards the South-eastern views, yet situated so as to present oblique facades to the space which it helps to define. The social heart of Neighbourhood III, the Common House will also generate and define the sorts of activities which take place in adjacent areas.



1. AMPHITHEATRE STEPS
2. PAVED AREA
3. POND
4. OUTDOOR ROOM
5. LAWN
6. THE WELLNESS CENTRE (COMMON HOUSE WEST WING)
7. THE COMMON HOUSE
8. COMMON HOUSE SUN SPACE
9. COMMON HOUSE FORECOURT
10. AGRICULTURAL FIELDS (PROVISIONAL)
11. RESIDENTIAL UNITS
12. RESIDENTIAL UNITS (GATEWAY BUILDING)



8. COMMON HOUSE "SUN SPACE" CONSERVATORY

Not to be built in the first phase of the project, though foundations to be laid or other provisions made for construction at such time as finances allow.

Sun Space features include:

- Balcony terrace for dining, etc. at height of tree tops.
- Stained glass panels to celebrate and mark solar events, as viewed from a fixed and prominent position within the Sun Space itself.

9. COMMON HOUSE FORECOURT

Landscaped gardens or planting beds, hedges or trees to define, enliven and articulate the space immediately surrounding the Common House. Hard surfacing (suggested) can provide space to place trees over-wintered in the Sun Space (8), such as citrus or palm trees, as practised in the old European tradition.

10. AGRICULTURAL FIELDS (PROVISIONAL)

Nominally an area for light agriculture or grazing, possibly allotment gardens though with agreements in place to ensure high degree of maintenance. Alternatively area preserved as wildflower meadows, a conservation area for meadow plants already found on the site that would otherwise be removed entirely by the Neighbourhood III development.

11. RESIDENTIAL UNITS

Residential terraced housing units with private gardens to the fore.

12. RESIDENTIAL UNITS (GATEWAY BUILDING)

Private residential units, though its scale and architecture should reflect the position it occupies in relation to the overall composition of this part of the development. A gateway building into the heart of the site, it must also frame and support the west side of the Amphitheatre Steps (1), whilst visually acknowledging the West Wing of the Common House (6) which stands opposite.

NEIGHBOURHOOD III

DELTON JACKSON, 1998

THE VILLAGE GREEN

1. THE VILLAGE GREEN
2. ALLÉE OF TREES
3. PUBLIC ART & SEATING AREA
4. NEPALESE TREE SEAT

1. THE VILLAGE GREEN

The village green is an archetypal historical pattern for villages found throughout Europe, meeting the needs for a common space whilst providing an organisational structure for the village as a whole. Its survival into the modern age, its incidence throughout diverse and disparate cultures, and its beauty all suggest its practical application to the Neighbourhood III project in order to reinforce a clear communal identity. Such a space will also provide a focus of quality for those residences without direct views to the Southeast. (Although these can be given a height variance to build a widows watch or observation point...)

2. ALLÉE OF TREES

A major pedestrian route through the site.

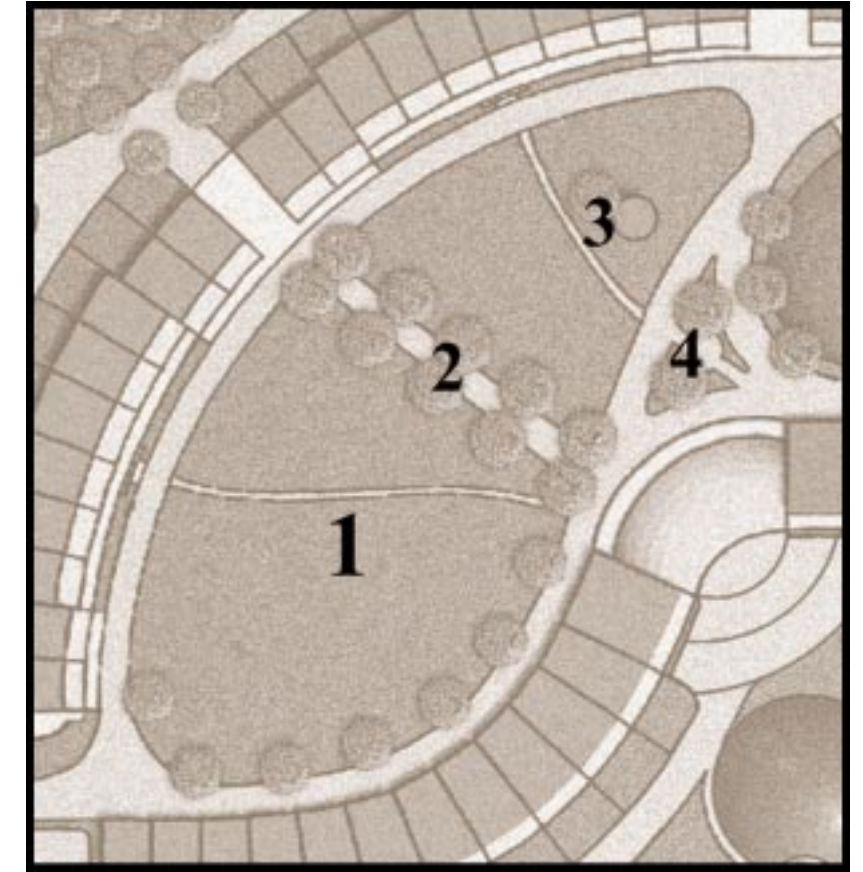
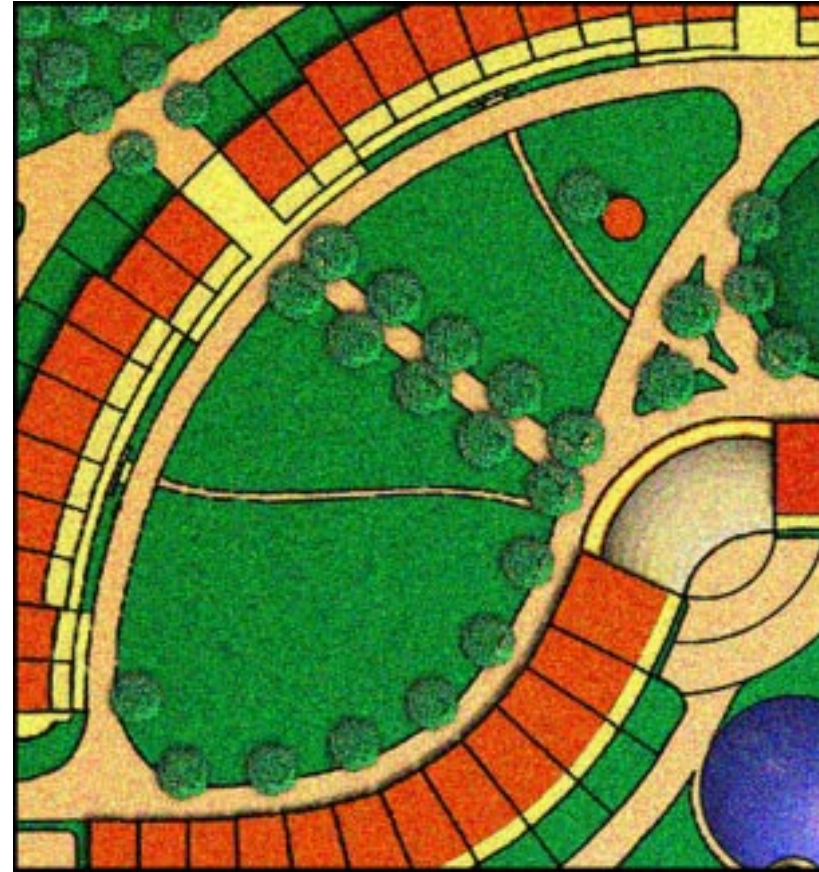
The line of sight for the Winter Solstice Sunrise and the Summer Solstice Sunset.

3. PUBLIC ART & SEATING AREA

Lying within view of all five gateway points and the majority of building units, this space provides an ideal site for an informal seating area. A significant piece of public art or other feature in keeping with the Neighbourhood III concept (such as an amillary sundial) would also help to provide a focus for the site and a visual link to points throughout the development.

4. NEPALESE TREE SEAT

Two planting beds raised to seating height and rimmed with a wide ledge of stone, each with an individual tree. Placed here at the crossroads and centre of Neighbourhood III, precedent is found for this is in every village in Nepal - a place at the community's heart to stop, to rest, to talk, to watch the world go by.....



SUGGESTED PLANTINGS

Trees - Deciduous trees to provide shade in summer for the large glazed surfaces of the Residential Units, yet allow sun through in winter when most desired. Trees which will mark the passage of the seasons should be chosen, i.e. Cherry Blossom to celebrate the arrival of Spring, or Canadian Maple for a splash of crimson glory in the Autumn....

Other plantings can also be chosen to celebrate the renewal and rebirth of Spring, such as crocuses or daffodils to fill the Village Green with colour.



NEIGHBOURHOOD III
DELTON JACKSON, 1998

THE VILLAGE GREEN

THE WORKING LIFE OF NEIGHBOURHOOD III

1. CENTRAL COURTYARD
2. SCREENED GATES & FENCING
3. WOODED LAWN
4. THE COMMON HOUSE (EASTERN WING)
5. VISITORS CAR PARK
6. COMMUNITY WORKSHOPS & BUSINESS UNITS
7. ACCESS ROAD
8. NON-RESIDENTIAL BUILDINGS
9. REED BEDS OR ORCHARD

1. CENTRAL COURTYARD

A central courtyard to act as the focus for the small complex of buildings which house the majority of the working life of Neighbourhood III. Screened on one end by plantings and fencing (2) and distanced by a long drive at the other, this area will deal with the workaday but untidy aspects of running a community, such as refuse collection bins or skips, or materials storage for things such as timber.

2. SCREENED GATES & FENCING

Suitable screens to segregate this area for functional use, as well as providing a visual screen for the refuse which Neighbourhood III will inevitably produce, yet which might also be reclaimed in this area (i.e. through use of composting, or location of recycling bins).

3. WOODED LAWN

Green space which holds potential to provide extra space for the Central Courtyard (1) should it ever become needed, thereby building in adaptability from the outset. In the meantime however, this will provide a setting for (4), the Eastern Wing of the Common House which overlooks it.

4. THE COMMON HOUSE (EASTERN WING)

To house Neighbourhood III's administration and reception offices, as well as kitchens, food preparation and storage facilities, laundry rooms and a commissary general store. Access to the Central Courtyard (1) facilitates the activities which are to take place there via deliveries, removals and maintenance.

Views are also preserved, as well as a nominal solar orientation towards the morning sun.

5. VISITORS CAR PARK

Car park opens to existing main road, yet is small enough to be partially concealed by hedgerows and trees, thereby minimising visual impact of cars onsite.

6. COMMUNITY WORKSHOPS & BUSINESS UNITS

If Neighbourhood III is to be anything other than a bedroom community it must make provision for income generating activities onsite. To this end all of the residential units onsite will be wired for telecommuting and home office use, but further, easy access, premises should also be available for those who do not wish to work from home.

Division of this building has not been specified, but should also make room for community workshop activities such as pottery or woodwork, as per the original brief. (Shop/Project space with large door outside access.)

7. ACCESS ROAD

Individual, tree-lined access road to the workshop area preserves

tranquillity of the rest of Neighbourhood III as well as keeping casual visitors at bay.

8. NON-RESIDENTIAL BUILDINGS

A variety of uses which have not been specifically addressed might be successfully housed on this site. These include:

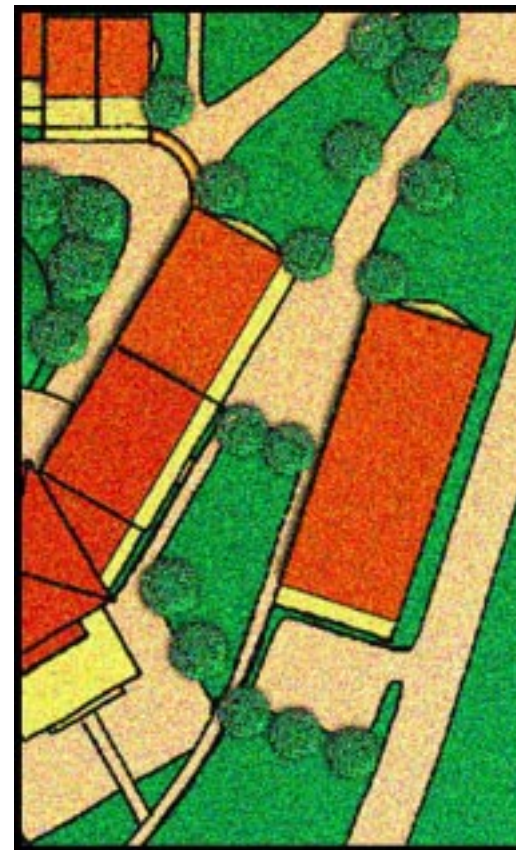
- An automotive workshop.
- Garage space for community vehicles.
- Further business or workshop units for private enterprises.

Each of these would benefit from proximity to the existing main road which runs alongside.

A building on this site will effectively define the area of Space 1, and it's functional identity will be established and augmented by being part of a small complex of similar buildings.

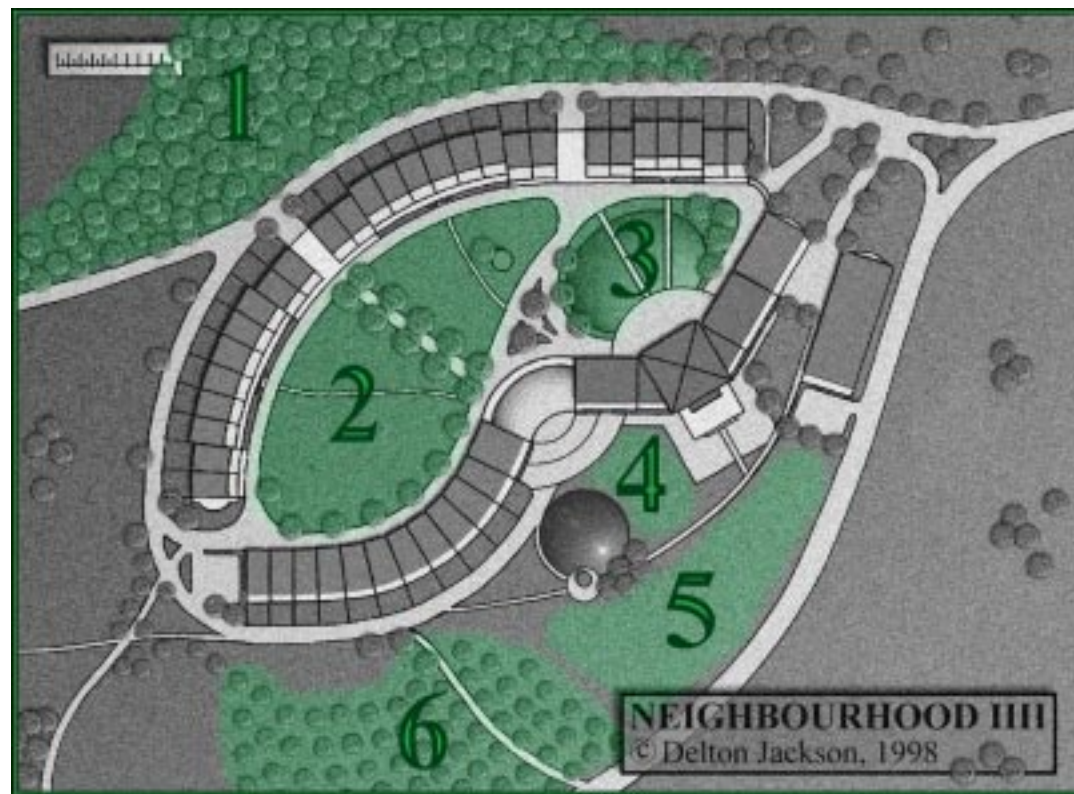
9. GREEN SPACE

Green space for use by adjacent building (8).



NEIGHBOURHOOD III
DELTON JACKSON, 1998

**UTILITIES, WORKSHOPS
 & ADMINISTRATION**



LAND USE & THE NATURAL ENVIRONMENT

1. HERITAGE FOREST
2. VILLAGE GREEN
3. GRASSED AMPHITHEATRE
4. LAWN
5. LIGHT AGRICULTURAL & MEADOWS
6. ORCHARD

1. HERITAGE FOREST

If a forest was not already present it would have been suggested that one was established at this spot. As it is, a second growth deciduous forest is already well established, providing natural habitat for wildlife and a variety of woodland plants. The forest also acts to ameliorate the winter climate of Neighbourhood III, running as it does along the North-Northwest boundary of the site.

It is recommended that this forest be maintained and extended where possible for

use as an indefinite resource for repair and renewal of buildings present at the EcoVillage at Ithaca. (APPENDIX 2)

2. VILLAGE GREEN

Manage and maintain as a mixture of lawn and meadow, with mowing schedule to ensure seeding of wildflower varieties. Choose as well deciduous trees which will create a strong identity for the space, as well as speaking implicitly of the long-term commitment of Neighbourhood III to the site and to future generations.

For example plant one or two trees that will attain impressive girth and canopy, increasing with stature as they age, but which will likely never do so in the lifetime of the present generation, such as oaks.

Likewise choose other, slow growing but beautiful trees such as Holly and Yew. Plant for the ages as an implicit gesture of

commitment to future generations of inhabitants of Neighbourhood III.

Larger scale tree planting can introduce faster growing species which express other themes of Neighbourhood III, such as marking and celebrating the Wheel of Life through the changing of the seasons. Either Cherry Blossom blooming as the year begins (as in Japan), or Canadian Maple with their bare winter branches, the first shoots of Spring, leafy green Summers and sun dappled lawns, and finally Autumnal glory.

Plantings of transient beauty might also be considered, such as Crocus (the Herald of Spring), or Daffodils and Tulips in profusion providing blankets of colour for a brief but memorable part of every year.

3. GRASSED AMPHITHEATRE

A smooth bowl of grass, star-strewn with daisies, ringed about with a deeper grass border and trees. Focusing on the Northern face of the Common House, whose porch can be used as a stage for outdoor gatherings, presentations and the like. (Although Creation Spirituality is inclusive as opposed to demonstrative in its meetings.) [FIGURES 4 & 5]

4. LAWN

A smooth lawn and swathe of green running up and presenting crisp, clean views of the Common House.

5. LIGHT AGRICULTURAL & MEADOWS

Nominally an area for light agriculture or grazing, possibly allotment gardens though with agreements in place to ensure high degree of maintenance. Alternatively area preserved as wildflower meadows, a conservation area for meadow plants already found on the site that would otherwise be removed entirely by the Neighbourhood III development. [FIGURE 3]

6. ORCHARD

Ideal setting for a community orchard, providing long-term seasonal returns for residents and subsequent generations, both in fruit and beauty. This would also provide the perfect setting for an apiary, extending the possible use of this space as a resource for the community. [FIGURES 1 & 2]



FIGURE 1



FIGURE 2



FIGURE 3

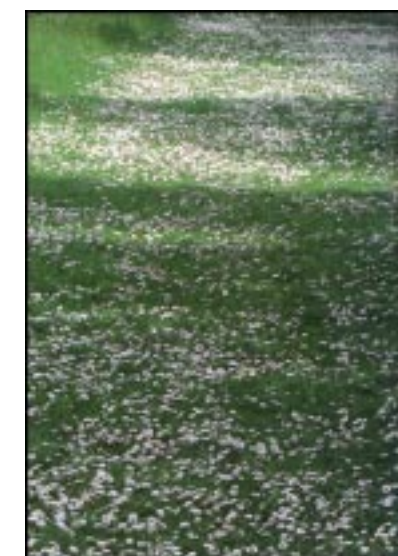


FIGURE 4

FLORA & FAUNA ONSITE INCLUDES:

<i>S h a g b a r k</i>	<i>H i g h b u s h</i>
<i>Hickory</i>	<i>Cranberry</i>
<i>Ash</i>	<i>Multiflora Rose</i>
<i>Elm</i>	<i>Honeysuckle</i>
<i>Paper Birch</i>	<i>Dogwood</i>
<i>Willow</i>	~~~~~
<i>Red Maple</i>	<i>Mockingbirds</i>
<i>Cherry</i>	<i>White-throated</i>
<i>Aspen</i>	<i>Sparrows</i>
<i>Hawthorn</i>	<i>Goldfinches</i>
<i>Staghorn Sumac</i>	<i>Turkey Vultures</i>



FIGURE 5

NEIGHBOURHOOD III

DELTON JACKSON, 1998

LAND USE

THE NATURAL ENVIRONMENT



CONCLUSION

It is suggested that Neighbourhood III be developer-led and financed in its construction, subsequently attracting residents and participants on the strength of the features and qualities of the development itself. This approach is suggested in order:

- ♦ To facilitate a speedy construction process.
- ♦ To ensure the economic viability of the project in order to attract the interest of an appropriate developer sympathetic to the spirit of the vision of Neighbourhood III presented here.

NEIGHBOURHOOD III
DELTON JACKSON, 1998

CONCLUSION

FRoG - FIRST NEIGHBOURHOOD GROUP OF ECOVILLAGE AT ITHACA

The EcoVillage Cohousing Co-operative is the first neighbourhood group of EcoVillage at Ithaca, which is planned to include 4-5 cohousing neighbourhoods clustered around a village green. The EVCC neighbourhood, affectionately known as "the FRoG", was completed in August 1997.

The 187 acre EcoVillage site is located about 2 miles west of downtown Ithaca, on a hillside overlooking the inlet valley of Cayuga Lake, which is in the Finger Lakes region of central New York state. Ithaca is a small city of about 40,000 people, of which half are students at Cornell University & Ithaca College. Ithaca was recently designated America's #1 Most Enlightened Town by Utne Reader magazine.

The neighbourhood is comprised of 30 homes (15 duplexes) lining a pedestrian street. The residential area occupies about 3 acres of the 35 acres owned by the co-operative. Other features of the neighbourhood include a one-acre pond, playgrounds, composting stations, and open fields. The compact and functional floorplans range from a one-bedroom (922 sf) to a four-bedroom (1642 sf), while most are three-bedrooms (1300 sf).

The Common House includes a spacious dining area overlooking the pond, a restaurant-style kitchen, children's play room, sitting room, private offices, guest room, crafts room, teen room, root cellar, and laundry. Incorporated into the carport structures are a full-featured wood shop, and recycling/storage shed.

A variety of strategies were employed to achieve high energy efficiency and improve overall sustainability. All homes are sited for maximum solar gain through south-facing window walls. The homes are super-insulated with 6" of cellulose sandwiched in plastic housewrap, in an innovative double-wall design which allows the plumbing and wiring to run completely inside the insulating barrier. Windows are high-efficiency triple-paned. Heat is provided by a shared hot-water system, with one gas boiler per cluster of eight homes. Centralised "energy centres" will facilitate integration of future renewable energy inputs. Dual piping in houses will enable a future greywater recycling system. Interior lighting is compact fluorescent, with generous natural daylighting. Residents chose to use smaller convection ovens rather than full-size ovens, and smaller than average refrigerators (both to save energy). Laundry facilities are centralised in the Common House.

The resident group is legally structured as a housing co-operative, in which members purchase shares that are associated with their unit through a proprietary lease. The EVCC acted as the developer of the project, while Housecraft Builders, Inc. was hired as architect, builder, and development consultant. EVCC received an award for "Excellence in Innovative Housing" from the National Association of Homebuilders in 1996.

Residents typically share 4 meals per week in the Common House. Each individual helps to prepare a common meal about once per month. Other social events, such as Movie Nights and Cafes occur about once a week. Community work is accomplished through a rotating Work Team system, where 6 teams rotate through a 6 week task schedule. The task areas are Cooking, Meal Prep/CleanUp, Outdoor Maintenance, Social Events, and Common House Cleaning.

Information from: Nolan, Michelle <mnolan@ecovillage.ithaca.ny.us>
Ecovillage Cohousing Cooperative. Internet WWW page at URL: <<http://www.cfe.cornell.edu/ecovillage/evcc.html>> (Version current 18 January 1999)

APPENDIX 1

SoNG - SECOND NEIGHBOURHOOD GROUP OF ECOVILLAGE AT ITHACA

The SoNG is a cohousing group now forming and accepting new members, having had its first meeting in August 1996. Unlike many forming groups, the SoNG has a pre-chosen site on land currently owned by EcoVillage at Ithaca, Inc. We have chosen perhaps the best site on this 176 acres with very long views to the south and a beautiful, sheltering forest on our north. We look forward to our neighbourhood becoming part of the larger vision with several neighbourhood clusters around a village green with future possibilities of a store, cottage industry, and of course, the development of the entire envisioning plan with its gardens, aquaculture, farms, orchards, and natural areas.

We plan to build homes which emphasise sustainability and affordability, and are located in a quiet, green attractive area. We will incorporate cutting-edge technologies in the quest for super-insulated, comfortable homes which are low-maintenance. Our goal is to explore the use of alternative materials (such as straw-bale, cob, rammed earth), with the possibility of building a non-residential building first to prove these materials can work. We encourage individual creativity of design while balancing that with cost concerns. All houses will include a private outdoor space.

The Common House will also incorporate low-maintenance design by using the latest building technologies. An ecologically designed fireplace or wood-stove will be included in the design. All buildings will be attractive and serviceable.

We aim to live in a harmonious environment with friendly, interesting, committed neighbours, sharing our sense of community and our earth-caring ideals. We accept diversity among our neighbours in all ways, including generational, social and spiritual. Our goal is to be affordable so that we can encourage further diversity.

Our communications will be based on honesty and integrity and will incorporate a conflict resolution process. We expect respect of both our own privacy and that of our neighbours and recognise every individuals need for time alone.

We encourage community-building activities which will be both planned and spontaneous celebrations. We respect and encourage the extra-community lives of all our members, recognising that our members outside lives bring added richness to all of us.

We will encourage and support those members who wish to create community-based businesses. We will engage in building a local, sustainable economy with the Ithaca community.

Potential residents can participate in many ways. Since forming a joint venture as our 'legal vehicle' a partner is defined as one who has paid at least \$1000 with several people having contributed up to the current limit of \$10,000. A partial membership is called "Keep Me Informed" or KMI. This category is for those exploring further involvement, but not yet ready to make a commitment. KMI members pay a non-refundable fee of \$50, and receive agendas and minutes. They may participate in discussions, but may not block decisions. Interested people are encouraged to join, at least at the KMI level, after attending two meetings.

Decisions are made by consensus, and timely decisions may be decided by 80% fallback vote. There is a strong emphasis on trust and respect, and a willingness to delegate decisions to committees.

The group currently meets on the first full weekend of every month. Communication is accomplished by phone-tree, mailings, and email. A buddy system encourages people to communicate regularly.

The SoNG has hired now hired an architect, permacultural landscape designer, and development management and has chosen its lawyer and accountant. Liz Walker is hired as co-ordinator to help in the recruiting and orienting of new members and the planning and facilitation of meetings, do problem-solving for the group, and other tasks as appropriate. A steering committee of members helps to create agendas

and action plans between monthly meetings. Orientations for new prospective members occur on the last Saturday of each month from 2 - 4 p.m. at the FRoG common-house.

Status as of Nov. 1998

The group currently intends to build in 1999 possibly in a phased construction - half in 1999 with later joining members waiting until 2000 to move into the 2nd phase. Schematic designs of homes, common-house, and site layout are in process. This is a good time to become involved to enable your input into community design. Discussion is underway with EVI and the FRoG on how to blend SoNG into the larger vision, more specifically with the FRoG.

Information from: Lambert, Rod <RodLambert@aol.com> **SoNG.** <<http://www.cfe.cornell.edu/ecovillage/sng.html>> (Version current 18 January 1999)

WEST HAVEN FARM

Community Supported Agriculture is a new relationship between farmers and consumers. It brings people into closer contact with their food source and provides more community support for farmers. CSA creates an opportunity for people to make a commitment to local sustainable agriculture. With CSA, shareholders pay for a portion of the farm's expenses and in return receive a share of the harvest.

By becoming a shareholder in the farm, you will be sharing with us the risk of producing food. In exchange, you will receive a wide variety of fresh nutritious produce grown by someone you know. You will have the joy of knowing where, when, and how your food is being produced, and you will become connected with and participate in local agricultural cycles.

We feel good about growing organic food for you and your family. Conventional agriculture has many hidden costs, such as pesticide residues in food, poisoning of farmers and farm workers, soil erosion, and nitrates and phosphates in ground water and streams. As an organic farm we strive to create a flourishing garden which mimics the diversity and resiliency of natural systems. We rely on cover crops and compost for healthy soils, which in turn grow healthy nutritious plants. We count on cultural, biological, and botanical controls to moderate insect and disease problems. Our farm is certified organic by the Northeast Organic Farming Association of New York.

Each week from early June through mid-November freshly picked vegetables, herbs, and flowers will be divided among shareholders. An average of 10 to 15 produce items will be available for pickup weekly. A full share provides enough produce for 2-4 people, 10-30 lbs/week. A small share is enough for 1-2 people, 5-15 lbs/week. In addition, we may be able to offer large quantities of winter storage vegetables at a bulk rate as well as canning tomatoes, pickling cukes, and extra veggies for freezing for those interested in preserving the harvest beyond the harvest season.

We welcome and encourage you to come work with us in the garden, or just bring a picnic and enjoy the view! There will be work days and special events for shareholders and growers to get together - kids welcome! We offer a large discount to a few reliable, hard working shareholders in exchange for substantial help in the garden. We'll make arrangements individually - please contact us if you are interested.

This will be our 6th year providing a bountiful array of fresh produce for our CSA. Our farm is located at EcoVillage on Ithaca's West Hill. Jennifer and John have studied sustainable agriculture at UC Berkeley. John, who was GreenStar's produce manager for 3 years, made the leap to full-time farming in 1995, and Jen is a graduate student at Cornell in Community Nutrition.

Information from: Bokaer-Smith, Jen & John <jcb13@cornell.edu> **West Haven Farm at EVI.** WWW page at URL: <<http://www.cfe.cornell.edu/ecovillage/westhavn.html>> (Version current 18 January 1999)

THE OAK BEAMS OF NEW COLLEGE, OXFORD
by Gregory Bateson

I owe this story to a man who was I think a New College student and was head of the Department of Medicine at the University of Hawaii, where he told it to me.

New College, Oxford, is of rather late foundation, hence the name. It was probably founded around the late 16th century. It has, like other colleges, a great dining hall with big oak beams across the top, yes? These might be eighteen inches square, twenty feet long.

Some five to ten years ago, so I am told, some busy entomologist went up into the roof of the dining hall with a penknife and poked at the beams and found that they were full of beetles. This was reported to the College Council, who met in some dismay, because where would they get beams of that calibre nowadays?

One of the Junior Fellows stuck his neck out and suggested that there might be on College lands some oak. These colleges are endowed with pieces of land scattered across the country. So they called in the College Forester, who of course had not been near the college itself for some years, and asked him about oaks.

And he pulled his forelock and said, "Well sirs, we was wonderin' when you'd be askin'."

Upon further inquiry it was discovered that when the College was founded, a grove of oaks had been planted to replace the beams in the dining hall when they became beetly, because oak beams always become beetly in the end. This plan had been passed down from one forester to the next for four hundred years. "You don't cut them oaks. Them's for the College Hall."

A nice story. That's the way to run a culture.

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