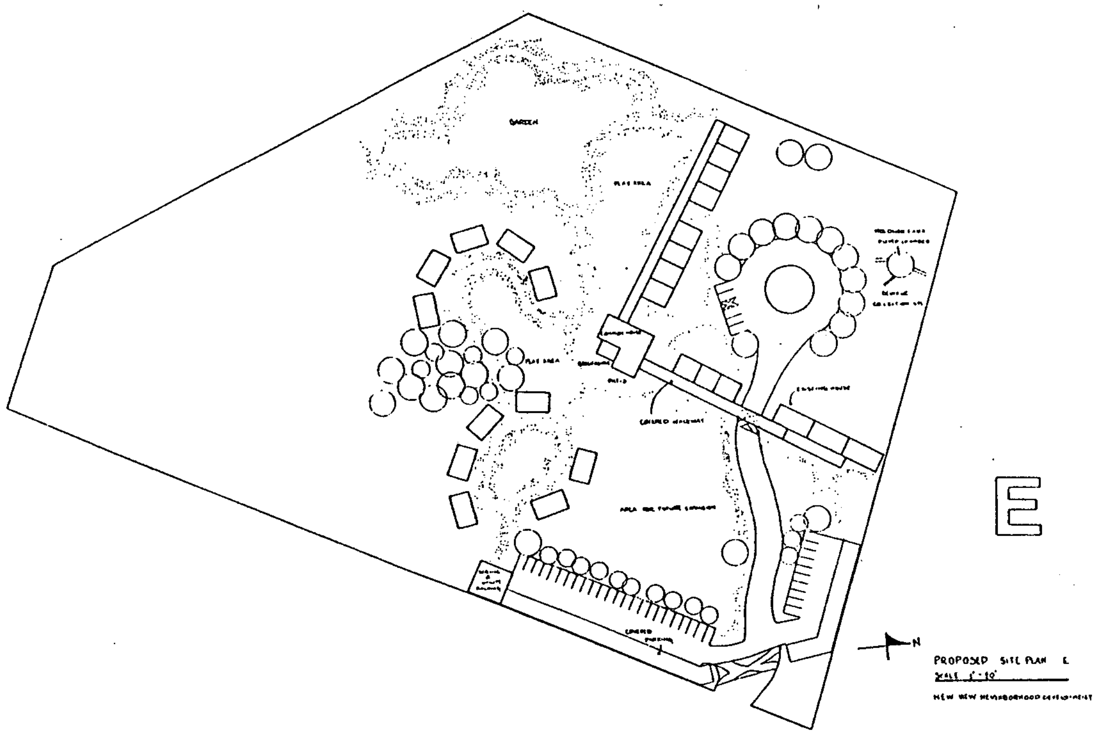
New View Neighborhood Development:

A Site Plan



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Executive Summary

"Cohousing" in the United States was inspired by community housing development in Denmark where the concept originated. Today there are more than 200 cohousing communities in the Netherlands, two in the United States, and plans for at least 30 more. A cohousing development is a group of clustered private residences and shared common facilities, inhabited by people with an interest in community life and resource efficiency.

New View Neighborhood Development Corporation is currently made up of 37 adults and 25 children. They are working on recruiting more members, to bring their total to 25 households.

Overall goals stated in New View's development program are to promote community, be affordable to potential residents, be built on ecologically sound principles, feature natural beauty, strive for a balance of privacy and community, and be handicapped accessible. In addition, the site and landscapes should fill a number of purposes including food production, beauty, shelter, and workspaces.

The site of the proposed development is a 19.4 acre plot of mostly undeveloped land in West Acton, Massachusetts. West Acton has progressive zoning laws and strong public schools, two qualities sought by New View. The site is bordered by a road, wetlands, and conservation land. The most significant feature is its 7% grade.

The West Acton site offers a number of problems and opportunities. The main problems are the grade of the incline, the small size of the site, the existence of wetlands which cannot be built upon, and the design of the existing house which may not be compatible with New View's design.

The opportunities offered by the site are that the site is largely undeveloped, the majority of surrounding land is conservation land, the site is in close proximity to the town of Acton, the zoning laws in the area allow for dense building, and a sewer system is already located downhill from the development area.

The report lists our practical recommendations to the New View Neighborhood Development Corporation. They are as follows: consult with experts on energy and resource efficient construction practices, consult with landscape specialists, cluster houses closer together or attach more than two units, schedule an open town meeting to introduce the cohousing concept to the surrounding community, secure the adjacent land needed for the septic system, and include service buildings to house equipment and tools.

Finally, five site plans are offered in this report, each emphasizing program goals of the New View Neighborhood Development Corporation, and culminates in Site Plan E which illustrates our recommendations. Site Plan A emphasizes individual household's access to parking. Site Plan B highlights the purpose and function of pedestrian pathways. Site Plan C maximizes privacy of individual households. Given the members' "wish list" of program goals, Site Plan D attempts to capture New View's ideal. Finally, Site Plan E illustrates our interpretation of the best combination of resource conservation, community enhancement, and land use for the site.

Introduction

> Traditional forms of housing no longer address the needs of many people. Dramatic demographic and economic changes are taking place in our society and most of us feel the effects of these trends in our lives. Things that people once took for granted - family, community, a sense of belonging - must now be actively sought out. (McCamant and Durrett, 1987:7)

This project aims to address some of the concerns expressed in the quote above. The New View Neighborhood Development Corporation, the client for this project, is a group of women and men living in the Boston area who desire an alternative living situation. Their goal is to create a housing development project providing housing which is affordable, has a low environmental impact, and which foments a sense of community. Modeled after a European concept called "cohousing," the development seeks to incorporate new technologies, ideas, and designs to build a new type of community living.

Since form often determines content, an appropriate physical design of the development is essential. Utilizing information about the characteristics of the group and the site, our task was to provide a site plan which would balance the quest for community with the need for privacy, in a design which would facilitate a low impact, sustainable lifestyle. Our goal was to look at design from a number of different perspectives, highlighting various aspects of the development program in order to create a design which best incorporates the diverse goals of the group. What follows is a detailed analysis of the site, its future occupants and their goals. We conclude with a number of design options which incorporate the physical and social goals of the development.

Chapter 1

A Brief History of Cohousing

The term "cohousing" was introduced in the United States by two California architects, Kathryn McCamant and Charles Durrett, in a book published in 1988 describing community housing developments in Denmark. The first such development was built in 1972 just outside of Copenhagen. Today, there are more than 200 cohousing communities in the Netherlands. In the United States, two communities are currently in existence, the first in Davis, CA, occupied at the end of 1992, and the second on Bainbridge Island, WA. Plans are underway for at least 30 more developments in the United States, including New View.

A cohousing development is a group of clustered private residences and shared common facilities, inhabited by a group of people with an interest in community life. Planned, design, and managed by the occupants, the community combines the privacy and stability of single-home ownership with the resourcefulness and strength of strong community ties. Residents gather to eat, play, and meet at the common house, the core of the community. Other shared facilities can include laundry rooms, workshops, guest accommodations, children's play areas, and gardens. Residents take turns cleaning, gardening, and preparing the nightly meals which are served in the common house. By living in separate dwellings, each household can determine its desired level of community of interaction.

Cohousing developments use resources efficiently by clustering houses, reducing the amount of paved areas, and by leaving open spaces. In striving to attain the ideals, cohousing weaves together ideas of sustainable development theory, traditional neighborhood design, and landscape preservation.

The communities are not based on any ideological underpinnings, except the desire for a strong community life. Central values include a less burdensome and alienating lifestyle, greater affordability which is offered by the economies of scale provided by community living, ecologically sound practices, and community support for responsibilities such as child care.

Chapter 2

Characteristics of New View Neighborhood Development Corporation

Currently, 37 adults and 25 children make up the members of the New View cohousing groups. Adult ages range from 21 to 73. New View is hoping for a total of 25 to 28 households, and are working on recruitment. The members are interested in a diverse community, embracing differences in race, income, age, beliefs, sexual orientation, background, and physical ability, but so far are fairly homogeneous, except in their political and religious affiliations.

Members' professions include computer consultants, entrepreneurs, health care professionals, and at home parents. More than half of the households will have an adult home during the day. All of the households qualify for mortgages for the prices of the home they will own, and have put at least $1000 each into the project so far.

Of the current member households, 12 already consider themselves a community. They imagine most of their socializing will be done at New View with other members, rather than with friends outside of New View. The group has written a set of by-laws for the cohousing development project which includes governance by participatory democracy. Members currently put in ten or more hours a week in meetings related to New View.

New View members are looking for people who will enjoy community living and shared facilities, while supporting privacy, who would be committed to being active community participants, and who value the goals of cohousing.

Chapter 3

Proposed Program - New View Cohousing Development*

New View has several objectives that they seek to fulfill in the site plan. Some of the development's overall goals are to have the development promote community, be affordable to potential residents, be built on ecologically sound principles, feature natural beauty, strive for a balance of privacy and community, and be handicapped accessible. In addition, the site and landscape should fill a number of purposes including: food production, beauty, shelter, and workspaces.

New View plans to have the following elements in its development: 25 residence units, a handicapped accessible common house with a sunspace, paths that are restricted to pedestrian use, driveways, parking lots, a greenhouse, children's play areas, a community garden, a pasture for farm animals, and open space for recreation. The greenhouse, community garden and pasture will be developed after the other elements and after occupancy.

Of the 25 residence units, 11 will have four bedrooms, eight with three bedrooms, and six with four bedrooms. An existing house on the property will accommodate two to three of the units. New View intends to have the 11 four bedroom units be separate dwellings and all others attached with no more than one common wall. It is anticipated that the units will be clustered around pedestrian streets or courts. Members of New View want private backyards and semi-private outdoor spaces in front. Optimally, the common house will be in view of all units and convenient to the existing house and paths between parking and residence units.

Zoning laws in Acton require two parking spaces per resident unit. Of the 50 essential spaces, half will be covered. In addition, about six more spaces should be

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* Please see Appendix A for full Program.

provided near the common house to accommodate guests and delivery of food and supplies. It is anticipated that there will be several small parking lots placed near the housing clusters. Future residents state that they would be willing to walk as far as 350 feet from the parking lot to their residence. In addition, they would also like to be able to drive up to their doors to drop off parcels, groceries, kids, etc.

Selecting the site in West Acton also incorporated important goals of the residents, specifically, its location outside of a city in an area with open spaces, the high quality of local public schools, and the convenience of being less than an hour away from Boston.

Chapter 4

Description of Site & Neighborhood Context

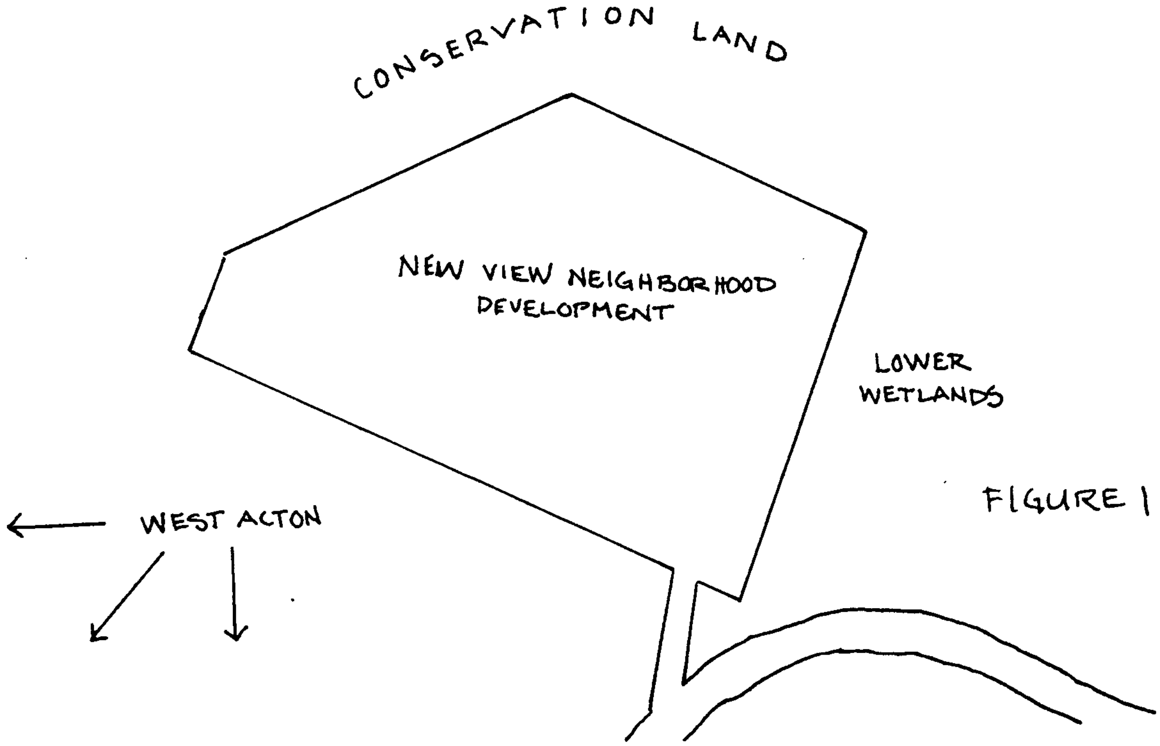
The site of the proposed New View Neighborhood Development is a 19.4 acre plot of mostly undeveloped land in West Acton, Massachusetts. This primary site has already been purchased, however, acquisition of an adjacent lot is desired.

Within the primary site, New View intends to build a community consisting of 25 units, two or three of which will be contained in an already existing single-family house. The resulting development will occupy eight to nine acres of land, leaving the rest for recreation, gardening, and possible future expansion.

The area surrounding New View's site is extremely diverse. [Figure 1] To the east and south lies West Acton, a small New England town characterized by colonial homes and

The town of West Acton

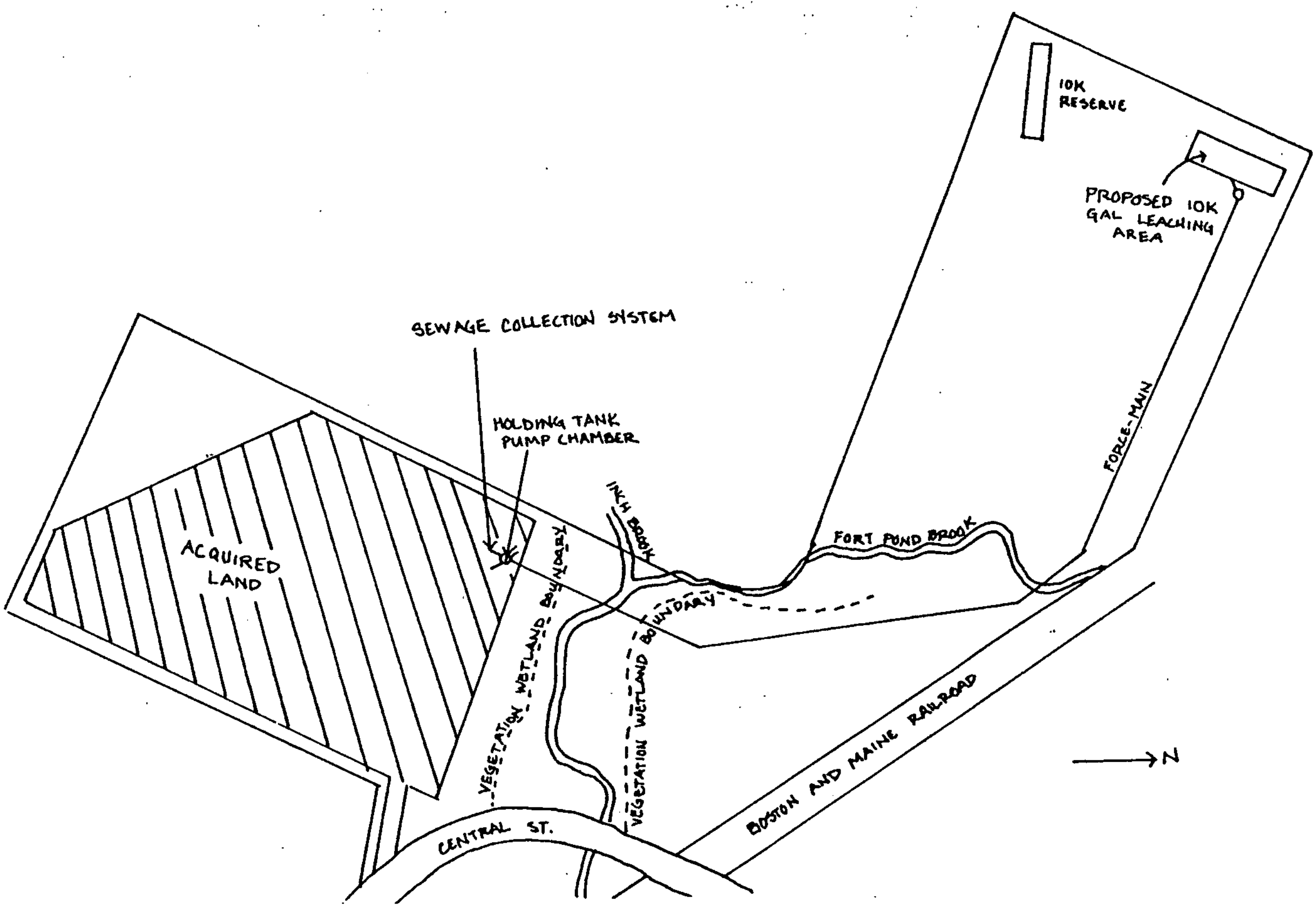
Figure 1



quaint churches. The site, linked to West Acton via Central Street, is conveniently close to the town center while still preserving its privacy. Wetlands border the north side of the site and consist of two scenic brooks, Inch Brook and Fort Pond Brook. Conservation land, consisting of forest and hills, makes up the western boundary and completes the site's enclosure.

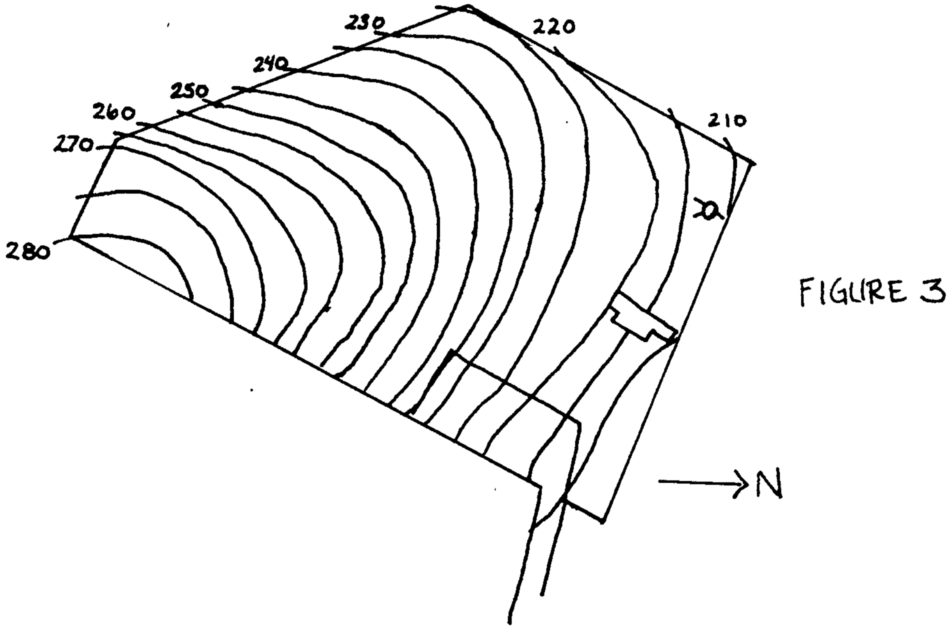
Another plot of land which is desired for acquisition by New View, is located just beyond the wetlands, north of the site, continues north and then turns west. [Figure 2] The land here is much lower than New View's plot and serves as scenery from the site's hill. A little farming is presently going on just past the brooks. This land is desirable because additional acres need to be acquired in order to support the septic system requirement and to comply with zoning.

Figure 2



The most significant feature of the site is its 7% grade. [Figure 3] The site steeply slopes upward from the north wetland edge to the southernmost corner. Although the incline is optimal for sewer drainage, the steep grade makes development more difficult and costly.

Figure 3



New View Neighborhood Development land as seen from lower wetlands

The vegetation consists of a central cluster of trees, a band of trees lining the eastern boundary, and two rows of sycamore trees flanking the road which leads up to the existing house. [Figure 4] Except for a few trees sparsely located, the rest of the site is grass.

Figure 4

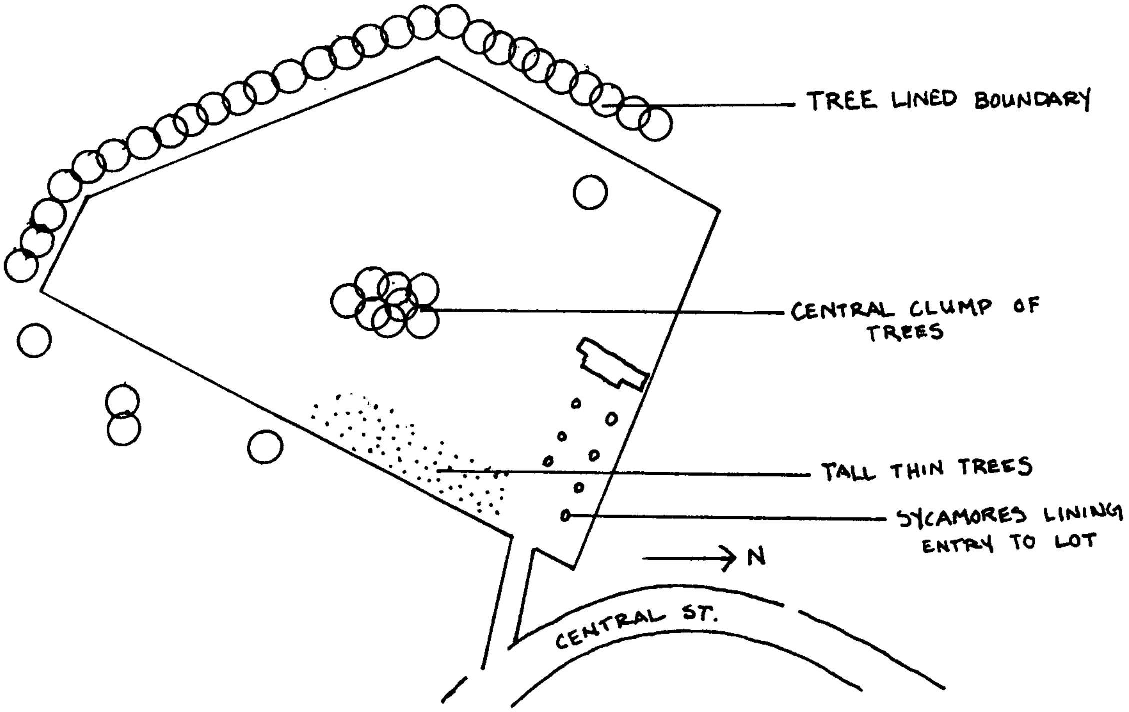


FIGURE 4

Chapter 5

Problems & Opportunities

Given the proposed program, the West Acton site offers a number of problems and opportunities. The following is a summary of these issues.

PROBLEMS:

1. The main problem is the grade of the incline. This is a problem for a number of reasons including: backyards which face uphill, potential storm runoff gathering at the bottom indicating the potential for flooding, and the access difficulty for handicapped residents.

2. The small size of the site is also problematic. Though the 19.4 acres may seem adequate for the development proposed in the program, the small size limits design options and space for private yards and shared open spaces. The small size also indicates that any community enlargement will require compromising some aspects of the existing program (i.e.: close proximity of residences to parking, equal distance from common house, etc.). Furthermore, the size indicates that expansion will reduce unity in the design, unless plans for expansion are included in the initial design.

3. The wetlands cannot be built upon. This limits expansion.

4. Finally, the existing house may not fit in with the design. In this case, those who live in the units created in the existing house may feel more isolated from the group. Creating unity of design is important, as is assuring centrality of the common house

in relation to the existing house. Consequently, this poses limitations on the design which will have to incorporate the location and orientation of the existing house.

Existing house on site

OPPORTUNITIES

1. The greatest opportunity of this site is that it is, except for the existing house, undeveloped. This means that design can take form according to the specifications of the clients without the inconvenience of having to work with existing structures. This "blank slate" allows for more personal and creative design work.

2. The fact that a majority of the surrounding land is conservation land assures that the community is guaranteed a certain degree of privacy and isolation. Furthermore, it assures that the community will have continued access to the beauty of undeveloped open space.

3. Close proximity to the town of Acton provides the residents with easy access to shopping, transportation, and local schools.

4. Progressive zoning laws in the town of Acton assist the development process by allowing more units per acre than is typical.

5. An existing sewer system is already located downhill from the development area. (However, the system will have to be added to in order to accommodate 25 units.)

Given the above discussion, we conclude that the opportunities of the site outweigh the problems. Careful planning and a creative design have the potential to maximize the opportunities while minimizing the problems.

Chapter 6

Recommendations

After careful review of all available information, we make the following recommendations:

1. Given the desire that the development be ecologically sound, high in energy efficiency, and low in consumption of natural resources, we recommend that the group consult an expert on energy and resource efficiency. This consultation may provide much needed technical advice, as well as provide some insight on the most efficient design types which go along with these technologies. We feel that this type of consultation is imperative and should occur prior to any design decisions.

2. We recommend a landscape consultation. This consultation will provide information on how to maximize privacy and natural resource/energy efficiency through the proper selection of landscape materials. The effective use of landscape materials can aid in reducing energy consumption, reducing air, water, and land pollution, and providing more livable spaces.

3. Related to landscape, we recommend that great efforts be made to retain as many existing trees and shrubs as possible.

4. Clustering houses closer together and/or attaching more than two units will assist in economy of space and in promoting community. Many of the cohousing developments in Europe have maximized energy efficiency and community development through this technique. We strongly recommend considering this as an alternative to separate detached dwellings.

5. Introducing the cohousing concept, as well as the members of New View, to the surrounding community of Acton is essential for fomenting positive relations with

the larger community. As such, we recommend holding an open town meeting in order to initiate this process. This meeting ought to take place before the development has proceeded too far in order to avert any possible animosity created by curiosity or rumor.

6. The site will need a service and utility building in which to house landscaping equipment, snowplows, gardening tools, and the like. A possible location for this building would be at the entrance to the site. In this location, the building could serve the perceptual function of providing a sense of entrance to the community, as well as the utilitarian function of equipment storage.

7. Finally, as a practical measure, we recommend securing the parcel of land needed for the septic system as soon as possible.

Chapter 7

Site Plan Options

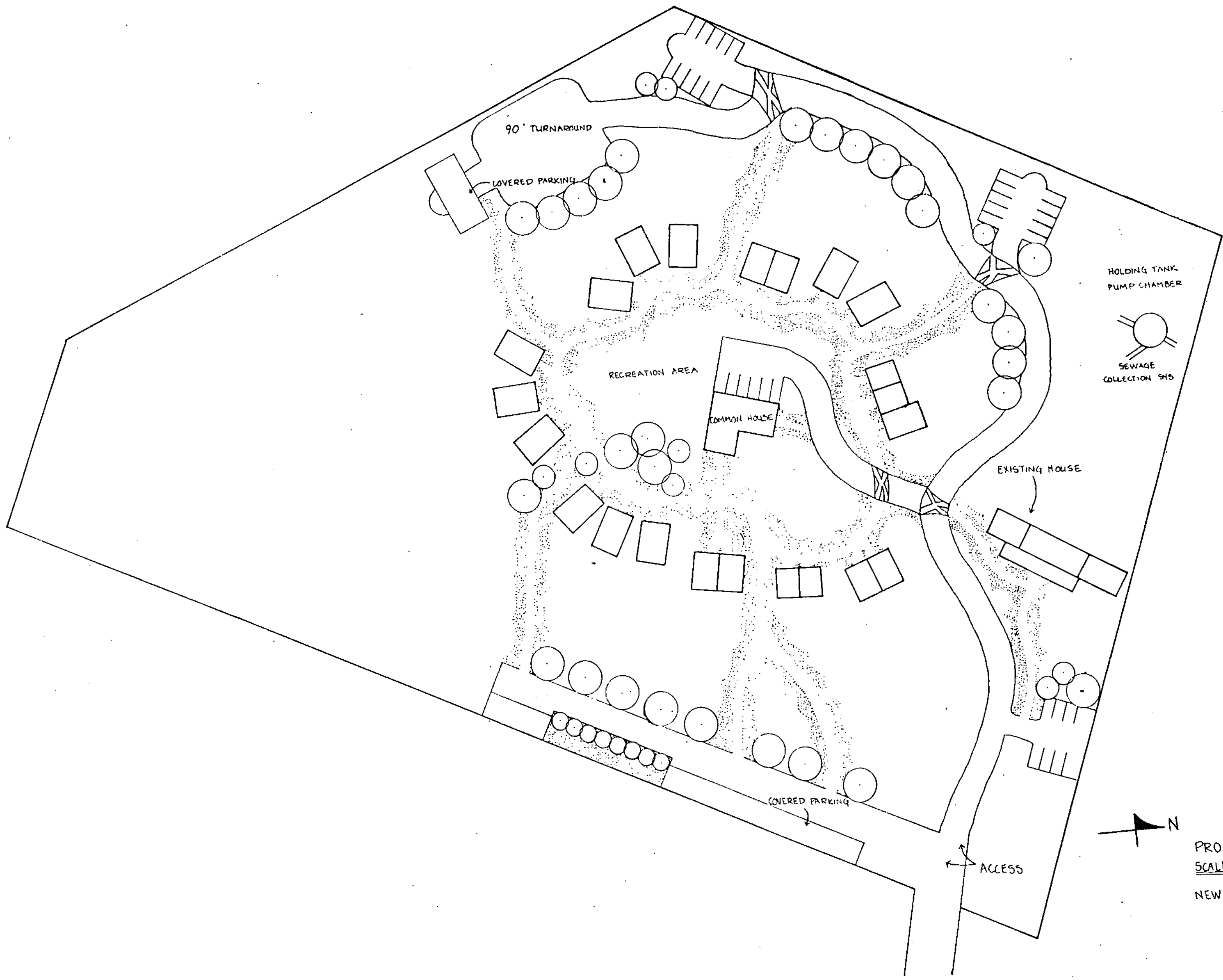
Site Plan A - Access to Parking

This design maximizes the goal of having easy access to residence units from parking areas. However, in many ways this design maximizes other goals as well, including: common house in a central location, private back yard spaces, pedestrian-only paths, and effective integration of existing house.

The main road winds through much of the site with a required 90 foot turn around at the end. Small parking lots are located near clusters of residences. Pedestrian paths connect parking lots to residences. Since it is assumed that residences will have back doors, no parking location is more than 250 feet from an access to a residence unit. The total number of parking spaces is 57, including visitor spaces, with 26 covered and 31 uncovered.

The road diverts in one section and winds up to the common house. This road is to be used for visitors and maintenance vehicles only. Five or six visitor parking spaces are provided for at the common house. When there are no visitors, this paved area can serve as a hard play surface for children. Perhaps a basketball hoop could be installed. A recreation area is located immediately adjacent to the common house. This is the area of the site where a cluster of trees currently exists. Though some may need to be removed in order to build the common house, it is thought that some can be retained and used to maximize energy efficiency and maintain the beauty of the site.

Lower elevation residences are to be used for those who need handicapped access. This will allow handicapped residents with easy access to the common house.



A

PROPOSED SITE PLAN: A
SCALE 1" = 40'
NEW VIEW NEIGHBORHOOD DEVELOPMENT

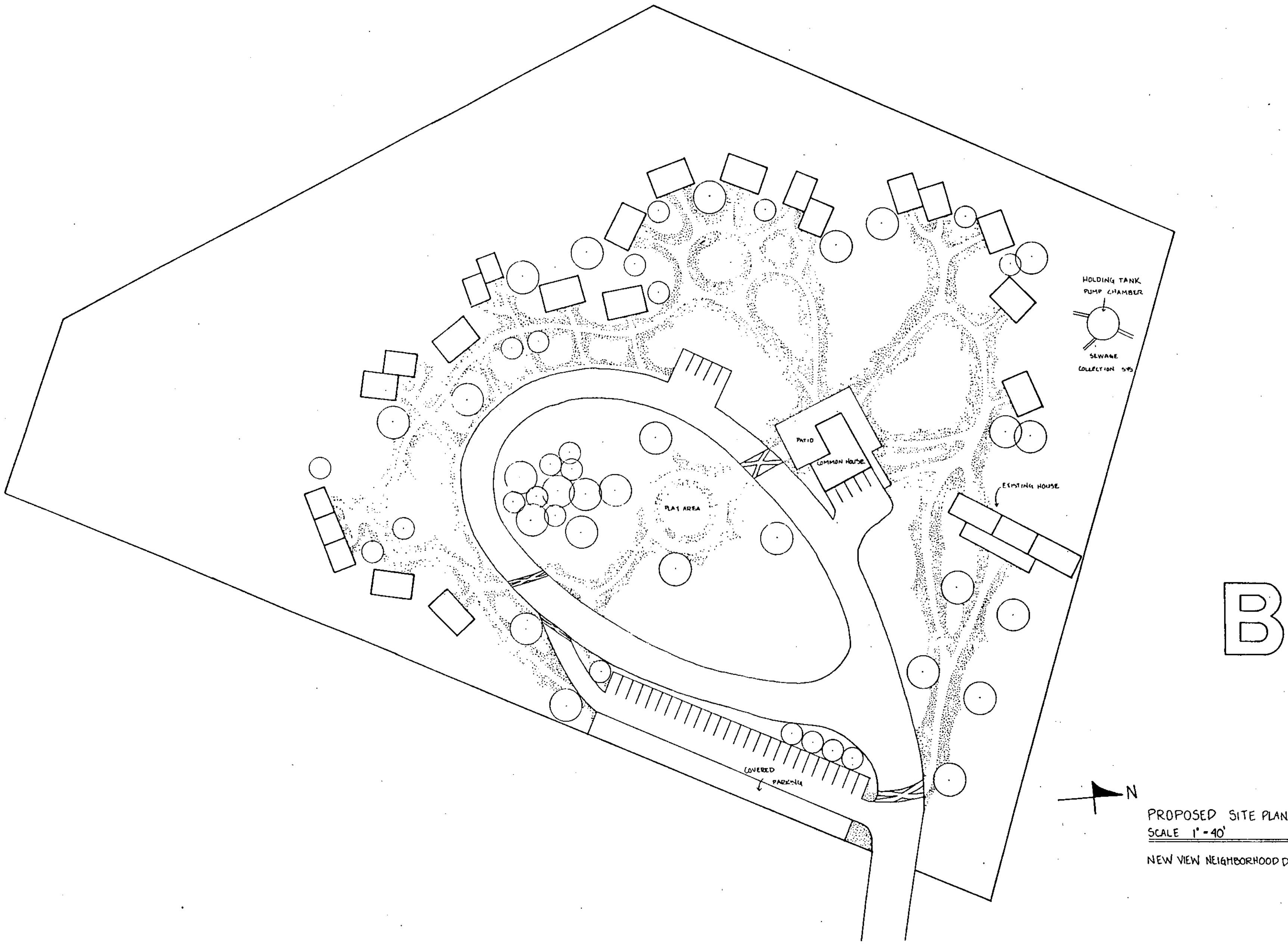
In an attempt to maximize community development, all front doors face the common house with the exception of those units located in the existing house. Each unit is placed at a slight angle relative to its neighboring unit. This allows for maximizing privacy of the back yards. Each back yard is at least equal in size to the square footage of the first floor of the unit. The access road, which is visible from some of the yards, will be lined with trees so as to minimize the effect of its presence. The same is true for the large 20 space covered parking area.

The only deviation from the original program in this design is that there are two residence complexes which contain three housing units. This was done to maximize space and to leave as much open area as possible. If this is strongly opposed by New View, the plan can be easily modified. However, it is suggested that New View members consider the option of clustering more units into residence complexes in order to maximize energy efficiency and economies of space. Other drawbacks to this design are that some backyards face uphill and some existing trees would have to be removed.

In general, this design balances easy access with the attempt to facilitate community relations while maintaining as much of the natural beauty of an undeveloped site as possible.

Site Plan B - Pedestrian Pathways

Site Plan B emphasizes New View's program goal of utilizing pedestrian pathways. The primary function of pathways is to connect residences and common areas for ambulatory use. The incorporation of pathways into a community reduces reliance on vehicle roads for that purpose. This creates a calmer, safer living area more conducive to socializing with other community members, and cuts down on pollution and resource depletion caused by vehicle use.



PROPOSED SITE PLAN: B
SCALE 1" = 40'

NEW VIEW NEIGHBORHOOD DEVELOPMENT

Pathways would be easily navigable, and should serve to both connect destinations in the shortest way possible, and created a feeling of leisure and sense of beauty. As in famous public gardens, pathways can be used to define the landscaping, and will be a major contribution to the residents' appreciation of their living space. Significant to this site plan, the pathways are ultimately connected in one grand loop. This accentuates the feeling of being a community (and is great for exercise walkers).

Because the vehicle road merely does a short loop through the middle of the site, Plan B has considerably less paved area than the other designs. An added bonus to having less road on the site is that none of the backyards end at pavement, increasing both private space and open space. To the greatest extent possible, houses are sited so that backyards do not face uphill, are spacious, and private. The common house is visible from every house.

The site plan clusters housing into four distinct groups, each with a different character to appeal to the individual tastes in the group. The "Outback Cluster" has the benefits of being close to parking access and the common house, but is in the least "community-like"cluster. Houses are farther apart and have backyard views of the wetland area. Parking at the common house is available for drop-off/pick-up.

The "Garden Cluster" is a community especially for those interested in gardening. A community garden is located in the center of the paths, and of course, there is room for private gardens around houses. Backyards look out on forest conservation area. The vehicle road is within walking distance, with a short term parking area available for drop-off/pick-up.

The "Townhouse Cluster" is designed with a more townhouse feel. The vehicle road fronts all houses for easy access and is slightly wider for pull-over space for drop-off/pick-up. The path to the common house brings pedestrians by the community garden at the "Garden Cluster."

The "Slopes" is the closest to parking area. Houses could be built into the slope for greater energy efficiency and more interesting design. The cluster is good for dog owners, as the area on top of the hill is ideal for walking dogs.

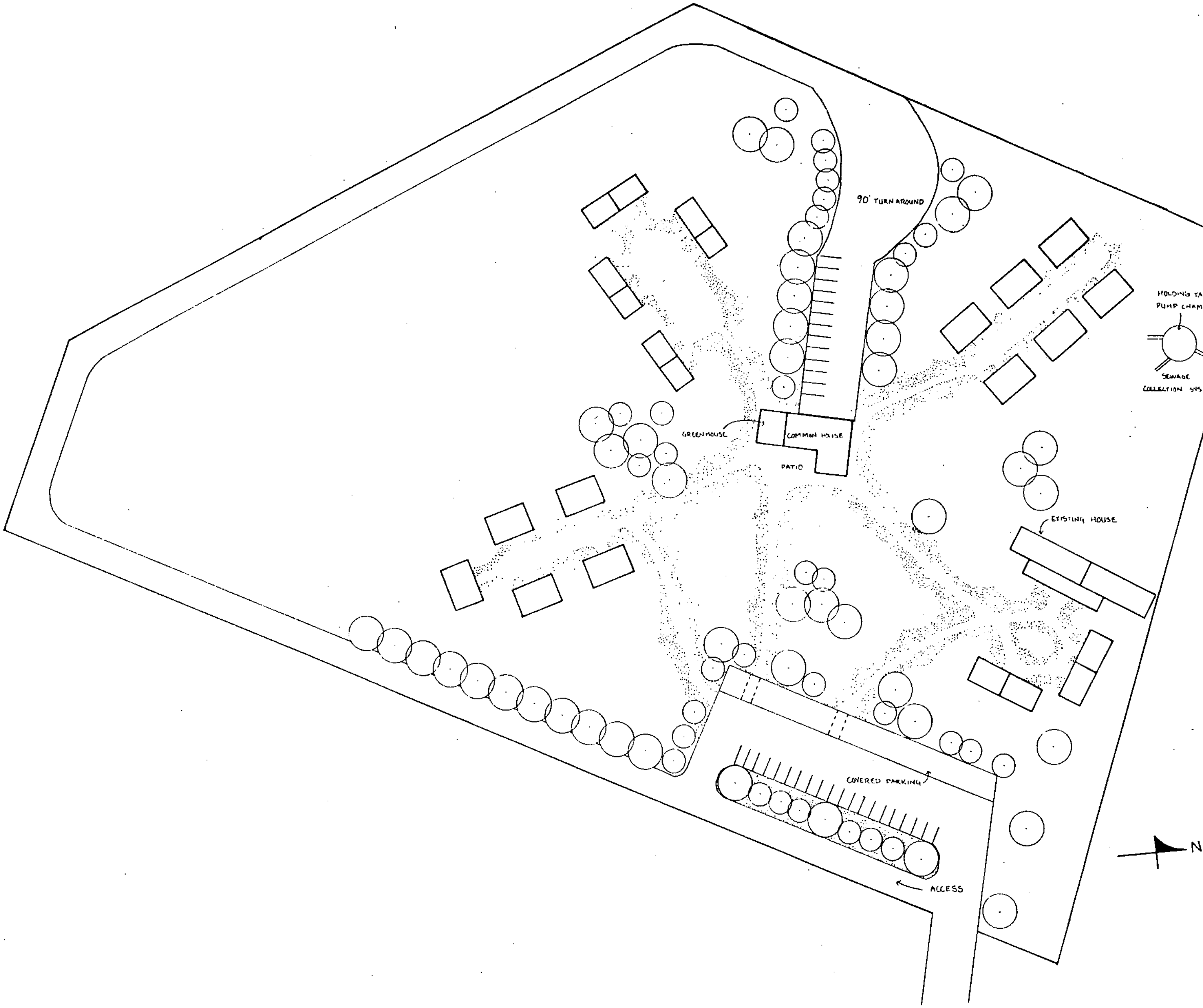
Other points of interest: The common house has glass windows and a patio around the sides facing the housing clusters. Short term parking sits behind the building. The common house is close to the children's play area and community garden.

The children's play area is encircled by the flagstones which also make up the path connecting it to the common house and the patio. The play area is in a centralized location in the community, making it a focal point for socializing and playing. It is grassy and can contain wooden playground equipment for small children and possibly picnic tables. There is plenty of open space around the play area for more active games (i.e. tag, volleyball, etc.).

The area on top of the hill can have multiple and changing uses: large gardens, left wild, dirt paths for dog walking or strolling, farm animal pasture, or future buildings to be use as arts and crafts studios, offices, etc.

Site Plan C - Maximizing Privacy

This plan emphasizes the goal of privacy by ensuring that no more than two residence units are connected and that all units have adequate backyard space, made private by using fences. In addition, this plan reflects other programmed goals: pedestrian-only paths, centralized location of the common house, clustering of units, and use of the existing house.



C

PROPOSED SITE PLAN: C

SCALE 1" = 40'

NEW VIEW NEIGHBORHOOD DEVELOPMENT

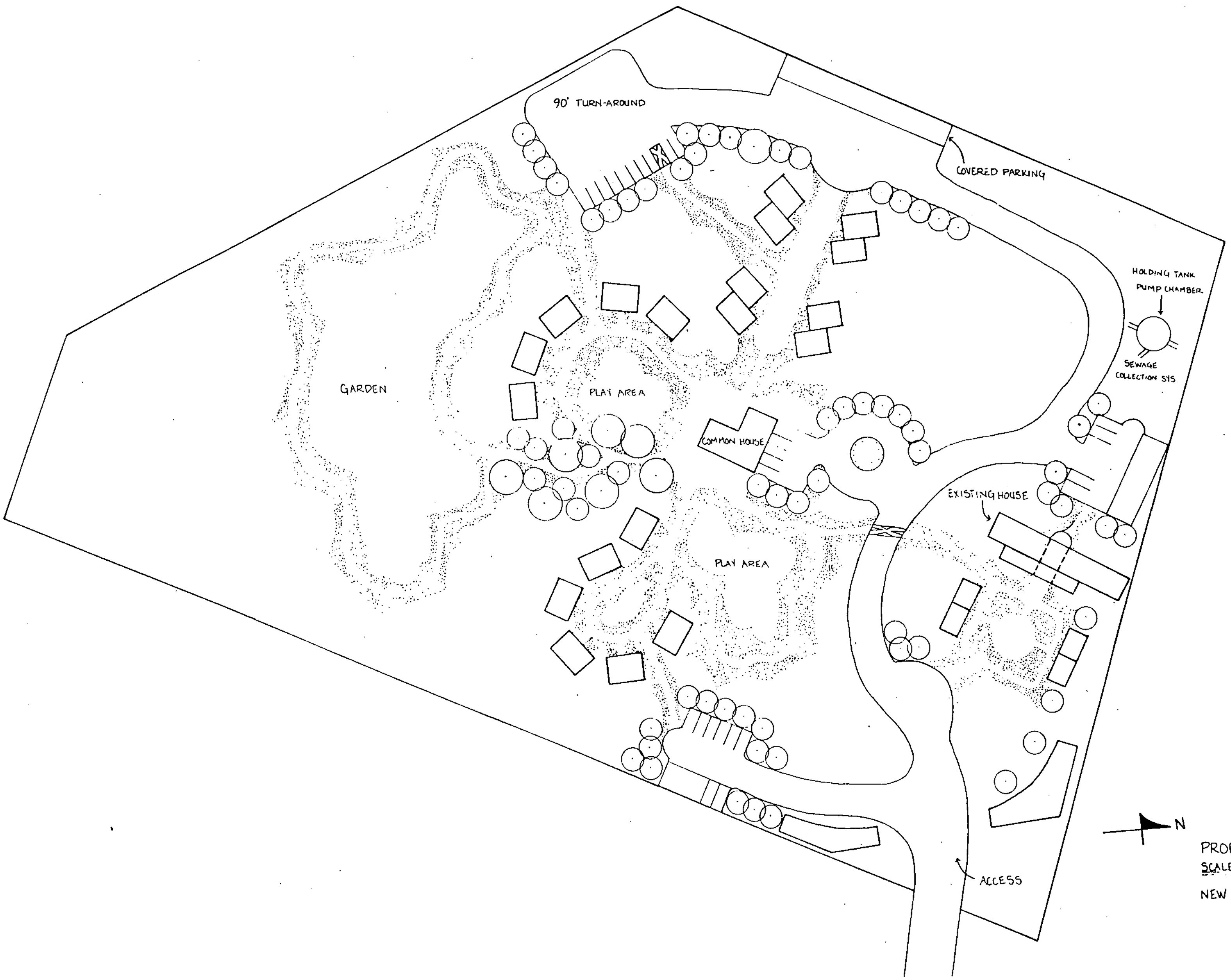
Resident units are clustered in four groups around courtyards. The clusters are set in a circular pattern, like petals, around the common house. The southeast cluster groups five detached four bedroom dwellings. The southwest cluster features a combination of two and three bedroom attached dwellings. The northwest grouping is made up of six detached four bedroom units. Finally, the northeast cluster uses the existing house and attached three bedroom units.

The vehicle path borders the property lines so as to retain as much uninterrupted open space as possible, and terminates in a parking lot with an adjacent 90 foot turn around area. The parking lot accommodates 25 spaces, 13 of which are covered. The other parking lot on the site is in between the southeast cluster and the cluster created by the existing house. This lot has 31 parking spaces (this includes six guest spaces) of which 12 are covered. Vehicles have access to the common house for pick-up and drop-off via a pedestrian path that leads from the parking lot to the common house.

Pedestrian paths connect clusters to parking, the common house, and other pedestrian paths. While the intended use of the paths is foot traffic, the paths connecting the parking lot and clusters are wide enough for a vehicle if necessary.

There are playgrounds in between the northern and southern clusters. Although the greenhouse may not be built in the first stage of development, this site plan allows space for it attached to the common house.

The advantages of this site plan are its maximization of open space and grouping of residence units in clusters. The disadvantage is the extension of the vehicle driveway to the outer borders.



D

PROPOSED SITE PLAN : D
SCALE 1" - 10'

NEW VIEW NEIGHBORHOOD DEVELOPMENT

Site Plan D - New View Program Ideal

This site plan is meant to fulfill as many of New View Neighborhood Development Corporation's requirements outlined in the program as possible. For example, the residence units are placed in four clusters with parking interspersed throughout the site and drop-off/pick-up spaces are provided.

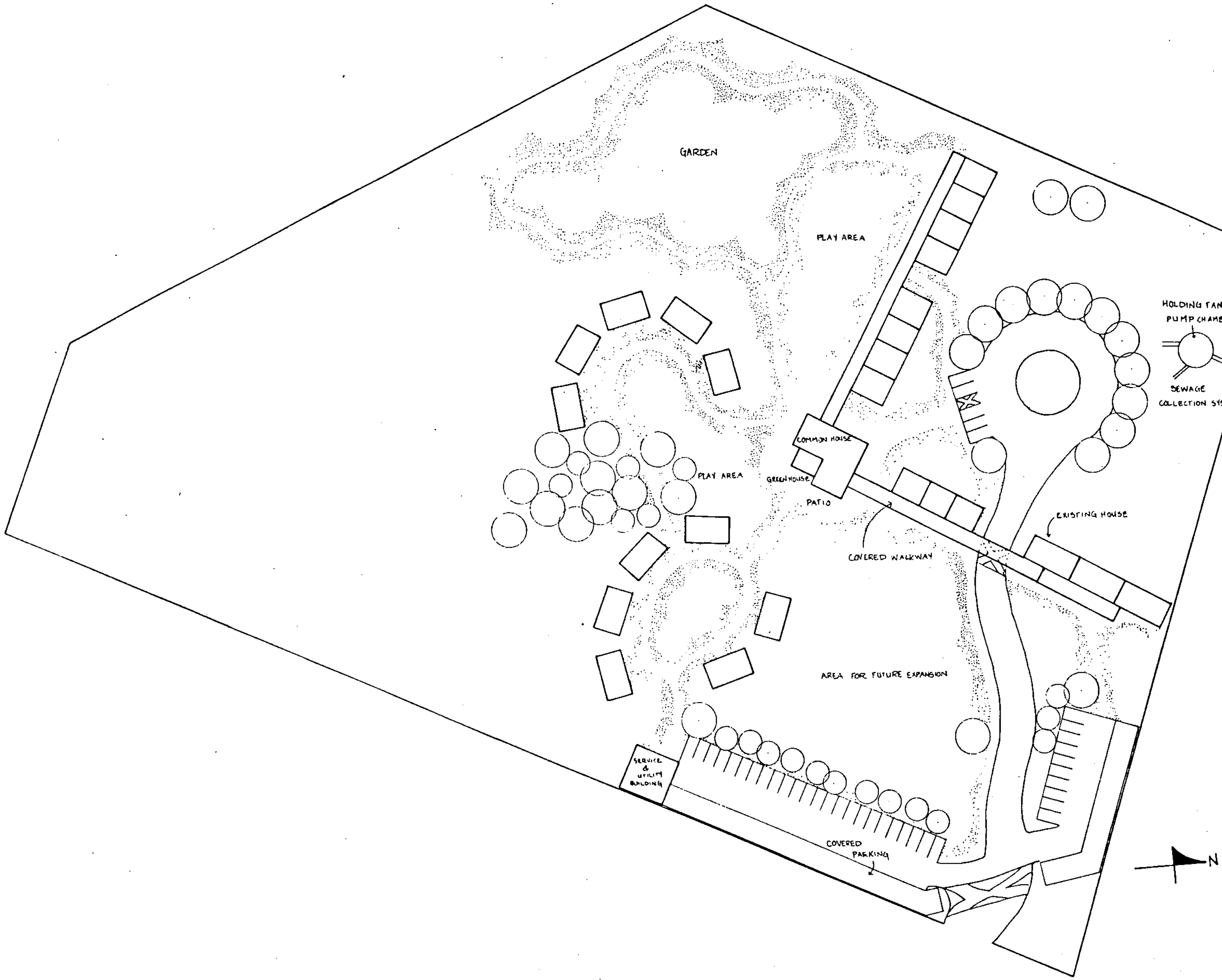
It is a recommendation of the authors that service buildings be included on the site. These buildings would house equipment and tools (lawnmowers, rakes, snow plow, bicycles, etc.), serving the function of a shared garage for the community. This plan positions the service buildings to give the effect of a gate house. Besides being at a distance from daily activity in this location, this also adds privacy to the community.

While Site Plan D fulfills all of New View's requirements, its drawbacks are that it does not use resources as efficiently as possible. Site Plan E, on the other hand, provides maximum efficiency.

Site Plan E - Recommended Site Plan

Site Plan E reflects the authors' ideas of the optimal design for the New View cohousing development given the number of units and the site's 7% grade. It is our belief that the complete New View program cannot be fully realized without sacrificing energy efficiency and resource minimization. Therefore, we have devised a plan which adheres to the tenets of cohousing theory, although it ignores some of the client's preferences. For example, in some instances we have attached four units despite New View's preferences for attaching no more than two units.

The common house is placed in the center of the developed area. Of the 11 detached four bedroom units, five are clustered around one of the play areas, just west of



E

PROPOSED SITE PLAN · E

SCALE 1" = 40'

NEW VIEW NEIGHBORHOOD DEVELOPMENT

the existing clump of trees on the property, and the other six are clustered in a circle east of the common house. The remaining units are attached in rows along covered pedestrian paths that form a right angle. The covered path starts at the porch of the existing house and connects it with the common house and all of the two and three bedroom units. By attaching several units together, a greater degree of energy efficiency will be achieved. Due to the economies of scale, the units may result in lower monthly household costs.

Parking is grouped into two lots, one near the two clusters of four bedroom units, and the other just inside the entrance from Central Street. The covered parking lot at the entrance appears to be a gate house from the street. The service building is at the end of the lot.

As a whole, the plan puts the value of community before privacy, as the purpose of cohousing is to reap the advantages, both ideological and practical, of being a community. The plan does this, while still allowing for privacy within the units.

This site plan is superior to the other plans because it best satisfies New View's objective of energy conservation without jeopardizing other objectives. It heightens the value of land preservation by developing less of the site and saving existing trees. This also adds the feeling of serenity derived from open space and natural beauty, which is an important complement to the stimuli supplied by a community. Another way of looking at leaving land undeveloped is to view it as potential room for expansion in the future, if so desired by the community. One area has been designated as such, and the garden area could also be used for the same purpose.

Finally, the symbolism of the site as designed in this plan is important to recognize. It will serve as an example to future neighborhood planning in its careful conservation of resources, its efficiency, and its success in restoring a sense of true community in the midst of this hectic world.

Conclusion

All of the previous five plans accomplish the social goal of fostering community. Through the central placement of the common house, adjoining pathways, and joint front yard space, residents are encouraged to socialize with one another and experience living in a community. Similarly, private backyard spaces allow for private family time and escape from community. As such, all plans balance well the need for privacy with the quest for community.

Since knowledge of appropriate technologies for maximizing energy and land use is beyond the scope of the authors, we have suggested energy resource and landscape consultations. Once these consultations have been obtained, design may be modified to accommodate the recommendations offered. Since we view this as an essential first step to design, we consider these designs to be preliminary and subject to modification.

Though it is our hope that all designs will provide food for thought, we do have recommendations as to which are most appropriate for New View. Given the program developed by the members of New View, we suggest utilizing a plan similar to Site Plan D. This site arrangement is meant to fulfill as many of the programmed requirements as possible. As such, we regard this design as being ideal given the goals of the group. Houses are clustered, but mainly detached. The common house is in a central location and the existing house is well incorporated into the overall design. Parking is convenient and paved roadways are minimized. The design will foster community, while at the same time respecting privacy.

Though the design succeeds in incorporating most of the programmed goals, we are not confident that the design is as resource efficient as possible. Furthermore, given the incline of the site, this development may be costly. There is also the possibility that, although much socializing may occur, community sentiments may develop more within the individual clusters than within the community as a whole.

As such, we would like to suggest considering a design like Plan E. This site arrangement illustrates our ideas about cohousing. The plan incorporates the unit requirements provided by New View, but offers a radically different arrangement which we feel is more likely to maximize energy and land use efficiency, while giving serious attention to the idea that form can dictate content. In this plan, a sense of community is perceived not only through the central location of the common house, but through the actual sharing of walls, front yard space, and lines of vision. This plan puts community before privacy, but does not negate privacy which can still be attained within units and by fencing one's backyard. This type of design is the one most often used, and proven successful, in most European cohousing communities.

While we realize that cultural and social differences between Europeans and Americans may make this type of design less attractive to New View, we felt obligated to provide a design which reflects what we perceive as a truly revolutionary type of housing which has as its primary goals environmentally sound development and the restoration of community values. As such, we submit Site Plan E for the consideration of New View Neighborhood Corporation, in the hopes that it will stimulate discussion among group members.

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New View Neighborhood Development Materials -

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Appendix A -

Complete Program

Overall goals that will impact site plan

Affordability
Ecologically sound
Natural beauty - "healing" & "serene"
Privacy balanced with community
Shared work projects
Disability access
High energy efficiency/low consumption of natural resources
Site and landscape to fill a number of purposes including: food production, beauty & shade
Integrated systems: i.e. food production systems, tools & workspace & open space

Residence Units

25 units in total including 2 -3 units in pre-existing house
Separate front doors
11 detached dwellings (4 bedroom)
6 two bedroom units and 8 three bedroom units as 2 unit town houses
Units clustered around pedestrian streets or courts
Private backyards
"Front yard" - semi-private outdoor space
Small separate clusters of 5-6 units
Anticipated growth in household size
Fences and landscaping used to create property boundaries
Handicapped accessible

Common House

Convenient to path between parking & houses
In view of all units
Convenient to existing main house
Sun Space
Handicapped accessible

Landscape

Multipurpose Landscaping - i.e., edible hedges
Save trees near entry to property
Open space for recreation
Undeveloped areas
Pasture for farm animals
Community garden

Parking

Limit visitor parking (half-dozen spaces near common house)
2 parking spaces per unit (zoning laws)
25 covered parking spaces
25 uncovered parking spaces
Several small parking lots scattered near housing clusters
350' maximum between parking & house

Pedestrian Walkways

Paths for shortness & directness primarily, socializing secondary
Most pathways just pedestrian
Low maintenance for common space

Other Paths

Either use the entrance as gateway to community or make it low profile (just another driveway)
If no circular driveways, zoning ordinances require a 90' turn around space so that a fire engine could turn around if necessary

Other Elements

Children's play areas interspersed
Allow for expansion: production greenhouse, combine with pastures and community garden/farming area, and maybe barn for animals

Other goals/facts not necessarily impacting design

Age diversity
Supportive to families
Fully participatory
Not based on ideology
Less burdensome lifestyle
Access to local schools
Commuting distance
Participate in surrounding community
Community Service projects
Adults present much of day

Appendix B -

Pro Forma - 30 UNITS

HARD COSTS	Per Unit	9/24/92 Total
Site Acquisition - main parcel	28,000	840,000
Site Acquisition - second parcel	5,000	150,000
Off-site Septic System	4,000	120,000
Site Improvements	15,000	450,000
Community Building - 4000 sf @ 90 sf	12,000	360,000
Residential Construction @ 60/sf	91,200	2,736,000
(less credit for existing house as 2 family)	(7,500)	(225,000)
Subtotal - Hard Costs	147,700	4,431,000
Contingency @ 5%	7,385	221,550
TOTAL HARD COSTS	155,085	4,652,550

SOFT COSTS	Per Unit	9/24/92 Total
Permits/surveys	1,333	40,000
Architectural	6,000	180,000
Envineering	2,500	75,000
Legal/Accouting	1,333	40,000
Insurance	400	12,000
Property Taxes	567	17,000
Construction Interest	7,298	218,944
Financing/Application Fees	2,667	80,000
Marketing/Commissions	0	0
Development Overhead	2,833	85,000
Subtotal - Soft Costs	24,931	747,944
Contingecy @ 10%	2,493	74,794
TOTAL SOFT COSTS	27,425	822,738
TOTAL DEVELOPMENT COSTS	182,510	5,475,228
AVERAGE SQUARE FOOT TDC		120

PROJECT DESCRIPTION

Unit Type	Number	Net Sq Ft	Total Sq Ft	Average Price
2 BR	6	1,200	7,200	144,087
3 BR	12	1,400	16,800	168,101
4 BR	12	1,800	21,600	216,130
TOTAL	30		45,600	5,475,288