How do we love all the children of all species for all time?

- Bill McDonough
In the empty field of imagination, vision emerges.

Goals

- Building community
- Building permanently affordable housing
- Empowerment (hard-ware & “heart-ware”)
- Resource conservation
- Water reclamation
- Renewable energy production
Considerations

- Best available knowledge
- Best sustainable technology available
- Skill set in community
- Systems approach
- Budget affordability
Design Charrette

Best sustainable technology available
Best sustainable technology available

Best sustainable technology available

Best sustainable technology available

Best sustainable technology available
Best sustainable technology available

Best sustainable technology available

Best sustainable technology available
Fun... We know how to have fun!

Fun...
Fun...

...Feasting
... & more feasting

Earth-friendly design

Solar hot water
Rainwater catchment
Permaculture design
Grid-tied solar
Straw-bale & earthen plaster
Small is beautiful
High efficiency windows
Insulated shades
Rainwater catchment

Rainwater catchment
Permaculture design
Grid-tied solar

Straw-bale and earthen plaster
Small ...
... is beautiful

High-efficiency windows
Insulated shades

Soy-based stain
Who does the work?

Prospective homeowners
Interns
Construction supervisor
Subcontractor
Volunteers
Project—Zero-net energy
Results?

- Stability of housing
- Home for children
- Sense of community
- Skill sets (homeowners) education
- Reduced energy cost
- Education about energy use, resource consumption
- Reduced impacts (water, energy, materials)
- Manual (spreading the word)
- Awards (treehuggers, national (DC))
Sense of community
Sense of community

Skill sets (homeowners) education
 Reduced energy cost

Education about energy use, resource consumption
Education about energy use, resource consumption
Reduced impacts

Manual (spreading the word)

Land, Water, Energy, Resource Use
A Systems Approach: Understanding Our Fourth Affordable Housing Development

LOPEZ COMMUNITY LAND TRUST
Awards

Best of Green: Design and Architecture

Best Multiple-Residence Project: Lopez Common Ground by Mithun

Real estate is in the San Juan Islands is costly and, for residents, the economics of purchasing or renting a house or condo is often prohibitive.

Lopez Common Ground is a neighborhood of 11 homes that are designed to be net-zero energy producing. The homes include a rainwater catchment system, solar hot water, and a 20 kW photovoltaic system. The neighborhood is designed to be a model of sustainable living for the future.

Sustainable design isn't just about the houses and the grounds on the island; it is about how we are going to live in a changing world. Mithun's latest housing project is showing us the prototypes.
What did we learn?

• Difficulty of finding appropriate products
• Difficulty of finding skilled labor for construction
• Difficulty of finding people who can take systems approach
• Changes in certain design element
  - Plaster – labor intensive
  - Placement of strawbale (implication on rooflets)

Vision manifestation is possible (it can be done!)
“When I came to Lopez I wanted to be an architect of buildings. After I left Lopez I wanted to be an architect of community.” – Nathan (intern)

“There is no power for change greater than the community discovering what it cares about.”

– Meg Wheatley
Vision manifest and still growing

Thank you