

9 PERFORMANCE CHARACTERISTICS & PROPOSITIONS DERIVED FROM ASSESSMENT OF >30 SCANDINAVIAN ECOVILLAGE PROJECTS

Note emphasis on performance goals not codes & standards for built environment, open space, habitat & community & individual roles.

PRINCIPLES	DESIGN PROPOSITIONS
<p>Community Design Social fabric consciousness Developmental spirit Concrete objectives Stewardship roles defined & evolved High group sensitivity to resident satisfactions.</p>	<p>Attend to community design in concert with land use & housing design.</p>
<p>Land & Community Space Tradeoff from private space expectations to community spaces in earliest planning phases Early attention to urban design-spatial composition to achieve agreeable community spaces, ground linkages & networks.</p>	<p>Develop community management commitments – beginning with user-participant planning and design at the initial stages (at least) of a project.</p>
<p>Housing & Other Built Forms Land use allocation/plan-making and design of housing forms proceed in concert with each other.</p>	<p>Use building materials that optimise ecological soundness or 'returns' (design, production, transport & construction). Includes programs & considerations for achieving useful life, reuse & retrofit of existing buildings, & reuse or selective disposal of materials in post-demolition or post-construction contexts.</p>
<p>Resources Conservation In all aspects of design & housing technologies, procedures & routines for household practices, & community education programming.</p>	<p>Minimise energy consumption; use renewable energy. Minimise water consumption. Minimise waste.</p>
<p>Waste Management Disposal, recycling & reuse programmes Local organisation.</p>	<p>Minimise & control waste (households, businesses, production processes of enterprises) Including environment & landscape cleanups, & regulation of waste disposal & pollution discharges on the community site. Establish local reuse & recycling facilities.</p>
<p>Transportation 'Calm' traffic systems & street sizing Emphasis on pleasurable street environments & person mobility.</p>	<p>Minimise both on-site generation of vehicle trips & nefarious impacts of transport on community life & environment.</p>
<p>Landscaping & Urban Greening Fit built forms & open space preservation to the land ecology of the site, 'greening' (plantations) as a gesture to global environmental redress.</p>	<p>Land uses & built forms are planned, designed & developed integrally such as to support and/or regenerate vegetation & nurture wildlife.</p>
<p>Community-Based Food Production .</p>	<p>Provide area for private gardens, allotments, greenhouse production units, and/or contractual associations for community purchases from nearby farm producers</p>
<p>Protecting Soil, Air & Underground Water Grey water recycling & irrigation Restoration of topsoils Sensitivity to cut/fill operations Replacement of plant materials.</p>	<p>Discharges to be of sufficient quality not to impair beneficial uses, inhibit indigenous biota or produce adverse impacts.</p>

Slightly modified after Perks WT & Van Vliet DR, 1993. *Assessment of Built Projects for Sustainable Communities*, Faculty of Environmental Design, University of Calgary, Canada Mortgage and Housing Corporation, Ottawa. Used with permission.