

FORM LANGUAGE

Participants are guided with more detailed patterns for building form and materials, with specific geometric shapes and motifs. These can be further developed as desired.

*EXAMPLES: Rectangular Building Form * Gently Sloped Roofscape * Stucco Exterior * Wood Bays * Knee Braces * Window Pediments * Door Surrounds * Columns * Window Character * Balcony Railings * Diamonds * Leaves * Branches * Et al.*

CARBON NEUTRAL BUILDING

The project will use 60% less energy than Oregon energy code requires through a community ground source heat pump, advanced window glazing, insulated concrete forms, structural insulated panels, heat recovery ventilation, passive solar design, and related strategies.

The project will generate almost 30% of its total energy needs from solar photovoltaic panels on the roofs and trellises.

The remaining carbon footprint will be offset with carbon credits, creating a Carbon Neutral Building.

OWNERSHIP AND AFFORDABILITY

A Sustainable Land Trust, operating as a nonprofit developer, will own the land. Homes will be owned by the residents. An initial land subsidy is provided in exchange for 75% of property appreciation reverting to Sustainable Land Trust on sale and 25% remaining with owner.

Owners will qualify for location efficient mortgages (LEMs) and energy efficient mortgages (EEMs), allowing quality materials and green technologies to be employed.

A turnkey third-party provider will own the project's solar array of 7kW allowing residents to buy energy at below-market rates.

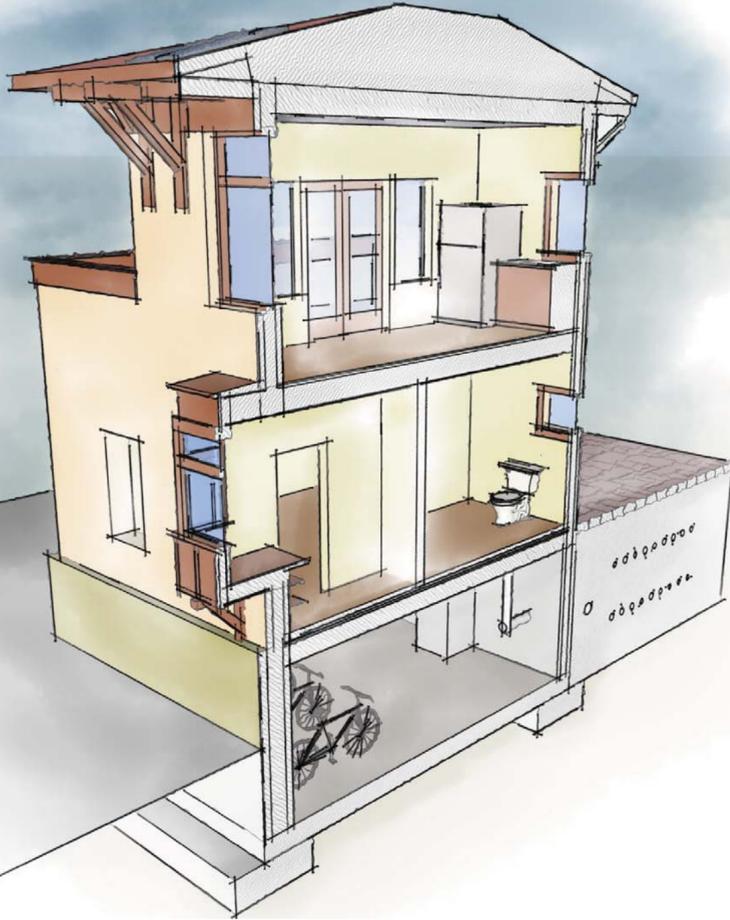
ECOLOGICAL DESIGN

Standards meet or exceed LEED-H and LEED-ND Platinum levels:

- * Energy 60% lower; renewable generation reduces carbon footprint by 80%
- * All materials non-toxic and high recycled content, with an emphasis on local sourcing
- * On-site food gardening and composting
- * Rainwater harvesting for greywater and irrigation
- * Landscaping uses low-irrigation natives
- * Flex car, shared electric vehicles, and generous bike provisions

ECOLOGICAL DESIGN FEATURES:

- ♦ Durability of Materials and Systems
- ♦ FSC plywood
- ♦ FSC lumber
- ♦ FSC engineered roof trusses
- ♦ recycled content standing metal seam
- ♦ Icynene- R (3.6/ inch)
- ♦ FSC certified T.J. I.'s
- ♦ Fly-ash concrete bond beam
- ♦ MDF trim
- ♦ No VOC finishes
- ♦ recycled tiles
- ♦ Lower Energy Costs
- ♦ Solar Panels
- ♦ 85% Recycled Content ICF 12" R= 32.6 and 14" R= 42.7
- Heat Recovery Ventilator
- ♦ Radiant Floors
- ♦ PEX Piping
- ♦ warm board
- ♦ Energy Star Appliances
- ♦ On Demand Hot Water
- ♦ Compact Fluorescent Bulbs
- ♦ Courtyard Evaporative Cooling
- ♦ Water efficiency
- ♦ Low-flow water heads
- ♦ Dual Flush Toilets
- ♦ Rainwater Catchment and Storage
- ♦ Pervious Paving
- ♦ Vegetative Infiltration Basins
- ♦ Tree wells
- ♦ 20,000 gal. cistern
- ♦ Low-embodied Energy
- ♦ Fly-ash concrete
- ♦ Natural Ventilation
- ♦ Operable FSC triple glaze windows
- ♦ Adaptability of Spaces
- ♦ Flexible Floor Plans
- ♦ Reduced Consumption
- ♦ Community Recycling
- ♦ Alternative Transportation
- ♦ Bike Storage

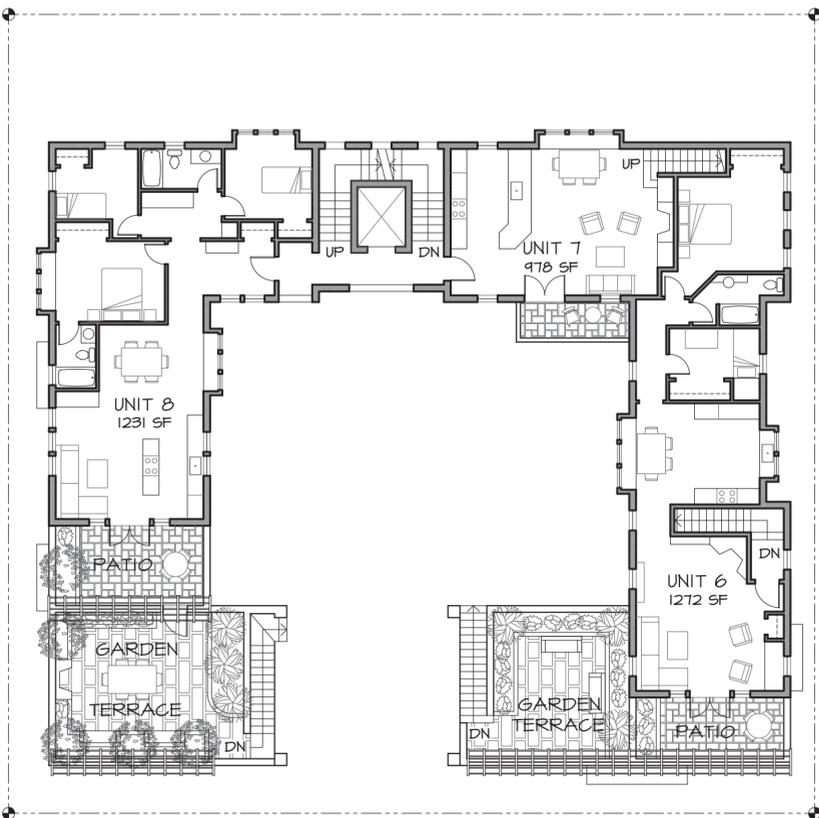


EXTERIOR VIEW FROM STREET SHOWING WOONERF

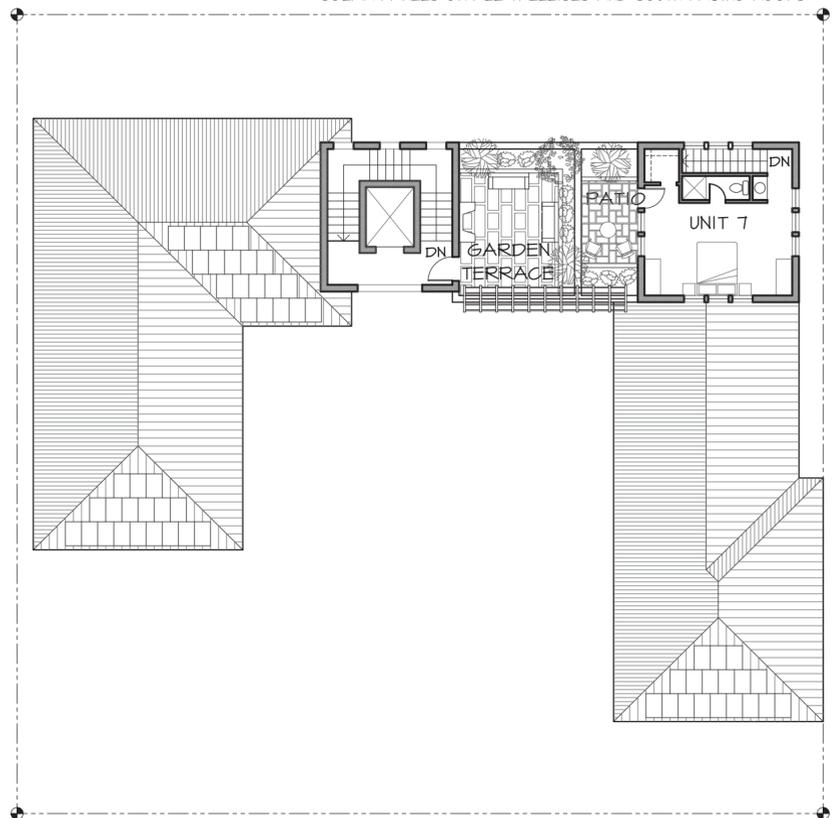


INTERIOR VIEW OF COURTYARD LOOKING TOWARDS THE MAIN ENTRANCE

SOLAR PANELS ON ALL TRELLISES AND SOUTH FACING ROOFS

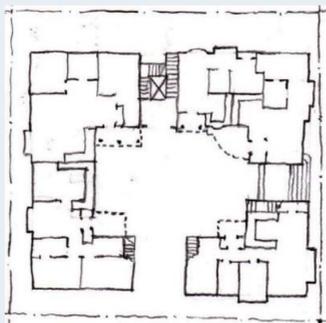


OUTDOOR FIREPLACE AND EATING AREA, EDIBLE LANDSCAPE AT GARDEN TERRACES
SECOND FLOOR PLAN



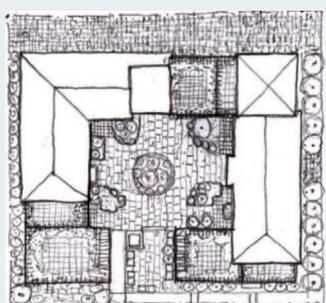
THIRD FLOOR PLAN

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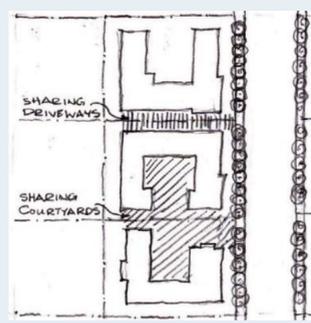
STEP 5: UNIT LAYOUT

Layout the individual units in each unit, placing the kitchen and living room first.



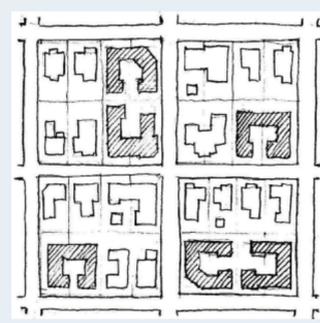
STEP 6: COURTYARDS & TERRACES

Articulate and intensify the courtyards and terraces with smaller elements such as planters, trees, and benches.



STEP 7: ADJACENT GROWTH

Create opportunities to share resources such as driveways, and connect open spaces to form a larger whole.



STEP 8: URBAN TRANSFORMATIONS OVER TIME

Step-by-step evolution and growth of neighborhoods to create harmonious and sustainable cities.