

Fertile Ground: Communities and Economies that Support Living Buildings and Cities. A Case Study of the Phinney Ridge Neighborhood

Thursday, April 28, 2011

2:00 pm to 4:00 pm



Fertile Ground: Communities and Economies that Support Living Buildings and Cities.

A Case Study of the Phinney Neighborhood Association

A-P Hurd – Touchstone Development

Lee Harper – Executive Director, PNA

Jackie Costigan – Costigan Integrated

OVERVIEW

1. The Community Balance Sheet (A-P Hurd)
2. How to Build a Community (Lee Harper and Jackie Costigan)
3. Enablers and Challenges of Doing a Living Building in a Community Setting (Jackie Costigan)
4. How Does a “Living Building” support a Living Community?

The Community Balance Sheet

1. Income Statements vs. Balance Sheets
2. How do communities measure value?
3. The importance of Place
4. Valuing Resiliency
5. Productivity and Stewardship: how does a community balance sheet lead to sustainable choices?

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How to Build a Community: Part 1

(Lee Harper)

1. What is a strong and connected community?
2. How are communities rooted to place?
3. Building community
 - a) Solid Ground
 - b) PNA
4. Strategic planning vs enabling organizations
5. Community within and around the PNA

PNA Mission Statement

The mission of the Phinney Neighborhood Association is to build community by providing and promoting programs, services and activities aimed at connecting neighbors and fostering civic involvement in our diverse community.



COMMUNITY: HELPING OTHERS



COMMUNITY: PARTNERING WITH OTHERS



COMMUNITY: CELEBRATING TOGETHER



How to Build a Community: Part 2

(Jackie Costigan)

1. What did the PNA set out to do with its Living Building Project?
2. How did the project come together?
3. What did we learn along the way?

Wooden (Blue) Building- Circa 1907



Brick Building - 1917



PROJECT SITE - 1963





BLUE BUILDING



BRICK BUILDING

Site Development Goals:

- Purchase and Long-term Control of the Site
- Improve Accessibility to All Areas
- Improve Entry Experience into Both Buildings
- Create and Improve Community Spaces
- Retain Historic character
- Respond to pursuit of Living Building Challenge
- Consider Educational and Artistic opportunities
- Address Deferred Maintenance & Repairs

Big Picture:

- Pursue an overall Site Master Plan for LBC
- Study potential growth of programs and plan infrastructure accordingly
- Study infrastructure and building improvement options; develop life-cost analyses
- Illustrate long-term implementation through the schedule and budget goals; integrate with overall strategic planning effort



Blue Building Details

- New Elevator
- New Entryway
- ADA Upgrades
- Restrooms
- Seismic Upgrades
- Landscaping Improvements



North Elevation



West Elevation



West Elevation



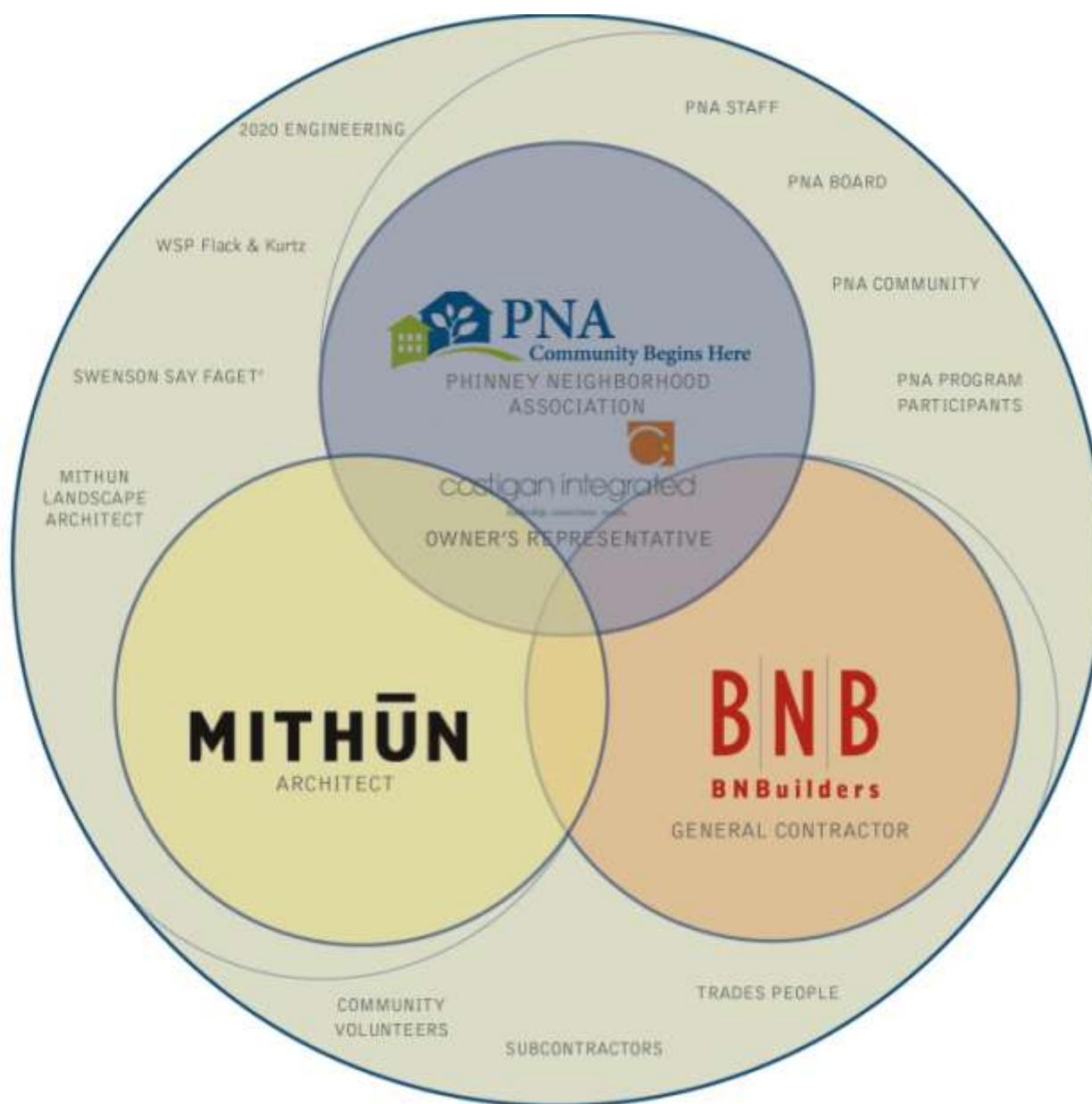
Perspective



Aerial View from Phinney



Perspective



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Enablers and Challenges of Doing a Living Building in a Community Setting:

The PNA Living Building Project: Lessons Learned

1. Communities rooted to place can support building legacy assets
2. Donor connection to place
3. What is “sustainable”?
4. What happens when you can’t do everything on the list?
5. What happens when your gut says “this is crazy!”: conflicts between abstract ideas and reality.

Strategize about LBC Certification:

- Comprehensive campus approach
- Component approach for individual buildings & landscape/infrastructure with potential to apply incrementally
- Partial certification option; with potential to apply incrementally

Collective Campus – Approach



- Energy
 - Centralized Renewable Energy / PV Panel
- Water
 - Potential Centralized Living Machine for sewage treatment (possibly for Brick Building only)
- Site
 - Urban Agriculture
- All other Petals may be achieved on a per building / project basis.

NOTE: New parking layout provided on separate plan

Cisterns: Existing system to be reused; Work provided by owner; Location T.B.D.

All site furnishings and equipment to be provided by owner.

Community Stair

Bicycle parking



Partial Site Plan

Blue Building Addition – Partial Certification

- Propose to Achieve
 - Materials
 - Equity
 - Beauty/Inspiration
- Potential to Achieve
 - Site
 - 3 of 4 Petals Achievable
 - Urban Ag may become centralized
 - Water
 - Composting Toilets are the key!
- Achievable but not applicable
 - Energy
 - NZE is required for entire building due to use of proposed Addition
 - Potential to provide, as step toward



"You must be the change you want"

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How Does a “Living Building” support a Living Community?

Lessons Learned Part 2

1. Broadening the definition of community assets: what is a social equity petal for?
2. What other petals did we discover?
3. Defining success with broad metrics:
 - a) Community values
 - b) Is “100%” really meaningful?
 - c) Success: damage ratio
 - d) Stewardship



Landing of the Pilgrims
John B. Allen School Dec. 16, 1920
Jacobs Photo 20190

