

ECOVILLAGE AT ITHICA

Ithica, New York, U.S



Size: 175 acres, 100 units, 225 people

Dates: 1991-2013

Team: Co-Founders: Liz walker, Joan Bokaer Engineers: Taitem Engineering

Description: Former greenfield/agricultural land. EcoVillage Ithica is a pioneering eco-village two miles from the town of Ithica, NY. The development contains three neighborhoods that exemplify energy efficient construction and innovation in community planning.

Intent: Affordable net zero energy homes and apartments, minimize waste and consumption of resources, create a vibrant and diverse community, build educational relationships with broader community

S

Sit+Place

GOALS: (Food) ; (Habitat+Biodiversity) Promote biodiversity, reduce ecological footprint by 70% ; (Transport)

STRATEGIES: (Food) Community gardens, two organic farms producing food for community, educational opportunities for residents ; (Habitat+Biodiversity) 80% of the site is dedicated open space, 55 acres are placed in a conservation easement, prairie landscape, permaculture, reforestation by an arborist ; (Transport) Cars restricted to the perimeter of the community, car sharing and carpooling promoted, walking paths within community, carpooling, must drive to services

W

Water

GOALS: Use 1/3 of typical development consumption

STRATEGIES: Rainwater collection, composting toilets, greywater infrastructure has been installed in units and awaits funding for completion

E

Energy

GOALS: Densely clustered Net-Zero energy community, biomass technologies are being studied for application

STRATEGIES: Net-Zero energy ready, Passive solar design strategies, passive house envelope principles, solar light tubes, grid tied solar PV, community solar hot water, heat exchange ventilation, 1 high-efficiency condensing gas boiler per 6-8 homes, Energy Star appliances, the community monitors and reports energy consumption and continually seeks improvements

E

Equity

Percentage of affordable units: Affordable rentals available.

GOALS: A community for all ages, promote sharing of resources between residents

STRATEGIES: Co-housing, community house, community center, apartment building, lots for purchase, playgrounds, community members volunteer with running and maintaining the eco-village, walkable community that is pedestrian oriented, annual community report and newsletter updates on community.

M

Materials

GOALS: (Materials) ; (Waste)

STRATEGIES: (Materials) Recycled and recyclable materials used in construction and insulation, salvaged materials, selection for non-toxic materials ; (Waste) Greywater recycling, composting, recycling services

SUSTAINABILITY MATRIX

		STANDARD	GOOD	BETTER	LIVING COMMUNITY	REGENERATIVE
S Site+Place	Limits to growth		Developed for density/limits growth, contains open space			
	Urban Ag				Urban Ag contributes to communities food source, integrated opportunities for agriculture using Floor Area Ratio	
	Habitat Exchange			Constructed wetlands, land set aside, native plantings, 25% + of developable space is undeveloped		
	Human Powered Living		Promotes walkable streets, bicycle infrastructure, access to some services			
W Water	Net Positive Water			Greywater purification & reuse, on-site treatment of some blackwater, constructed wetlands, stormwater prevention (green-roofs & impermeable surfaces)		
	Net Positive Energy			2030 standards of efficiency, advanced construction techniques, ongoing monitoring to meet goals, net +ve energy, carbon neutral goals, 100% renewable energy		
E Energy	Civilized Environment			Community has some organization and collaborates on 1-2 of the living community listed programs		
	Healthy Neighborhood Design		Some access to walking trails that connect to amenities, parks, recreation areas			
	Biophilic Environment			Innovative landscaping using native plants, rain gardens, constructed wetlands, access to parks, waterfront, community gardening		
	Resilient Community Connections	Nothing considered/ not reported				
H Health+ Happiness	Living Material Plan			Rigorous material selection standards, material plan made available to public		
	Embodied Carbon Footprint		Some proxy standards for reducing CO2 in material selection and construction			
	Net Positive Waste		Material selection for recycled/recyclable materials, waste collection facilities, reduction standards			
	Human Scale and Humane Places			Project is designed to create human-scaled places, promotes culture & interaction		
M Materials	Universal Access to Nature and Place			Access to parks, landscaping is innovative, promotes sense of place, community agriculture, daylighting for buildings		
	Universal Access to Community Services		Some services & community centers in development accessible by bike or walking			
	Equitable Investment	No contribution to charity				
E Equity	Beauty and Spirit					
	Inspiration and Education			Unit metering, education on sustainable practices, opportunities for community engagement		
B Beauty						

SOURCES:

<http://ecovillageithaca.org/>
<http://inhabitat.com/ecovillage-at-ithaca-offers-sustainable-living-in-a-community-setting/>
<http://www.ic.org/directory/ecovillage-at-ithaca/>
<https://www.youtube.com/watch?v=H4wPnwPVuu4>



THE MCKNIGHT FOUNDATION



AIA Minnesota