

IMAGINE A COMMUNITY-LED HOUSING DEVELOPMENT THAT NEIGHBORS BUILD TOGETHER....

BUILDING TOGETHER

GREEN MEADOW COMMONS: A HOUSING COOPERATIVE

2. DESIGN & APPROVAL

Residents work with cooperative, community and city officials to develop a plan bigger than working alone

1. POTLUCK PLANNING

Community meeting to lay out ideas and form bonds



5. CELEBRATION!

Learning from the shared experiences and enriching growth

3. CONSTRUCTION

Resident- led local resources, labor and materials to help build their own community

4. COMPLETED COOPERATIVE

Common house to compliment the adjacent neighborhood, with residences that people can be proud of

COMMUNITY BUILDING AS POTLUCK

What could happen if we worked together as neighbors, bringing our ingredients, recipes, and labors of love to serve a better meal and experience than we ever could on our own?

BUILDING RELATIONAL COMMUNITY

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BUILDING HOUSING COMMUNITY

ASSET-BASED COOPERATIVE DEVELOPMENT

POCKET NEIGHBORHOOD DESIGN PATTERNS

How do we DESIGN housing and common spaces that FOSTER healthy community, BUILDING IN opportunities and places for all aspects of PERSONAL, FAMILY, and NEIGHBORHOOD life?

How do we, as residents, design for the STABILITY, VARIED NEEDS, GOALS & WELL-BEING of our households?

PASSIVE SOLAR DESIGN PATTERNS

What if we needed LESS ENERGY by building passively RESILIENT shelters that PROTECT RESIDENTS in emergency conditions?

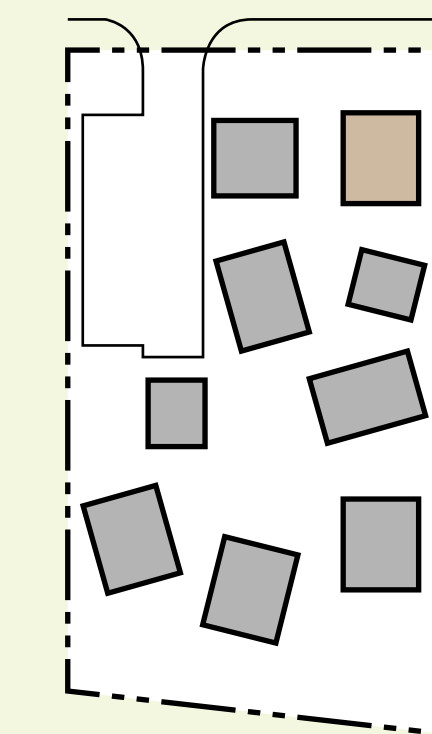
What if our homes PASSIVELY PERFORM without active conditioning 80-90% of the time?

EMPOWERING MATERIALS & METHODS

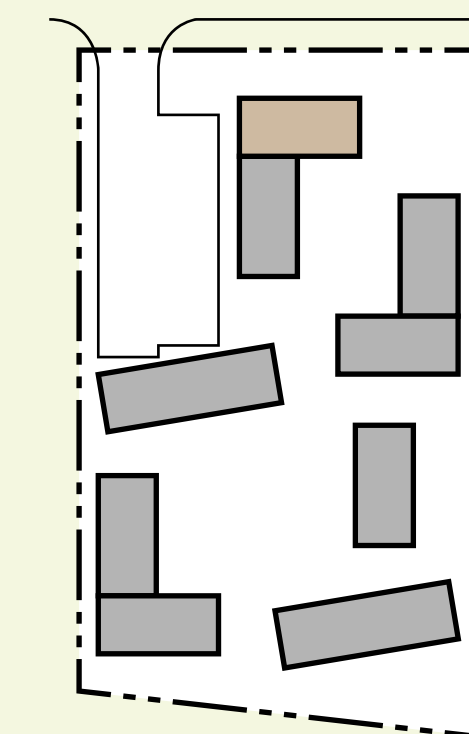
What if we've forgotten the TIMELESS METHODS and MATERIALS for building affordably using local, proven, non-toxic, low-maintenance materials?

What if we could LOCALLY MAKE and PROCESS the pieces to build our own INSURANCE & RESILIENCE?

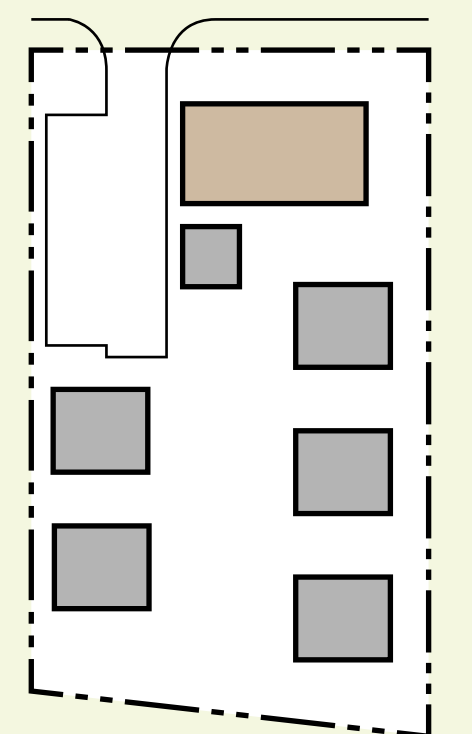
EXPLORING PATTERN OPTIONS



Angles for interest & dynamic spaces



Central courtyards for mix of interactions



Modular units with emphasized amenity

MEET THE COOPERATIVE HOUSING DEVELOPERS

GREEN MEADOW COMMONS

How do we make places for diverse shifting Life Stages?



JACKI; a young renter

Jacki is energetic & eager to learn. She serves her community with joy and a smile. Also, Jacki is excellent at fishing.



JONNIE; a rooting buyer

Jonnie is a school teacher and musician/ audio engineer who enjoys writing music and is trusted by the community for his character.



SHERYL; growing a family

Sheryl is grateful to be able to pay trusted neighbors for enriching child care. She is a professional working from home in between work trips.



ARWIN; needing a village

The green thumb in the group whose kids love working and playing in the garden, Arwin relishes working in the greenhouse & raising bees.



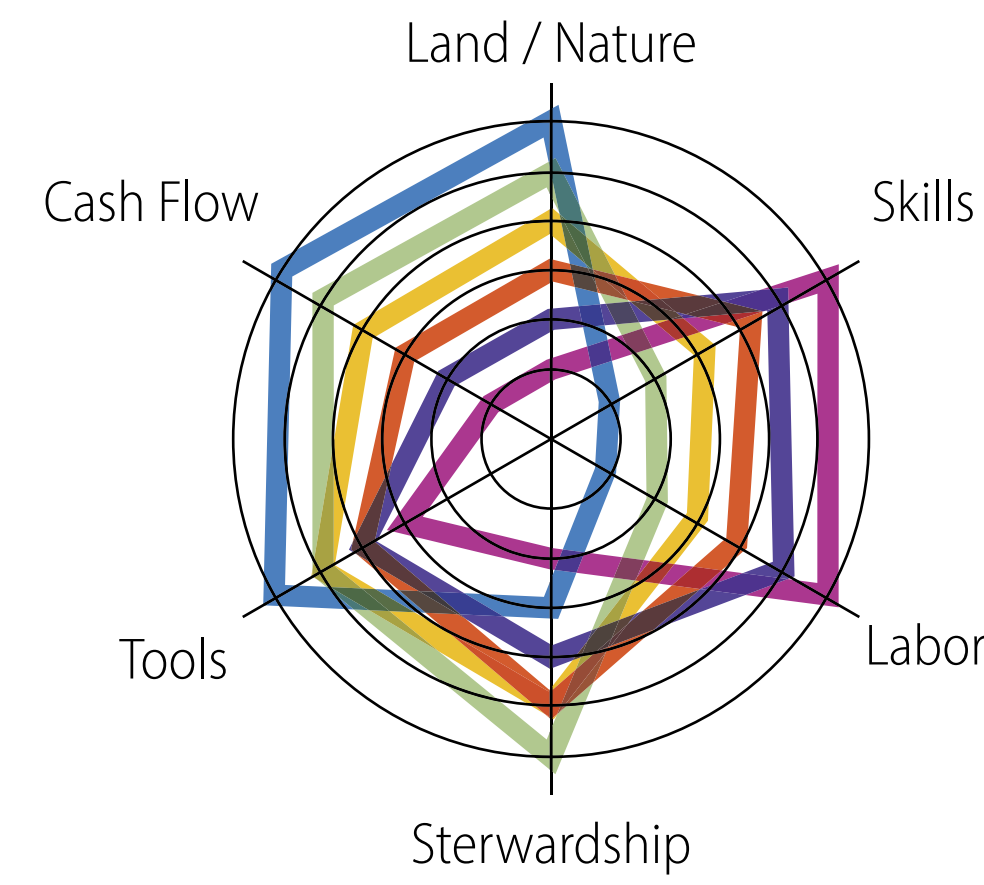
LAURA; an empty nester

Retiring non-profit leader Laura has connections and years of team leadership & resourcefulness on a tight budget.



SCOTT; a wise elder

Scott and his partner are retired restauranteurs and teachers of the old ways. They love their neighborhood.



DESIGN PATTERNS THAT SERVE RESIDENT GOALS

POCKET NEIGHBORHOOD DESIGN PATTERNS

- | | |
|--------------------------------------|-----------------------------|
| SCALE OF COMMUNITY (6-12 HOUSEHOLDS) | CORRAL THE CARS |
| SHARED COMMON SPACES | EYES ON THE COMMONS/ STREET |
| COMMUNAL BUILDINGS & GARDENS | CONNECTION & CONTRIBUTION |
| ROOM-SIZED PORCHES | ENCLOSURE & PERMEABILITY |
| LAYERS FOR INCREASING PRIVACY | PLACES FOR PLANTING |
| NESTED HOMES FOR PRIVACY | SLIGHTLY SNUG |

PASSIVE SOLAR DESIGN PATTERNS

- | | |
|---------------------------------|----------------------------|
| SUNNY AND SHADED OUTDOOR SPACES | BLOCK SUMMER SUN |
| SOLAR GAIN WITH THERMAL MASS | ALLOW WINTER SUN |
| WINDOW % : S > E > N > W | PASSIVE COOLING STRATEGIES |

EMPOWERING MATERIALS & METHODS

- | | |
|--|-----------------------------------|
| LOCAL, HEALTHY AND RESILIENT MATERIALS | PASSIVE = SMALL D.I.Y. MECHANICAL |
| REUSED/ RECYCLED MATERIALS | MORE HUMAN & NATURAL CAPITAL |
| SIMPLE ACHIEVABLE CONSTRUCTION | LIFECYCLE HOMES SPECTRUM |

COMMUNITY ENGAGEMENT:

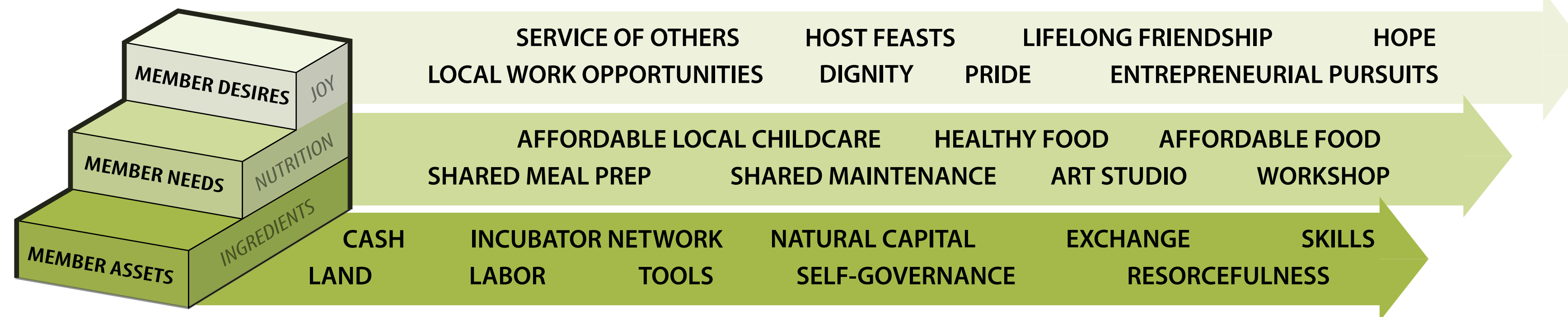


JAN 28, 2026 - Attended NRNA Meeting:

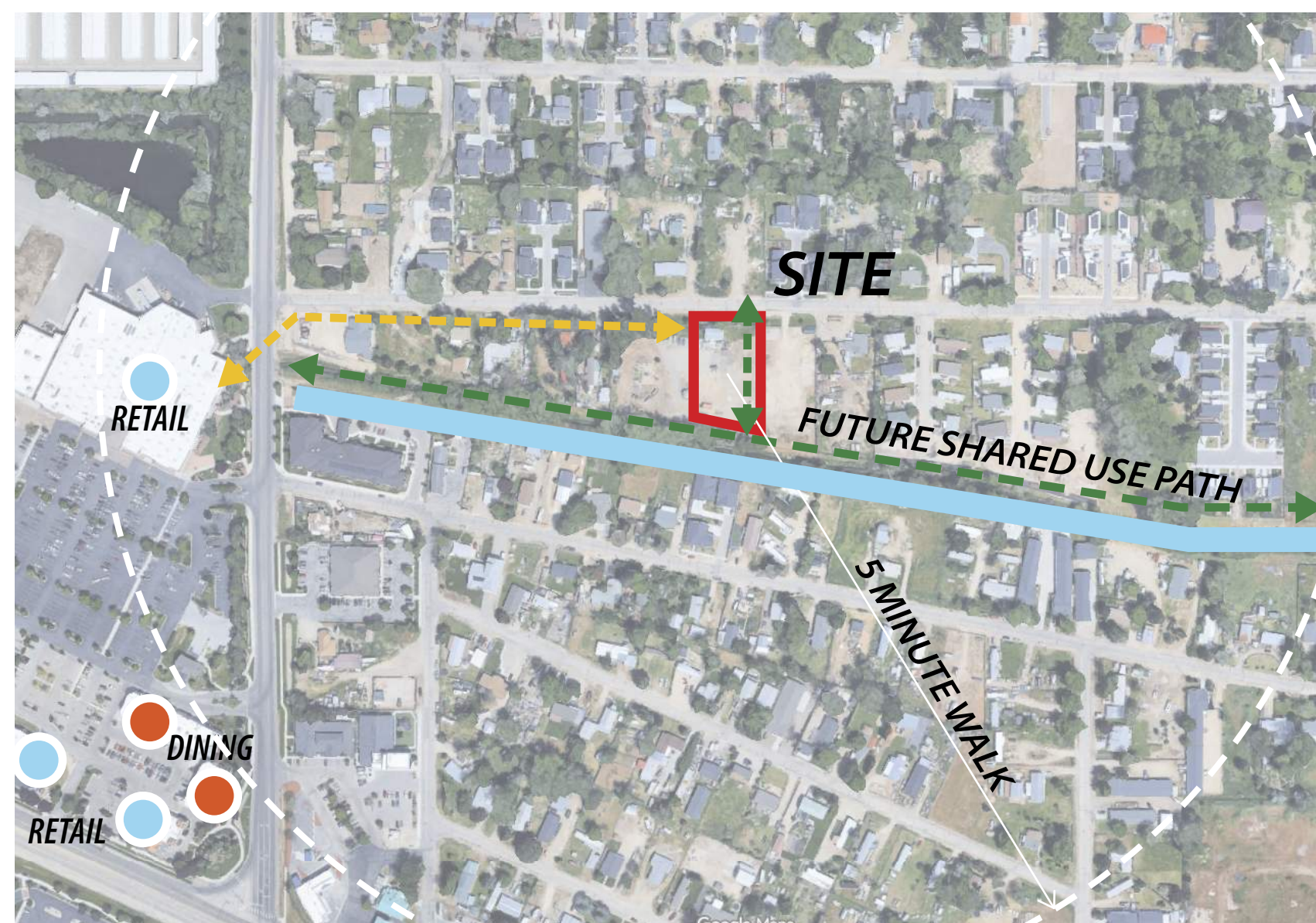
Site "C" is located in Old Green Meadow, an area settled by many farmers who lost their land to banks in the Great Depression. Today, many residents continue to suffer the effects of wealth extraction generations later as tenants of landlords.

They feel locked out of housing options, including even recent subsidized affordable developments in the area since they don't qualify. They feel disconnected, disempowered and dismissed.

Link to community outreach/feedback:



SITE ANALYSIS



PRECEDENTS



Emerald Village Co-OP Square One Villages
Cooperative Housing Development Incubator of Pocket Neighborhoods



Corvidae Co-op Frolic Community
Cooperative Housing Developer



Greenwood Avenue Cottages Ross Chapin Architects
Pocket Neighborhood Development



Cul de sac - Tempe Opticos
Mixed-use Courtyard Neighborhood



Mietshauer Syndikat Germany, Europe
Global example of Established Cooperative Development Incubator

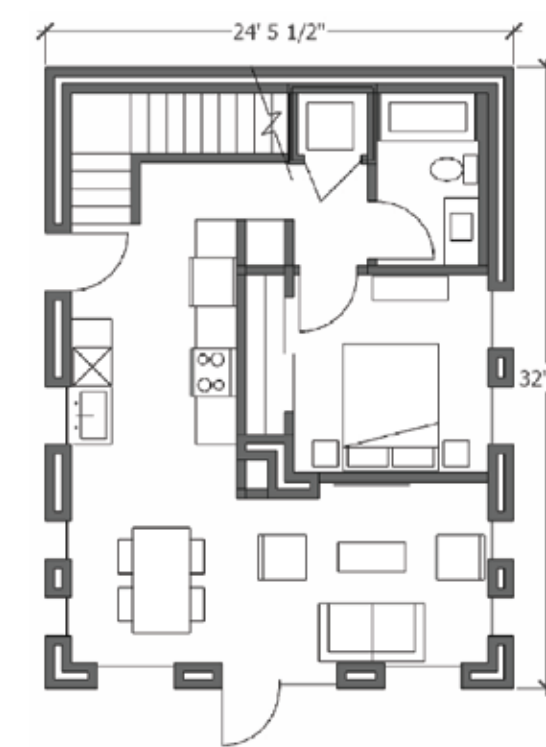


Hotel San Jose Austin Lake Flato
Masonry Longevity Empowers Adaptive Reuse to Cottage Court

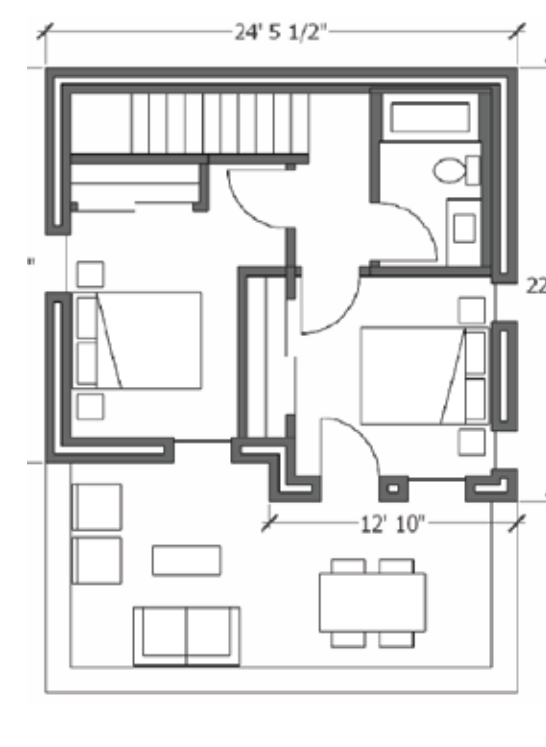
How can a Cooperative build more affordably?



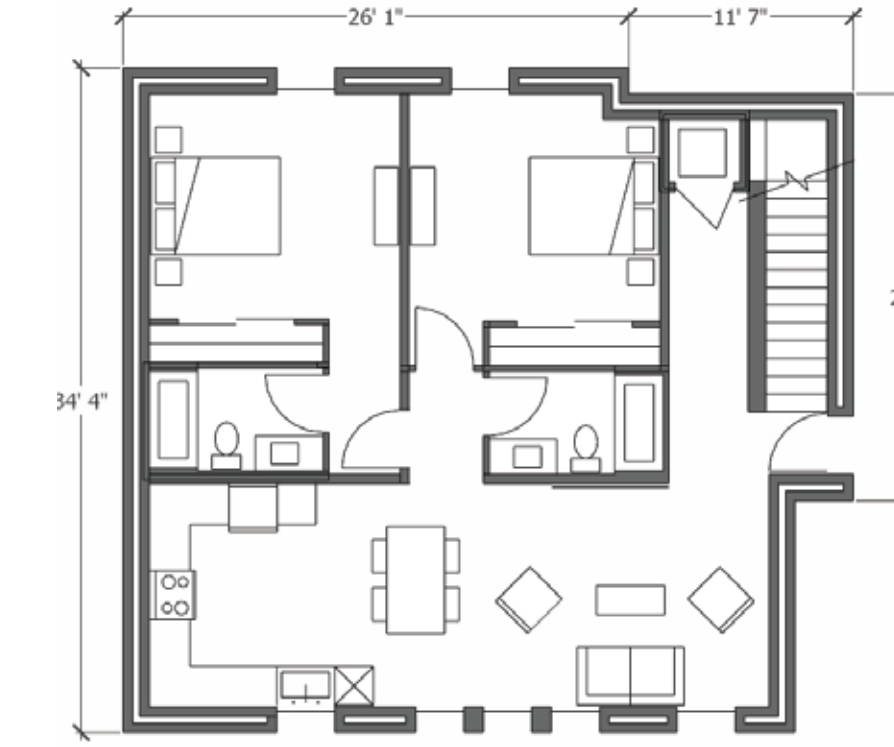
Conceptual Resident Floor Plans



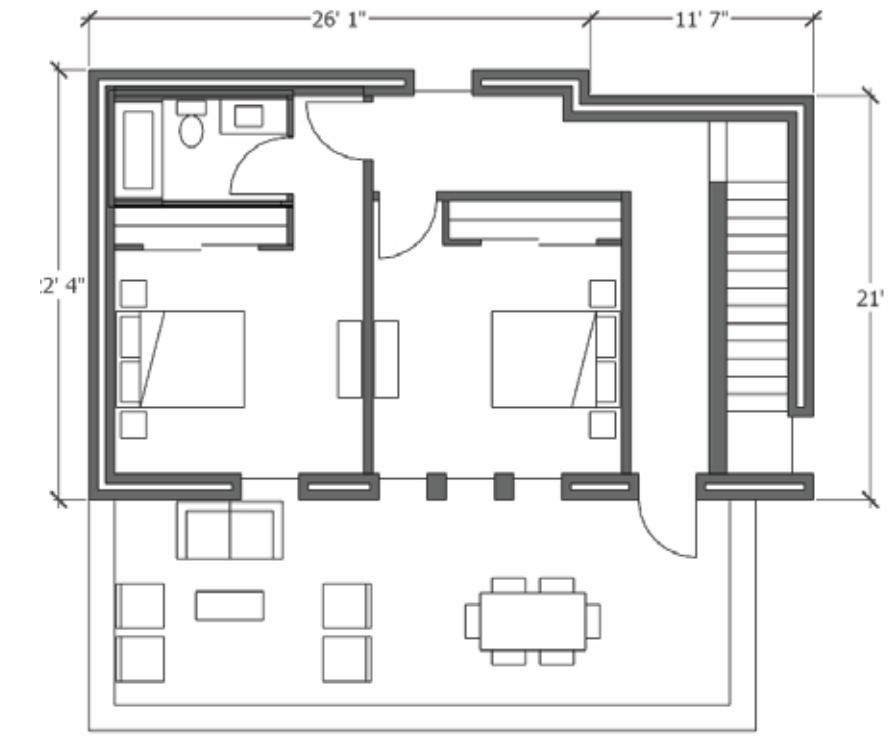
Unit Type A - Level 1



Unit Type A - Level 2



Unit Type B - Level 1



Unit Type B - Level 2

INVEST MEMBER LAND

RIGHT-SIZE HOME & DENSITY

DESIGN-BUILD BY MEMBERS

CRAFT LOCAL GOODS/ MATERIALS

INVEST CO-OP MEMBER SAVINGS

Don't land speculate

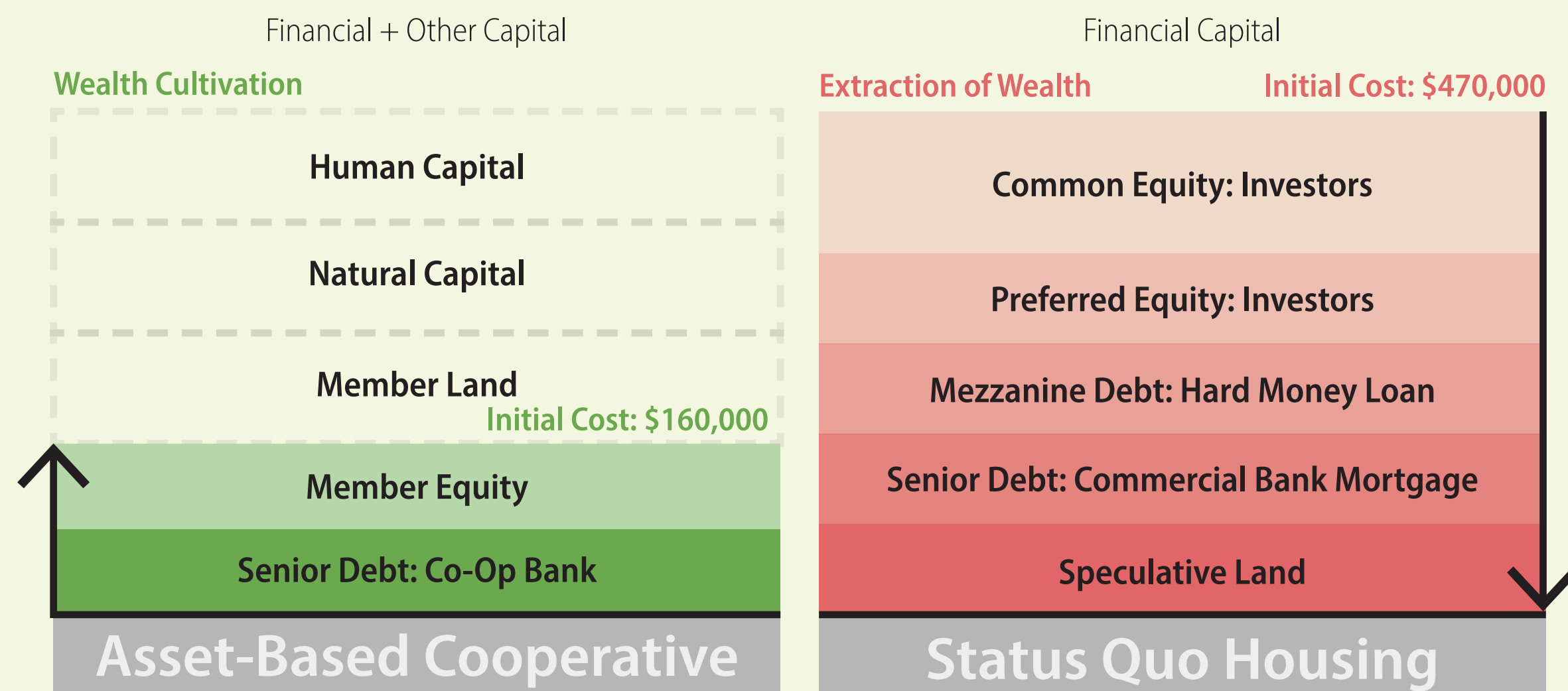
Don't sprawl and bloat

Don't buy mass market

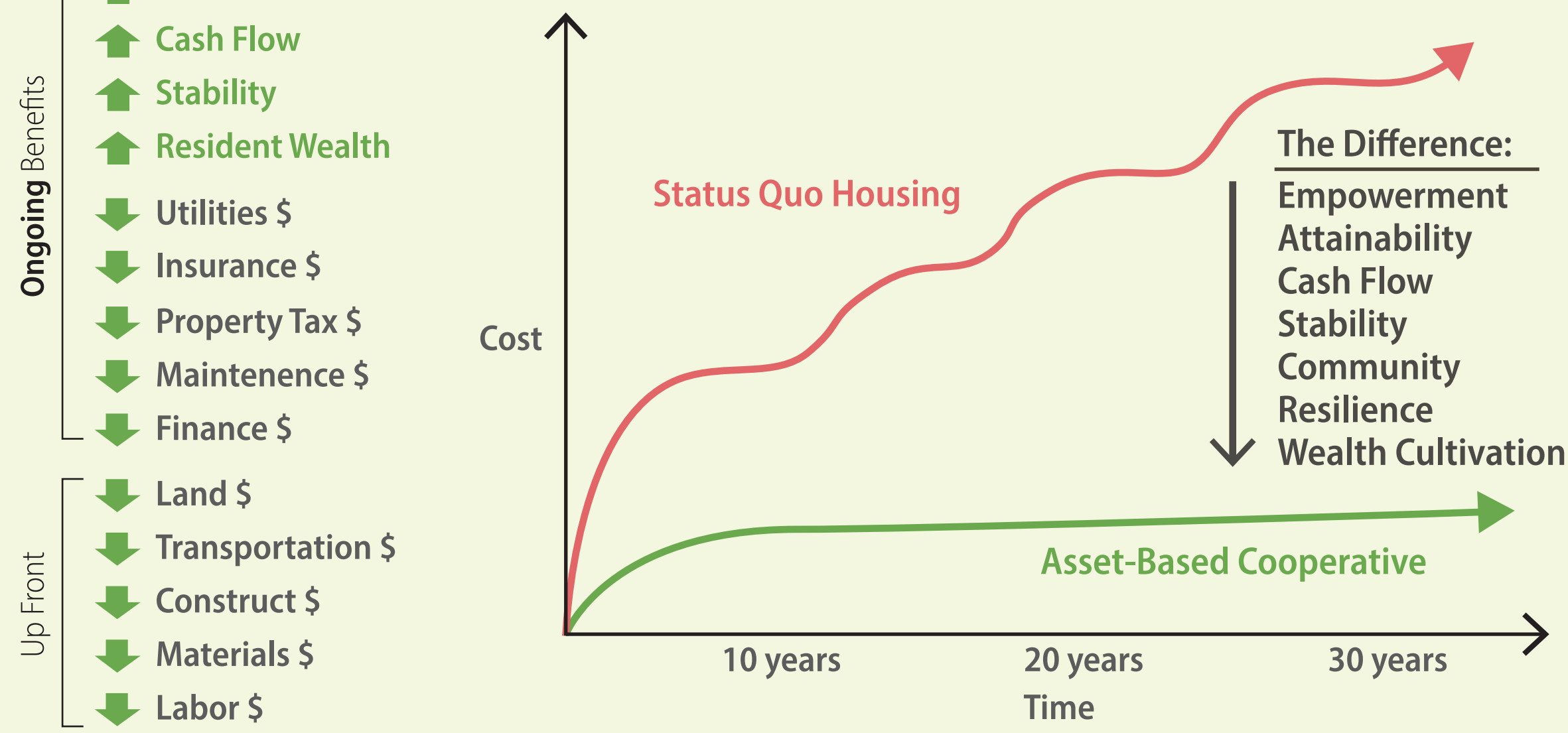
Don't import toxins

Don't extract wealth

A TALE OF TWO CAPITAL STACKS



TOTAL COST OF OWNERSHIP



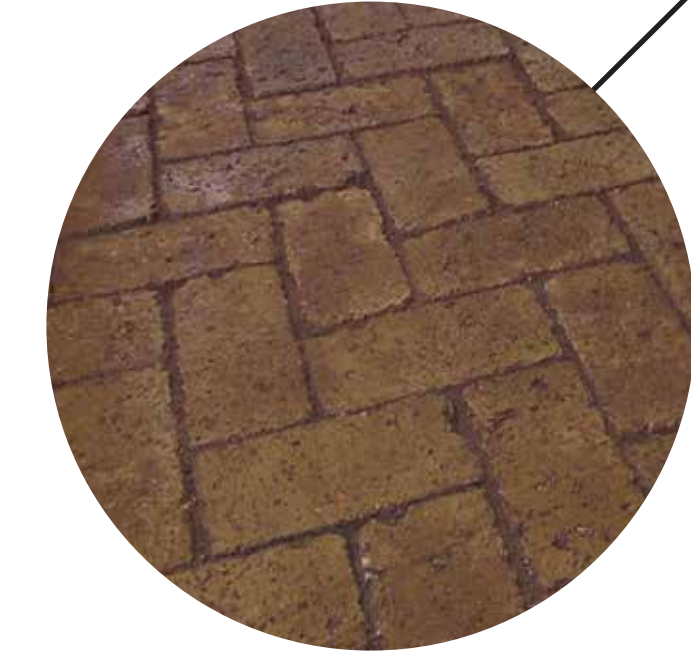
Standing Seam Metal Roofing



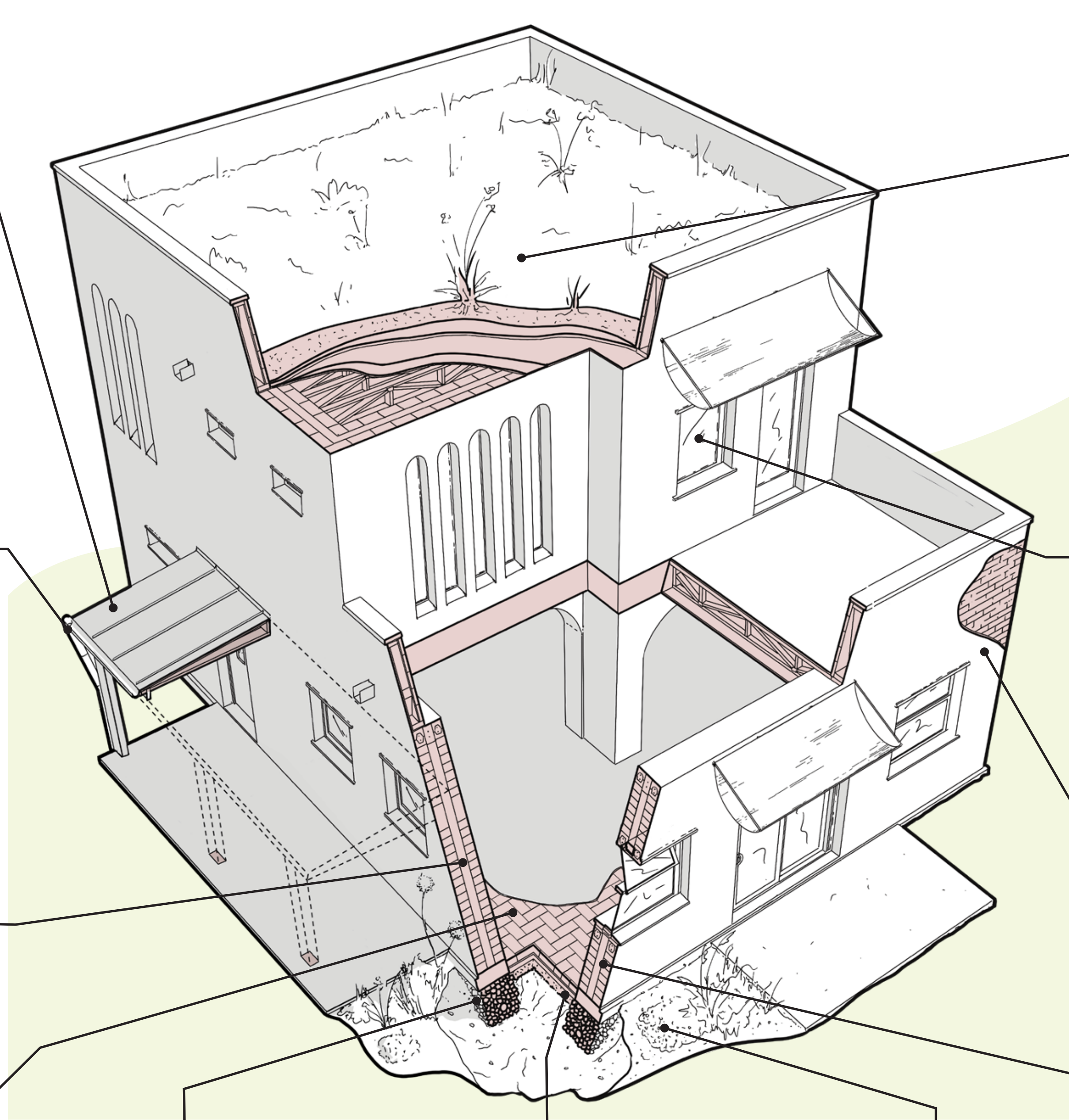
Rainwater Catchment



Dense Packed Cellulose Insulation



Thermal CEB mass floor



Native Pollinator Landscape Roof



Composite Recyclable Windows



Lime Plaster Interior and Exterior Wall Finish



Compressed Earth Block (CEB)



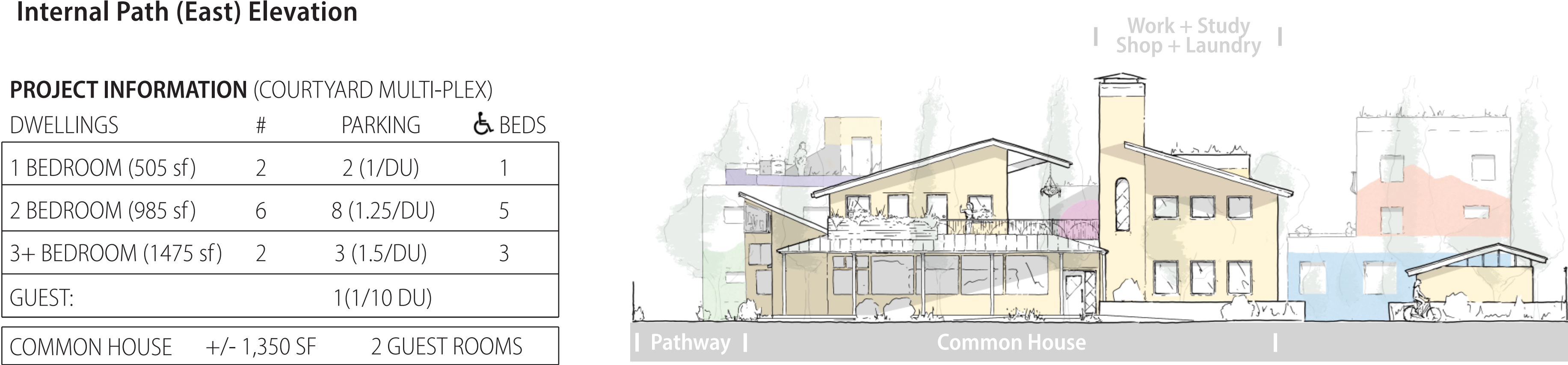
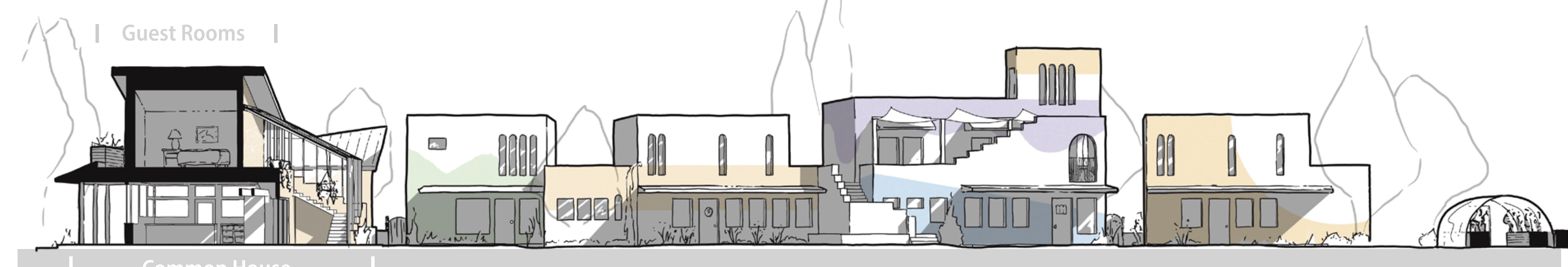
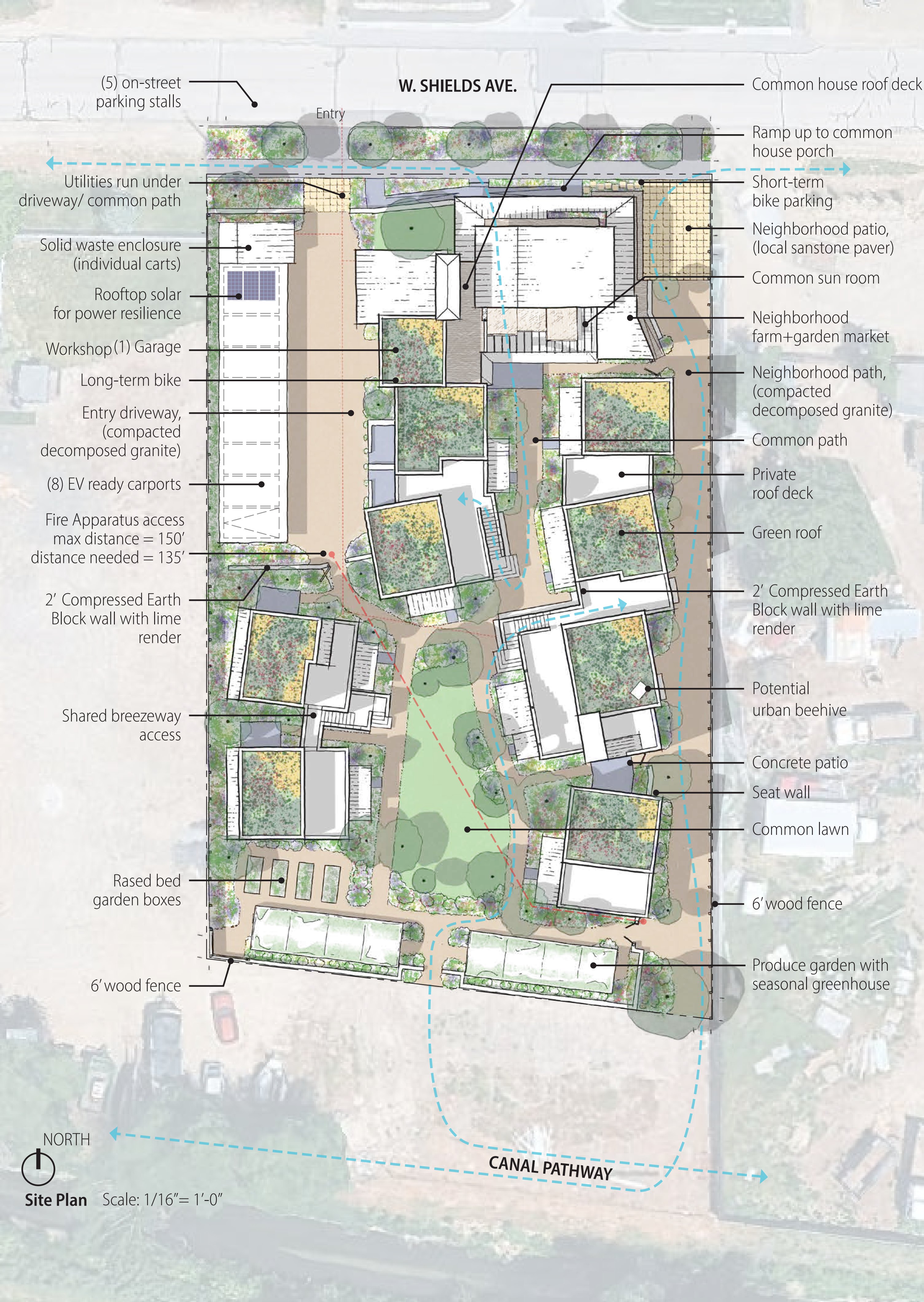
Rubble Trench Foundation



Foamed Glass Aggregate Sub Base



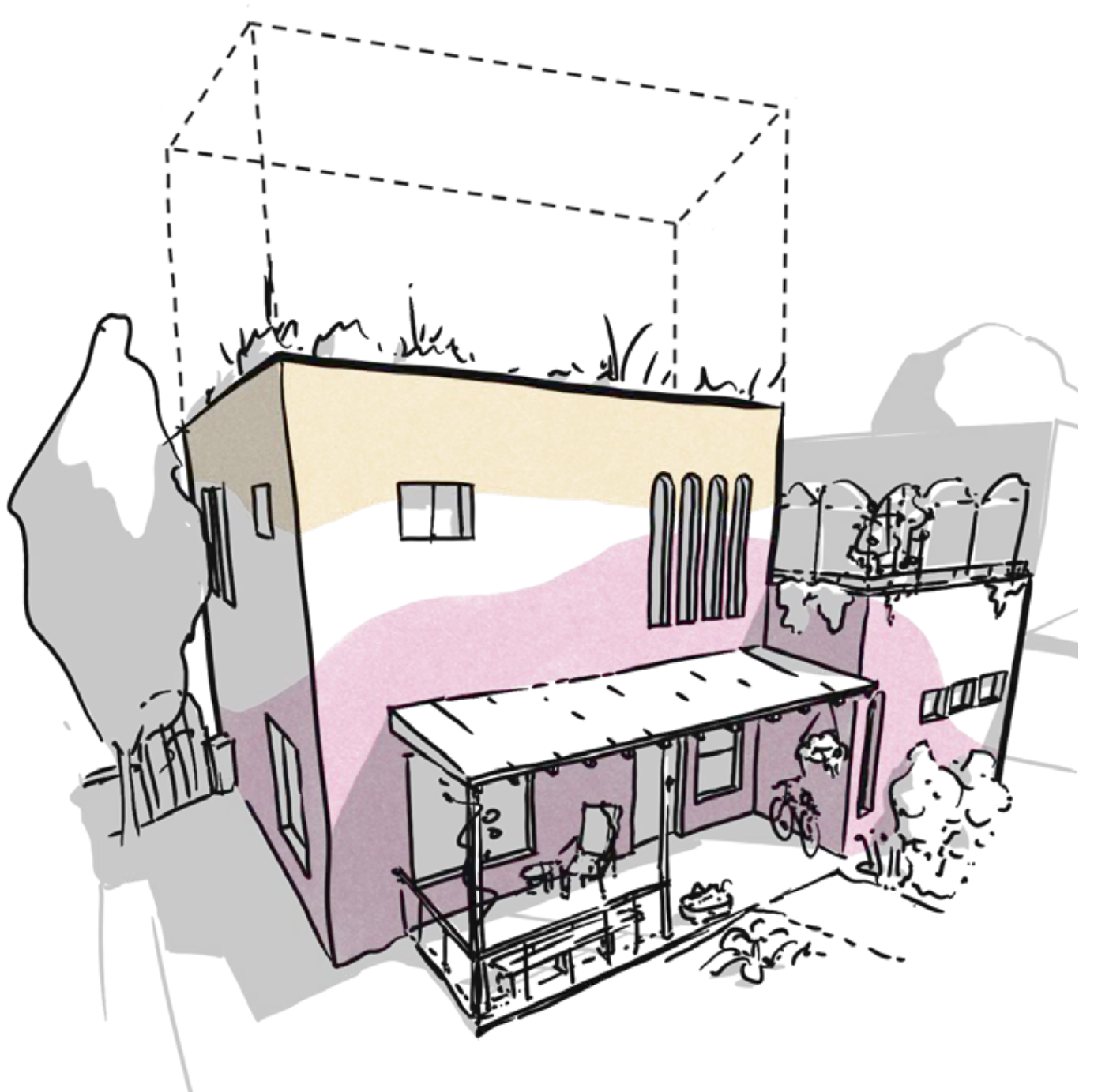
Native landscaping



PROJECT INFORMATION (COURTYARD MULTI-PLEX)

DWELLINGS	#	PARKING	♿ BEDS
1 BEDROOM (505 sf)	2	2 (1/DU)	1
2 BEDROOM (985 sf)	6	8 (1.25/DU)	5
3+ BEDROOM (1475 sf)	2	3 (1.5/DU)	3
GUEST:		1(1/10 DU)	
COMMON HOUSE	+/- 1,350 SF	2 GUEST ROOMS	
PROVIDED:	10*	9	9

*exception requested



LOOKING AHEAD

This forward-thinking site plan concept is envisioned to allow for near endless schemes of adaptation.

The small unit blocks and modular floor plans allow for adjacent parcels to be positively impacted. Locating shared communal open spaces allows for sensible placemaking while consolidating parking and services.

By thinking beyond the boundaries of one site, Green Meadow Commons can be a responsible site planning tool for both the short and long-term future. The diagram to the right shows how the concept can be applied to other sites that have been identified as potential opportunities.

A healthier city with economic, ecological and healthy freedoms is a priority worth building together.