

# Design Matters

*Interdependent physical & social environments*

CLASS 3 • Cohousing Institute Online Course  
Jumpstart Your Cohousing Community

STUDIO  
co+hab

# Last week's Homework

## PRIMARY INVITATION

- Send us one image that represent your “dream” community or that inspire you with a caption explaining it at: [mathilde@studiocohab.com](mailto:mathilde@studiocohab.com)
- Write your personal vision statement or a draft of your group's vision statement. Post to Forum.
- Sign up for a [Miro](#) account



“A great deal of laughter while solving the world's problems.”



“Fun over food and wine.”

2,000 × 1,333



“Inspirational picture for Haven Community”



“Designed to create interactions!”



“A community garden located close to the communal cooking/eating space.”

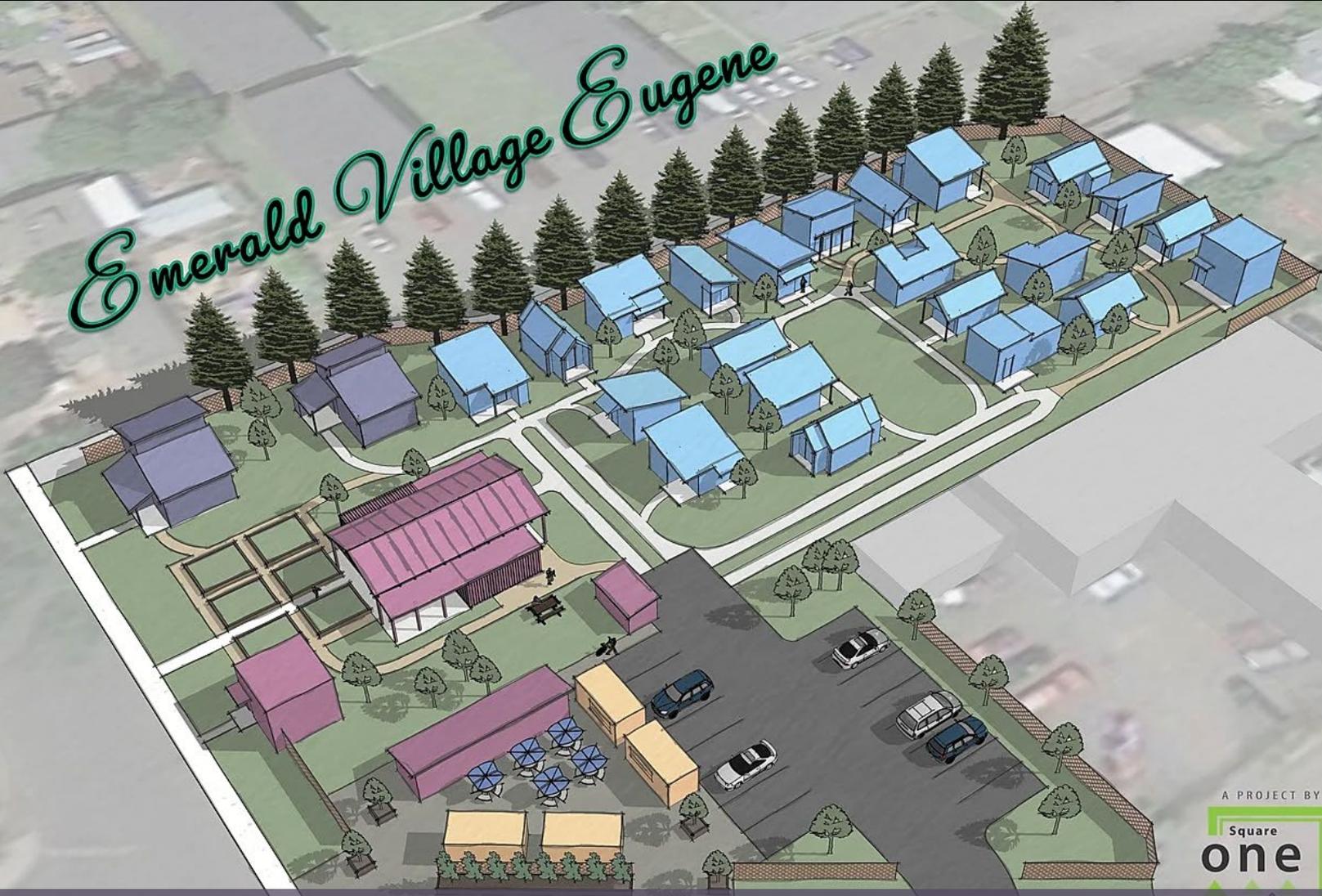


“A simple sustainable home design”

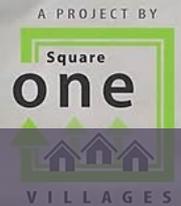


Emerald Village, Eugene, OR

# *Emerald Village Eugene*



Cohousing-inspired transitional housing





Escalante Village, Durango, CO



Lise's dream community

# AGENDA

01

## THE VISION SHAPES THE PROJECT

Examples from chosen projects

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02

## DESIGN PROCESS

Vision | Goals | Activities | Places

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03

## DESIGN WORKSHOPS

When the group designs its community

*10 min. Break*

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04

## DESIGN PRINCIPLES

Site Plan

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05

## DESIGN PRINCIPLES

Common House

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01

# THE VISION SHAPES THE PROJECT

Examples from chosen projects

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# Fair Oaks EcoHousing

A Family-Friendly Green Neighborhood

[FairOaksEcoHousing.org](http://FairOaksEcoHousing.org)





*Styfox  
Family*











# Bozeman Cohousing

Conceptual Landscape Plan  
December 19, 2020

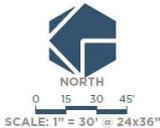




Photo credit: Quimper Village



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02

## DESIGN PROCESS

Vision | Goals | Activities | Places

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# WHY PARTICIPATORY DESIGN ?



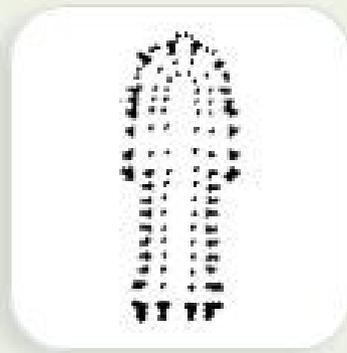
There is a long history of using physical space to project power and privilege.



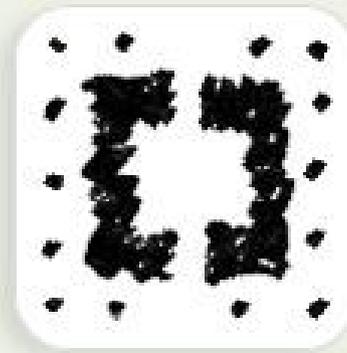
Participatory design empowers occupants to shape the places they inhabit.



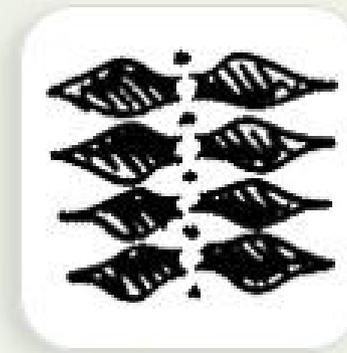
1 Levels of Scale



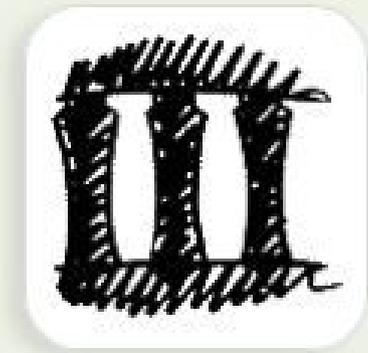
2 Strong Centers



3 Boundaries



4 Alternating Repetition



5 Positive Space



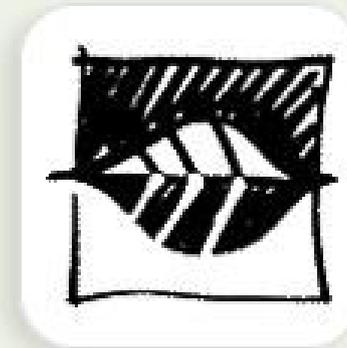
6 Good Shape



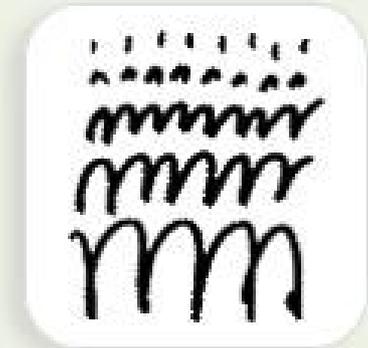
7 Local Symmetries



8 Deep Interlock



9 Contrast



10 Graded Variation



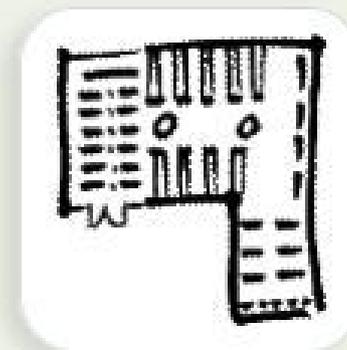
11 Roughness



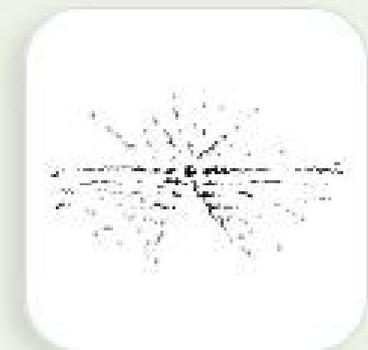
12 Echoes



13 The Void



14 Inner Calm



15 Not-Separateness

# PARTICIPATORY DESIGN:

## 1. Supports social aspirations



# PARTICIPATORY DESIGN:

1. Supports social aspirations
2. Builds community



# PARTICIPATORY DESIGN:

1. Supports social aspirations
2. Builds community
3. Embodies values



# PARTICIPATORY DESIGN:

1. Supports social aspirations
2. Builds community
3. Embodies values
4. Supports inclusion



# PARTICIPATORY DESIGN:

1. Supports social aspirations
2. Builds community
3. Embodies values
4. Supports inclusion
5. Is faster



# PARTICIPATORY DESIGN:

1. Supports social aspirations
2. Builds community
3. Embodies values
4. Supports inclusion
5. Is faster
6. Creates resilience



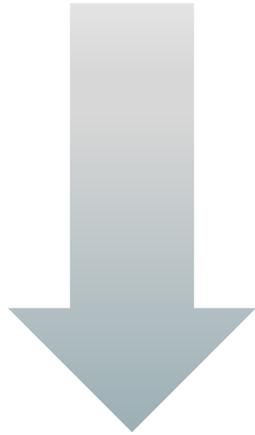
# PARTICIPATORY DESIGN:

1. Supports social aspirations
2. Builds community
3. Embodies values
4. Supports inclusion
5. Is faster
6. Creates resilience
7. Is FUN!

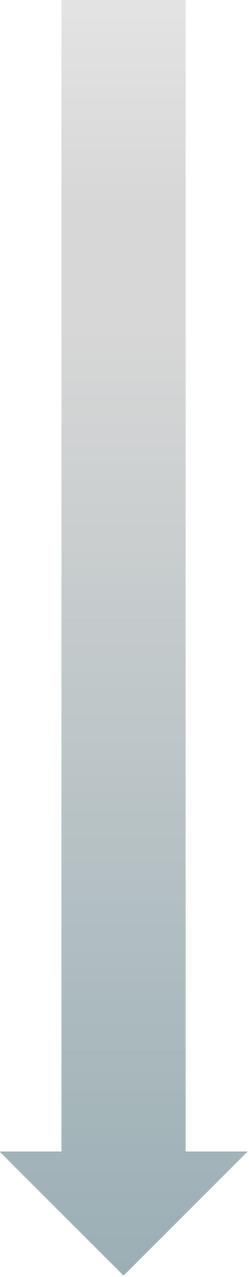


# DESIGN PROCESS

VISION



GOALS



GOALS

ACTIVITIES

PLACES



# GOALS

1. DEFINE 3 GOALS THAT ARE IMPORTANT FOR YOUR INTENTIONAL COMMUNITY.
2. REPORT THEM IN THE CHAT.

# ACTIVITIES

EXAMPLE: WHAT ARE ACTIVITIES  
RELATING TO THE GOAL:  
**INCLUSION** ?

# PPLACES

WHAT PLACES WOULD SUPPORT  
THESE ACTIVITIES ?

# PLACES FACTORS

PLACE	ACTIVITIES	# PEOPLE	CHARACTER	RELATIONSHIP	DETAIL

# NEXT PHASES

1. Testing program
2. Evaluating test
3. Revising solution
4. Consenting on solution
5. Avoiding revisiting solution

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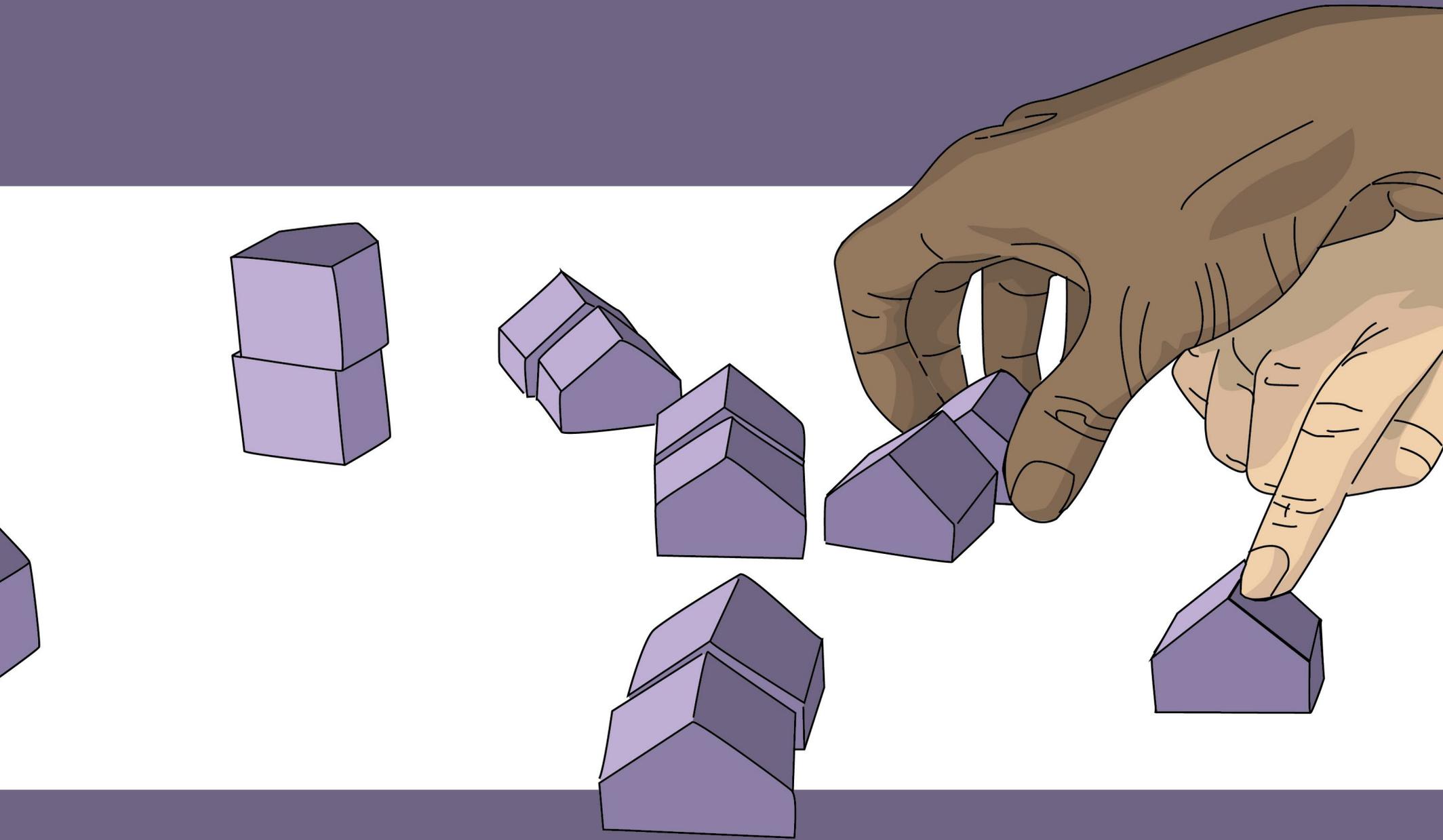
03

## DESIGN WORKSHOPS

When the group designs its community

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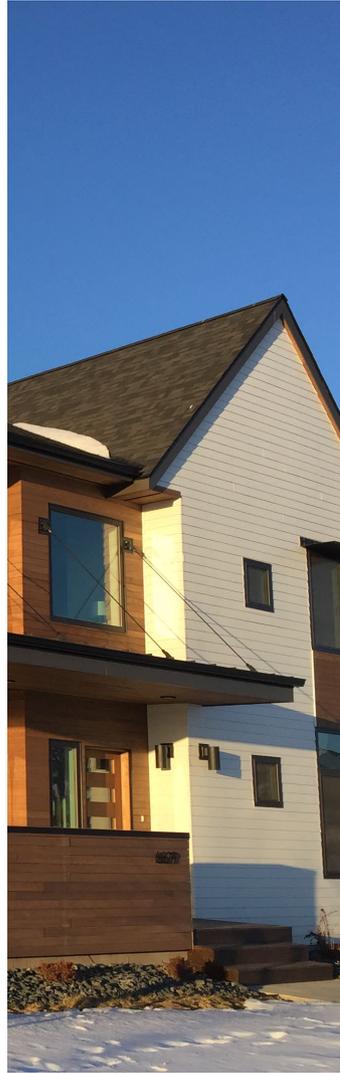
# 1. SITE



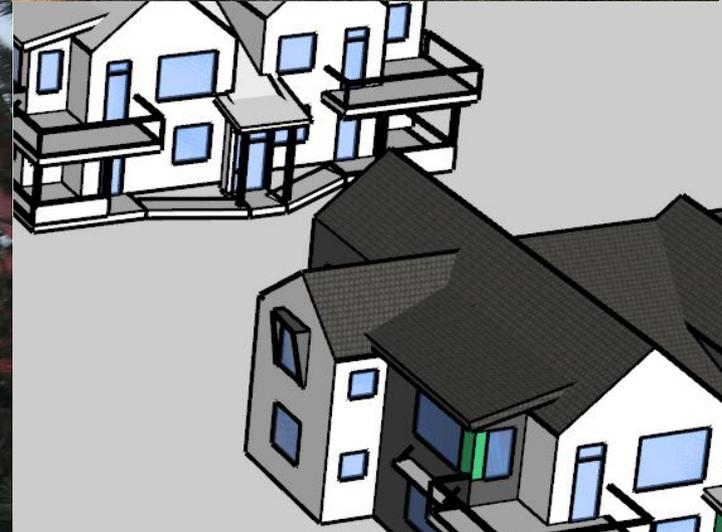
# 2. COMMON HOUSE



# 3. PRIVATE HOUSES



# 4. DESIGN SYNTHESIS





# 5. PRIORITIZATION



Rank	AMENITY
1	Energy Efficiency Package (\$10,000)
2	Acoustic Package (\$2,500)
3	Solar Panels (\$10,000)
4	Atrium (\$5,000)
5	Indoor Air Quality Package (\$2,500)
6	Bike Storage Building (\$2,250)
7	Workshop Building (\$1,500)
8	Electric Submeters (\$250)
9	Triple Pane Windows (\$1,500)
10	Affordable Housing (\$2,500)
11	Concrete Paths (ILO asphalt) (\$750)
12	Fireplace in Common House (\$250)
13	Rain Gardens (\$1,000)
14	Water Submeters (\$1,000)
15	Marmoleum Flooring (ILO Laminate) (\$2,000)
16	Sustainable Wood Framing (\$1,500)
17	Wellness Lighting (\$1,000)
18	Mini-Condo Held by Group (\$0/\$2,000/\$6,000)
19	Enhanced Stormwater Mgmt (\$250)
20	Fly Ash Concrete (\$500)
21	Strip Kitchen Outlets (\$500)
22	Woman-, BIPOC-, LGBTQ-owned subs (\$1,000+)
23	Barn Cosmetic Upgrades (\$500)
24	Living Building Challenge Certification (\$500)
25	Upgraded Landscaping at Move-in (\$5,000)
26	Extra Fast Car Charging Ability (ILO Fast) (\$500)
27	Habitat Offsets (\$750)

← CUTOFF



OPTIONS PROCESS

STANDARDS

OPTIONS

CUSTOMIZATIONS



# Movement Break

See you in 10min

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04

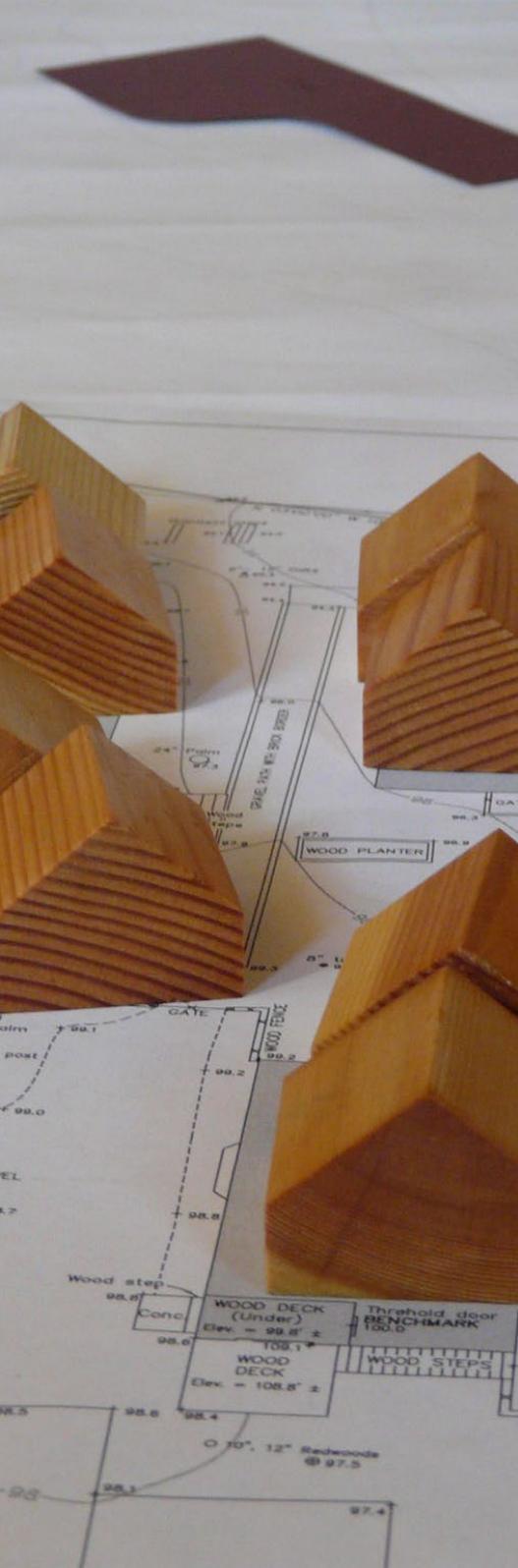
# DESIGN PRINCIPLES

Site Plan

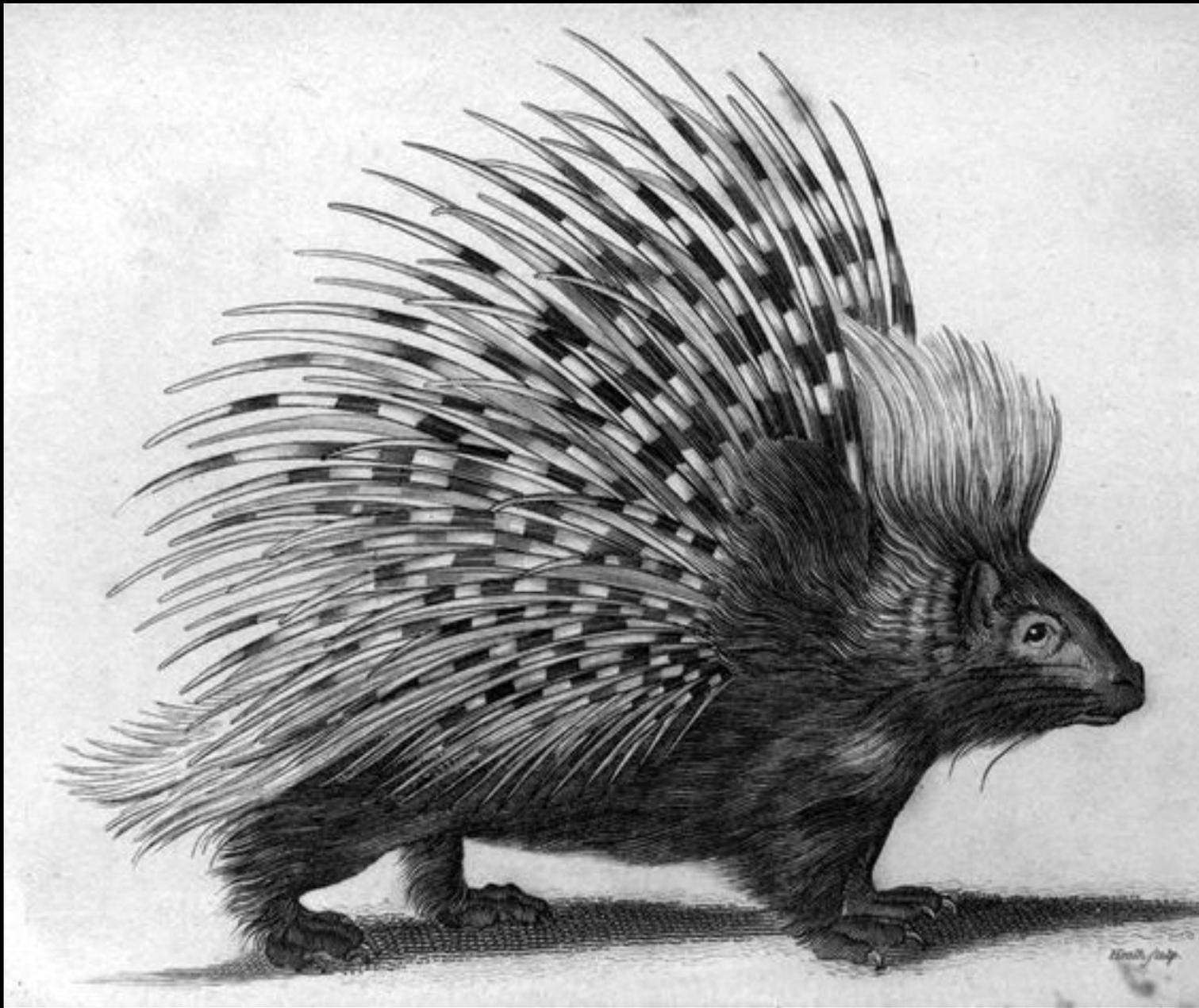
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# Design Considerations

- Sharing
- Downsizing
- Clustering of Houses
- Common House on the Way Home
- Common House Terrace Oriented South
- Visual Connection Between Homes and Common House
- PH kitchen oriented towards the community

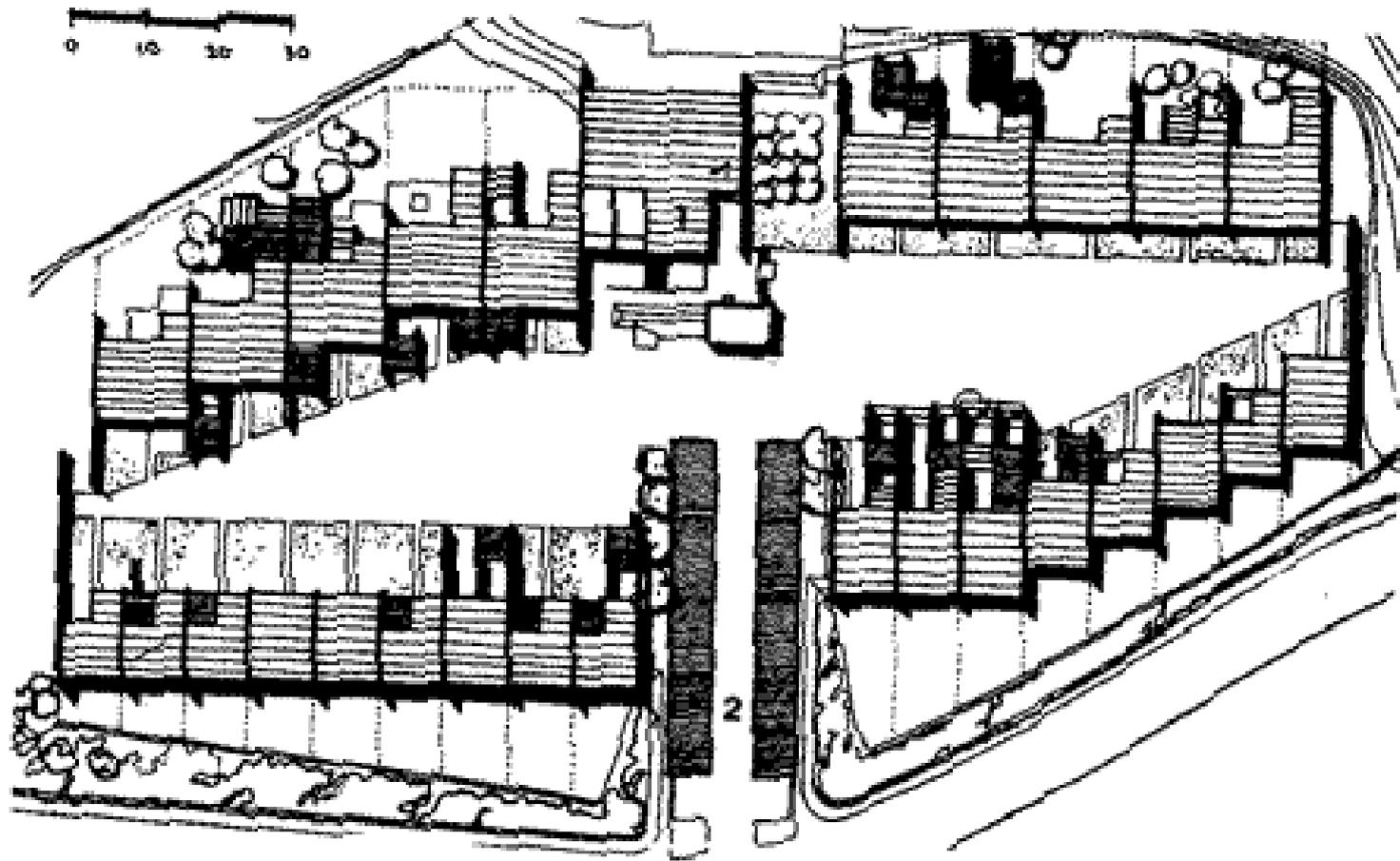


# TYPOLOGIES AND SITE



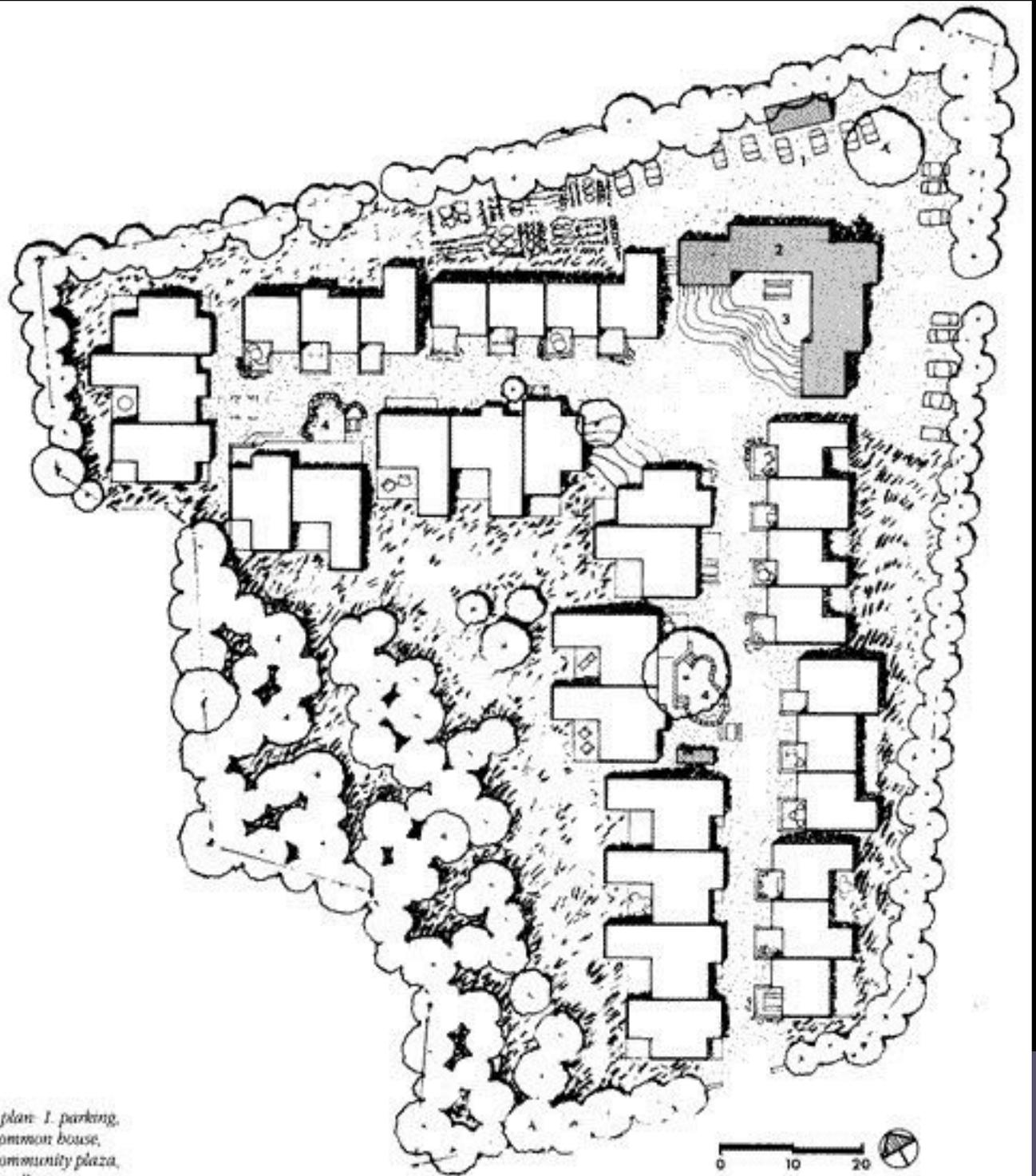
**The porcupine's dilemma,  
Schopenhauer**





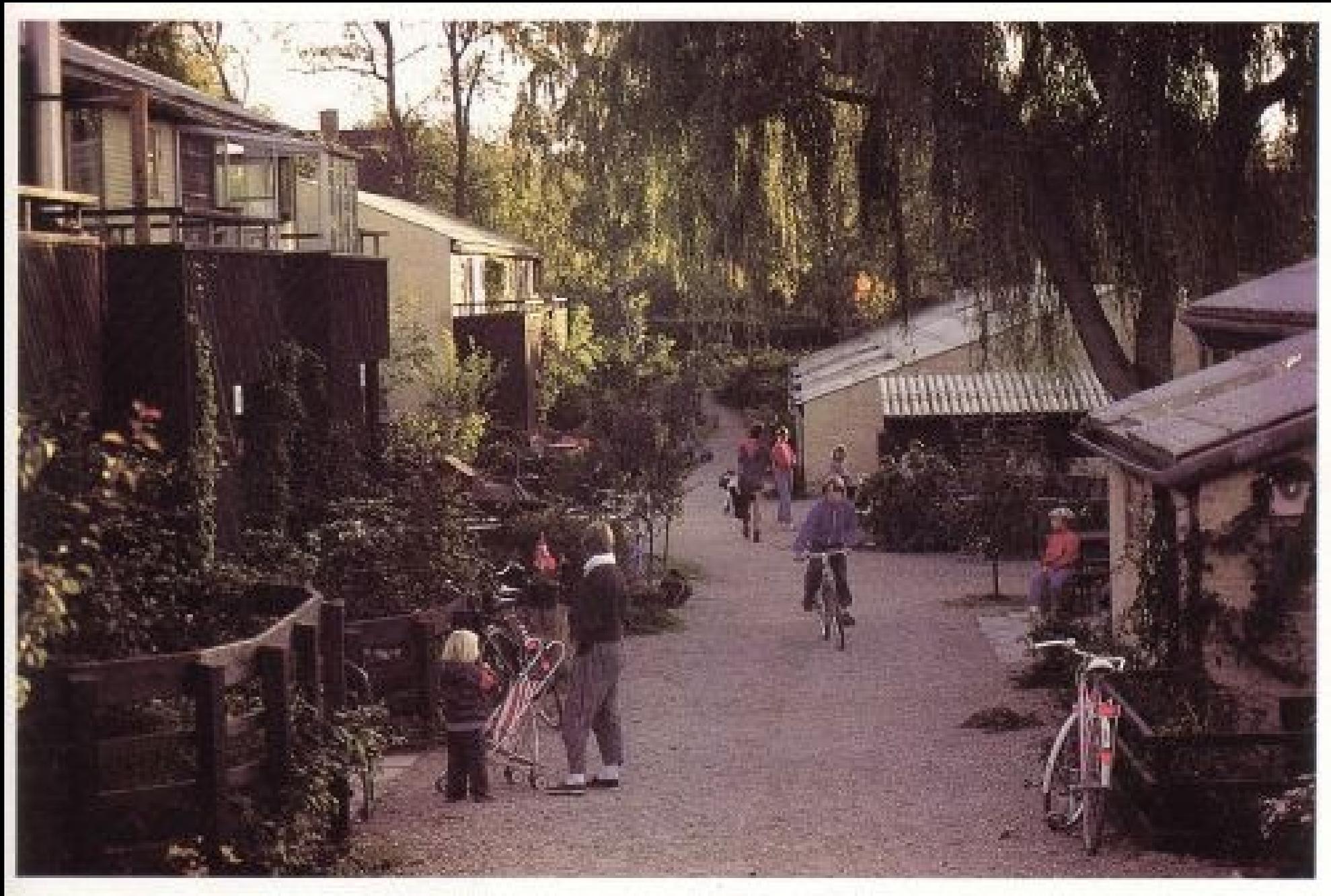
*Saettedammen site plan: 1. common house, 2. parking.*

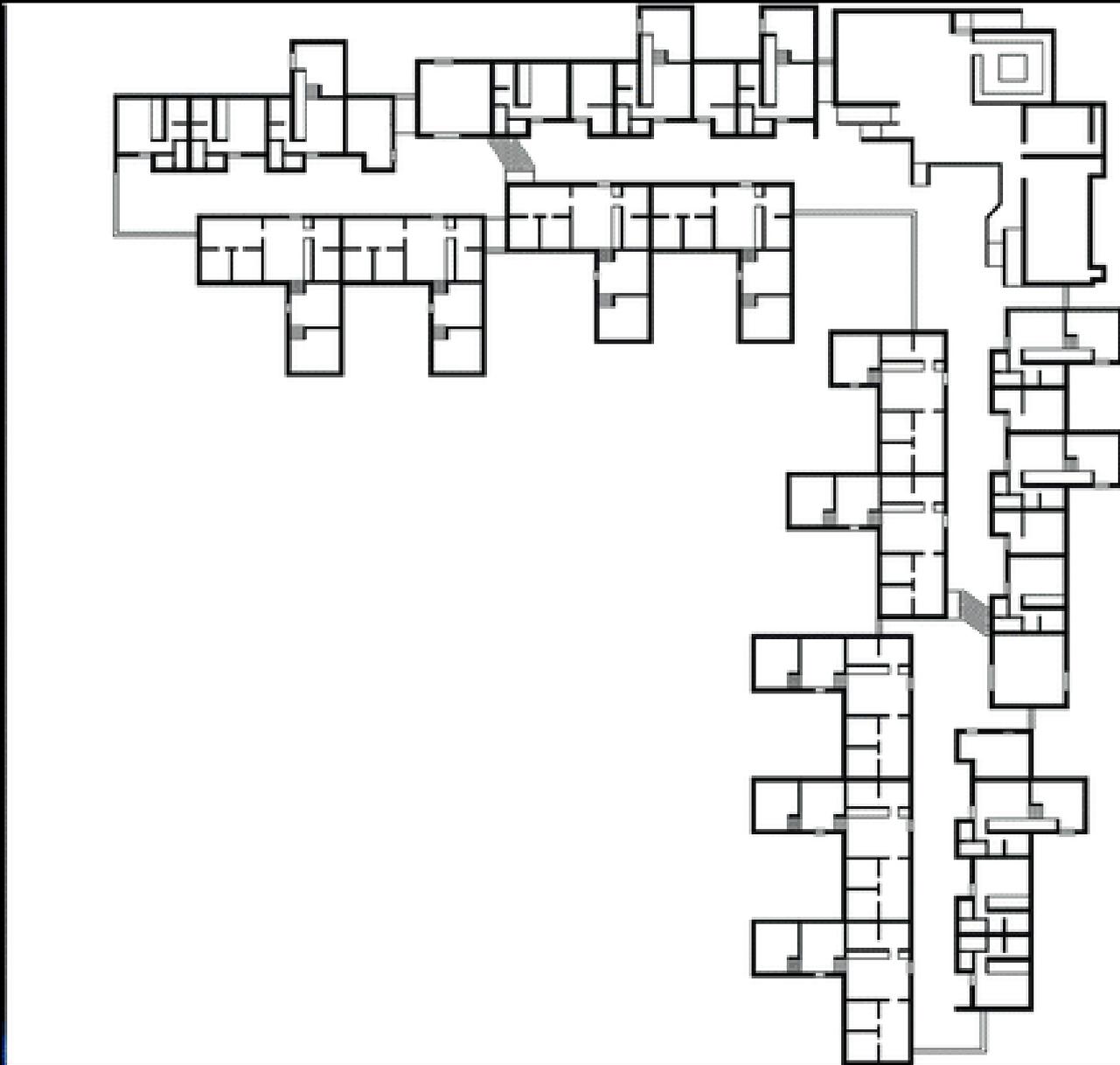
Saettedammen, Denmark



Site plan: 1. parking,  
2. common house,  
3. community plaza,  
4. sandbox.

Trudslund, Denmark

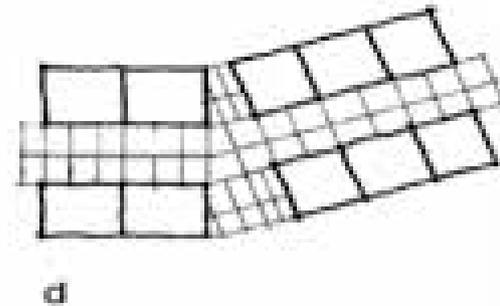
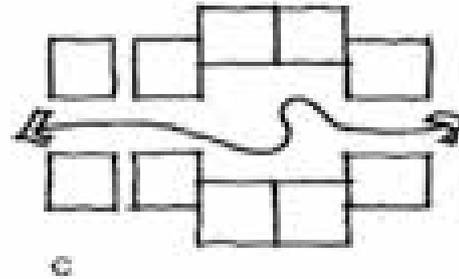
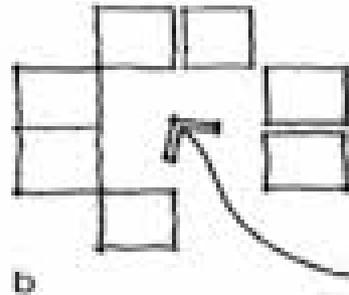
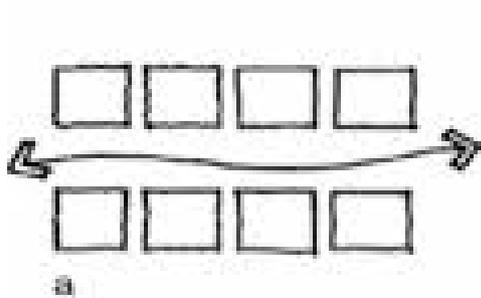




Cohousing Jystrup Savvaerket, Denmark



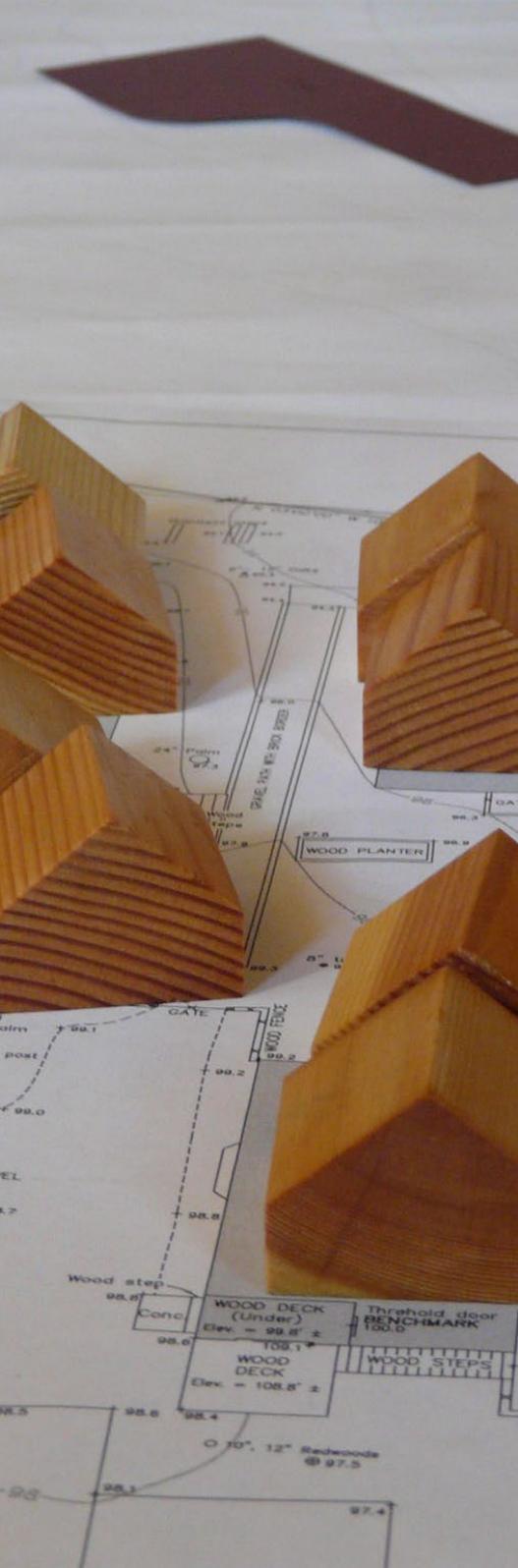




- a. Pedestrian street
- b. Courtyard
- c. Combination of pedestrian street and courtyard
- d. One building

# Design Considerations

- Sharing
- Downsizing
- Clustering of Houses
- Common House on the Way Home
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# Haystack Heights, Spokane, WA



Haystack Heights, Spokane, WA

# APPLYING THE DESIGN PRINCIPLES

## ACTIVITY

Small group –

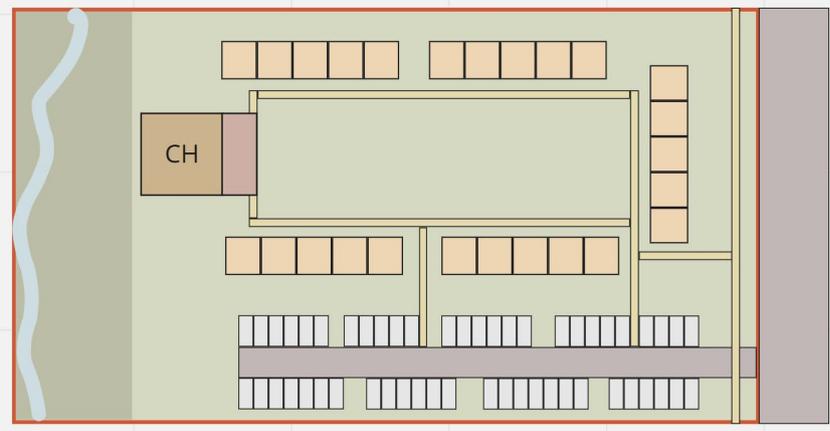
Site plan (Miro board).

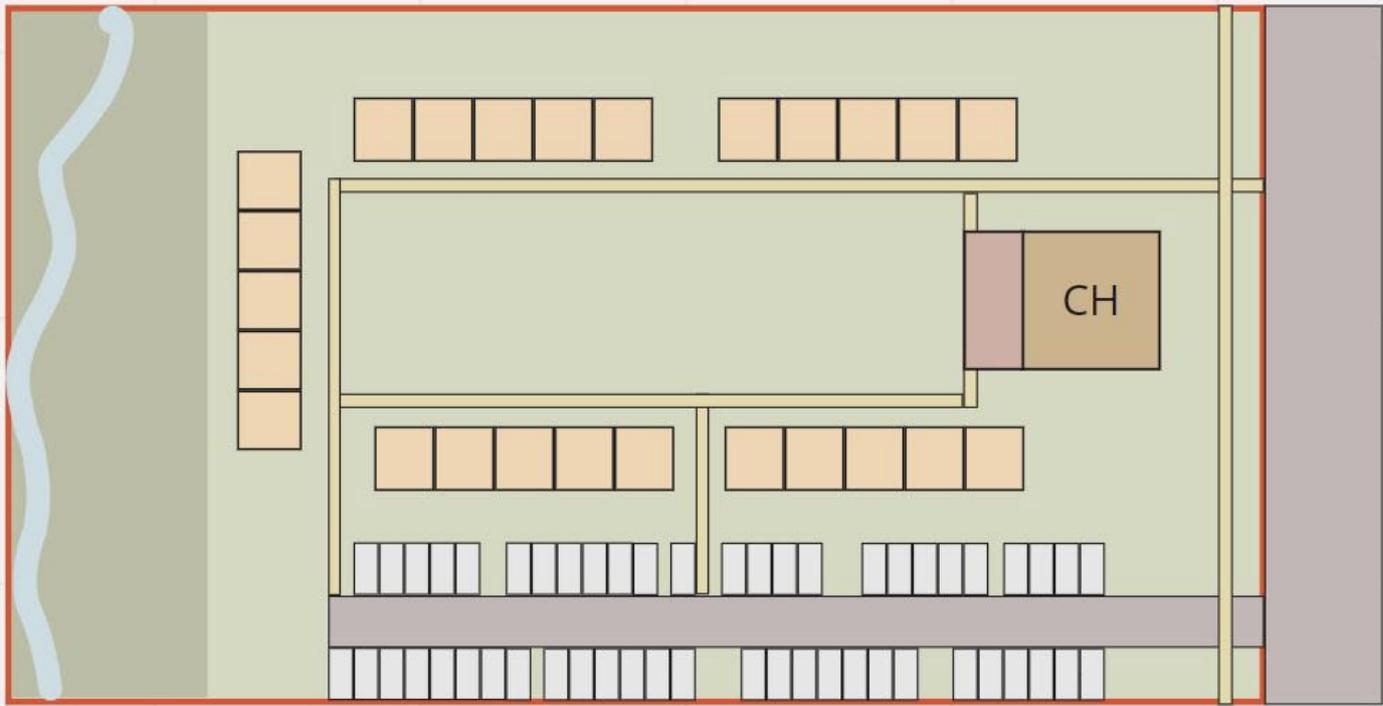


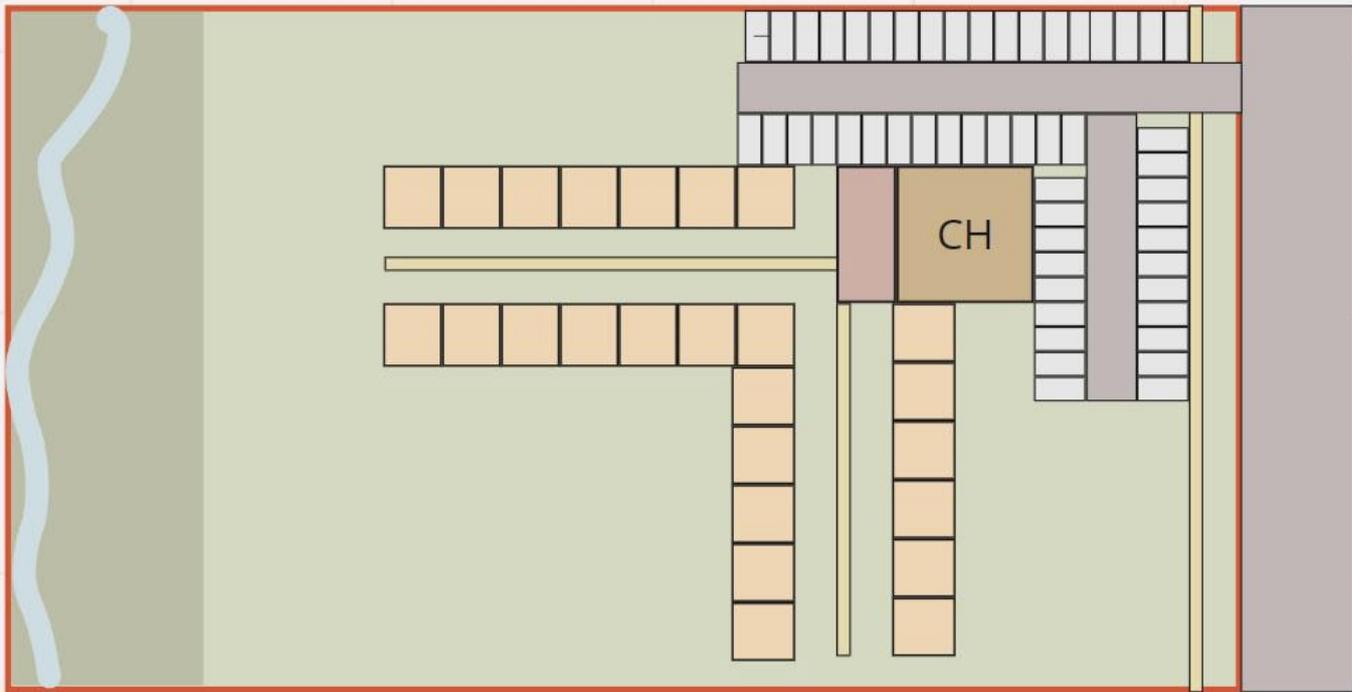
## GROUP 3

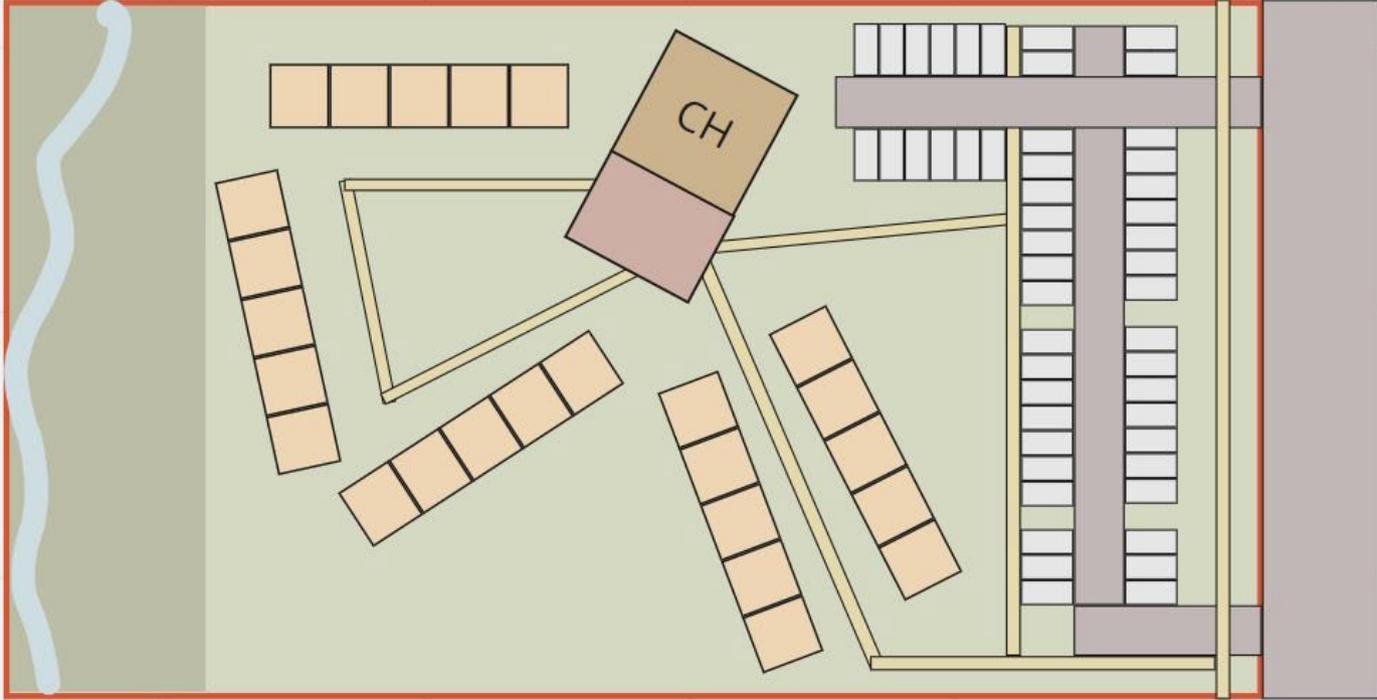
### Common House Design Criteria :

- Common terrace facing south/west
- Everybody can see it
- (Bonus: On the way home)

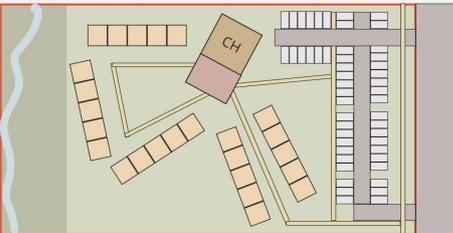
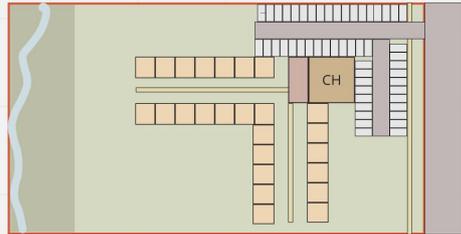
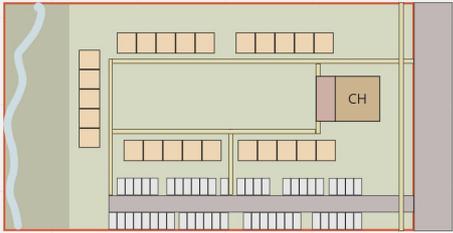








# Site Plan Design Criteria



- Common House
  - Common terrace facing south
  - Everybody can see it
  - On the way home
- Parking on the outside
- Degrees of intimacy, gathering places
- Good solar access
- Respects zoning code (set back, max. units per bldg...)
- Topography, Views
- Space between buildings
- Utilities and fire access
- ...

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05

# DESIGN PRINCIPLES

Common House

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# Common House Design

- Inspiring and Functional
- Acoustically comfortable
- Appropriate separation or connection between spaces
- Embracing of nature
- Easy to maintain and clean, durable
- Design for atmosphere + communitas
- Custom designed for the community



From Rebecca Disbrow's research:

EASY

BETTER

NECESSARY

GIVE THEM AN EXCUSE!

# EASY

- Easy to use
- Easy to see, hear
- Easy to pop in and out
- Comfortable



# BETTER

- Finishes
- Appliances
- Additional things



FOOD PREP  
ONLY

# NECESSARY

- Circulation
- Mail
- Laundry
- Food Co-op



# GIVE AN EXCUSE

- Fun activities
- Free stuff
- Snacks!



# Most Common MISTAKES

- Multiuse trap
- Too residential or commercial
- Not designed for cohousing



+ Round

$\Delta$  Round

Discussion

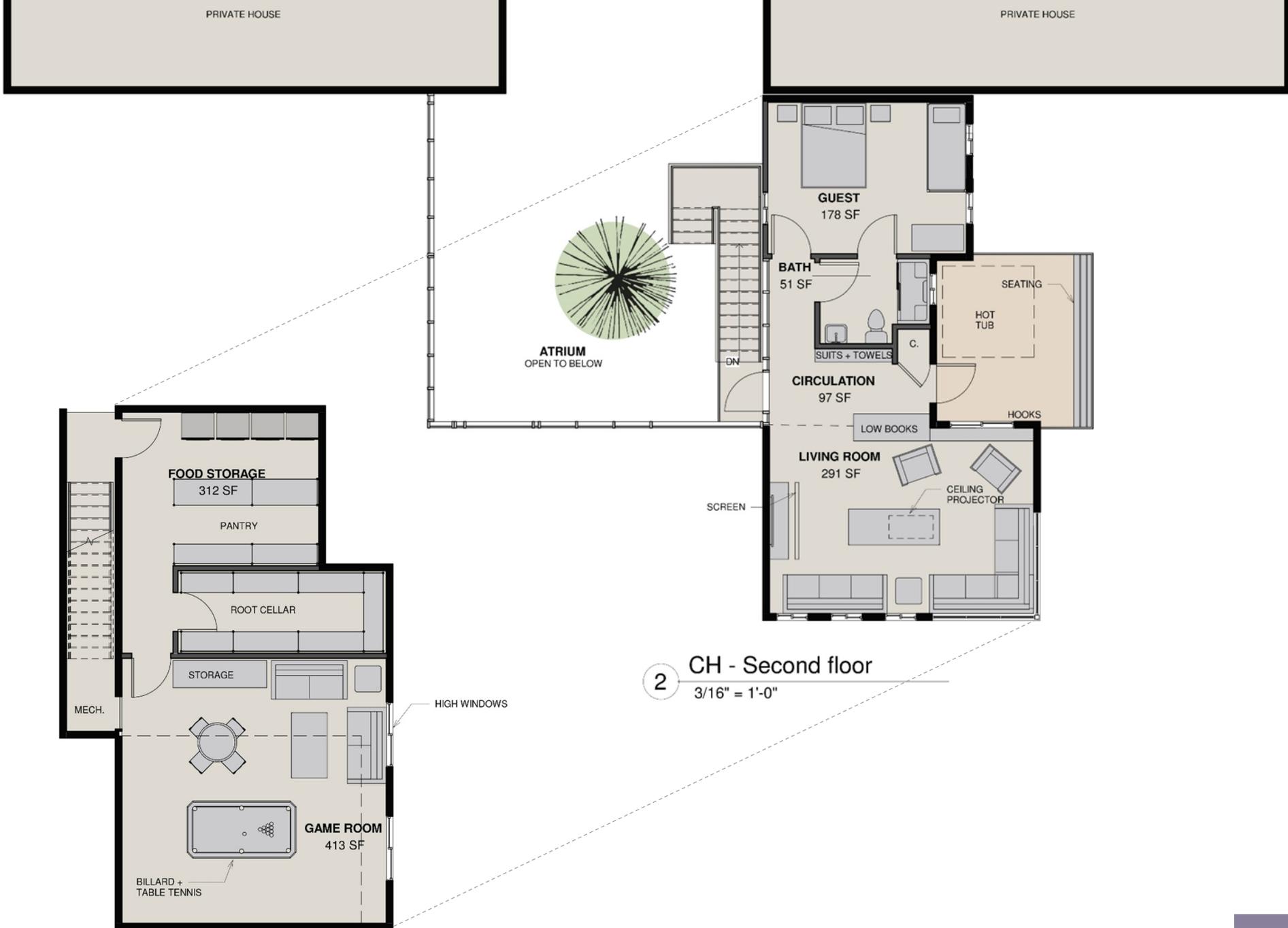
Consent

PRIVATE HOUSE

PRIVATE HOUSE



# Common House Plan – First Floor



1 CH - Basement  
3/16" = 1'-0"

2 CH - Second floor  
3/16" = 1'-0"

# Common House Plan – Basement and Second Floor

# HIGH QUALITY FACILITATION IS ESSENTIAL

Group Members

Design Team

Specialist



# Homework

## PRIMARY INVITATION

- Study your “Dream Community” through the lens of the design criteria learned during the session 2 and 3.
  - What is the density? Units size ? Unique features ?
  - See if the principles learned in session 3 are implemented or not. (Common House on the Way Home, Common Terrace Oriented South, Visual Connection Between Homes and Common House, etc.)
- Bozeman Cohousing Common house plan +/-Δ in the forum

## GOING DEEPER

- Reading
  - New York Times: Does Co-Housing Provide a Path to Happiness for Modern Parents? (PDF, Thanks Edna!)
  - Designing the Cohousing Common House, G. Kim, Schemata Workshop



Thank you !