THE ORIGINAL GREEN

PlaceMakers Webinar
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Miami Beach, Florida, USA
How Things Operate

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Precision Alignments

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Massive Use of Energy

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How Things Grow

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THINGS that have Life

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Where They can Thrive

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How We Get There

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How We Participate

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What’s the Problem?

1. the Absence of Plain-Spoken Sustainability
2. the Achilles Heel of Architecture
3. the Carbon Focus
4. the Supply-Side Focus
5. the Trouble with Consumption
6. the Problem of Growth
7. the Fate of “Ought-To”
8. the Dilemma of Global Warming
9. the Danger of Wishes
10. the 2.5 Billion People

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I.O. the Absence of Plain-Spoken Sustainability

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9. the Danger of Wishes

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8. the DILEMMA of Global Warming

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7. the Fate of “Ought-To”

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6. the Problem of Growth

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5. the TROUBLE with CONSUMPTION

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Planned Obsolescence

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Throwaway Places

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4. the **Achilles Heel of Architecture**

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the Necessity of Uniqueness

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the ENORMOUS EFFORT to FIGURE IT OUT
3. the Carbon Focus

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2. the Supply-Side Focus
1. the 2.5 Billion People

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WHAT CAN WE DO?

10. the Things that Work
9. the Diversified Extent
8. the Diversified Environment
7. the Diversified Means
6. the Expanded Uses

5. the Narrowed Resource Range
4. the Expanded Comfort Range
3. the Localized Operations
2. the Sharing of Wisdom
1. the Involvement of Everyone

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10. the Things that Work

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9. **the Diversified Extent**

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The Transect is the operating system of the New Urbanism. The idea of the Transect originated in the 1900's as an ecological tool used to describe a series of natural habitats, but transects have existed in nature since the dawn of time.
the Transect

★ T1: Natural (the wilderness)
★ T2: Rural (fields & meadows)
★ T3: Suburban (the outskirts)
★ T4: General Urban (neighborhoods)
★ T5: Urban Center (main street)
★ T6: Urban Core (downtown)
7. the Diversified Means

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Vernacular | Median | Classical

More Organic | More Refined

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the Classical Ideal
6. the Expanded Uses

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5. the NARROWED RESOURCE RANGE

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4. the EXPANDED Comfort Range

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LIVING in Season

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3. the Localized Operations

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Large-Scale Operations

Localized Operations

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2. the Sharing of Wisdom

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What's The Delivery System?

★ Public Education's Way

★ Higher Education's Way

★ the Specialists' Way

★ Nature's Way

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Public Education's Way
Higher Education’s Way

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NATURE'S WAY

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1. the Involvement of Everyone

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What Is A Living Tradition?

★ Insight
★ Resonance
★ Repetition
★ Adoption

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Workings of a Living Tradition

★ Easily Perceived
★ Easily Loved
★ Easily Performed
★ ... by the People, not just the Specialists

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Living Traditions
Spawn Creativity

★ Highly Motivated - Survival
★ Begins with Essentials
THE DEATH of TRADITION

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The Great Decline

1925–1945

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The Dark Ages of Architecture

1945-1980

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The New Renaissance

★ First Phase: 1980–2005
★ Second Phase: 2006–?
★ Third Phase: ?–

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GIZMO GREEN

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“This is how we build here”

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That which can reproduce and live sustainably is green; that which is incapable of doing so is not green. This is the standard of life. Life is that process which creates all things green.
What Is the Original Green?

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Keeping Things Going Means Healing, Not Trashing

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Workman/Tool/Product
OG/LT/Artifacts

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The Original Green
The Original Green
The Original Green
The Original Green Places Nourishable Buildings
The Original Green

NOURISHABLE

ACCESSIBLE
The Original Green

PLACES

BUILDINGS

nourishable

accessible

serviceable
The Original Green

Places

Nourishable

Buildings

Accessible

Serviceable

Securable
The Original Green

PLACES

nourishable
accessible
serviceable
securable

BUILDINGS

lovable
Places

Securable

Serviceable

Accessible

Nourishable

Lovable

Buildings

The Original Green
The Original Green

PLACES

nourishable

lovable

accessible

durable

serviceable

flexible

securable

frugal

BUILDINGS
NOURISHABLE PLACES

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Oppportunistic

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Slope-Adaptable

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Multi-Layered

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Scales of Agriculture

★ Employing Farm
★ Family Farm
★ Allotment Garden
★ Edge Yard Garden
★ Courtyard Garden
★ Roof Garden
★ Arbor Garden
★ Wall Garden
★ Balcony Garden
★ Window Garden

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Accessible Places

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Walkability: Alleys

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Walkability: Frontages

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Walkability: Porches

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Serviceable Places

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Reducing Property Values of the Adjacent Homes

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Affordability: Rear Lane Addresses

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Affordability: Mews

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Lovable Buildings

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Three Sources of Lovability

★ Things *that Reflect Us*
★ Things *that Delight Us*
★ Things *that Put Us in Harmony*

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Things that Reflect Us

★ Reflecting the Human Form
★ Reflecting the Culture of our Groups
★ Reflecting the Culture of our Region
★ Reflecting the Culture of our Nation

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THINGS that Delight Us

★ Sensual
★ Group
★ Memory
★ Intellectual
★ Sheltering
★ Challenging

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THINGS that Put Us in Harmony

★ Mathematical
★ Simplicity
★ Authenticity
★ Natural Processes
★ Natural Laws
★ Natural Forms
★ Harmony with the Region

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Durable Buildings

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“No Maintenance”

Repairable & Patchable

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Flexible Buildings

Banana Republic

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Simplicity of Massing

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Simplicity of Circulation

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Pipes

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Frugal Buildings

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SUSTAINABILITY and the MELTDOWN

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Be Frugal First
Then Bridge The Gap

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Putting Buildings Back to Work

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The Original Green

PLACES

NOURISHABLE
Organic Farming

ACCESSIBLE
Compact & Walkable

SERVICEABLE
Diverse

SECURABLE
Identity

BUILDINGS

LOVABLE
Living Codes

DURABLE
Living Traditions

FLEXIBLE
Living Traditions

FRUGAL
Living Traditions
LENSES

★ Value
★ Meaning
★ Delight
★ Wellness
★ Connectedness

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Value

* Usefulness
* Time
* Money

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Value Based on Usefulness

★ Working
★ Learning
★ Playing

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Value Based on Time

★ Time Savings

★ Incremental Activities

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Value Based on Money

★ Current
★ Future

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Accessible Places through the Lens of Value based on Money

★ Economic Benefits of Better Health in Accessible Places

★ Fitness Alfresco in Accessible Places

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Automobile Poverty

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Subdivision
Metrics

★ 90 ACRES
★ 114 UNITS
★ NO SHOPS OR OFFICES

★ 90 ACRES
★ 814 UNITS
★ 99.27 SF/UNIT SHOPS & OFFICES
Civic Spaces & Buildings

★ NONE

★ 1 SQUARE

★ 4 POCKET PARKS/PLAYGROUNDS

★ 2.63 ACRES = 140 SF/UNIT
**Major Thoroughfares**

- **Arterial:** 13.3’/unit (creates no real estate value)
- **Main Street:** None

- **Arterial:** None
- **Main Street:** 2.13’/unit (creates high real estate value)
MINOR THOROUGHFARES

★ LOCALS: 101.4’/UNIT = 3,650 SF OF PAVING/UNIT @ TYPICAL SPRAWL WIDTH OF 36’, BUT INCLUDES NO PARKING

★ STREETS: 28.03’/UNIT = 953 SF OF PAVING/UNIT, AND INCLUDES 2.02 GUEST SPACES OF PARKING ON-STREET
Service Thoroughfares

★ Driveways: Average 108’/unit
★ Paving area: 1,296 SF/unit

★ Alleys: 4.45’/unit
★ Rear lanes: 10.2’/unit
★ Driveways: 9’/unit
★ Paving area: 454 SF/unit
Public Safety

★ PROTECT 46 UNITS PER MILE TRAVELED
★ FRONT ACCESS ONLY

★ PROTECT 175 UNITS PER MILE TRAVELED
★ ALLEYS & REAR LANES PROVIDE SECONDARY ACCESS
INFRASTRUCTURE

★ 114.7’ of utilities per unit

★ 30.16’ of utilities per unit
Traffic

- Full Load Miles
- Cars: 89.9% of Trips
- Full Load Trips
- 18 less miles/day/house
- Cars: 78.4% of Trips
- 1.53 fewer external trips/day
LAND PRESERVATION
Serviceable Places through the Lens of Value based on Money

★ Fallacy of Super-Sizing

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Bed & Breakfast Benefits
Latin Quarter
This was the original design of the basic end-load cottage. It places the Keeping Room in the center, with everything accessible all around. I'd suggest a mix of Cottage 1 and Cottage 2, as there is strong preference for this plan from some people.

**Latin Quarter Cottage 2**

*Floor Plan*  336 SF

Stephen A. Mouzon • AIA • CNU • LEED AP • Miami Beach
Lovable Buildings through the Lens of Value based on Time

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Down the Unlovable Carbon Stair-Steps

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Lovable Buildings through the Lens of Value based on Money

★ Enduring Value of Lovability: Carrying Value Deep into an Uncertain Future

★ Past Your Children’s Rejection

★ Sacrifice for Love

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The Tourist Test
Activities vs. Place
Durable Buildings through the Lens of Value based on Time

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Multi-Generation House

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Meaning

★ Physical
★ Cultural
★ Personal

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Physical Meaning

★ Patterns
★ Firmness
★ Adornment

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Patterns

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FIRMNESS

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Adornment
Cultural Meaning

★ National
★ Regional
★ Local
★ Religious
★ Secular

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Personal Meaning

★ Relationship-Based

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Nourishable Places through the Lens of Meaning that is Personal

★ “Know Your Farmer”

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Two Times ~ Two Places

★ Era of the Company - Work & Play
★ Age of the Idea - Meaning in What We Do
★ The Long Play at the End of the Day is a Prelude to Death
★ A Meaningful Place is a Continuation of Life

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Rose Town
By Today’s Builders

By Their Grandparents

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To the People

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Of the People
AN EDUCATED MAN IS ONE WHO HAS LEARNED HOW TO GET WHAT HE WANTS WITHOUT VIOLATING THE RIGHTS OF OTHERS.
WHERE to BUILD

Higher Ground

Build your house on higher ground so that the floods do not make you homeless.

HOW to BUILD

Building Shape & Walls

Above the Flood

Raise the floor of your house at least half your height above the ground because even the higher ground will flood in the worst of storms.

STRONG FOUNDATION

Build your foundation strong, with heavy columns of brick, block, or concrete so that logs and branches washing along in the flood do not smash your foundation and sweep your house away.

LIGHT WINGS

Build your house where each room has at least two outdoor walls, letting light and air into every room, because light exposes the dirt and air dries the wet things that would make you sick.

CEILING HEIGHT

Build your ceilings high, up to twice your height or more, so that the hot air can rise, keeping you cooler.

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Build the wall where the sun sets as narrow as possible, then protect it from the hot, afternoon sun with hushed and louvered verandahs so that you stay cooler in your home.

Build your walls of cog or block so that they are stronger when the hurricane comes.

Build most of your house from materials available in Jamaica whenever possible so that you do not have to pay for shipping heavy materials from overseas.

Protect your windows with solid board shutters, so that you can quickly shut the shutters to protect your home when the storm is on its way.

Build at least one window on each end of your house that is either under a tree or under a verandah so you can leave these windows open and pull cool air into your home.
3. **Verandahs & Balconies**

**Street Verandah**

Build a verandah opening onto the street, because it is in sitting on the street verandah that you can both visit with your neighbors and also take back your street from those who are behaving rudely or out of order.

**Back Verandah**

Build a verandah in your yard so you can work on things outdoors but out of the sun.

**Bevelled Posts**

Bevel the corners of all your verandah posts so that they last longer and are more comfortable to lean against.

4. **Eaves & Roofs**

**Hip Roof**

Build your roof sloping up equally from all walls so that each part of the roof strengthens the parts beside it in a storm.

**Roof Slope**

Slope your roof so that its height is 2/3 to 3/4 of its width, from ridge to eave, so that it will be strongest in a storm.
Let your roof overhang your wall a very short distance so that the hurricane has less area to grab so that your roof might better survive the storm.

If you must have a large overhang somewhere on your house, build it in a separate area that can be sacrificed to the storm, leaving your main roof unfurled.

Zinc Roof

Nail your zinc roof using many screws, especially at the edges, which is where the hurricane attacks it most fiercely.

Zinc Roof Paint:

Paint your zinc roof with zinc paint when it gets dusty so that its life is prolonged, and so that the zinc will reflect the sun's heat back to the sky, keeping you cooler.

Build a high vent near the center of your house so that the hot air near your ceiling can escape, pulling cooler air in your windows.

5. Attachments & Stairwork

Upper Stairs

If you build an upstairs, put the stairs outside so that they do not take up space in your house.

Front Wall

Let there be a wall built at the front of your house which is as tall as your shoulders, so that your yard is private from the street but you can watch the street from your verandah.
Front Garden

Plant the land in front of your front wall with a front garden to make your street a more pleasant place and be a gift to your neighbors.

Rainwater

Build a rain barrel or gutters around your roof and store the rainwater in a cistern where you can use it later.

Bathing

Build at least one bath in every yard so that the people living in that yard can clean themselves.

Sewage

Do not release sewage into the ground before digesting it in a septic tank so that you do not further contaminate Rose Tyron's soil and water.

Workshop

Build the place where you work near the street so your raw materials are easy to deliver and your customers don't need to come into your yard.

Gardens

Plant your yard with things you can eat; for why should your yard lay fallow while you spend more of your money at the grocery store?
Plant your yard with things you can eat for why should your yard lay fallow while you spend more of your money at the grocery store?
Plant your yard for why lay fallow while money at...
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