THE ORIGINAL GREEN

GREEN LIVING SEMINAR

North Adams, Massachusetts
13 February 21

STEPHEN A. MOUZON, AIA CNU LEED

THE NEW URBAN GUILD

Miami Beach, Florida, USA
the Problem of Specialists

www.originalgreen.org
Recommended by the Specialists

www.originalgreen.org
LIGHT IMPRINT

HANDBOOK

Integrating sustainability and community design

dpz
CHARLOTTE ARCHITECTS AND TOWN PLANNERS
version 1.3

NEW URBAN PRESS
Visitability Advocacy

www.originalgreen.org
Boulevard

www.originalgreen.org
Department of Transportation

www.originalgreen.org
Planning & Zoning

★ Euclidean Use-Based Zoning = Sprawl
★ Fallacy of Metrics
★ Lack of Character

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Pienza

★ 11 Acres
★ Population 2,200
★ UNESCO
★ Visitors

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The Necessity of Character

The “Aesthetics Insult”

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Old Economic Drivers

★ Natural Resources
★ Rivers
★ Highways
★ Oceans

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New Economic Driver

★ Cool Factor

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What Is the Original Green?

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The Original Green

PLACES

NOURISHABLE

ACCESSIBLE

SERVIEABLE

SECURABLE

BUILDINGS

LOVABLE

DURABLE

ADAPTABLE

FRUGAL
NOURISHABLE PLACES

www.originalgreen.org
Tightly-Embedded

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Opportunistic

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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**

[www.originalgreen.org](http://www.originalgreen.org)
Family Farm

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Edge Yard (Front Yard)
Garden

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Roof or Terrace Garden

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Arbor Garden
Balcony Garden

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Window Garden

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FARMER’S MARKET

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Accessible Places

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GAME-CHANGERS

★ Walk Appeal
★ Things to Walk To
★ Help Along the Way

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Walk Appeal

★ View Changes
★ Street Enclosure
★ Window of View
★ Shelter
★ Goals in the Middle Distance
★ Turning the Corner
★ People
★ Magic of the Place

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View Changes & Garden Rooms

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Street Enclosure

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Goals in the Middle Distance

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TURNING the CORNER

www.originalgreen.org
Not Turning the Corner

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The Main Street Standard

3/4 mile

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The Neighborhood Standard

1/4 mile

www.originalgreen.org
The Suburban Standard
1/10 mile

www.originalgreen.org
The Subdivision Standard

250 feet

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THE POWER CENTER STANDARD
100 FEET

www.originalgreen.org
The Parking-Backed Standard

25 feet??

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Web of Daily Life

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Web of Daily Life

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Things to Walk To

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Civic Space

www.originalgreen.org
Places to Eat

www.originalgreen.org
Bed & Breakfast

www.originalgreen.org
Neighborhood Market

www.originalgreen.org
Civic Buildings

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Help Along the Way

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Gifts to the Street

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THOROUGHFARE RECOVERY

www.originalgreen.org
INSERTING

ALLEYS & REAR LANES

www.originalgreen.org
Car-Damaged Frontages
Frontage Recovery

www.originalgreen.org
On-Street Parking

www.originalgreen.org
**Walkability: Porches**

[Image of a house with a porch]

[Website link: www.originalgreen.org]
SERVICEABLE PLACES

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Knitting It Together

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SMALLER SCALES

www.originalgreen.org
Reducing Property Values of the Adjacent Homes

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Affordability: Cottages

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Affordability:

Rear Lane Addresses

www.originalgreen.org
Affordability:
Mews

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Lovable Buildings

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Adaptable Buildings

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Frugal Buildings

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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

GIZMO GREEN
SUSTAINING

VIRTUES, ETHICS, AND STRATEGIES

★ VIRTUES: WHAT WE ASPIRE TO BE

★ ETHICS: WHAT WE ASPIRE TO DO

★ STRATEGIES: HOW WE GET IT DONE

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Sustaining Virtues

★ Patience

★ Generosity

★ Connectedness

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SUSTAINING ETHICS

★ Waste Not - What Goes Out
★ Want Not - What Comes In
★ Source Closely - Where It Comes From
★ Nurture Health - Keeping It Going

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Sustaining Strategies: Places & Businesses

**Nourishable**

**Accessible**

**Serviceable**

**Securable**

**Lovable**

**Durable**

**Flexible**

**Frugal**
SUSTAINING VIRTUES

★ Patience

★ Generosity

★ Connectedness

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CONSUMING VIRTUES

★ Better
★ Faster
★ Cheaper
★ Past 200 Years – Era of the Company

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“Consuming is our Patriotic Duty”

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Patience

★ vs. Faster

★ Plant Small, Harvest Large
★ Many Small Incremental Decisions - Great Variety, Narrow Range
★ Impatient = Must Manufacture
★ Patient = Let it Grow
★ Impatient = Must Borrow
★ Patient = Grow Freely
★ Ecological Dividend

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Generosity

★ vs. Cheaper

★ Light Impact
★ Enticement, Not Coercion
★ Things with Many Uses

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CONNECTEDNESS

★ vs. Better
★ Arrogance of Better
★ Humility of Connectedness
★ Living in Season

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SUSTAINING ETHICS

★ WASTE NOT - WHAT GOES OUT
★ WANT NOT - WHAT COMES IN
★ SOURCE CLOSELY - WHERE IT COMES FROM
★ NURTURE HEALTH - KEEPING IT GOING

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Waste Not

★ Preserve & Re-Use First, Recycle Second

★ Digital Business When Possible - Bits, Not Atoms

★ Community Allows Transfer of One Creature’s Waste to Another’s Food

★ More Content, Less Packaging

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Want Not

★ “Want Not” = “Not in Need of More”
★ More vs. Better
★ Quality of Life vs. Standard of Living
★ Smaller & Smarter
★ The Luxury of Small

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SOURCE CLOSELY

★ LESS WASTE GETTING TO YOU

★ FEWER DISRUPTIONS IN BETWEEN

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NURTURE HEALTH

★ Detoxify
★ Heal
★ Nourish
★ Living Traditions - “We do this because...”
Virtues and Their Strategies

★ Patience
★ Generosity
★ Connectedness

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Patience Strategies

* Nourishable Places – Time to Grow
* Durable Buildings – Extending in Time
* Flexible Buildings – Many Things Over Time

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Generosity Strategies

★ Serviceable Places – Civic Space

★ Securable Places – Giving Back Security

★ Durable Buildings – Gifts to Future Generations

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CONNECTEDNESS STRATEGIES

★ Accessible Places - Connection Choices
★ Nourishable Places - Connected to the Land
★ Lovable Buildings - Attracting Many People

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ETHICS AND THEIR STRATEGIES

★ Waste Not - What Goes Out
★ Want Not - What Comes In
★ Source Closely - Where It Comes From
★ Nurture Health - Keeping It Going

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Waste Not Strategies

★ Frugal Buildings – Conserving Resources
★ Durable Buildings – Extending Their Lives
★ Accessible Places – Saving Fuel

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Want Not Strategies

★ Frugal Buildings – Smaller & Smarter
★ Flexible Buildings – Many Uses
★ Nourishable Places – Food Security

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**Source Closely Strategies**

★ **Nourishable Places - Know Your Farmer**

★ **Frugal Buildings & Places**

★ **Serviceable Places**

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NURTURE HEALTH STRATEGIES

★ **Nourishable Places – Feeding Physical Health**

★ **Accessible Places – Self-Propelled Travel**

★ **Serviceable Places – Walking to Daily Needs**

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