

WSD Independent Study Contract  
"Community Land Trusts"  
Autumn 2000  
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## Learning Intentions

This course is designed to provide a detailed investigation of the Community Land Trust (CLT) alternative housing model. "Community Land Trust" will be understood as but one example in the current flowering of alternative, cooperative, resident-created housing situations – and comparisons and distinctions will be drawn between similar models, such as cohousing, intentional communities, and ecovillages.

The student will learn the legal structure of a CLT, its primary features, its suitability for particular situations, its intended 'target' population, and its limitations as a comprehensive sustainable settlement model. An overview will be provided of the nation-wide CLT 'movement,' the interfacing of this movement with government agencies, local bioregional examples already in place, and the problems for which this Trust model is a solution.

Given all this background information, the student will produce a comprehensive site plan for one upcoming CLT in particular: Lummi Island Community Land Trust (LICT), on an actual piece of property LICIT is about to purchase. (Prior permaculture design background is understood).

## Learning Goals

- 1) Be prepared to set up a Community Land Trust
- 2) Be able to draw distinctions from among the many alternative housing models now under experimentation, providing categorical examples for matching particular situations with particular models
- 3) Become familiar with resources in the government and private sectors that can be of assistance for developing a new CLT
- 4) Evaluate the suitability of the CLT model for becoming the legal framework for the development of an "ecovillage" – a residential research, training, and demonstration site
- 5) Become familiar with site planning terminology, processes, and methods
- 6) Develop proficiency in the transparency overlay technique for site evaluation as propounded by Ian McHarg in *Design with Nature*

- 7) Produce a comprehensive permaculture site plan for a particular 5-acre piece, including: cluster housing arrangement with solar orientation and passive solar design, with privacy as a priority; orchards; edible landscaping and perennial food systems; wastewater remediation through constructed wetlands; evaluation of site for suitability of solar, wind, and/or hydro-ram power; water retention through contour terracing, rainwater collection, swales and cisterns; reuse of greywater; provision for cottage industry; annual vegetable plots; siting of well; entrance corridor and parking; integration of special places such as playground, meditative spots, a collective group gathering node, etc.

## Learning Activities

- 1) Read:
  - a) *Site Planning* (1984) by Lynch & Hack
  - b) *Ecological Design and Planning* (1997) edited by Thompson & Steiner
  - c) *CoHousing* (1994) by McCamant & Durrett
  - d) *The Living Landscape* (1991) by Steiner
- 2) Reference:
  - a) *A Permaculture Designer's Manual* (1988) by Mollison, et al.
  - b) *A Pattern Language* (1977) by Alexander, et al.
  - c) *Design with Nature* (1969) by McHarg
  - d) As well as any alternative energy manuals, horticultural/botanical resource guides, or zoning documents as may be necessary
- 3) Meet with the Board of Directors of LICT as may be necessary to align the site plan with the real needs of the residents, developing a collaborative designer/client relationship
- 4) Interview the Director of LICT as necessary to gain an understanding of the history, concept, legal structure, and current status of the CLT model
- 5) Interface with the environmental engineering firm "20/20" to learn about environmental, civil, structural, and soil engineering as practiced by professionals, and to discover zoning restraints to design
- 6) Meet with Evergreen Land Trust and Kulshan Community Land Trust, both of Whatcom county, to gain insights into the workings of other Trusts at various stages of development
- 7) Present a slide-show to the LICT Board and future residents to fuel the imagination of all concerned about the potential for creating abundance and sustainability using permaculture methods

## Demonstration of Learning

- Produce a professional quality, comprehensive permaculture site plan, using the transparency overlay technique, for the particular 5-acre piece of property soon to be purchased by LICT. This professional site plan will be presented to the Board of Directors and future residents, the course evaluator, and 20/20 engineering
- Write a 5-page paper outlining the concept of the Community Land Trust model and evaluating its suitability as a legal structure for the development of an ecovillage

### Evaluation of Learning

- Critical review of effectiveness at forming a collaborative working relationship with LICT
- Critical review by an advanced permaculturist (course evaluator) of the comprehensive site plan
- Critical review of paper