



Eco-Village

RIVER FALLS, WISCONSIN

A Sustainable
Community-Based
Neighborhood
Development



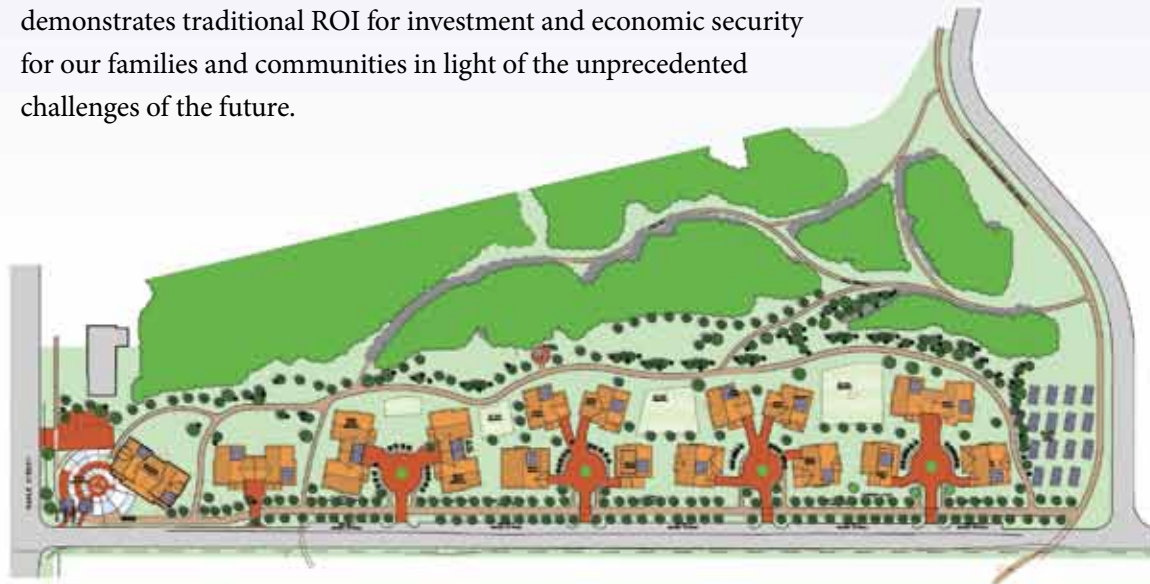
A New Living Model...

... applying best community design and management practices to support self-sufficiency and economy in shelter, energy, food, water and transportation.

Habitat for Humanity, the City of River Falls, University of Wisconsin, Frisbie Architects, St. Croix Institute for Sustainable Community Development and others join in a visionary partnership to build a nationally recognized residential neighborhood model. Eco-Village is based on a LEED® for Homes Platinum carbon negative, net zero energy approach to environmental, economic and social applications.

Eighteen homes and a community center on five acres of land share renewable energy systems (solar and geothermal), walkways, community produce gardens, “edible landscapes,” green spaces and a proposed fleet of shared electric automobiles for the neighborhood.

This project establishes a sustainable community life model that demonstrates traditional ROI for investment and economic security for our families and communities in light of the unprecedented challenges of the future.



Community Development Partners:





COMMUNITY

Social Goals

Often, the term “stakeholders” holds a singular meaning related to those investing in the success of a business. The many stakeholders of Eco-Village share a more community-minded vision, one that is focused on the betterment of our people and the furtherance of traditional American values. Together, we are working to:

- Establish a level playing field for affordability and access to sustainable housing for lower income people/families.
- Demonstrate leadership for responsible, innovative community development, “traditional neighborhood design” and green building practices.
- Exhibit how we value and nurture social and natural environments.
- Facilitate a positive and rewarding sense of place.
- Promote traditional values of self-sufficiency and community responsibility.
- Add economic value to the neighborhood and to the broader community.

“The Eco Village project that St. Croix Valley Habitat for Humanity and its community partners are pursuing represents a growing number of progressive and innovative community building projects within Habitat for Humanity. The project is an impressive model of sustainable community development that has the potential to greatly benefit families economically and socially.”

— Larry Gluth
Senior Vice President, US & Canada
Habitat for Humanity International



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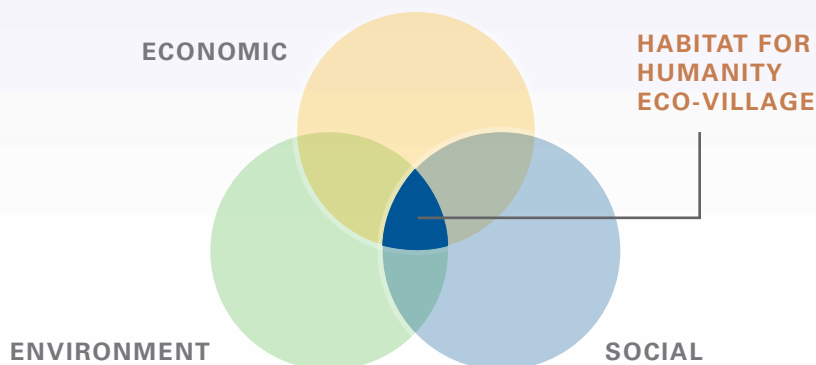


SUSTAINABILITY

Meeting Today's and Tomorrow's Needs.

Eco-Village is a real-world illustration of the viability of sustainable design — not only in environmental terms, materials used or energy efficiency, but also as it applies to broader economic concerns, social impact, transportation, food, water and self-sufficiency. This project, in progress today, is forward-focused on reinforcing traditional American values, setting ROI standards and practices that will lead the way for many future efforts.

- Community gardening and “edible landscaping” provide a constantly renewable source for quality nutrition and family savings.
- Rainwater harvest and use replaces typical runoff and down-the-drain waste with garden irrigation and xeriscaping techniques.
- Renewable energy options (solar, geothermal) provide significant cash-positive, carbon-negative opportunities for residents and utility demands in the surrounding community.
- Shared zero-emissions, electric cars can meet local transportation needs, and relieve residents of the high costs of vehicle ownership.
- This living concept promotes responsibility for self, family and community, instead of isolation and insularity.



Environmental Goals

The Eco-Village design concept was developed based on attainable, measurable goals and practices that benefit the local ecology and promote responsible “green” building principles.

- **Water** — 50% reduction in potable water use through rain/storm water harvest application (barrels/cisterns) in landscaping/gardening.
- **Energy** — Achieve carbon negative, net-zero energy use for homes; follow “Passive Haus” standards; zero-emissions for community transportation.
- **Materials** — 90% of the construction waste will be diverted from landfill; 25% local sourcing for building materials.
- **Design** — Durable homes are built to be storm/tornado resistant and are protected by fire sprinkler systems.
- **Quality** — LEED® for Homes Platinum and LEED-ND Gold or better.
(LEED, or Leadership in Energy and Environmental Design, is an internationally-recognized green building certification system.)

Eco-efficiency Details

Reducing negative consequences of natural resources, on-site renewable energy options include:

- Photovoltaic arrays located on the south hill and home roofs.
- Electric car photovoltaic recharging station at the community center.
- Solar hot water arrays located on home roofs.
- Rainwater harvest for community gardens used for geothermal loop fields.
- State-of-the-art window technology, environmental performance and affordability.



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PLANNING

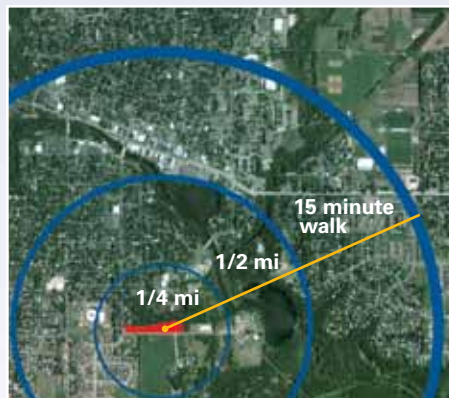
Eco-Village — A Shared Vision

Transforming five acres of greyfield into a dynamic, progressive neighborhood is much more than a housing development, it is an “intentional neighborhood” — the product of a cooperative effort to find new ways to approach quality of life, family living and contributing to one’s community.

- Eco-Village is designed on a “human scale” — for people and pedestrians in compact, walkable, vibrant neighborhoods.
- Public spaces are the heart of the community, offering a strong sense of place and access.
- Encourages walking, bicycling and use of public and zero-emissions transportation for daily errands and commuting.
- Minimizes monthly family expenses: energy requirements for shelter and transportation, food, water and other subsistence costs.
- Demonstrate best design and management practices that can be transferred to other projects (Habitat and others).



Eco-Village Site



Eco-Village relative to River Falls Business District



Eco-Village Site

This new mini-community is nestled into an existing, established neighborhood of homes, nearby schools, parks, amenities and services. Small, yes — but this little community will likely generate big interest nationwide as sustainable-design planners and builders look for living examples to emulate.



- Five residential pods are accessed from Apollo Road.
- Eighteen homes include a mix of 3- and 4-bedroom efficient layouts.
- Pedestrian paths connect the entire neighborhood with existing neighborhoods, parks and community, promoting the health benefits of walking and biking.
- The use and function of the community building at the North end has been defined by input from the community and a design charrette.
- A neighborhood park is adjacent to the community building.
- Pervious materials for interior roads, drives and paths prevent runoff and support ground moisture for greenery.
- Rainwater harvests, barrels, cisterns, bio-swales and rain gardens located throughout the site support storm water management.



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PARTNERS

Our Commitment

“The St. Croix Valley Habitat for Humanity Eco-Village Project embodies the City of River Falls’ commitment to state-of-the-art affordable housing and neighborhood development. The project’s traditional American values approach to family self-sufficiency in energy, food, water, shelter and transportation is a key to our community’s economic security and quality of life.”

— Don Richards
Mayor
River Falls, Wisconsin

Statement of Community Support

We, the undersigned, voice our support for the holistic, creative solutions represented by St. Croix Valley Habitat for Humanity’s “Eco-Village” community design platform. By sharing our knowledge and our resources; coordinating our efforts; and integrating the principles of sustainability into our community development work, we aim to create a prosperous, sustainable future for the current generation, and for those to come.

Community Development Partners:

Auth Consulting & Associates

City of River Falls

The Office of Congressman Ron Kind

First Congregational Church

Frisbie Architects, Inc.

InCommons

River Falls Area Hospital

River Falls Chamber of Commerce

River Falls Housing Authority

River Falls School District

Rocky Mountain Institute

The St. Croix Institute for Sustainable Community Development

University of Wisconsin-River Falls



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Thank You

On behalf of the Eco-Village stakeholders, St. Croix Valley Habitat for Humanity sincerely thanks these community development partners for their commitment to this visionary project. Together, we are building affordable, efficient homes and stronger, healthier hometowns. Together, we are building hope and a sustainable future.



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St. Croix Valley Habitat for Humanity is an affiliate of
Habitat for Humanity International and is in the business of
Building Healthy Communities.

St. Croix Valley Habitat for Humanity is a not-for-profit, working to eliminate poverty housing in Pierce and St. Croix Counties and internationally, through community partnerships and action.

- Habitat is not a giveaway program — homeowners pay monthly, no-interest mortgages, property taxes and home insurance, as well as contribute hundreds of hours of labor (“sweat equity”) on their own homes and the homes of others.
- Local partnerships drive our efforts — churches, businesses, community groups and individuals donate funds, materials and property, and volunteer their time and skills.
- Homes are designed to complement their neighborhoods, and are built simply, soundly and economically, with a focus on energy efficiency.
- Homeowners are selected according to three criteria: (1) need, (2) ability to repay the loan and, (3) willingness to partner to become successful long-term homeowners and community members.

Habitat is truly thankful for the many organizations,
individuals, volunteers and others who make
our projects possible.



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