

# PEARLSTONE MOSHAV PROGRAM SUMMARY

8/4/2018



## GENERAL GOALS

### Summary

We will design, construct, and inhabit a safe, beautiful, affordable and diverse ecological Jewish intentional community. In this space we will play, work, learn, care-take, pray, and celebrate in relationships between family, friends, land, and traditions. Our homes and common spaces will be simple, affordable, and earthwise dwellings rooted in a lush permaculture landscape that nourishes vibrant community life and inner growth. The legacy of our work, our service, and our lived experience will be the offering of this precious community to ourselves, our culture, and future generations. Design inspirations for the Moshav include historic Jewish Farm Settlements, Cohousing Communities, Ecovillages and Cottage Communities.



Traditional Moshav - Israel

### Environmental

Our community will treat water, sun, soil and all other life-sustaining element as holy. We see ourselves as stewards and caretakers of land and resources. We will achieve a Net Zero Energy Building standard by using exemplary building design to [minimize energy requirements](#) and employ [renewable energy systems](#) that meet or exceed these reduced energy needs. We will achieve a Leadership in Energy and Environmental Design (LEED) Platinum or National Green Building Standards (NGBS) Emerald. We will aim at sustainability deeply and comprehensively - not just in the form of a few isolated elements, but as a whole, integrated web of site, systems, and culture.

*"Light, water, coolness, warmth, food, detritus, and all elemental ingredients of human life should not be tied to distant, destructive extraction but should be intimate, holy cycles of life here. Wood heat, open windows, orienting around sunlight, handling multi purities of water, compost toilets, and other elements should serve as joyful and awakening routines that touch this web of deep and comprehensive sustainability."*

## Climate

In response to Pearlstone's mid-Atlantic climate (cold winters, hot summers, consistent rainfall, and 4 distinct seasons), site and building design will focus on the follows seasonal goals:

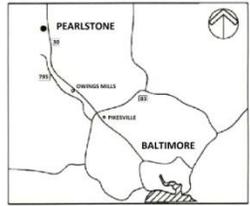
- Winter: maximize passive solar southern exposure; block northwest winds; facilitate snow removal.
- Summer: provide shade; enhance westerly/south-westerly breezes.



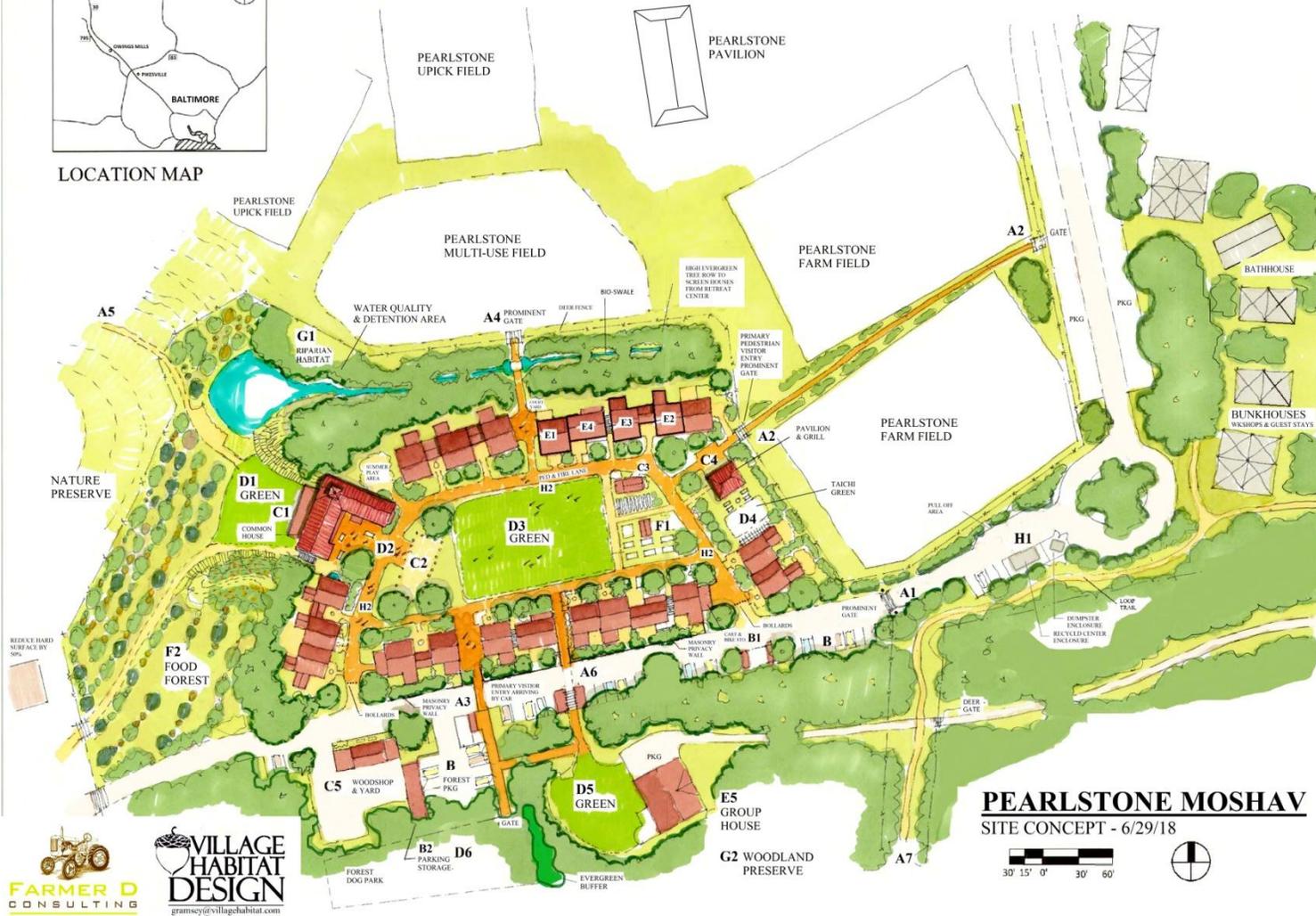
Diagram of typical elements of buildings that meet Net-Zero design standards



# MOSHAV SITE PLAN



LOCATION MAP



## LEGEND

### GENERAL SCOPE

- 25 Residential Units
- Common House
- 40 parking spaces
- Garden & Food Forest
- Woodland Preserve

### A. ACCESS/GATEWAYS

- A1 - Primary Vehicular Entry from the East
- A2 - Primary Pedestrian Entry from the East
- A3 - Entry for Guests (Close to Common House)
- A4 - Pedestrian Entry from North
- A5 - Pedestrian Entry from West
- A6 - Pedestrian Connection to Group House Green

### B. PARKING

- B1 - Cart Storage Areas
- B2 - Parking Storage Areas

### C. COMMON STRUCTURES

- C1 - Common House: 2664 sf with Unfinished Basement
- C2 - Sukkah
- C3 - Garden Structures: Garden & Common Green Storage & Greenhouse
- C4 - Farm Overlook Pavilion
- C5 - Woodshop/Maintenance and Work Court

### D. COMMON EXTERIOR SPACES

- D1 - Common House Green
- D2 - Common House Plaza
- D3 - Primary Green
- D4 - Tai Chi Green
- D5 - Group House Green
- D6 - Forest Dog Park

### E. HOUSING

- 25 units (21 townhomes, 6 flats & group home)
- E1 - 2 bdrm (1152 sf)
- E2 - 3 bdrm (1296 sf - 1440 sf)
- E3 - 4 bdrm (1848 sf)
- E4 - 2 1 bdrm stacked flats (600 sf each)

### SOLAR

All roofs are oriented southward for passive & active solar (several homes may require clerestory lighting for passive gain)

### NATURAL VENTILATION

Homes are designed for cross ventilation and can incorporate enhanced ventilation including cupola's and attic fans

### F. FOOD PRODUCTION

- F1 - Garden (Kitchen & Community Garden)
- F2 - Food Forest

### G. NATURAL HABITAT/GREEN INFRA.

- G1 - Riparian Habitat/Water Quality/Detention
- G2 - Woodland Preserve

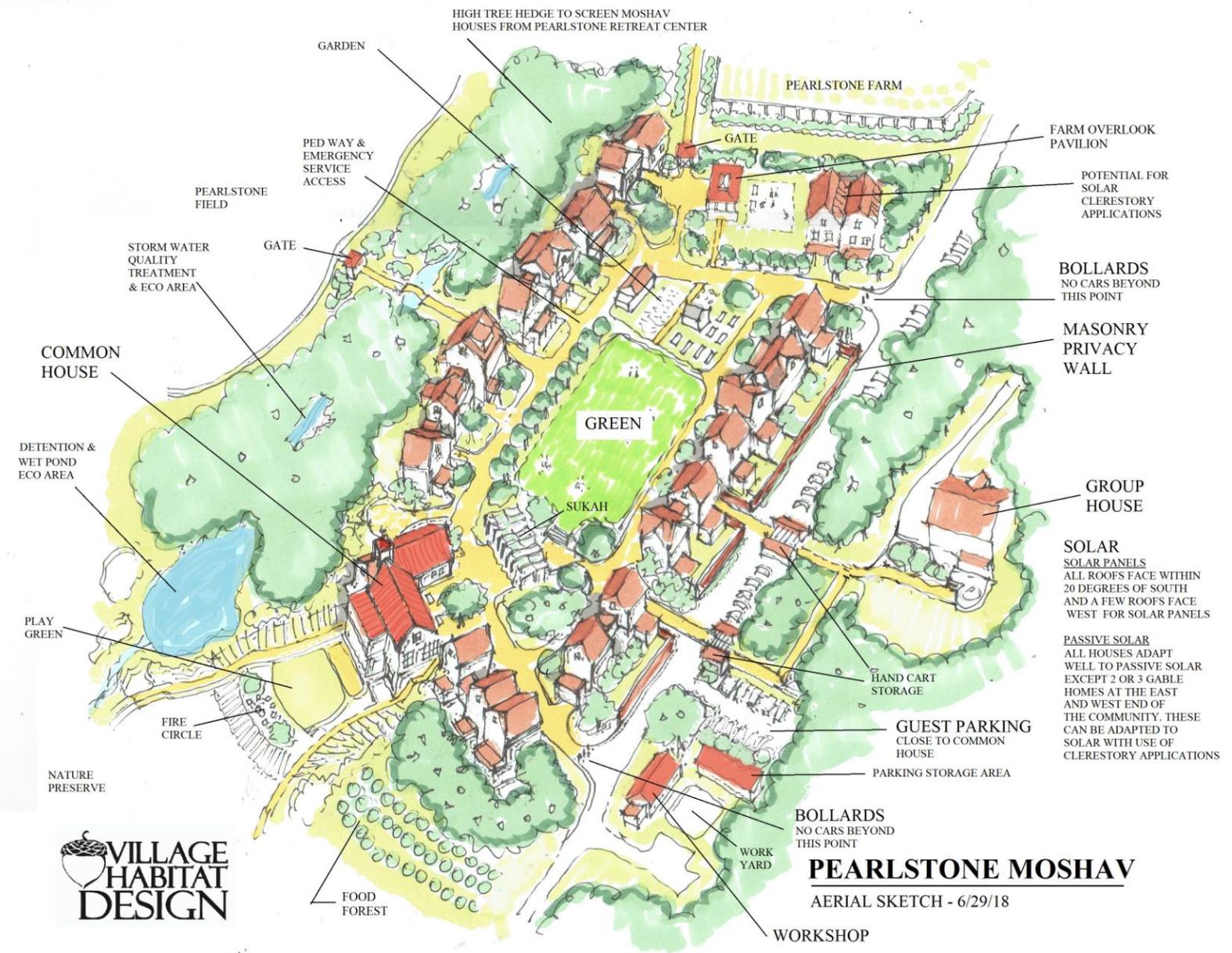
### H. SERVICES

- H1 - Garbage and Recycle Pickup
- H2 - Emergency Services/Fire Lane

## PEARLSTONE MOSHAV

SITE CONCEPT - 6/29/18





**PEARLSTONE MOSHAV**  
 AERIAL SKETCH - 6/29/18



## B. PARKING

The driveway and parking between the community farm and forest will provide the primary entrance to the Moshav. This primary entrance will enter the Moshav from the east, extend to the western side of the site, and include cart stations for unloading goods at the parking areas. Several pedestrian accesses will lead from the parking areas into the interior commons for visitors and residents including an access to the group house.



### **Parking Spaces**

- Residents will share 40 spaces (studio/1 space; 1 bdrm/1 space; 2 bdrm 1.5 spaces; 3 bdrm 2 spaces; 4 bdrm 2 spaces). 8 parking spaces will be added for the shared house. A small section of covered parking will be considered with potential for solar array above. Guests will park on the north side of the roundabout for overflow parking when not in conflict with community farm and limited guest parking will be provided at A3 – for close by access to the community house.

### **Cart Storage Areas**

- Cart storage stations handy to persons arriving into parking area.

### **Parking Storage Areas**

- A storage area for bikes, sleds, skis, kayaks and camping gear.



Bike shed and with bike parts and tools

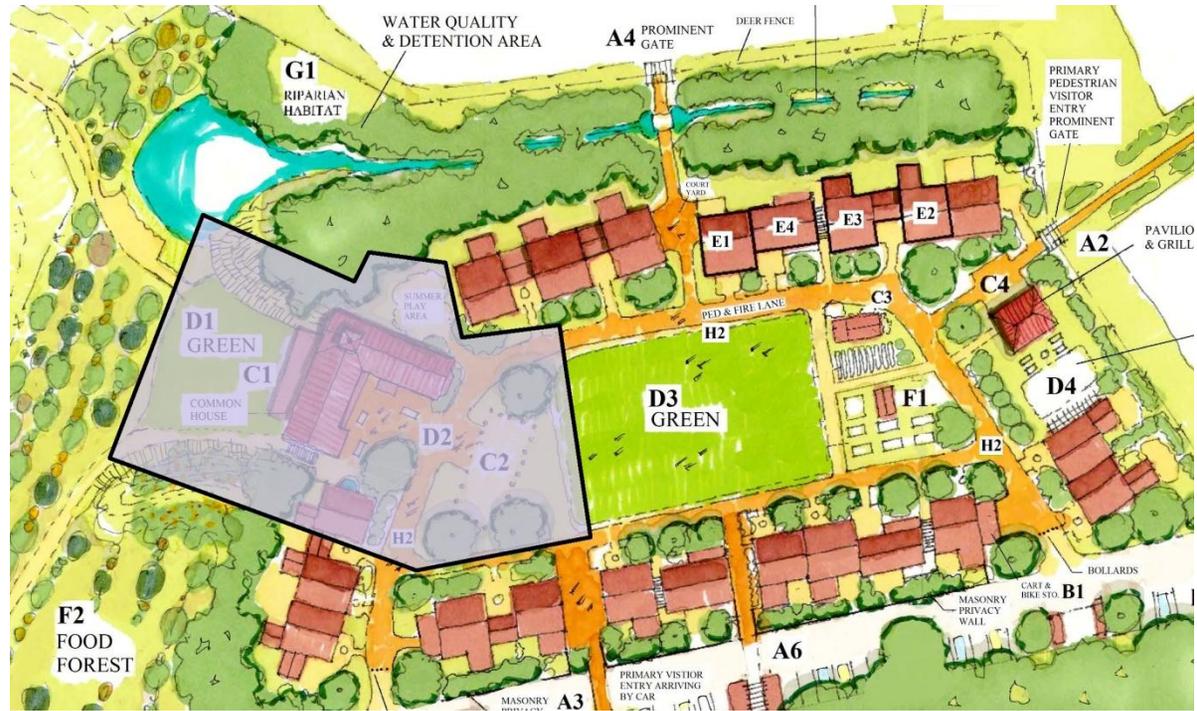
## C. COMMON STRUCTURES

The Moshav will contain several common structures for community members to share in making a life together. These include gathering spaces like the Sukkah and Farm Overlook Pavilion as well as working spaces like Garden Structures and Woodshop/Maintenance Work Court. The most significant common structure is the Common House, which serves several key gathering and functional spaces.

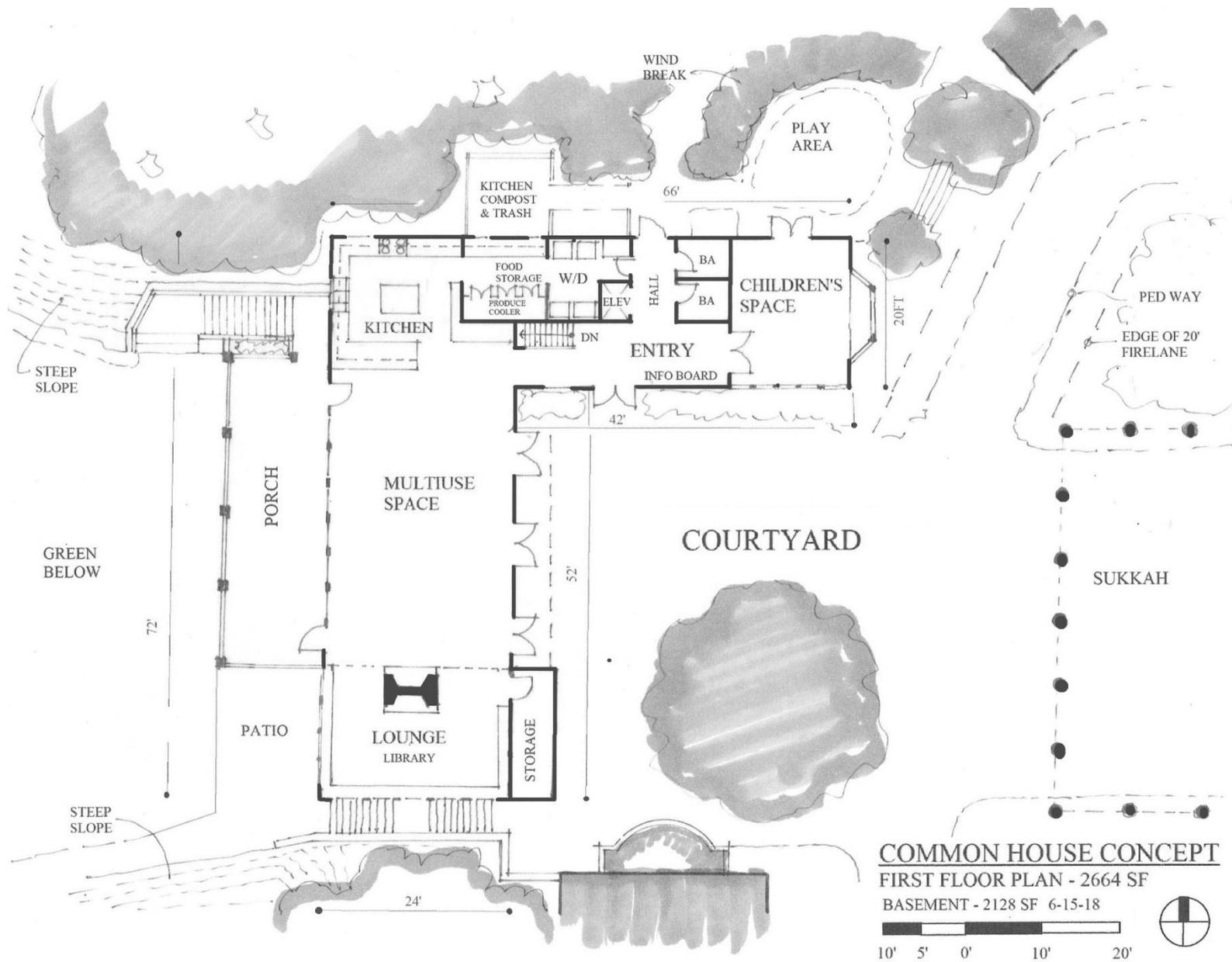


**C1 - Common House (2664 sf)**

The Common House is the community's main indoor and outdoor gathering spaces for meals, prayer, play, learning, socializing, crafting, and some practical functions. Use of these spaces enables residents to dwell in smaller and more efficient homes and is a perfect opportunity to showcase natural building and group participation in construction. At 2664 square feet and an unfinished basement, it is nestled on the interior at the northwest corner of the site, with a western-facing porch overlooking the beautiful wetland and woods beyond and the setting sun. The community-side opens onto a courtyard cradled between the two wings of the building, which transitions to the green through an intermittent gathering and seating area.



The largest space inside the building is a wide-open dining, prayer, and multipurpose room large enough to accommodate the whole community (including extensions into the courtyard). This space will be used at least weekly for Shabbat, Jewish holidays, and other gatherings and opens to the back porch, which holds another long table with seating for 15-20 people. The adjacent kitchen will be used by multiple residents to prepare for whole-community meals and smaller group gatherings. A tot space allows little ones to play or be read to nearby. The main entry area opens into message boards, mail boxes with close by shared laundry space for community wash and some private resident use. A children's space on the Northeast end provides seating, library, and games space for youngsters on the main level. Beneath the porch, the unfinished basement is divided into a craft space and a run-around, cut-loose area for young people. The outdoor area beyond the basement and porch leaves an opportunity for nature exploration and creation of a fire circle area, especially for youth.



**COMMON HOUSE CONCEPT**  
 FIRST FLOOR PLAN - 2664 SF  
 BASEMENT - 2128 SF 6-15-18

### C1 – Common House (continued)

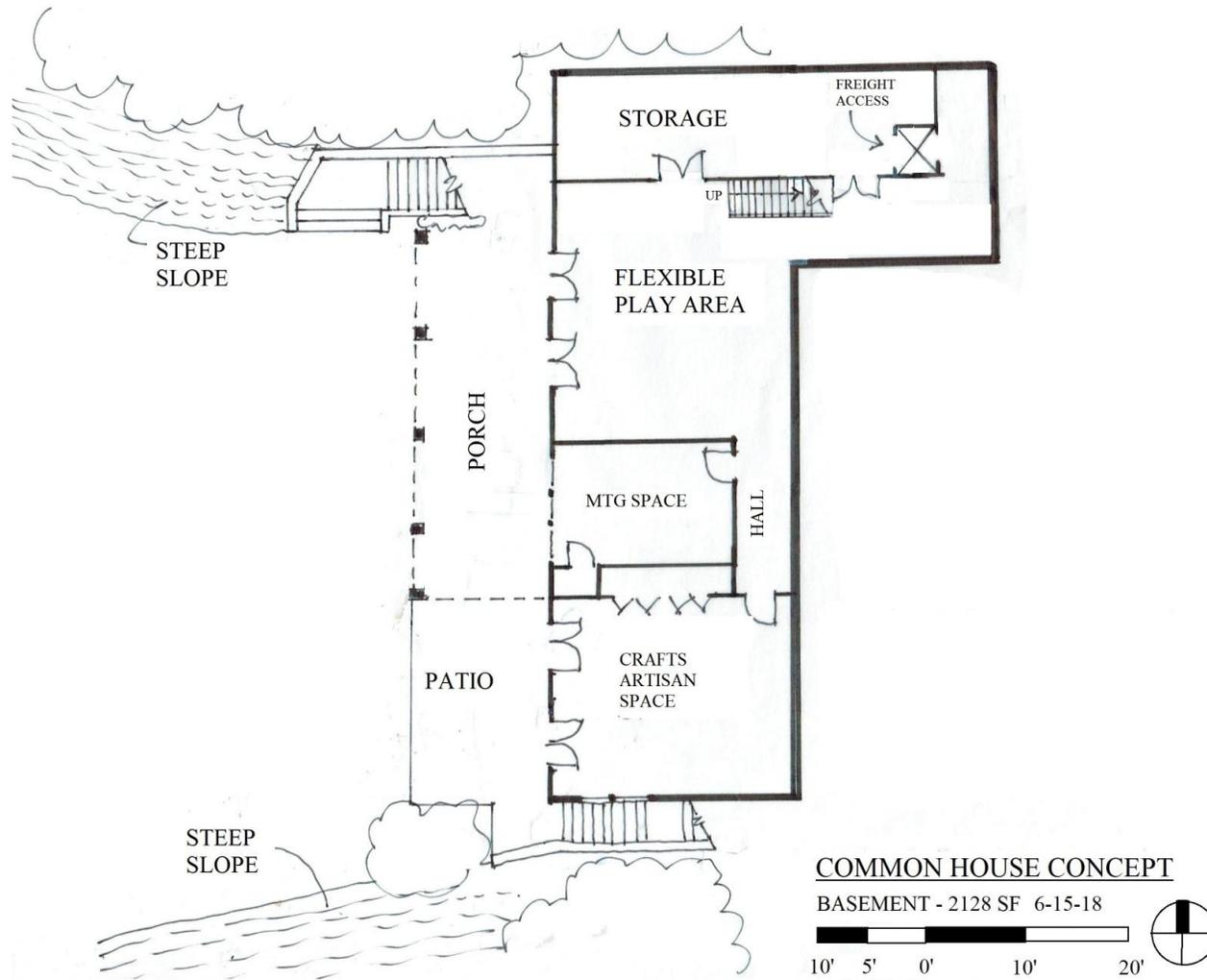
- **Entry:** Air locked area with room to store coats, boots and to view community information board
- **Multiuse space:** Dining, festivities, prayer, song, meditation, yoga, community governance meetings, library, TV/screen viewing. Opens onto deck/porch and courtyard for extending events outdoors in nice weather. Opens onto to kitchen/bar for meal service/catering events. Orients to morning and setting sun and views.
- **Kitchen:** opens onto multi-use dining area for service. of dinners and other meals with large dry goods pantry and refrigerator for CSA shares
- **Lounge/tot area:** Cozy reading and play area nearby adjacent to main gathering space for lounging and for watching tots while working in the kitchen and eating meals.
- **Children’s Area:** Main level space for children to play and hang out.
- **Deck:** Westerly views of wilderness area and sunsets. Consideration will be given to the use of a sheathing material between the railing and the decking to slow or deflect strong winds without completely obscuring adults line of sight to younger residents on the green below.



Multiuse space in Common House



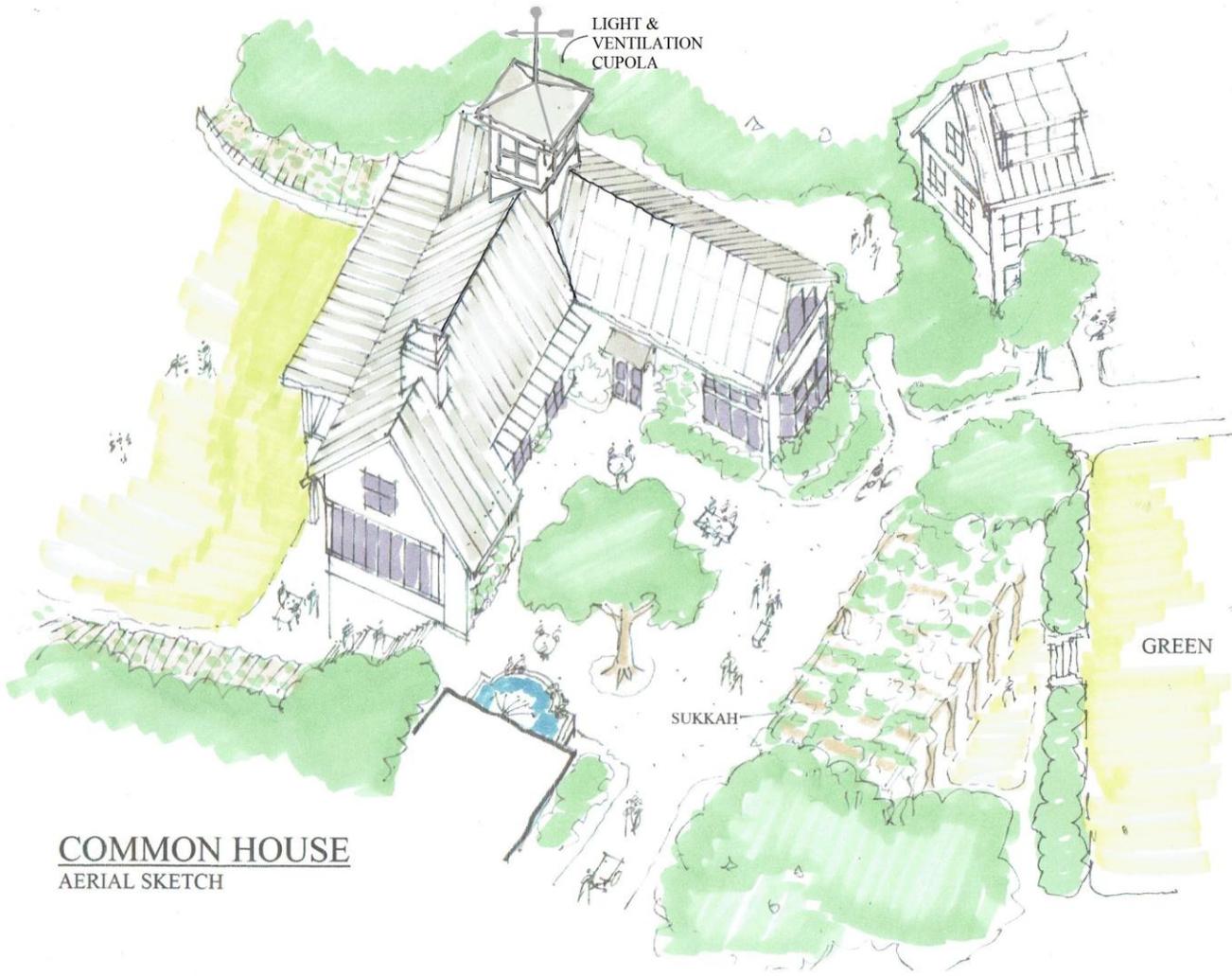
Plenty of space to be a kid



**Youth Play Space:** hang out area for ping pong, playing music and other youth activities. Opens to western nature area, forest, and fire pit.

**Crafts area:** Creative space for all (arts and crafts supplies, pottery, textiles, woodworking hand tools, etc). Opens to west side nature area and fire pit.

**Terrace/Green:** youth gathering and play space



COMMON HOUSE  
AERIAL SKETCH

## C2 - Sukkah

- A timber-framed Sukkah will be decorated and inhabited for the harvest festival of Sukkot. The framing structure will be present year-round and be designed to complement and connect the Common House Plaza and the Primary Green. Items used in the Sukkoth will be stored in a close by storage area.

## C3 - Garden Structures

- Garden Shed: locked storage for landscaping and garden tools and supplies.
- Play Equipment Storage Shed: open shed for storing community play supplies and equipment.
- Nature-Inspired Playground: a small (200 sq. ft.) play space for young children to climb and play together adjacent to the primary green and community garden.
- Composting Shed: located for convenient access along a primary pedestrian path from housing units to the garden area - encouraging routine use of both the composting and gardens.

## C4 - Farm Overlook Pavilion

- A small pavilion constructed with timber and stone facing the morning sun and Pearlstone's farm fields. This structure will be visible across the fields to the forest bunk houses and its character will be a first impression both for people arriving at the Moshav via the Primary Pedestrian Entrance from the East and for people who view the community from a distance.



Inspiring, timber-framed Sukkah



Nature-Inspired Playspace for children.

- Activities will include experiences around sunrises, cooking and dining for approximately 20 people overlooking farm fields, home school, play.

**C5 - Woodshop/Maintenance and Work Court**

This area is a cluster of small functional buildings and covered storage spaces for materials, tools, and equipment used to create and maintain the Moshav. This cluster is located next to the forest and parking and the noise is oriented away from the community for relative isolation from housing and ease of access.

- Woodshop and Mechanical Shop: a neighborhood scale work-space with high ceiling, garage door, concrete floor; not insulated but designed for 4-season use with a wood stove for wintertime. A more substantial project space for making larger items such as furniture that require louder and less safe tools and equipment such as a miter saw and table saw. The shared workshop and craft space in the common area will be used for lighter residential and creative projects that don't create significant noise or safety concerns.
- Material "Bone yard" ("Markus Bal lagan"): a visually screened space to store useful materials like lumber and metal until they are reused for another purpose.
- A locked Storage Shed for building maintenance tools and supplies.



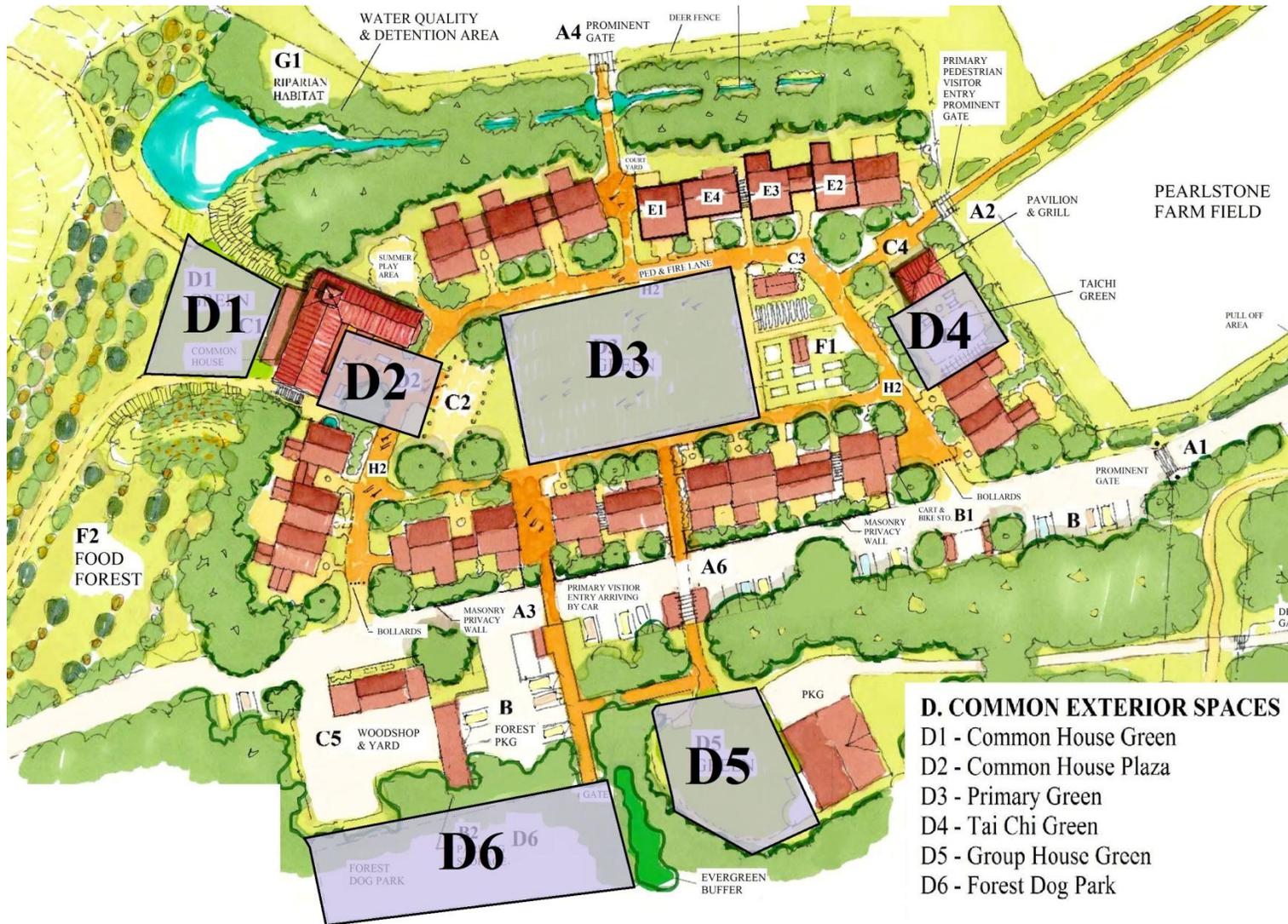
Open architecture of Farm Overlook Pavilion



Neighborhood workshop and maintenance space

## D. COMMON EXTERIOR SPACES

The Moshav is designed around generous common spaces to bring ease and joy to daily life on this beautiful land.



### **D1 - Common House Terrace/Green**

- A gathering area nestled between the wilderness area and the common house basement and deck. With views of the wilderness area this space will feature a rustic fire circle and will function as a mid-size, more private gathering area for playing, sacred gatherings, and celebrations. Being lower than most of the community and substantially buffered by the hill, buildings, and vegetation, music-making and late-night gatherings will have a home here.

### **D2 - Common House Plaza**

- Hard-scape area used daily for informal gatherings such as sitting, eating, reading and including a fire circle, grilling area, and fountain. Weekly uses include grilling and use of a fire pit area. Less frequent uses will include mid-sized gatherings like holiday and life-cycle celebrations with a capacity for 80 people (more if used in combination with the Common House and/or Green).
- The transition between the Plaza and the Sukkah/Green will be unified by artwork, materials, or structures that create an integrated feel for uses that span these areas.

### **D3 - Primary Green**

- Located at the heart of the Moshav this large green will be a hub of activity nestled between houses and community spaces. A perfect space for casual encounters, recreation, relaxation, and celebration.

### **D4 - Tai Chi/Farm Overlook Green**

- An intimate green space that greets the morning sun for prayer, yoga, tai chi, play and relaxation. This area contains a small fire circle/grill and tables adjacent to the Farm Overlook Pavilion.



The Terrace Green for sunsets and stars



Hardscape patio for gathering, eating, and celebrating

### D5 - Group House Green

- A mid-size gathering area that connects the group house to the primary green. Its forested canopy provides pleasant shade.

### D6 - Forested Dog Park

- This large fenced area offers a pleasant forested location where residents and dogs can socialize and exercise.

### Sacred Activities in Outdoor Common Spaces

The Moshav provides a variety of sacred spaces for individuals, small groups, and large groups.

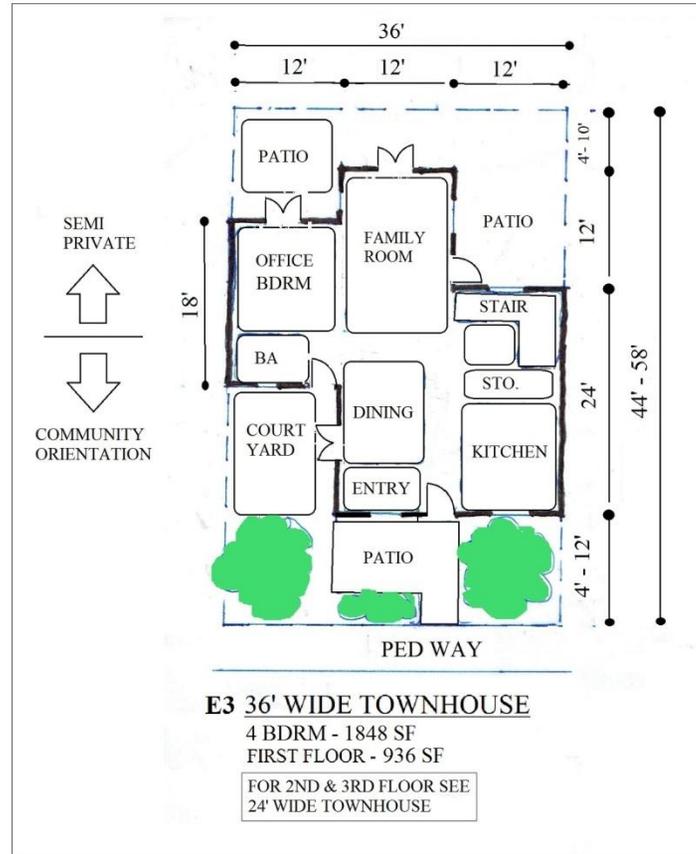
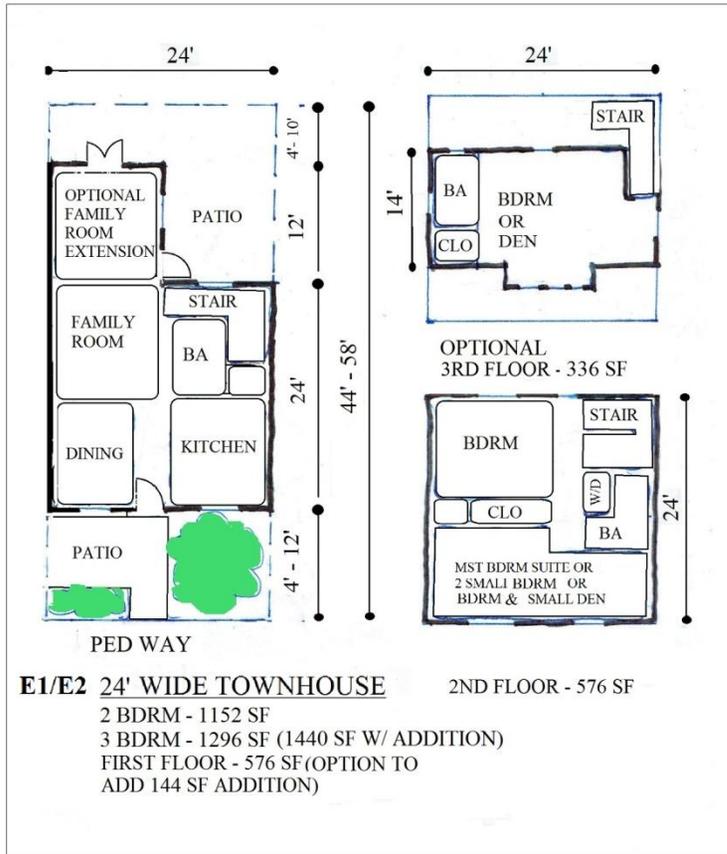
- **Large Group** (max capacity): The community green and courtyard will be used for the largest community celebrations
- **Small Group**: Spaces include the farm overlook pavilion (for sunrise, farm), the common house deck (for sunset/wilderness), several forest clearings, the mowed grass circle under maple tree, and more to be developed. Nearby Pearlstone spaces including the Council Ring and Tipi Plateau are also ideal for small group uses.
- **Individual**: The Moshav will create a culture and site use agreements that encourage individuals to find and improve sit spots, shade spots, nooks, perches, vistas, and other meaningful spaces for practice and contemplation.





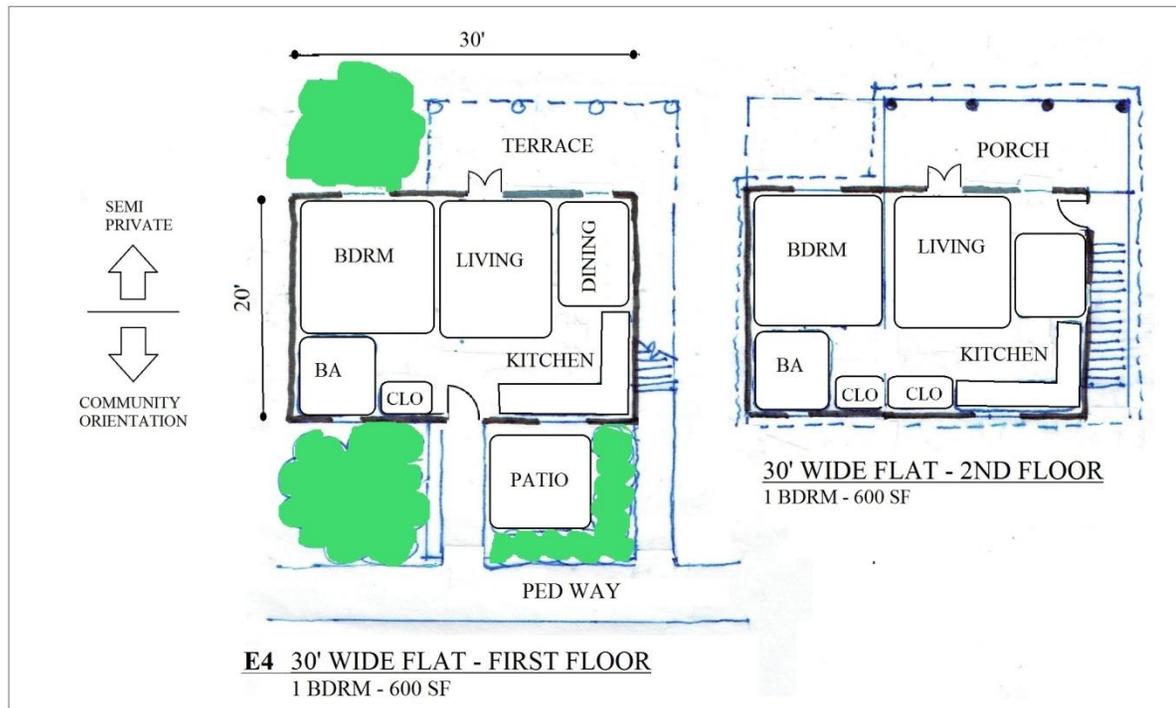
**Unit Sizes**

- E1 - 2 bedroom - 576 sf footprint (1152 sf)**
- E2 - 3 bedroom - 576 sf/720 sf footprint (1296 sf - 1440 sf)**
- E3 - 4 bedroom - 936 sf footprint (1848 sf)**



**E4 - 2**

**Stacked flats (600 sf each) - 1 bedroom**



**E5 - Group house**

- Just south of the Moshav, through the tree line, sits 5429 Mt. Gilled Rd, a recently built large home situated on a 14-acre wooded property. Pearlstone acquired this property in June 2017 to become staff housing as part of the campus master plan; its intended use is to maximize bedrooms (8-10) for a lively young adult group living dynamic. This will be a unique demographic and lifestyle alongside the rest of the Moshav housing which is more oriented towards families and elders. Some renovations will take place to maximize bedrooms and capacity in this house.





Within the 5-acre Moshav itself a tapestry of gardens, edible landscaping, and a permaculture approach to landscaping will make the most of the opportunity to care for the earth and harvest its abundance. Herb gardens close to kitchens. Vegetable gardens in the central Green close to dwellings. Perennial food plants (herbs, berries, grapes, fruit/nut trees, etc) woven into to the Moshav landscaping. A perimeter deer fence will allow for diverse and abundant landscape



Permaculture landscaping will provide abundant harvests for community members.



Feasting on the fruits of the seasons

## F1. Gardens

- Personal garden space will be available in small landscaping beds adjacent to residences and in the form of Community Garden plots. The Community Garden model allows residents with greater interest to rent more space and provides a mechanism for space to change hands as interest changes from season to season.
- Adjacent to the Community Garden will be a densely planted Kitchen Garden designed to yield a critical mass of frequently used vegetables. It will be tended by a gardener (or small group of gardeners) to grow inexpensive organic produce for community members to share.



## F2. Food Forest

- Growing a food forest is a reforestation technique where food, nut, fuel, medicine, and other useful species are planted together to mimic forest. By mixing species and following the forest's recipe for health the Food Forest will enrich the people, soil, air, water, wildlife for generations. The Moshav Food Forest will include figs, apples, paw paws, hazelnuts, persimmons, and dozens of other perennial plants organized for ease of maintenance and harvesting for community members to share.



## Landscaping

Unlike typical landscaping, the Moshav will use permaculture design to create a perennial landscape that generates fruit, nuts, medicine, fuel, flowers, and other resources. Like other resources the community holds in common this perennial landscaping will be for everyone's benefit - regardless of participation in its creation or care. Residents will be encouraged to glean harvests and to do so in such a way that they share that harvest with their neighbors and/or the community.



## G. NATURAL HABITAT & GREEN INFRASTRUCTURE

The Moshav is surrounded by forest to the south, by meadows, forest and a stream valley to the west, by and an organic farm to the north and east. Because of the proximity to this Woodland Preserve and agrarian landscapes, care will be taken in the site design and sublease to create ease of access to and from the fields, meadows, forest, and stream valleys.

Within the 5-acre site an initial investment will be made in landscape design and planting to create a rich and diverse landscape. This area is currently open meadow and scrub brush. An initial investment in design and planting will allow for key functional improvements such as the Riparian Habitat as well as shade, screening, and windbreaks to mature early in the community's life. The species and variety list for all plantings - including around the residents, common buildings, and common spaces - will focus on well-adapted, native, edible, medicinal, and otherwise useful plants. After the initial design and planting these areas will be stewarded in using an emergent strategy to observe and adapt the plantings over the years to fill niches that arise, remove poorly performing plants, propagate and spread thriving species and adapt to changing conditions. In time the Moshav will become a forested community sheltered from summer sun and winter winds by useful plants that will passively provide ecosystem and human services for decades.

### G1 - Riparian Habitat/Storm Water Retention Area

- Forming the northern boundary of the Moshav this area will capture and purify water from the entire site. It will also form a vegetative screen (more than two-stories tall) buffering the community from northwesterly winds and activity on the Pearlstone campus.



Water cleansing retention ponds and riparian habitat

## **G2 - Woodland Preserve**

- Providing balance to the newly built and planted portion of the Moshav this sanctuary of mature trees and wildlife is a space for peaceful exploration and restoration. Unprogrammed from the beginning, it is a blessing to inherit these mature wild spaces from our parents and pass them on to our children.



## **H . SERVICES**

### **H1 - Garbage and Recycling Pickup**

- Garbage and Recycling areas are placed at the entry of the Moshav adjacent to the roundabout to facilitate the maneuvering of the garbage truck. Each area is contained with gated access to maintain an aesthetic environment.

### **H2 - Emergency Services - Fire Lane**

- The primary pedestrian loop lane at the center of the Moshav will double as a fire lane. Removeable bollards are placed at the beginning of the lane next to the parking area to allow access by emergency vehicles but not cars.