

SUSTAINABLE DEVELOPMENT

AT THE LAKESIDE VILLAGE OF BYRON

The development team at the Lakeside Village of Byron has incorporated a wide variety of sustainable development principles in the design, construction and continuing management of the community. The community is not designed as a pure model for sustainability, but clearly pushes the boundaries as a leading example of enduring quality in community development.

The “Sustainability Agenda” has gained momentum in the past twenty years as individuals, business and governments seek to restore the balance between human kind and nature. It is based upon the principles of creation stewardship that have been reflected in cultures throughout the ages.

The developers of the Lakeside Village of Byron have intentionally designed the community so that sustainability becomes part of its culture – the way it lives for current and future generations!

FIRST AND FOREMOST, THE COMMUNITY IS DESIGNED TO FOSTER CONNECTIONS AMONG PEOPLE AND THEIR PLACE.

We believe that true community is experienced when people are connected to their families, their neighbors and their landscape. The design elements which create these connections range from the obvious to the subtle.

Connections between people are fostered through communal spaces and gathering spaces. The massive fire-pit at the lakeshore is designed as a community gathering spot for smores, story-telling and star gazing. The Village Green and Millstone Fountain are designed as a meeting place for neighbors. These spaces foster a sense of connection, identification and participation among the residents.

Relationship connections are designed into the homes with an eye towards **strengthening intergenerational experiences**. Rocking chairs on the front porch are for enjoying the views and meeting neighbors. Detached bunk houses are designed as a great place for kids to invite friends for a weekend sleep-over. Detached studio/bungalows are designed for a variety of uses including telecommute offices, grandparent suites or accommodations for long-term guests. Great rooms are designed for family gatherings with the flexibility to entertain extended family for holiday celebrations.



*DESIGNED TO FOSTER
RELATIONSHIPS AMONG:*

PEOPLE AND PLACE,

PEOPLE AND NATURE,

PEOPLE AND COMMUNITY,

CHILDREN AND ELDERS

*... WITH A BELIEF THAT SUCH
RELATIONSHIPS WILL SUPPORT
SUSTAINABLE DEVELOPMENT*

OR

*“DEVELOPMENT WHICH MEETS THE
NEEDS OF THE PRESENT WITHOUT
COMPROMISING THE ABILITY OF
FUTURE GENERATIONS TO MEET
THEIR OWN NEEDS”*

*WORLD COMMISSION ON ENVIRONMENT AND
DEVELOPMENT 1987*

*... THE IDEA THAT “EACH
GENERATION IS ENTITLED TO THE
INTEREST OF THE NATURAL
CAPITAL, BUT THE PRINCIPAL
SHOULD BE HANDED ON
UNIMPAIRED”*

CANADIAN CONSERVATION COMMISSION, 1915

The connection to nature is fostered through large natural spaces that invite residents in through gateways and pathways. These include forests with two hundred year old trees, pastures, prairie, waterways, and actively farmed agriculture land.

The entire one mile of lake Waveland frontage for the community has been preserved and will not be developed. All residents can enjoy 35 acres of land that fronts the lake with access through a community trail system. This is a radical departure from the other 100 lakes in Indiana which have consistently been developed with narrow lot frontages creating fragmented private ownership of the lakeshore. In contrast, **Byron establishes a relationship with the lake as a community resource, offering shared rewards while requiring cooperative stewardship.**

Byron is designed in conformance with conservation design principles (cluster development) which is the most enduring form of community development. By clustering the homes in villages and hamlets, we are able to preserve the natural features of the property. In fact, the community **common spaces represent over 50 percent of the total 200+ acre community.** These common spaces will be added as each phase develops and will be owned and managed by the community Conservation District.

Sanitary sewer is provided through innovative Advanced Wastewater Treatment facilities which provide distributed treatment for each home and tertiary treatment through drip irrigation. To ensure long term effectiveness, the sanitary sewer and water systems will be owned and managed by the community Conservation District. Leading edge technology combined with cluster development and community management will protect Lake Waveland from the E. coli pollution suffered by many lakes developed using conventional septic systems.

SECONDLY, THE COMMUNITY IS DESIGNED TO HONOR THE PLACE IN WHICH IT EXISTS. The landscape of the area inspired Indiana's greatest painter, T.C. Steele. Waveland was his boyhood home and the images of the area clearly influenced his landscape paintings throughout his life. **By preserving the landscape of the Byron property, we hope to provide inspiration for current and future residents of the community.**

Local craftsmen and materials were engaged in the construction of the homes and community elements. Most notably, **the community entry-columns, firepit, and Millstone fountain were created by the Mansfield Stone quarry with design inspiration from the Civilian Conservation Corps structures built in the the 1930's at Turkey Run State Park.**

The natural heritage of Parke County is revealed through the selection of **locally sourced building materials** - Bricks, wood, and stone. The design of the homes is a fresh interpretation of the classic farmstead. The architectural detailing of the exteriors and interiors captures the spirit of the era in which local craftsmen used natural materials in simple forms to create beauty and harmony. The homes are built to high standards of **energy efficiency** as a result of insulation and HVAC equipment.

The landscape materials at each home reflect "heirloom gardens" that are typical of the Indiana Farmstead - for example, the fragrant lilac bushes planted near the kitchen window. Day lilies, roses and peonies provide color through the growing season.

THIRDLY, THE COMMUNITY IS A WORK IN PROGRESS. IT IS A CANVAS FOR FUTURE INNOVATION, EXPERIMENTATION, EDUCATION, AND ADVANCEMENT OF THE SUSTAINABLE DEVELOPMENT AGENDA. Byron will be developed in four phases – in fact, we have saved the best for last. Just as the first phase pushes the boundaries of community development and design, it is our goal that future phases will each set a higher standard for the practice of sustainability. In partnership with the Byron Fellowship Educational Foundation, Village of Byron provides a living laboratory for Sustainable Development techniques and technologies. Many existing innovations were contributions from past participants. The 2007 Byron Fellowship class (www.byronfellowship.org), proposed a variety of concepts that will shape the development of future phases at the Lakeside Village of Byron. These concepts include: LEED certified buildings and homes (Green Building) • higher density development in the final phase • mixed use development including commercial and retail • a community sponsored farmers market or cooperative • festivals of music, art and food • a stewardship fund to promote education and environmental improvement in the local community • attracting year round residents as a core part of the community • and collaborative partnerships with local organizations such as The Friends of Sugar Creek and The Indiana Nature Conservancy.



The Lakeside Village of Byron

*THE LAKESIDE VILLAGE OF BYRON IS LOCATED JUST EAST OF
TURKEY RUN STATE PARK AND JUST NORTH OF WAVELAND, IN*

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