

Vision

We revel in the beauty of our outdoor spaces. We're delighted at the enthusiasm and creativity that our neighbors express in our landscaping. We recognize the sanctity of the earth and are grateful for the life that it provides. We rest easy because our homes are safe and sound.

"If you have a garden and a friend, you have everything that you need."

Needs/Requests

- Community: Communication between neighbors when creating outdoor spaces.
- Self expression, Spontaneity, Freedom, Creativity, Celebration of Life, Fun, Joy, Beauty, Privacy, Cooperation, Harmony: Support in finding a balance between our own creativity and the harmony of the community.
- Health, Clean air and water: Directions to protect our air, water and health.
- Safety, Trust, Security: We work together to create enjoyable outdoor spaces.
- Autonomy, Peace of Mind: Protection of our investments in our buildings and community landscape.
- Ease: Clear guidance regarding what its okay to do on Coho land.

Vision and Values

This policy supports our Vision and Values in the following ways:

- **Outdoor Spaces.** *CoHo includes both community and personal outdoor spaces. We manage the balance between community and personal outdoor spaces. Gardens, natural spaces, landscaping, and architectural design all work together to create a unique sense of place. . . . We work to create an aesthetically pleasing place to live. We work together to express our unique community in our landscape. Working together in the garden fosters our connection to the earth, and our connection to each other. We create a space where our community garden can flourish.*
- **The Interconnectedness of Life.** *We recognize that we are a part of the interconnected web of life, so we strive to treat the natural community with responsibility and respect. We consider this community when making decisions. We create and maintain habitat for native plants and animals. The stewardship of our land is of the highest priority.*
- **Cooperation, Trust.** *We foster [Safety and Trust] within our community by respecting each other's beliefs, accepting each other as individuals, and communicating openly and honestly. We confer with our neighbors to see how our plans will work with their plans. We work to integrate our plans with the community landscaping plan.*

- **Environmental Consciousness.** *We weigh long-term environmental impacts as we decide how to create our village. We support each other in making sound day-to-day living choices that reduce our impact on the earth.* We protect the earth and its creatures by minimizing the use of harmful substances.
- **Diversity.** *We honor our differences and support the uniqueness and growth of each person.* We feel free to express ourselves, to create something different and interesting.
- **Balancing Community and Privacy.** *We value both community and privacy and seek to have a balance between the two.* We can create private spaces when we need them. We consider the impact of our private space on other community members.
- **Being a Part of the Larger Community.** *We seek healthy interactions with our neighbors.... We strive to be an inspirational resource locally, and a bridge to other communities in the world at large.* We consider how our landscaping might impact others outside of CoHo (shade etc.). We think about how the seemingly small things that we do can be an agent for change in creating a better world.

Policy

This policy describes the processes which are used when working with our outdoor spaces.

- Talk, talk, talk. Discuss your needs and plans with your buildingmates, neighbors and pets to see how your plans fit with their needs and plans.
- Things to consider: Is this plant native? Is it invasive? How much water will it use? How much sun does it need? What is the mature size? Will it block a view as it grows larger? Will it shade where shade is not desired?
- Protect the integrity of the buildings by ensuring that light and air can get to the foundation and siding to keep our buildings dry and bugless.
- Keep us on track to redeem our landscaping bond with the city by ensuring that your plan does not conflict with the plan that was approved by the city (L100, L450).
- Read the Grounds Team Handbook and How To documents.
- Check in with a Groundhog to be sure that nothing was missed.

Buildings Team Requirements

These requirements will protect the integrity of our buildings.

1. Plant trees far enough from buildings so that the branches of the mature tree will not touch or overhang the building. This helps to insure that roots will not encroach on the foundation, branches will not damage the building and monkeys will not climb into your windows while you sleep.

2. Plant far enough from buildings to allow enough air circulation between building and the plant at its mature size to hinder pests and moisture damage to the siding. Leave two feet of clear space next to buildings so that the Buildings team can do their periodic inspection and maintenance. Keep the bug screens clear.
3. Don't encourage standing water within 10 feet of a building as this water could seep under foundations and damage the building. Be ready to change your landscaping if standing water does develop too close to the building. Place your rain garden well away from your building. The exception to this rule is a hot tub, which will require frequent, detailed, lengthy, steamy inspections by one or more Groundhogs. ...And don't forget the required well-stocked mini-fridge within arms reach.
4. Keep the soil/mulch level against the building at least six inches below any wood on the building. This helps to keep the wood dry and prevent pests from setting up housekeeping in your walls.
5. Be careful to keep the irrigation tubing intact. Either keep the drip tubing visible, mark the location on the ground or draw a map of it for the irrigation folks. If you add drippers, make sure that they meet the water needs of the plant. Watch for rainwater pipes and foundation drain pipes that encircle the periphery of each building and often drain into swales.

Plantings

1. Don't cover the purple hose bib covers, you (and your buildingmates) will need them if you ever plant any carbon based life forms.
2. Check to see if mature trees might shade roofs where we might later install solar panels. ...or we can just let our descendants trim them if they feel the need to.
3. Use care when planting shrubs around those concrete boxes in the ground. Yes they are ugly and they don't deserve to see the light of day but if somebody opens one up someday they might trample your little floral friends. Consider a hardy ground cover to soften the edges.
4. Maintain access and clearance for the utility folks to be able to read and maintain the meters and boxes connected to the evil, coal burning, greenhouse gas flatulating, propaganda spewing, money sucking utilities that we all grovel for in order to maintain our sedentary, denial-ridden lifestyle.
5. In front of your home, leave the five feet closest to the middle way free for common plantings.

Chemicals, Pesticides, Herbicides, Treatments etc.

Read the Grounds Team How To documents to help protect the health of everyone in Coho, the wildlife, the water and the soil.

Structures, GCE

This policy on yard structures is designed to make it easy for you to have yard structures that work for you and for your neighbors. Community needs regarding yard structures

are mainly for safety and beauty. Both sheds and fences have standard designs that you may use (see ExemptFromDesignReviewProcess.pdf). If the standards designs do not meet your needs, a new standard design can be added provided it also meets the needs of the community. Follow the Design Review Process (DRP) for approval of your proposal for structures or GCE use.

Per section 7.3 of our Bylaws, consent of the Board of Directors is required for any individual to make personal use of any GCE area. Ownership of GCE cannot be transferred to an individual. Permission to use GCE area is revocable by the BOD and expires when ownership of the unit changes.

Sheds

Follow other policy requirements for sheds as you would for plantings (distances, drainage etc.). You may locate your shed inside your LCE or on GCE provided it passes the Design Review Process.

Fences

Fences may enclose areas of your LCE or other areas specifically granted by the BOD. Again, consider the effect on the viewscape of your neighbors. Check with the Buildings Team for situations affecting structures, such as attaching your fence to your building.

Appendix

How We Came Up With This Policy

Way back in '04, our fledgling community held a Landscape Charette to create a basic landscape design:

<http://www.cohoecovillage.org/documents/Teams/Groundhogs/Archive/LandscapeCharetteSummaryAndDesignProcess20041202.rtf>

Some of the stuff that came out of that design and later work with our landscape architect that might influence our landscaping is:

- Clear definition of public and private space, more public space than private space, balanced
- Site designed where kids can be kids
- “Managed” use of common spaces by the larger neighborhood
- Use energy, water and other resources efficiently
- Offset/restore some of the habitat destroyed in development
- Backyards and Private Spaces: use some soft edge like a swale or common path to define the back edge of all the private back yard spaces. Linear screen elements that define the separate yards. create joint front yard planting areas.
- Main [path] and Common Terrace: design the [path] 25-40' wide using 5' of private space as a constant in front of each dwelling, then a water way (7' wide), the path (5-7' wide) and a community landscape strip (6' wide) make up the

center of the space. Use low maintenance plantings that become naturalized. Create elliptical gathering spaces and meander the water way around these causing the need for ~ 2 bridges.

- Maintain line of sight between homes and Common House.
- Keep plantings barefoot-friendly – avoid prickly things.

The considerations in this document clarify the work done in the Charette and in the Landscape Design along with input from the community since that work was done.

Related Documents

ExemptFromDesignReviewProcess.pdf: Defines elements that do not require DRP completion.

Grounds Team Handbook: Check with a Groundhog for status and location.

Grounds How To documents: Check with a Groundhog for status and location.

Revision History

This Land Policy has been ratified by consensus of the CoHo Board of Directors on this 19th day of April, 2009.