

Amabel Pocket Neighborhood



Inspired by prominent sustainability architect William McDonough's entreaty:

“How can we love all the children of all species for all time?”

Amabel Pocket Neighborhood will provide 30 single-family homes on a gorgeous piece of land close to downtown Ithaca, the beautiful Cayuga Lake, Buttermilk Falls State park, the Ithaca Farmers' Market, Greenstar grocery, shopping, restaurants, and many other destinations reachable by walking, bike, canoe, or kayak. The houses are arranged to allow private enjoyment of the site's exquisite natural beauty while simultaneously creating opportunities for interactions among residents and visitors. Growing and enjoying food, solar-energy production, and community-building practices are also key components of this cutting-edge neighborhood.

The Amabel project is a venture of New Earth Living (NEL) LLC, a company founded by Susan Cosentini. New Earth Living previously built the highly successful Aurora Street Pocket Neighborhood in the City of Ithaca.



Please call or email to get all your questions answered:
607-277-2700 • coz@newearthliving.net
619 Five Mile Dr. Ithaca NY • www.newearthliving.net

The Mission of New Earth Living

New Earth Living is a housing development company and general contractor with a mission to pioneer new models of community-oriented, affordable, green housing in Ithaca. Our homes are designed so the sun can provide all the power they need, they are arranged around a common courtyard to preserve natural space and for a community of neighbors to easily enjoy sharing resources, growing food and developing friendships. We create neighborhoods that connect people to people and our shared earth. The Amabel



North houses courtyard side looking west towards Five Mile Dr

Pocket Neighborhood is one of those places. Amabel addresses the need for low-carbon living, healthy and delicious food, energy and resource renewal, and meaningful social connections. To this end, New Earth Living will build 30 single family homes on individual parcels to create a neighborhood that fulfills a need for privacy and tranquility along with supportive, enlivening relationships; conserves natural resources; reduces greenhouse gases; and produces food.



South houses courtyard side looking east towards the Inlet



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Neighborhood Features

- A beautiful park-like setting, one flat mile from downtown Ithaca
- An ideal location on the future Black Diamond pedestrian and bike trail, leading to four local NYS parks, Cayuga Lake, local grocery stores, downtown, the Ithaca Farmers' Market, Cass Park, and more
- The Cayuga Lake inlet, adjacent to the site, allowing canoe or kayak travel to many of the above-named locations
- Large, mature trees and an open meadow on the inlet and Coy Glen natural area
- Rapid-draining alluvial soil composition perfectly suited to residential development
- A classic old barn for garden, bike, and canoe storage
- Homes carefully designed for quality of life, energy efficiency, and solar-power production



North houses Inlet Road side looking east towards the Inlet

- Stained concrete exterior walls--a rich, substantial, masonry finish without maintenance headaches, designed to highlight the site's natural beauty
- Simple, clean interior finishes, with some customization by owners
- All the houses have a ground-floor master suite option
- Large, private yards and open areas for yard games, sunbathing, and other forms of play and connection
- Large, central courtyard for organic community gardens and edible landscaping
- Fire-circle enclosure and future pavilion for dining, gathering, and playing games
- Intra-neighborhood Web connection for communication, car and resource sharing, and more
- A thoughtful, engaging processes for governance, community building, and resiliency



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Life at Amabel: Community, Privacy, Sustainability

As defined by architect Ross Chapin, pocket neighborhoods are clustered groups of neighboring houses or apartments gathered around a shared open space--a courtyard, a pedestrian street, a series of joined backyards, or a reclaimed alley--that has a clear sense of territory and shared stewardship. The neighborhoods can be urban, suburban, or rural.

In these settings neighbors can easily know one another, empty nesters and single householders with far-flung families can find friendship or a helping hand, and children can interact with non-parental adults who offer support and guidance. With clearly defined boundaries from the street entrances to private front yards, the shared outdoor spaces at the neighborhoods' center are a key element. Residents take part in the care and oversight of this common space, thereby enhancing quality of life by ensuring safety and a sense of security.

A stranger walking into a common space is likely to be addressed with a friendly, "Can I help you?" At the same time, a six-year-old's mom is likely to feel at ease in allowing her daughter to explore the "bigger world" beyond the front door. In the daily flow of life, neighbors offer "hellos," acknowledgments, or stop for a chat, cup of coffee, or glass of wine on a front porch or bench by the garden.

Privacy is also a key ingredient of pocket neighborhoods, and Amabel is no exception. Flanked by mature trees, the house, and an optional vegetative fence, each back or side yard will be a sanctuary to quietly enjoy the site's amazing beauty or to host private gatherings. Front yards will have layers of personal space between the shared commons and the front door: a border of perennial plantings, the private front yard, and a covered porch large enough to serve as an outdoor room. Within the houses the layering continues, with active spaces oriented toward the commons and private spaces located further back and above. To ensure privacy between neighbors, the cottages "nest" together: The houses are situated at the edges of their lots to maximize yard space. The sides of the houses that are closest to each other have small elevated windows to insure privacy.

A culture of sustainability and resource-use reduction will be integral to Amabel. The homes will be built to achieve ultra airtight, net-zero energy efficiency, with roof solar exposure maximized for photovoltaic energy production. With the use of all-electric appliances, devices, and heat sources, the utility bill for each household that chooses to install solar panels is designed to net out annually at zero. Edible landscaping and water collection at each of the houses will be encouraged, and a large central courtyard for a community garden will be provided and defined. The location of Amabel further decreases greenhouse-gas emissions by reducing the need for a car and, consequently, vehicle miles traveled.



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The Amabel vision considers communication and connection among people to be as much a part of a vibrant, sustainable future as powerful, technological advances are. Even though we naturally form tribes and groups, people wonder,

“Can I really have playful, judgment-free relationships with my neighbors? Can we easily resolve the problems that may arise?”

These are valid concerns: Care, respect, and trust do not simply happen. It is no coincidence that “community” and “communication” share the same root: “commun.” To “commune” means “to be in a state of sensitivity and receptivity.

To that end, Amabel residents will have the opportunity to learn a new communication modality that Sue Cosentini has taught for over five years at Ithaca College and once a month at Ithaca Community Childcare, called The Listening Workshop. The workshop’s distinct approach to communication provides powerful access to strong bonds of care, respect, and trust. Instead of listening through our typical filters of judgment, problem solving, questions, advice, or the classic “my similar story or experience”. This way of listening allows us to respond based on other people’s experience instead of our own perspectives.



In addition to this powerful method of communication, an engaging people-centered process called Amabel Connection will make getting to know one another on a deep and supportive level fun and easy. The process will begin with resident-only interactive pages on the Amabel website. The next steps will include in-person gatherings, dinners, hikes, gardening, and engaging, playful workshops. By the time residents move in, they will have discovered what their neighbors really care about. After move-in, residents will co-create the core values of Amabel along with systems and practices that, over time, will support strong bonds of trust, play, and ease.

For the care and maintenance of the road and water/sewer systems, residents will be members of a homeowners association. The brilliant new collaborative organizational method called Dynamic Governance is intended to be the primary decision-making tool.



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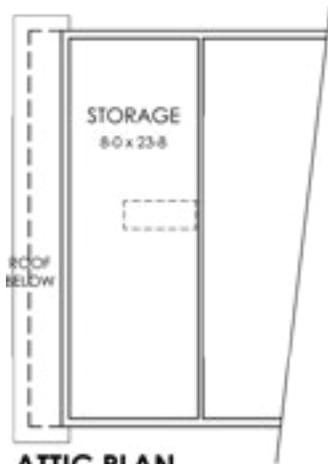


Amabel Pocket Neighborhood
 619 Five Mile Drive, Ithaca, NY
www.newearthliving.net

Please refer to the site plan on the Amabel website landing page for updates on sold and available parcels.



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ATTIC PLAN



ALTERNATE SECOND FLOOR PLAN



SECOND FLOOR PLAN

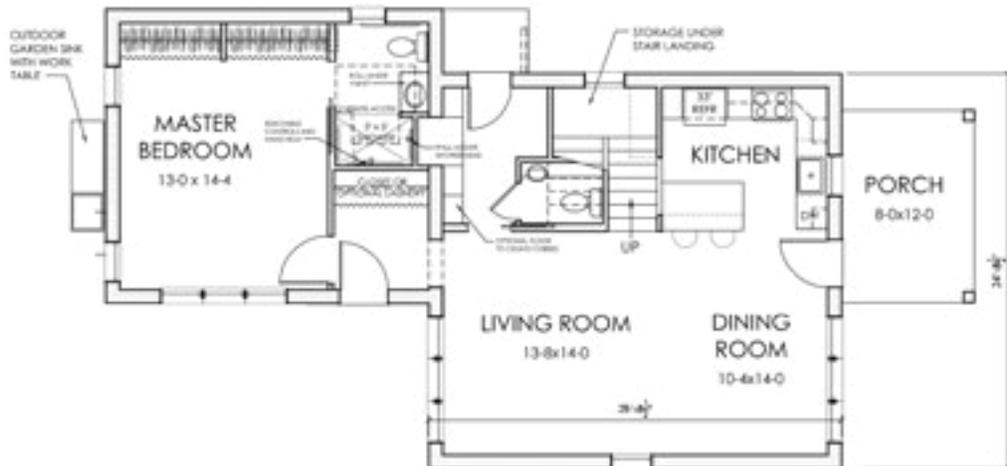
BRIN

1270sf BASE MODEL
 1646sf with master suite A or B
 1737sf with master suite C or D

NOTE: Window arrangement and attic access point may vary, based on orientation selected.



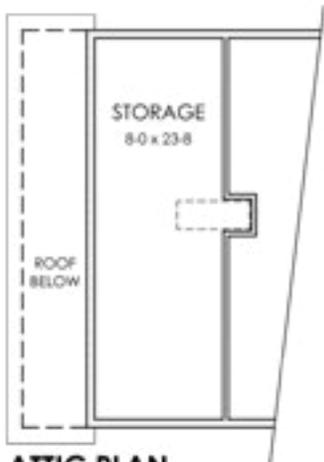
**AMABEL POCKET
 NEIGHBORHOOD**



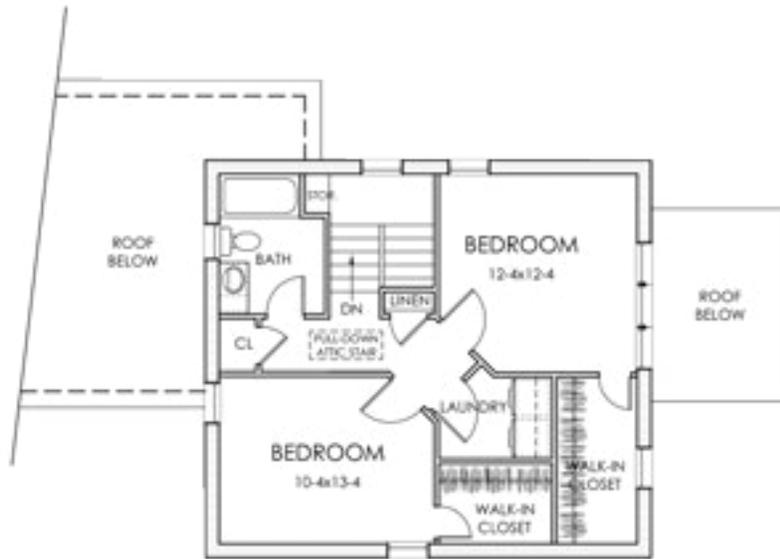
FIRST FLOOR PLAN - shown with master suite A



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ALTERNATE SECOND FLOOR PLAN

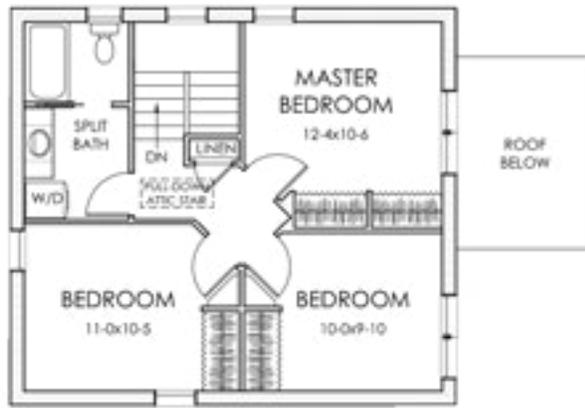
CORA

1368sf BASE MODEL
 1744sf with master suite A or B
 1835sf with master suite C or D

NOTE: Window arrangement and attic access point may vary, based on orientation selected.



**AMABEL POCKET
 NEIGHBORHOOD**



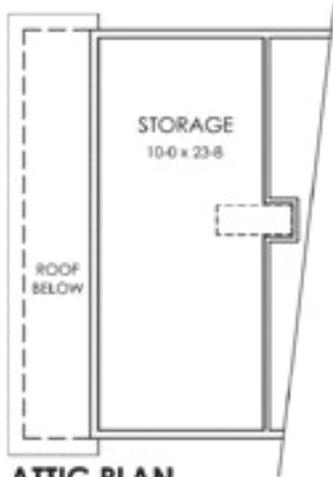
SECOND FLOOR PLAN



FIRST FLOOR PLAN - Shown with master suite B



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ALTERNATE SECOND FLOOR PLAN

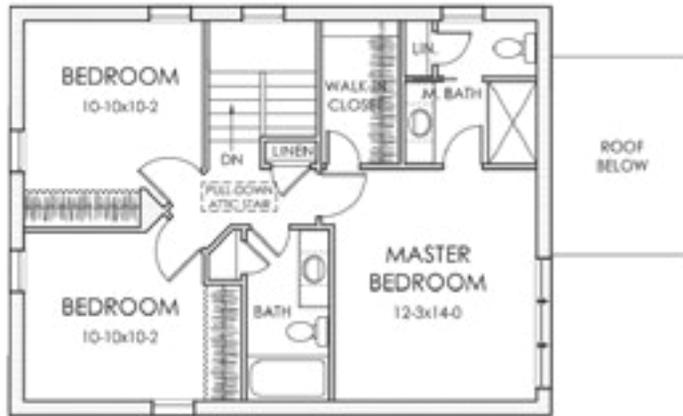
DREA

1616sf BASE MODEL
 1992sf with master suite A or B
 2083sf with master suite C or D

NOTE: Window arrangement and attic access point may vary, based on orientation selected.



GRAPHIC SCALE



SECOND FLOOR PLAN

**AMABEL POCKET
 NEIGHBORHOOD**



FIRST FLOOR PLAN - Shown with master suite D



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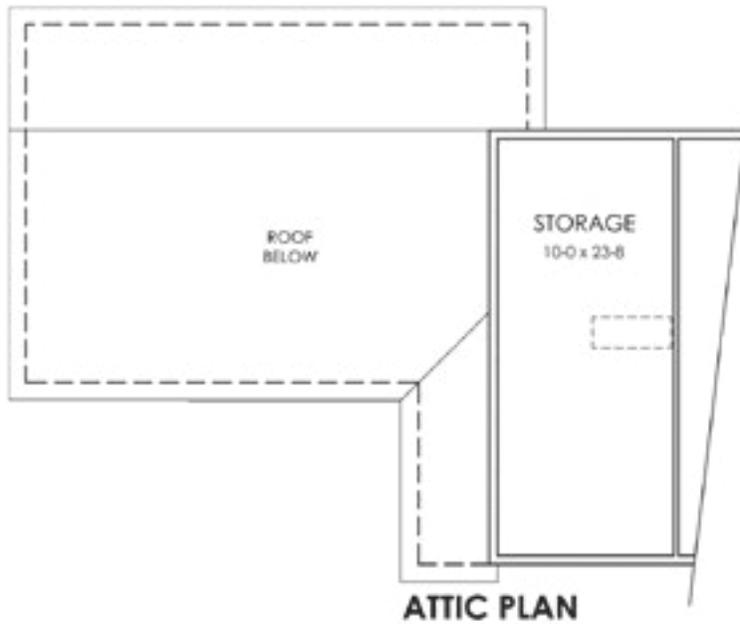
FIRST FLOOR MASTER SUITE OPTIONS



AMABEL POCKET NEIGHBORHOOD



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FIRST FLOOR PLAN configured for stair-free living - no second floor

AMABEL POCKET NEIGHBORHOOD

EMORY

1184sf with master suite A or B
1275sf with master suite C or D

NOTE: Window arrangement and attic access point may vary, based on orientation selected.



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Interior Finishes

First floor flooring: Polished concrete with acrylic finish, curbless 2 x 2 tile shower floor

Second floor flooring: Hardwood stair landing, carpet in bedrooms and hallways, tile bath

Appliances: \$5,000 appliance allowance per home. Dryers are condensing type

Cabinets: Medium grade, manufacturer to be determined

Countertops: Granite

Tubs and showers: Aquaglass tub and shower systems 2nd floor. First floor bath: Tile walls

Windows: Marvin Integrity All-Ultrex high performing windows

Window sills: Hardwood with bullnose or Live edge nosings

Window trim: Bullnosed drywall returns. See pictures at APN

Door trim: 1 x 3 Radiused edge square trim

Baseboard: 1 x 4 Radiused edge square trim

Stairs: Hardwood treads with painted housings and risers

Interior doors: Shaker style recessed panel



Mechanical & Technical

Heating and Cooling: Mitsubishi air Source heat pump (ASHP)

Fresh air exchange: Heat Recovery Ventilator

Domestic hot water: Super insulated electric storage tank

Ventilation: Whisper Green bath exhaust fans, vented range hood

Thermal blanket: EPS foam break and 2lb spray foam with solstice blowing agent

Roofing: Baked-on painted steel

Exterior “cladding”: Lightly textured stained concrete/masonry system

Options

Two car carport

All interior finish selections can be modified except window brand and type.

Please note due to Federal and NYS incentive structure solar panels are not included in the base price



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	SF square footage	# Bdrms	# Baths	Price	First 10 houses discount!	Mrtg pmnt/mo. 30 yrs, 3.75% (80% LTV)
Brin	1270	2	1.5	322,000.00	312,000	\$1,103.47
Brin 2nd floor master suite	1270	2	2.5	332,000.00	322,000	\$1,138.84
Cora	1368	3	1.5	333,000.00	323,000	\$1,142.38
Drea	1616	3	1.5	342,000.00	332,000	\$1,174.21
Drea 2nd floor master suite	1616	3	2.5	353,000.00	343,000	\$1,213.11
Brin A or B master suite	1646	3	2.5	378,000.00	368,000	\$1,301.53
Brin C or D master suite	1737	3	2.5	390,000.00	380,000	\$1,343.97
Cora A or B master suite	1744	4	2.5	391,000.00	381,000	\$1,347.51
Cora C or D master suite	1835	4	2.5	402,000.00	392,000	\$1,386.41
Drea A or B master suite	1992	4	2.5	398,000.00	388,000	\$1,372.27
Drea C or D master suite	2083	4	2.5	410,500.00	400,500	\$1,416.48
<hr/>						
Emory A or B master suite	1184	1	1.5	318,000.00	308,000	\$1,089.33
Emory C or D master	1275	1	1.5	332,000.00	322,000	\$1,138.84

The homes at Amabel are very high performing in both energy use and reduction of maintenance costs. Once solar panels are installed the cost to power all the functions in the home annually is projected to be zero, yielding a typical savings, including maintenance reduction of \$270+/month.

Amabel is located in the Ithaca City School district, Beverly J. Martin Elementary school. Taxes in the town of Ithaca; town, county and school are approximately \$32/1000 in assessed value.

Together we can create a vibrant, resilient future that starts today.



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Budget for First Year of Amabel HOA Operation

Projected Income

Annual Assessment per Home:	\$784.82
Monthly Installment per Home:	\$65.40

Projected Expenses For The Entire HOA

Utilities	\$23.00
Water for Community	\$100.00
Garden Barn Maintenance	\$500.00
Service Contract Lawn Maintenance	\$1,900.00
Snow Removal	\$9,000.00
Sanitary Sewer System Operating and Maintenance	\$4,000.00
Fun, Play and Ease Catalyst	\$60.00
Insurance Premiums	\$1,383.00
Legal Fees	\$250.00
Accounting Fees	\$600.00
Real Estate Tax	\$507.36
Reserve	\$3,000.00
Road Maintenance	\$3,006.00
TOTAL	\$24,329.36



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Frequently Asked Questions:

Are there municipal services at Amabel?

Yes Amabel has water, sewer and electric at the road and all these services will be brought into the homes. Due to the height of the sewer at the road the sanitary system at Amabel is pumped. What this means is that the effluent is collected via a gravity system from each house to a sewage ejection system near the western most guest parking area.

The sanitary waste will then be ejected in a 3" "forced main" pipe back to the road into the municipal sanitary system. This waste water system will be managed by an independent Transportation Corporation as the Town staffing is too low at this time to absorb a pumped system. The Transportation Corporation will impose a small fee as indicated in the HOA first year budget estimate in order to properly care for and maintain the system.

The water system is designed to Town specifications and will be dedicated back to the Town upon completion and each house will be separately metered and billed by the Town of Ithaca.

What does net-zero mean?

The roof top solar arrays are producing power in the summer and sending some of that back to the grid. In the winter the arrays are pulling power from the grid; the net of these two over one year is projected to be zero. This can save as much as \$300/month in eliminated utility costs.

Is there a common house at Amabel ?

No, there will not be a common house at Amabel. Please visit this blog post for more information on the absence of a common house. [Relationships and the Uncommon House](#)

Are the solar arrays included in the purchase price?

In order to receive the Federal and State renewable energy tax credits, only homeowners can contract to have their arrays installed. We will make that process simple and easy by partnering with a reputable Solar system installer. Other than the installation of the arrays, the homes at Amabel have been conceived, designed, strategically placed on the land, and very carefully built and insulated to allow solar energy production to make it possible for the houses to achieve net-zero performance.

Are there mandatory community gatherings?

No, however there will be fun opportunities to get together. There will mostly likely be start up meetings to select officers to the HOA and annual meetings of the HOA to go over budget and things like that.

Are there going to be HOA covenants?

Yes, there will be HOA covenants, regarding but most likely not limited to: house additions, yard maintenance, noise, use of the common spaces, dog poop, outdoor cats, we may want to have a covenant on woodstoves See woodstoves below.





How do the materials used for the homes result in a reduction in maintenance costs?

All the materials on the exterior of these homes from the ground to the roof will be highly durable materials requiring little to no maintenance. See future blog posts with full explanation of the various materials.

Are there going to be rules and regulations on cats and dogs?

Just as in any neighborhood it is expected that dogs will be on leashes and or fenced in and that everyone will always clean up after their dog. With regards to cats and song birds

this may be one of the first community conversations that we have and I imagine we will adopt a policy that outside cats wear a collar with a bell to prevent bird predation, and that for the health of the cat (and birds) keeping cats indoors be considered. [dangers of being an outside cat](#)

Can I have a woodstove?

The homes at Amabel are not like typical homes. Whereas in a typical home there is what is called “accidental ventilation” there is none of that in an Amabel home. “Accidental ventilation” is air flow into and out of the home through random and myriad openings in the home. These locations in a typical home are everywhere, around the windows and doors, at the wall to floor connection, the attic and basement, etc. There is very little of that in Amabel homes, this is one of the main ways that they are able to be fully solar powered. For instance, the homes at The Aurora Pocket Neighborhood had .4 air exchanges per hour when pressurized to 50 pascals. This measurement exceeds the highest standard in the industry for air tightness. Long story short; use of a woodstove will make the house very warm and will introduce some products of combustion into a very tight space. Most likely while the woodstove is operating windows will have to be opened to dissipate the heat. At the same time, the desire for the ambience on radiant warmth of a wood stove is overwhelmingly compelling. Perhaps we can do some research and find a type of woodstove that is extraordinarily efficient and the heat it gives off-- highly controllable and mandate that only this type of stove be used. I venture to guess that this could also reduce and possibly eliminate the concern of exterior pollution and odor. Please do not forget that Amabel will have a beautiful outdoor fire circle to enjoy while sitting under the stars on an early spring or fall evening.



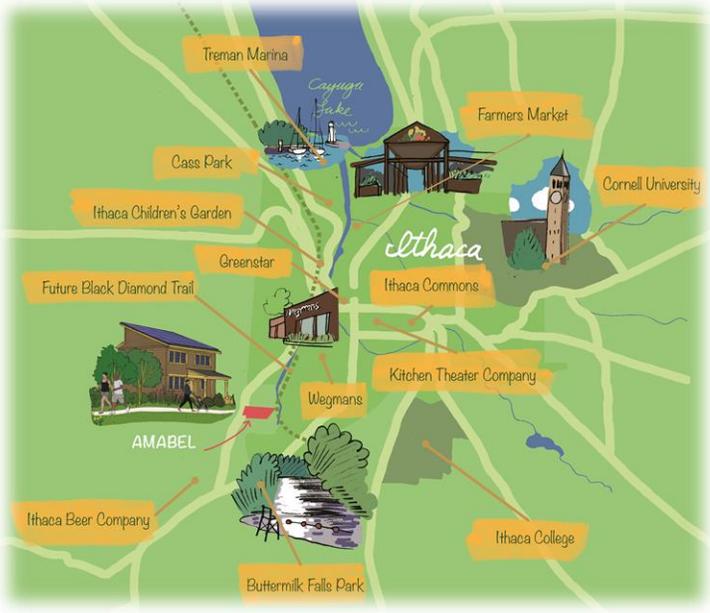
It is important also to note that although wood is releasing carbon that was formerly sequestered by the tree and is therefore not introducing a net increase in carbon emissions-- burning wood is still releasing carbon into the atmosphere. To a large extent, the care and consideration given to the design and construction of the Amabel homes is to reduce the space heating load so that heating, especially heat from combustion is not necessary.

How will we get our mail and how is garbage collected?

Each house will have a mailbox at the end of their drive. Garbage pickup is curbside pick-up by Casella.

What is the Black Diamond Trail?

The Black Diamond Trail is a multi-use trail network connecting Taughannock State Park, Allan H. Treman State Marine Park (by Cass Park), Buttermilk Falls State Park and Robert Treman State Park. When built, it will provide over 15 miles of safe pathways for non-motorized users (i.e bicyclists and pedestrians). The BDTN and <https://blackdiamondtrail.org/the-plan/>



Is Amabel in a flood plain?

No Amabel is not in a flood plain. In fact the soil at Amabel is the former Coy Glen creek bed and for that reason is alluvial in character and extremely well drained. There has not been flooding on the Amabel site since 1935 when the flood control canal was created.

What is the carsharing idea?

Idea 1: we create a google calendar that allows us to post when we are going places in our car with a link that allows that others wishing to catch a ride-- to text us that they will be at the location we have indicated for our departure. I think this app already exists.

Idea 2: we collectively purchase a Prius or other electric car and it is like our personal car share car. I have researched the insurance issues on this and it is possible.

Will the houses at Amabel have radon abatement?

We will have the infrastructure in place to be able to add the radon fan and manometer. It is advisable to test the house immediately after it is built to determine if it needs radon abatement.

What are the taxes at Amabel and what is the school district?

Amabel is located in the Ithaca school district, Beverly J. Martin Elementary school. Taxes in the town of Ithaca are approximately \$32/\$1000 in assessed value.



One of the kitchens at The Aurora Pocket Neighborhood

The Mission of New Earth Living

New Earth Living creates vibrant neighborhoods that connect people to one another and our shared earth, providing spaces for trust, purpose, play, and ease.

Next steps:

Amabel Pocket Neighborhood



Happy future Amabel resident

1. Pick a house plan
2. Review the site plan, visit the site with the siteplan and pick a lot. I can walk the site with you
3. Meet with Sue Cosentini and fill out the Letter of Intent.
4. Register in the Resident forum on the website to receive updates
5. Ten interested and prequalified buyers will be assembled as quickly as possible using the Letters of Intent
6. Upon aggregation, purchase contracts will be signed and a 10% deposit will be collected and held in escrow.
7. Once ten qualified buyers and purchase contracts have been obtained, installation of infrastructure (road, water, sewer, and electric) will commence.
8. Upon completion of the infrastructure, construction of the first three houses will begin. (I anticipate this will start next spring.) Houses will be completed in the order they are purchased.
9. First closing and move in of the first house will be four to five months after start of construction, with a closing and move-in approximately every two months thereafter, except a short lag in the winter of 2017 for weather contingency. We anticipate full build out in 36 months.

LETTER OF INTENT FOR PURCHASE OF REAL PROPERTY

WHEREAS, construction at Amabel Pocket Neighborhood can begin once there are ten committed new home buyers;

WHEREAS, executing a Purchase Agreement is the desired method to secure a new home;

WHEREAS, Purchase Agreements and bank financing require timeframes for construction completion and closings, which is not practicable at the present time:

Therefore, the purpose of this Letter of Intent is to establish an intention on the part of the “buyer” to purchase at home at Amabel and be one of the first ten new home buyers at Amabel Pocket Neighborhood.

Date:

Re: Letter of Intent
Amabel Pocket Neighborhood
Ithaca, NY Tompkins County

Subject to the aggregation of ten new home buyers and subsequent execution of a definitive and mutually acceptable Purchase Agreement, the undersigned offers this testament of their intention to purchase the subject property at Amabel Pocket Neighborhood.

Seller: New Earth Living, LLC (the “Sponsor”), with contact information as follows:
_____.

Sellers Agent/Office

Buyer: _____, with contact information as follows:
_____.

Buyer may assign his or her interest to any entity or individual without Seller approval. Buyers

Agent/Office _____

Subject Property: The property, which is the subject of this offer (the "**Property**"), is identified as House name _____ on Lot # ____ at the Amabel Pocket Neighborhood. Buyer may add or delete features per options choices in Purchase Agreement.

Base Purchase Price: _____ (\$_____).

Provisions:

Seller agrees that it shall not solicit other offers on the Property, and to represent this Property as sold in response to any solicitations, literature, advertising or offerings of any kind.

Buyer agrees to be pre-qualified by the bank of their choice in the event that they seek bank financing for the purchase of the Property and will provide a letter from their lender evidencing said pre-qualification dated within sixty (60) days of this Letter of Intent. If the buyer intends to use cash only for the purchase of the home they will state that to the seller in writing and provide proof of funds.

Expiration of Offer: This Letter of Intent can be rescinded by buyer at any time.

If you agree with the foregoing, please sign your name below as evidence of your intent to purchase the Property, subject to the above described terms and conditions. All parties to this transaction intend that this proposal be superseded by a Purchase Agreement. In the meantime, all parties agree to proceed in accordance with provisions and objectives outlined in this Letter of Intent. Buyer understands the purpose of this Letter of Intent is to show sincere and considerable interest in purchasing the home described above at The Amabel Pocket Neighborhood.

BUYER: _____ Dated: _____

SELLER: _____ Dated: _____