



NEWS FROM

SCHOONER BAY

SPECIAL FEATURE

SCHOONER BAY : TOWARDS TRUE SUSTAINABILITY

SUSTAINABILITY IN THE SPOTLIGHT

As a topic in the broader global discourse, sustainability has become ubiquitous. Take, for example, *The World in 2011*, the annual outlook issue of *The Economist*. Thumb through the table of contents and you'll find the subject featured prominently in articles on population growth, climate change, alternative energy, green architecture and, amusingly, the newfound austerity of the global elite. And if that's not enough evidence of sustainability's current vogue, the obituary in this year's outlook issue mourns the death of... the incandescent light-bulb! Yet, the rising awareness of environmental issues has also created some misconceptions that threaten to distract our focus on the principles of true sustainability.

GREENWASHING THE DIRT AWAY

The Marketing departments of the world have also recognized that sustainability resonates, and they are leveraging it as part of a product promotion strategy known as "greenwashing". As well-intentioned citizens we have begun changing our consumption habits accordingly. We buy energy efficient light-bulbs, install energy-efficient appliances, drive energy-efficient cars, and so on. This supply side focus, known as "Gizmo Green", has created the misconception that our environmental problems will be solved not by consuming less, but by consuming smarter. While energy efficient products certainly have a place in the sustainability discussion, a culture that believes buying these things equates to true sustainability grossly overestimates their utility.





SCHOONER BAY : TOWARDS TRUE SUSTAINABILITY *cont'd*

MICRO GREEN VS. MACRO GREEN

Behold the rise of micro-green. The status quo does not fundamentally change, but individuals change their consumption habits. Houses become greener and communities less green. There are light-emitting diodes, but no enlightenment. Of course, micro green isn't inherently bad, and at Schooner Bay we too make use of "green gizmos" like efficient lighting and appliances, though we also replace or reduce the need for manufactured systems entirely by implementing rainwater harvesting cisterns, eco-waste management systems, solar-powered water heaters, and geothermal cooling systems. Given the choice between two products that will work equally well and last equally long, it's obviously better to buy the energy-efficient one.

The problem is that green gizmos have been assigned a leading role in the sustainability discussion, a prominence that belies their relatively narrow significance in the scope of true sustainability. These products are not a panacea for the world's environmental challenges, and at Schooner Bay, we believe they must be viewed in the context of a more holistic approach to sustainability – macro green, if you will. Profound imbalances cannot be squared by a superficial reshuffling of priorities; sustainability must be embraced at every level of community development. This is not as radical as it sounds. For most of modern history, human society achieved a sort of homeostasis whereby communities were largely self-sufficient and – barring disease, disaster, or conflict - relative comfort and prosperity was capable of being sustained indefinitely.

THE "OLD UNIVERSAL TRUTHS"

In his Nobel Prize acceptance speech in 1950, the novelist William Faulkner said the job of the writer

is to re-learn "the old verities and truths of the heart, the old universal truths lacking which any story is ephemeral and doomed ... until he does so, he labors under a curse." So we too must learn the old universal truths of living sustainably, and until we do, we also labor under a curse. Our efforts, no matter how well-intentioned, are ephemeral and doomed.

How do we re-learn the old verities and truths of the past? Acclaimed urban planner and architect, Stephen Mouzon, a friend and collaborator at Schooner Bay, has written provocatively on the subject, most recently in his book, *The Original Green: Unlocking the Mystery of True Sustainability*. Drawing heavily on the wisdom of our ancestors, and taking a macro approach to sustainability, Mouzon codifies the characteristics of truly green places. Using his criteria for sustainable places and buildings as a guide, we can examine Schooner Bay's approach to sustainability, and see how it is shaping a community at once familiar in our collective memories and altogether different from our modern standards.

SCHOONER BAY SUSTAINABILITY: PLACES

Mouzon contends that sustainable places are nourishable, accessible, serviceable and securable. Places are nourishable because "if you can't eat there, you can't live there." A food chain that sends vegetables thousands of miles around the globe does not seem sustainable. And it isn't; the modern food production industry is the single biggest source of carbon emissions in the world today. Local food production addresses this problem. Schooner Bay has hired a full-time farmer and horticulturalist and dedicated 50 acres of land at its entrance corridor for kitchen gardens, commercial farming, landscaping propagation and small-scale grazing. The Schooner Bay Farmers Market at The Commons creates a retail outlet for local produce



SCHOONER BAY : **TOWARDS TRUE SUSTAINABILITY *cont'd***

and connects the village to neighboring communities. Meanwhile, the Schooner Bay Food Company is exploring a light industry canning and processing facility to turn the bounty of farmers and fishermen into marketable commodities. Local food production has been a key feature of enduring communities throughout history, and so it is at Schooner Bay.

Sustainable places are also accessible, “because we need many ways to get around... especially walking.” The transportation sector is another major source of carbon emissions. The marketing types would have us believe that buying cleaner cars is the solution to emissions reduction, but wouldn't it be more efficient (and less expensive) if we simply drove fewer miles? Sprawling suburbs don't allow us to do this, so instead of building better things, we need to build better places. The scale of Schooner Bay ensures that everything is accessible by foot, golf cart or bicycle. Schooner Square, the plaza on the ridge connecting the village to the wider South Abaco community, accommodates cars, but no provision has been made for automobile traffic within the village itself, encouraging safer, healthier and lower impact modes of transportation and public access. The school, post office, medical clinic, police station, shops, restaurants and other institutions of civic life will be all accessible on foot, and the proximity of the beach, harbour, coppice, sports fields and equestrian center will ensure accessible recreational opportunities as well.

Sustainable places are serviceable, “because we need to be able to walk to basic services and make a living where we're living if we choose to.” Unlike many modern cities and suburbs, where zoning laws have separated commercial space from residential space, Schooner Bay encourages diverse civic activities within the village. Above the ground-floor

shops and cafes of Schooner Passage, for example, will be residential apartments, while restaurants, bakeries, inns, food stores, and other basic services will be dotted among the houses and cottages in the harbour village and along the ridge. Residents will live and eat where they work at Schooner Bay.

Finally, sustainable places are securable, “because if there is too much insecurity, the people will leave.” The gated neighborhoods that have sprung up around the world create a false sense of security. Emergency services are generally slower to respond, commercial and retail tenants are generally unsupportable, and the increasing disparity between standards of life “inside the gates” and “outside the gates” creates disharmony and even enmity in a community. Securable places are those that, by virtue of their geography or design, “feel safe” and could be secured if necessary. Schooner Bay, a small, vibrant harbour village on a peaceful island in the Atlantic Ocean, is both safe and securable, but is not gated, and actively aspires to be a part of broader island life and the Abaco community.

SCHOONER BAY SUSTAINABILITY: BUILDINGS

Mouzon goes on to describe the four foundations of sustainable buildings as lovable, durable, flexible and frugal. The buildings at Schooner Bay are deeply rooted in the rich legacy of Bahamian architecture, itself a product of centuries of evolutions and insights from all the cultures that have shaped these islands, from African émigrés to Lucayan Indians, British Loyalists and the broader diasporas of the West Indies. Every building at Schooner Bay, throughout the range of architectural refinement, will satisfy these four foundations of sustainable buildings. We could go through the sketch books and architectural plans for any one of them



SCHOONER BAY : TOWARDS TRUE SUSTAINABILITY *cont'd*

to illustrate this point, but we might as well use Post House, the first dwelling at Schooner Bay and the home studio of Artist-in-Residence, Antonius Roberts.

Mouzon writes that “sustainable buildings are lovable because if they can’t be loved, they will not last.” Looking at the picture to the right, who would deny that Post House is lovable? It is designed simply and in the Bahamian cottage vernacular, featuring a wood-shingled roof, generous front-porch and classic louvered shutters. Post House fronts the harbour and the back porch opens into an old growth forest. It is an eminently charming and harmonious design that delights the idle passerby and instills a sense of pride in the home’s owner, ensuring it will be lovingly kept and maintained well into the future.

Sustainable buildings must also be durable, for obvious reasons: “they must endure if they are to be sustainable.” The walls of Post House are made of 8” thick poured concrete reinforced with steel beams and the roof is made of steel trusses covered in plywood and overlaid with cedar shingles. Our ancestors built for the ages and we are doing so again at Schooner Bay.

Sustainable buildings must also be flexible, “because if they endure, they will be used for many purposes over the centuries.” Post House is not only Antonius’ home at Schooner Bay, it is also his personal art studio. It has an open plan layout, with the main room serving as a dining room, living room, studio and salon, while the generous porches and garden areas outside permit a variety of possible uses.

Finally, sustainable buildings are frugal, “because energy hogs can’t be sustained in a healthy way long into an uncertain future.” Post House’s high, peaked ceilings



allow hot air to rise above the living space and the roof is sprayed with Icynene foam insulation, creating a sealed envelope to maintain an indoor temperature below the ambient temperature outside. The prevailing sea breeze can enter through the numerous windows and doors, and the house is surrounded by coppice and newly propagated indigenous landscaping, creating natural shade and further reducing demand for air-conditioning. Finally, Post House is less than 1,000 square feet, substantially paring energy and maintenance costs.

A LIVING TRADITION

At Schooner Bay, we believe true sustainability is within reach. The growing awareness of environmental degradation and population growth, and the challenges that these issues present, has put sustainability at the top of the global agenda. We cannot afford to miss this opportunity. Fortunately, sustainable places are also beautiful places, harmonious places, the places we visit and aspire to live. So it turns out that the most pleasant, most inviting places are the best ones for the world going forward. We need more of them, and this is good news for everyone! Yet, it has very little to do with solar panels or hybrid cars or fluorescent



SCHOONER BAY : **TOWARDS TRUE SUSTAINABILITY *cont'd***

lightbulbs. Instead, it has to do with common sense, holistic sustainability... macrogreen. This is our cultural legacy, a collective wisdom forsaken to the point where it may have atrophied, but it hasn't died. At Schooner Bay, this is the tradition we're working to resurrect, so that we can benefit from it, maybe even enhance it in our own lifetime, and one day pass it on intact to our children and those who follow.

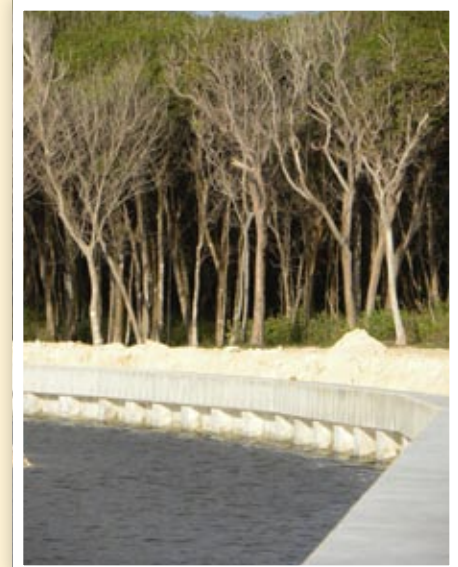




HARBOUR & CONSTRUCTION UPDATE



We are pleased to announce that construction of the harbour seawall has now moved ahead of schedule! We are hopeful the wall will be completed by the beginning of April, permitting the harbour to be at least partially opened to the sea by Easter. Virtually all of the steel H piles have been installed and the panel crews are right behind. Meanwhile, the island sea wall is complete and the foundations have already been poured for eight island residences. Construction on eight more island houses will commence presently. Elsewhere around the harbour, three other houses that have been under construction for months continue to take shape, with completion of one of the houses anticipated in March and the other two in May. Within a few months, there will be some twenty houses completed or under construction at Schooner Bay.





SALES UPDATE



Sales have been brisk in the New Year. With site grading finished, the harbour nearing completion, large-scale vertical construction underway and village landscaping commencing at a rate of roughly 10,000 new trees per quarter, visitors are beginning to see Schooner Bay come to fruition. Many visitors who first came to Schooner Bay in years past, when the site was in the early phases of infrastructure development,

have recently returned and committed to lot purchases. The island lots are almost completely sold out and we continue to receive keen interest in Schooner Bay from both Bahamians and visitors, leaving us optimistic that we can sustain this exciting sales pace throughout the year. As the harbour opens and the supply of remaining harbour-front lots dwindles, prices will be adjusted upward to reflect growing demand.





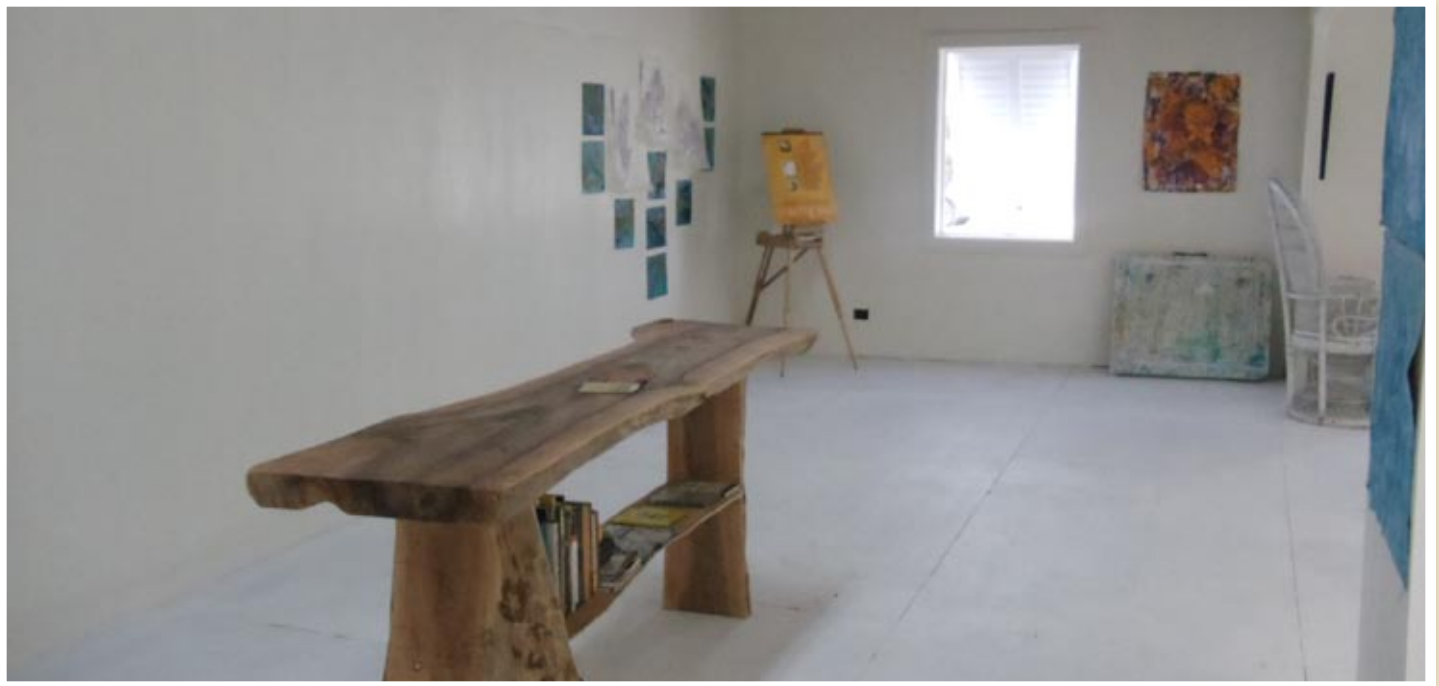
LINDROTH DEVELOPMENT'S PLANE ARRIVES IN SOUTH ABACO



After spending a few weeks in Fort Lauderdale for the installation of the latest satellite navigation and real-time weather systems, Lindroth Development's new Britten-Norman Islander has made its first landing in South Abaco and is now officially in service! The six-passenger, twin-engine aircraft, whose delivery from the Isle of Wight to Fort Lauderdale was documented in the last issue of this newsletter, will soon begin scheduled service between Nassau and South Abaco. Lindroth Development will offer a preferred travel program for homeowners and their families, making the short flight to South Abaco more comfortable and convenient than ever.

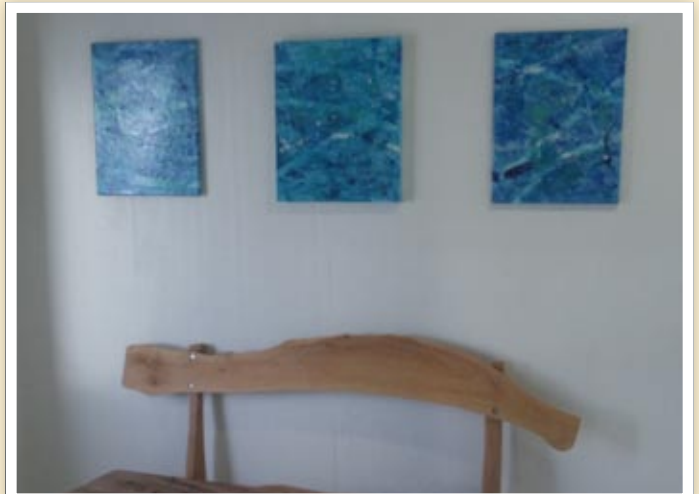


ANTONIUS ROBERTS OPENS COMMUNITY ART STUDIO IN SCHOONER BAY



Schooner Bay's Artist-in-Residence, Antonius Roberts, has officially opened his public studio at the entrance to Schooner Bay. While he will also maintain a private studio at Post House, his home in the harbour village, Antonius' public studio will be a place for local artists

and artisans to congregate and display their works. Antonius' recent work has focused on indigenous styles and natural themes. As you can see from the paintings currently in his studio, the famously translucent waters of The Bahamas have become a powerful muse!





JOE'S RIBS SET TO OPEN; ABACO NATURE TOURS TAKE OFF



Joe from Joe's Ribs

Joe's Ribs, an authentic southern-style barbecue outpost near the entrance to Schooner Bay is targeting early summer for its grand opening. Designs for the eat-in/take-out restaurant have been finalized and a giant smoker has been ordered!

Joe's Ribs will be a tasty

casual dining option for Schooner Bay residents and the broader Abaco community.

Another bit of notable business development news has been the encouraging reception of Ricky Johnson's Abaco Nature Tours (profiled in last October's newsletter), also stationed at the entrance to Schooner Bay. Bookings have been steady among tourists and local educational groups and Ricky reports that he has been leading many tours throughout the coppice



abaconaturetours



and dunescape of Schooner Bay. Ricky notes that the fact he is leading nature tours through a construction site is a real testament to Schooner Bay's preservation ethic and proof of the community's commitment to leave the most productive parcels of land untouched.

One highlight of recent tours was the discovery of a large flock of piping plovers on the beach just south of Schooner Bay. Ornithologists from the Audubon Society



were surveying the area for The Bahamas National Trust and the United States Geologic Survey, and reported that the Schooner Bay piping plovers were the biggest flock they had seen in their travels throughout Abaco!



Ricky Johnson



APRIL 16TH, 2011 • 10AM-4PM

CHARITY BIKE-RUN-WALK

Participants in the fundraising events may choose to either bike, run or walk along the lovely Ernest A. Dean Highway which runs through the pristine Abaco National Park and connects the fishing village of Sandy Point to the new community of Schooner Bay.

18 MILE BIKE RACE

10K BIKE OR WALK-A-THON

5K RACE IN SCHOONER BAY



SOUTH ABACO COMMUNITY OPEN HOUSE

Come together with friends and neighbors from the South Abaco communities and enjoy a day of food, music and fun at Schooner Bay.

ANTONIUS ROBERTS' ABACO ARTS EXPO

A collection of Abaco Artists and their work under the tutelage of Schooner Bay Resident Artist - Antonius Roberts

COME FROM NASSAU FOR THE DAY!

Nassau Residents - The M/V Seawind Ferry will leave Potter's Cay at 5am on the 16th of April for Sandy Point, Abaco. It will arrive back in Nassau at 7:30pm - SAME DAY. Special round-trip fares are \$71 for adults and \$40 for kids under 12. Please bring your bikes on the ferry, but no private motorized vehicles can be accommodated. Please book your tickets directly with Bahamas Ferries at www.bahamasferries.com. Complimentary South Abaco ground transportation (for passengers & bikes) will be provided. The event culminates at Schooner Bay, where a BBQ Lunch will be hosted for all registered participants. Come spend the day in nearby South Abaco and help support several great causes. For more information please visit www.schoonerbaybahamas.com/springfestival or contact **Dana Albury** at 242-366-2044 or schoonerspringfest@gmail.com



FUNDS RAISED ARE IN SUPPORT OF :

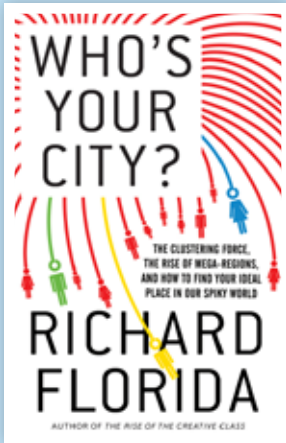


every child counts
making a difference one by one



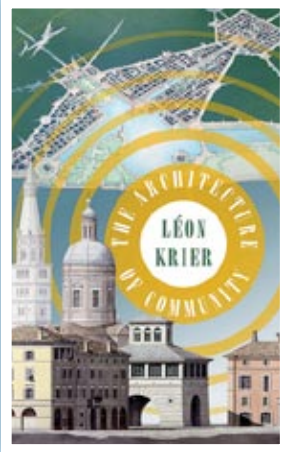


SCHOONER BAY LIBRARY BOOKS



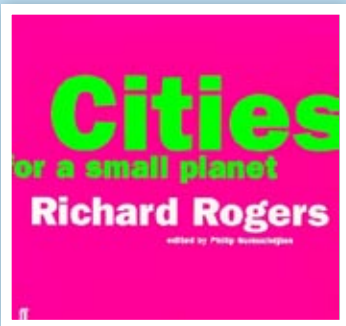
WHO'S YOUR CITY: HOW THE CREATIVE ECONOMY IS MAKING THE PLACE WHERE YOU LIVE THE MOST IMPORTANT DECISION OF YOUR LIFE *By Richard Florida*

According to author Richard Florida, globalization is not flattening the world; on the contrary, the world is spiky. Place is becoming more relevant to the global economy and our individual lives. The choice of where to live, therefore, is not an arbitrary one. It is arguably the most important decision we make, as important as choosing a spouse or a career. In fact, place exerts powerful influence over the jobs and careers we have access to, the people we meet and our “mating markets” and our ability to lead happy and fulfilled lives.



THE ARCHITECTURE OF COMMUNITY *By Leon Krier*

Leon Krier is one of the best-known—and most provocative—architects and urban theoreticians in the world. Until now, however, his ideas have circulated mostly among a professional audience of architects, city planners, and academics. In *The Architecture of Community*, Krier publishes his views on the making of sustainable, humane, and attractive villages, towns, and cities. The book includes drawings, diagrams, and photographs of his built works, which have not been widely seen until now. *The Architecture of Community* provides a contemporary road map for designing or completing today's fragmented communities and explains Krier's theories on classical and vernacular urbanism and architecture, while providing practical design guidelines for creating livable towns.



CITIES FOR A SMALL PLANET *By Sir Richard Rogers*

From the isolated, gated communities within Houston and Los Angeles, to the millions of residents of Bombay living in squalor, the city has failed to serve its ideal function—as the cradle of civilization, the engine of culture, and the inspiration for community and citizenship. In *Cities for a Small Planet*, Sir Richard Rogers, one of the world's leading architects and the designer of the Pompidou Center in Paris, demonstrates how future cities could provide the springboard for restoring humanity's harmony with its environment.

As our population grows larger, our planet grows smaller. *Cities for a Small Planet* is a passionate and eloquent blueprint for the cities we must create in response, cities that provide for the needs of both their residents and the planet they occupy.



SCHOONER BAY LIBRARY
QUOTES

“People, not developers, build cities and towns.”

– Richard Domikis

“No great thing is created suddenly. If you tell me that you desire a fig, I answer you that there must be time. Let it first blossom, then bear fruit, then ripen.”

– Epictetus

“All men of action are dreamers.”

– James G. Huneker

“The shortest answer is doing.”

– Proverb

“What makes a river so restful to people is that it doesn’t have any doubt – it is sure where it is going, and it doesn’t want to go anywhere else.”

– Hal Boyle

“The best way to realize the pleasure of feeling rich is to live in a smaller house than your means would entitle you to have.”

– Edward Clark