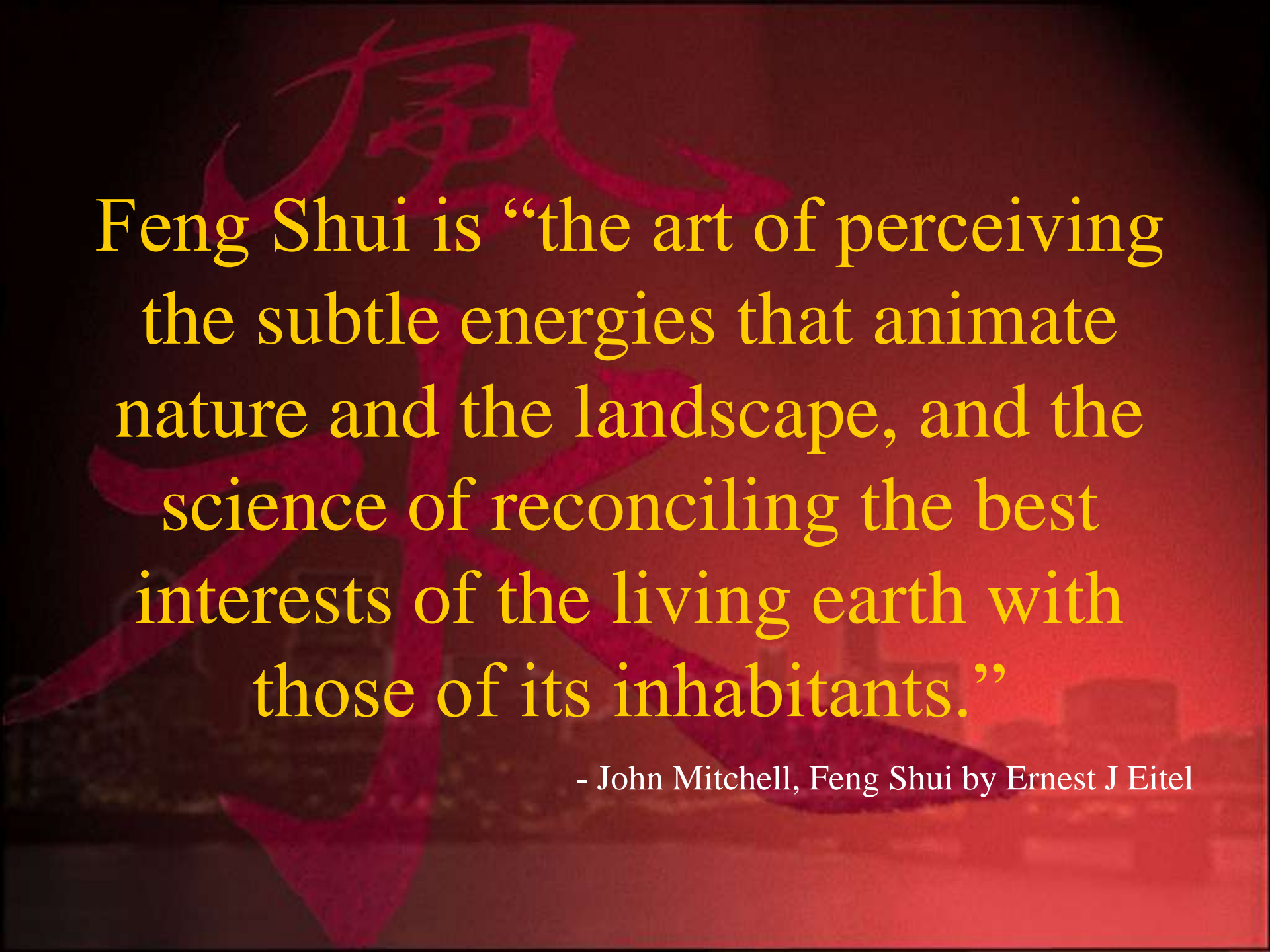




Feng Shui

and

Affordable Housing



Feng Shui is “the art of perceiving the subtle energies that animate nature and the landscape, and the science of reconciling the best interests of the living earth with those of its inhabitants.”

- John Mitchell, Feng Shui by Ernest J Eitel







# Feng Shui

Translates as  
'Wind' and  
'Water'

# Feng Shui *and good planning*

- **Balance & harmony**

- Building height & mass
- Access to natural light/balanced to shade
- Green space to the built environment
- Balance of uses within a community

# Feng Shui *and good planning*

- **Connectivity**

- Built environment relative to the land
- Access to other parts of the city
- Sidewalks
- General flow

# Feng Shui *and good planning*

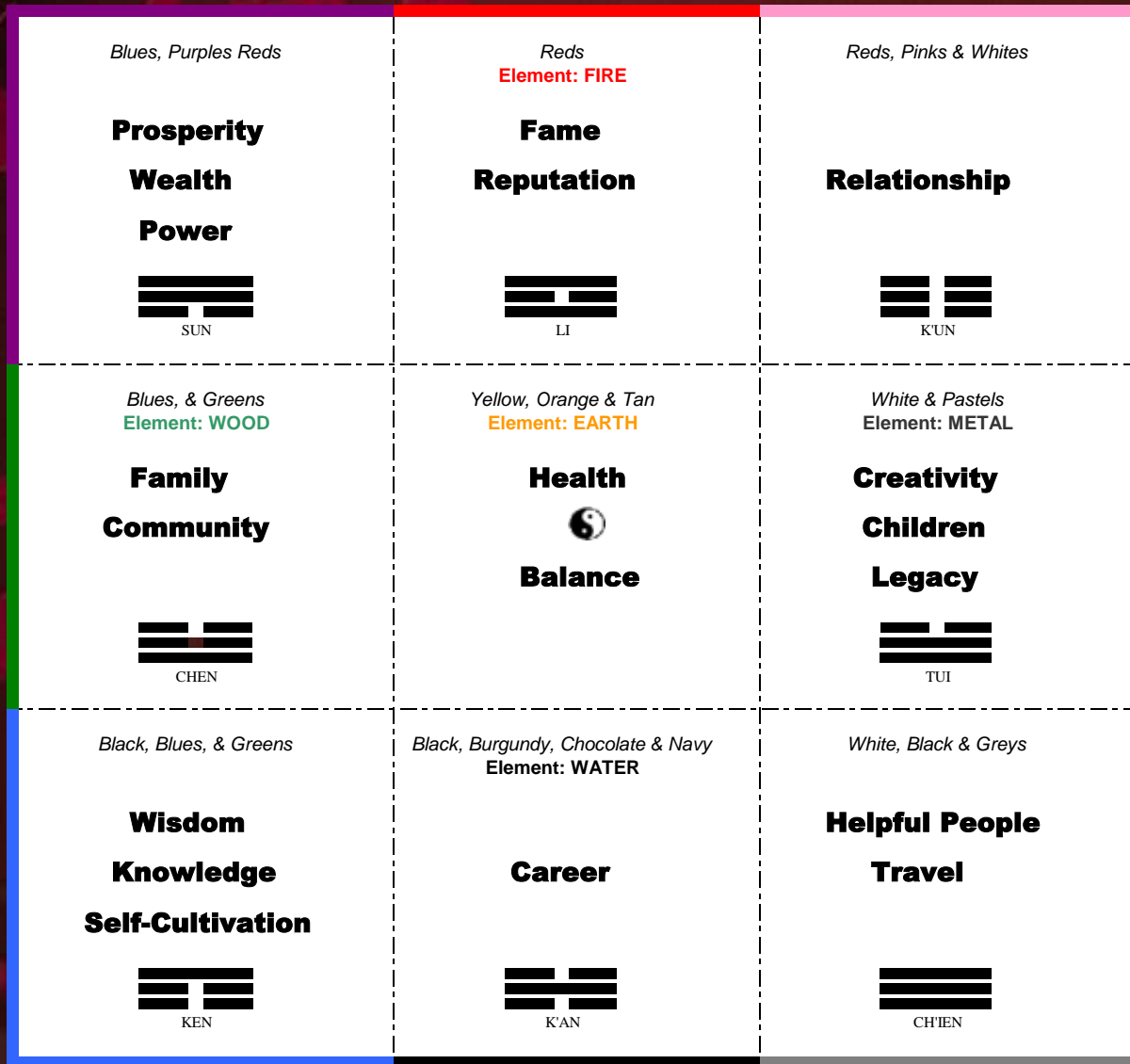
- **Community**

- Indicators of ‘*place*’
- Balanced range of housing types
- Balanced range of housing prices
- Gathering places for residents
- Residents Association

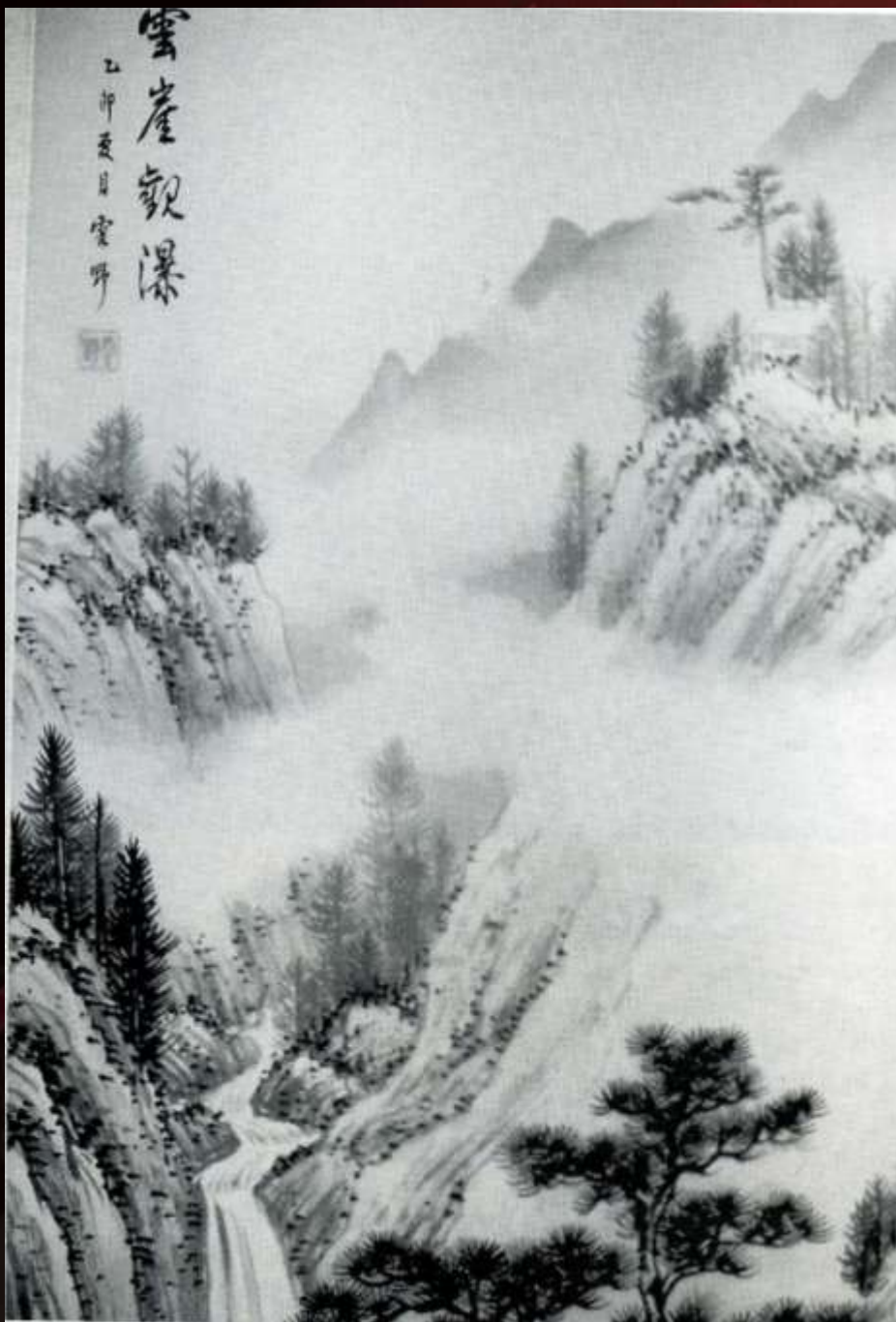
# Ch'i [*energy*]

- Affected by the area it flows through
- Slowed or deterred by obstacles
- Energized by moving objects
- Accelerated by inclination or by the absence of obstacles

# the Bagua



←----- Entrance ----->



# Earth Energy

- The higher the altitude, the higher the energy
- Bovis scale – 6500 minimum to support human life
- Land energy diminished through construction and urbanization

# Evaluate the land energy

- Overall condition of the vegetation?
- How do the trees grow?
- What form dominates the landscape?
- Is there water?
- How do animals respond?
- What is the view?

# Geopathic Stress

## Causes:

- Veins of mineral deposits
  - Radioactive or magnetic
- Underground flowing water
  - Black streams

# Geopathic Stress



*courtesy Alex Stark*

## Detection:

- Cancers on trees
- Trees split at base
- Cats love it
- Attracts vermin
- Attracts lightning
- Scintillation Counter



“In traditional feng shui practice, every outdoor space, no matter how small, is considered to be a representation of the larger Cosmos. Each element of a site or landscape is symbolic of larger forces in the region: houses can be metaphorical mountains; roads can represent rivers, and parking lots can represent lakes. Land development is therefore seen as a way to connect to larger cosmic forces. Whereas the interior of a structure is conceived in terms of the movement of energies and the disposition of objects in architectural space, outdoor environments are more directly correlated to the larger forces of nature and to the elementary components of the physical world. Land planning from the feng shui perspective is the orchestration of vast cosmic forces on behalf of the community, its civic identity, and the wealth, health, and success of future generations.”

*Alex Stark* [www.alexstark.com](http://www.alexstark.com)

# BHC Approach to Development

- Comprehensive
  - Hands-on planning & design
  - Property management – in house
  - Community social work
- Block by block approach
- Partnership with Community and/or Municipality
- Long-term community presence

# BHC Sustainable Practices

- Design / Development / Construction
  - Green materials
  - Recycling of construction materials
  - Efficient use of land
- End User
  - Water Conservation
  - Energy efficiency
  - Landscape

# Beckstoffers



# Site

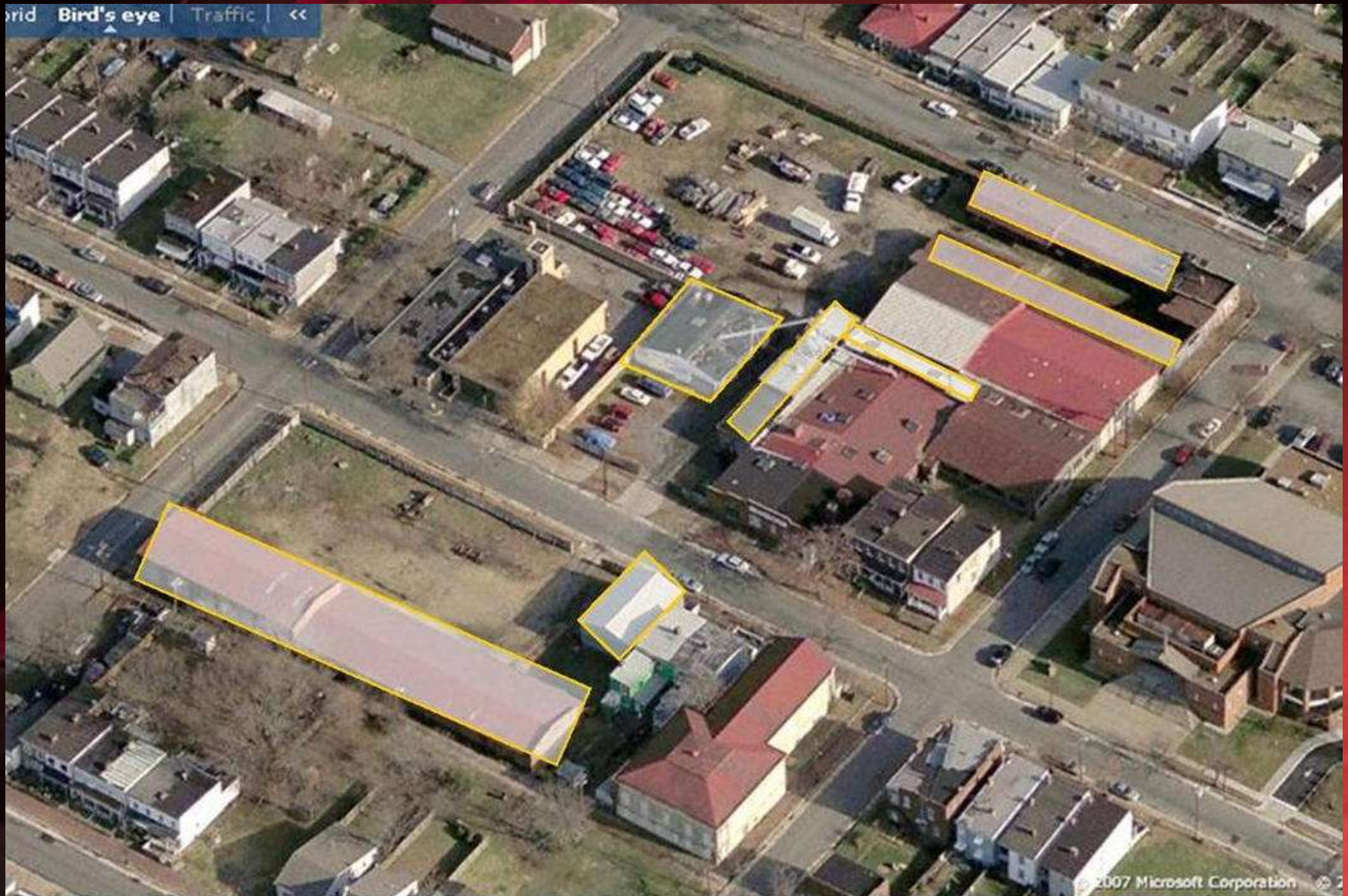


# BHC History of Beckstoffer

- 1897 – Founded as lumber storage
- 1940 – changed to custom millwork
  - new buildings added
- *Impressive portfolio*
  - Executive Mansion renovation
  - State Capital renovation
  - University of Virginia
- 2007 – closed doors after several bankruptcies



# Site Changes



# Development Plan



# BHC Proposed Residential Uses

- 22 loft-style apartments  
(within existing structures)
- 7 loft-style apartments  
(new construction)
- 8 townhomes
- 3 rehabilitated residences
- 32-unit senior facility

# BHC Proposed Resident Profile

- First time home buyers
- Artisans
- Home-based businesses
- Urban pioneers
- City of Richmond service employees
- Young professionals
- Seniors – 55 and older

# BHC Sustainable Features

- Solar hot water heaters
- Green Roof
- Cisterns
- Green construction materials
- Permeable pavers



## Our Goal:

- To recognize and enhance the positive energies
- To reduce or eliminate the negative energies



**Bovis: 6600-6700**



Site Energy: harsh



Beckstoffers – Predecessor energy

# Rituals

- Clear out

- unwanted energies
- geopathic stress
- unwanted legacies
- bad neighborhood energy

- Prepare

- land for use - *ground breaking*
- for occupation - *ribbon cutting*



BHC - Rituals



Surrounding influences - *view*





Surrounding influences – *dense energy*



Surrounding influences - *overpowering*





Surrounding influences – *sha chi*

N. 29th Street



5 Street

N. 28th Street

R Street

# Balance



- Balancing hard-scapes with the softness of plants
- Balancing the height and profile to complement existing historical structures.
- Balancing the access to natural light and shade

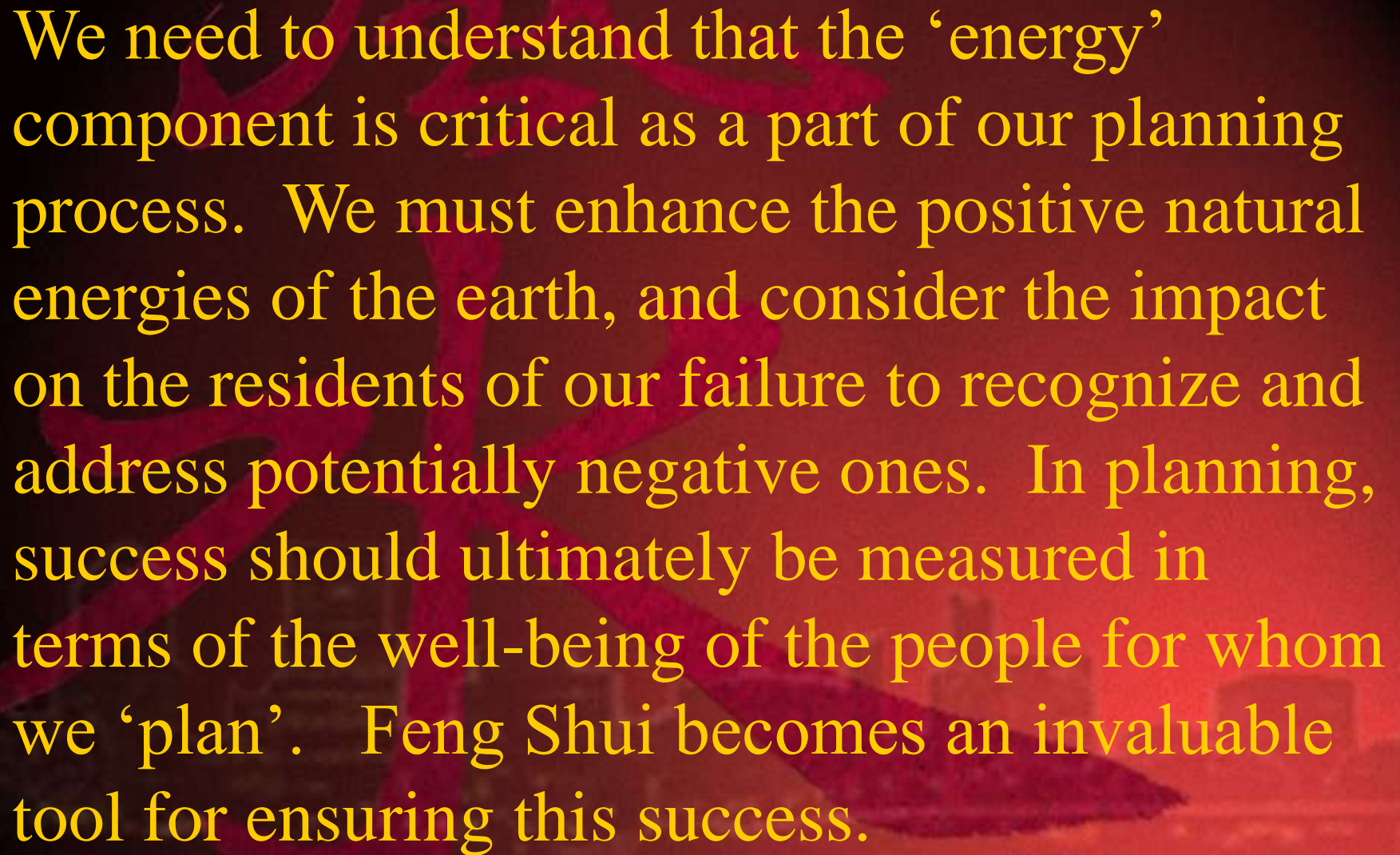










The background features a traditional Chinese architectural style with a prominent red roof. A large, stylized red seal is overlaid on the image, partially obscuring the building. The text is written in a yellow, serif font, centered on the page.

We need to understand that the ‘energy’ component is critical as a part of our planning process. We must enhance the positive natural energies of the earth, and consider the impact on the residents of our failure to recognize and address potentially negative ones. In planning, success should ultimately be measured in terms of the well-being of the people for whom we ‘plan’. Feng Shui becomes an invaluable tool for ensuring this success.