

# Eva Lanxmeer

Culemborg, Netherlands



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**Size:**  
300 units







**Dates:**  
1993 – ongoing

**Project Team:**  
ECO Consult Foundation  
Architects: opMAAT, KWSA architects, Joachim Eble Architectur, Studio Orta, BNA architects, BJ van den Brink

**Eva Lanxmeer is a unique residential community designed to incorporate new environmental technologies through extensive planning and innovative solutions.** The development includes residential units, commercial, and community buildings. Its goal is to provide a community that showcases sustainable innovations and allows people to be involved in their environment.

## Goals & Strategies

 Place	
<b>Food</b>	<p><b>Goals:</b> Goals not defined.</p> <p><b>Strategies:</b> Greenhouses, organic food produced by the on-site farm. Food also grown in public and private gardens throughout the community.</p>
<b>Habitat</b>	<p><b>Goals:</b> Enhance wildlife.</p> <p><b>Strategies:</b> Green roofs, green zone of preserved open spaces. Parks, gardens, extensive landscaping, neighborhood orchard, and wetlands. Built on water abstraction zone that no previous building had been allowed on; received permission based on sustainability measures.</p>
<b>Transportation</b>	<p><b>Goals:</b> Promote public transportation and bicycle use.</p> <p><b>Strategies:</b> Walking paths, access to public transportation. Vehicle access limited.</p>

 <b>Water</b>	
<b>Water</b>	<p><b>Goals:</b> Goals not defined.</p> <p><b>Strategies:</b> Permeable pavement. Groundwater drinking water. Living machine planned. Separation of water types. Efficient appliances. Rainwater harvesting for greywater. 5 retention ponds. Greywater filtered through wetlands and reused. Blackwater to be used for biogas plant and fertilizer (currently blackwater is connected to public sewer). Water allowed to recharge aquifer.</p>
 <b>Energy</b>	
<b>Energy</b>	<p><b>Goals:</b> Net-zero energy. 100% renewable energy.</p> <p><b>Strategies:</b> Biogas plant, solar PV. Monitoring program. Infrastructure in place for wind energy. Solar hot water and heating. High-efficiency boilers and heat pumps. Passive solar. Tight enclosures that prevent thermal bridging, minimize impervious surfaces.</p>
 <b>Health + Happiness</b> (Details not provided by researchers)	
 <b>Materials</b>	
<b>Material Plan</b>	<p><b>Goals:</b> Goals not defined.</p> <p><b>Strategies:</b> Building materials selected for low environmental impact.</p>
<b>Embodied Energy &amp; Carbon</b>	<p><b>Goals:</b> Goals not defined.</p> <p><b>Strategies:</b> Wood as primary building material. Recycled PVC.</p>
<b>Waste</b>	<p><b>Goals:</b> Goals not defined.</p> <p><b>Strategies:</b> Wastewater to biogas and fertilizer.</p>
 <b>Equity</b>	
<b>Neighborhood &amp; Access</b>	<p><b>Goals:</b> 30% affordable units. Link together formerly isolated communities with a variety of public spaces for all ages.</p> <p><b>Strategies:</b> 38% rental units. Community designed around the pedestrian.</p>
<b>Access to Nature</b>	<p><b>Goals:</b> Everyone has access to riverbanks.</p> <p><b>Strategies:</b> Daylighting in buildings. Balconies.</p>
<b>Access to Community Services</b>	<p><b>Goals:</b> Goals not defined.</p> <p><b>Strategies:</b> Greenhouse space attached to housing. Community meetings. Gardening and education on farming. Website and case study on development.</p>
 <b>Beauty</b>	(Details not provided by researchers)

> See next page for Performance Levels achieved

**Performance Levels Achieved:**

	Standard	Good	Better	Living	Regenerative
<b>Place</b>					
Limits to Growth					
Food					
Habitat					
Transportation					
<b>Water</b>					
<b>Energy</b>					
<b>Health + Happiness</b>					
Civilized Environment					
Neighborhood Design					
Biophilia					
Resilient Connections					
<b>Materials</b>					
Material Plan					
Embodied Energy & Carbon					
Waste					
<b>Equity</b>					
Neighborhood & Access					
Access to Nature					
Access to Community Services					
Investment					
<b>Beauty</b>					
Beauty & Spirit	Not specified				
Inspiration					

**Sources:**

<http://www.eva-lanxmeer.nl>

<https://www.urbangreenbluegrids.com/projects/eva-lanxmeer-living-lab/>

*\*Note: This case study was developed using found information.*

**21st Century Development** is a model for the creation of regenerative communities that strives to provide a healthy environment for all people and living systems now and in a dynamic future.

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