

Client: Pleasant Point Housing Authority  
 Developer: Passamaquoddy Tribal Government  
 Architect: Design Group Collaborative  
 Contractor: Blaine Casey Contractor and Coastline Homes

Project Engineer: James W. Sewall Company  
 Project Engineer: Hedefine Engineering & Design  
 Development Partner: U.S. Department of Housing and Urban Development



LOCAL VERNACULAR

The Kikunol housing project is located in Pleasant Point at the north-eastern tip of the United States. The Passamaquoddy people have inhabited this historic area for thousands of years. In the form of a semi-circle, the site plan references traditional gathering protocols. The 17 multifamily homes were designed to blend with a wooded landscape and to honor symbols and shapes that are part of the Passamaquoddy heritage.

CORE PROJECT EMPHASES:

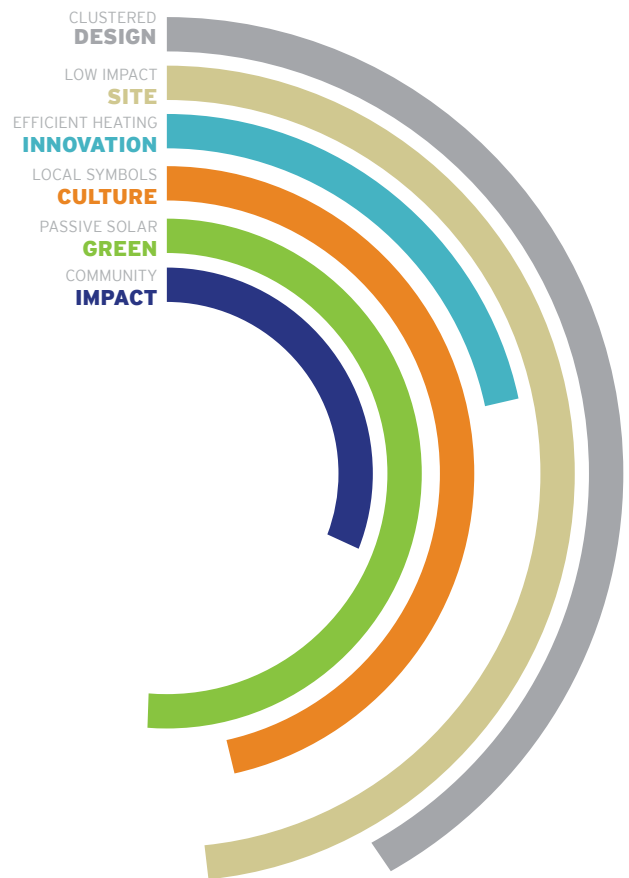


LESSONS LEARNED

- Site analysis early in the project leads to a better alignment with environmental goals.
- Close collaboration between the housing authority and contractors leads to a more successful process.

BEST PRACTICES

- The buildings are oriented for maximum solar gain and exposure.
- Clustered massing minimizes the impact on the site, including lessened impact on the surrounding wetlands.
- A solar hot water system together teamed with a high-efficient system comprise an efficient heating system.



Drawing: Design Group Collaborative

# KIKUNOL HOUSING

## CONTEXT

Today, Pleasant Point is a small reservation of about 2,000 residents. The Pleasant Point Housing Authority (PPHA) owns most of the housing on the reservation. The community is very close and committed to their tribal history and roots. The project site is in a wooded area that is slightly elevated from the rest of the housing development. It is developed in the form of a semicircle, which references the form of traditional tribal gatherings.

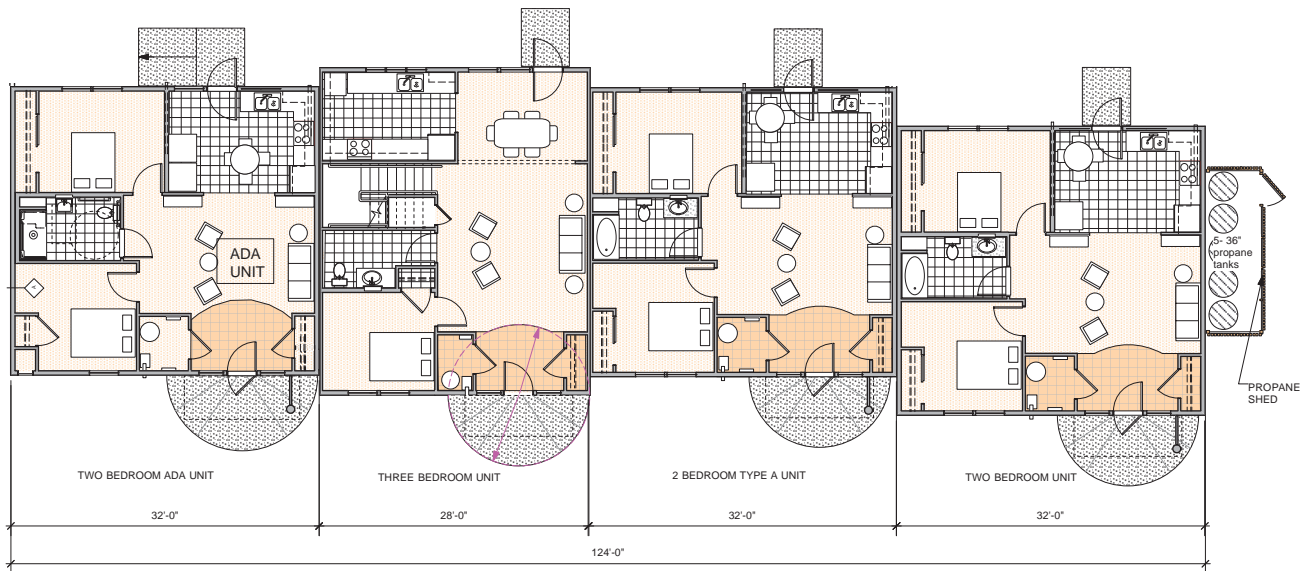


## CULTURE

Kikunol Housing was designed with respect for Passamaquoddy heritage. Passamaquoddy winter structures, such as wigwams, were built with local materials, with their openings facing to the east –welcoming the morning sun. A decorated pole was used to prop open a traditional entry. Designed to blend with the wooded landscape, natural tones and curved forms mimic the bark of trees. The common area, entrances, and building designs incorporate symbols and shapes that express Passamaquoddy heritage and history.

## GREEN

The buildings are oriented for maximum solar gain and exposure, similar to Passamaquoddy traditional structures, which took advantage of maximum solar exposure. The design includes large overhangs and large south-facing windows in each home to provide natural daylight and help reduce the heat load in the winter. The homes also have high-efficiency heating systems and airtight construction methods.



**Typical Building Floor Plan**

Drawing: Design Group Collaborative

## DESIGN | LESSONS LEARNED

The home are grouped four units to a building, minimizing impact on the site. The staggered pattern allows for private entrances and backyard areas. Each building includes a combination of one, two, and three-bedroom units. A lesson learned was to coordinate the impact of the development on the neighboring wetlands earlier in the process. The landscape design had to be modified so as not to impact wetlands, which was a good environmental move, but it required the circular layout of the housing units to be altered and the tribal gathering area eliminated. If this impact had been realized earlier in the project, the design could have been better coordinated with the wetlands.

