

From: [Steven Shropshire](#)
To: [WPCtestimony](#)
Subject: Testimony Winward Planning Commision - General Plan
Date: Tuesday, October 29, 2024 3:34:45 PM
Attachments: [pastedGraphic.png](#)
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October 28, 2024

Windward Planning Commision
101 Aupuni Street
Hilo, Hawaii 96720

Dear Planning Commision Member,

Thank you for the opportunity to provide the following comments and concerns regarding the 2045 Draft General Plan.

I purchased my Papaikou property TMK:(3) -2-7-004:25 in 2001. One of the key factors in my decision to purchase this parcel was the fact that it was designated in the LUPAG as "Low Density Urban" (LDU).

The current draft of the 2045 General Plan is proposing to change this designation from LDU to Important Agriculture (IA), which I believe would be a strategic error for the following reasons.

This parcel of land has been designated for urban expansion for the past 60 years, due to it's strategic location and available infrastructure. That was true then, and is even more valid today, and will become critically important in the years ahead given the current struggle to provide workforce housing for Hawaii's people.

Attached are some of the other reasons why the parcel should remain in LDU for your consideration.

- 1. Available infrastructure**

Water- A County well and storage tank is available to the parcel with possible upgrades required, Note- an 10"water service line was recently installed adjacent to property. Ample water (aquifer) is available at site for private wells.

Waste Water -The County waste water facility has ample capacity to service 300+ homes, with sewage transmission lines currently installed at site. Note- Building more than 50 homes requires a waste water treatment system, which would be cost prohibitive..

Electrical -Phase 3 power available to site.

Bus service is available to the site.

School- Kalanianaʻole School K-6 adjacent to the site.

Property adjoins the Hawaii Belt Road which will minimize the impact on smaller feeder streets.

Property has a large number of existing interior roadways, thus reducing the overall project cost.

Property is outside of Lava Zones 1&2.

Ocean access- A residential project will be required to provide recreational access to ocean as well as providing needed parking.

Urban infill vs sprawling growth- The property is surrounded by residential neighborhoods on all sides.

2. Affordable Housing Crisis

Thousands of people that are currently waiting for housing will be given an opportunity to live in a unique community that offers ocean recreation, farming, walkability and closer connections between neighbors.

Needed services will be made available in the neighborhood commercial center (medical clinic, Kupuna and Keiki care, cafe etc..)

Project has wide ranging support with various groups including Native Hawaiians, Habitat for Humanity, Hope Services etc

3. Agriculture and Housing

Available agricultural land on Hawaii island - It is estimated that less than 4% of Hawaii Island is used for growing crops. The subject parcel represents a fraction of a percent of available agricultural land on the island. There is more than enough ample land available on Hawaii island alone to feed our entire state's population, many times over.

The proposed agricultural community concept will provide residents with individual garden plots which will enable them to grow food on the undeveloped portion of the site (which is estimated to be at least 40 acres).

The existing land use patterns of large oceanfront agricultural parcels has predominately been the creation of gentleman estates, which are normally gated and screened from the highway using dense vegetation and do not benefit the greater community.

2. Smart Growth Principles- These nationally recognized principles are intended to identify a common ground where developers, environmentalists, public official, community members and others to find acceptable ways to accommodate growth.

Agrivillages are a mix of agriculture, housing, commercial services and open space and are an example of providing smart growth.

Papaikou Agrivillage will be a model project for the island and the state

Green energy, agriculture, access to ocean and recreation, commercial services, pocket neighborhood, closer community relationships (plantation villages). Walkable healthy neighborhoods- The project is already a favorite spot for families to walk their dogs, strollers etc.

Pocket Neighborhoods design increases socialization within the community. Project Architect is Ross Chapin, Founder of the “pocket neighborhood” design concept (<https://pocket-neighborhoods.net>).

Project Summary

The agrivillage project is a clustered residential community integrated with agriculture, designed for mixed-income and multigenerational residents. The primary layout features “pocket neighborhoods,” where 6-12 homes are grouped around shared spaces, promoting neighborly interaction. The concept of “agrarian urbanism” extends beyond food production, encouraging a lifestyle centered on farm-to-table activities. Residents are expected to contribute time and effort to the community’s food system instead of maintaining traditional suburban lawns.

Key project objectives include:

- Safe and inviting entry: Traffic-calming measures and pedestrian crossings connect the community to Papaikou Village.
- Affordable housing: A mix of housing types and tenure (rentals, land trusts) caters to various income levels, including low- to middle-income families.
- Agrarian ecosystem: Agricultural lots for commercial and part-time farmers, community gardens, and communal ag-processing hubs are available.
- Neighborhood commercial area: A village heart fosters social interaction and provides daily services.
- Balanced privacy and community: Homes are designed to nest together without compromising privacy while shared spaces encourage interaction.
- Public amenities: A shoreline trail, beach access, and a pedestrian network support walkability and outdoor activities.
- Energy efficiency: Solar power and electric carts reduce energy and transportation costs.
- Special needs accommodations: Homes can be equipped with universal design features, and

a care home operator is sought to support senior residents.

Project Mix:

The project aims for LEED Neighborhood Development certification and AARP Livability Index standards. It includes a variety of residential options like single-family homes, duplexes, apartments, live-work units, and farm lots. Affordable units will be available for both rental and ownership, targeting income groups from 30% to 120% of the Area Median Income (AMI). Marketing efforts will focus on diverse household types, including farmworkers, Section 8 participants, empty nesters, and young families interested in agriculture.

Shropshire Group LLC is in the process of finalizing a 201H application and intends to begin the community engagement process in early 2025.

We urge you to please reconsider the proposed IA designation and maintain the parcels existing LDU designation.

Thank you for your time and consideration.

Aloha,



Steve Shropshire
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Hilo, HI 96721
steve@alohagreen.com
808-895-0372

How the project supports the Hamakua Community Development Plan

SECTION 3: PREFERRED LAND USE & SETTLEMENT PATTERNS

Pūpūkahi i holomua “Unite to move forward”

3.1 Land Use & Settlement Patterns

This section of the CDP guides future land use development and permitting to be consistent with CDP objectives and policies. **Specifically, to reduce rural sprawl and infrastructure costs, it focuses future residential development in existing villages and towns and seeks to preserve large productive agricultural lands for agriculture by accommodating rural-residential development close to these urban centers.** It directs new residential development away from coastal areas and encourages the clustering of developments to leave natural buffer areas. It plans urban areas with appropriately-scaled densities that complement the rural character of the area.

It provides guidance to the Planning Department on change of zone and variance priorities, and stipulates the types of areas and regulatory processes that are appropriate for industrial development. It also directs the County to engage communities interested in town-level planning.

3.1.1 Community Objective

Of the Community Objectives adopted by the Steering Committee (see Section 1.7.1 Community Objectives, above), the following are related to the preferred settlement pattern:

Objective : Direct future settlement patterns that are sustainable and connected. Honor Hāmākua’s historic and cultural assets by concentrating new development in existing, walkable, mixed-use town centers while limiting rural sprawl.

Objective : Protect and nurture Hāmākua’s social and cultural diversity and heritage assets, including sacred places, historic sites and buildings, and distinctive plantation towns.

Objective : Protect and restore viable agricultural lands and resources. Protect and enhance viewscales and open spaces that exemplify Hāmākua’s rural character.

3.1.2 General Plan Settlement Framework

The General Plan articulates the overall County’s preferred settlement pattern in section

14.1: The future improvement and development objectives are directed toward making urban and rural centers more efficient, livable, and safe. Growth should be encouraged in terms of renewing older areas or extending existing areas. The creation of new urban and rural centers should be initiated only when it is in the public interest and must be accompanied by commitments from both government and the private sector for the development of basic community and public facilities and services. Infrastructure costs less when new residential areas are located near existing highways, water and sewer lines, and employment centers.

4. How the project support's the 2045 Draft General Plan

Development and Resilient Communities DRAFT 25 Table 4: Land Use Challenges

Infrastructure • Low infrastructure capacity and high costs to develop new systems. • State land use designations and related requirements within or adjacent to Urban Growth Areas limit the ability to increase densities.

- Existing single-family dwellings and lot sizes fail to achieve the desired density. • Landowners and developers may incur the costs of constructing and operating private systems or upgrades due to the insufficiency and lack of wastewater systems in many areas. The shortage of licensed operators also increases operating costs and makes it more difficult to establish new private systems. • County roadway standards aren't modernized and remain a major cost to development. •
- Pervasive strip mall infrastructure and minimal transit-oriented developments paired with disconnected routes create congestion issues for commercial areas. Regulations • Building code requirements affect construction costs and the ability to create multi-use buildings. •
- Multiple layers of land use control and review require coordination between government agencies at the state and county levels. • There are varying layers of code that are conflicting or inconsistent. Code requirements are also limited in integrating climate mitigation goals around reduced building materials and non-car-centric design. • The current regulatory process dictates that the State Land Use Commission must preside over boundary amendments that exceed 15 acres, which limits the efficiency of ensuring consistency in the land use pattern. • Zoning must be updated in certain areas to reflect shifting trends and land use preferences. • There is no Transfer of Development Rights (TDR) program to preserve open space and achieve density to remain consistent with the desired land use pattern. • The State's historic review process has been cumbersome. Funding and Financing • There is a need for gap financing that exceeds what a single lender or incentive program can fill. • Additional capacity in development financing and specific community development financing is needed to increase the production of projects in the County. • There is high demand for a limited pool of incentives and financing subsidies for affordable housing. • Affordable housing projects in the County face higher financing gaps than projects elsewhere in the State. Market Conditions • There are inconsistencies between development costs and prices the market can support. • Greenfield development in areas such as Puna is significantly cheaper than infill development in existing urban areas. • Lower household incomes result in lower purchasing power, which makes underserved subdivisions the primary market for many homebuyers. • Challenging site characteristics such as soil conditions and topography increase development costs. • Market cycles and permitting requirements often do not coincide resulting in uncertainty and increases in processing times and costs. These challenges are exacerbated by performance conditions based on time versus appropriate mitigation conditions. Land Use Compatibility • Legacy zoning, such as industrial lands from the sugar plantation era, is not always consistent with the community's vision. • Productive agricultural land use designations often do not coincide with productive agricultural activities. • There is a common perception that all development is contrary to protecting natural and cultural resources. Public Engagement • NIMBYism can present barriers to collaborative processes. • General misunderstanding and misinformation about land use policies can delay and disrupt strategic land use patterns.

• Public hearing processes can become political rather than regulatory processes. Performance conditions are essentially requirements or obligations that an applicant must complete before certain rights or obligations can take effect. Not In My Backyard (NIMBY) is a characterization of opposition by residents to proposed developments in their local area, often due to concerns about potential negative impacts on the environment, property values, and quality of life. NIMBY protests have evolved over time, impacting the gentrification of neighborhoods and housing affordability.

Sustainable Development and Resilient Communities DRAFT 26 Table 5: Land Use Opportunities Infrastructure • County departments are encouraged to develop a collaborative infrastructure capacity plan with prioritization of projects based on desired growth areas and preferred density as identified by the General Plan. • Coordinate with the Department of Health (DOH) to address unique land use situations on the island related to individual wastewater systems (IWS) and prioritization of resources. • Increase housing density by utilizing additional dwelling units (ADU) in existing residential districts served by adequate utilities. • Facilitate innovative public and private partnerships in infrastructure investment for targeted growth areas. • County departments can provide greater flexibility in privately owned and maintained infrastructure concurrency requirements. Regulations • Remove barriers to residential development in the appropriate districts to reduce development timelines, increase housing stock availability, and increase affordability. • Review and update the Building and Zoning Codes to allow for more flexibility. • Collaborate across State and County agencies to facilitate efficient and effective land use processes. • Advocate allowing for County-initiated State Land Use Commission District Boundary Amendments to meet the preferred land use pattern. • Program the initiation of rezoning in targeted growth areas. • Support and streamline the process of infill development. • The most direct role that the County plays in economic development is through land use regulation (i.e., permitting efficiency, transparency, predictability, and certainty) and property tax policy. • Invest in the provision of strategic infrastructure including roads, water, and/or wastewater improvements to encourage higher density development in targeted areas. • Work with the State Historic Preservation Division (SHPD) to determine when there is a need to review a project related to the identification of cultural sites and practices. • Work with SHPD to create standards related to the assessment of a project's effects on cultural sites and practices. • Establish a framework for cultural impact assessments including recognizing findings and recommendations of prior cultural impact assessments within the same ahupua'a for new projects. Funding and Financing • Partner with the State and other counties to create a capacity-building plan for County departments, local developers, and community stakeholders. • Leverage different financing mechanisms to support development and redevelopment, including Business/Community Improvement Districts, Tax Increment Financing, Community Facilities Districts, and Opportunity Zones. • Seek and pursue additional capital stack opportunities and tax incentives for (re)development. Market Conditions • Diversify economic drivers. • Utilize creative solutions and partnerships to encourage, support, and prioritize infill development before expanding to greenfield areas. • Make vacant and underutilized government-owned lands available for affordable housing or other (re)development, especially in or adjacent to urbanized areas with adequate or expandable infrastructure. • Seek to acquire land for affordable housing developments and other redevelopment opportunities. Land Use Compatibility • Eliminate unpermitted non-conforming uses and ensure proper land use patterns to ensure urban areas are used accordingly. • Strategically use zoning to ensure proximate compatible and complementary uses that improve the vitality of urban areas. • Regularly evaluate

supply and demand to prioritize needed land use challenges. Public Engagement •
Encourage affordable housing projects to meet the needs of neighborhoods (YIMBYs). •
Apply strategies to engage stakeholders that go beyond legal notice requirements. •
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Aloha,



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How the project supports the Hamakua Community Development Plan

SECTION 3: PREFERRED LAND USE & SETTLEMENT PATTERNS

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Papaikou Agrivillage

Design Process Kickoff Meeting #1

03.16.2023



ROSS CHAPIN ARCHITECTS



The Kubala Washatko Architects



Papaikou Agrivillage

Design Process Kickoff Meeting #1

03.16.2023



ROSS CHAPIN ARCHITECTS



The Kubala Washatko Architects





The Kubala Washatko Architects

TKWA is a full-service architecture, urban planning, and interior design studio with offices in Milwaukee, Cedarburg, and Seattle. We embrace a design philosophy of Wholeness, where the built environment supports and enhances both human activity and natural living systems.



Workplace

BELLE SQUARE
La Crosse, WI



Education

ZHOOGUANCUN ELEMENTARY SCHOOL
Beijing, China



Religious

GLENVIEW COMMUNITY CHURCH
Glenview, IL



Cultural

NORWEGIAN HERATIGE CENTER
Stoughton, WI



Historic Preservation

CHARMANT HOTEL
La Crosse, WI



Residential

PLANKINTON CLOVER APTS
Milwaukee, WI



Hospitality

MILWAUKEE PUBLIC MARKET
Milwaukee, WI



Public Realm

LAKESHORE STATE PARK
Milwaukee, WI



Sustainability

LEOPOLD LEGACY CENTER
Baraboo, WI

Wholeness is our World View

Sustainability is a
natural result of
wholeness-based
thinking



Strong Communities

Diverse communities are more sustainable

Provide a variety of housing size and affordability

Ensure equity and access to all

Create a network of walkable neighborhoods

Recycle buildings and reduce waste

Work with local systems, materials, and means

Rainwater Management

Reduce hard paving

Slow down site water to allow absorption into ground and reduce erosion

Design water efficient landscaping, drought tolerant, native plants

Consider bioswale buffers where site water moves toward lake, etc.

Daylight and Views

Design building to allow free daylighting, consider building orientation and relationship to sun

A properly considered window arrangement could result in no use of electric lights during the day

Consider views to increase the feeling of connection to the outdoors

Provide properly designed overhangs to reduce heat gain into the building

Energy Efficiency

Design and specify energy efficient lighting systems, install only the most efficient lamp types etc.

Consider long lamp life options to reduce maintenance, costs, etc.

Choose energy efficient appliances, fans, pumps and equipment

Choose efficient kitchen equipment

Efficient Building Skin

Design highly efficient building skin, reduce thermal bridging, provide higher insulation systems

Specify efficient window systems w/ low 'U' value glazing

Reduce air infiltration by installing air locks, good window and door weather stripping, etc.

Keep sun off of glazing as possible to reduce heat gain, overhangs, porches, etc.

Water Efficiency

Strive to close the water cycle loop

Protect all water bodies and wetlands

Use the available water onsite to provide all water needs

Cleanse runoff from roofs and paving before reintroducing back into the ground

Rainwater harvesting + gravity fed gardens

Grey water systems

Engineered wetlands

Low-flow or no-flow plumbing fixtures

On demand water heating

Solar Access

Take advantage of the free energy provided by the sun

Position the buildings to face the sun

Consider hot water solar to reduce reliance on gas or electrical water heating

Consider photovoltaic systems to product energy

Locate outdoor rooms to create 'micro climates' to extend outdoor use on cool days and seasons

Fresh Air / Natural Ventilation

Provide operable windows w/ screens to reduce mechanical cooling loads

Provide high/low windows to allow natural gravity ventilation

Consider whole house fan for air movement and night cooling



Habitat for Humanity's vision is a world where everyone has a decent place to live. Anchored by the conviction that safe and decent affordable housing provides a critical foundation for breaking the cycle of poverty.

- Helped 42 million+ people construct, rehabilitate, or preserve homes around the world since 1976.
- Advocate for fair and just housing policy and provide training and access to resources.
- Non-profit Christian ministry; Works in more than 70 countries welcoming people of all races, religions, and nationalities to partner.

Work with individuals within the community that demonstrate the following:

- 1. Willingness to Partner**
- 2. Need for simple and decent affordable housing**
- 3. Ability to pay back a no-profit loan**

Goals for Today

We want to talk about:

- Design Process (*5 minutes*)
- Pocket Neighborhoods (*10 minutes*)
- Agrivillage Case Studies (*10 minutes*)
- Initial Patterns & Discussion (*50+ Minutes*)

We want to learn from you:

- Your reaction to the presentation
- What are the **real issues** to resolve?
- What must this project include to be successful?



Design Process

- Listening to neighbors, community stakeholders, officials, others
- Respecting the land and people
- Drawing out a broad range of site & community issues, concerns, needs, and potentials
- Writing Patterns that address the issues and embody the values of the community
- Use Patterns to develop the design and evaluate it
- Check in and elicit feedback
- Continue the listening
- Refine the design



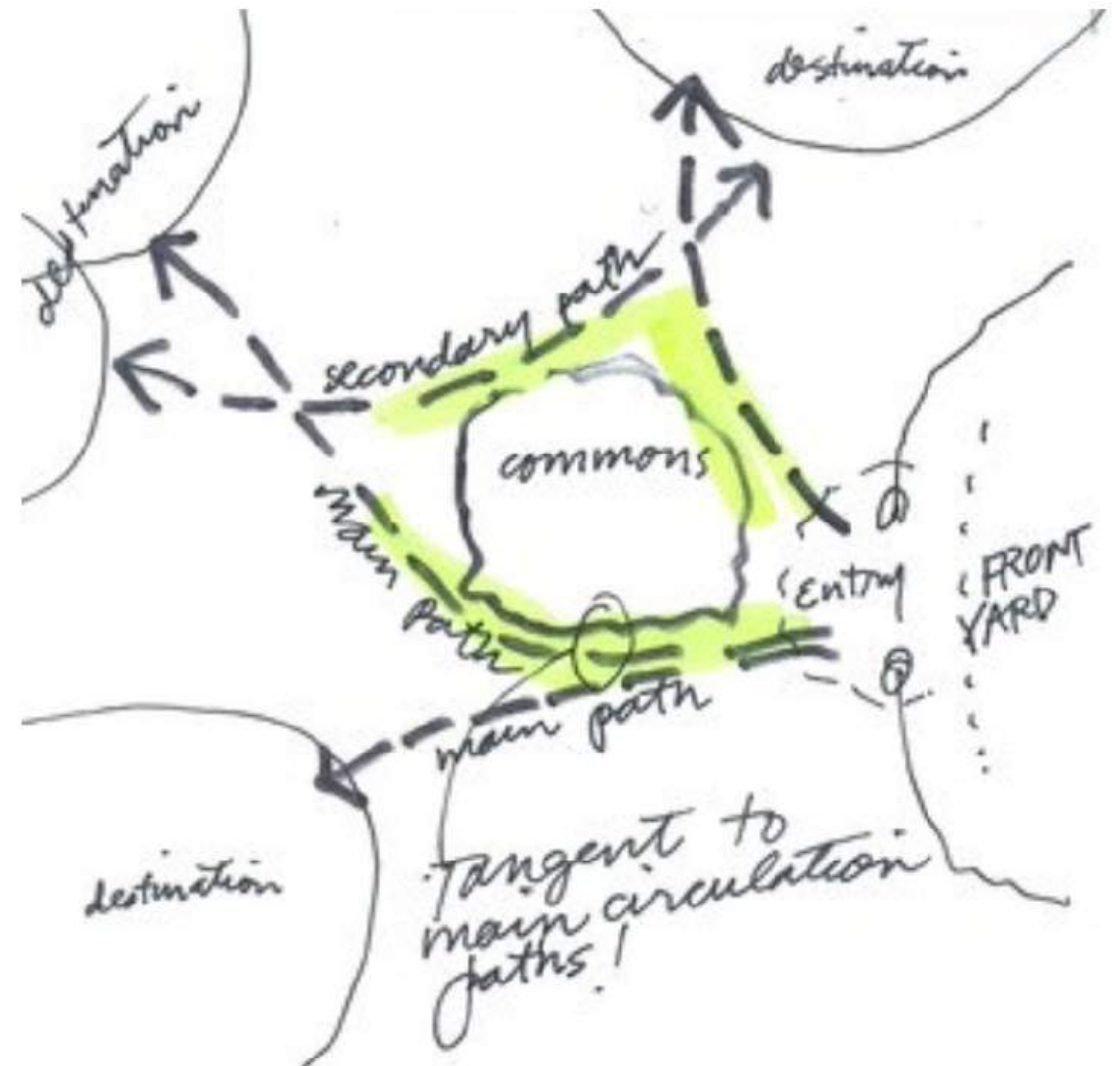
Design Process: Pattern Writing

The goal of writing Patterns is to gain a deeper understanding of how buildings and site can be configured to support both human activity and natural processes in a harmonious way.

Listening intently and writing Patterns helps identify the deeper social, spiritual, and emotional values inherent in a place.

This process offers solutions for making a place more alive, more functional, and more community oriented. It also gives everyone involved a measuring stick by which to evaluate the design. Everyone becomes an informed critic.

Patterns can be used to build consensus, solve problems, and build trust within communities.



Pattern Examples



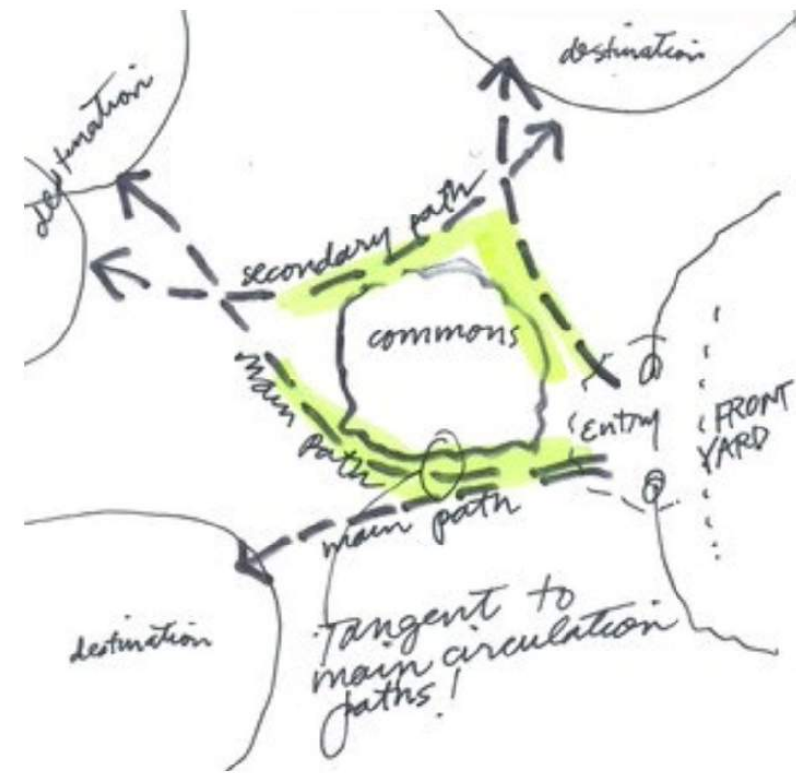
Community Green

Issue

Residents value outdoor communal space. However they lack an outdoor gathering place which could accommodate most of the residents all at once.

Solution

Create a well-defined outdoor room approximately 300 feet long by 80 feet wide. This space should support large gatherings, informal sports, concerts, outdoor classes, and other neighborhood events. The community green should serve as the connection between the residences, community center, and community garden. Circulation from the residences to the community center should happen around the edges of the green.



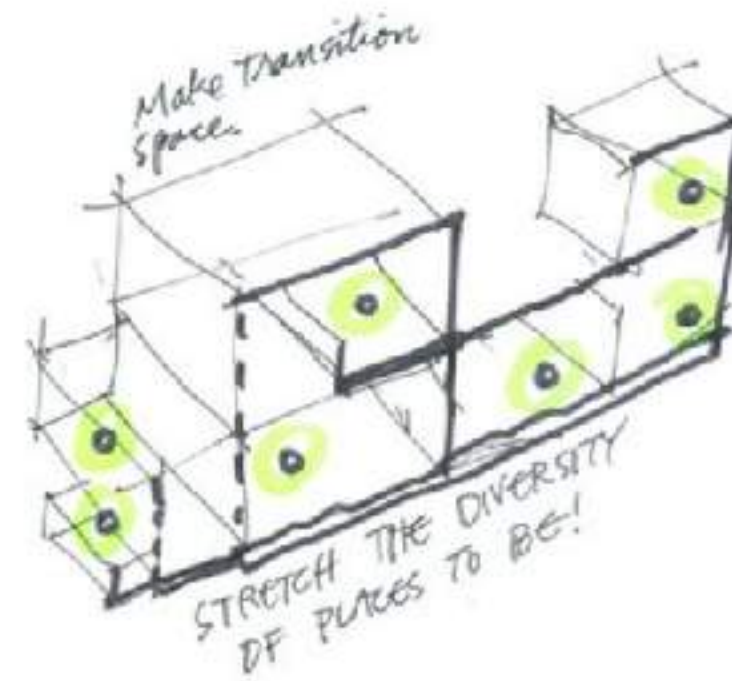
Common Area at the Heart

Issue

No social group - whether a family, a work group, or a school group - can survive without frequent informal contact among its members.

Solution

Create a primary common space for the residents. Locate it at the center of gravity of all the spaces the group occupies, and in such a way that the paths which go in and out of the building lie tangent to it.



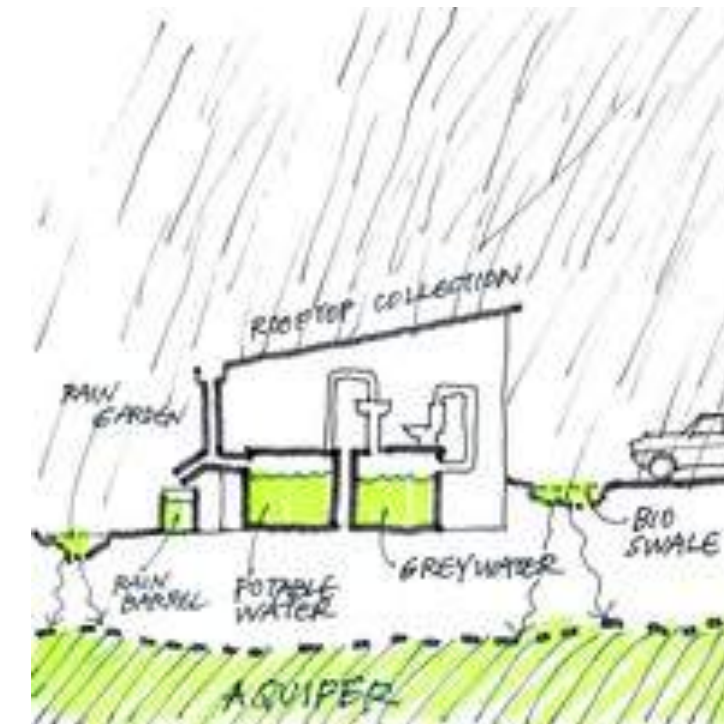
Living Large

Issue

Ever wonder why when comparing two equally sized apartments, one can feel much larger than the other?

Solution

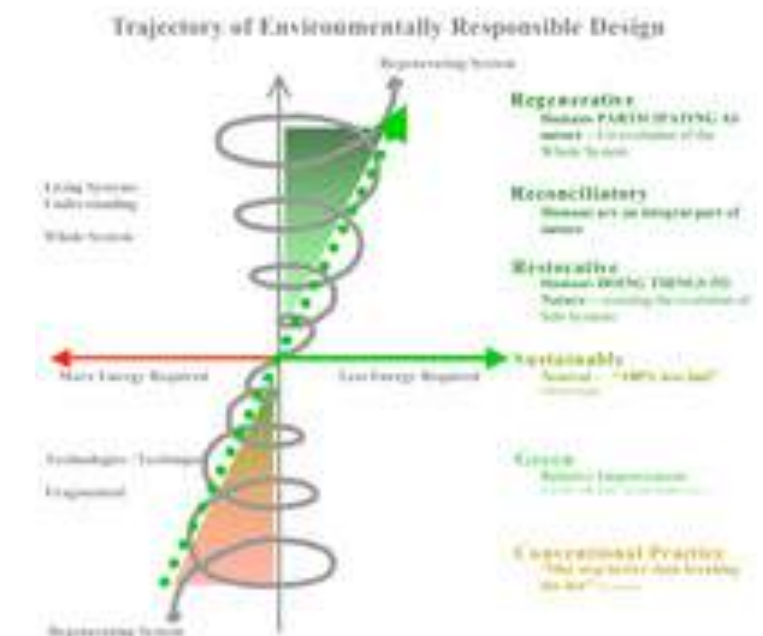
Design apartments with a wide diversity of kinds of living space, from noisy to quiet, from private to public, from small to large, from open to the out of doors to a more retreat-like space. Apartments with homogenous living conditions just seem to close in on you, there's no where else to go.



Water Is Treasure

Issue Unfortunately, our culture tends to see rainwater as a waste product; piping, storing and treating it as though it were sewage. The fate of wastewater from buildings also tends to be ignored, but also has a large environmental impact in terms of centralized treatment facilities.

Solution Rain should be allowed to slowly be absorbed by the land where it falls. Minimize use of hard paving surfaces and where used, make it permeable. Rainwater that comes off roofs should be slowed down, collected and/or reintroduced to the local water table. In the process, water can become a visual and acoustic part of daily life and consciousness at the Center. Where practical, use captured and treated water to replenish and restore ponds and lakes. Treat all effluent generated on site with a local Constructed Wetland. These methods for dealing with wastewater should be made visible, creating educational opportunities to researchers and visitors. They will also work to reduce the need for external water supply to the site.



Living Sustainability

Issue Rowe Woods can't really be considered 'Green' or 'Sustainable' from a LEED perspective, except for the fact that several historic structures are being reused. A gap exists between current practices and aspirations for the future.

Solution Set a series of small steps that will lead CNC toward an ultimate state, where every action is one that regenerates the biotic community. Let habitat and species bio-diversity remain the target for ecological restoration efforts, remembering that introduced heritage horticulture is also an important feature of this site. For existing buildings focus on energy conservation and maintenance. New buildings should reach a high state of demonstrable sustainability, with features that support and explain the Center's mission. In concert with ongoing land management plans restore wetlands, streams, meadow, prairie and forests.

Papaikou Agrivillage Timeline

MARCH

Project Kickoff

Establish Process
Meet with Community
Begin Discovery
Background Research
Embryonic Patterns
Case Studies
Site Analysis

Virtual
Meeting #1

APRIL

Essential Patterns

Continue Discovery
Write Patterns
Clarify Vision
Begin Site Studies

Virtual
Meeting #2

APRIL

Site Studies

Finalize Patterns
Site Organizations & Plans
Key Features
Permutations
Get feedback

Virtual
Meeting #3

MAY

Site Plan Development

Finalize Site Plan
Building Footprints
Landscape Design
Provide Metrics

Virtual
Meeting #4

JUNE

Presentation

Community Forum
Special Meetings
Documentation

Virtual
Meeting #5



*pocket neighborhoods
meeting the housing challenge*



in small groups, conversation is spontaneous



Scale of Sociability











Neighborhood







private back yard

public street











A photograph of a residential neighborhood. In the background, there are two houses. The house on the left is red with white trim and a gabled roof. The house on the right is grey with white trim and a gabled roof. A group of people, including adults and children, are gathered in a grassy yard between the houses. Some are standing and talking, while others are sitting at a small wooden table. In the foreground, there is a garden with various plants, including tall green stalks and orange flowers. A concrete path leads through the garden. A black lamp post with a white globe is visible on the right side of the path. The text "pocket neighborhoods" is overlaid in white, italicized font across the middle of the image.

pocket neighborhoods



pockets of nearby neighbors

*eight key design patterns
of pocket neighborhoods*

Scale of Sociability

Humans are social creatures.

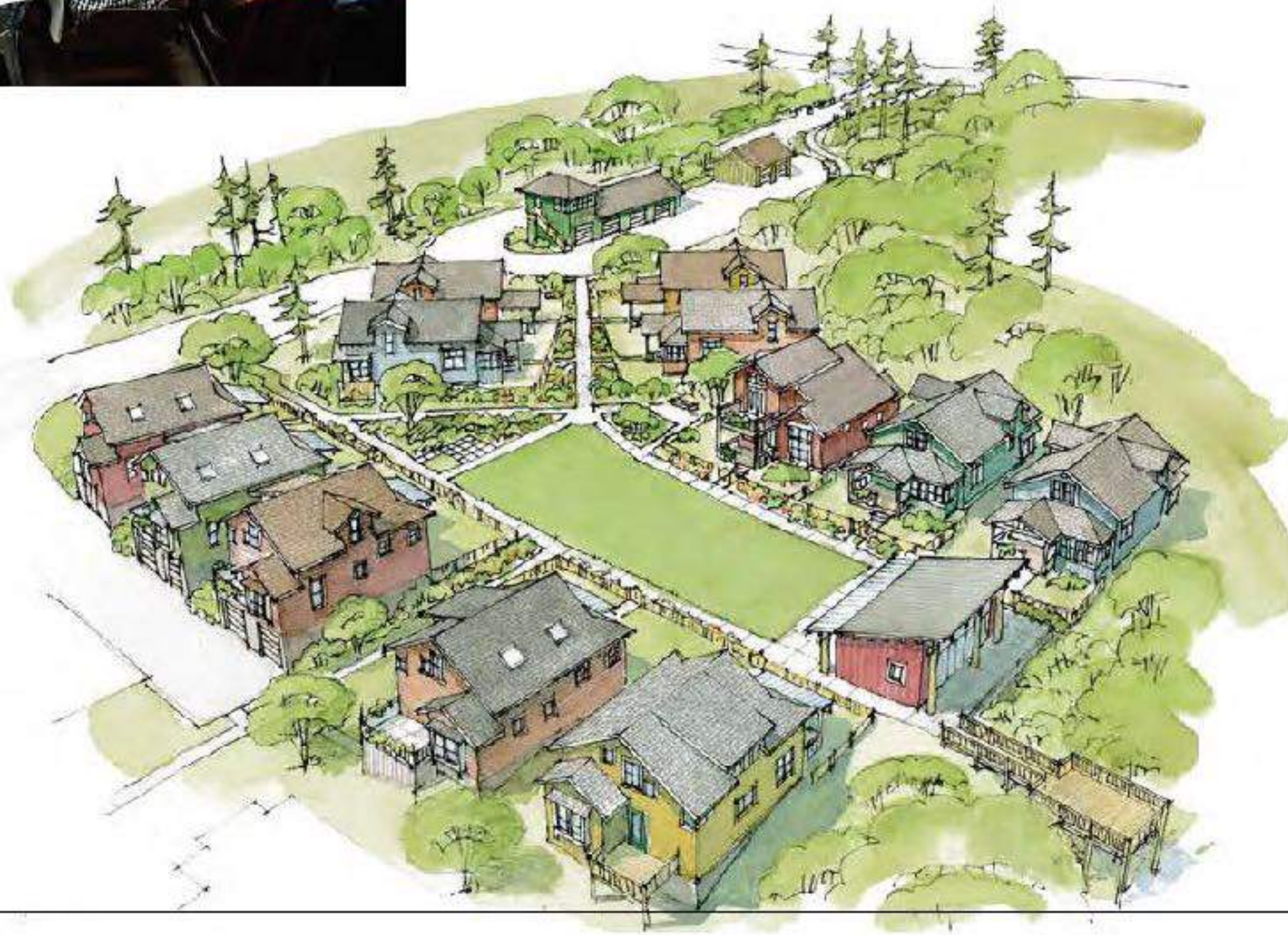


*Conversation is spontaneous in small groups.
Pocket Neighborhoods are designed around this
fact of our human nature.*

We like to gather in small groups.
We love to chat, tell stories,
reminisce, argue, laugh.

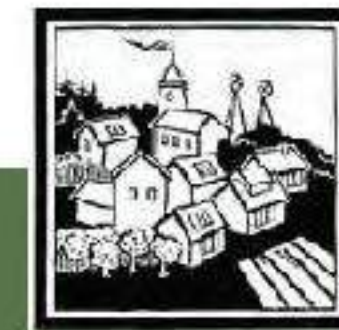
In small groups, conversation is
spontaneous. It's what we do.
This is the Scale of Sociability.

In a large group, say 40 or 100,
anything resembling communi-
cation must be organized. In small
groups, it's effortless.



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Shared Commons

Why is shared outdoor space so important in a pocket neighborhood?

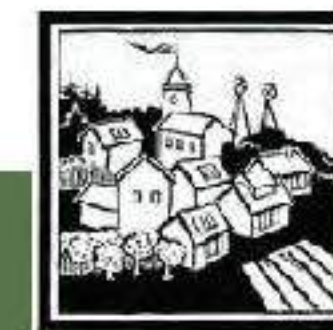
During the daily flow of life through this space, nearby neighbors offer 'hooding hellos' or stop for a chat along the garden walk. These casual conversations can eventually grow into caring relationships and a meaningful sense of community — all fostered by the simple fact of shared space.

The commons has clearly defined boundaries, beginning at the entrance from the street and extending to the gates of the private yards. This creates a clear sense of territory by anyone who enters. A stranger walking into the commons is likely to be addressed with a friendly, "can I help you?" At the same time, a child has a safe zone to play in or have time with a shirt-tail auntie.



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Common Buildings & Gardens

An advantage of living in a pocket neighborhood is having shared buildings and gardens.

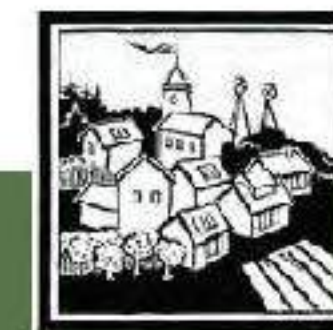
The least expensive amenity is a common tool shed. One lawn mower can easily be shared by a few neighbors! Along with a few rakes, shovels and pruners.

An outdoor barbecue or fireplace is another. At the end of the day when the grill is fired up, it's likely to attract an impromptu get together.

A multi-purpose building can host potlucks, meetings, exercise groups and movie nights.

Pocket neighborhoods of any size will enjoy the benefits of a community vegetable garden.

Beyond being amenities, these common facilities foster relationships among neighbors and strengthen their sense of community.



Room-Sized Porch

A room-sized front porch is a key element in fostering neighborly connections. Its magic comes from the way it is both private and public, belonging to the household while being open to passersby.

Making a good porch is both an art and a science.

Get the location right. Make it part of the primary entrance, connected to the front yard and in view of the street or public walkway.

Make it a living space. While a porch gives charm to a house, it should not be 'faux' porch appliqued just for looks, or a key-fumbling porch just to get out of the rain. Make it a useable outdoor room, a place to gather for supper, linger with friends, or settle in with a book.

Define the edge. Whether required or not for safety, don't leave out the railing. It defines a critical social boundary. Don't make it too high, though, or it will feel like a cage. 27 to 30 inches is just right for 'perching' and for passing a cup of coffee. And who doesn't like a flowerbox?



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Layers of Personal Space

Community is wonderful, but too much community can be suffocating. On the other hand, with too much privacy, a person can feel out of place. *Layers of Personal Space* helps achieve a balance between privacy and community.

In this photo there are five layers: in from the sidewalk is a border of shrubs and flowers; then a low fence to demarcate the private yard; a covered porch with a low railing and flowerboxes; and then the front door.

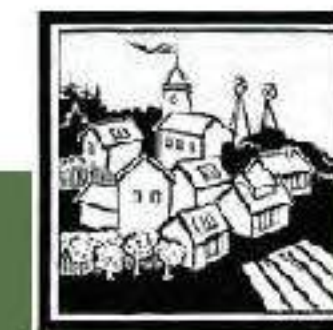


These public to private gradients continue inside the house: active living spaces are toward the front and more private personal spaces are toward the back and upstairs. A private garden can be in the sideyard or secluded in back.



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Nested Houses

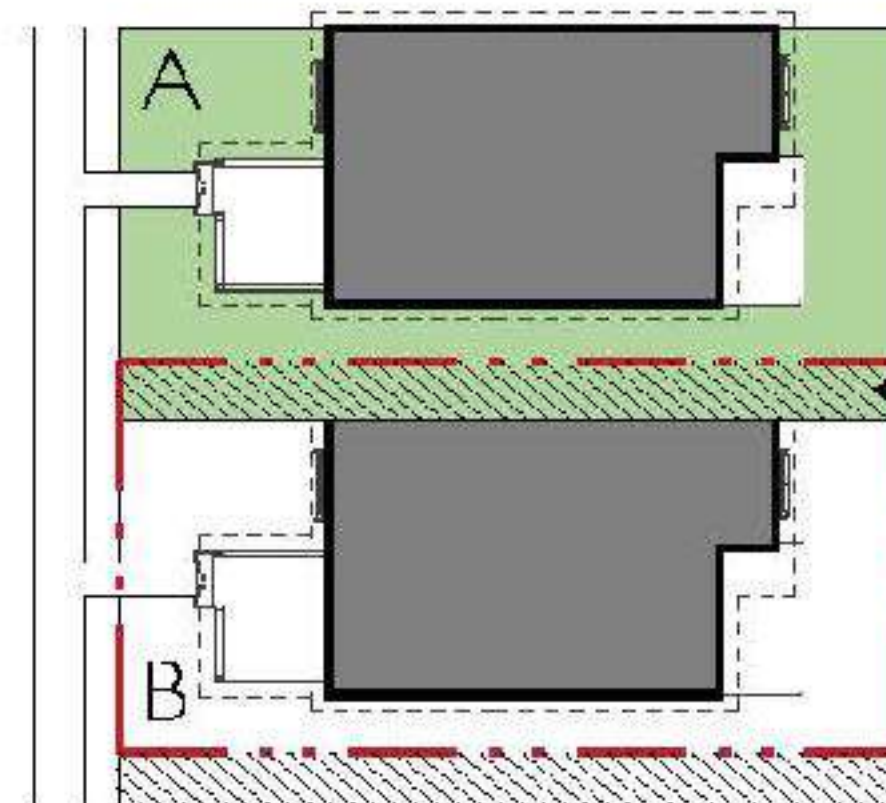
Having a next door house or apartment peering into your own can be uncomfortable and claustrophobic.

Nested Houses have open and closed sides that 'nest' together: the open side has large windows facing its side yard, while the closed side has high windows and skylights to bring in ample light while preserving privacy.



A five-foot sideyard is useless except to store ladders and rusty bicycles. Make use of a full sideyard extending to the face of the neighboring building through *limited use easements*.

Building core-wise, the setback of the building to the property line is greater than the threshold that triggers fire separation requirements.



limited use easement
granted to Lot A from Lot B



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Corraling the Car

In America, nearly everyone has a car. But cars don't need to dominate our pedestrian spaces.

Locate parking to be a good neighbor. Don't let garage doors greet your guests. Shield parked cars from the street and the commons.

When planning a development from scratch, place garages and parking areas off of a lane to the rear. Including mailboxes, gardens and community buildings will make the lane lively.

Consider locating parking remotely so that residents and guests walk from the car door to the front door through the shared commons — a daily activity that fosters interaction. While this may meet resistance, don't let go too quickly. This layout allows more flexible use of the site, limits the dominance of garages and driveways, decreases the amount of hard surface and allows more light into a home.



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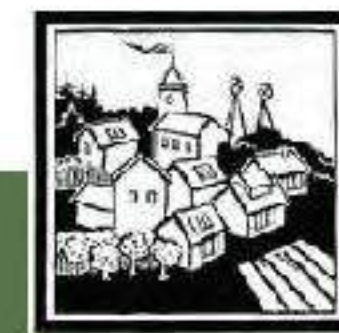
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Eyes on Shared Space

The first line of defense for personal and community security is a strong network of neighbors who know and care for one another.

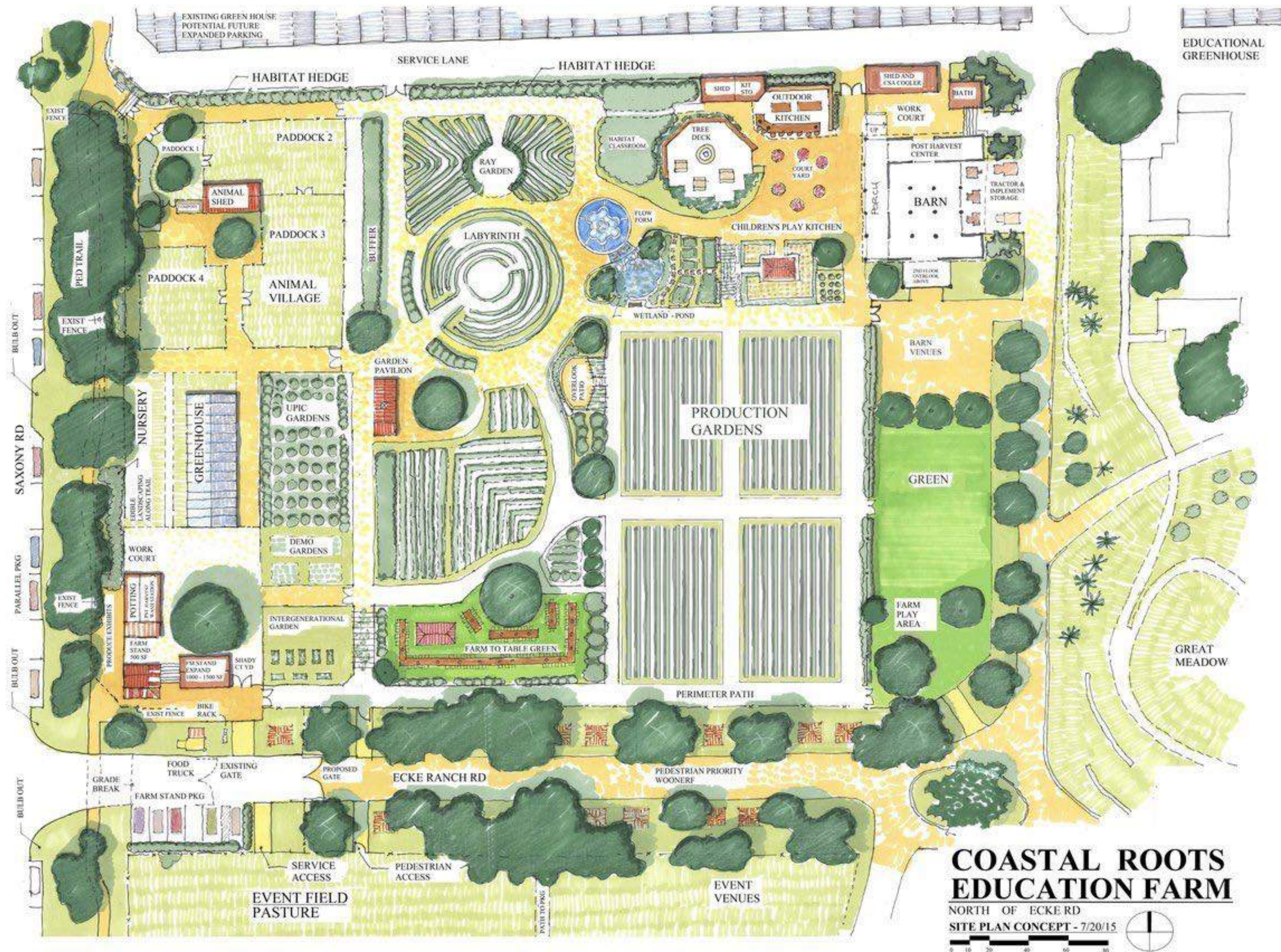
When the active spaces of houses look onto shared common spaces, including access lanes, a stranger is noticed, an elder who may have fallen will find help and children can play with caring eyes looking on. If daily patterns are askew next door or there is an emergency, help is close by.



Agrivillage

Case Studies







Nourish Farms

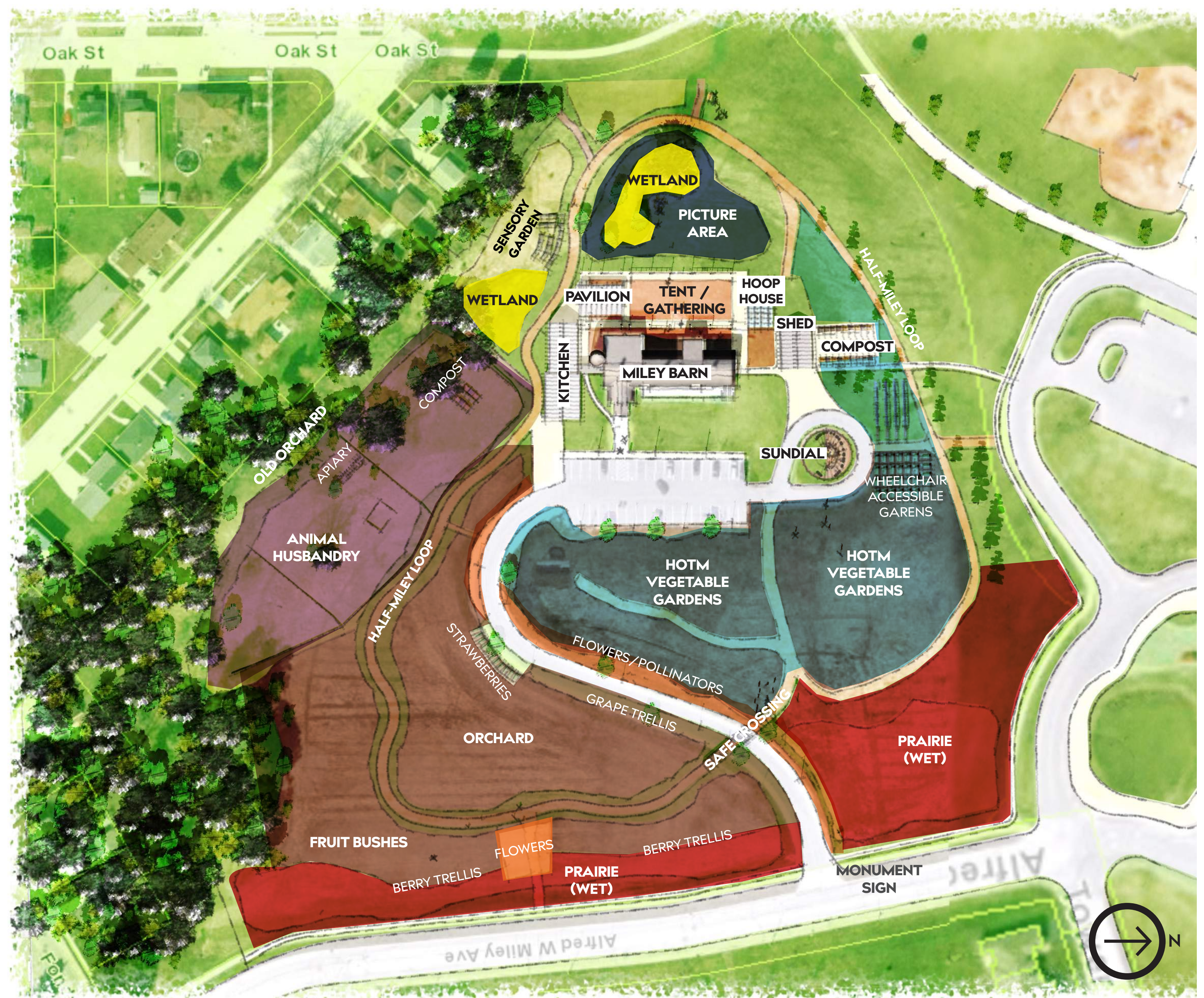
Proposed Plan

Nourish Farms will become a regional hub for good food education and promotion of local, sustainable farming practices.

Our goal is to educate and empower people to make wholesome food choices through experiential learning. In this case, through learning to grow and harvest food, composting, and better understanding the food system.

LEGEND

- Vegetable Garden
- Wetland
- Flowers/Pollinators
- Prairie Grass
- Orchard
- Grass/Trees
- Picture Area/Manicured Gardens
- Animal Husbandry





Farming as Ecosystem

ISSUE

Nourish Farms has many educational goals in addition to other activities, such as event hosting, that generate revenue to support the organization. If these goals were addressed as separate solutions, it could create a kind of “agricultural theme park”—one activity station after another with no consistent narrative or message.

SOLUTION

The ideal farm is a complete ecosystem, where water, nutrients, and energy are exchanged and balanced. Byproducts of one process become inputs to other processes and nothing is truly “thrown away.” Consider how each part of Nourish Farms, from its buildings to its site to its revenue-generating events, can be treated as elements of the farm ecosystem.



Visible Flows

ISSUE

It is hard to evaluate the ecosystem impact of a process if we can’t see how it affects and is affected by other parts of the ecosystem.

SOLUTION

Make the flow of water, nutrients, and energy visible wherever possible. This can be through signage, but it is more useful to see the actual flow.



Connected to the Outdoors

ISSUE

Isolation from the farm is increased with each stair, room hallway, and door through which one must pass to get to an outside door. Every interior space that is denied views of the working farm is disconnected from the mission of the organization.

SOLUTION

Provide access to adjacent porches and gardens from a variety of common areas in the each building. Maximize the opportunities for quality views from other spaces like offices, classrooms, and meeting rooms.



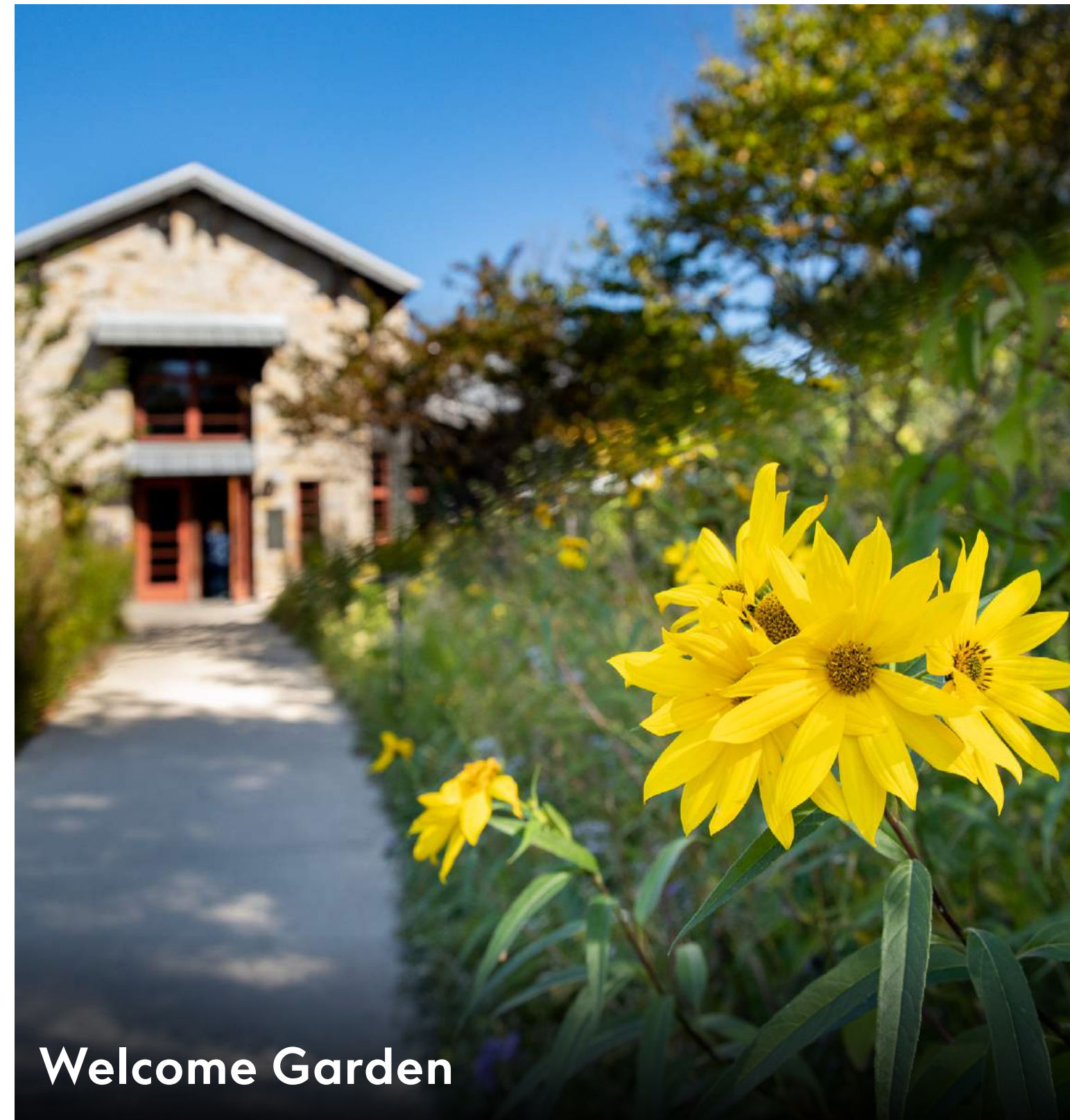
Edible Landscape

ISSUE

We tend to think of site landscaping primarily in terms of ornamental plantings. This would be a mistake on a working farm.

SOLUTION

No ornamental-only plants! Consider all site landscaping elements as part of the farm ecosystem. That doesn't mean that every plant needs to be human food, just that it is part of the same system. For example, flowering plants for pollinators are okay, but not non-native annuals in pots for decoration.



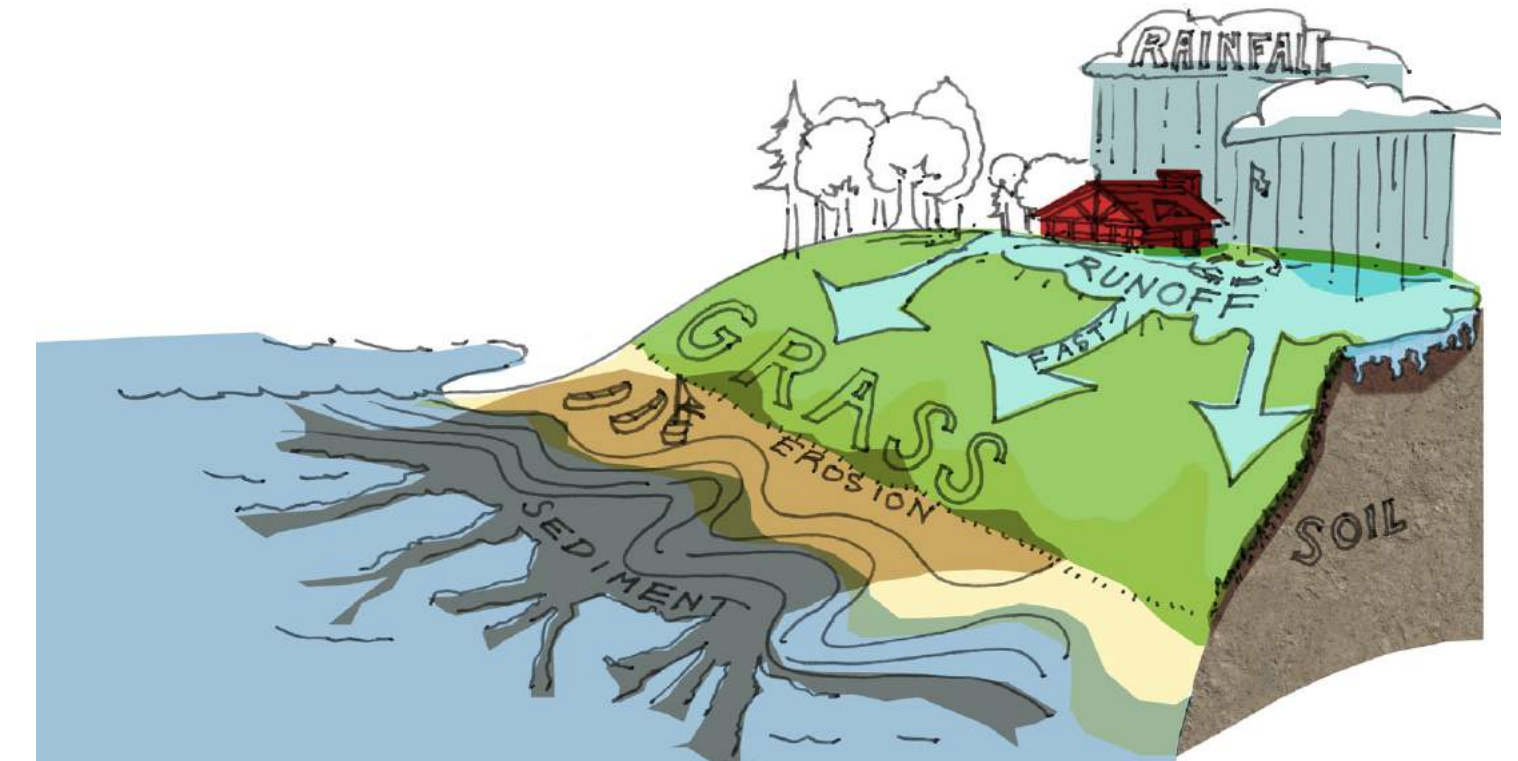
Welcome Garden

ISSUE

It would be unfortunate if a visitor's first encounter with Nourish Farms were a parking lot or even the front door to a building.

SOLUTION

Create an edible garden as the first welcoming element of Nourish Farms. The garden should have discernible edges, be they buildings, trees, low walls, shrubs, grasses or forbs.



Water As Treasure

ISSUE

Unfortunately our culture tends to see rainwater as a waste product; piping, storing and treating it as though it were sewage.

SOLUTION

Rain should be allowed to slowly be absorbed on the land where it falls. Local subsurface movement of water must be understood before proposing any structure that might disrupt that flow. Minimize the use of hard paving surfaces and where used, make it permeable. Rainwater that comes off the roof should be slowed down, collected and/or reintroduced to the local water table. Consider using grey-water to irrigate crops. In the process, water can become a visual and acoustic part of daily life and consciousness at the farm.

Bayview Commons

Madison, Wisconsin



Thai Farm Village













Initial Patterns



Initial Patterns



Initial Patterns

Prompting questions:

- What are the real issues on the ground and in the community that need to be addressed?
- What must this project include to be successful?



Initial Patterns

Regional

AGRARIAN HARMONY
DIVERSITY
AFFORDABLE HOMES
AGING IN COMMUNITY
NEIGHBORHOOD SCHOOL
AG COLLABORATORS
LOCAL MATERIALS
INTENTIONAL NEIGHBORING
SELF GOVERNANCE
COMMUNITY FACILITATOR
CARE OF THE COMMONS

Site

MAIN STREET TO THE SHORE
PUBLIC-PRIVATE SITE GRADIENTS
COMING HOME
FOLLOW THE LAND
INCREMENTAL GROWTH
THE PERCH
AGRIVILLAGE AS ECO-SYSTEM
CONSERVATION DEVELOPMENT
VILLAGE CENTER
GROWING ON DISPLAY
PLACES TO WORK, PLACES TO WATCH
FARMER'S MARKET
AGRICULTURAL WORK HUB
FOOD BUYING CLUB
COMMUNITY GIFT GARDEN

EVERYWHERE EDIBLE LANDSCAPE
GREEN SWEAT EQUITY
MAKER'S SPACES
DAILY MIGRATIONS
VISIBLE FLOWS
SOLAR ROOFS
ENGINEERED WETLANDS
HIERARCHY OF STREETS
ACTIVATING THE STREET
SLOW STREETS
CORRALLING THE CAR
PLANTED PARKING
REMOTE PARKING
MARKET SQUARE
PEDESTRIAN NETWORK
WALKING PATH NETWORK
TRAIL TO THE BEACH
ON-SITE ELECTRIC CARTS
SHARED VEHICLES
LOCAL VAN SERVICE
EV CHARGING
PARK-RIDE BUS STOP
BICYCLE SHEDS
UNIVERSAL DESIGN
INDEPENDENT LIVING HOME
ASSISTED LIVING HOME
OFF GRID
RENTAL DIGNITY
WEATHERING A STORM
STORES, SHOPS, CAFES & MORE

Sub-Neighborhood

MAKER'S SPACES
LIVE-WORK
SCALE OF SOCIABILITY
SHARED COMMONS
TEACHING KITCHEN
COMMONS BUILDINGS & GARDENS
LAYERS OF PERSONAL SPACE
PUBLIC TO PRIVATE GRADIENTS
FRONT SIDE / BACK SIDE
RESIDENT STORAGE
MIX OF HOUSE FORMS, SIZES
HOME GROWS WITH FAMILY

Building

HAWAIIAN LIVING
EACH HOME UNIQUE
OUTDOOR LIVING
ROOM-SIZED FRONT PORCH
NESTED HOUSES
FULL-USE SIDE YARDS
SIDE YARD LIVING
SIMPLE STABLE SHELLS
NATURAL VENTILATION
FRONT DOOR ON THE COMMONS
EYES ON SHARED SPACE
ROOMS WITH WHOLENESS
BEDROOM ON THE MAIN LEVEL
ENOUGH STORAGE

Initial Patterns

GREEN = SUSTAINABLE PATTERN

Regional

AGRARIAN HARMONY
DIVERSITY
AFFORDABLE HOMES
AGING IN COMMUNITY
NEIGHBORHOOD SCHOOL
AG COLLABORATORS
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CARE OF THE COMMONS

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FRONT DOOR ON THE COMMONS
EYES ON SHARED SPACE
ROOMS WITH WHOLENESS
BEDROOM ON THE MAIN LEVEL
ENOUGH STORAGE

Initial Patterns

RED = NEEDS DISCUSSION

Regional

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DIVERSITY
AFFORDABLE HOMES
AGING IN COMMUNITY
NEIGHBORHOOD SCHOOL
AG COLLABORATORS
LOCAL MATERIALS
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NATURAL VENTILATION

FRONT DOOR ON THE COMMONS

EYES ON SHARED SPACE

ROOMS WITH WHOLENESS

BEDROOM ON THE MAIN LEVEL

ENOUGH STORAGE

The Kuba & Washenko Architects

Thank You!



ROSS CHAPIN ARCHITECTS



The Kubala Washatko Architects