



Rural Village Housing Demonstration Program

Where we started...



Our Core



REGENERATIVE PRACTICES

Fully utilizing the wisdom of our residents and advisors to create production systems that heal the earth rather than damage it.



AGRICULTURE

Sited in farmland to provide ecological farming opportunities for both the community and commercial sale.



COMMUNITY

Individual homes built around common areas encouraging community, efficiency and human connection.



EDUCATION

Promoting stewardship of the land through working farm techniques like regenerative agriculture, managed grazing, and silvopasture.

Inspirations - Rural Villages Around the World - Japan



Inspirations - Rural Villages Around the World - Europe



Inspirations - Ecovillage Ithaca



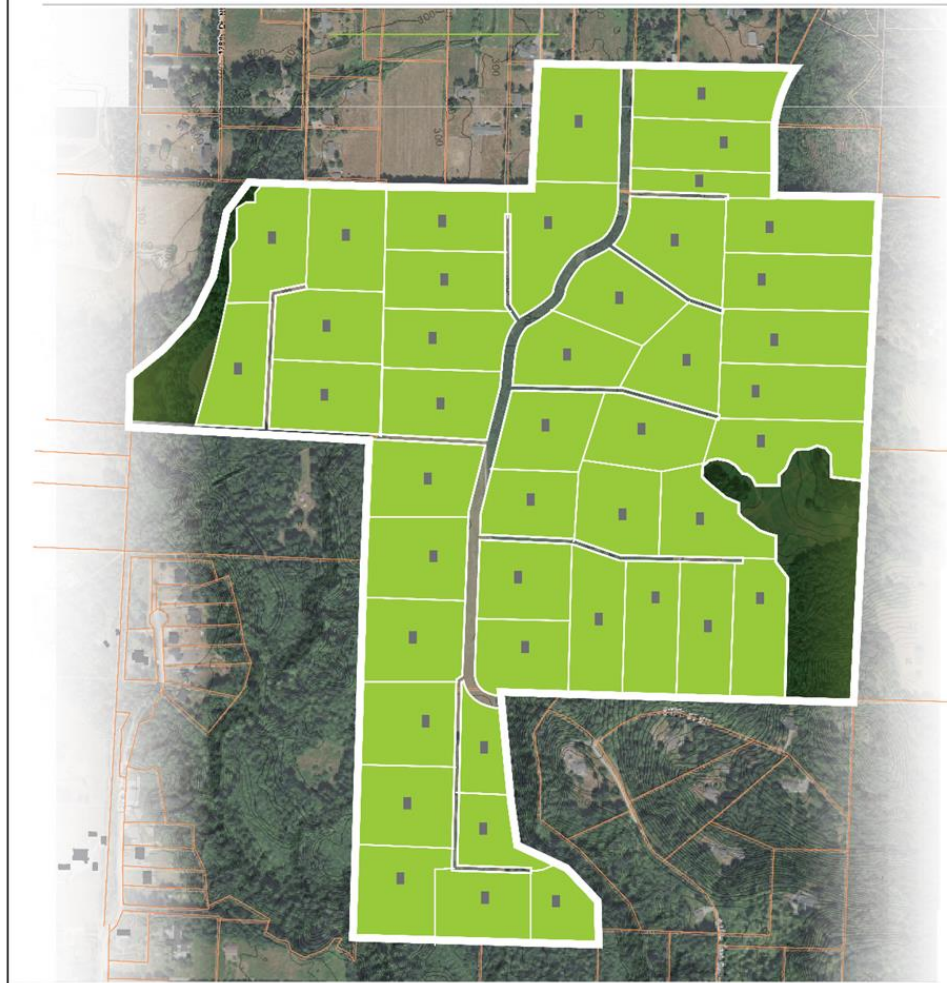
Typical 5-acre Rural Layout (R-5)

Conventional Development Pattern

Spatial Allocations (~240 acres Total)

Residential Land (Total Acreage, %)	Open Space (Total Acreage, %)	Productive Acreage (Total Acreage, %)
~218 acres 90% 240 acres divided into ~5 acre lots.	~22 acres 10% Undevelopable wetlands, setbacks and slopes.	~0 acres 0% Agricultural land Divided beyond functional capacity.

- Without a creative and proactive move on behalf of the County, development will may slide to the path of least resistance which involves **Near Total loss of Productive Agricultural Land Use**.
- The disintegration of productive agricultural tracts is often succeeded by increased subdivisions of parcels and the **Slow Creep of Suburban Development**.
- Though individual homeowners may undertake agricultural activities such as haying, boarding animals or small hobby farming, the **Displacement of the Agricultural Enterprises** is a blow to the rural character of Snohomish County.



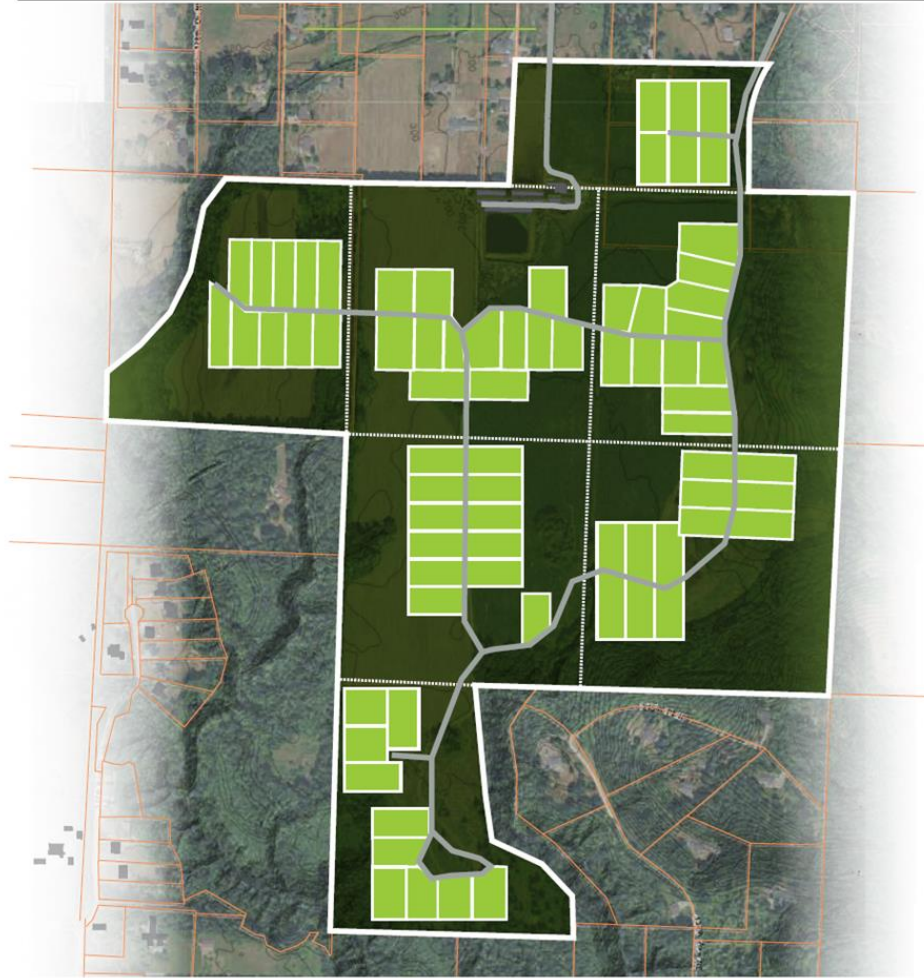
Typical Rural Cluster

Conventional Development Pattern

Spatial Allocations (~240 acres Total)

Residential Land <small>(Total Acreage, %)</small>	Open Space <small>(Total Acreage, %)</small>	Productive Acreage <small>(Total Acreage, %)</small>
~76 acres 32% 7 Clusters divided into ~11 lots each.	~164 acres 68% Unmanaged Open Space surrounds Housing Development	~0 acres 0% Agricultural land Divided beyond functional capacity.

- Without a creative and proactive move on behalf of the County, development will likely follow the Contemporary Pattern of Rural Clustering.
- The integration of suburban developments into a productive agricultural community produces a Range of Conflicts.
- Though the design preserves a fair amount of open space, the layout of the neighborhood does not promote community and the Displacement of the Agricultural Enterprises is blow to the rural economy of Snohomish County.





Northwest AgriVillage

Concentrated Housing and Diverse Utilization of Prime Productive Acreage

Spatial Allocations (~240 acres Total)

Residential Land <small>(Total Acreage, %)</small>	Open Space <small>(Total Acreage, %)</small>	Productive Acreage <small>(Total Acreage, %)</small>
~10 acres	~47 acres	~183 acres
4%	20%	76%
35 Units on Two ~5 acre Village-Density Neighborhoods	Open Space surrounding Productive Acreage Preserved	Diversified Farm Incubator fostering innovative new Agricultural Businesses

- Consolidating housing into an intentionally designed **Village-Density Neighborhood** maximizes community development while maintaining prime acreage for growing organic crops or animals.
- The AgriVillage model will not only preserve the productive landscape, it will **Fuel Innovative New Agricultural Enterprises**.
- Diverse Businesses and a Community of Farmers** will create a more stable and resilient agricultural operation.
- Though this requires minor improvements to the current code, it fully embodies the intent of the county's recent Executive Order for **Preserving and Expanding the Agricultural Economy of Snohomish County**.



Rooted NW

Rendering Drafts

Bird's Eye View

Looking North



Rooted NW

Rendering Drafts
View Across Community
Pond to Village One,
Looking Northeast



3.1.2022
PROJECT # 2014

CADDIS PC

Rural Village Housing Demonstration Program

	Without Demonstration Program	With Demonstration Program
Rural Population	Growth in residential and suburban encroachment.	☑ Equal density - yet catering more to farmers
Land Use	Suburban sprawl destroys farmland forever.	☑ Compact housing (spacing, quadplexes) preserves farmland. 50% reduction of impervious surfaces.
Traffic	Existing traffic growth with suburban use patterns.	☑ Same or less traffic, with more farmers “living at work”
Housing affordability	Spread out single family homes increase cost and reduce diversity.	☑ Compact construction & shared infrastructure lowers affordability barrier to young farmers and systematically marginalized populations.

Narrow Demonstration Program Qualification:

- ☐ Project gets NO INCREASE in density
- ☐ Project has 100 ac minimum, (bigger land= bigger conservation impact)
- ☐ Project preserves 85% farmland
- ☐ Public water system required
- ☐ Only open for 2 years



Rooted
NORTHWEST