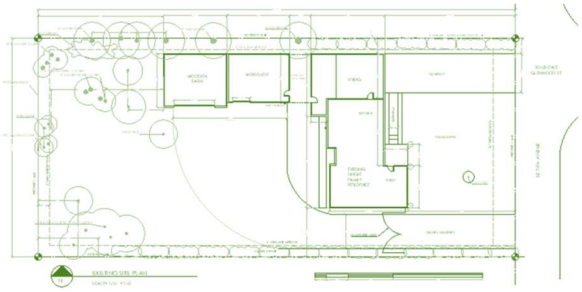
ARTbarnART**farm** Tiny House Artist Eco-Village

PURPOSE: An arts-focused community with a replicable model of affordability, context-sensitive urban density and infill, with the greenest design possible through efficient use of land, water and energy.

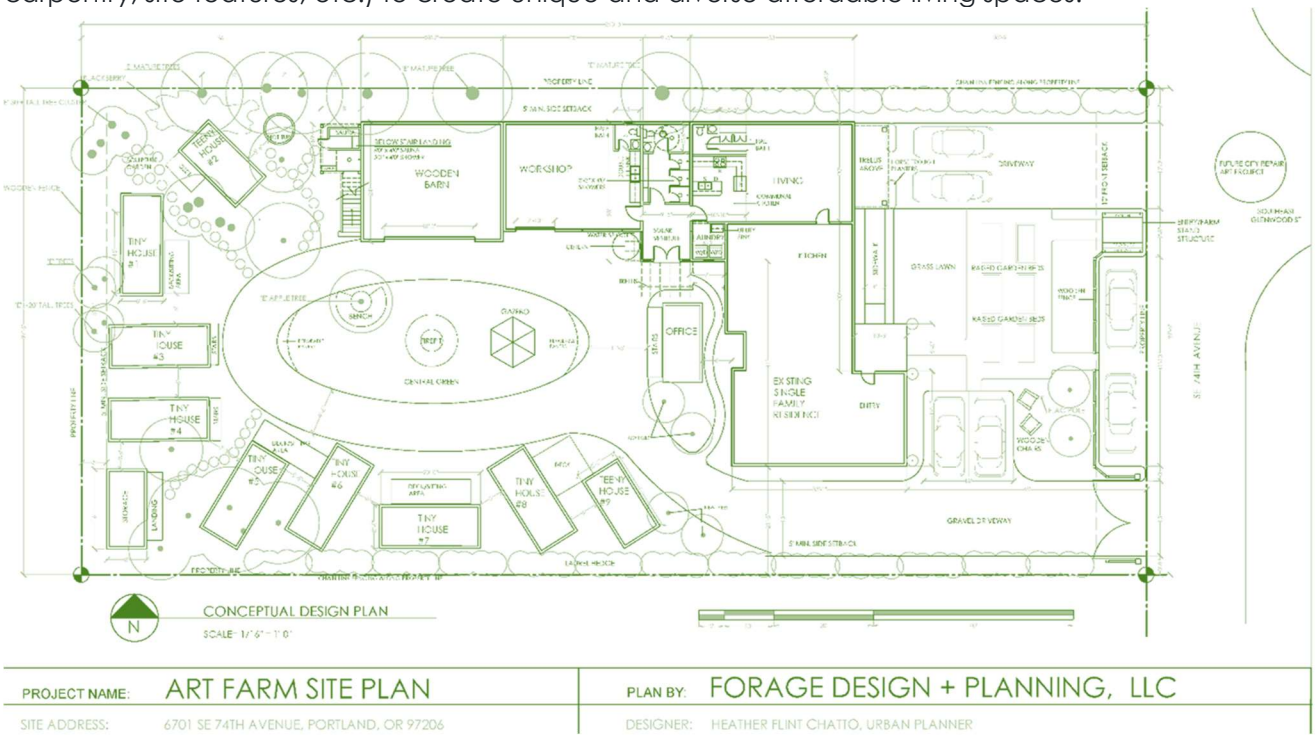
PROJECT OVERVIEW | Art Farm LLC is an artist collaborative focused on arts education and supportive creative programs. Working with a team of experts including Progressive Development Group, Forage Design + Planning, and Cascadia Clusters, the Art Farm collaborative is proposing to develop an affordable, tiny home courtyard cluster and artist ecovillage. This proposal includes adding up to nine residential units at the western half of an existing single-family residential property with zoned potential for up to ten units. The intent is to demonstrate creative approaches for affordable housing as well as a variety of innovative sustainable design features.

TNY HOUSE CONCEPT ILLUSTRATION



EXISTING SITE PLAN

AFFORDABLE HOUSING | In collaboration with Cascadia Clusters as the project contractor, the site would include a mix of permanent and flexible housing types, ideally including several Tiny Homes on Wheels (THOWS). Each residential unit would feature off-grid utilities including solar power and battery storage. Further, by providing a mix of unit sizes and options for rentals of some permanent tiny homes or flexibility for visitors to bring their artistic tiny house with them, it allows variety of housing options for different user needs. Options may also be available for work trade or rent offsets to for onsite artistry work (e.g. finished carpentry, site features, etc.) to create unique and diverse affordable living spaces.



ENVIRONMENTAL PERFORMANCE | Environmental goals include net zero energy performance, onsite agriculture, a market stand, innovative stormwater management, rainwater capture and reuse through on-site cisterns, greywater filtration, and composting toilets. **The intent is to create a "triple-bottom line" approach to sustainability, equity and economy including low income housing, on-site energy generation for carbon-neutrality, with innovative stormwater management, agriculture, and arts education.**

EXISTING CONDITIONS | The project site is located at 6701 SE 74th Avenue, in the Brentwood Darlington neighborhood. The property is a 20,000 square foot parcel zoned RM1 that allows for increased density and flexibility in unit and site design. The site features an existing one-story, single-family residence, a studio/workshop, one tiny home, and a large two-story wooden barn (affectionately referred to as "Art Barn"). Adjacent development includes multi-family residential to the south, high-density, single-story multi-family housing on the north, and two-story rowhouses on the western border. The northeast and southeast boundaries of the site feature tall continuous hedges with large trees on the northern border of the site and at the northwestern corner and large open grass areas at the front and rear of the site. The large privacy hedge along the south fully screens the site along the entire southern border.

ACCESS, PARKING, AND TRANSPORTATION | An existing driveway along the southern property line would serve as access for tiny houses to be installed on a foundation. A possible rear egress is being considered to the northwestern edge of the barn through a possible easement to use the driveway of the northern multifamily property on a rare occasion when a tiny house would need to be installed at the rear portion of the property. The site is near several bus lines and a growing commercial arterial. It is also located approximately 500 feet from the nearest bus line, and it is hoped this would allow a waiver of required parking. However, to meet any demand and ensure no impact to the neighborhood, there are parking spaces proposed to serve the residents of the property closer to the street. These would be screened with new fencing, gateways and arbors along the street edge.

COMMON FACILITIES | Common facilities would include a large central green and gathering space, community gardens, orchard, new common kitchen, added bathrooms and multiple showers to supplement facilities in the existing house. The western half of the property is open yard space that is centrally accessible to the house, barn and workshop and would make an excellent central landscaped area for residents in a courtyard cluster housing arrangement. Like the existing tiny home on the property, all units are envisioned to have composting toilets. Greywater from tiny home kitchens would be drained through professionally designed infiltration planters. Additionally, community gardens, orchard, as well as art and workshop space would serve as common resources for the residents. The large open front yard currently includes large raised bed planters, and a new covered neighborhood farm stand would be added with seating and shelves for produce to share with the local neighborhood.

REPLICABILITY | The project presents an opportunity for a potentially replicable model to quickly create low cost housing to serve artists and low-income residents underutilized residential sites while still preserving the potential for even greater density in the future. Further, it creates an innovative example of an economically, socially and environmentally sustainable community.

PROJECT TEAM

Art Farm Representative: Michael O'Neill, Art Farm Board Member & Resident | artbarnllc@gmail.com
Owner/Developer: Paul Niedergang, Progressive Development Group | paul@progresspdx.com
Designer: Heather Flint Chatto, Forage Design + Planning | foragedesigner@gmail.com
Contractor: Andy Olshin, Cascadia Clusters | andrew.olshin@comcast.net

ARTbarnART**farm**

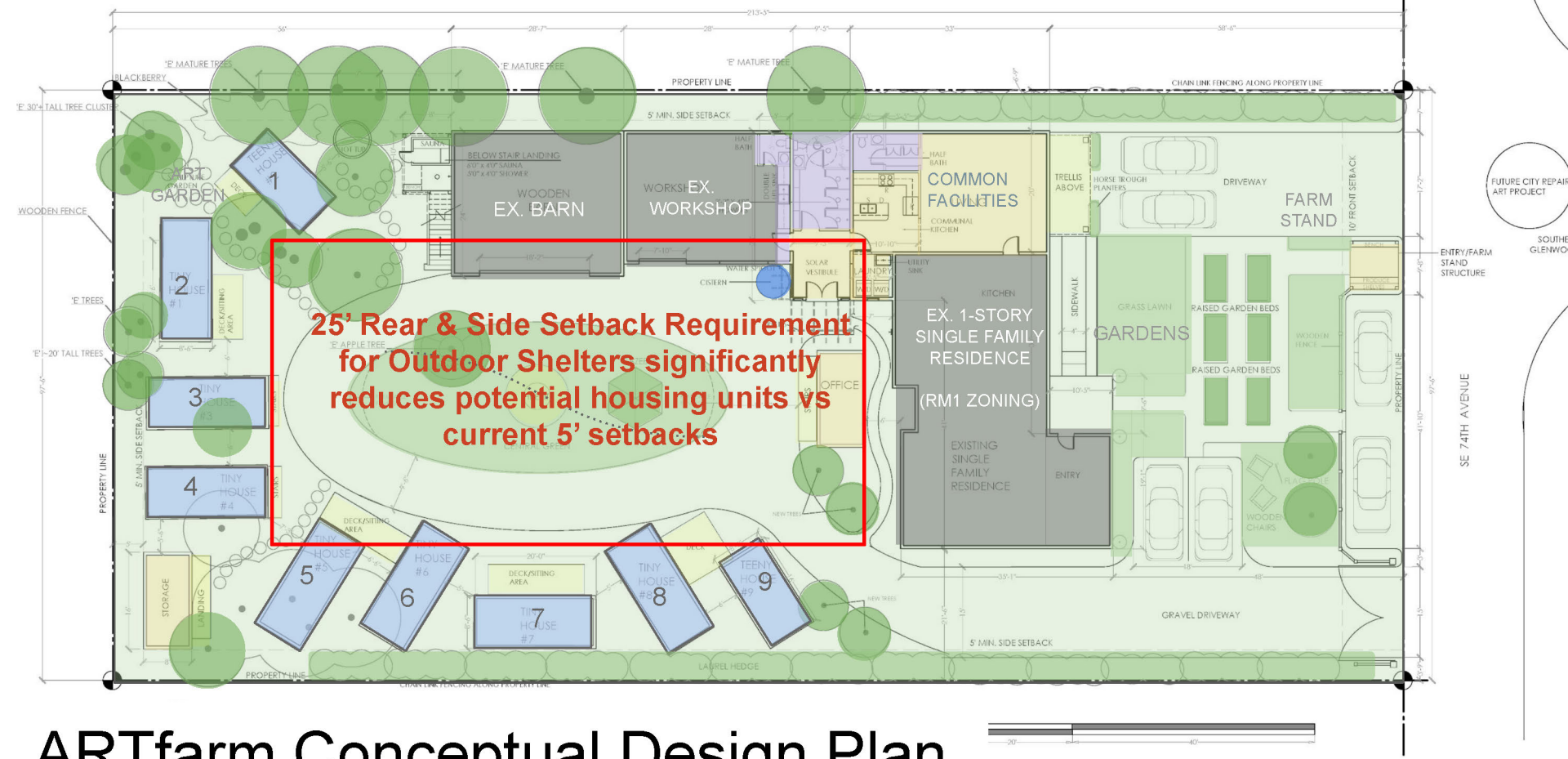
Eco**Housing**

A Tiny House Artist Eco-Village

ARTfarm Conceptual Design Plan

FORAGE DESIGN | PROGRESSIVE DEVELOPMENT GROUP

- TINY HOUSES
- BATHROOMS & SHOWERS
- COMMON SPACES (Office, Kitchen, Living Room, Storage, Laundry)



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