A close-up photograph of several yellow tulip petals. The petals are in various stages of opening, with some showing the characteristic pointed shape. The background is a solid, vibrant green, which makes the yellow petals stand out. The lighting is soft, highlighting the texture of the petals.

VERIDIAN  
@ COUNTY FARM



***“The buildings and communities we break ground on today will define us, our communities, and our environment for the next century. Let’s make sure we do it right the first time.”***

In these extraordinary times we live on hope's edge.

As a community, Washtenaw County and the City of Ann Arbor have articulated our goals for addressing: affordable housing, clean energy and water, threatening climate impacts, floodwater mitigation, mobility, habitat loss and other critical public challenges.

We have unwavering hope. But we are failing to meet our goals. In fact, on many metrics we are losing ground. If we are serious about the criticality of this moment, then we must work together for creative, fresh and flexible solutions. We cannot afford the status quo.

The standard development model is deeply flawed. We subsidize developers by allowing them to avoid the cost of their negative impacts. As a community we pay the price for formulaic development when it pollutes our air and water, degrades our social systems and mental health, increases carbon emissions, and weakens local ecosystems.

We will be defined not by the unsparing consequences of climate change, but by how we respond to them as our window of opportunity for action closes.

Veridian @ County Farm is an act of optimism. It is more than a sustainable neighborhood. It is a platform to stoke our capacities for collaboration, creativity and compassion. We wish to demonstrate how forward-thinking local governments can engage their own citizens, private and non-profit, to overcome seemingly insurmountable problems and achieve public goals more effectively.

We are pleased to offer to Washtenaw County for 2270 Platt Road a comprehensive compensation package of \$5,435,000.00 which includes a purchase price of \$500,000.00 plus comparable compensation and community benefits greater than \$4,935,000.00.

We are grateful for the opportunity to propose Veridian as a mutually beneficial path to success for all stakeholders through unprecedented collaboration, partnership and imagination.

Thank you for your leadership.

A handwritten signature in black ink, appearing to read 'Matthew Grocott', with a stylized flourish at the end.

Matthew Grocott

Founder, THRIVE Collaborative



# ***Veridian is a profound new paradigm for community design and building.***

*The International Living Future Institute issues a challenge:*

**TO ALL DEVELOPERS, URBAN PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS AND CONTRACTORS** *to create the foundation for a sustainable future in the fabric of our communities.*

**TO LOCAL, STATE AND FEDERAL POLITICIANS AND GOVERNMENT OFFICIALS** *to remove barriers to systemic change, and to realign incentives and market signals that truly protect the health, safety and welfare of people and all beings.*

**TO ALL OF HUMANITY** *to reconcile the built environment with the natural environment, into a global civilization comprised of individual communities that create greater biodiversity, resilience and opportunities for life with each adaptation and development.*

*Veridian is a profound new paradigm for community design and building.*



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN



**Prepared For**

Washtenaw County

**Submitted By**

Thrive Collaborative and Partners

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***Fulfilling  
Washtenaw's  
Vision***





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## ***Affordable Housing***

We believe that affordable housing can be **beautiful, economically integrated, and spiritually uplifting**. We achieve this through partnerships with **Avalon Housing** and **Habitat for Humanity**. With a holistic look at affordability, we see Veridian as a platform for transformative ideas of net zero energy (eliminating carbon and energy costs), food production, water management, transportation, and design that improves quality of life and social systems.

## ***Mixed Income***

The CAC and the community charrette articulated a desire for a mixed-income and diverse community. Harvard's Moving to Opportunity program found that moving children from poor neighborhoods to higher-income ones increases their future earnings. **We see an opportunity to expand community, and move beyond architecture and infrastructure that isolates and separates by age, income or culture.** We achieve an elegant integration of housing types targeting market rate buyers, families below 30% area median income (AMI), 50% AMI, and 80% AMI.

## ***Rainwater Management***

Note that this proposal will not refer to "stormwater management." **We consider rain to be an asset to be celebrated, and clean water a gift to protect.** We take a holistic, whole site approach to water. We share our partner Biohabitats' mission to **inspire communities to rediscover a sense of place through preserving indigenous ecosystems, restoring biological diversity, and inspiring ecological stewardship.** Functional and beautiful.

## ***Amenities***

Veridian will provide a unique multifunctional community center called The Farmhouse @ Veridian. The masterplan is based on the principle human-powered living where bikes and shoes are prioritized over cars. Homes and open spaces are designed to be adaptable and accessible to all at any stage of life. Veridian offers integrated green space, connections to nature, biophilic design, food production, bike maintenance & storage, and places to play.

## ***Community Benefits***

Veridian offers millions of dollars in quantitative and qualitative benefits to meet critical needs of Washtenaw County and to realize costs typically externalized by developers. We propose a long list of benefits. But ours is not simple a laundry list of benefits, rather a platform to accelerate the diversity of ideas needed to create conditions conducive to a Living Future. This proposal represents a holistic vision for a better kind of development.

A close-up photograph of several dandelion seed heads. The seed heads are in various stages of maturity, with some showing the characteristic white, feathery pappus and others showing the golden-brown, spiky structure of the seed heads. The background is softly blurred, emphasizing the intricate details of the seeds.

***A  
Transformative  
Approach***

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**IMAGINE an entire community designed and constructed to function as elegantly and efficiently as a forested ecosystem: a community informed by its bioregion's characteristics, that generates all of its own energy with renewable resources, captures and treats all of its water, and operates efficiently and for maximum beauty.**

**IMAGINE a city block or a college campus sharing resources from building to building, growing food and functioning without a dependency on fossil fuel-based transportation.**

**IMAGINE true sustainability in our homes, workplaces, neighborhoods, villages, towns and cities— Socially Just, Culturally Rich and Ecologically Restorative.**

**- From International Living Future Institute,  
The Living Community Challenge**



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Thrive Collaborative is committed to working with the existing neighborhood and the land. Veridian is a vision based on numerous conversations with neighbors, public officials, and other stakeholders. It is informed by numerous site visits to better understand the environmental and community context. Our community design is inspired by Janine Benyus' observation of how nature's communities function:

**Mutualism, not competition, is the driving force in nature.**

We've assembled a team of world-class experts, many of whom call Washtenaw County home. This team is what enables us to take a holistic approach to development that incorporates financial realities with higher aspirations around social integration and environmental sustainability.

The endgame for Veridian is to be powered by 100% clean energy. In the short-term many of our homes will **target Net Zero Energy or Living Building Challenge certification.**

**This is a defining moment.** Our development at County Farm should prove to be catalytic, setting the stage for Washtenaw County to be a place where everyone has the ability to thrive.

In partnership with Washtenaw County, Veridian at County Farm hopes to demonstrate to all developers what socially and environmentally conscious development looks like. And to all future proposals we must ask: **"How is your project restorative - socially, ecologically and culturally?"**



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# Mixed Income Cottage Community

Veridian uses best practices to embed affordable housing within a dynamic mixed-income, cottage community. We achieve dignified integration of home types and styles in collaboration with Avalon Housing and Habitat for Humanity. The goal is for affordable housing and market rate to both be approached with dignity, so as to increase social interaction and upward mobility. To get there, Veridian incorporates innovative approaches to affordability through human scale design.

***“Net zero energy buildings turn out to be healthier, more affordable, more comfortable, and more attractive.”***

***Dennis Hayes, founder of Earth Day***



**ALL HOMES OPEN TO SMALL GREEN SPACE HOMES ALL CONNECTED TO DIRECT GREEN PATH TO PARK. - UNION STUDIO - CONCORD RIVERWALK - NET ZERO ENERGY**



**UNION STUDIO - TRINITY AND PRINCETON PLACE - AFFORDABLE HOUSING**

---

# Our Elite Technical Team

Our development team consists of world-class talent in the fields of development, master planning, architectural design, construction, regenerative design, and decentralized energy and water infrastructure. We have proven that we **can create a bold vision and execute.**



**THRIVE COLLABORATIVE - SUNBATHS, ANN ARBOR - NET ZERO ENERGY DESIGN**



**JONNA LUXURY HOMES - RUSSELL FLATS, EASTERN MARKET - MIXED INCOME RESIDENTIAL & COMMERCIAL**



**UNION STUDIO - SWEETBRIAR - BARRINGTON, RI**



**BIOHABITATS - SIDWELL FRIENDS SCHOOL - WASHINGTON, DC**



**SMITHGROUPJJR - DEQUINDRE CUT - DETROIT, MI**

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# Neighborhood and Natural Connections

Veridian is designed to improve quality of life for its residents and the surrounding neighborhood. Just as a single tree is embedded within the forest, and the forest lives within the broader ecosystem, so too does each element of our proposal exist within a web of interrelation. Front porches each facing green space is central to our design. The porch is both a private and a social space to interact with neighbors. **Pedestrian paths allow people to walk from their door through a green thread into County Farm Park with ease.** Veridian provides over a dozen pathways from all neighborhoods to County Farm park. Additionally, our Farmhouse community center is an important public amenity that is open to every resident of Veridian and the broader Washtenaw County community. The places to play are designed to be appreciated by everyone of all ages.

***“The house itself is of minor importance. Its relation to the community is the thing that really counts.”***

***Clarence Stein, Pioneer of the Garden City Movement***

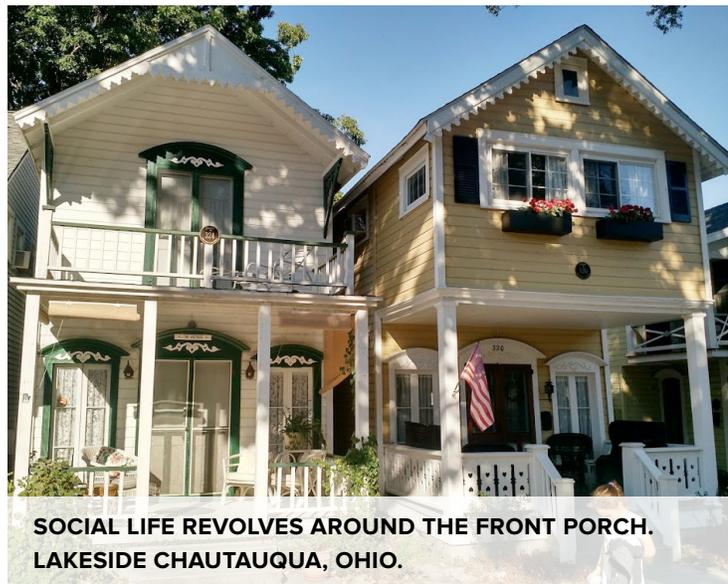


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# Project Inspirations

## *Chautauqua Methodist Villages*

**SOUTH BRONX, NEW YORK** | The Chautauqua Villages were built as places of intellectual and spiritual pursuit. Social life revolves around the front porch. The cottages are snug with outdoor spaces and connections to places in which to seek solitude or community. A simple stroll is catalyst for conversation with neighbors. The richness of beauty comes not through large homes sizes or great expense, rather through detail, craftsmanship and diversity of design.



**SOCIAL LIFE REVOLVES AROUND THE FRONT PORCH.  
LAKESIDE CHAUTAUQUA, OHIO.**

## *Grow Community*

**BAINBRIDGE, WASHINGTON** | Grow Community is a sustainable housing development that is a net-zero residential community designed as a new model of eco-urbanism. It is the first endorsed **One Planet Community to be built in North America**. Grow Community is designed to encourage residents to live there at different stages of life, based on various building typologies on site.



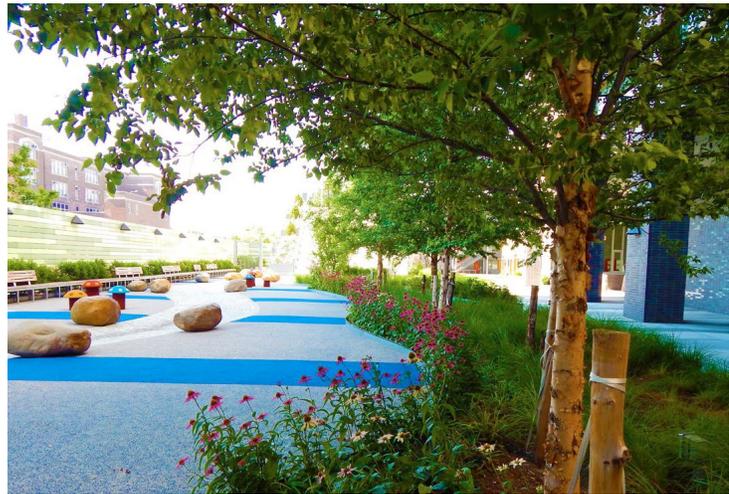
**THE FIRST ONE PLANET COMMUNITY IN NORTH AMERICA.**

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***“At Veridian, the richness of beauty comes not through large homes sizes or great expense, rather through detail, craftsmanship and diversity of design.”***

## ***Via Verde***

**SOUTH BRONX, NEW YORK** | Via Verde is a mixed-income community built with the principles of sustainable design. The community is designed to encourage social interaction between different groups, and edible landscape plays an important role on the site.



**VIA VERDE BRINGS NATURE INTO THE CITY.**

## ***Pocket Neighborhoods***

Pocket neighborhoods are clustered groups of neighboring houses or apartments gathered around a shared open space — a garden courtyard, a pedestrian street, a series of joined backyards, or a reclaimed alley — all of which have a clear sense of territory and shared stewardship.



**KIDS PLAY IN GREEN SPACE FRONTING SINGLE FAMILY HOMES.**

# VERIDIAN AT COUNTY FARM

CONCEPT PACKAGE

NOVEMBER 22, 2016







# VERIDIAN AT COUNTY FARM

PRELIMINARY SITE LAYOUT

NOVEMBER 22, 2016

SCALE: 1"=100'-0"





# VERIDIAN AT COUNTY FARM

BIRD'S EYE VIEW

NOVEMBER 22, 2016

NOT TO SCALE

PAGE 4



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN



# VERIDIAN AT COUNTY FARM

PERSPECTIVE VIEW

NOVEMBER 22, 2016

NOT TO SCALE

PAGE 5



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## ***Residential unit break down***

Total residential units: 125-150 Units

40% affordable housing units (townhouses, stacked flats and potential single family cottage) targeting 30%, 60% and 80% AMI (51 units minimum)

16% Micro housing: Targeting workforce housing: \$105,000 Sale price

34% Tuck Unders: Market rate: (375,000 - \$579,000 sale price)

10% Cottage Homes (AVG \$456,000 sale price)

## ***Timeframe***

We expect this to be a 2-3 year project. We expect to close on property pending city rezoning and site plan approval.

## ***Supportive Housing***

As part of this proposal, Avalon Housing will develop fifty affordable housing units at this site. We anticipate approximately half of these units being permanent supportive housing units. Supportive Housing is the combination of affordable housing and support services that help people live more stable and productive lives. These units will be restricted to households with incomes at or under 30% of Area Median Income who also are homeless or have a special need. The remaining twenty five (25) units will be restricted to households at or under 60% of Area Median Income.

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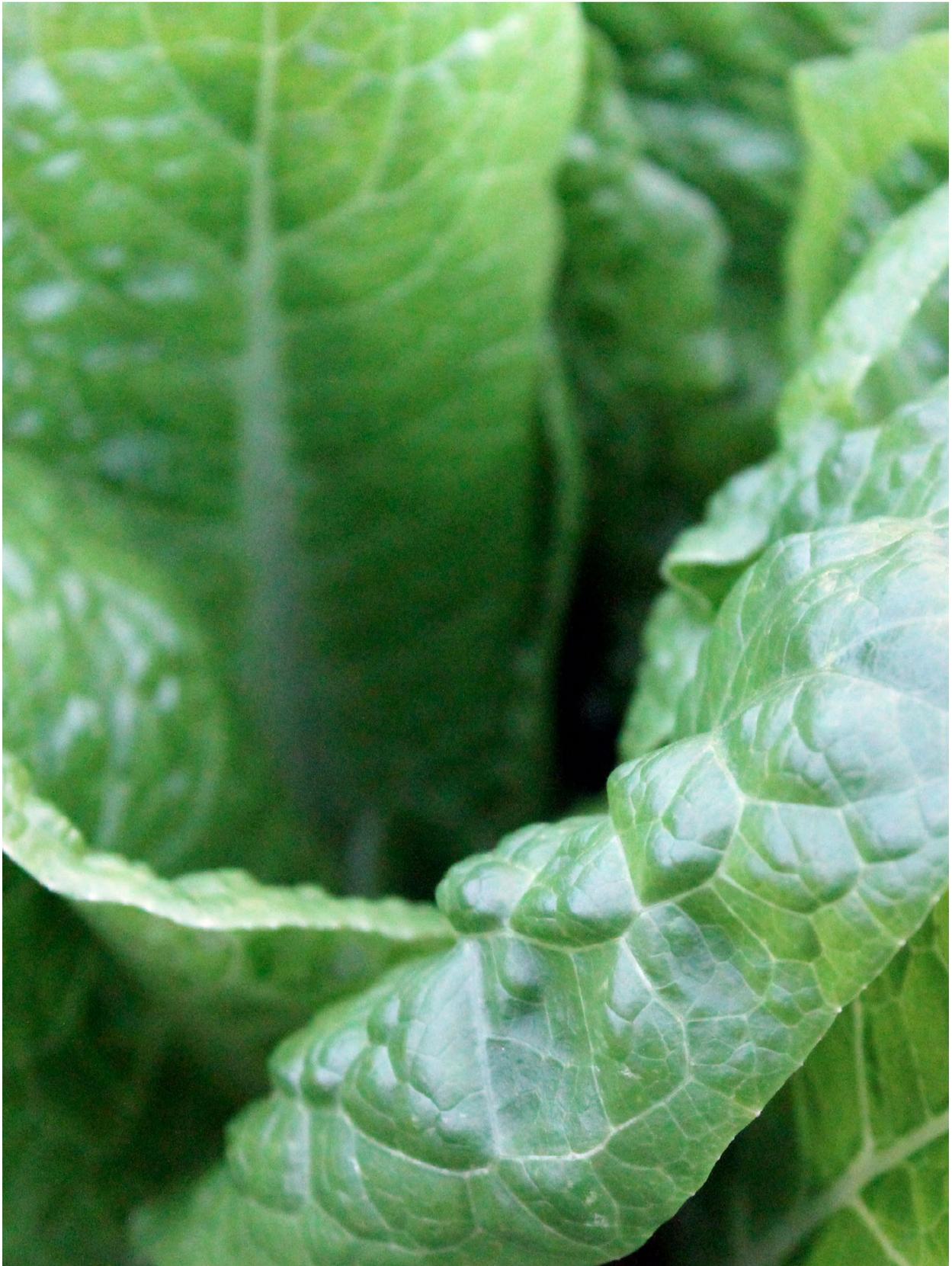
## ***Supportive Housing (cont.)***

Avalon will work with Jonna and THRIVE throughout the site planning process, ensuring the site plan reflects the needs for Avalon's part of the development. After site plan approval, the land for the Avalon units would transfer from the County directly to Avalon. Jonna and THRIVE will then develop the land infrastructure, delivering pad-ready, buildable sites to Avalon at no cost. The costs associated with these improvements have been estimated and are included in the Community Benefits shown later in this proposal.

The fifty Avalon units will have deed restrictions ensuring they will remain affordable well into the future. Funding for these units is projected to include low income housing tax credits, County HOME funds and lower property taxes through the City of Ann Arbor PILOT ordinance. Avalon's past developments with County HOME funds have included thirty (30) year affordability periods as part of the recorded HOME Regulatory Agreement. We anticipate a term of at least the same length for this development. During the thirty-year County affordability period tenant rents cannot exceed the established HOME rent limits, at or under current fair market rents. The tax credit program has a fifteen year compliance period. As part of the tax credit application for the Avalon units, Avalon will commit to an additional thirty (30) years of affordability through an extended use period resulting in a committed 45 year affordability period. During this period tenant rents are restricted to not exceed LIHTC rent limits.

Avalon will be seeking twenty-five project-based vouchers through Ann Arbor Housing Commission for the 30% permanent supportive housing units, targeted to households who are homeless or with special needs. The AAHC has provided a letter of support that is included in the appendix. The project will pay all utilities. Tenants in these units would pay 30% of their income toward rent, with the subsidy provider paying the rest. Avalon is also working with Ozone House to have ten of the affordable units targeted to youth receiving Ozone services.

Avalon will obtain referrals for the PSH units through the local HARA, Housing Access of Washtenaw County, prioritizing those in the community most in need of permanent supportive housing. Prioritization will occur through assessments, including by use of the SPDAT or similar assessment tool.



# ***Seeds of Veridian***



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*The six principles upon which Veridian stands, and the tactics we use to achieve them: (1) Holistic Affordability, (2) Sustainability, (3) Exploring the Opportunities, (4) Community, (5) Wellbeing, and (6) Functional Beauty & Regenerative Design*

***“There is rarely a solution that is universal. Rather, the ‘correct solution, in our view, is one that is locally appropriate and responsive to the situation at hand.”***

***Rachel Kaplan, Stephen Kaplan & Robert L. Ryan, 1998 With People in Mind***

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# 1. Holistic Affordability

Washtenaw County has a goal of building nearly 3000 units of non-student affordable housing by 2035, yet we're falling behind year after year. We need a bigger toolbox. In order to meet the county's goals, we need to expand the palette of affordability, and integrate it into our neighborhoods. Roofs are not enough.

While Veridian meets the RFP's affordable housing requirement through our partnership with Avalon Housing and Habitat for Humanity, **we are also building a platform to continually explore creative tactics that compliment traditional approaches to affordable housing.**

We are proposing a series of proven methods of achieving affordability, and applying them to address the specific issues in Washtenaw County and build on the existing assets of our environmental and regulatory landscape. We refer to this method as holistic affordability.

We hope to inspire more creative solutions from developers in Washtenaw County, the State of Michigan, and the country at large.





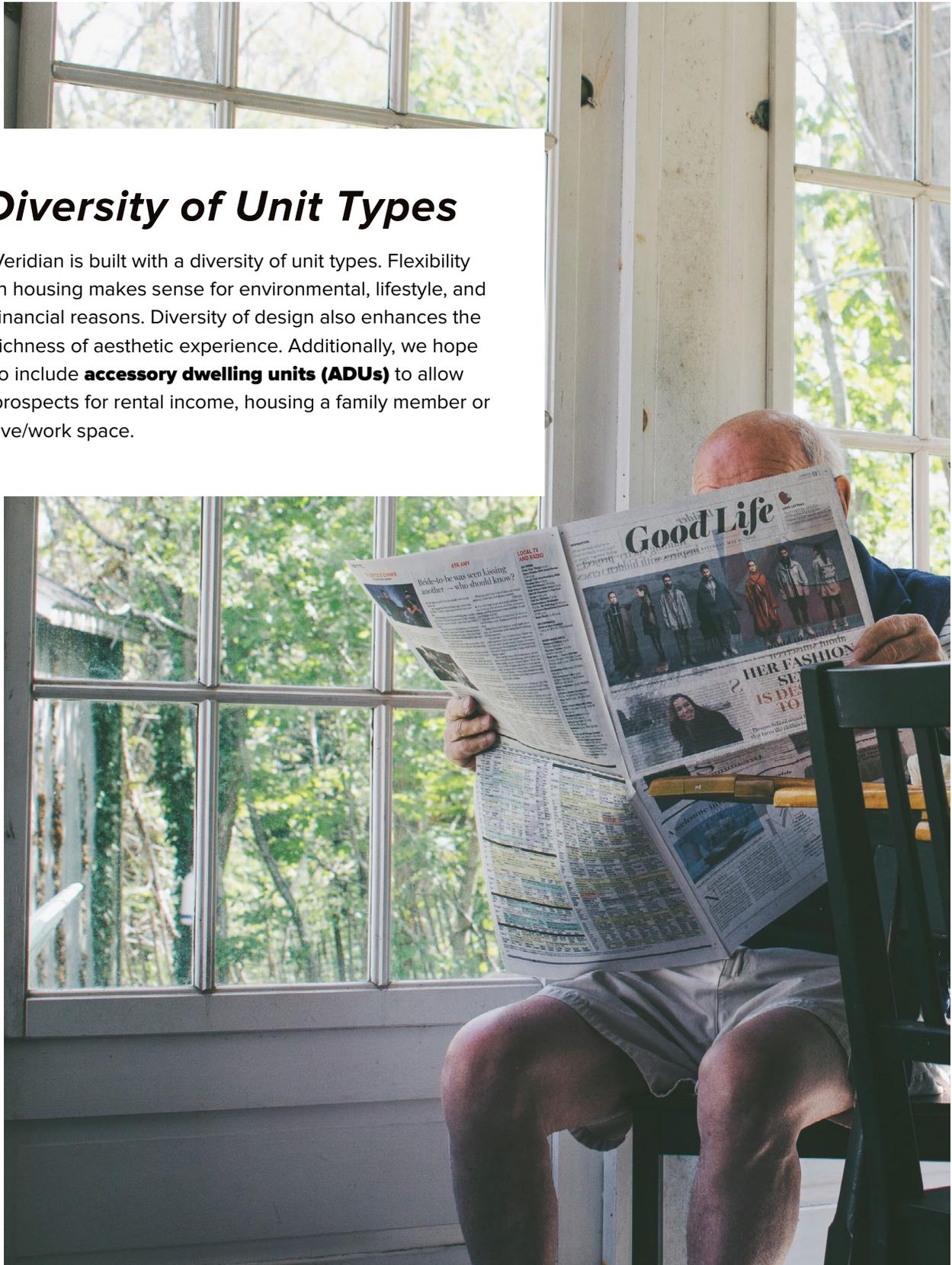
***“Improving the health and economy of a region is not a one-issue project. It is not a one-solution problem.”***

***Wendell Berry***

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## *Diversity of Unit Types*

Veridian is built with a diversity of unit types. Flexibility in housing makes sense for environmental, lifestyle, and financial reasons. Diversity of design also enhances the richness of aesthetic experience. Additionally, we hope to include **accessory dwelling units (ADUs)** to allow prospects for rental income, housing a family member or live/work space.



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## Energy Efficiency



Veridian homes will be designed with exceptional energy conservation meeting the world’s most rigorous performance standards. **Our mission is to eventually eliminate the energy bills for all Veridian residents.** Our investment in solar energy will provide free clean energy forever.

### What is Net Zero Energy?

Net Zero Energy Building certification revolves around one core requirement: 100% of the home’s energy needs must be supplied by on-site renewable energy on a net annual basis, without the use of on-site combustion.



## Food Production

**It is imperative that we stabilize and grow local food ecosystems.** Much of the Veridian landscape will be dedicated to food production. Veridian is targeting **a minimum of 30% edible landscape.** The Farmhouse will also serve as a daily farm stop open all year using the model of Argus Farm Stop. This provides a space where residents can sell fresh or processed product for a retail price.



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## 2. Sustainability

Inspired by the Living Community Challenge, Veridian challenges us to ask a simple question: How do we create communities that are good for all people through time?

The City of Ann Arbor's Climate Action Plan calls for a 90% reduction of CO2 emissions by 2050, yet year after year we see an increase in emissions. That is not what needs to happen to keep the planet from warming another two degrees, the goal of the 2015 Paris climate conference. We have little time remaining in which to do something decisive in the face of an existential threat.

Veridian is a model of where we need to go if we are serious about meeting our targets. All of the tools we need for true sustainability already exists.

We now make the choice whether to advance or retreat from our community goals and values.

Veridian seeks to eliminate carbon emissions through on-site renewables, realign our food and transportation systems, improve soil and water health, promote biodiversity, create outlets for beauty, and foster a conversation about an inspiring path forward.

***“We don’t seek to imitate nature, but rather to find the principles she uses.”***

***Buckminster Fuller***



## ***Zero Fossil Fuels***

Veridian will be an all-electric community. None of the buildings will use combustion appliances of any kind. Homes get their energy from the sun and by designing to increase solar gain, buildings require less energy to begin with. Additionally, we are looking at the possibility of creating a district-wide geothermal heating system.



## ***Restorative Design***

Veridian is developed utilizing a variety of design principles. Homes are oriented to the sun to minimize the need for artificial light and heat. Dwelling units are made of non-toxic materials, making the air fresher. Dense living means less reliance on the automobile and thus a lower contribution of CO2 into the atmosphere.

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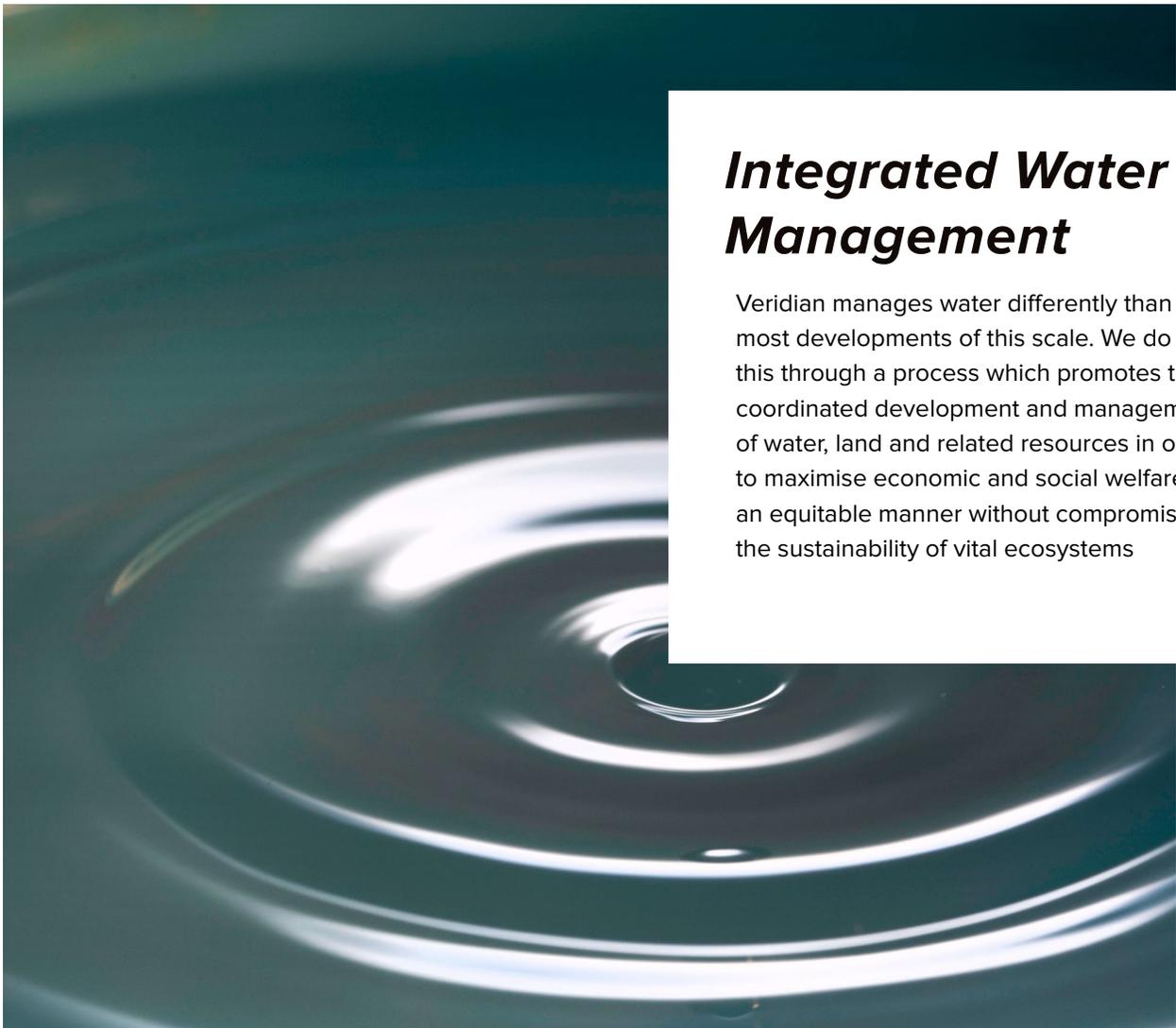
## ***Edible Landscape***

Part of the way that Veridian achieves balance with nature is by making it an integral part of the community design. We are committed to providing at least 30% of the site footprint to edible landscape, making nature a prominent aesthetic, social, and economic feature of the development.



## ***Integrated Water Management***

Veridian manages water differently than most developments of this scale. We do this through a process which promotes the coordinated development and management of water, land and related resources in order to maximise economic and social welfare in an equitable manner without compromising the sustainability of vital ecosystems



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# 3. Exploring the Opportunities

## ***District Geothermal***

Working with engineers at Bosch and financial experts at Orcas Energy we are finding creative and viable options that we may use at Veridian. This would lower total energy usage by as much as 80% and pave the way for eventually eliminating the energy bills for every resident at every income level.

## ***Composting***

Composting will be a frequent and reliable feature of Veridian. Residents will be able to compost so that food-scrap and other organic material do not end up in the landfill.

## ***Passive House Panels from Detroit***

Our partners at Phoenix Haus are creating framing systems in factory in Detroit meeting the rigorous performance standards for Passive House Certification. THRIVE is also working with Phoenix Haus to have all of their materials suppliers obtain the Declare Label, eliminating toxic Red List material, ensuring a healthy building system for our residents

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## ***Rainwater Harvesting, Treatment and Re-use***

Veridian is exploring common sense, cost-effective approaches to the escalating issue of water conservation and management through its innovative rainwater harvesting system designs and water treatment and reuse. THRIVE, SmithGroupJJR, Biohabitats and Union Studio all have expertise and successful project examples that have proven what is possible. With the right public private partnerships we believe we can bring many of these proven systems into Washtenaw County and Veridian @ County Farm.

## ***Accessory Dwelling Units (ADUs)***

We believe that ADUs would provide a housing prototype that could further impact affordability at Veridian. As we explore our design opportunities with consideration of available land and pro forma, we will continue to consider all possibilities for including ADUs in our final plans.

## ***Microhousing***

There is a growing sense among many that busy and expensive lives are unsustainable at both an ecological and personal level. That's why Veridian is incorporating microhousing into our development plans. We will enable a simplicity of existence, the elegant economy of form of a well designed small structure, and an added freedom when unshackled from unneeded rooms and unwelcome mortgages. Rather than designing, building, financing, cleaning, furnishing, decorating, maintaining, and repairing, our microhousing residents will spend their time loving, discovering, creating, and traveling.

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# 4. Community

Veridian is redefining “Home” - the place where individuals define themselves and find meaning.

Veridian is designed specifically to encourage social interaction and a sense of community, and we achieve this through a variety of design and programmatic tactics. Front porches become social sites, pathways link neighbors, and at the Farmhouse you’ll run into a neighbor on your way to work.

**Veridian is an antidote to social isolation. It is designed specifically to encourage social interaction and a sense of community, and we achieve this through a variety of design and programmatic tactics.**

***“A community is the mental and spiritual condition of knowing that the place is shared, and that the people who share the place define and limit the possibilities of each other’s lives.”***

***Wendell Berry***



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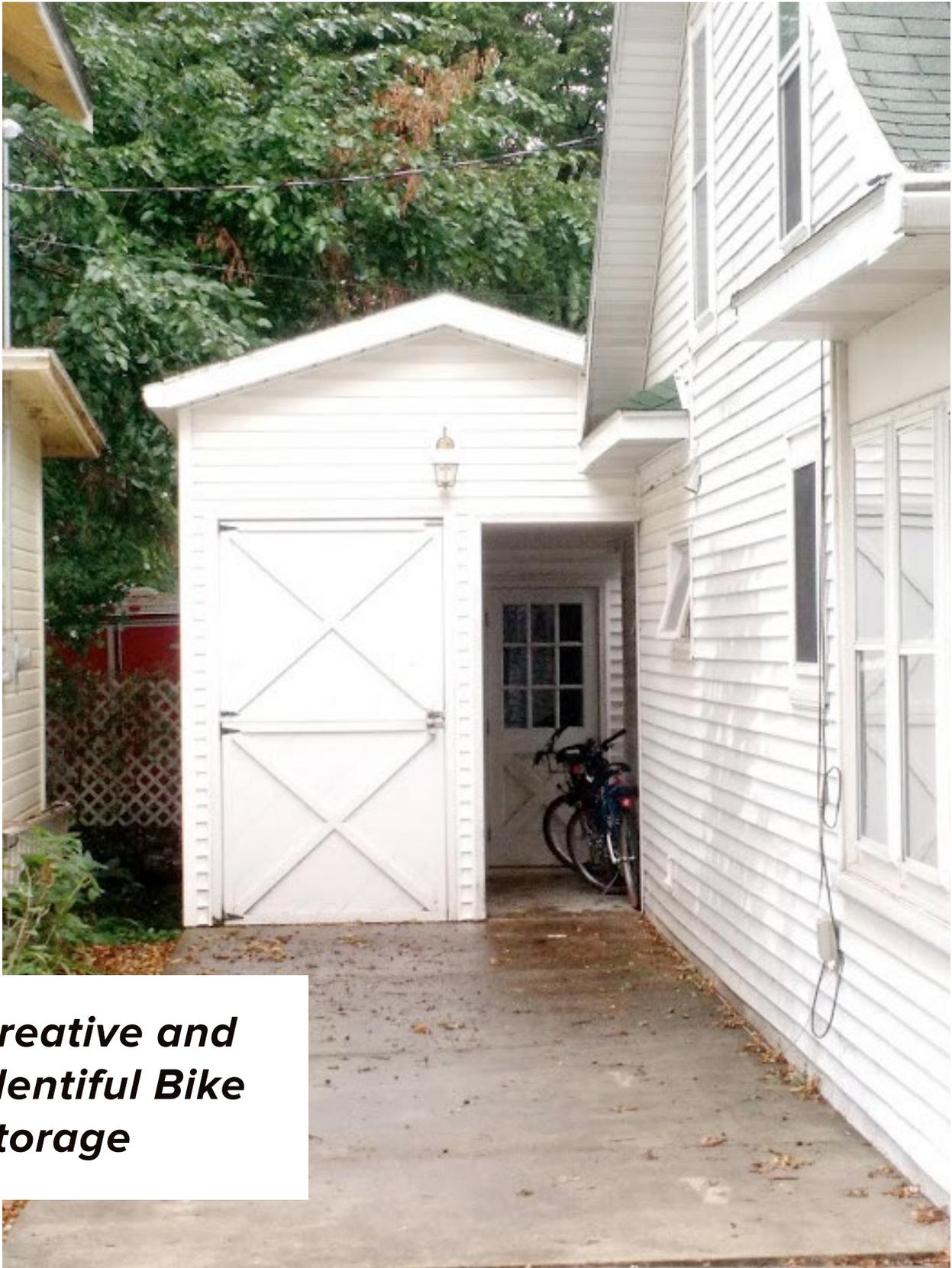
# Farmhouse @ Veridian

## *The Farmhouse @ Veridian: Our Community's Center*

The Farmhouse at Veridian is the community heart of the development. Inspired by the success of Argus Farm Stop in Ann Arbor, The Farmhouse is a 7-day a week farm stop and coffee shop t is a multifunctional community center that feels more like a lively coffee shop or farmer's market than a bland office building. At the Farmhouse people will be able to sell their agricultural products, drop their kids off at the daycare center, or simply sit and read a book at the café. We are building upon the successful model of Argus Farm Stop, and taking it to the next level. Argus is a successful retail store in Downtown Ann Arbor that sells food from over 150 farmers, including Edible Avalon and Project Grow, who set their own price. The store serves as a "third-space" for the local community. New approaches are needed to sustain local farming.







***Creative and  
Plentiful Bike  
Storage***

## ***Walkable and Bikeable Community***

Social interaction is increased in walkable and bikeable environments. **Veridian introduces pedestrian only pathways, an all-season bicycle maintenance barn, and provides as many bike parking spaces as there are car parking spaces.** The Veridian team will also advocate for improved bike access to downtown Ann Arbor and Ypsilanti.



## ***Electric Bike and Car Share Potential***

We seek community solutions even in our mobility plans. Community owned car and bike share programs makes convenient mobility affordable, lowers our carbon footprint, and reduces traffic congestion. Bike and car co-ops have long been popular in Western European countries, and have started to catch on in the U.S. and Canada in recent years.



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# 5. Wellbeing

***Health is a state of body.  
Wellness is a state of  
being.***

How we design our communities will greatly impact the ability of people to flourish in the 21st Century.

Veridian is a place that contributes to the overall well-being of its residents. Promoting universal design principles, **Veridian is made for people of all ages and abilities.**

We are approaching this development with health and wellness in mind. This means creating an environment that allows people to age in place, and provides residents with the ability to flourish. **We believe that incorporating biophilia into the built environment is not just a luxury, but a sound economic investment in health and productivity, based on well researched neurological and physiological evidence.**



## ***Healthy Air, Water, and Homes***

Many developments provide substandard conditions for health and productivity, and human potential is greatly diminished in these places. **By focusing attention on the major pathways of health, we create environments designed to optimize our well-being.** Buildings will undergo an Indoor Air Quality test before, and nine months after, occupancy. Veridian will seek to avoid all VOCs and toxic Red List materials.





## ***Design for all***

Veridian is designed to be a truly multi-generational neighborhood where people can age in place. We achieve this by designing units with the option for elevators and other design considerations. A study of communities that have a disproportionate number of who reach the age of 100 found three common themes that we embed into Veridian: light daily exercise, community interaction, and healthy food. Veridian enables interdependence and quality of life for all ages and abilities.



## ***Adaptive and Accessible***

**Veridian is designed to be adaptable and accessible to all age and abilities.** For instance, our homes have closet space that can easily be converted into an elevator shaft as people age. Bathroom walls are reinforced for future grab bars. Our safe induction stoves are fitted with front access controls to allow easy use for people in wheelchairs. Simple design decisions like this allow our homes to adapt throughout life.



## ***Future-Proofed Mobility Planning - EV charging and autonomous-ready design***

Mobility within Veridian is designed with the future in mind. We will foster walkability and bikeability on-site and in the surrounding neighborhoods. Additionally, our mobility plan takes into consideration emerging technologies in the mobility space such as autonomous vehicles. Plentiful car charging stations are placed throughout site. Additionally, we will advocate for a bus stop near the site as well as improved bike infrastructure in line with the Reimagine Washtenaw plan.





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# 6. Functional Beauty & Regenerative Design

***“Sustainability should have style, not become a style.”***

***Lance Hosey, The Shape of Green***

Rather than relying on a toolbox of metrics or a promising technology that claims to put us on a path of sustainability, Veridian embraces ‘regenerative design,’ a model that respects Earth’s ecological limits, heals damaged ecological processes, integrates green infrastructure, and catalyzes a mutually beneficial relationship with the land.

At Veridian, beauty is more than mere ornament. It is baked into the functionality of the place. Every detail, from our front doors to our water systems, are designed, not only to serve some specific function, but also to stimulate residents and arouse the senses.

A bur oak is beautiful. But it also supports over 500 species of butterflies and caterpillars (an invasive Norway Maple supports only 7 species). Beauty is a precondition to sustainability and it is essential to life.

---

## ***Celebrating Rain***

When developers treat rainwater as a problem, we get: expensive wastewater treatment systems, hundreds of miles of sewer pipes, algae blooms, sewage overflows into parks, rivers and lakes, and flooded cars and houses. When we treat rainwater as a resource, we get: wildflower and rain gardens as infiltration, oak trees and worms as soil remediation and an infrastructure that is more beautiful, more generous and more resilient.



**HABITAT RESTORATION - BIOHABITATS**



**COMPACT DESIGN FOR WATERSHED HEALTH - UNION STUDIO**



**ENHANCED WATERSHED PROTECTION - SMITHGROUPJJR**



**PERMEABLE PARKING - BIOHABITIATS**





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## ***Biophilia - The Innate Love of Life***

Veridian will integrate the science of biophilia—the evidence based approach that recognizes humans’ intrinsic affinity for living systems. It is about restoring the connections to the natural world and the “bottom-up” processes needed to sustain our health **Neighborhoods with biophilic design have positive impacts for property value, public safety, health and well-being.**



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## *6 Principles of Biophilia*

# 1. PLACE-BASED RELATIONSHIPS



# 2. EVOLVED HUMAN-NATURE RELATIONSHIPS



# 3. LIGHT AND SPACE



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## 4. NATURAL SHAPES AND FORMS



## 5. NATURAL PATTERNS AND PROCESSES



## 6. ENVIRONMENTAL FEATURES



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## *Places to Play*

People at Veridian will be able to recreate and relax within a beautiful environment. All homes open onto green space and are connected by a green path to the park. Playscapes will encourage natural play, and it will beg the user to climb, jump, and interact. **Parents can be passive bystanders and enjoy each other's company while their children play.**



NATURE PLAY



**FOR PLAY, MEDITATION OR PURE DELIGHT**



**GAMES MADE FROM INVASIVE SPECIES SALVAGED ON SITE**



# ***Elite Team***

***Thrive Collaborative  
Jonna Luxury Homes  
Avalon Housing  
Habitat for Humanity  
Union Studio  
SmithGroupJJR  
Biohabitats***

*The Atlantic*



***“Sustainable perfection” - The Atlantic Magazine***

***“Best Green Homes in America” - USA Today***

**THRIVE COLLABORATIVE**

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**Builder**

***“Project of the Year” - 2014 Builder Magazine***

***“...they strive to deliver not only beautiful and timeless design, but also a better quality of life for their homes’ residents and positive additions to their communities at large.” – Denise Dersin, Editor-in-Chief of Builder Magazine, 2012***



***“...these homes exemplify an inspired way of life where quality, not quantity rule the day.” – 2014 AIA RI Jury’s comments on Concord Riverwalk***

**UNION STUDIO**

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***“Jonna Luxury Homes keeps a keen eye on design trends” - Modern Home Builder***

**JONNA LUXURY HOMES**

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# Thrive Collaborative

## Firm Profile



**Location:** Ann Arbor, MI

**Year Established:** 2009

THRIVE Collaborative is an Ann Arbor, MI based full service building, design and consulting firm dedicated to creating the life enhancing buildings needed for the 22nd Century. THRIVE's mission is to lead the transformation to a truly sustainable human-built environment that is nature rich and ecologically restorative. We believe that by making designs beautiful and affordable we can accelerate the shift towards environmentally responsive design. We use intellectual rigor combined with expert collaborations to create transformative solutions. We take a holistic approach to addressing critical community needs using the framework of the seven performance categories of the Living Buildings Challenge™: Place, Water, Energy, Health & Happiness, Materials, Equity and Beauty. THRIVE's work has been featured in seven books on urban planning, net zero energy and sustainable design and building.

## Leadership

### Matt Grocoff, Esq., LEED, LFA

**FOUNDER** | Matt is the founding principal of the THRIVE Collaborative and considered one of the world's net zero energy building leaders. Green Building Elements magazine called him the "proven Zero Energy Master" and MyFord Magazine one of "Greater Detroit's most progressive personalities." With the Biomimicry Institute he's worked with Ford Motor Company, Procter & Gamble and Bosch to instill cultures of biologically-inspired design and engineering. He's an adviser to the University of Michigan College of Engineering, BLUElab. His 116-year-old Ann Arbor home was the world's first home in a cold climate to achieve Net Zero Energy Certification. Matt's is an internationally sought-after speaker, a frequent source for journalists and a leading advocate on the topic of regenerative systems design.



### David Eifrid, LEED-AP

**PARTNER** | David Eifrid is the president and founder of Greenlife Building LLC. He is a pioneer in sustainable residential and commercial building and consulting utilizing the USGBC's LEED Certification, EPA Energy Star, BPI Certification, Net Zero Energy and EPA Lead-Safe Certification. David also formed Greenlife Energy Services, an elite group of energy experts from around the nation who aim to increase energy efficiency and renewable power for government, education, and business facilities. Greenlife Energy Services conducts energy audits, performs extensive commissioning, and offers performance-based contracts for upgrade implementations. David is an active member of the USGBC Detroit Regional Chapter (DRC).



## Case Study: Traverse City Depot Neighborhood

**Project Description** | The Traverse City Depot Neighborhood is a Net Zero Energy community of ten homes for Habitat for Humanity Grand Traverse Region. It is inspiring proof of affordable homes that harvest and produce all the energy they need over the course of a year. THRIVE worked with the Habitat leadership, designers and builders to prove what was possible. These all-electric homes achieve extreme energy efficiency and with rooftop solar have eliminated the energy bills for the homeowners who are families with 30-60 percent of the area's median income (AMI). Although the homes had a first cost premium, net zero energy eliminated as much as \$170,000 of utility cost over the mortgage term. When Habitat board members asked if they could afford to build net zero homes for low-income families, Matt Grocoff showed them data and replied "you can't afford not to." The project was honored with 2015 **Governor's Energy Excellence Award for Innovative Housing**, 2016 U.S. DOE Housing **Innovation Award for Affordability**, and 2016 **Zero Energy Hero Award**.





# Jonna Luxury Homes

## *Firm Profile*



**Website:** [www.jonnaluxuryhomes.com](http://www.jonnaluxuryhomes.com)

**Location:** Birmingham, MI

**Year Established:** 2011

Jonna Luxury Homes was founded on a very simple principle- provide high quality residences in premium areas. Our properties are positioned to sell quickly and even pre-sell in some cases. We have an established reputation for building quality homes with our clients and local municipalities. We are nearing completion of a 60,000 square foot luxury condo development in downtown Birmingham called The Forefront. This unique development features ten condos which are all customized per each client's design. The project marks the first new ground up construction project on Old Woodward in the last ten years, and has broken many barriers in the Birmingham real estate market. JLH is set to break ground on Russell Flats in the Eastern Market neighborhood of Detroit. The development includes 82 mixed income apartments, 10,000 SF of retail space, and 3,200 SF of flex space.

## Leadership

### Joey Jonna

**FOUNDER** | Joey channels his passion for high quality residences into Jonna Luxury Homes, which currently controls eighteen properties in the surrounding Birmingham and Bloomfield Hills areas, two of the most desirable communities in Southeast Michigan. Given the explosive nature of real estate in these communities, Joey positions each property to sell and pre-sell quickly. The company's reputation for building quality homes amidst a shortage of new construction is met with great success.

His background in real estate, construction, and development dates back to his family roots at the Jonna Companies, founded by his late Uncle James Jonna in 1955 and led today by his father, Frank Jonna. For the last half century, the family has built and developed numerous projects primarily in Southeast Michigan. Joey's expertise in commercial and residential building stems from his oversight of the company's highly extensive and diversified development portfolio as Chief Estimator for eight years.



## **Case Study: Russell Flats**

**Project Summary:** Russell Flats is a new construction mixed use project located in the Eastern Market neighborhood in Detroit. The project includes 82 mixed income apartments, 10,000 SF of retail space, and 3,200 SF of flex space. The project marks the first high density housing development in the Eastern Market neighborhood. Russell Flats aligns with the Eastern Market 2025 plan which expresses the preferred development path of the neighborhood over the next decade. The total project cost is \$20 million. The new development seeks approximately \$5.9 million dollars in Brownfield reimbursement through a 22 year TIF. Site Plan Approval will be attained 1st quarter 2017 and construction will commence in 2nd quarter of 2017.

### **Project Facts:**

*Size:* 109,000 SF (unit size 550-1,500 SF)

*Parking:* 93 spaces on-site

*On-site Amenities:* Tenant rec room, workout facility, tenant patio, on-site reserved enclosed parking, bike storage/ repair shop, Control 4 Integration and Automation, Security Cameras

*Developer:* Jonna Luxury Homes

*Construction Manager:* Jonna Construction

*Architect:* Hamilton Anderson and Associates

*Civil Engineer:* Stonefield Engineering



## Case Study: The Forefront

**Project Summary:** Located at 400 S. Old Woodward (former site of Greens Art Supply), The Forefront is a custom designed exclusive retail residential development that boasts luxury and location set in the heart of Downtown Birmingham, Oakland County’s most renowned city center. The project is made up of ten fully customized condo units above 7,700 SF of 1st Floor Retail. The Forefront is the first ground up new construction project on Old Woodward in the last 9 years, and is the new standard for downtown living in Birmingham. Unit purchase price includes generous allowances that allow each client to customize their unit to their exact specifications. The 1st Floor retail space will be occupied in December 2016 with the first residents occupying the condos in April 2018.

**Project Facts:**

*Size:* 60,000 SF (unit size 2,600-5,000 SF)

*Parking:* 27 spaces on-site (at least two per residential condo)

*On-site Amenities:* Floor to ceiling windows, sound proofed walls, state of the art technology, private secure tempered parking, security cameras with 24 hour monitoring, 24 hour valet and door man, private elevators, private balconies and terraces.

*Developer:* Jonna Luxury Homes

*Construction Manager:* Jonna Construction

*Architect:* Krieger Klatt

*Construction Loan:* Independent Bank/ Cinnaire



# Avalon Housing

## Firm Profile



**Website:** [www.avalonhousing.org](http://www.avalonhousing.org)

**Location:** Ann Arbor, MI

**Year Established:** 1992

Avalon Housing is an Ann Arbor-based non-profit housing developer, property manager and service provider created in 1992 as a long-term solution to homelessness. Avalon provides supports for people who are homeless and who have behavioral and physical health challenges, including mental illness and substance use disorders. Supportive Housing is the combination of affordable housing and support services that help people live more stable and productive lives. Today Avalon owns and operates 260 apartments at 20 sites throughout Ann Arbor. Avalon provides support services to its tenants, and to residents of public housing and private landlords throughout Washtenaw County – serving a total of about 500 households/650 people, including 150 children.

Avalon’s mission begins with housing as a basic human right. Avalon is recognized nationally for its expertise in developing and managing Permanent Supportive Housing (PSH) for people who are homeless and who have a mental or physical disability. Avalon provides supportive services for adults and children living in PSH, with the goals of helping them maintain housing stability, increase self-sufficiency, and build community.

# Leadership

## Carole McCabe

**Executive Director** | Executive Director, was the founding Executive Director of Avalon Housing in 1992 when Avalon was created as a spin-off of the Shelter Association of Washtenaw County. In the last 24 years, Avalon has grown from a two-person start up to a leading developer, manager and service provider of permanent supportive housing with approximately 85 employees and a stock of 260 housing units scattered at 20 sites, and service provision to an additional 200 households throughout the County. During that time, Carole oversaw the submission of successful applications for housing development and services financing for more than 20 projects utilizing a variety of sources including Low Income Housing Tax Credits (LIHTC), HUD HOME and CDBG funds, Federal Home Loan Bank AHP grants, and Downtown Development Authority (DDA) funds, learning first-hand the operational implications of integrating multiple regulatory requirements.

Under Carole's leadership, Avalon has gained a broad understanding of supportive housing and become an expert and national leader on how to implement a housing- first model, and align property management with essential support services activities in order to successfully serve some of the community's most challenging populations. Carole has both directly supervised services and property management staff and been responsible for the oversight of supportive service. Carole's expertise in structuring the delivery of supportive housing has been recognized by the Corporation for Supportive Housing, which invited Carole to present at their Midwest Permanent Supportive Housing (PSH) Conference, and also through the selection of Washtenaw County as a pilot for the integration of comprehensive health services to homeless individuals in supportive housing through the FUSE program. Carole has a Masters Degree in Social Work from the University of Michigan.

## **Leadership**

### **Larry Catrinar**

**Associate Director** | Larry Catrinar has worked in housing finance and property management since 1987, and joined Avalon in 2012 as Director of Finance and is now Associate Director. His experience includes over 20 years at Amurcon Corporation—an owner and manager of a 6,000 multi-family housing portfolio that included apartment communities financed with LIHTC and other affordable housing programs and conventionally financed market-rate rental communities. He began as an accounting manager, was promoted to various Vice President positions, and ultimately served as President of the corporation. Larry has extensive knowledge of HUD and MSHDA guidelines and experience with a wide range of funders and lenders including HUD, MSHDA and LIHTC investors. He has particular experience in analyzing appraisals, working with market studies, evaluating construction scope of work and bringing these efforts together for the purposes of refinancing, acquiring, developing and preserving affordable housing. His efforts have included the development or preservation of over 2,500 apartments of affordable housing in over 20 developments totaling over \$250 million dollars of development. Larry has a Bachelor of Accountancy degree from Walsh College of Accountancy and Business Administration.

### **Wendy Carty-Saxon**

**Director of Real Estate Development** | Wendy Carty-Saxon has worked at Avalon in a variety of capacities since she joined the staff in 1998. She began her housing development work in 2005 and became Director of Avalon's Real Estate Development Department in 2008. Wendy has secured development financing from LIHTC, HUD HOME, CDBG and NSP, MSHDA financing and private financing from the Federal Home Loan Bank, Opportunity Resource Fund and Local Initiatives Support Corporation. She has negotiated LIHTC investment agreements, creating partnerships with NEF and Cinnaire. Wendy has also secured private construction financing for both new construction and rehab projects. Wendy has structured deals that integrate LIHTC, HUD, local and private financing. She is familiar with using Project-based Housing Choice Vouchers (Section 8) as an ongoing operating subsidy in affordable housing developments. Wendy has significant experience working with MSHDA staff in their LIHTC and Multi-family Divisions. She also has worked closely on many projects with local funders including the Washtenaw County Office of Community and Economic Development, the City of Ann Arbor and the Ann Arbor DDA. Wendy has a Masters degree in Urban Planning from the University of Michigan.

## Case Studies

**Carrot Way Apartments** | Carrot Way is new construction permanent supportive housing development located at 3-63 Carrot Way in Ann Arbor. Avalon served as owner (through a wholly-owned subsidiary), developer, property manager and service provider. Carrot Way includes thirty (30) units of new construction, including six (6) one-bedroom units, sixteen (16) two-bedroom units and eight (8) three-bedroom units. Carrot Way is a mix of townhouses and up/down flats. All ground floor units are visitable. Three units are fully accessible. The development also includes a community center and maintenance space. Carrot Way was completed in 2005. Financing sources are similar to the sources anticipated for Avalon's units at Veridian and included LIHTC (\$2.6 million), MSHDA HOME funds (\$1.45 million), City of Ann Arbor HOME funds (\$1 million), FHLB AHP (\$135,000). The project also included a private donation from Religious Action for Affordable Housing (RAAH).



**Arbordale Apartments** | Arbordale Apartments was initially acquired and rehabbed by Avalon Housing in 1998 under the low income housing tax credit program. In 2016, Avalon resyndicated the property and performed related rehab. Avalon served as owner (through a wholly-owned subsidiary), developer, property manager and service provider. Arbordale is located at 1010, 1020 and 1030 Arbordale in Ann Arbor. It consists of 39 units, including 34 one-bedroom and 5 two-bedroom units. Arbordale consists of three two-story walk-up buildings. As part of the rehab, Avalon raised the courtyards in all three buildings to create no-step entries for all ground floor units. The property includes a community center. Arbordale Apartments recently received a Green Communities Certification from Enterprise Green Communities for committing to meet particular green building requirements. Financing sources at Arbordale included LIHTC (\$2.8 million), MSHDA HOME (\$897,500), Washtenaw County HOME (\$415,000), FHLB AHP (\$310,000), and a MSHDA Loan (\$625,010). The project also included a MSHDA Preservation Loan.



# Habitat for Humanity

## Firm Profile



**Website:** [www.h4h.org](http://www.h4h.org)

**Location:** Ann Arbor, MI

**Year Established:** 1989

Habitat for Humanity of Huron Valley (HHHV) was founded in 1989 when a few local residents saw a need to create more affordable homeownership opportunities for residents of Washtenaw County. Now there are more than 70 affiliates in Michigan, divided primarily according to county lines. Each affiliate has their own board of directors and operates a little differently, based on the needs and resources in their specific community. As the 7th Habitat affiliate incorporated in Michigan, we are proud to be recognized as a productive, progressive affiliate and are ranked #1 in the state for number of renovated homes, #2 in the state for number of families served, and #2 in the state for the amount of dollars we send to build houses overseas. Several years ago we made a commitment to send funds to build a house overseas for every house we build or renovate in our community, with our support focused in Haiti and Guatemala.

This year marks HHHV's 25th year of building and renovating affordable homes for sale to low income families in our community. To date, we have built or renovated 147 homes, and look forward to continuing to help more and more hardworking families in our community. We invite you to read on to learn how we got to where we are today.

# Leadership

## Board of Directors

Maggie Bayless, <i>President</i>	<i>Managing Partner, ZingTrain</i>
David Benedict, <i>Vice President</i>	<i>Executive Program Manager, Product Development Office at the Toyota Technical Center</i>
Susie Cannell, <i>Secretary</i>	<i>Attorney, Hooper Hathaway Price Beuche &amp; Wallace, P.C.</i>
Chuck Newman, <i>Treasurer</i>	<i>Founder, ReCellular, Inc</i>
Adebisi Adewunmi	<i>Practice Manager, IHA Physicians</i>
Mark Bishar	<i>VP of Marketing and Merchandising, Big George's</i>
Jim Cameron	<i>Social Studies Consultant, Michigan Department of Education</i>
Susan Cameron	<i>Retired Attorney</i>
Jason Harris	<i>Vice President, Planning &amp; Development, IHA</i>
Rick Jarzembowski	<i>Realtor, Charles Reinhart Company Realtors</i>
Nancy Merdzinski	<i>Executive Officer, Ann Arbor Area Board of Realtors</i>
Lequel Moore	<i>Medical Social Worker, Huron Valley PACE</i>
Katherine Rich	<i>Retired Financial Services Executive</i>
Kate Roos	<i>Art Therapist &amp; Founder, The Aartworks Project</i>

## Key Staff

Sarah Stanton	<i>Executive Director</i>
Ron Thomas	<i>Finance Director</i>
Crystal Stevens	<i>Family Services Director</i>
Gaby Kuschmann	<i>Family Support Coordinator</i>
Lisa Wells	<i>Family Intake Specialist</i>
Michael Randall	<i>Financial Coach &amp; Community Development Coordinator</i>
Rob Nissly	<i>Housing Director</i>
Sarah Teare	<i>Community Development Director</i>

## Our Programs

### Homeownership Program (HOP)

Habitat partners with families, supporting them as they build a new life for themselves through decent, affordable homeownership. Newly renovated, energy efficient homes are sold to individuals and families who qualify and are approved for our program. We make homes affordable by selling them with a no profit zero percent interest mortgage. Those who partner with Habitat are community-minded residents who are looking for the stability of homeownership. We bring together community members and sponsors to renovate homes side by side with future homeowners to improve their quality of life. In Fiscal Year 2015, we sold 18 homes to 18 hard working families in Washtenaw County!

#### **Habitat Homeowners:**

- Earn 30-60% of area median income
- Purchase their home with an affordable no profit zero percent interest mortgage
- Invest 250 hours of sweat equity per adult
- Save and pay a \$1,000 down payment
- Take classes in home maintenance, finance and budgeting, legal workshops, and how to sustain homeownership
- Pay their mortgage for the life of the loan (between 15-30 years)
- Make mortgage payments back to Habitat to be reinvested in our programs

### Home Improvement Program (HIP)

Our Home Improvement Program (HIP) allows homeowners to address critical repairs, safety issues, weatherization and energy efficiency improvements, and exterior needs on their homes. Many of these repairs have gone unaddressed due to lack of funds in the family's budget and the uncertainty of knowing which firm to hire. Families participating in our HIP program are able to afford repairs that will make their homes safer, lower utility bills, and give them the peace of mind of working with a trusted partner. HIP families are low-to-moderate income homeowners and repay a portion of the repair costs through an affordable monthly payment.

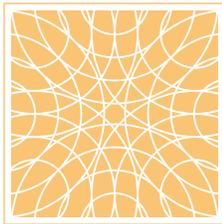
#### **Home Improvement Programs include:**

- Critical Home Repair for Veterans
- Critical Repair and Weatherization
- Furnace Test & Tune and Replacement
- Refrigerator Replacement
- Exterior Home Improvement



# Union Studio

## Firm Profile



**Website:** [www.unionstudioarch.com](http://www.unionstudioarch.com)

**Location:** Providence, RI

**Year Established:** 2001

## UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

Our Providence, RI-based firm was founded in 2001 with one overriding goal: to use our skills as architects and urban designers to make a civic contribution to communities of all types. As dedicated New Urbanists and perpetual students of history, we believe that traditional town planning and architecture have resulted in our most vibrant and beautiful spaces in the past, and help to inform our current approach to placemaking. Led by principals Donald Powers and Douglas Kallfelz, Union Studio master plans towns and compact neighborhoods, designs sustainable housing, mixed-use and civic buildings, leads public charrettes, creates municipal form-based codes, and develops design guidelines. Our expertise lies in understanding the overlapping and interwoven needs of community and client, shepherding the creation of new places that are financially and socially successful, benefiting the community and the environment. This unique combination of skills has attracted clients from across the country. With projects in Texas, Arkansas, New York, California, Virginia, Washington State, and across New England, Union Studio has developed a national reputation for distilling the nuances of local character combined with a traditionally inspired view of economy and simplicity.

## Leadership

### Donald Powers, AIA, LEED AP, CNU

**Founding Principal** | Donald Powers has 30 years of experience in all aspects of architectural practice. His completed work includes urban and town planning, commercial and institutional buildings, affordable housing, historic restoration of landmark buildings and single-family residences. In recent years his work has concentrated on integrated, mixed-use planning and architectural design with the goal of creating truly diverse and vibrant neighborhoods. A 15 year association with the Congress for the New Urbanism and frequent collaboration with some of the best firms in the country doing traditional urban design (including the noted firm of Duany Plater-Zyberk) has brought an expertise in the technique and art of creating livable communities and cherished places. Donald has a single-minded vision to restore communities and save the world from sprawl. He received his B.S. in Architecture from University of Virginia and his Masters in Architecture from Harvard University's Graduate School of Design.



### Jeremy Lake, AIA, LEED AP, CNU

**Associate** | Jeremy brings over 16 years of experience of affordable and market rate neighborhood design, HOPE IV neighborhood revitalization projects, town planning and urban design. He specializes in project management, with a talent for serving as a versatile liaison between planning and architecture. Jeremy joined Union Studio in July of 2012 after eleven years at Torti Gallas and Partners in Silver Spring, Maryland. Jeremy earned a Master of Architecture in Suburb and Town Design from the University of Miami, a Master of Architecture from the University of Miami, and a Bachelor of Arts with a major in Anthropology from Bowdoin College.



## Case Study: Concord Riverwalk

**Date complete:** 2012 | **Location:** Concord, MA | **Budget:** \$7.5 million

**Role:** Masterplan collaboration (with Ross Chapin Architects) & full architectural services for all buildings from conceptual design through construction administration.

**Project Description:** Riverwalk is a compact “pocket neighborhood” of 13 Net Zero possible homes, carefully designed with details and systems that enable energy-conscious residents to have all of their daily energy needs met by renewable, on-site solar collection. The market-rate cottages each feature 2 or 3 bedroom layouts and range from 1,340 to 1,760 sf. Building upon a site plan concept developed by celebrated cottage neighborhood planner Ross Chapin, Union Studio was asked by the client to refine and expand the initial master plan while developing the aesthetic and details for the Net Zero cottages themselves. The project received EnergyStar certification, a third-party HERS index score of 20 for units with renewable energy systems (50 for the units that did not install renewable energy systems), and a Uniform Energy Rating System of 5 Stars+.

**Awards received:** 2014 Builder Magazine: Project of the Year, 2014 National Association of Homebuilders: Community of the Year, 2014 Professional Builder: Project of the Year, 2014 National Association of Homebuilders: Green Community Platinum Award, 2012 AIA Rhode Island: Honor Award for Sustainable Design, 2011 APA MA Chapter: Project Planning Award, 2011 Congress for the New Urbanism: New England Chapter Urbanism Award





## Case Study: Sandywoods Farm

**Date complete:** 2011 | **Location:** Tiverton, RI | **Budget:** \$13.94 million

**Role:** Masterplanning & full architectural services for all buildings on the site.

**Project Description:** Sandywoods Farm is a unique arts and agricultural community designed to combine affordable rental and market-rate housing with a working farm, mixed-use/retail as well as studio, gallery, and performance space for artists, taking a multi-use approach that fosters a strong community identity. Sandywoods includes 50 affordable cottages for rent and a future phase of 24 single-family homes for ownership. In addition, the project preserves 147 acres of land for a working farm, open space, community gardens. Due to the compact planning of the neighborhood, the remaining site has been donated to The Nature Conservancy. A community “Grange Hall” – and other community space within the development -- features theater performances, potlucks, cooking classes, and other group events. Power will be provided for nearly all of Sandywoods residents by a 250 kW wind turbine on site. Working with a local nonprofit developer to bring the project to fruition, Union Studio created the masterplan and designed all of the buildings that populate this agri-arts community.

**Awards received:** 2013 Boston Society of Architects: John Clancy Honor Award for Socially Responsible Housing, 2012 Grow Smart RI: Outstanding Smart Growth Project Award, 2011 Multifamily Executive Magazine Project of the Year: Best Re-Use of Land, Merit Award, 2009 American Planning Assoc., RI Chapter: Mixed Use Award





# SmithGroupJJR

## *Firm Profile*

### SMITHGROUP JJR

**Website:** [www.smithgroupjlr.com](http://www.smithgroupjlr.com)

**Location:** Ann Arbor, MI

**Year Established:** 1853

SmithGroupJJR is one of the largest architecture, engineering and planning firms in the U.S. with a staff of over 1,100. Our integrated practice offers depth in all disciplines serving the built and natural environment, including architecture, engineering (civil, structural, mechanical, electrical and plumbing), landscape architecture, urban design and environmental science.

SmithGroupJJR project teams deliver high performance, environmentally responsible places and buildings that are designed to the highest standards. Our work does not espouse any single design style, but strives to find that which is unique and important to a given project. The form and image comes from the particular client, project, and the specific needs and place for which a project is designed. Design is pursued rigorously with an intellectual search for solutions to the clients' problem and through artistic expression. A collegial design process in our office allows the best ideas to rise to the top from every team member.

## Leadership

### Cheryl Zuellig, PLA, ASLA

#### **Lead Landscape Architect / Public Engagement**

Cheryl is a Principal in SmithGroupJJR's Ann Arbor office. Her focus is working with organizations, communities, and multiple stakeholder groups to develop sustainable solutions that benefit the economy, improve the environment and enhance resident's and visitor's quality of life. Cheryl has over 32 years of experience in planning, urban design and project management. Working nationally and in S.E. Michigan, she has also had the chance to work for more than 20 years in Washtenaw County and Ann Arbor. Cheryl will bring this depth of experience to the team as she leads the site planning and landscape architectural team.



### Emily McKinnon, PE, LEED AP

#### BD+C

**Lead Civil Engineer** | Emily is a Principal in SmithGroupJJR's Ann Arbor office. She has 16 years of experience in design and engineering services for municipal, institutional, and commercial clients from conceptual design to construction document development and into construction administration. She will use her expertise in stormwater management design, hydrologic/hydraulic analyses, utility design, grading, permit acquisition, and construction administration to successfully design and deliver innovative, integrated and sustainable engineering solutions for the project's infrastructure.



## Leadership

### Neal Billetdeaux, PLA, ASLA, LEED AP

#### BD+C

**Landscape Architect / Sustainability Expert Resource**

Neal is a Principal in SmithGroupJJR's Ann Arbor office. His strong background in ecology gives him a unique understanding of how environmental issues play an important role in today's planning projects. In his 26 year career Neal has worked on projects ranging from habitat restoration of terrestrial and aquatic ecosystems to site planning and design at multiple scales with emphasis on ecosystem and stormwater management. Neal is currently focusing on low-impact design integrating sustainable site development practices in the project planning process and will bring this focus to the project. Neal sits on the U.S. Green Building Council's LEED Sustainable Sites Technical Advisory Group responsible for advancing the site-related credits of that program.



### Lori Singleton, PLA, ASLA

**Landscape Architect/Open Space** | Lori is a Principal in SmithGroupJJR's Ann Arbor office. She has 18 years of experience focused on working with clients to develop vital community places. With extensive experience in public open spaces, downtown environments, and natural system corridors, she fosters consensus-based solutions that address the spectrum of issues impacting outdoor spaces and their uses. Lori will focus her design efforts on the creation of contextual, sustainable open spaces that will serve the public, the adjacent neighborhoods and the new residents of this new neighborhood.



## Select Experience

- 721 North Main Conceptual Site Development Plan
- Ann Arbor City Apartments Site Plan
- Ann Arbor Downtown Streetscape Design + Engineering
- Ann Arbor Downtown Street Design Manual
- Ann Arbor Urban and Community Forest Management Plan
- Ann Arbor YMCA Site Planning + Design
- Argo Park River Restoration Initiatives
- Broadway Bridges Environmental Assessment
- Broadway Village at Lower Town Mixed Use Planning
- Brown Block Mixed Use Feasibility Study
- Connecting William Street Development and Feasibility Planning
- DTE Site Feasibility and Planning Study
- Stadium Boulevard Bridge Replacement
- Fuller Road Station and Corridor Improvements
- Kingsley Commons Site Planning
- Klines Parking Lot Planning
- Liberty Lofts Site Planning
- North/South Commuter Rail Feasibility Study
- Relmagine Washtenaw Corridor Study
- Schlenker Building Site Planning
- Wall Street Streetscape
- William Street Station Mixed-Use Planning
- University of Michigan Medical Campus
- University of Michigan Central Campus
- University of Michigan Athletic Campus
- University of Michigan South Athletic Campus and South Athletic Competition and Performance Campus



# Biohabitats

## Firm Profile



**Website:** [www.biohabitats.com](http://www.biohabitats.com)

**Location:** Cleveland, OH

**Year Established:** 1982

Since opening its doors in 1982, Biohabitats has helped public and private sector clients throughout North America to improve water quality, increase wildlife habitat, restore degraded ecosystems, and facilitate educational opportunities through ecological assessment, planning and restoration initiatives that are scientifically sound, realistic to implement and cost effective to manage. Biohabitats devotes its entire practice to conservation planning, ecological restoration, and regenerative design. Recognizing the degree of overlap in these core services, the firm purposely built an interdisciplinary team of landscape architects, ecologists, biologists, soil scientists, natural resource planners, geomorphologists, and water resource and ecological engineers. Biohabitats recognizes that nature is a dynamic force that affects people as much as it is influenced by their actions. That is why the firm approaches every project with the understanding that outcomes, such as a restored wetland or a sustainable master plan, are most powerful when they support whole, living systems that lead to ecological, cultural and economic benefits.

Biohabitats operates out of eight Bioregion offices, each established to focus exclusively on the ecology and culture of a specific area. Our headquarters office is Chesapeake/Delaware Bays Bioregion in Baltimore, Maryland

Biohabitats has extensive expertise in ecological master planning for a variety of landscapes and institutions including nature preserves, environmental centers, riparian corridors and greenways, educational campuses and their open spaces, wildlife management areas, and parks systems including their natural areas. In this planning work Biohabitats has inventoried and characterized natural communities and biota, performed landscape ecological analyses, as well as identifying needs and opportunities for conservation of sensitive and unique resources, enhancement of habitats, ecological restoration projects, and regeneration of ecological functions and services. In our projects Biohabitats has addressed the emerging threats of climate change, invasive species infestations, and the need for adaptive management and ecosystem resilience.

Biohabitats has worked with cities and communities throughout the country to revitalize urban areas and waterfronts and regenerate ecological processes, economical resilience and cultural vibrancy. Perhaps most relevant, Biohabitats recently served as the ecological consultant for both the South Buffalo

Brownfield Opportunity Areas Implementation Strategy and Final Plan, and the RiverBend Commerce Park site plan for the Buffalo Urban Development Corporation. Biohabitats developed a green infrastructure framework for the site that integrated stormwater management, urban ecology and ecology restoration fully into the site plan, along with shoreline restoration of the Buffalo River. Biohabitats has been working with the Buffalo Niagara Riverkeeper to coordinate the restoration of approximately 4,320 linear feet and 9.79 acres of shoreline habitat along the Buffalo River at the RiverBend site.

Biohabitats has also participated in master planning, design and development of green infrastructure frameworks for the Chadakoin Riverfront in Jamestown (NY), and the Allegheny Riverfront in Pittsburgh (PA). Biohabitats recently completed an ecological atlas in the Jamaica Bay watershed for New York City's Office of Green Infrastructure. Biohabitats created a comprehensive database of the watershed's ecology, landcover, hydrology and infrastructure and then used this data to inform field assessment, to locate vacant lands owned by the City of New York. These lands were then prioritized to strategically target vacant lots for potential ecological restoration, stormwater BMPs, and green infrastructure projects. Biohabitats is also currently under contract with the City of New York for design and implementation of a series of stormwater BMP pilot projects throughout the city.

## ***Case Study: Rowan University Stormwater Management & Landscape Master Plan***

From its modest beginnings in 1923 as teacher training school, Rowan University has grown to become a comprehensive public research university with a strong regional presence and reputation. Along with this growth has come substantial reduction of pervious surfaces and inadequate stormwater management, which has adversely impacted the quality and biodiversity of Chestnut Branch, the stream system that runs through the center of campus. Having developed in spurts, Rowan's 225-acre campus includes buildings of various styles and open spaces of several scales and types.

A major roadway bisects the campus, impacting mobility and safety, as well as ecological and campus connectivity. With significant growth predicted for the future, and several capital improvement projects in the planning phases, the University called upon Biohabitats to develop a master plan to guide the creation of sustainable, functional campus landscapes that integrate stormwater management, open spaces, and connectivity.

Biohabitats began by dividing the campus into zones, based on watershed catchment areas. Within each zone, we evaluated the interrelationships and environments of open spaces, performed hydrologic analyses to determine potential impacts on current, ongoing and future development by 5, 10, and 100 year storms, and examined overall campus connectivity. The Biohabitats team then identified opportunities for restoration, retrofitting, conservation, and new development within each zone, as well as opportunities to connect the zones to create integrated, functional, and aesthetic open space environments. The team also developed a strategy to guide the implementation of these campus improvements.

Inherent in the master plan is the goal to protect, enhance, and create functional or "working" landscapes that demonstrate and embrace water as a natural resource, while also providing benefits such as habitat, microclimates, aesthetics, recreation and respite, social spaces, and learning landscapes.

The plan provides a framework for future campus management and planning, while also defining a renewed sense of natural function, social interaction, and spatial definition.

A unique aspect of this plan was that it was accompanied by a parallel design and implementation effort to showcase the principles and vision of the master plan. The featured early action project was targeted to improve drainage around Memorial Hall where chronic localized flooding was occurring by transforming the landscape into a water filtration zone that slowed, treated and directed flows away from the building. Native plantings were installed to frame the area in what is now a focal point of the building entrances.



# ***Offering***



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***For the property located at 2270 Platt Road in Ann Arbor, MI, we are pleased to offer the following comprehensive compensation package to Washtenaw County***

***Total purchase price, comparable compensation and direct investment community benefits:  
\$5,435,000.00***

***Our offer is broken down as follows:***

***PURCHASE PRICE: \$500,000.00***

***COMPARABLE COMPENSATION & QUANTITATIVE  
COMMUNITY BENEFITS: \$4,935,000.00***

***ANNUAL TAX AND LOCAL CONTINUAL  
COMMUNITY BENEFIT: \$1,202,818***

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# Financials

## *Site Information*

### **ADDRESS**

2270 Platt Road, Ann Arbor, Michigan

### **ACREAGE**

12.49 ACRES raw land, former site of detention center

<b>SITE INFORMATION</b>		<b>SQ. FT.</b>	<b>COMPLETED SALE PRICE</b>
<b>TOTAL ACREAGE</b>	<b>12.5</b>		
<b>STACKED FLATS/ TOWNHOUSES (AVALON)</b>	<b>50</b>		
<b>TUCK UNDER UNITS (1,250 SF)</b>	<b>5</b>	<b>1,250</b>	<b>\$375,000.00</b>
<b>TUCK UNDER UNITS (1,700 SF)</b>	<b>10</b>	<b>1,700</b>	<b>\$510,000.00</b>
<b>TUCK UNDER UNITS (1,936 SF)</b>	<b>28</b>	<b>1,930</b>	<b>\$579,000.00</b>
<b>TOWNHOUSE UNITS (2 STORIES)</b>	<b>20</b>	<b>350</b>	<b>\$105,000.00</b>
<b>COTTAGE UNITS (1.5-2 STORIES)</b>	<b>12</b>	<b>1,522</b>	<b>\$456,600.00</b>

## Development Costs

DEVELOPMENT COSTS	COST/ UNIT	SQ. FT./ ACRES	COST
PROPERTY PURCHASE PRICE			\$500,000.00
LAND DEVELOPMENT COST (PER ACRE)	\$350,000.00	12.5	\$4,375,000.00
CONSTRUCTION COSTS (COMMUNITY STRUCTURES PER SQ. FT.)	\$150.00	12,000	\$1,800,000.00
SUSTAINABILITY	\$90,000.00	12.5	\$1,125,000.00
SOFT COSTS			\$2,320,000.00
<b>TOTAL</b>			<b>\$10,120,000.00</b>

## Viability (125-150 Units)

UNIT TYPE	UNITS	SALE PRICE	TOTAL REVENUE
STACKED FLATS/ TOWNHOUSES (AVALON)	50	\$0.00	--
HABITAT FOR HUMANITY	1	\$0.00	--
TUCK UNDER UNITS (1,250 SF)- LOT SALES	4	\$95,000.00	\$380,000.00
TUCK UNDER UNITS (1,700 SF)- LOT SALES	10	\$115,000.00	\$1,150,000.00
TUCK UNDER UNITS (1,936 SF)- LOT SALES	28	\$115,000.00	\$3,220,000.00
MICRO UNITS (350 SF)- LOT SALES	20	\$20,000.00	\$400,000.00
COTTAGE UNITS- LOT SALES	12	\$115,000.00	\$1,380,000.00
<b>GROSS REVENUE</b>			<b>\$6,530,000.00</b>

<b>SITE DEVELOPMENT GAP</b>	<b>\$(3,590,000.00)</b>
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<b>HOME SALE INCOME</b>	<b>\$4,839,238.00</b>
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<b>TOTAL PROFIT</b>	<b>\$1,249,238.00</b>
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# Home Costs and Sales

UNIT TYPE	COTTAGES 1,522 SF	MICROS 350 SF
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## COSTS

LAND	( \$115,000.00)	(\$20,000.00)
CONSTRUCTION	( \$258,740.00)	(\$59,500.00)
SUSTAINABILITY	(\$20,000.00)	(\$5,000.00)
SOFT COSTS	(\$49,217.50)	(\$10,140.00)
TOTAL COSTS	(\$442,957.50)	(\$94,640.00)

+ SALE PRICE	\$456,600.00	\$105,000.00
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PROFIT/UNIT	\$13,642.50	\$10,360.00
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UNIT TYPE	TUCK UNDER 1,250 SF	TUCK UNDER 1,700 SF	TUCK UNDER 1930 SF
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## COSTS

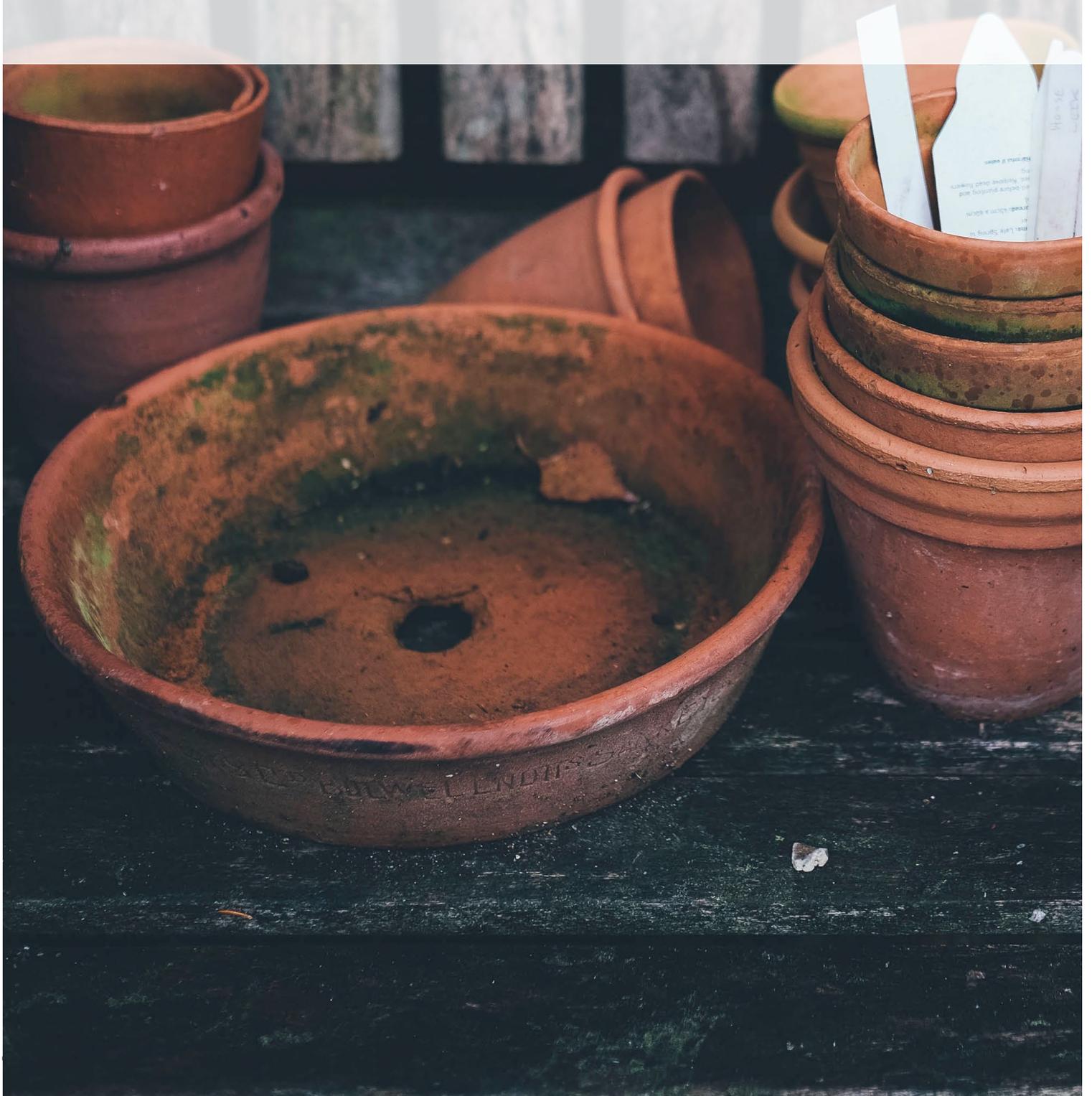
LAND	\$95,000.00	\$115,000.00	\$115,000.00
CONSTRUCTION	\$212,500.00	\$238,000.00	\$270,200.00
SUSTAINABILITY	\$20,000.00	\$20,000.00	\$20,000.00
SOFT COSTS	\$39,300.00	\$44,760.00	\$48,624.00
TOTAL COSTS	\$366,800.00	\$417,760.00	\$453,824.00

+ SALE PRICE	\$375,000.00	\$510,000.00	\$579,000.00
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PROFIT/UNIT	\$8,200.00	\$92,240.00	\$125,176.00
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# ***Community Benefits***



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***“Always ask of any proposed change or innovation: What will this do to our community? How will this affect our common wealth?”***

***Wendell Berry***

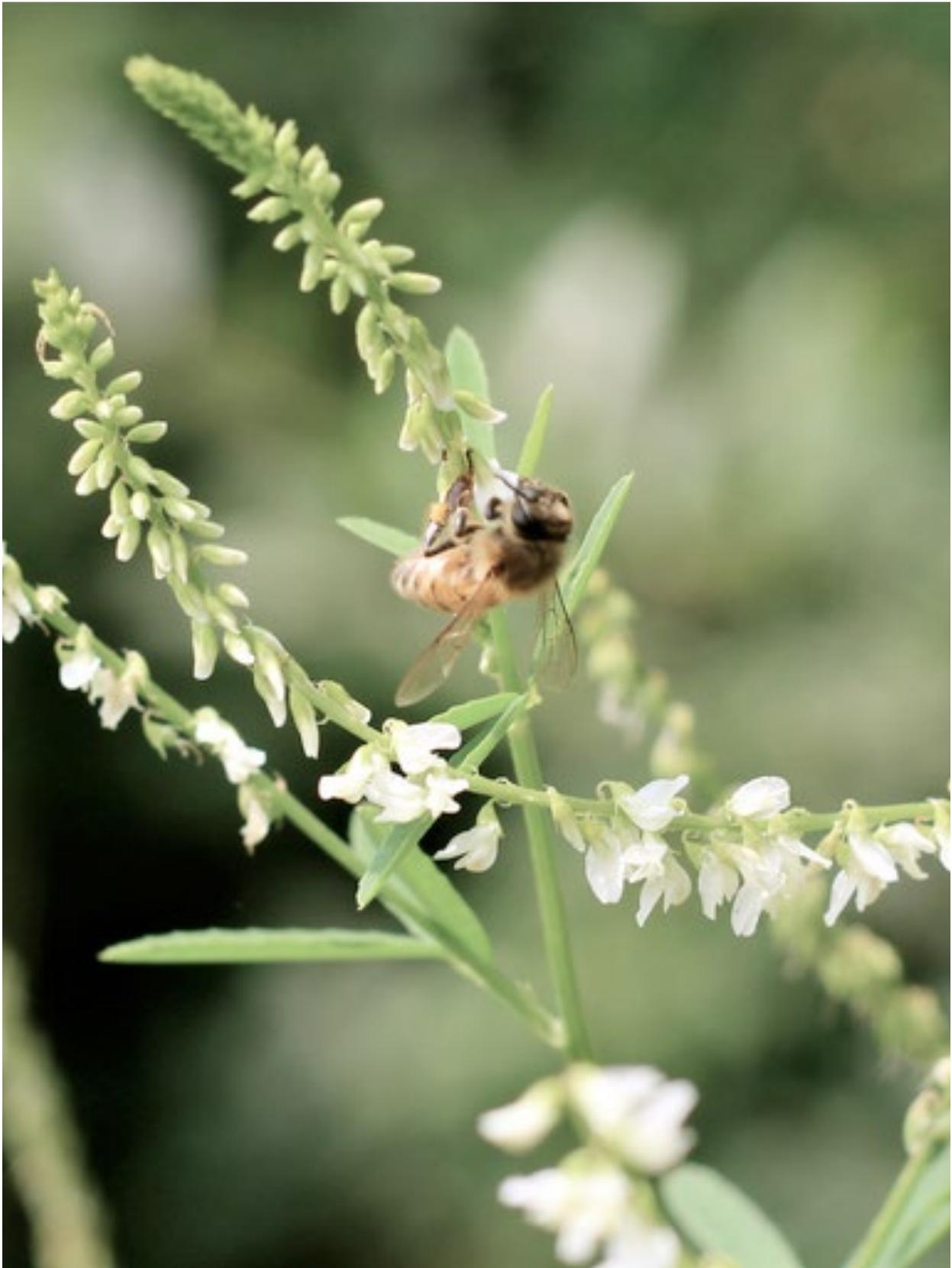
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# Summary

Veridian at County Farm is helping to re-define development of land and provide tangible community benefits. This proposal explains many of the features this vibrant community will incorporate. Adding a direct correlating dollar value on some of these items is very simple, while others propose complex challenges. The following values are based on accepted resources provided by other communities trying to reach the same goals.

*Total Community Benefits: **\$6,137,818.50***  
*Continual Yearly Benefits: **\$1,202,818.50***

<i>Direct Sustainable / Affordable Investments</i>	<b>\$4,935,000.00</b>
<i>Yearly Tax Revenue</i>	<b>\$1,012,200.00</b>
<i>Storm Water Utility Rate Reductions per year</i>	<b>\$11,064.00</b>
<i>Sustainable Community Benefits per year</i>	<b>\$179,554.50</b>
<i>Total Community Benefits</i>	<b>\$6,137,818.50</b>



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# Calculations

## *Yearly Tax Revenues Created by Veridian*

<b>WASHTENAW COUNTY</b>	<b>\$108,500.00</b>
<b>CITY OF ANN ARBOR</b>	<b>\$391,400.00</b>
<b>PUBLIC SCHOOLS</b>	<b>\$236,900.00</b>
<b>AAATA</b>	<b>\$16,600.00</b>
<b>ANN ARBOR LIBRARY</b>	<b>\$45,600.00</b>
<b>INTERMEDIATE SCHOOLS</b>	<b>\$130,800.00</b>
<b>WASHTENAW COMMUNITY COLLEGE</b>	<b>\$82,400.00</b>
<b>TOTAL YEARLY TAX REVENUES</b>	<b>\$1,012,200.00</b>

## *Sustainable Expenditures*

Our development exceeds sustainable expenditures that standard development deals would not typically invest money to benefit the community.

This includes Net Zero Energy Initiatives along with solar power, better building envelopes, improved air quality, and elimination of harmful building materials and practices:

<b>RENEWABLE SOLAR POWER</b>	<b>\$1,500,000.00</b>
<b>LIVING BUILDING CHALLENGE INITIATIVES</b>	<b>\$200,000.00</b>
<b>AIR QUALITY AND BUILDING ENVELOPE IMPROVEMENTS</b>	<b>\$300,000.00</b>
<b>TOTAL EXPECTED SUSTAINABLE EXPENDITURES</b>	<b>\$2,000,000.00</b>

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## ***District Geothermal***

We expect to install a district geothermal loop field which the entire community will share. This loop field will transfer heat to or remove heat from structures, depending on the season. This district Geothermal will be provided to affordable homes at no cost.

<b>COST FOR DISTRICT GEOTHERMAL</b>
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<b>\$1,100,000.00</b>
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## ***Development Costs Expected to Donate***

Another major community benefit is our relationship with Avalon Housing. To control rental rates for the affordable housing units, land and development costs will be gifted to Avalon to enhance the affordable housing product. These development costs will be absorbed in to our market rate product. There is a direct cost for us to develop this land, which will then need to be absorbed into our market rate product. We will also be developing land for the neighboring communities to have direct access to the property and connections to the Washtenaw County Parks and recreational facility. Costs below do not reflect any raw costs of land.

<b>ACCESSIBLE PUBLIC SPACES</b>	<b>\$385,000.00</b>
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<b>LAND DEVELOPMENT FOR AFFORDABLE HOUSING</b>	<b>\$1,400,000.00</b>
--	-----------------------

<b>DISTRICT GEOTHERMAL FOR AFFORDABLE HOUSING</b>	<b>\$360,000.00</b>
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<b>PUBLIC SIDEWALKS, PARK AND RECREATIONAL FACILITY CONNECTIONS</b>	<b>\$50,000.00</b>
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<b>TOTAL DEVELOPMENT COSTS EXPECTED TO DONATE</b>	<b>\$2,195,000.00</b>
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## Storm Water Management

Our plan expects to treat all storm water on site and allow natural infiltration to recharge aquifers. Below outlines the utility costs savings to the community and municipalities for our systems:

<b>STORM WATER ANNUAL UTILITY RATE</b>	<b>\$10,200.00</b>
<b>DEDUCTIONS</b>	
<b>STORM WATER CONTROLS</b>	<b>(\$6,030.00)</b>
<b>RAIN GARDENS</b>	<b>(\$2,268.00)</b>
<b>CLEAN STREAM HOMES</b>	<b>(\$1,764.00)</b>
<b>RIVER SAFE HOMES</b>	<b>(\$1,002.00)</b>
<b>NET UTILITY RATES FOR COMMUNITY</b>	<b>(\$864.00)</b>
<b>TOTAL STORM WATER MANAGEMENT SAVINGS</b>	<b>(\$12,728.00)</b>

## Additional Sustainable Community Benefits

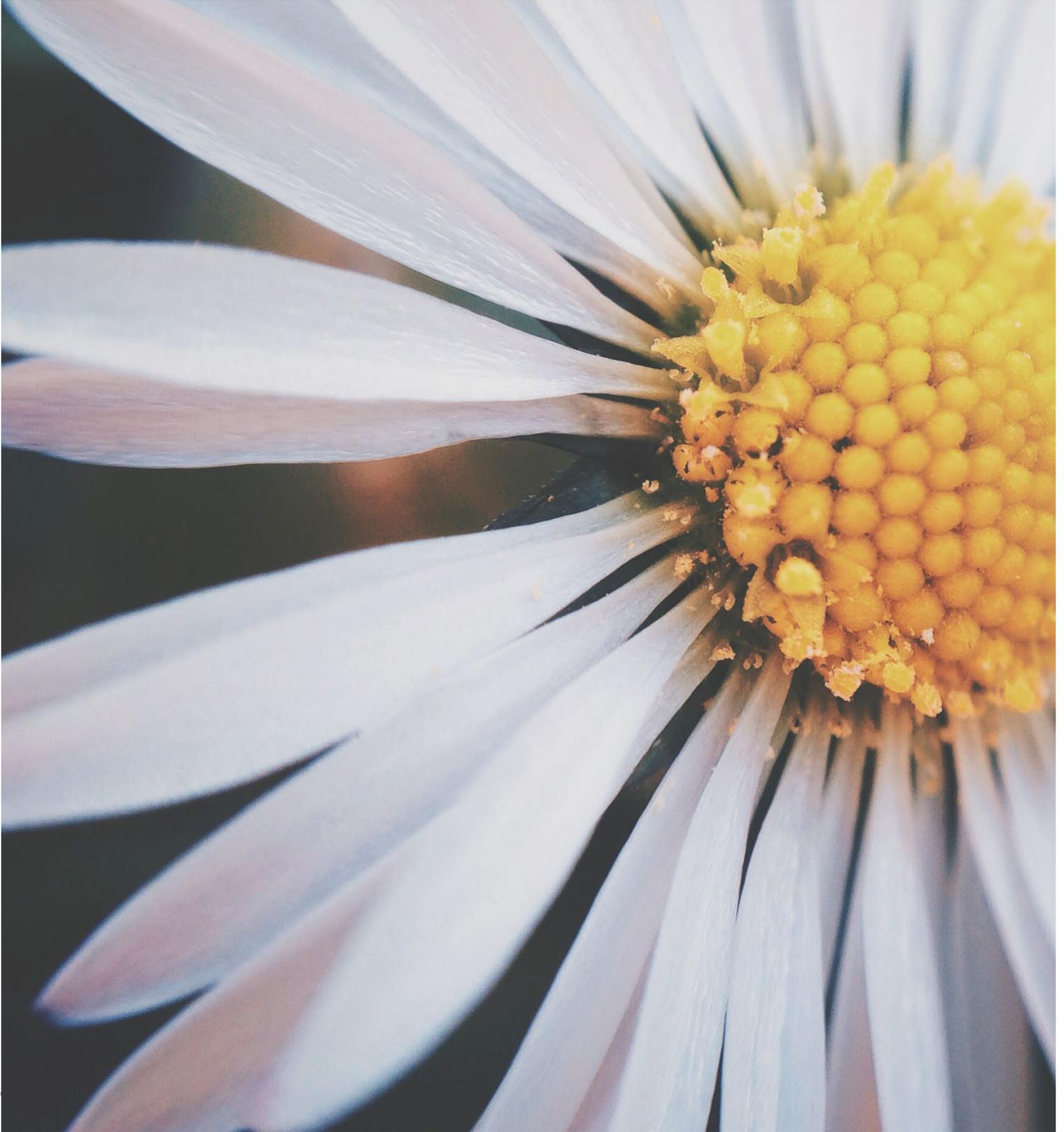
The follow cost savings are more difficult to set a dollar amount to. These cost savings are shared by the population that lives, breaths and works in proximity to the property. We have used accepted practices to come up with these yearly estimates using previously developed case studies.

Source: [http://greenvalues.cnt.org/national/benefits\\_detail.php#air-pollution](http://greenvalues.cnt.org/national/benefits_detail.php#air-pollution).

<b>REDUCTION OF AIR POLLUTANTS</b>	<b>\$225.18</b>
<b>CO2 SEQUESTRATION</b>	<b>\$225.15</b>
<b>TREE VALUE</b>	<b>\$500.00</b>
<b>ENERGY USE REDUCTION/HEAT ISLAND EFFECT</b>	<b>\$7,200.00</b>
<b>GROUND WATER RECHARGE</b>	<b>\$3,500.01</b>
<b>REDUCED WATER TREATMENTS FROM RUNOFF</b>	<b>\$404.19</b>
<b>FLOOD PROTECTION</b>	<b>\$13,500.00</b>
<b>UTILITY COST REDUCTIONS</b>	<b>\$154,000.00</b>
<b>TOTAL ANNUAL SAVINGS</b>	<b>\$179,554.50</b>

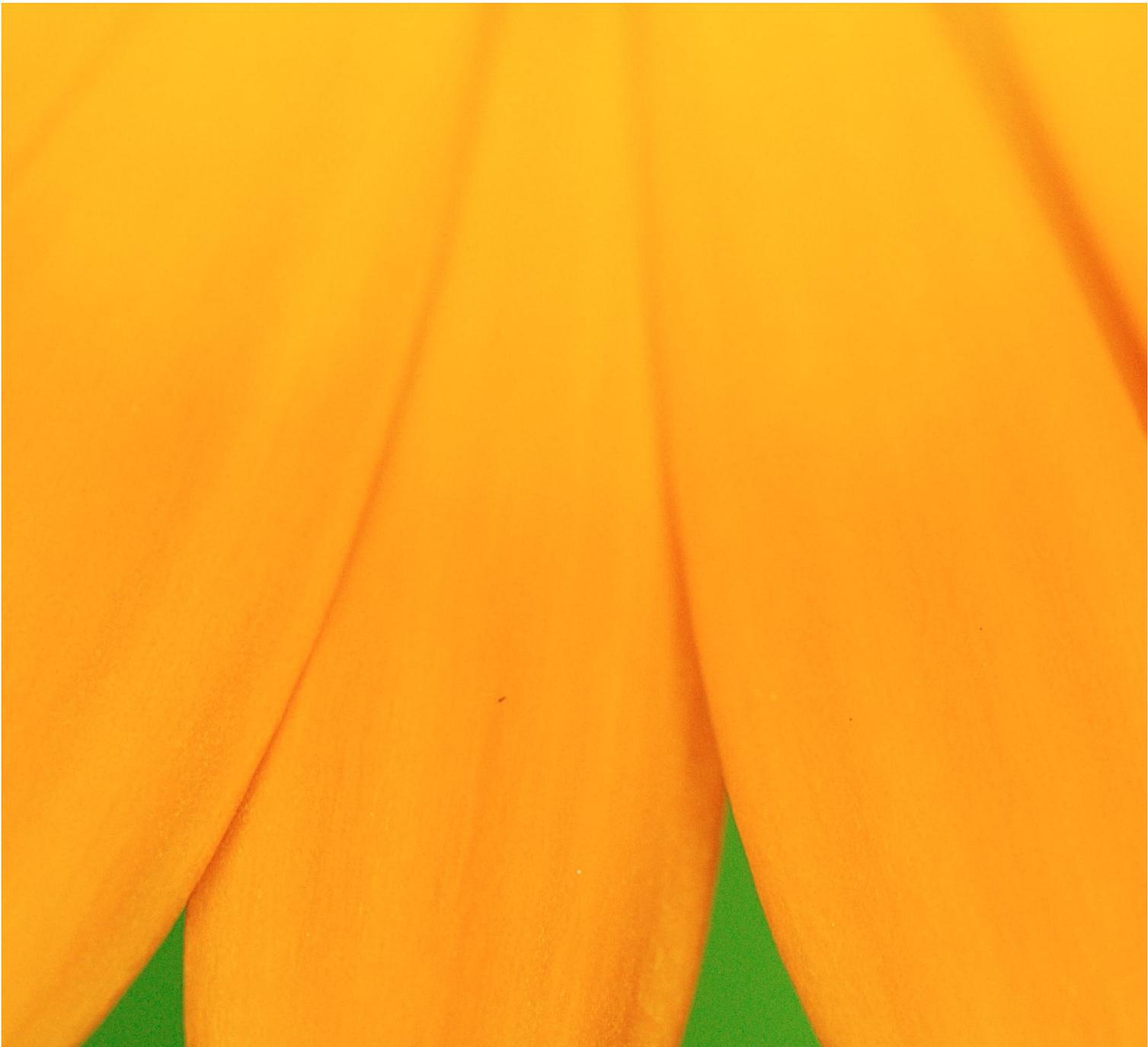


# ***Appendix***



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## **Letters of Support**

**Letter of Support for Veridian  
from Neighbors Living Near  
County Farm Park**

**Signed by 100+ Residents**

November 27, 2016

Dear Washtenaw County Commissioners,

We write to you about our neighborhood's future. In light of recent national and local events, we feel urgently that we cannot wait one more day to build the peaceful world we are seeking for ourselves and our children. We want to take action in our own community now to affirm the values we hold dear: social equality and opportunity, connection with nature and one another, racial justice, and a sustainable future.

We agree that the THRIVE Collaborative's proposal for the Platt Road Site will honor these values, and will do so in a way that also meets our neighborhood's needs. We love and enjoy County Farm Park, and we are pleased that every home in this plan will have a path leading into the park. We love how walkable and bikeable our community is, and wish to see the development of best-practice streets designed for people over machines. We cannot wait to see a neighborhood free from fossil-fuel powered combustion, ready to function into the next century using only renewable energy like solar and geothermal. We want to show our children that very soon we will all live this way.

This proposal meets our need to promote social justice and reduce inequalities by planning for fifty units-- approximately one-third of the total development-- to meet the definition of "affordable housing." We are excited to welcome Avalon Housing, a local nonprofit with 24 years of experience providing permanent supportive housing, into our neighborhood. We are thrilled that Habitat for Humanity of Huron Valley will build a truly beautiful, renewable energy-powered home that could be a model for its national organization. We understand that the other two-thirds of market-valued homes will be offered for sale at a range that is higher than the surrounding existing neighborhood. We see that this meets our families' needs for our own property values to increase over time. We welcome the chance to create a place where we all live side-by-side and rise together.

The THRIVE collaborative is offering us the opportunity to welcome a model for the future— a truly sustainable community that harvests its electricity from the sun, its heating from the earth, its food from the soil, and its water from the sky. We are excited to see homes built that will allow us to age-in-place, to have flexible design to meet our families' changing needs, to look out the window into trees rather than parking lots.

Many of us pass by the land on Platt Road daily. This 13-acre site in our active, urban neighborhood has been under-utilized for too long. We now have a tangible opportunity in Washtenaw County to create a sustainable, inclusive neighborhood. This is the future we want. Please lead the way.

For the common good,

Neighbors of the Platt Road Site

**Names of neighbors in support of the THRIVE Collaborative's proposal for the Platt Road Site**

Lynda Asher	Brooklyn	Ron Lev	Easy
Mike Addonizio	Asher	Ben Lorenz	Carmel
Samuel Allen	Towner	Nichole Lorenz	Carmel
Layla Ananda	Easy	ian macgregor	Towner
Ian Bost	Maplewood	Tracey Marchyok	Beacon Hill
Leigh Baguley	Medford	David Mindell	Canterbury
Michele Barkoot	Easy	Zeke Montalvo	Easy
Jacinta Beehner	Granger	Adam Muehlhauser	Towner
Thore Bergman		Kristen Muehlhauser	Towner
Anne Blumenthal	Easy	Joanna Myers	Fernwood
Joan Brush	Medford	Kathleen Nolan	Easy
Bunyan Bryant	Independence	Jeannine Palms	Easy
Joan Bulmer	Asher	Kathleen Peabody	Verle
Barbara Butler	Pittsfield	John Rau	Easy
Liam Cares	Beacon Hill	Sarah Rau	Easy
Seamus Cares	Beacon Hill	Nick Roumel	Hampshire
Will Cares	Beacon Hill	Dave Rowe	Easy
Jean Carlberg	Independence	Ian Scott	Easy
Amy Carroll	Carmel	Michael Sefton	Towner
Chelsea Cendrowski	Easy	Nicole Sefton	Towner
Dwight Cendrowski	Easy	Robin Sefton	Williamsburg
Victoria Cendrowski	Easy	Colleen Seifert	Easy
Jennifer Chapin-Smith	Canterbury	Meagan Shein	Bedford
Jason Contrucci	Easy	Stuart Simon	Whitewood
Kathleen Daum-Bost	Norwood	Steve Simpson	Easy
Erin Davis	Towner	Tamar Simpson	Easy
George Davis	Towner	Ross Smith	
Sarah DeFlon	Pittsfield	Emelio Soto	Independence
Jacqueline Dusseau	Wolverine	Aimee Soto	Kimberley
Randy Eberhart	Easy	David Soto-Barajas	Ember Way
Ron Emaus	Canterbury	Emily Soto-Barajas	Ember Way
Perry Engstrom	Easy	Jan Sovak	Canterbury
John Erdevig	Medford	Sarah Sporny	Easy
Wendy Flanigan	Cumberland	Chris Swinko	Platt
Caitlin Frankel	Easy	Isaac Tapley	Easy
Peter Gaskell	Easy	Kenneth Tsang	Towner
Catherine Gillis	Towner	Peter VanAlstine	Bedford
Tara Habeck	Easy	Miriam Vincent	Easy
Susan Hansen	Richard	Karen Waisanen	Richard
H Harris	Easy	Ed Waisanen	Richard
M Harris	Easy	Vickie Wellman	Towner
Sonya Haynes	Easy	Donald Werthmann	Medford
Katy Held	Snyder	Patricia Wilson	Ardmore
Grace Helms Kotre	Kensington	Ted Wilson	Ardmore
Lynn Heumann	Hawthorne	Noam Zimet	State
Andrea Hill			
Bernie Hobrecht	Cranbrook		
sivi-rae hobrecht	Cranbrook		
Kathleen Irvin	Fernwood		
Seema Jolly	Seventh		
Brian Kelley	Manchester		
Lisa Kelley	Manchester		
Pam Klinger	Easy		
Paul Klinger	Easy		
Michael Lee	Fernwood		

## Comments From County Farm Neighbors:

"This is win-win for [the] entire community." Stuart S.

"I've lived in 4 homes within 1/4 to 1 mile of this site for 31 of 44 years living in Ann Arbor. [I] am looking forward to seeing what this group can accomplish on this site." - Barb Bernard B.

"This is what we need for our neighborhood!" - Karen W.

"This is "right in my backyard" and I'm excited about it!" - Sarah D.

"I support this development in my neighborhood. This is an excellent opportunity for forward-thinking, community-centered development in Washtenaw County." - Ed W.

"This is a wonderful plan very doable with the expertise and support of very knowledgeable organizations. I'd be thrilled to have it near my neighborhood. Thanks" - Sarah H.

"Thinking 20 years out to when third graders are going to be looking for housing in Ann Arbor, there will be no better place to live than in this new, sustainable neighborhood. Imagine it!" - Ron E.

"Looking forward to seeing more sustainable, accessible, and smart developments like this in Ann Arbor!" - Anne B.

"This is the kind of development I want in my neighborhood. Good for my property values and quality of life." - Meagan S.

"Tremendous use of this land." - Dwight C.

"Can't wait to see this happen in my neighborhood!!" - Victoria C.

"A great and timely project." - Thore B.



Tuesday, November 29, 2016

Dear Washtenaw County Commissioners,

It is with great enthusiasm that I write this letter of support for the Veridian at County Farm Proposal for the Platt Road site. We are one of the sites closest neighbors, so we are determined to ensure that whatever happens at the site is in line with our values.

It is rare to see a team of such talented people so deeply committed to doing things differently. I am impressed by the dialog they are pursuing on the many challenges we have in our community: dignified housing for all, stewardship for our land, clean energy, equitable transit, and local food economy.

The team have been extremely diligent in ensuring that the community had meaningful voice in shaping their vision in a collaborative bottom-up way. I am proud to stand side by side with them in this important development for our neighborhood. The development proposal makes our neighborhood more whole, by being sensitive to our geographic context and our shared values.

Veridian at County Farm will be a shared community asset, in addition to being a humane approach to development that we would like to see modeled throughout Washtenaw County and beyond. We are particularly excited about the way in which the Farmhouse at Veridian completes the connections between neighbors with so many adaptable and creative potentials for use.

I firmly believe that the Veridian a County Farm development is premised on the values that my church holds dear: equity, dignity for all, diversity, and environmental consciousness and stewardship.

The Reverend Donnell T. Wyche  
Senior Pastor

VINEYARD CHURCH OF ANN ARBOR  
2275 Platt Road | Ann Arbor, MI 48104

annarborvineyard.org | mainoffice@annarborvineyard.org  
734.477.9135 | f 734.468.0119



11/24/16

Dear Washtenaw County Commissioners,

The United Way for Washtenaw County has had the honor of serving the Washtenaw County community for 95 years. Our building is directly across from the site on Platt Road. We believe that the needs of our community are as diverse as the people who live in it.

We are happy to support the collaboration of THRIVE, Avalon Housing, Jonna Homes and Habitat for Humanity Huron Valley. Their vision for Veridian @ County Farm at the Platt Road site represents a holistic approach to neighborhood design that advances our community goals and values.

We hope that with the County's support this project will be a model for collaborative affordable housing partnerships, adaptive design for accessibility, a thriving local food economy and a design for human dignity.

The Veridian team has shared that they are committed to being a good neighbor to existing residents. The proposal increases social pathways to County Farm Park while creating a restorative landscape. The Farmhouse concept presents the possibility for a community center open to all. It will give my staff and visitors to United Way a regular opportunity for social interaction with people from Veridian and surrounding neighborhoods.

Sincerely,

Pam Smith

President, United Way for Washtenaw County

# ANN ARBOR HOUSING COMMISSION

727 Miller Avenue, Ann Arbor, Michigan 48103  
Phone (734) 794-6720 • Fax (734) 994-0781 • [www.a2gov.org](http://www.a2gov.org)

November 10, 2016

Washtenaw County  
Board of Commissioners  
220 N. Main Street  
Ann Arbor, MI 48104

Dear Commissioners:

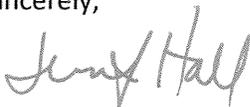
The Ann Arbor Housing Commission is excited about the Viridian at County Farm proposal as it includes fifty (50) units of affordable housing, to be developed and owned by Avalon Housing, Inc. We understand that all fifty (50) of these units will be restricted to households at or under 60% of area median income, with approximately twenty-five (25) of these units to also be permanent supportive housing, targeted to households at or under 30% of Area Median Income.

Avalon and AAHC have worked together on numerous projects and share a common tenant population as well as a commitment to ending homelessness through permanent supportive housing. Avalon and AAHC have partnered on implementing a HUD HEARTH grant at the AAHC's 106 unit Miller Manor project, where Avalon provides a comprehensive service team providing case management, peer support, community building, and critical 24/7 front desk coverage. Avalon Housing also serves as the lead agency for AAHC, helping to coordinate services throughout our sites. We are pleased at the opportunity for Avalon to expand their stock of affordable and supportive housing at this site

The Ann Arbor Housing Commission will be issuing a new Request for Proposals for Project-Based Vouchers targeted solely for Ann Arbor permanent supportive housing units. We anticipate Avalon's permanent supportive housing units in this development would be eligible for these vouchers.

The development of these fifty units fits within the mission of the Ann Arbor Housing Commission to promote desirable housing and related supportive services for low income individuals and families. We are pleased to see the inclusion of fifty affordable housing units, including twenty-five permanent supportive housing units, at this site and are happy to offer our support to the Viridian at County Farm proposal.

Sincerely,



Jennifer Hall  
Executive Director





November 30, 2016

Washtenaw County  
Board of Commissioners  
220 N. Main Street  
Ann Arbor, MI  
48104

Dear Commissioners:

I am writing in support of the Veridian at County Farms proposal, led by Matt Grocoff. It is an example of the best in public-private partnerships, led by deep creativity and values, tempered by practicality and financial soundness. If approved, it will be a world-caliber example of balanced, next generation community, modest in needs and overflowing in excess.

In my prior professional work, as Capital Projects Manager of the City of Issaquah, Washington (at the time the fastest growing city in the State by total number of units), I managed the development of a very similar community, which combined market rate (zHome) and affordable units (the YWCA Family Village) into one larger City-sponsored community village. The City provided the land at no cost to the developers, as a major incentive to drive the highest levels of sustainability, performance, and services within the village. zHome included ten net zero energy townhomes, many of which are now certified through the ILFI's Net Zero Energy Building certification. I am providing a copy of the Power of Zero, a book I wrote earlier this year which provides a good summary of the zHome project.

The legacy of the project on the local and regional community cannot be understated. Over 10,000 people have visited zHome and the village, putting Issaquah further on the map and strengthening its regional reputation for innovation and leadership. The community itself is a thriving, vital hub within the larger town. Beyond that, however, the project has helped drive much deeper innovation within Issaquah and the region, including inspiring and challenging the development of much higher levels of sustainability in subsequent projects, including the Swedish Hospital Regional Medical Center, believed to be the most efficient 24/7 hospital in the United States.

Washtenaw County is rightfully known as a leader in innovation and creative, sound approaches in achieving its goals. I encourage you to approve this proposal. Thank you.

Sincerely,

Brad Liljequist



November 28, 2016

Dear Washtenaw County Commissioners,

I am writing to you on behalf of THRIVE's vision for Veridian @County Farm. As a former THRIVE Collaborative partner, Habitat for Humanity, Grand Traverse Region, its partner families and community have greatly benefited from the forward thinking and inspiration brought forth by Matt's leadership and expertise. As part of a collaborative effort, THRIVE was a force of change that was embraced by our team and carefully executed through Matt's consultation. Through perseverance, the vision to build to better standards -- environmentally, ecologically and financially -- was achieved.

To date, Habitat for Humanity, Grand Traverse has finished eight out of ten net zero homes in our Depot Neighborhood affordable housing community. When faced with affordable housing challenges, Habitat-GTR determined to use innovative thinking to serve our community needs. The vision of energy conservation and renewable energy as a cost savings measure has offered sustainable housing and affordable housing solutions to Habitat's homeowners.

The net zero homes "produce as much energy as they consume," resulting in little or no energy bills. Habitat homeowners living at the net zero Depot Neighborhood have reported up to \$350 per month in savings. The impact can be measured in numerous ways -- the immediate financial gain; education and long term results from children living and learning through energy efficient lifestyles; and the economic activity that is generated by applying the investments back into the community.

The Depot Neighborhood was created as a pocket community allowing home owners to view a common area. Front doors are facing each other, vs. a busy street, thus creating a sense of community. The walkable community meets the needs of our homeowners -- the close proximity to amenities offers opportunity for families. The community serves a mixed income range from 30 to 80% AMI which contributes to the success of the vision.

The Veridian @County Farm proposal is to be commended for its vision and use of best practice to create a sustainable community. I applaud your community for taking these next steps to a sustainable model for the future.

All the best,

**Wendy Irvin**  
Executive Director  
Habitat for Humanity, Grand Traverse Region  
[231.941.4663 ext. 123](tel:231.941.4663)



November 29, 2016

Dear Commissioners:

Thank you for your thoughtful process to determine the best use of the Platt Road property and for considering the growing need for truly affordable housing in the community by prioritizing proposals that include a minimum of fifty (50) homes for households with income at or below 60% of the area median income. Avalon is pleased to have the opportunity to provide the affordable housing component of the Veridian at County Farm Park proposal. As part of this proposal, Avalon will be providing fifty (50) units of affordable housing. Approximately half of the affordable housing will be permanent supportive housing serving households at or below 30% of the area median income. This will provide a housing solution with service supports for those with the highest need in our community. The other half of the Avalon portion of the development will provide a housing solution for members of our community with household incomes at or below 60% of area median income.

Avalon Housing is a nonprofit supportive housing provider created in 1992 as a long-term solution to homelessness. We believe that housing is a basic human right. We are a housing developer, property manager, and service provider dedicated to providing affordable housing with support services for people who are homeless and who have physical and behavioral health challenges. Our mission is to help supportive housing residents achieve stability, increase self-determination and build community. Avalon owns and operates 260 apartments at 20 sites throughout Ann Arbor, manages over 100 rent vouchers with private landlords, and partners with both the Ann Arbor and Ypsilanti Housing Commission to provide housing alternatives for more than 500 formerly homeless households throughout Washtenaw County. Individualized supports and community programs are available on a voluntary basis to all 650 residents, including more than 200 children.

Avalon is recognized nationally for our expertise in supportive housing - the combination of affordable housing and support services that help people live more stable and productive lives. Our experience in all areas of the work – development, management and services – makes us uniquely qualified to participate in this project and incorporate both affordable and supportive housing units into the Veridian proposal.

One of the biggest challenges Avalon faces when working to develop more units of supportive housing in Ann Arbor is the limited availability of land. We have a hard time

competing with other buyers for land that is available for sale on the private market, as our multiple funding sources bring longer timelines and additional environmental reviews. The availability of County-owned land provides a tremendous opportunity for developing affordable housing where it is most needed in Ann Arbor, as identified in the Housing Affordability and Economic Equity Analysis prepared for the County by CZB. To utilize this opportunity and enhance the effectiveness and success of the affordable housing component, we are proposing that the County donate the approximately five (5) acres of land designated to be deed restricted affordable housing.

We believe the Veridian at County Farm Park proposal will be an asset to the community by providing mixed-income housing that includes a significant number of supportive housing units, all with a focus on environmental sustainability. This is a rare combination that meets a critical need in Washtenaw County. We appreciate this opportunity, and request your support for the Veridian at County Farm Park Proposal.

Sincerely,



Carole McCabe  
Executive Director



November 29, 2016

Washtenaw County  
Board of Commissioners  
220 N. Main Street  
Ann Arbor, MI 48104

Dear Commissioners:

Ozone House is very excited to offer our support to the Veridian at County Farm proposal which includes Avalon developing fifty (50) units of affordable housing at this site. Of the fifty units, Avalon is targeting ten (10) for clients of Ozone House.

Ozone House is a community-based, nonprofit agency that helps young people lead safe, healthy, and productive lives through intensive intervention and prevention services. Since 1969, Ozone has actively developed unique, high-quality housing and support programs and services that provide support, intervention, training, and assistance to runaway, homeless, and high-risk youth and their families. Through these support services, we help youth develop essential life skills, improve their relationships, and enhance their self-image so that they may realize their full potential for growth and happiness.

Avalon and Ozone have been working closely together for the past eight years in a similar relationship at Avalon's 426 S. First property. The seven units at this site are set aside for Ozone youth. Avalon developed the property and is the property manager. Ozone youth reside there and continue to be served by Ozone staff. We are very excited to expand this partnership to provide additional housing units for homeless and at-risk youth. As Avalon knows very well, and as the County also recognized in its Housing Affordability and Economic Equity Analysis, there is a great challenge in finding truly affordable housing units for our client population, particularly units within the City of Ann Arbor. We very much appreciate the opportunity the County is presenting with this RFP and very much appreciate your consideration of the Veridian proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Doyle".

Katie Doyle  
Executive Director

Jeremy Lopatin  
Arbor Teas  
1342 N. Main St., Suite 4  
Ann Arbor, MI 48104



November 28, 2016

Washtenaw County Board of Commissioners  
220 North Main St.  
Ann Arbor, MI 48104

**Re: Support for Veridian @ County Farm Proposal**

Dear Commissioners:

I've had the opportunity to review the proposed **Veridian @ County Farm** development for 2270 Platt Road, and wish to express my enthusiastic support for the proposal. At every turn, it embodies the sort of creative, thoughtful, and responsible approaches to development that will make our built environment not only sustainable, but worth celebrating.

I'm particularly excited by the prospect of a thriving "grassroots" economy springing up around a place like this. The thoughtful integration of affordable residential, agricultural, and commercial uses will be fertile ground for healthy forms of local economic activity.

As co-founder of Arbor Teas (an Ann Arbor-based organic tea company), I could imagine working in partnership with Edible Avalon and/or Project Grow to stimulate at least one example of this sort of "bottom up" economy. The proposed greenhouse could be cultivated for growing high-value botanicals, offering residents a unique opportunity to earn income literally in their backyard. The Farmhouse could, in turn, be the principal customer for these products, selling them in the grocery and serving them in the cafe.

Just imagine someone stopping at The Farmhouse to buy some tea, and not only being able to point to where it was grown, but to the home of the person who grew it, as well as that of the clerk who sold it to them! This is just one of many scenarios of healthy, enriching, sustainable local economy that could be supported in a place like **Veridian @ County Farm**.

For these and countless other reasons, I encourage you to accept the Veridian team's proposal.

Thank you,

*Jeremy Lopatin*

Jeremy Lopatin  
Co-Founder  
Arbor Teas



November 29, 2016

Dear Washtenaw County BOC,

I am pleased to offer this letter of support for the Veridian at County Farm proposal for the redevelopment of the Platt Road site. The proposal—created by a collaborative of experts in many areas—stresses the intersection of sustainability and affordability. I'd like to also emphasize that this focus on green materials, renewable energy, and human-based orientation of sidewalks and greenspaces and opportunities for interaction—is also of great benefit to human health and overall well-being. People not as steeped in the sustainability world may not recognize that health of people and ecosystems are so interlinked and can be improved simultaneously. For residents of Washtenaw County—particularly low-income residents—to have this healthy and sustainable housing option, made more affordable by the investment in energy efficiency, renewables, and other features—would be no doubt of great demand. I would imagine a many-year wait list, and growing demand for more similar sites around the county.

The proposal emphasizes edible landscaping and opportunities to grow food, and to sell food among neighbors and community. This is to Growing Hope an exciting prospect, and if this project goes forward we'd welcome the opportunity to help in honing that part of the vision into an impactful component, in particular one that meets the interests and needs as determined by future residents.

Having known Thrive Collaborative's lead, Matt Grocoff, for many years, I can attest that he is a visionary leader who has received national acclaim for pushing the boundaries of how values of sustainability in our built environment can – and must—be put into practice. Washtenaw County is a perfect community in which to model this, and I encourage you strongly to consider this proposal.

A handwritten signature in blue ink, appearing to read "Amanda Edmonds".

Amanda Maria Edmonds  
Executive Director, Growing Hope



325 W. Liberty  
Ann Arbor, Michigan 48103

November 30, 2016

Dear Washtenaw County Commissioners,

We are writing to express support for the Veridian proposal for the Platt Road site. The concept for the community has been well thought out and provides a comprehensive model for a vibrant community.

We are honored that the Veridian team is proposing to use the Argus model for an everyday farmers market, café and gathering place as part of the concept. Under this model, the farmers own their goods and take 80% of the gross sales. The café component allows the entity to be financially self-supporting, and importantly would allow the Farmhouse to become a gathering place for the entire community. Over the past 2.5 years Argus has become a gathering place for families, students, community members and others who care about local food. We have validated that the model works and could be used as a template for other locations.

The Farmhouse at Veridian would be an ideal location for an Argus-model store because it would connect the community gardens with an everyday outlet for sales of healthy local food, as well as provide an outlet for sales from other community gardens such as Project Grow and Edible Avalon. To round out a full market Argus has ~100 farmers selling through the store. We expect that the Farmhouse would be able to rapidly build a similarly broad supply base of local farmers and suppliers of meats, dairy and grocery items. The Farmhouse would also provide employment opportunities for 10-20 community members.

We strongly believe that *"our future is local"*, and the Veridian concept would be an important step towards making this a reality for Washtenaw County.

Sincerely,

Bill Brinkerhoff  
Owner  
Argus Farm Stop L3C

Kathy Sample  
Owner  
Argus Farm Stop L3C



**CHESAPEAKE BAY FOUNDATION**  
*Saving a National Treasure*

November 30, 2016

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Washtenaw County  
Board of Commissioners  
220 N. Main Street  
Ann Arbor, MI 48104

Dear Commissioners:

I am excited to provide my wholehearted support for the THRIVE Collaborative's proposal for Veridian At County Farm in Washtenaw County, Michigan. I've known Matthew Grocoff through his remarkably visionary work and active support of the International Living Future Institute. We share the honor of pioneering projects certified through the Living Building Challenge, the world's most rigorous green building performance standard.

The Chesapeake Bay Foundation (CBF) worked with two of Veridian's partners, Biohabitats and Smith Group JJR on our certified "Living Building". Our Brock Environmental Center harvests nearly twice as much solar energy as it uses each year, is the Country's first permitted commercial building to harvest 100% of the water used on site, treats and turns rainwater into drinking water, manages all solid waste on site and turns all liquid waste into commercial fertilizer.

Biohabitats and Smith Group JJR were a very important part of our collaborative approach to planning at the project's onset. This helped forge a close relationship with the City and State regulatory agencies, helping them to adopt sustainability strategies such as permeable paving and on-site water and waste treatment. They became true partners in our effort to give back to the environment.

With THRIVE's extraordinary team I am confident that they will provide your County with a visionary path forward that will inspire all future development.

Washtenaw County faces challenges shared by most communities across North America: our water and living systems are dangerously out of balance. Project visions like Veridian are too rare. I believe and have experienced that regenerative design practices can turn the tide and leave a legacy of clean water and healthy cities for future generations.

I hope you share this vision and will join me in supporting the Veridian At County Farm proposal and help all of us give back to our precious environment.

Thank you for your consideration.

Sincerely,

Mary Tod Winchester  
Vice President Administration/Operations



## BENEFITS OF THE PHOENIX HAUS ENVELOPE SYSTEM

*Comfort, comfort, comfort!*

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### SUPER INSULATION

This easy and effective step pulls a warm sweater over our house. Cellulose has incredibly low Global Warming Potential and embodied energy



### EXTREME DURABILITY

Managing moisture means managing durability – water causes the greatest destruction over time. We build the structure for 200 years and allow adjustments for everything else.



### BALANCED VENTILATION

Provides healthy indoor air; the entire volume of air is replaced and filtered once every 3 hours. Dynamic moisture balance is maintained via continuously recirculating air



### AIR-TIGHT DETAILING

Controlling air movements equals controlling moisture and temperature...which takes huge amounts of energy. No more HVAC jet engines!



### HIGH PERFORMANCE WINDOWS & DOORS

Windows and doors become the ‘weakest’ points in the building envelope; they have to be of the utmost quality and performance. Also provide usable radiant solar heat energy



### NET ZERO POTENTIAL

Focus on conservation allows the addition of small mechanicals, only when necessary and on a small scale. National Renewable Energy Laboratory: *“The envelope should be the first method of creating low-energy buildings...”*



### COST

Cost optimized – the perfect spot between energy efficiency and affordability; designs are all climate specific.



### PERFORMANCE

85%-90% reduction in utility costs

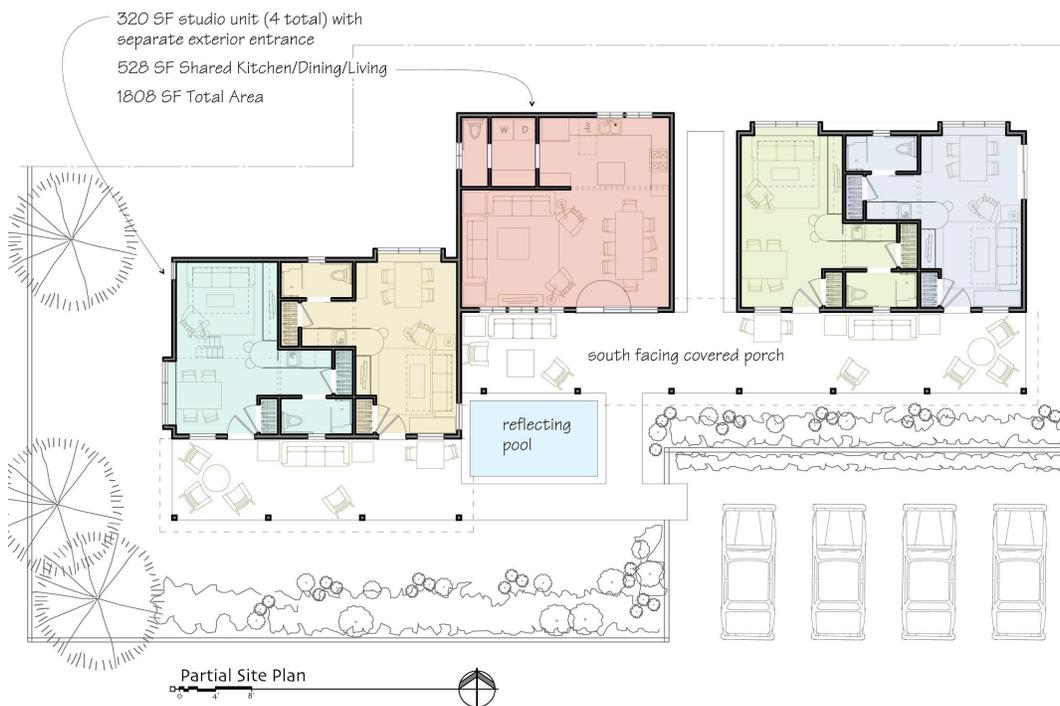
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Everyone doesn't need a Passive House...but they definitely deserve one.  
And we're making sure that can happen.

## Ross Chapin Architects micro-unit CONCEPT for single seniors, hospital workers or young professionals



Continuing the small house thread from our last [post](#), we've been brainstorming into how tiny houses (< 350 SF) may be a viable housing option. Rather than being low-profile 'outlaw' houses, let's bring them into the neighborhood. Let them stand tall as beautiful homes for 20-Somethings, Active (Older) Singles, and even our Elders. Above is a 4-microhouse house with shared kitchen/living/dining



ROSS CHAPIN ARCHITECTS  
 1200 1st Ave  
 Renton, WA 98057  
 PH: (206) 241-3273 • E: ross@rosschapin.com • W: www.rosschapin.com



Microhouse House  
 Langley, Washington

12 February 2016  
 CONCEPT SITE PLAN

Each studio unit is 320 square feet, with their own exterior door opening out to a large south facing covered porch. The micro units have a kitchenette with under counter fridge and small sink, induction cooktop, but no stove. Residents can come together for shared meals, movie nights and hangout in the Commons Room. Because there is only one kitchen, the units would be considered as bedroom suites within one *single* house, permitted on a single-family residential lot. The total size of the house is 1808 square feet.

Family Residential lot. The total size of the house is 1600 square feet.



Via <http://rosschapin.com/microhouse-house/>