

Avi Friedman

Pre-Fab Living



Thames
&Hudson

room to grow

Grow Community
Bainbridge Island, Washington, USA
Davis Studio

Grow Community, the first phase of a multi-generational development, is already the largest solar community in the state of Washington. The twenty-three single-family homes and twenty multi-family units (available in four models: 'Aria', 'Ocean', 'Tallis' and 'Everett') form a net-zero community, just five minutes' walk from the amenities of downtown Winslow and a thirty-five-minute ferry ride from Seattle. The project has been endorsed as a One Planet Living community, which promotes a happy and healthy lifestyle, while using fewer of the earth's resources.

Grow Community is net-zero and zero-carbon, with net-positive homes and community gardens. About 60 per cent of the neighbourhood is dedicated to peaceful, natural spaces, with shared gardens to help feed residents. Surplus crops are donated to a local food bank. There are parks and playgrounds, with walkways throughout for easy pedestrian access. Along with parking for residents, there is a free electric car- and bike-sharing programme, over 6,000 m² (64,500 sq ft) of open space and bioswales that clean the water before it flows into Puget Sound.

To encourage sustainability and higher density, the development has been built under a zoning ordinance approved by the city of Bainbridge Island. As a result, the footprint of each building is small; houses range from 107 to 171 m² (1,155 to 1,846 sq ft) and two-bedroom apartments from 84 to 98 m² (900 to 1,050 sq ft). Studio apartments are 42 m² (450 sq ft). As the development welcomes people of all ages, there are homes for single-level living with lift access to front entrances.





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Above
View of the entrances.

Opposite
Living room.

Previous pages
Wood-clad solar-powered homes.

All single-family homes and duplexes have photovoltaic panels, and future developments will have the option to add them. Choosing the solar-power option is beneficial not only for the environment, but also for residents, as there are financial incentives. Owners of homes that incorporate locally made solar equipment receive a stipend each year to help power the rooftop generators. It is estimated that the addition of photovoltaic panels will have a full return on investment within five years, while also lowering energy bills and creating more sustainable homes.

Walls and roofs are built in a factory, which allow the houses to be constructed in five to six months, with minimal waste. The materials used during the build are, when possible, locally sourced and renewable. The houses

are also airtight, with R38 blown-in fiberglass insulation in the walls and R60 in the attics. As a result, the insulation exceeds the state energy code by at least 30 per cent. LED lighting, low-flow fixtures and energy-efficient appliances have also been used, as have double-paned windows that let in natural light, highly efficient heat pumps and heat-recovery ventilators.

When Grow Community is completed, there will be fifty houses, eighty-one multi-family units and a community centre. Unlike the LEED programme, One Planet Living focuses not only on green buildings, but also on creating whole neighbourhoods. The architects involved with the project have managed to design a community that is as green as possible, while keeping the houses and apartments affordable.

