

PROJECT NAME: Skagit County Seasonal Farmworker Housing
PROJECT LOCATION: Burlington, Washington
PROJECT AREA: 18,132 sf

Seasonal Farmworker Housing is located in a rural area in Burlington, Washington, rich with farmlands and close to the Skagit River. The project was designed to honor the Housing Authority of Skagit County's (HASC) mission to provide dignified shelter to a traditionally underrepresented demographic. Multiple shifts in farm labor over the last decade has resulted in substandard farmworker housing throughout the United States, including lack of decent or sufficient water supply, inadequate septic systems, no streetlights or sidewalks, and fundamentally inadequate municipal services that other communities take for granted as basic necessities. This project address all of these issues, while providing welcoming living spaces that are flexible and durable enough to accommodate the itinerant nature of the residents and contribute to the overall well-being of this diverse community.

To foster both a healthy environment and community atmosphere among residents, the site design provides well-lit outdoor play spaces and sidewalks; a community room with laundry, office, and storage areas; and easy access to public transportation. The project is also sited to bridge new connections with two adjacent affordable housing complexes built by HASC, and allows space for the future development of Phase 4—an additional housing complex and a common building and playfield for all. These features, combined with the scale and density of the Farmworker Housing creates a friendly neighborhood ambiance.

In addition to providing ethical housing, the project goals included affordable, sustainable, and energy efficient units that adapt easily to the specific requirements of each farmworker. Energy-saving systems; low-impact building

materials; and water conservation, including the use of native and adaptive landscaping are among the features that gave this project both Enterprise Green Building Communities (EGC) and Evergreen Sustainable Design Standard (ESDS) ratings.

A key design priority was to create housing that feels like home, without sacrificing some of the necessary components found in bunkhouses. The architecture pays homage to pleasing residential forms and connects with the outdoors by providing views of the surrounding open landscape and play areas. The selection of durable finishes that adhere to strict farmworker housing funding requirements lower operating costs and results in units that will withstand the test of time. Living spaces on the fully accessible site include three two-story townhouses and a one-story duplex designed for universal access. The bedrooms can accommodate either congregate living or families, and are arranged to hold up to four beds with lockers. Washrooms are designed for heavier use and include an exterior wash station so that workers can clean up after a hard day's work. The simple interiors are clean and bright and left neutral, to allow residents to personalize and take ownership of their spaces.

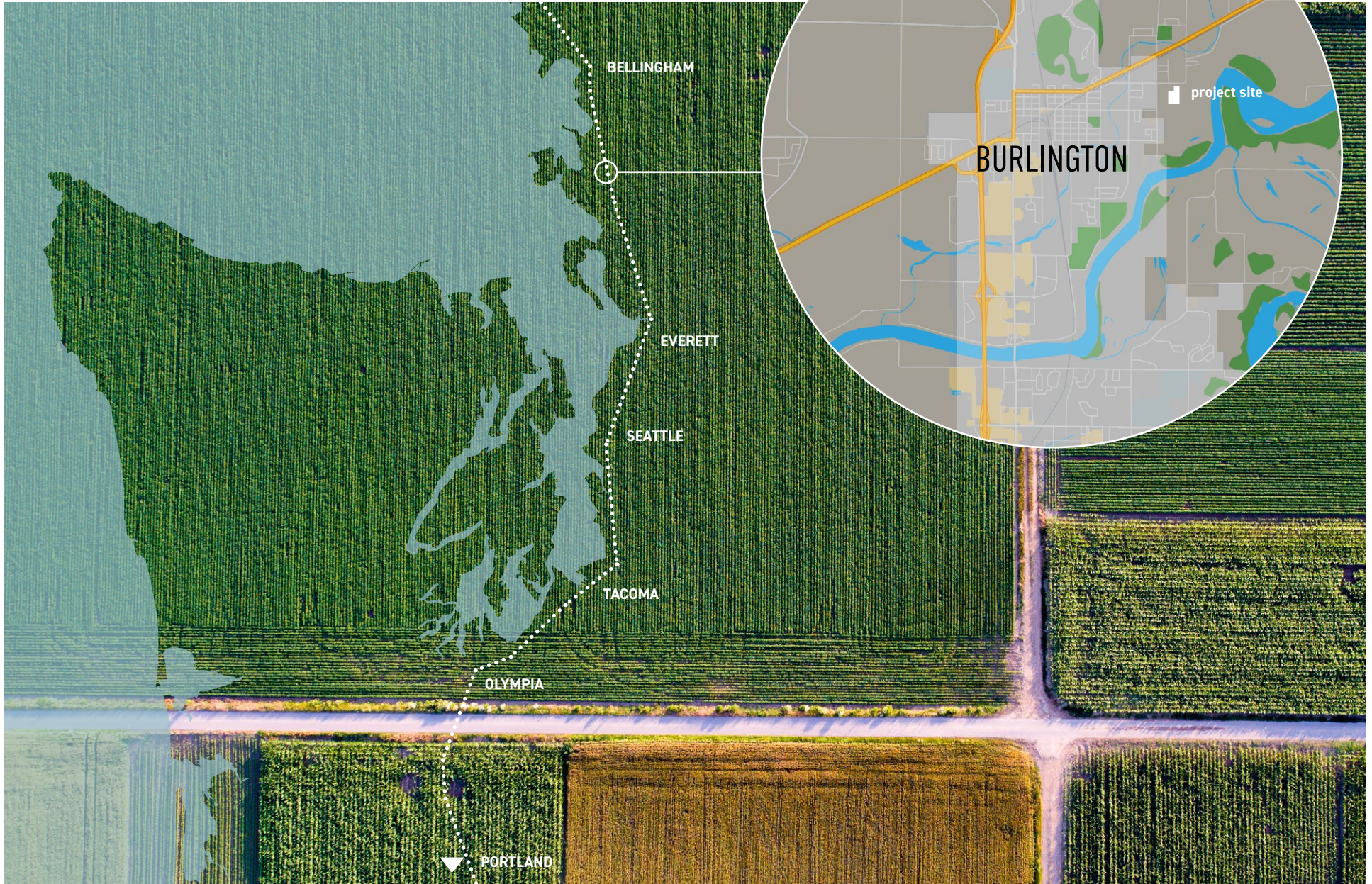
Perhaps the project's success is best described in the words of Marty Miller, the Executive Director of the Office of Rural and Farmworker Housing, "Skagit County Seasonal Farmworker Housing is an excellent example of how partnerships and perseverance can result in a beautiful, functional development that will serve farmworker households for decades to come. I'm convinced that any community would welcome housing of this caliber."

SKAGIT COUNTY SEASONAL FARMWORKER HOUSING



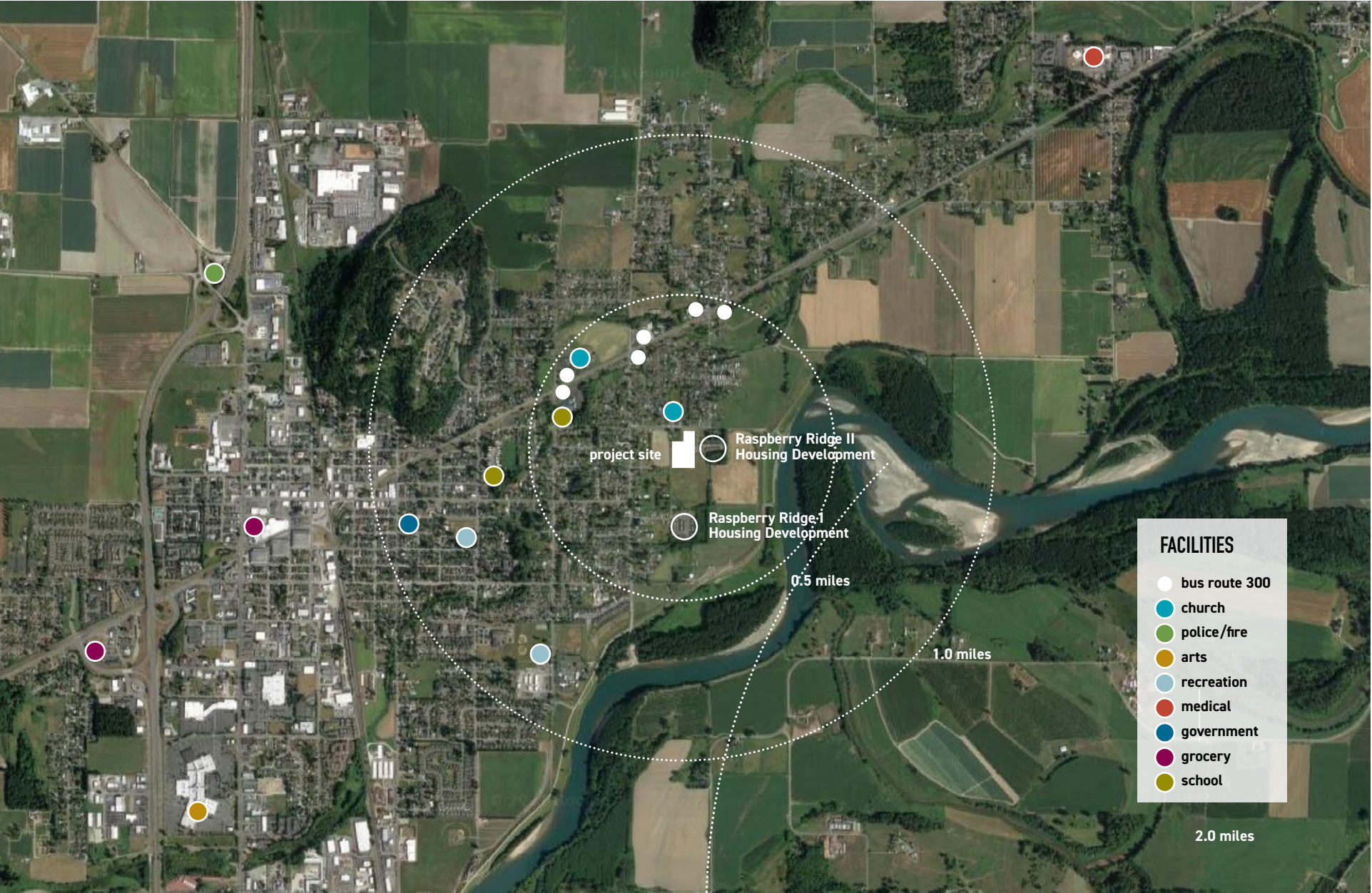
REGIONAL CONNECTION

Skagit County cultivates over 80 crops and is one of the largest and most diverse agricultural communities west of the Cascade Range.



LOCAL CONNECTION

Seasonal Farmworker Housing conveniently sits on the fringe of Burlington's rural and commercial districts.



SITED FOR GATHERING



A NEIGHBORHOOD IS BORN

Housing is arranged around the playground and outdoor amenities so neighbors can congregate and parents can provide “eyes on the street” safety for kids at play.



FLOOR PLANS MAXIMIZE FLEXIBILITY



TOWNHOUSE SECOND FLOOR



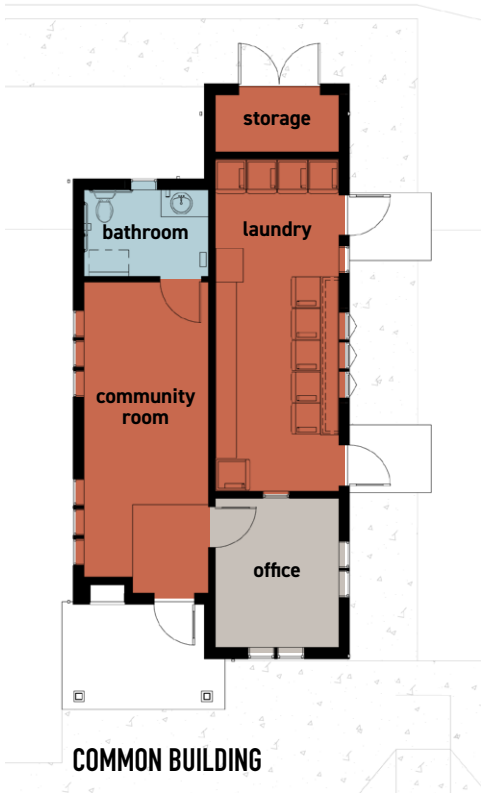
TOWNHOUSE GROUND FLOOR

SUPPORTING SEASONAL WORKERS

Oversized bedrooms can be modified to accommodate a bunkhouse configuration or serve as traditional bedrooms.



ACCESSIBILITY & INCLUSION



COMMUNITY HAPPENS HERE

Central to the neighborhood is the Community Building, which also offers opportunities for informal interactions as residents pick up their mail on the covered front porch.



MEETING ENVIRONMENTAL STANDARDS



All plumbing pipes are insulated



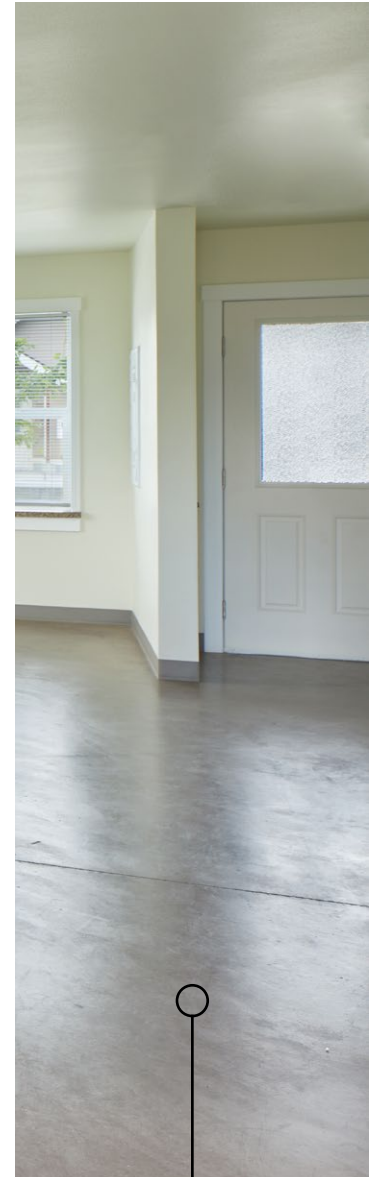
All composite wood complies with California 93120 for formaldehyde emissions



Bathrooms fans and kitchen hood fans are routed directly to the exterior



Uses low/no VOC paints, adhesives, and sealants



Flooring meets EGC environmentally preferable flooring

LETTING NATURE IN

An abundance of windows create daylit spaces inside and provide views to outside spaces and the valley beyond.



THE HEART OF EVERY HOME

The kitchen opens to a large dining room in each unit so that families and neighbors can come together for meals and special celebrations.

