

## North Creek Village Project Description

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North Creek Village is a timely, needed, innovative example of sustainable community design and development. Specifically, North Creek Village is planned to be a world-class model of sustainable urban infill development emulating a village-scale.

Key features include:

- Low Impact Development
- Mixed-use Neighborhood Village
- Pedestrian-oriented Human-scale
- Green Building/LEED Certified
- Social, Educational, and Cultural Amenities
- Preservation and Enhancement of Critical Habitat
- Model of Human Settlement Integrated into Nature

Situated in a riparian corridor that recently was given a precedent-setting Low Impact Development designation by City of Bothell, North Creek Village will demonstrate the most effective type of settlement pattern to achieve the desired goals stated in this designation. Instead of the typical one-dwelling-per-acre spread across individual plots, this Project will utilize clustered development with increased densities around strategically situated nodes. By clustering the development around nodes, more land will be set aside for ecological functions: forestation, ground water recharge, enhancement of the riparian corridor, the creation of a tributary stream system, etc. Thus, the human settlement will be beneficially integrated into the natural functions of North Creek, and the goals of Low Impact Development will be not only met but exceeded.

Traditional settlement patterns, harkening from a time when it was naturally understood that well-being is dependent on the health and vitality of local supporting ecosystems, also used clustered forms of development. This is what makes North Creek Village a model within the Low Impact Development designation: for the time has come again when design professionals must give a priority to long-term ecological symbiosis. The standard suburban development pattern – imposing an abstracted chopped-up grid of individually owned plots

with no relationship to underlying ecological functions - has seriously degraded the landscape: The owners of individual plots have no responsibility or care outside of their little boxes. In contrast, North Creek Village will be organized as a corporate collective whose very purpose is the stewardship of the North Creek corridor. In this way, the North Creek Village project will emulate the very sustainable patterns of the traditional village

As a world-class model of sustainable community design and development, North Creek Village will be inherently an educational project – and we plan to make this so explicitly. A Community Education Campus will be set up right there on site. The first task of this school will be to guide the design phase of the project, demonstrating state-of-the-art principles of ecological design, whole systems design, salutogenic design, and ecovillage design as a series of classes and charrettes that will impart design skills to interested parties of the greater community. As the project develops, the Community Education Campus will extend its offerings to include the enormously wide diversity of possible subjects giving treatment to the art of sustainable community living. In its mature flowering, the Community Education Campus will become a forum where members of the community may come to offer and share their own special gifts and talents as classes or workshops to their community of peers.

North Creek Village will become a valuable resource for the greater community.

Here one may come and observe all the various systems of sustainable community design integrated, functioning and working together. There will be community gardens and orchards interspersed throughout the village territory; renewable energy systems will create power off the grid; swales, ponds, and streams will be organized into a hydrological network, nourishing the land; permeable pavements will ensure plentiful groundwater recharge; community spaces will provide settings for lively social life; district heating from geothermal sources will reduce drastically energy requirements; a de-emphasis on car ownership will encourage walking, biking, and the use of public transit, supported by community electric vehicles; a diversity of dwelling types will enable an inter-generational population, from a variety of economic backgrounds; locally owned businesses will provide goods and services for residents as well as for the surrounding community, ecological restoration work will become common practice, etc. Perhaps what will become most obvious to the casual observer is the high quality of life achieved, *by design*, where health, happiness, and prosperity are the pleasantly expected norm.

Owing to its ideally situated location, North Creek Village will be able to provide services to the business parks to the north and south – these services becoming the basis for a localized economy. Corporate employees will be attracted to the natural, peaceful atmosphere of the village, where they may come for lunch, dry cleaning, day care, after hour classes, etc. – or maybe just to relax for awhile in the park-like setting. Many employees will choose to live right in the village, where they may access their work sites quickly and easily either walking or by bicycle – thus increasing health and well-being and reducing absenteeism.

Truly, the world today needs models like North Creek Village, where sustainable community design and development is achieved virtuously within the goals and vision of Low Impact Development. This will make North Creek Village a precedent-setting project that will become an educational resource for the community of design and development professionals.

*Report Prepared for North Creek Village LLC  
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