the **THEORY** behind the **CONCEPT** of VERTICAL FARMING

what's all the hype about?
by 2050 the human population will increase by 3 billion and 80% of people will live in cities.
currently, traditional agriculture makes it difficult to achieve **profitability**, distances **customers** from their food and **hurts the environment**
the fact is that bad weather makes farming difficult, risky and uncertain. Millions of tons of valuable crops are lost to hurricanes, floods, long-term droughts, and monsoons every year.
so what is the **solution**? how do we revolutionize the **food system**? a new kind of **farming** has to emerge

**urban farming**

**sky farming**

**vertical farming**
THE URBAN FARM

Shenzhen & Hong Kong Biennale of Urbanism/Architecture
THE URBAN FARM
THE SKY FARM

La Tour Vivante | SOA Architects

Dragonfly | Vincent Callebaut
THE VERTICAL FARM
THE VERTICAL FARM

Eco Laboratory | Weber Thompson
THE VERTICAL SOLUTION

The London City Farmhouse by Catrina Stewart
The London City Farmhouse by Catrina Stewart

HORIZONTAL VS. VERTICAL

9 acres in a horizontal farm...

equals 1 acre in a vertical farm...

27 vertical farm acres is equal to 243 horizontal farm acres
VERTICAL STACKING

- RAINWATER CISTERN
- VERTICAL GARDEN
- INTERLOCKING "HARVEST" TUBE
- HYDROPONIC VEGETABLE FARMING
- 'AQUAPONIC' FISH FARMING
- CHICKEN FARMING
- LIVESTOCK "GRAZING PLANE"
- PLANT SEED LAB/EDUCATION CENTER
- ORGANIC FOODS STORE
- TRANSIT STATION
- TRANSIT LINE
- WIND FARM
- RAINWATER CISTERN
- ROOF GARDEN
- LIVE-WORK LOFT TUBE
- BIRD HABITAT
- ROOF GARDEN
- BOUTIQUE DIARY FACILITY
- "HARVEST TOWER" RESTAURANT
- SUPERMARKET
- SHARED CAR
- CO-OP PARKING
- UNDERGROUND PARKING

Harvest Green | Romses Architects
COMMUNITY INTEGRATION

what do we get out of it?

How can the vertical farm design target each of these groups within the community?

- CROPS
- FARMERS MARKET
- PEOPLE
- EDUCATION
- RETAILERS
- RESTAURANTS
THE “U-PICK” SYSTEM
level of integration: high
THE FARMERS MARKET
level of integration: medium

Vertically Integrated Greenhouse | Kiss + Cathcart Architects

Vertical Farm Outdoor Market | TKWA + Growing Power
THE EDUCATION LAB
level of integration: medium

[Diagram]

Singularity University | Agropolis

Eco-Laboratory | Weber-Thompson
THE EXPORT SYSTEM
level of integration: low
VERTICAL FARMING FOR THE COMMUNITY
SUSTAINABLE NEIGHBORHOOD

DOWNTOWN PLAN
NURTURE INCLUSIVE, VIBRANT NEIGHBORHOODS
PURSUE ECONOMIC DIVERSITY
FOSTER SUSTAINABILITY
REINFORCE THE EXISTING URBAN STRUCTURE
RESPECT THE GRAIN, SCALE AND MIX OF THE PENINSULA'S URBAN FABRIC
ENSURE ARCHITECTURAL INTEGRITY
ENCOURAGE A BALANCED NETWORK FOR MOVEMENT
USE GROWTH STRATEGICALLY
MAINTAIN DOWNTOWN AS THE REGIONAL CENTER OF CULTURE AND COMMERCE

DOWNTOWN PLAN

NURTURE INCLUSIVE, VIBRANT NEIGHBORHOODS
PURSUE ECONOMIC DIVERSITY
FOSTER SUSTAINABILITY
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RESPECT THE GRAIN, SCALE AND MIX OF THE PENINSULA'S URBAN FABRIC
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TRANSPORTATION

_CARTA Charleston Area Region Transit Authority
_bus routes converge at the visitor center
_site is in good relation with system
_most parking sits south of site
_the continuation of the West Ashley Bikeway
_historical Southern Railway into downtown
_proximity to greenway gives distinction to site
NATIONAL CITY RANKING

_#20 city with strongest arts, entertainment, recreation, accommodation and food services industries

_#47 city with highest percentage of college students

_#72 city with largest land areas

_#19 zip codes with the most museums in 2005

_#68 zip codes with the largest charity contributions

_#75 zip codes with the highest 2004 average reported profit/loss from business

_#18 county with the best general health status score of residents

_#58 county with the highest percentage of residents that exercised in the past month

_#61 county with the highest percentage of residents that drank alcohol in the past 30 days
POPULATION

2010 POPULATION ESTIMATE

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Peninsula</td>
<td>35,157</td>
<td>0</td>
<td>2,285</td>
<td>834</td>
<td>36,608</td>
</tr>
<tr>
<td>West Ashley</td>
<td>45,954</td>
<td>941</td>
<td>10,681</td>
<td>173</td>
<td>57,403</td>
</tr>
<tr>
<td>James Island</td>
<td>12,741</td>
<td>809</td>
<td>4,543</td>
<td>48</td>
<td>18,045</td>
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<tr>
<td>Johns Island</td>
<td>1,676</td>
<td>29</td>
<td>3,178</td>
<td>14</td>
<td>4,869</td>
</tr>
<tr>
<td>Daniel Is./Cainhoy</td>
<td>1,122</td>
<td>14</td>
<td>6,532</td>
<td>0</td>
<td>7,668</td>
</tr>
<tr>
<td>TOTALS</td>
<td>98,650</td>
<td>1,793</td>
<td>27,219</td>
<td>1,069</td>
<td>124,593</td>
</tr>
</tbody>
</table>


- Males: 54,747 (47.3%)
- Females: 60,891 (52.7%)

Median resident age: 33.2 years
South Carolina median age: 35.4 years
**Population by Age**

- 0-19: 26.2%
  - Trident Technical: 12000
- 20-24: 8.0%
  - College of Charleston: 11320
- 25-34: 15.1%
  - Citadel: 3300
- 35-54: 27.2%
  - MUSC: 2528
- 55-64: 11.8%
  - Charleston School of Law: 640
The most prestigious school: Ashley Hall

Major colleges: College of Charleston
Citadel
M.U.S.C.
Accommodation and Food Service is the major industry of Charleston at 13%.

UNEMPLOYMENT
From March 2011

Charleston: 7.1%
South Carolina: 9.6%
Median Household Income (2009) $48,246

Average Household Income (2009) $63,686
COST OF LIVING DEMOGRAPHICS

All Items (Composite) 98.2
Grocery Items 105.7
Housing 92.3
Utilities 96.8
Transportation 93.9
Healthcare 104.2
Misc. Goods 101.5

US Cities Baseline Index 100

MEDIAN MONTHLY RENT

MEDIAN HOME VALUE
FSP (Food Stamp) started in 1939
FIRST ATTEMPT AT FSP

Food Stamp Act of 1964
FIRST PERMANENT PROGRAM

Food Stamp Act of 1977
CHANGED ELIGIBILITY

ELECTRONIC BENEFIT TRANSFER

Farm Bill of 2002
BENEFITS AVAILABLE FOR ALIENS

SNAP [2008]
SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM
majority of population: black and white
strong ethnic divide

White
Black
Hispanic
Asian

ETHNICITY DEMOGRAPHIC
<table>
<thead>
<tr>
<th>Statistical Category</th>
<th>Charleston County</th>
<th>State of South Carolina</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of grocery stores:</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>This county:</td>
<td>2.56 / 10,000 pop.</td>
<td>1.99 / 10,000 pop.</td>
</tr>
<tr>
<td>South Carolina:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of supercenters and club stores:</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Charleston County:</td>
<td>0.15 / 10,000 pop.</td>
<td>0.15 / 10,000 pop.</td>
</tr>
<tr>
<td>South Carolina:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of convenience stores (no gas):</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Here:</td>
<td>0.55 / 10,000 pop.</td>
<td>0.85 / 10,000 pop.</td>
</tr>
<tr>
<td>South Carolina:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of convenience stores (with gas):</td>
<td>140</td>
<td></td>
</tr>
<tr>
<td>Here:</td>
<td>4.08 / 10,000 pop.</td>
<td>5.38 / 10,000 pop.</td>
</tr>
<tr>
<td>South Carolina:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of full-service restaurants:</td>
<td>393</td>
<td></td>
</tr>
<tr>
<td>Charleston County:</td>
<td>11.44 / 10,000 pop.</td>
<td></td>
</tr>
<tr>
<td>State:</td>
<td>7.75 / 10,000 pop.</td>
<td></td>
</tr>
<tr>
<td>Adult diabetes rate:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charleston County:</td>
<td>8.8%</td>
<td>10.8%</td>
</tr>
<tr>
<td>State:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult obesity rate:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Here:</td>
<td>25.5%</td>
<td>29.4%</td>
</tr>
</tbody>
</table>
ADVOCATES THE BENEFITS OF A LOCAL LIVING ECONOMY BY STRENGTHENING COMMUNITY SUPPORT OF OUR LOCAL INDEPENDENT BUSINESSES AND FARMERS.

TOP TEN REASONS TO EAT LOCAL

1. SUPPORTS LOCAL FARMERS
2. FRESHER & TASTIER
3. BETTER FOR THE ENVIRONMENT
4. SUPPORTS LOCAL ECONOMY
5. SUPPORTS SUSTAINABLE LAND USE
6. EATING SEASONALLY IS HEALTHIER
7. FREE RANGE MEAT TASTES BETTER
8. IT’S OUR HERITAGE!
9. GREAT DINNER CONVERSATION
10. BE THANKFUL FOR THE EARTH

LOWCOUNTRYLOCALFIRST.ORG
The Buy Local campaign is a grassroots campaign designed to educate Lowcountry residents to Think Local when they are considering where to make purchases, to Buy Local whenever possible and to Be Local by supporting businesses that keep our community unique.

**Why Buy Local?**

1. Keeps money in the Lowcountry
2. Embraces unique community
3. Fosters better service
4. Creates more jobs
5. Helps the environment
6. Supports community groups
7. Ensures you get what you want
8. Puts your tax dollars to good use
9. Shows the country you believe in the Low Country

LOWCOUNTRYLOCALFIRST.ORG
$150 MILLION PROJECT

PRIVATELY FUNDED

INCORPORATES EXISTING HISTORIC BUILDINGS

115 FEET TALL

“THERE’S NO WAY TO STOP INVESTORS FROM DRIVING UP THE PRICE OF THE NEARBY HOUSING... LONGTIME RESIDENTS THAT MIGHT NOT BE ABLE TO AFFORD TO STAY”

REV. SIDNEY DAVIS
What does vertical farming mean for Charleston?

restored ecosystems
reduced transportation
less hunger
 vertcal farm

High Quality Farmland + Low Development
High Quality Farmland + High Development
Urban Areas
2000 - 2010 population growth

Charleston 13%
Colleton 1.6%
Dorchester 41.6%
Berkeley 24.7%
Georgetown 7.8%
35% of vendors more than 20 miles from market

only 10% of vendors within 5 miles

average vendor travels 25 miles
FOOD DESERT
low income - low access

poverty rate over 20%
33%
live over 1 mile away from supermarket
LOWCOUNTRY
PRODUCE
AVAILABILITY

Outdoor Farming

Indoor Farming
### Clean 15 Lowest in Pesticide

1. Onions  
2. Sweet Corn  
3. Pineapples  
4. Avocado  
5. Asparagus  
6. Sweet peas  
7. Mangoes  
8. Eggplant  
9. Cantaloupe - domestic  
10. Kiwi  
11. Cabbage  
12. Watermelon  
13. Sweet potatoes  
14. Grapefruit  
15. Mushrooms

### Dirty Dozen Buy these organic

1. Apples  
2. Celery  
3. Strawberries  
4. Peaches  
5. Spinach  
6. Nectarines - imported  
7. Grapes - imported  
8. Sweet bell peppers  
9. Potatoes  
10. Blueberries - domestic  
11. Lettuce  
12. Kale/collard greens
**Pesky Pesticides**

A USDA survey found samples of various fresh fruits and vegetables contained pesticide residues at the following rates:

<table>
<thead>
<tr>
<th>Fruit/Item</th>
<th>Residue Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apples</td>
<td>98%</td>
</tr>
<tr>
<td>Grapes</td>
<td>97%</td>
</tr>
<tr>
<td>Strawberries</td>
<td>96%</td>
</tr>
<tr>
<td>Cilantro</td>
<td>94%</td>
</tr>
<tr>
<td>Potatoes</td>
<td>92%</td>
</tr>
<tr>
<td>Oranges</td>
<td>92%</td>
</tr>
<tr>
<td>Cucumbers</td>
<td>85%</td>
</tr>
<tr>
<td>Green onions</td>
<td>66%</td>
</tr>
<tr>
<td>Sweet potatoes</td>
<td>48%</td>
</tr>
<tr>
<td>Lettuce (organic)</td>
<td>20%</td>
</tr>
<tr>
<td>Asparagus</td>
<td>10%</td>
</tr>
<tr>
<td>Sweet corn</td>
<td>0.1%</td>
</tr>
</tbody>
</table>

*After washed in water for 10 seconds*

Source: Department of Agriculture, Annual Summary for 2009 (published May 2011)
### Foodborne Illness-Causing Organisms in the U.S.

**WHAT YOU NEED TO KNOW**

<table>
<thead>
<tr>
<th>ORGANISM COMMON NAME OF ILLNESS</th>
<th>ONSET TIME</th>
<th>SYMPTOMS</th>
<th>FOOD SOURCES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>E. coli O157:H7</strong> Hemorrhagic colitis or E. coli O157:H7 infection</td>
<td>1-8 days</td>
<td>Severe (often bloody) diarrhea, abdominal pain and vomiting. Usually, little or no fever is present. More common in children 4 years or younger. Can lead to kidney failure</td>
<td>5-10 days</td>
</tr>
<tr>
<td><strong>Hepatitis A</strong> Hepatitis</td>
<td>28 days average (15-50 days)</td>
<td>Diarrhea, dark urine, jaundice, and flu-like symptoms, i.e., fever, headache, nausea, and abdominal pain</td>
<td>Variable, 2 weeks-3 months</td>
</tr>
<tr>
<td><strong>Listeria monocytogenes</strong> Listeriosis</td>
<td>9-48 hrs for gastrointestinal symptoms, 2-6 weeks for invasive disease</td>
<td>Fever, muscle aches, and nausea or diarrhea. Pregnant women may have mild flu-like illness, and infection can lead to premature delivery or stillbirth. The elderly or immunocompromised patients may develop bacteremia or meningitis</td>
<td>Variable</td>
</tr>
<tr>
<td><strong>Noroviruses</strong> Various called viral gastroenteritis, winter diarrhea, acute non-bacterial gastroenteritis, food poisoning, and food infection</td>
<td>12-48 hrs</td>
<td>Nausea, vomiting, abdominal cramping, diarrhea, fever, headache. Diarrhea is more prevalent in adults, vomiting more common in children</td>
<td>12-60 hrs</td>
</tr>
<tr>
<td><strong>Salmonella</strong> Salmonellosis</td>
<td>6-48 hours</td>
<td>Diarrhea, fever, abdominal cramps, vomiting</td>
<td>4-7 days</td>
</tr>
<tr>
<td><strong>Shigella</strong> Shigellosis or Bacillary dysentery</td>
<td>4-7 days</td>
<td>Abdominal cramps, fever, and diarrhea. Stools may contain blood and mucus</td>
<td>24-48 hrs</td>
</tr>
<tr>
<td><strong>Staphylococcus aureus</strong> Staphylococcal food poisoning</td>
<td>1-6 hours</td>
<td>Sudden onset of severe nausea and vomiting. Abdominal cramps. Diarrhea and fever may be present</td>
<td>24-48 hours</td>
</tr>
<tr>
<td><strong>Vibrio parahaemolyticus</strong> V. parahaemolyticus infection</td>
<td>4-96 hours</td>
<td>Watery (occasionally bloody) diarrhea, abdominal cramps, nausea, vomiting, fever</td>
<td>2-5 days</td>
</tr>
<tr>
<td><strong>Vibrio vulnificus</strong> V. vulnificus infection</td>
<td>1-7 days</td>
<td>Vomiting, diarrhea, abdominal pain, bloodstream infection. Fever, bleeding within the skin, ulcers requiring surgical removal. Can be fatal to persons with liver disease or weakened immune systems</td>
<td>2-8 days</td>
</tr>
</tbody>
</table>

For more information, contact: The U.S. Food and Drug Administration Center for Food Safety and Applied Nutrition
Food Information Line at 1-888-SAFEFOOD (toll free), 10 AM to 4 PM ET, Monday through Friday.
Or visit the FDA Web site at www.fda.gov.
Pesticides can contaminate all types of food.
What’s in Runoff Pollution?

- Bacteria
- Trash
- Heavy Metals
- Mercury
- Pesticides
- Fertilizers & Nutrients
- Sediment
- Motor Vehicle Fluids

Bacteria

Source: Raw sewage from failing septic systems, overflowing sewer lines, pet waste, farm animals and wildlife can all be sources of bacteria.

Effect: Stormwater contaminated from these sources can contain bacteria and viruses that may cause illnesses in people following swimming in contaminated lakes, rivers or the ocean. Illnesses may also occur after the consumption of raw or improperly cooked shellfish from these contaminated areas.

http://www.scdhec.gov
### Table 3.6. Average Pollutant Loading for Various Land Uses (mg/L)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>BOD</th>
<th>COD</th>
<th>TSS</th>
<th>TDS</th>
<th>TP</th>
<th>DP</th>
<th>TKN</th>
<th>NO\textsubscript{2}/NO\textsubscript{3}</th>
<th>Pb</th>
<th>Cu</th>
<th>Zn</th>
<th>Cd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest/Rural Open</td>
<td>3</td>
<td>27</td>
<td>51</td>
<td>415</td>
<td>0.13</td>
<td>0.03</td>
<td>0.94</td>
<td>0.80</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
</tr>
<tr>
<td>Urban</td>
<td>3</td>
<td>27</td>
<td>51</td>
<td>415</td>
<td>0.13</td>
<td>0.03</td>
<td>0.94</td>
<td>0.80</td>
<td>0.014</td>
<td>0.000</td>
<td>0.040</td>
<td>0.001</td>
</tr>
<tr>
<td>Agricultural/Pasture</td>
<td>3</td>
<td>53</td>
<td>145</td>
<td>415</td>
<td>0.37</td>
<td>0.09</td>
<td>1.92</td>
<td>4.06</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
<td>0.000</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>38</td>
<td>124</td>
<td>70</td>
<td>144</td>
<td>0.52</td>
<td>0.27</td>
<td>3.32</td>
<td>1.83</td>
<td>0.057</td>
<td>0.026</td>
<td>0.161</td>
<td>0.004</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>38</td>
<td>124</td>
<td>70</td>
<td>144</td>
<td>0.52</td>
<td>0.27</td>
<td>3.32</td>
<td>1.83</td>
<td>0.180</td>
<td>0.047</td>
<td>0.176</td>
<td>0.004</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>14</td>
<td>79</td>
<td>97</td>
<td>189</td>
<td>0.24</td>
<td>0.08</td>
<td>1.17</td>
<td>2.12</td>
<td>0.041</td>
<td>0.033</td>
<td>0.218</td>
<td>0.003</td>
</tr>
<tr>
<td>Commercial</td>
<td>21</td>
<td>80</td>
<td>77</td>
<td>294</td>
<td>0.33</td>
<td>0.17</td>
<td>1.74</td>
<td>1.23</td>
<td>0.049</td>
<td>0.037</td>
<td>0.156</td>
<td>0.003</td>
</tr>
<tr>
<td>Industrial</td>
<td>24</td>
<td>85</td>
<td>149</td>
<td>202</td>
<td>0.32</td>
<td>0.11</td>
<td>2.08</td>
<td>1.89</td>
<td>0.072</td>
<td>0.058</td>
<td>0.671</td>
<td>0.005</td>
</tr>
<tr>
<td>Highways</td>
<td>24</td>
<td>103</td>
<td>141</td>
<td>294</td>
<td>0.43</td>
<td>0.22</td>
<td>1.82</td>
<td>0.83</td>
<td>0.049</td>
<td>0.037</td>
<td>0.156</td>
<td>0.003</td>
</tr>
<tr>
<td>Water/Wetlands</td>
<td>4</td>
<td>6</td>
<td>6</td>
<td>12</td>
<td>0.08</td>
<td>0.04</td>
<td>0.79</td>
<td>0.59</td>
<td>0.011</td>
<td>0.007</td>
<td>0.003</td>
<td>0.001</td>
</tr>
</tbody>
</table>

Adapted from NURP (1982), Homer et al (1994), and Cave et al (1994)

**Abbreviations:**
- **BOD** = Biochemical Oxygen Demand
- **COD** = Chemical Oxygen Demand
- **TSS** = Total Suspended Solids
- **TDS** = Total Dissolved Solids
- **TP** = Total Phosphorus
- **DP** = Dissolved Phosphorus
- **TKN** = Total Kjeldahl Nitrogen
- **NO\textsubscript{2}/NO\textsubscript{3}** = Nitrites / Nitrites
- **Pb** = Lead
- **Cu** = Copper
- **Zn** = Zinc
- **Cd** = Cadmium
meddin
target tire
port city paper
COMMUNITY engagement
Does it fit with the fabric of the community?

This location tells us that if we were to build a vertical farm, the bottom floor:

should act as a community center
promote education (cooking, nutrition, plants, sciences)
be hands on, interactive
inclusion, community is an active participant
COMMUNITY OUTREACH
educating the stakeholder

corporate
local
vertical
Charleston Charter School of Math and Science

Dee Norton Center

**BONUSES:**
- community/neighborhood
- school
- library
- mosque
- church
- strong existing community
- social justice
- access
- parking

North Central Apartments [senior home]
food lion

Collaboration with adjacent businesses

- integration with a grocery
- change Food Lion business model
- becomes prototype
- influence on national level
CHALLENGES:

building orientation
  southern exposure is blocked by neighboring building
  could it be retrofitted structurally
parking/access
  negotiate parking with Food Lion?
pedestrian traffic/crosswalks
safety
social climate
farming is inter-generational

- parallels traditional farming with family units
- mentor/mentee relationships
- okra

deals with the process from where it begins to how it’s utilized as a consumed product
You are what you eat.
http://www.youtube.com/watch?v=aMfSGt6rHos
Strength

Tourist district
Museum mile
King street
Strength

Green spine
Ownership
Transit
Rail connection
Port City Paper
Target Tire
Meddin Building

Strength

Historic port
Strength Historic Structure
Threats

Development pressure
Weaknesses

Historic Structure

Food dessert
Opportunities

Tourist
Restaurants
Sustainability
Waste/Composte
Rainwater Harvesting
Opportunities

Urban Farm Connection
EDUCATIONAL FACILITIES
SCALE STUDY FROM I-26
SUMMARY

• Location’s proximity to major transportation routes
• Reconnecting the neighborhood
• Proximity to schools
• Proximity to non-profits and the synergy that creates
• Proximity to the few businesses in the neighborhood is synergistic
• Already industrial
• Already has truck access and a loading dock
• Visually accommodating
• The overpass creates the potential for a multi-modal path connecting to both the lower peninsula and the neck
• The structure lends itself to verticality
• The existing street vender vibe in the neighborhood
• Neighborhood brand
• Community hub