

Catawba County NC

June, 2012

AGRIBURBIA™

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Introductions

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AGRIBURBIA™

Building the Infrastructure for the
Next Generation of Food...

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Introductions



◇ Matthew C. (Quint) Redmond

- Owner TSR Agristruction LLC. + Agriburbia
- Masters Urban and Regional Planning
- Masters Landscape Architecture
- BS Geology
- Worked through Grad School as Ranch Hand



◇ Jennifer G. Redmond

- Owner TSR Agristruction LLC. + Agriburbia
- Masters Urban and Regional Planning
- BS Biology
- Raised on 100 acre farm in Pennsylvania
- (The smart one)

TSR Agristruction LLC

◇ Design/ Build/ Operate Development Firm



- Sustainable Development Management
- Land Planning
- Civil Engineering
- Ag Feasibility
- Ag Supply Chain Consulting
- Ag Infrastructure Design and Consulting
- Ag Estate Planning
- Landscape Construction
- Agricultural Construction
- Farming Food Sales
- Natural Resources
- Conservation Easements

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Agriburbia, LLC

Agriburbia, LLC (501c3)
pending

Fundamental and Applied Research at the
Intersection of Agriculture and Real Estate

Research & Development

- Community Food Fraction (CFF)
- Caloric Proximity / Resource Analysis
- Metabolic Distance Modeling
- Calories per Acre Foot of Water
- Agriculture Infrastructure Planning
- Irrigation Methods and Technologies
- Sustainable Building and Agronomic Practice
- Renewable Energy Technologies

Funding (SBA Loan Service)

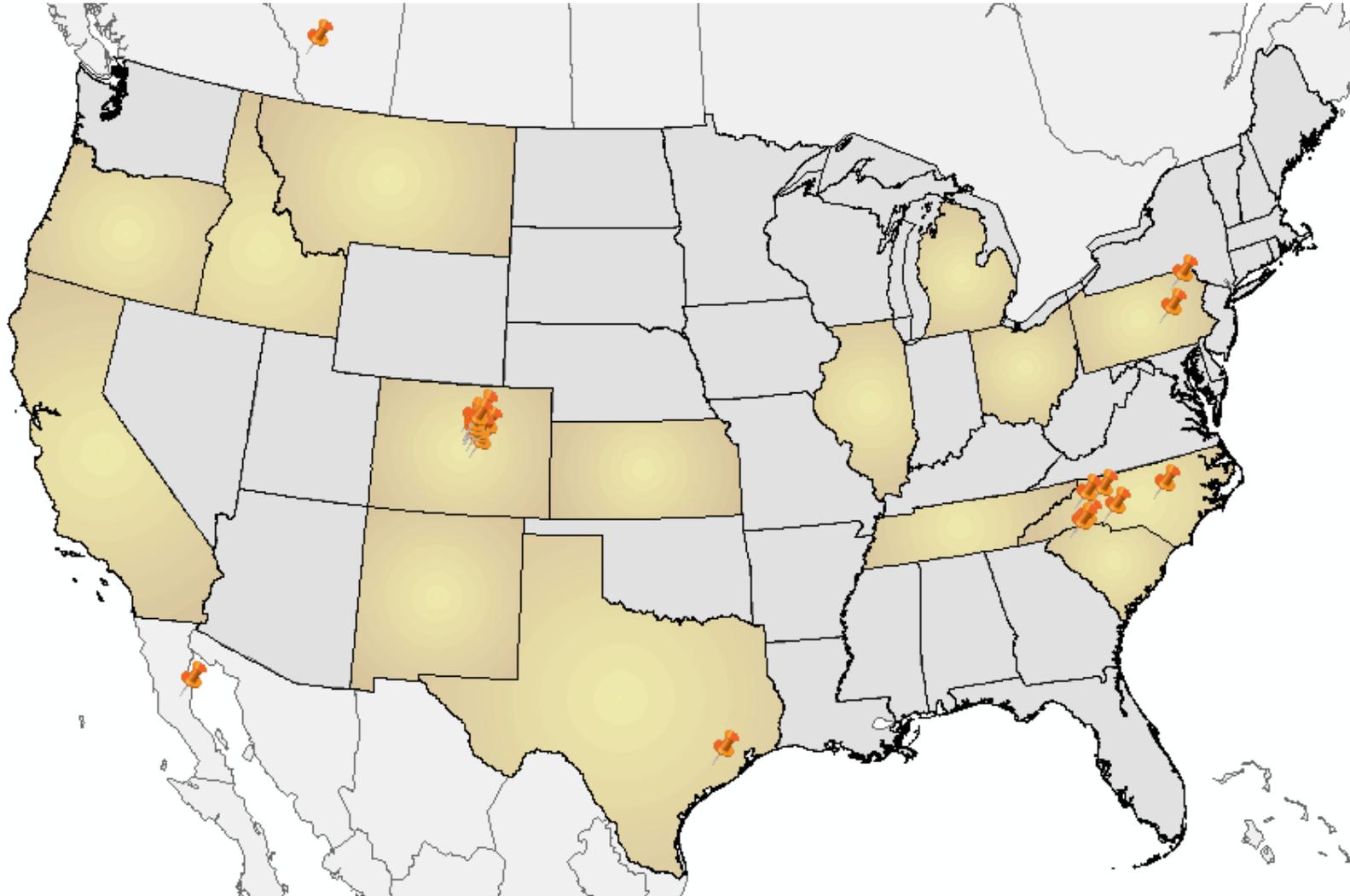
- SBA - Steward Farm Loans
- Small Farmer Loans and Funding
- Sustainable Development Grant Programs
- Integrated with Health and Nutrition Programs
- Mid-Scale Agriculture Support

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Agriburbia Locations



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The Problem(s)

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Problems / Issues



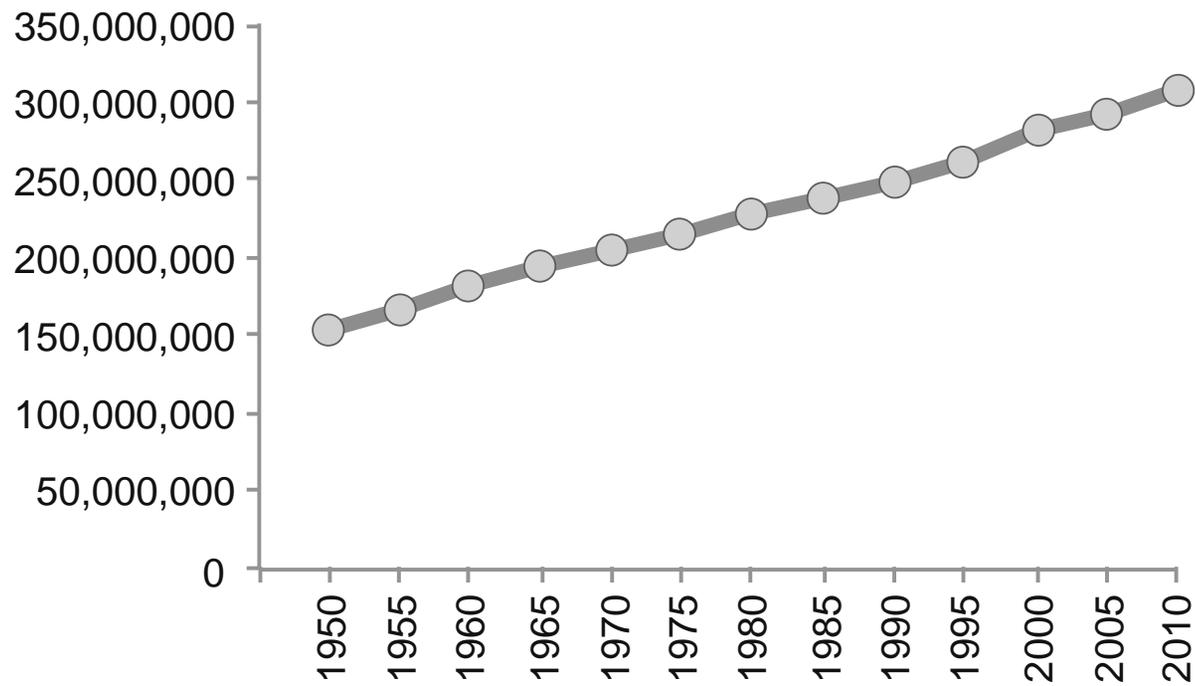
- ❖ Multiple Environmental and Cultural Issues
 - Carbon Footprint / Energy
 - Global Warming / Air Quality
 - Ethanol/Biofuels
 - Food Cost
 - Food Safety/Security
 - Health / Health Care Costs
 - Water Availability
 - Water Quality
 - Economy / Jobs
 - Sustainability

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Trends: U. S. Population



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Energy



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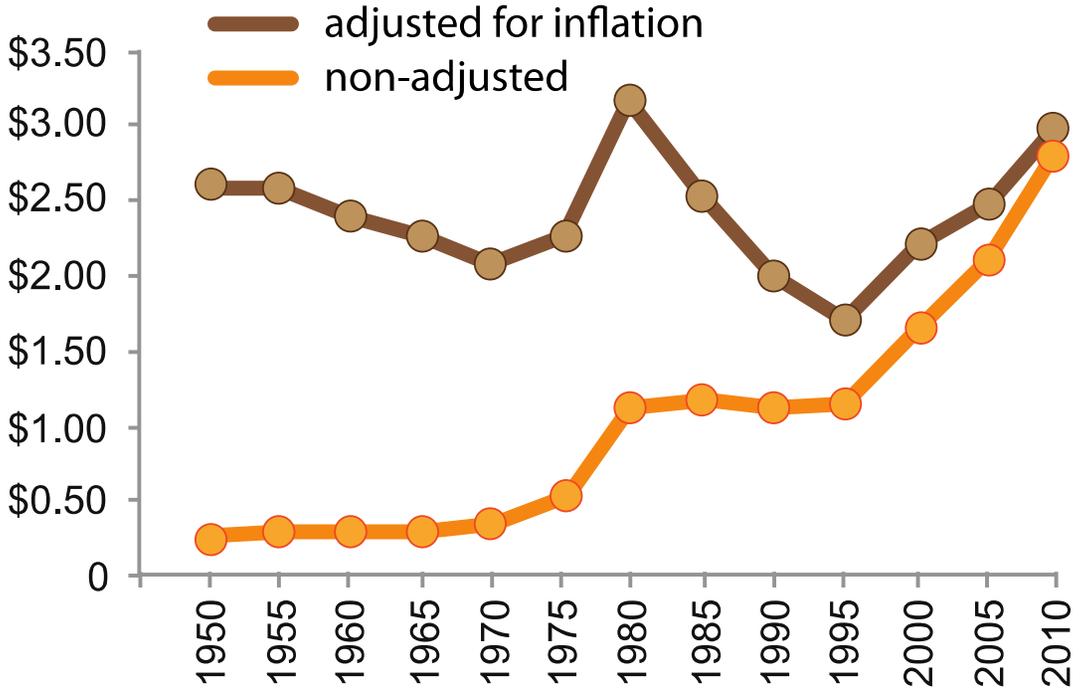
Trends: Fuel for Food



- ◇ 99% of US Agriculture dependant on petrochemicals (Quigley)

- ◇ Food industry burns 10% of all energy used in US (Heller & Keoleian)
- ◇ Food industry burns 20% of all petroleum used in US (Quigley)

Trends: Price of Gasoline



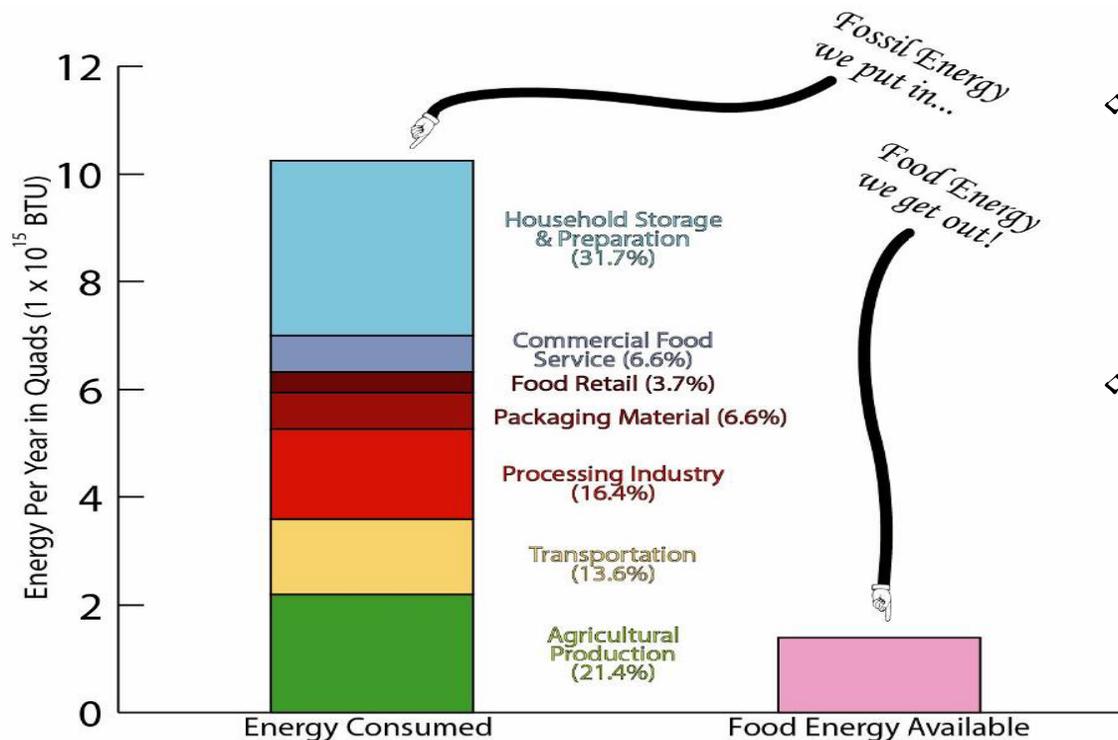
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Trends: Fuel for Food

- ◇ We Have Consumed 1 Trillion barrels in 150 years
- ◇ Typically can extract 1/3+ from oilfield (15-55%)
- ◇ 1 Trillion barrels remaining to be extracted
- ◇ Unhindered...we would burn the next 1 Trillion in 30 years



Trends: Fuel for Food



◇ Food : Petroleum caloric ratio is 1:10

◇ Average bite of food travels 1,500 miles to reach your mouth

◇ Earthbound Farms Organic mixed salad greens

- 80 calories in the box
- to get it to the East Coast...4600 calories!

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Trends: Global Agricultural Outlook



- ◇ Increasing Instability
- ◇ Increasing Price Volatility
- ◇ Supply Shocks Likely
- ◇ Potential for Significant Increased Production
- ◇ Increases, in the Absence of Detracting Factors = Downward Food Price Pressure
- ◇ Long Term Nominal & Real Price Increases
- ◇ Inflation

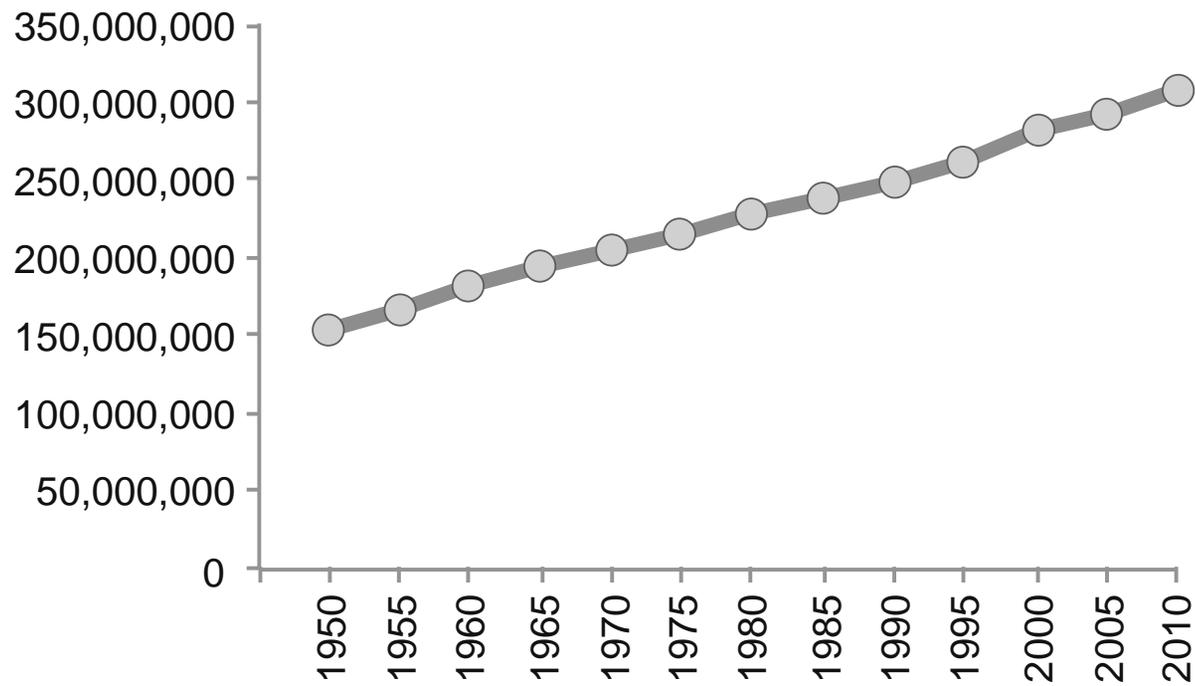
Health and Farmers

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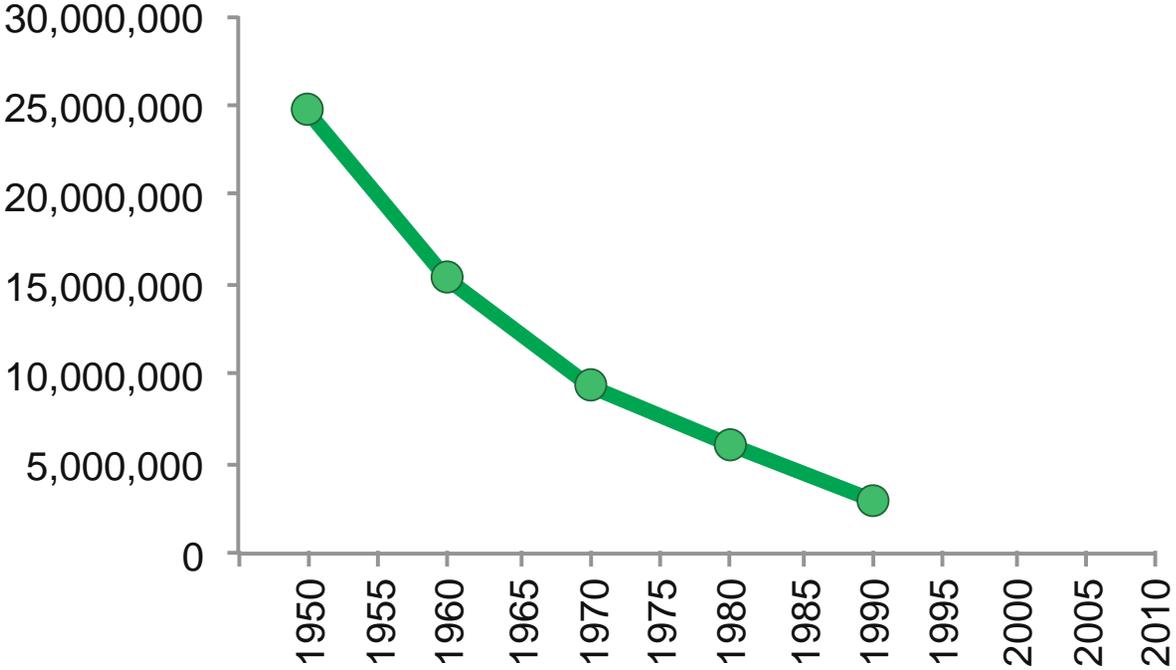
Trends: U. S. Population



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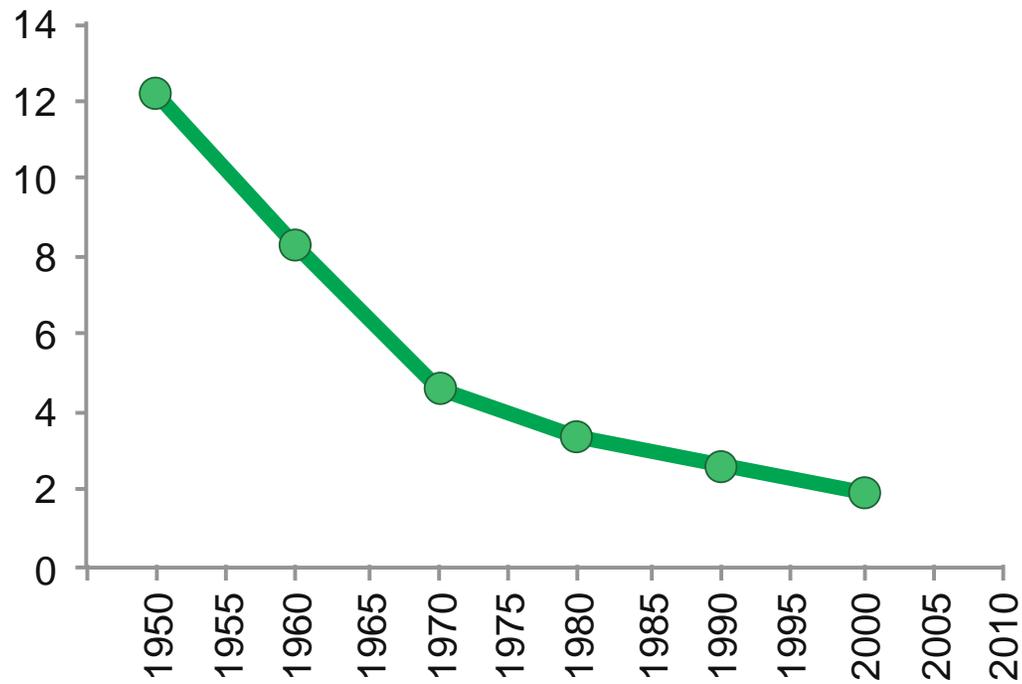
Trends: Farm Population



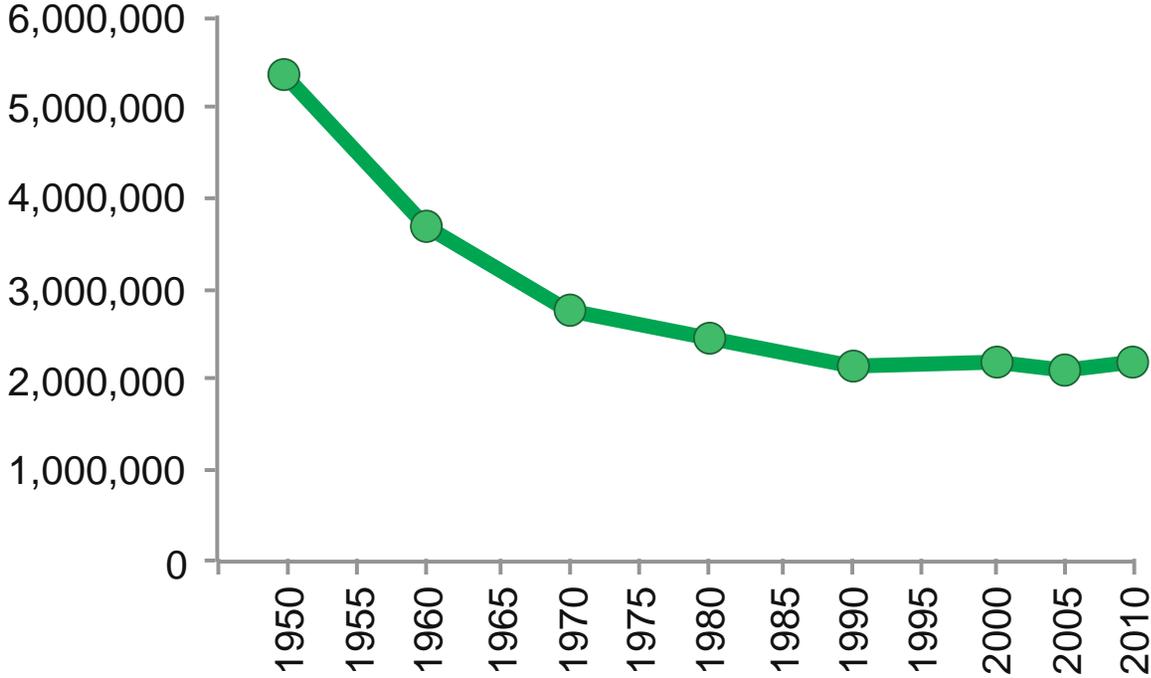
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Trends: Percentage Farmers in US Labor Force

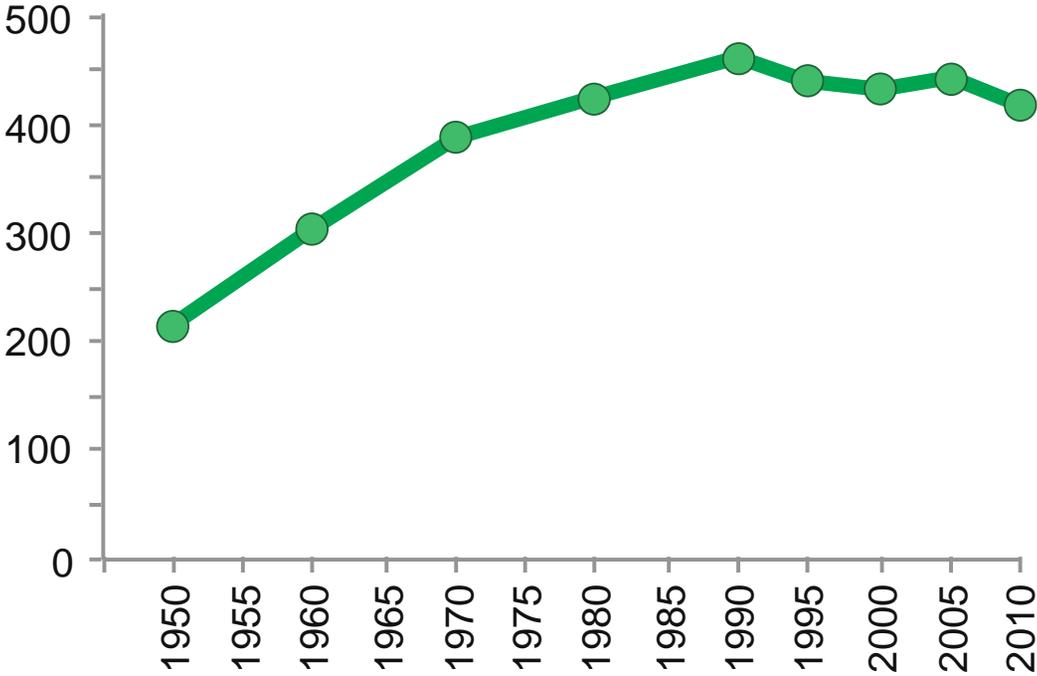


Trends: Number of Farms



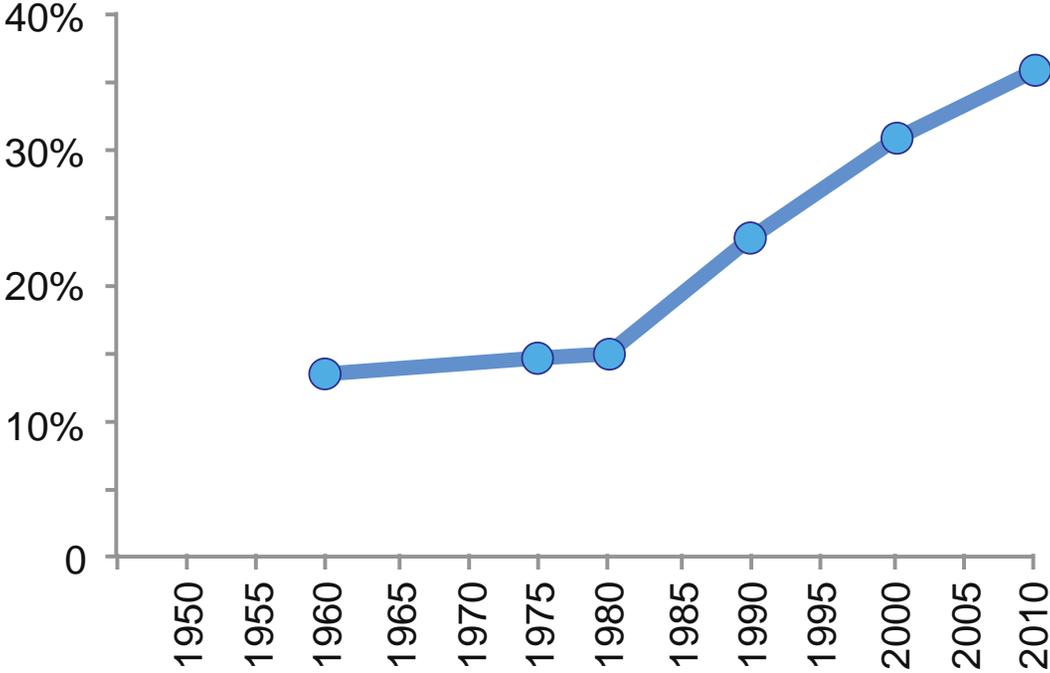
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Trends: Average Farm Acreage



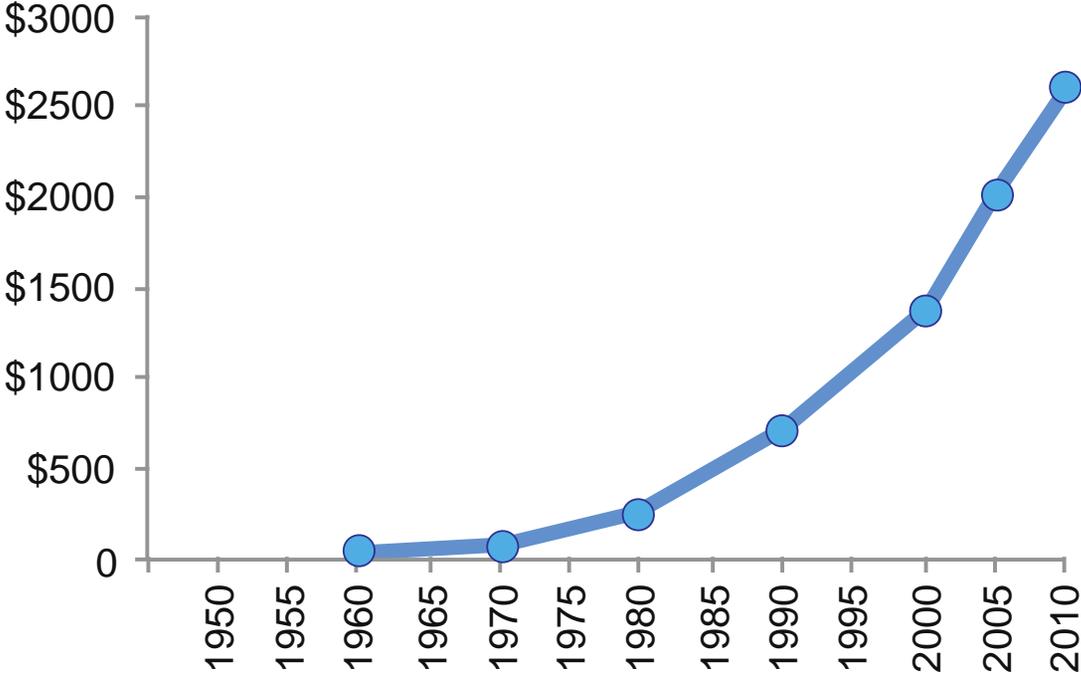
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Trends: Obesity Rate



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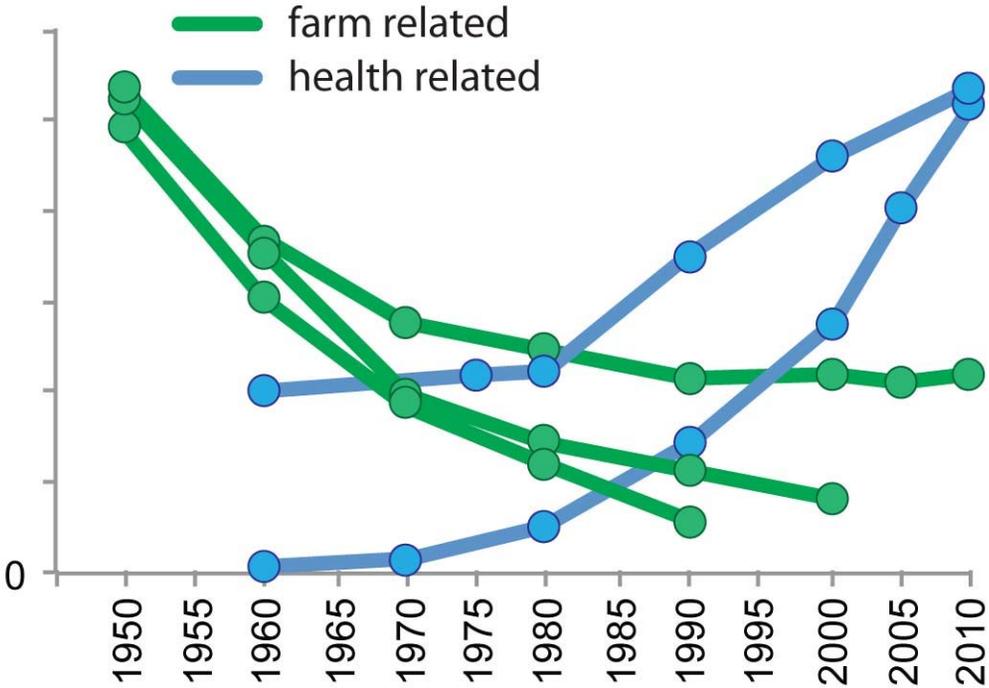
Trends: Health Cost in Billions



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Trends: What is the Real Problem?



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Nixon Administration

- ◇ Earl Butz – Secretary of Agriculture '71-'76
- ◇ Revolutionized Federal agricultural policy
- ◇ Mantras:
 - Get big or get out
 - Farm fencerow to fencerow
 - Plant commodity crops
- ◇ Since 1970's Food (and fuel) has been
 - Abundant
 - Cheap
 - Accessible

 - But not particularly healthy for us...



Why Would We Want Less Farmers?

- ◇ Do we want more doctors Per Capita?
- ◇ Do we want more Teachers Per Capita?

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Trends: Global Ag Two Paths (Need Both)



- **Large/Industrialized**

- High tech (requires vast R & D to achieve high yield)
- Centralized
- Disease & pest potential
- More transport + international
- Large environmental Impact
- Fewer workers proportionally
- Virgin acreage required

- Will be needed for Fuel



- **Localized**

- Low to high tech (yields vary)
- Decentralized
- Disease minimized
- Little transport
- Little environmental impact
- Many individuals profit
- Re-uses impacted land

- Will be needed for Food

30 Million New Farmers...

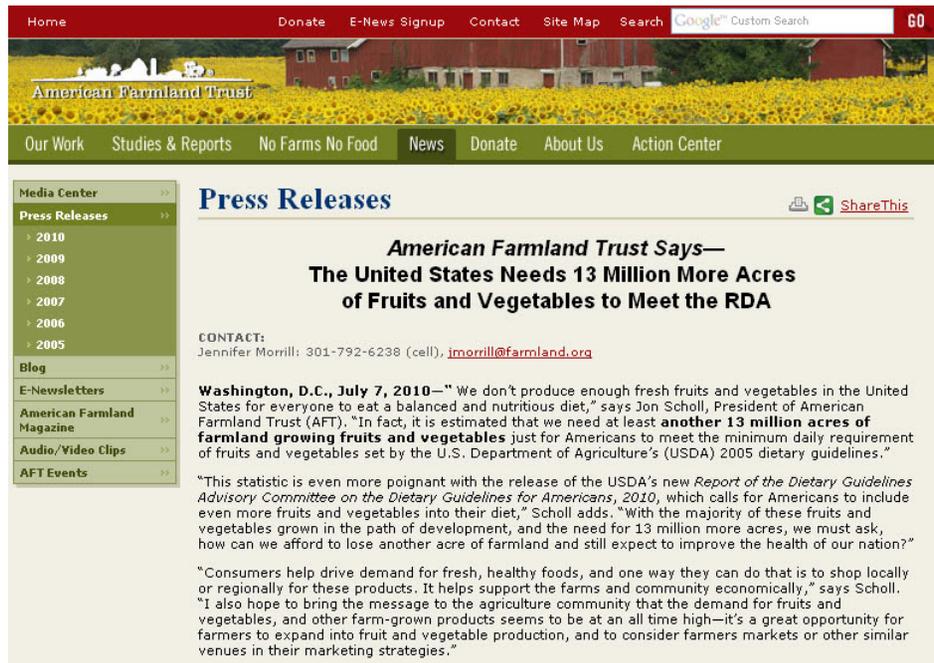


- ◇ There is a national call for new farmers...
- ◇ The number is between 0 and 100 million, depending on who you believe...
- ◇ These will be both full time and part time farmers...but totally committed to agriculture...

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13 Million Acres Short (currently)



The screenshot shows the American Farmland Trust website. The top navigation bar includes links for Home, Donate, E-News Signup, Contact, Site Map, Search, and a Google Custom Search box. Below the navigation is a banner image of a farm with a red barn and a field of yellow flowers. The main content area features a 'Press Releases' section with a sub-header 'American Farmland Trust Says— The United States Needs 13 Million More Acres of Fruits and Vegetables to Meet the RDA'. The text of the press release is as follows:

CONTACT:
Jennifer Morrill: 301-792-6238 (cell), jmorrill@farmland.org

Washington, D.C., July 7, 2010—"We don't produce enough fresh fruits and vegetables in the United States for everyone to eat a balanced and nutritious diet," says Jon Scholl, President of American Farmland Trust (AFT). "In fact, it is estimated that we need at least **another 13 million acres of farmland growing fruits and vegetables** just for Americans to meet the minimum daily requirement of fruits and vegetables set by the U.S. Department of Agriculture's (USDA) 2005 dietary guidelines."

"This statistic is even more poignant with the release of the USDA's new *Report of the Dietary Guidelines Advisory Committee on the Dietary Guidelines for Americans, 2010*, which calls for Americans to include even more fruits and vegetables into their diet," Scholl adds. "With the majority of these fruits and vegetables grown in the path of development, and the need for 13 million more acres, we must ask, how can we afford to lose another acre of farmland and still expect to improve the health of our nation?"

"Consumers help drive demand for fresh, healthy foods, and one way they can do that is to shop locally or regionally for these products. It helps support the farms and community economically," says Scholl. "I also hope to bring the message to the agriculture community that the demand for fruits and vegetables, and other farm-grown products seems to be at an all time high—it's a great opportunity for farmers to expand into fruit and vegetable production, and to consider farmers markets or other similar venues in their marketing strategies."

The US is 13 Million Acres Short of Vegetables and Fruits to Meet Current Population Dietary Recommended Intake

** Does not account for Future Population Growth

** Based on revised USDA DRI allowance & the American Farmland Trust (2010)

- ◇ N. Carolina Population: 9,656,401 (about 3.1% of US)
- ◇ By Population N.C. Needs 403,000 Additional Acres
- ◇ 403,000 Acres of Farm = 80,600 Jobs

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Agriburbia Concept

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What is Agriburbia?



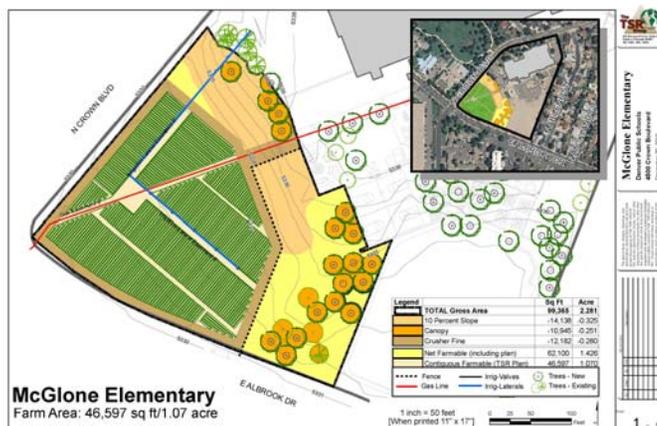
- ◇ Economic / Land Use Concept
- ◇ Local Economies are not Small Versions of National Economies...
- ◇ Structurally different supply chains
- ◇ Only certain things will become truly local (food, medicine etc.)
- ◇ Needs Infrastructure (like the highway system)
- ◇ One \$50million bridge/airplane would drip irrigate 2500 acres (1250 permanent jobs)

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Agriburbia Types

- ◇ Residential Development
 - Civic Farms
 - Steward Farms
- ◇ Residential Steward Sites
 - Edible Landscape
 - Land Lease
 - Custom Farming



- ◇ Institutional
 - K-12 School Districts
 - Educational Campuses / Farms
 - Higher Ed
- ◇ Commercial
 - Direct Restaurant Farms
 - Direct Kitchen Farms

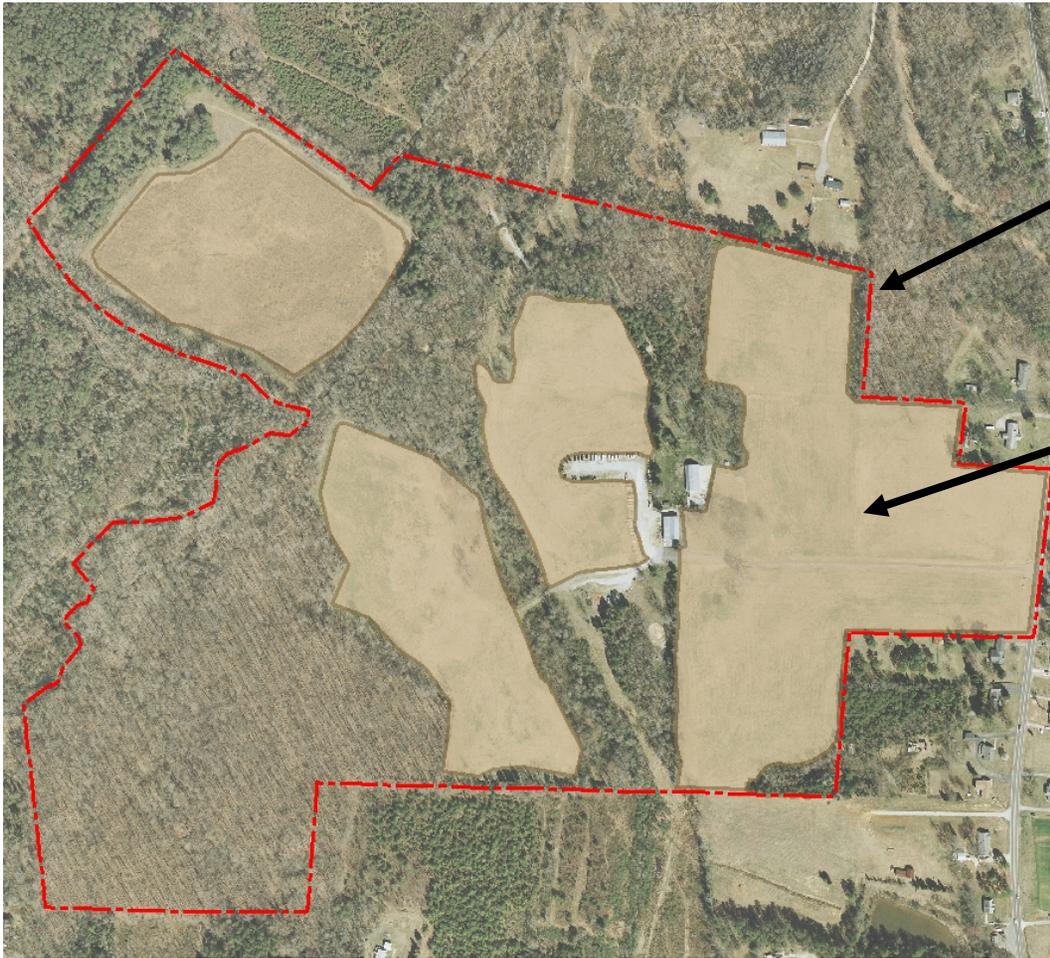


Residential Development

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Example Agriburbia Project...



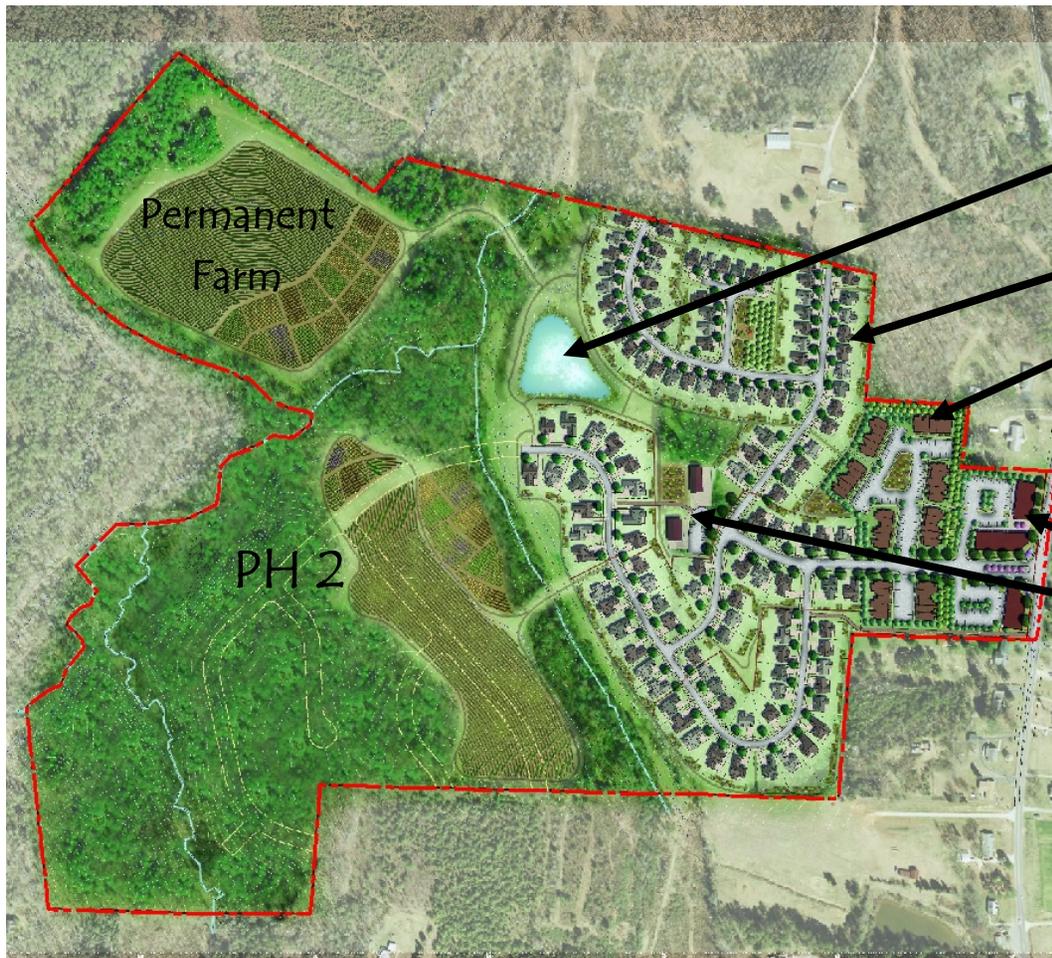
Project Total Area
126 Acres

Previous or Currently
Tilled Land
54 Acres non-irrigated
Approx. \$22,680
annual revenue/hay

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Example Agriburbia Project...



Agriburbia Design

Irrigation Storage Pond

Single Family Lots
6000 to 11,000 sq ft
Multi-Family

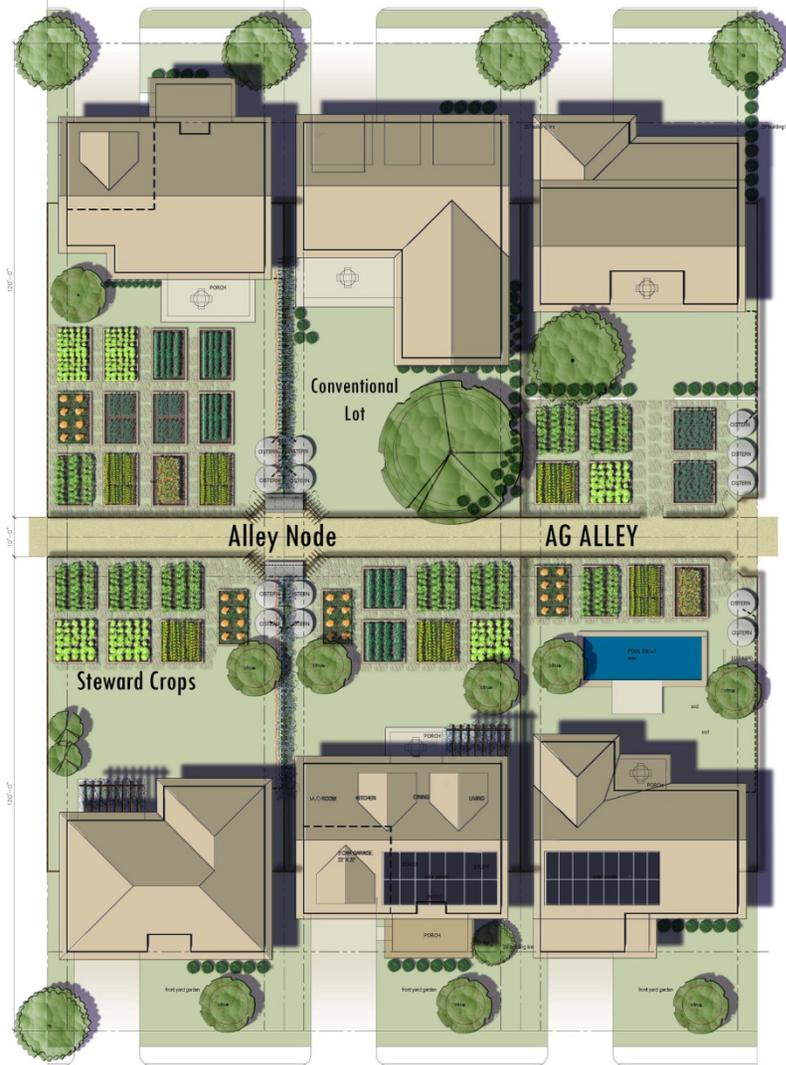
Commercial Areas
Farmer's Market and Sustainable
Education Center

Total 280 Dwelling units
PH 1: 163 DUs (including 40 MFs)
PH 2: 117 DUs

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Living in Agriburbia – Ag Alleys



- ◇ Ag Infrastructure for Health and Exercise
- ◇ Steward Farm Service Access
- ◇ Alley Nodes provide Shade and Rest Areas at 1/4 miles
- ◇ Rear Lot Access Maintains clean and clear street frontage
- ◇ Farm Service Maintains Productive and Ornamental Areas



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Living in Agriburbia – Steward Farms

- ◇ Create Jobs!
- ◇ Multiple Scale and Infrastructure Solutions
- ◇ Sustainable Large Lots
- ◇ Agrarian Luxury, Lush Landscape, “Napa Valley”



1 Acre Steward Farm

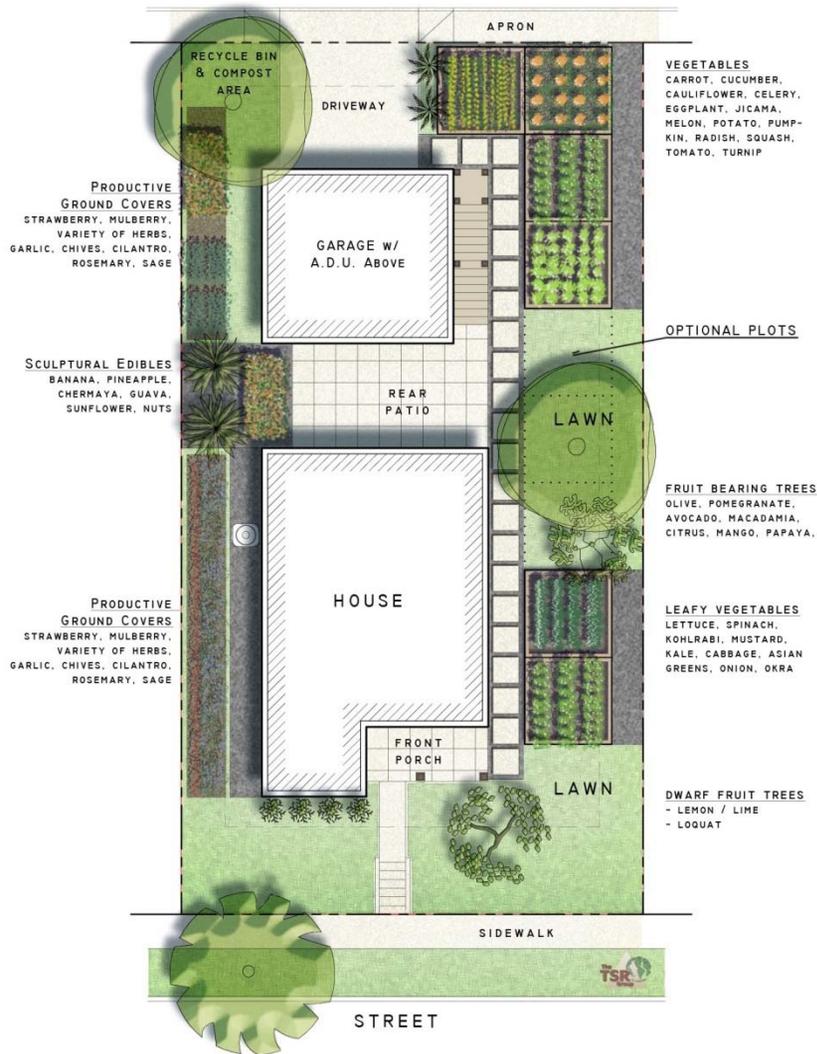


5 Acre Steward Farm

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Living in Agriburbia – Agritecture



- ◇ “The Barn Ratio” – having enough creative and productive space in your own home
- ◇ Designed for Jeffersonian Lifestyle
- ◇ ADU Options
- ◇ Housing Products Accommodate Wide Range of Markets
- ◇ Flexible Interior Uses
- ◇ Spaces for Harvest, & Cleaning Mud Rooms, Outdoor Sinks
- ◇ Multiple Buildings Activate Outdoor Occupancy, Ownership, and Enjoyment

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Institutional Development



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NorthStar 360, Omaha NE



Agricultural Master Plan

April 16, 2012



- ◇ As designed...
 - 217,895 sf (5 acres)
 - 163,421 plantable
 - \$180,810 value
 - Approx 2 Full Time, 2 seasonal and 10 labor jobs



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Denver Public Schools

◇ Bradley Elementary As designed...

- 44,580 sf (1.1 acres)
- 30,750 plantable
- \$39,601 value
- 25,870 lbs
- 2,328,729 calories



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Denver Public Schools

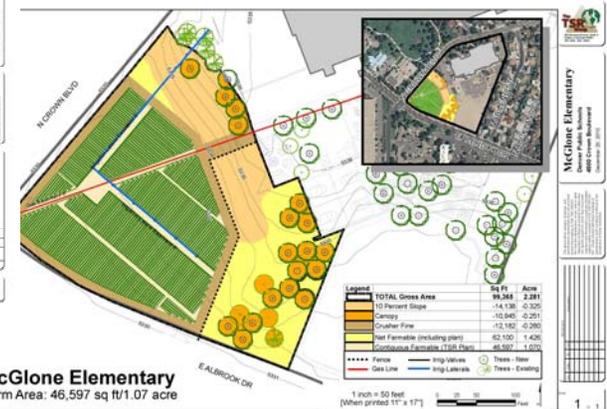
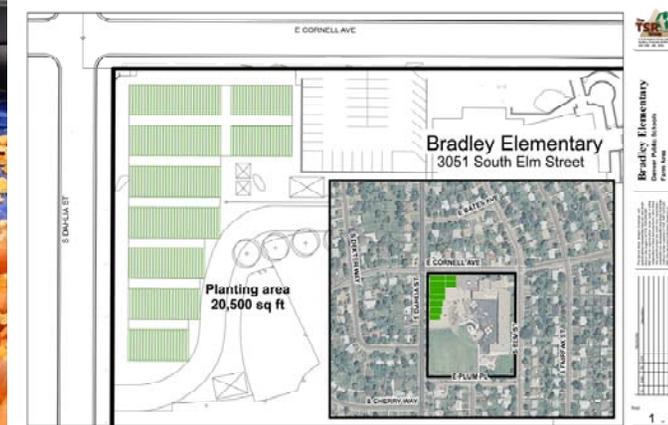
- ◇ McGlone Elementary As designed...
 - o 55,200 sf (1.25 acres)
 - o 37,920 plantable
 - o \$45,361 value
 - o 30,433 lbs
 - o 2,698,430 calories



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Projects – DPS – CHF Study

- ◇ Self Feeding District
- ◇ Caloric Study
- ◇ Maximum Use of Assets (Land/Blds)
- ◇ Current Two Sites
 - McGlone
 - Bradley



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Education at All Levels...



- ◇ University Colorado Denver...
- ◇ Ball State...
- ◇ Front Range Comm College...
- ◇ Montessori...
- ◇ Private Classes...



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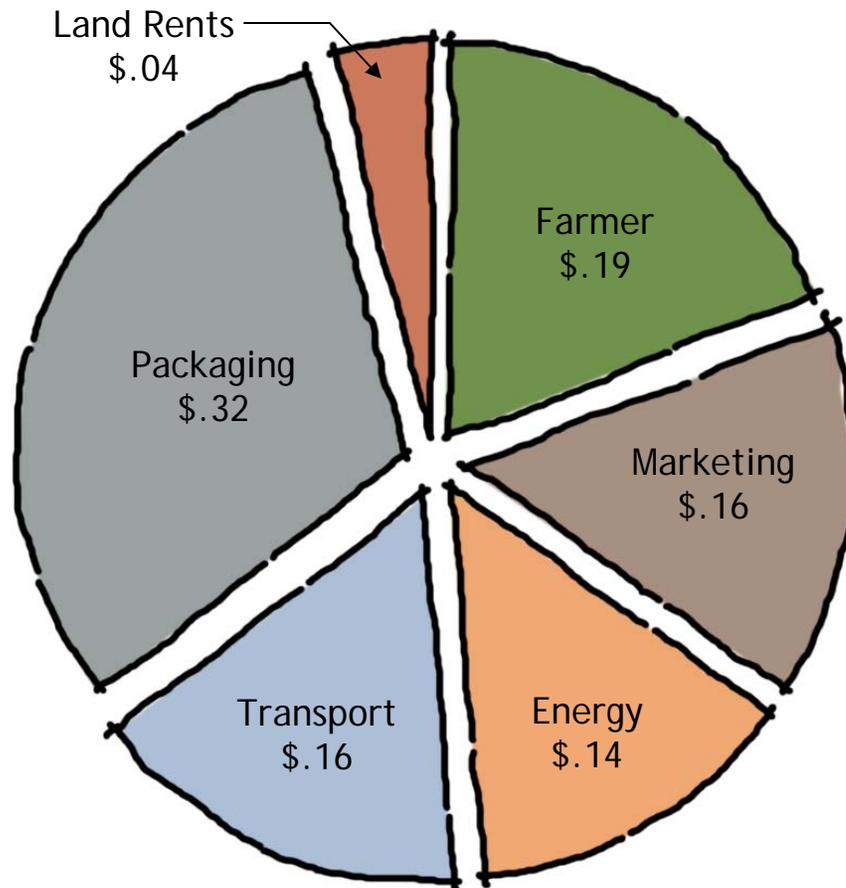
Local Supply Chains



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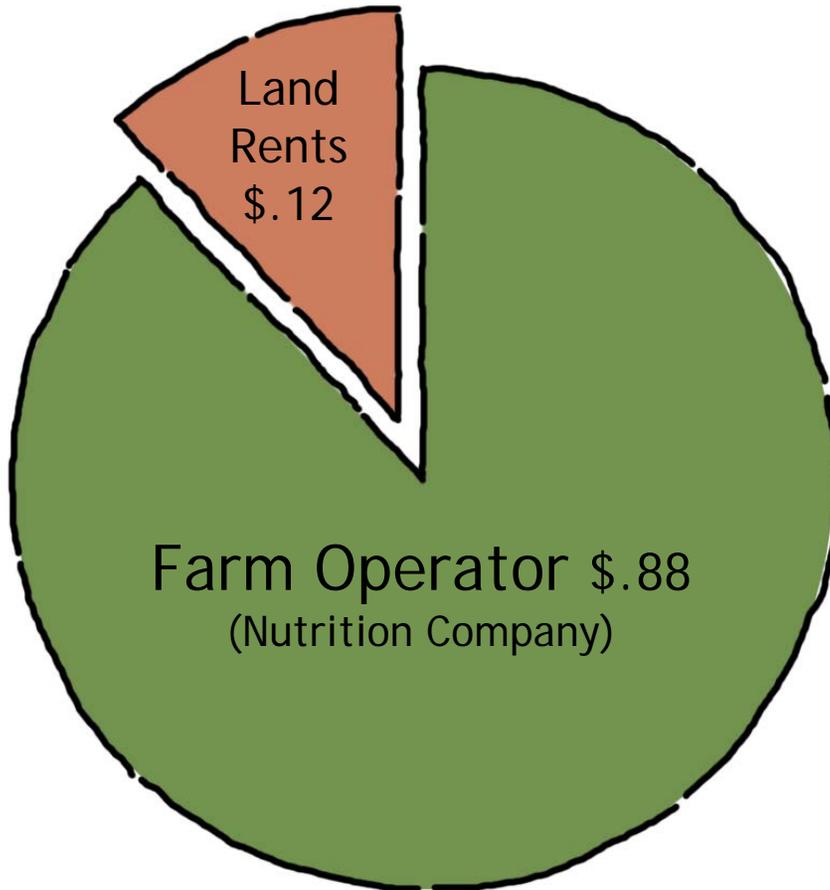


Agricultural Infrastructure (Existing Supply Chain)



- ◇ Food Distributors Control Supply Chain
- ◇ Food producers receive less than 1/5 of every dollar
- ◇ Less than 1.5% of the population are farmers
- ◇ Classic Distribution Model and Development Infrastructure is Antiquated and Vulnerable (weather, security, safety, etc.)

Agricultural Infrastructure (Future Supply Chain)



- ◇ Food Producers Control Supply Chain
- ◇ Land Owners Receive More Income/Rent
- ◇ Localized Production is More Robust Delivery Model
- ◇ Future Nutrition Model Requires Alternative Development Infrastructure (Agriburbia)
- ◇ Micro Farming Creates More Jobs!

Research and Development

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Research Agenda Theory

- ◇ Fundamental and Applied Research at the Intersection of Agriculture and Real Estate
 - Comparative Agricultural Geography (GIS Based)
 - Food Security Planning
 - Community Food Fraction™ (Caloric Proximity)
 - Irrigation and Water Security (Calories per Acre/Foot)
 - Agricultural Infrastructure (Land / Water / Labor)
 - Carbon Consumption Modeling



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Food Security Planning



- ◇ Caloric Proximity is a Real Estate Question
- ◇ Community Food Fraction™
- ◇ How many calories does your community produce?
- ◇ How many calories does your community consume? (Caloric Need by Census Tract)
- ◇ How much food could you produce if needed and what kind? (What do your codes/policies look like?)

Sustainability

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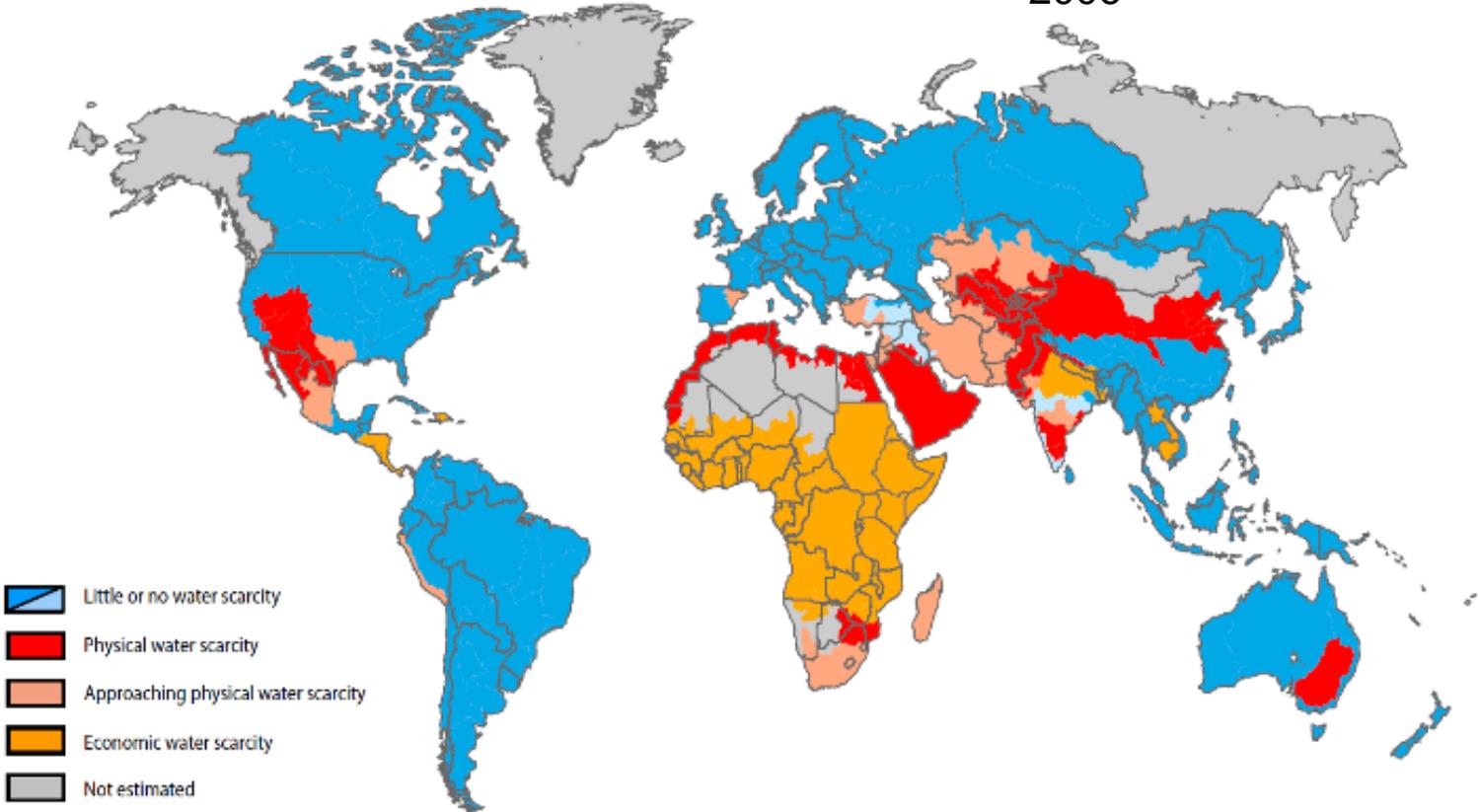
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Global Water Availability Chart

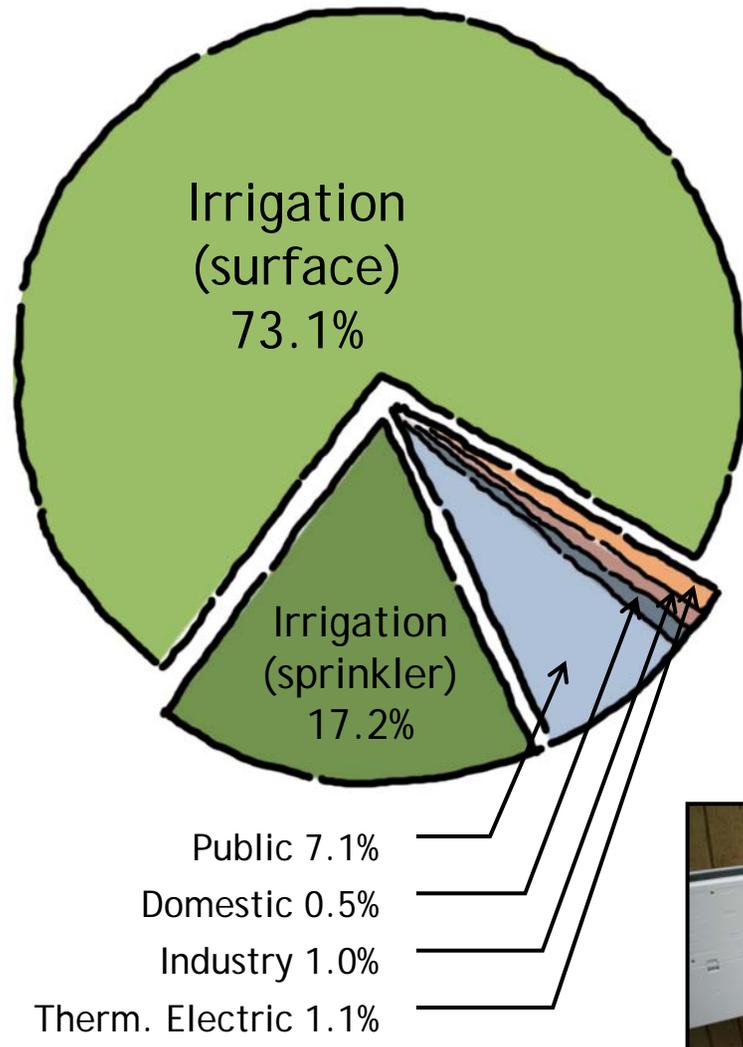
Map 2. Areas of physical and economic water scarcity

2006



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Agricultural Infrastructure (Water)



- ◇ Which Uses Would You Pursue if You Wanted to Save Large Amounts of Water?
- ◇ Calories Per Acre/Foot



Water – Irrigation

- ◇ Water Sources
 - Any source, surface, well or public
 - Public – Potable is best



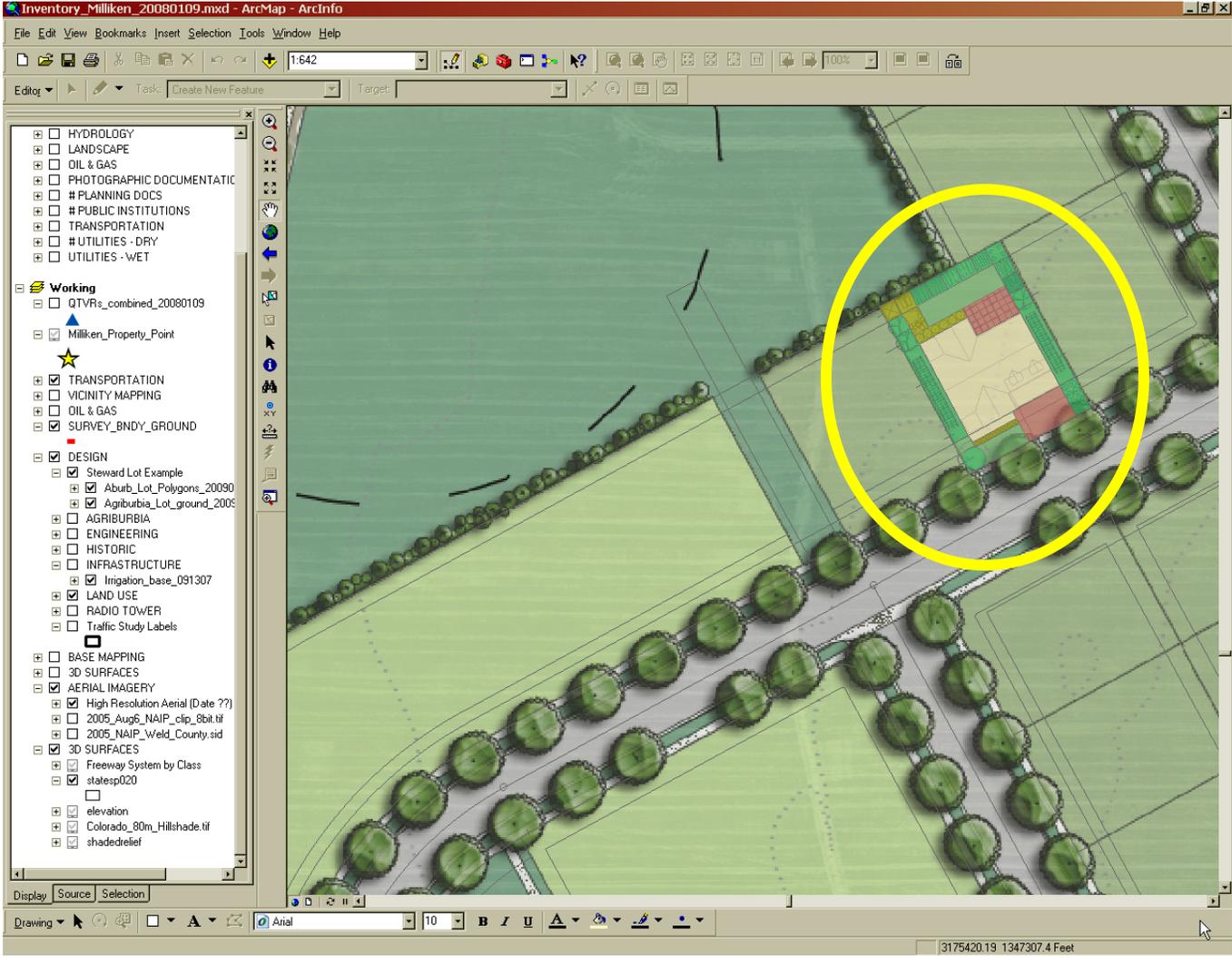
- ◇ Irrigation – Infrastructure
 - 1 acre or more
 - Commercially viable



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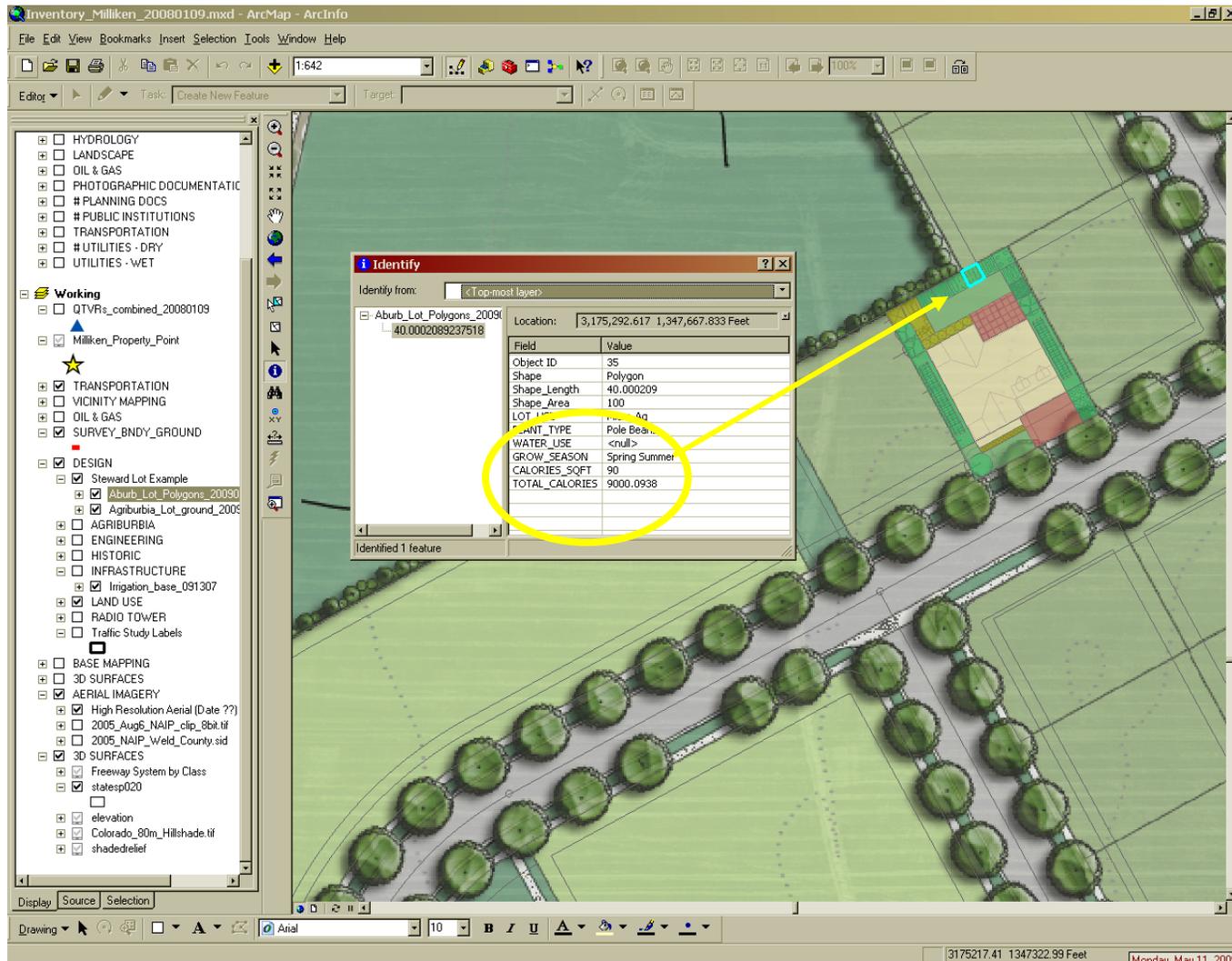
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Carbon Database: Counting Calories



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Carbon Database: Counting Calories



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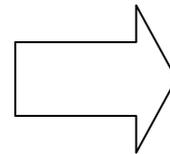
Summary

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Trans-Disciplinary Nature (Economics)

- ◇ WHAT do we need to eat? (Health/Nutrition)
- ◇ WHERE do we Eat it? (Geography). . . then. . .
 - ◇ How do we get LAND there?
(Business/Real Estate/Design)
 - ◇ How do we get WATER there?
(Design/Engineering)
 - ◇ How do we get LABOR there?
(Business/Law)
 - ◇ How do we GROW it there?
(Agriculture/Agronomy)



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The future...



- ◇ We need to connect more of the population to the land and to the source of their food. (It will provide greater mutual respect for all concerned)
- ◇ We (urbanites and farmers) need to teach our kids to know and love the land, (even if it is only a quarter acre lot)
- ◇ It is not necessarily the size of the farm, it is quality of the products and margins on the revenue for the amount of effort and inputs...

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Quote from Thomas Jefferson...before oil...



1785 Oct. 28.

"It is not too soon to provide by every possible means that as few as possible shall be without a little portion of land. The small landholders are the most precious part of a state." (T) to James Madison, B.8.682)

As professional farmers, suburbanites, and city dwellers, we need to work together to use our resources as wisely as possible – land, water, and human ingenuity - to prosper in the coming days.

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Catawba County Goals

- ◇ Increase Food Security
- ◇ Reduce Consumption/Production Gap
- ◇ Economic Development (agricultural)
- ◇ Fresher/Healthier Food
- ◇ Reduce Transportation
- ◇ Extend Production Season
- ◇ Diversify Crop Palate
- ◇ Processed Products
- ◇ Efficient Use of Resources/Inputs



How Do We Get There?



◇ Simultaneously Address Numerous Factors:

- Zoning Code/Regulations
- Markets
- Economics
- Distribution
- Social Factors/Land Use Conflicts
- Alternative Crops & Cultural Methods
- Processing
- Health Regulations

Catawba County NC

June, 2012

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