



THE NOVATO SOLUTION



NEW SENIOR HOUSING SHOULD BE NEAR DOWNTOWN NOVATO. So that Seniors have easy access to the services they need. So that the Seniors contribute to the growing vitality of downtown Novato.

THE BAHIA PROPERTIES SHOULD BECOME A FOOD FOREST. This will please the existing residents of Bahia. This will provide jobs and income.

SALT and NFH assist the City of Novato to sell the Sherman Avenue right of way between Cain Lane and Grant Avenue to a developer who agrees to develop live work space on this property.

The proceeds from the sale are used to: Create the BAHIA SOIL AND PRODUCE COMPANY (BSPC) Allow BSPC to acquire the Bahia properties from SALT and NFH Create the NOVATO SUSTAINABLE REDEVELOPMENT AGENCY (NSRA) Create the NOVATO BUILDING MATERIALS REUSE EXCHANGE (NBMRE)

Using composting, BSPC begins to create soil for the Bahia properties in cooperation with Bahia Homeowners Association, Novato solid waste services, Novato sewer services, local ranchers and farmers, and local residents.

Working with SALT, NFH, the City of Novato and other downtown property owners, NSRA acquires the development rights for the selected locations of the 19 new housing units.

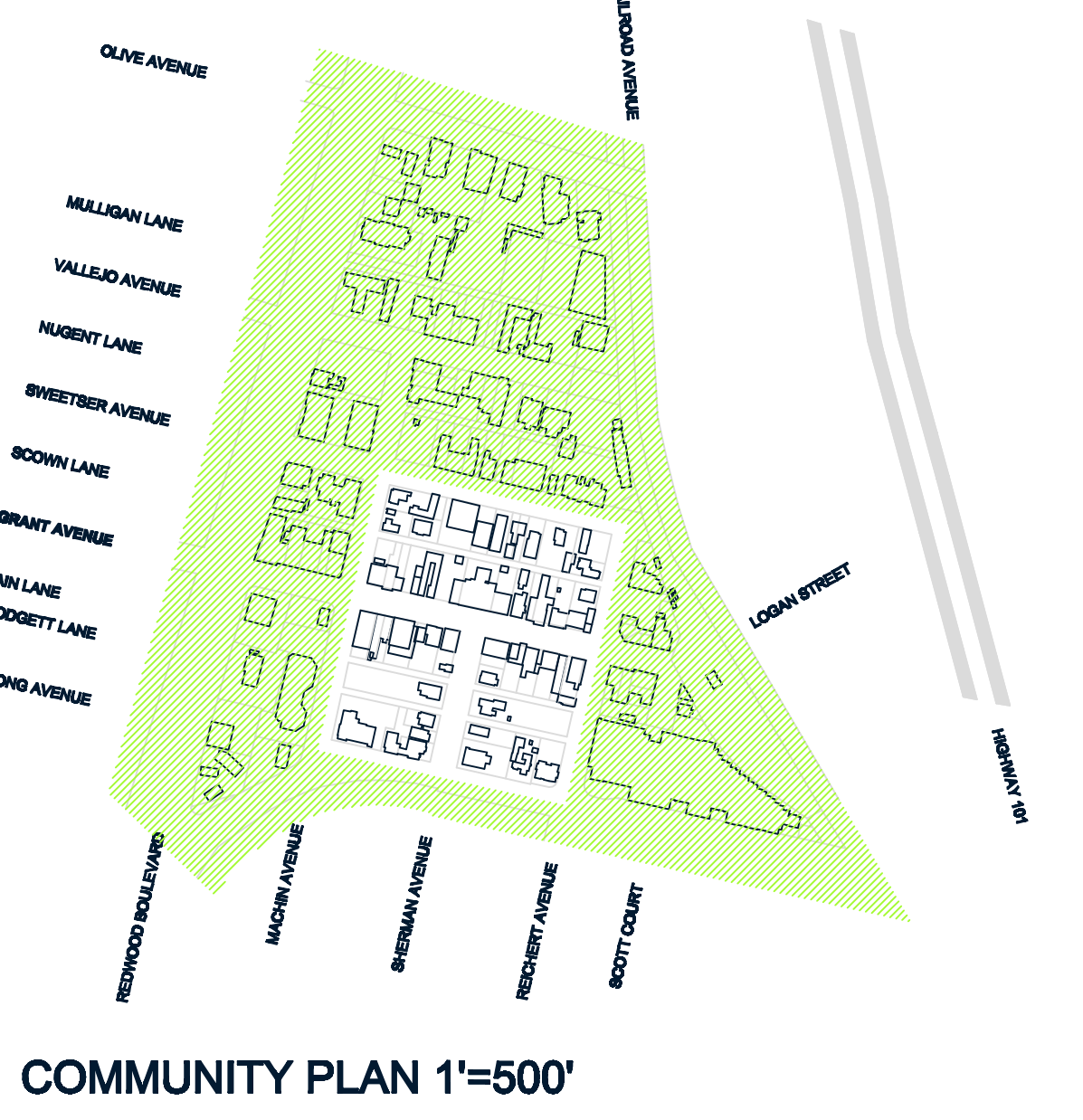
Anticipating The Novato Solution and additional development that will be occurring as a result of SMART, NBMRE begins to stockpile building materials. These are building materials that would otherwise have found their way to local waste facilities. NBMRE also becomes a leader in discovering better ways to use and work with recycled building materials.

VERY SOON BSPC begins to cultivate the food forest and foods and medicines grown there begin to be sold in downtown Novato. NSRA begins to develop the 19 housing units, using, as much as possible, materials from NBMRE.

SOON THEREAFTER Other developers begin to build affordable housing in downtown Novato using one or more of The Novato Solution Strategies.

OUR GOALS Do not develop any more land. Restore as much land as possible to its natural state. Minimize the use of resources. Build community. Foster a sustainable community in addition to making sustainable buildings. Maximize the use and reuse of existing resources.

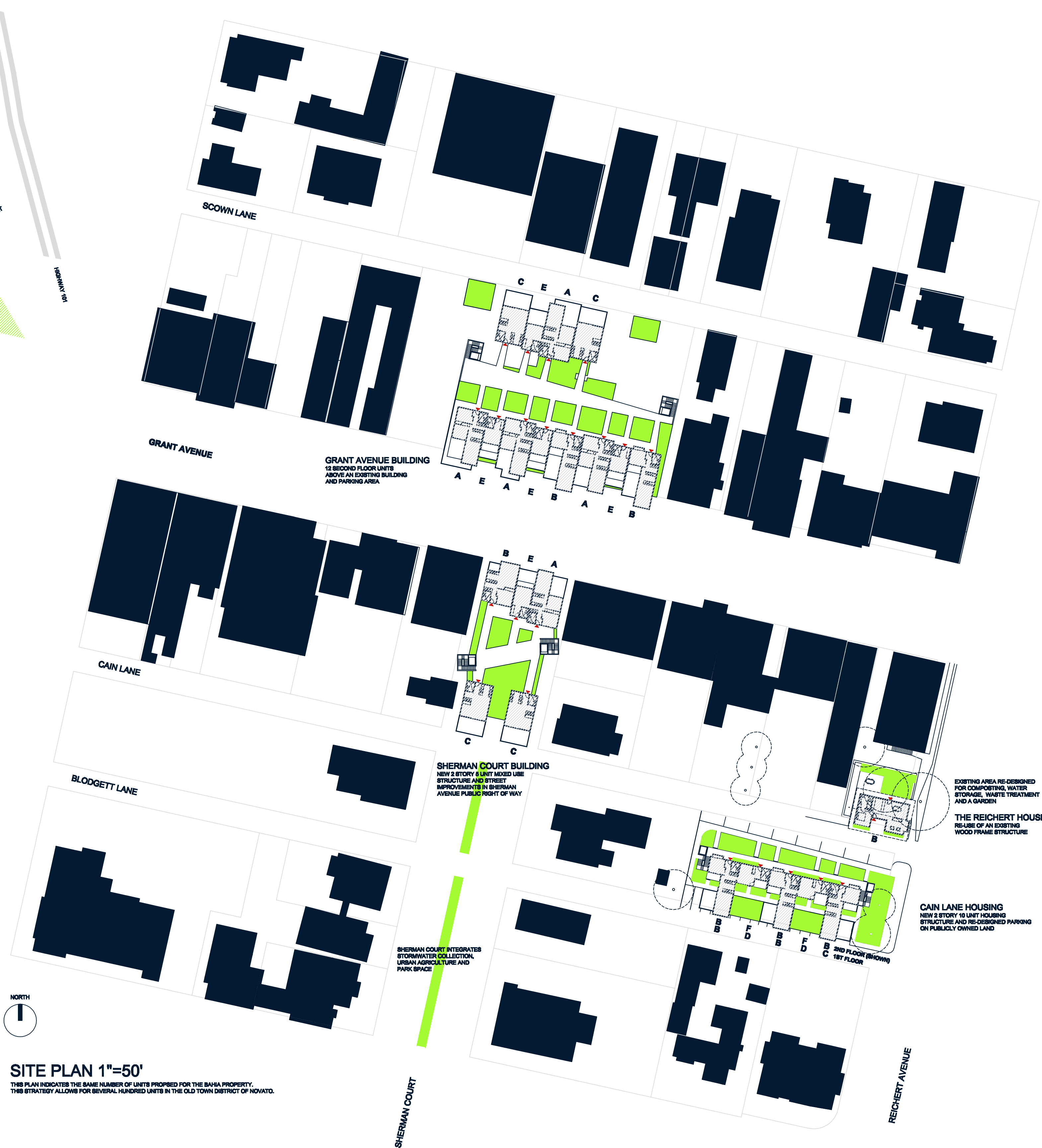
OUR STRATEGIES Build housing in existing underutilized buildings. Build housing above existing one story buildings. Build live work spaces on existing surplus right of way. Build housing on alleys where private and public land is underutilized. Build housing above existing surface parking.



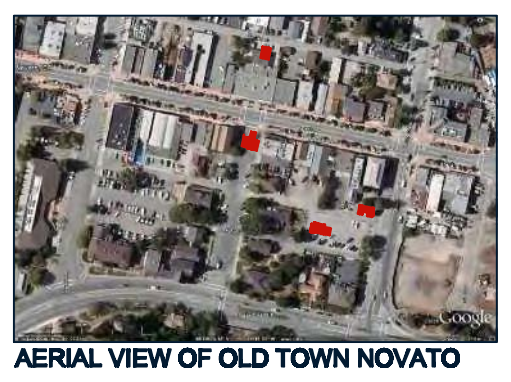
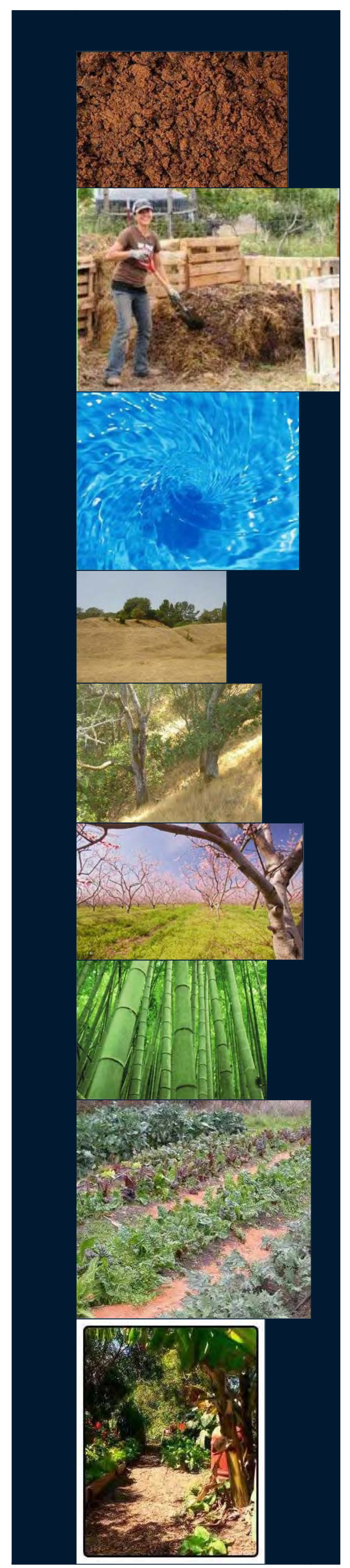
PUBLICLY OWNED LAND POTENTIAL BUILDING SITES



SINGLE STORY FLAT ROOF BUILDINGS POTENTIAL BUILDING SITES



SITE PLAN 1"=50' THE PLAN INDICATES THE BASE NUMBER OF UNITS PROPOSED FOR THE BAHIA PROPERTY. THE STRUCTURE ALLOWS FOR SEVERAL HUNDRED UNITS IN THE OLD TOWN DISTRICT OF NOVATO.



AERIAL VIEW OF OLD TOWN NOVATO



VIEW OF REICHERT HOUSE FROM THE SE



VIEW OF CAIN HOUSING SITE FROM THE SE



VIEW OF EAST END OF CAIN HOUSING



VIEW OF SHERMAN SITE FROM THE SOUTH



VIEW OF SHERMAN SITE FROM GRANT



VIEW OF N GRANT FROM THE WEST



VIEW OF N GRANT FROM THE EAST



REICHERT HOUSE KEY PLAN



CAIN LANE HOUSING KEY PLAN



SHERMAN COURT BUILDING KEY PLAN



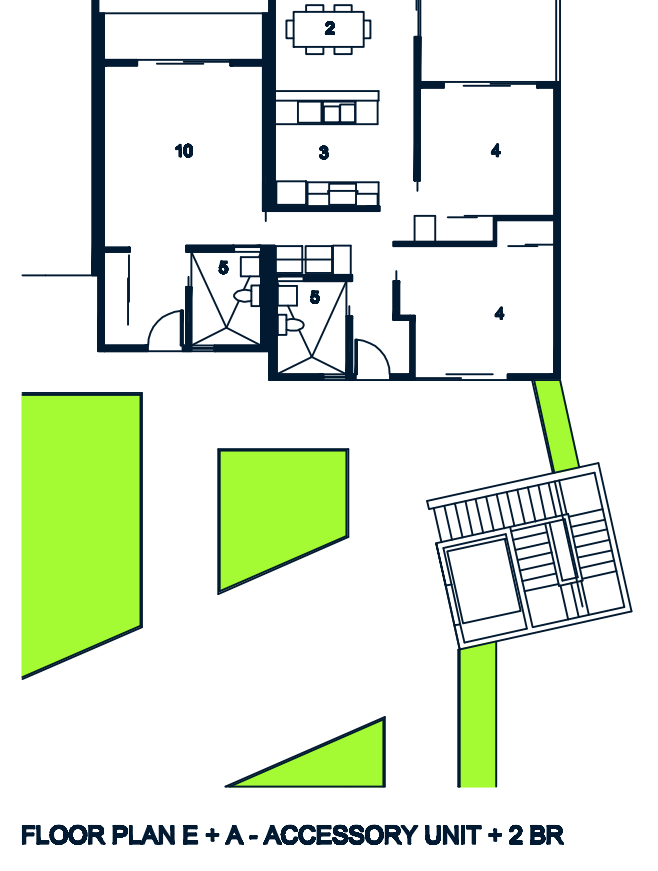
GRANT AVENUE BUILDING KEY PLAN



FLOOR PLAN RH - 1 BEDROOM



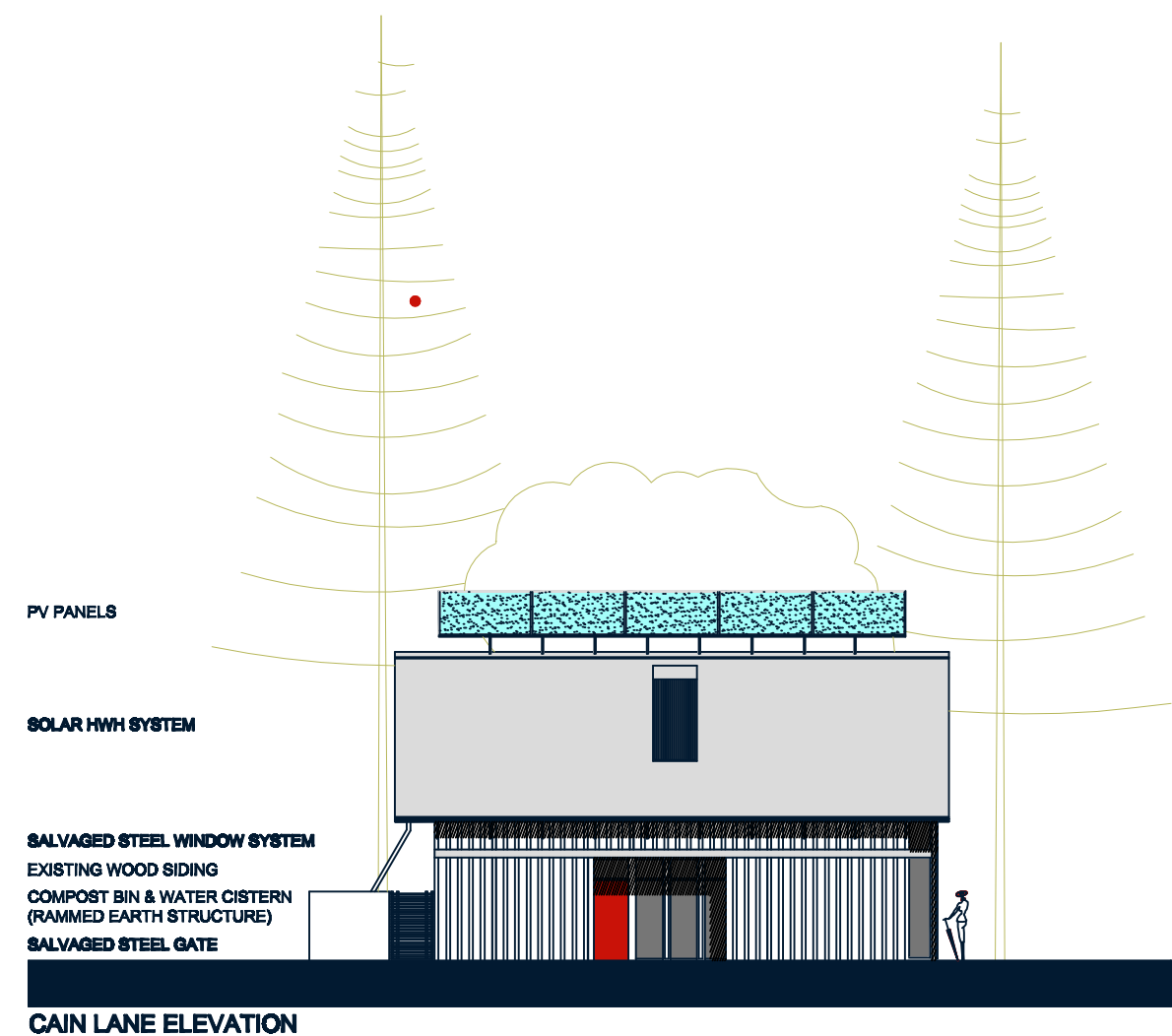
1ST FLOOR PLAN B + D - 1 BR + ACCESSORY UNIT



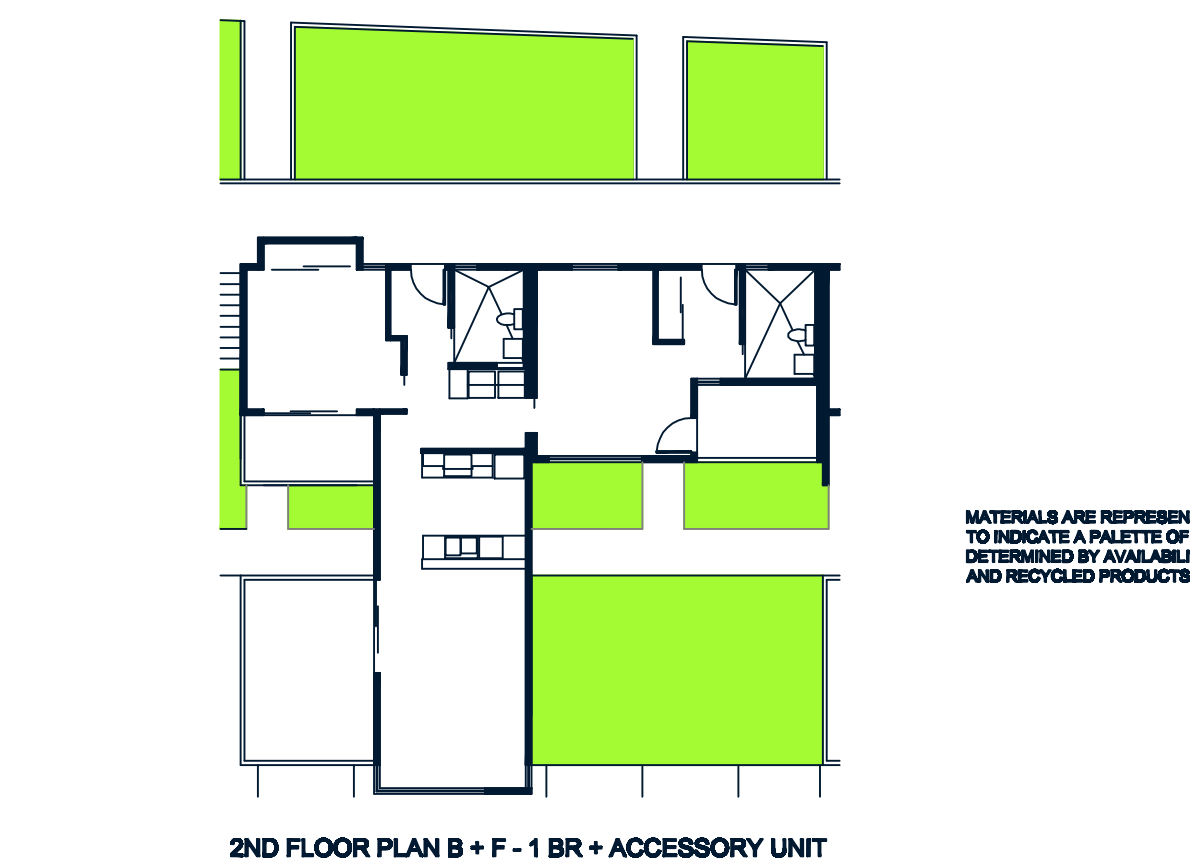
FLOOR PLAN E + A - ACCESSORY UNIT + 2 BR



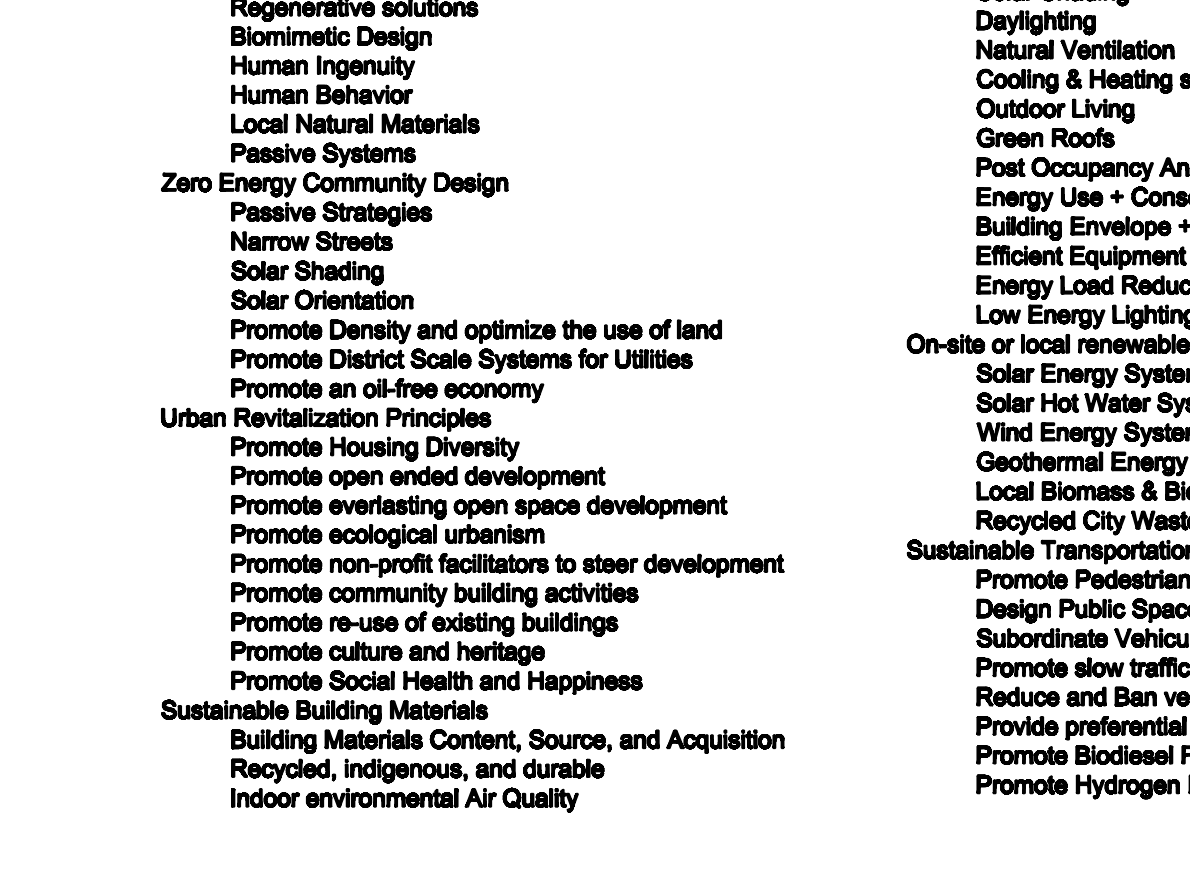
FLOOR PLAN C - STUDIO



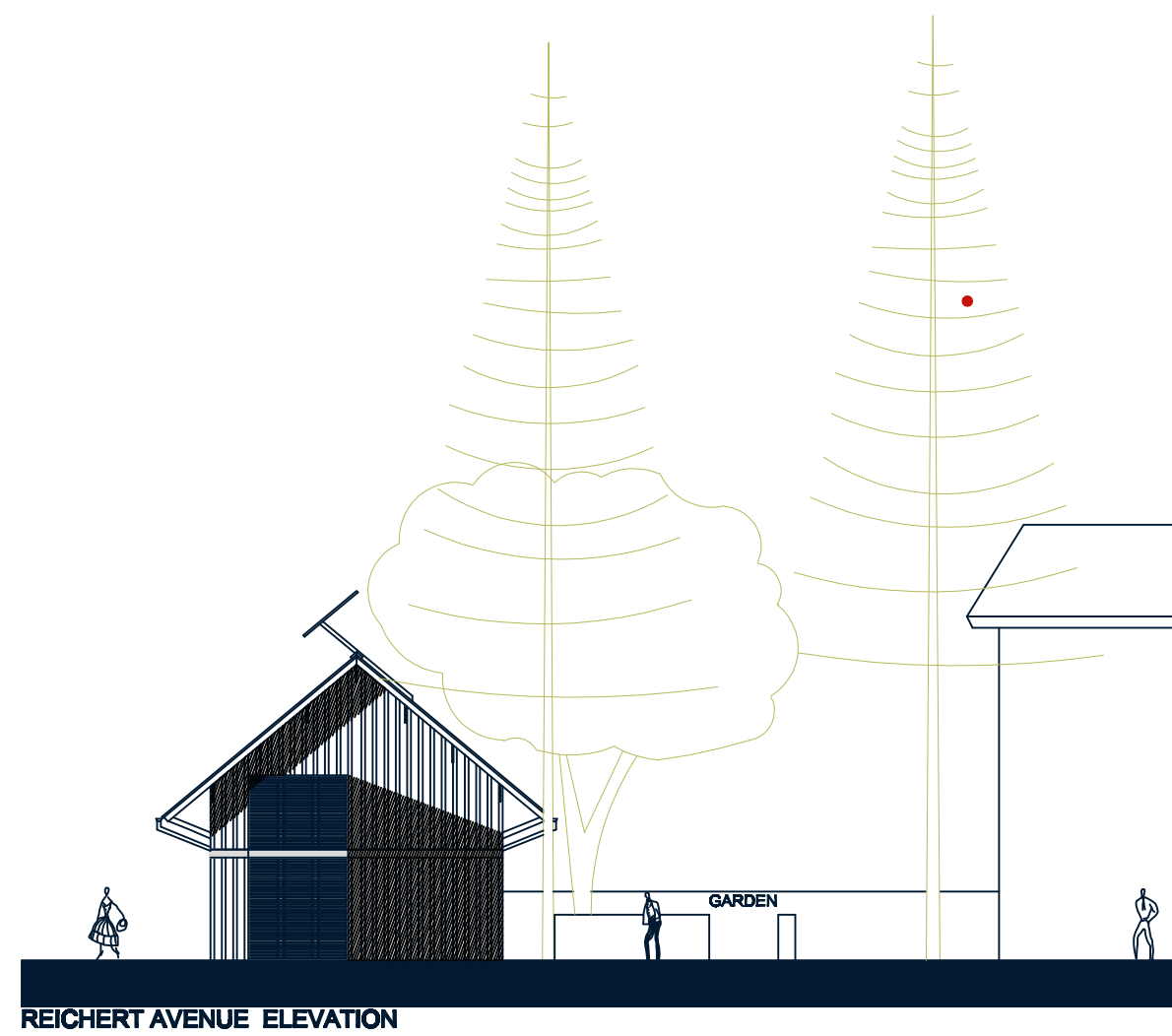
CAIN LANE ELEVATION



2ND FLOOR PLAN B + F - 1 BR + ACCESSORY UNIT



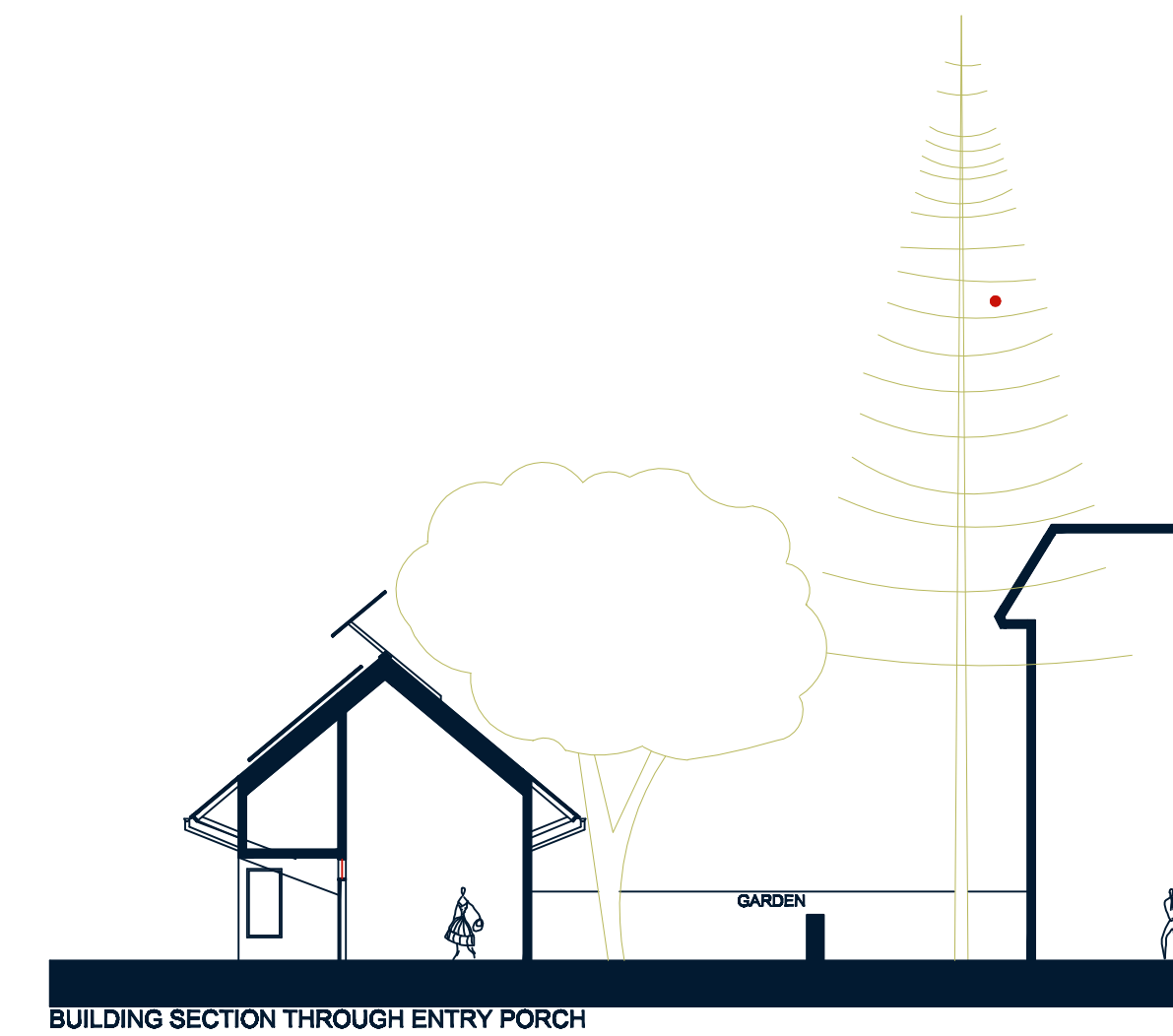
SOUTH ELEVATION GRANT AVENUE BUILDING



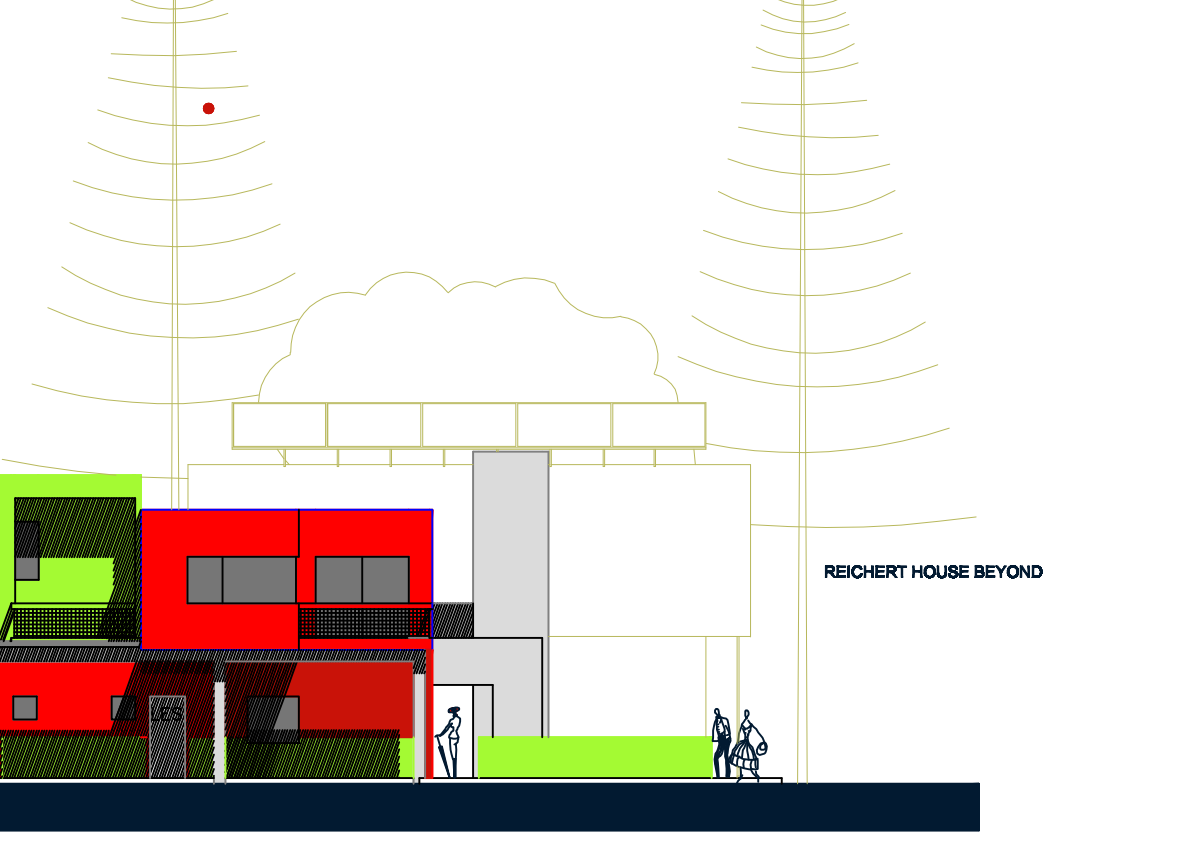
REICHERT AVENUE ELEVATION



BLOGETT LANE ELEVATION



BUILDING SECTION THROUGH ENTRY PORCH



REICHERT HOUSE SECTION

SUSTAINABLE PRINCIPLES

- The Blue Green Paradigm**
 - Regenerative solutions
 - Biomimetic Design
 - Human Ingenuity
 - Human Behavior
 - Local Natural Materials
- Zero Energy Community Design**
 - Passive Systems
 - Narrow Streets
 - Solar Shading
 - Solar Orientation
 - Promote Density and optimize the use of land
 - Promote District Scale Systems for Utilities
 - Promote an off-the-grid economy
- Urban Revitalization Principles**
 - Promote Housing Diversity
 - Promote open ended development
 - Promote overlapping open space development
 - Promote ecological urbanism
 - Promote non-profit facilities to steer development
 - Promote community building activities
 - Promote re-use of existing buildings
 - Promote culture and heritage
 - Promote Social Health and Happiness
- Sustainable Building Materials**
 - Building Materials Content, Source, and Acquisition
 - Recycled, indigenous, and durable
 - Indoor environmental Air Quality

- Zero Energy Buildings**
 - Passive Design
 - Thermal Mass
 - Building Orientation
 - Solar Shading
 - Daylighting
 - Natural Ventilation
 - Cooling & Heating strategies
 - Green Roofs
 - Outdoor Living
 - Energy Use + Conservation Monitoring
 - Building Envelope + Landscape Interface
 - Efficient Equipment + Appliances
 - Energy Load Reduction Strategies
 - Low Energy Lighting + Controls
 - On-site or local renewable energy
 - Solar Energy Systems
 - Solar Hot Water System
 - Wind Energy Systems
 - Geothermal Energy Systems
 - Local Biomass + Biogas Options
 - Recycled City Waste Heat & Energy Systems
- Sustainable Transportation Options**
 - Promote Pedestrian and Bicycle Systems
 - Design Public Spaces to promote pedestrian use
 - Subordinate Vehicular to Pedestrian Circulation
 - Promote slow traffic speeds
 - Reduce and Ban vehicles using combustion engines
 - Promote preferential parking for alternative fuel vehicles
 - Promote Bio-diesel Fuel
 - Promote Hydrogen Fuel Cell Technology

- Sustainable Food**
 - Promote Organic, Local and Urban Agriculture
 - Promote Horticultural Farming such as Food Forests
 - Construct green roof gardens
- Habitats and Wildlife**
 - Preservation of Beneficial Existing Conditions
 - Vegetation
 - Soils
 - Water
 - Orientation
 - Topography
 - Habitat
- Plant Ecology**
 - Preserve trees and plant new trees
 - Encourage native and selected plant species
- Zero Waste Generation**
 - Waste Recycling
 - Promote Composting
 - Promote Biological Waste Treatment systems
 - Promote Reusable items such as water bottles
 - Promote Construction Waste recycling
- Sustainable Water**
 - Rainwater Harvesting
 - Biowastes for stormwater recovery and recharge
 - Promote Graywater recycling
 - Use water efficient plumbing fixtures
 - Use efficient irrigation and promote xeriscaping
 - Use filter drains and Porous pavement
 - Eco-Roofs

UNIT SUMMARY PER UNIT TYPE		
UNIT	TYPE	NUMBER OF UNITS
A	2 BR	5
B	1 BR	9
C	STUDIO	5
D	ACCESSORY UNIT	2
E	ACCESSORY UNIT	5
F	ACCESSORY UNIT	2

UNIT SUMMARY PER BUILDING				
	GRANT	SHERMAN	CAIN	REICHERT
A	4	1	0	0
B	2	1	0	1
C	2	0	1	0
D	0	2	0	0
E	4	1	0	0
F	0	0	2	0

ESTIMATE OF CONSTRUCTION COST Proceeds from development rights for property at the north and of Sherman Avenue equals start up costs for three businesses plus cost of acquiring the two Bahia parcels.

Grant Avenue Building 12 units - 4,876 SF @ \$125/ SF (includes PV system) \$609,375 outdoor spaces on Grant - 700 SF @ \$30/ SF \$21,000 vertical circulation - 800 SF @ \$125/ SF \$100,000 renovations to existing building - 14,000 SF @ \$40/ SF \$560,000

Sherman Court Building paid for by the successful private developer \$ units with rear space

Cain Lane Housing 10 units - 4,147 SF @ \$125/ SF (includes PV system) \$518,375 streets and landscaping (previous paving) \$400,000 vertical circulation - 800 SF @ \$125/ SF \$100,000

Reichert House 1 unit - 907 SF @ \$100/ SF \$90,700 outdoor spaces - 800 SF @ \$30/ SF \$24,000 exterior upgrade - 907 SF @ \$40/ SF \$36,280

Subtotal \$3,360,530 Architecture, Engineering, and Management \$300,000 Contingency \$300,000 Total Project Cost \$3,960,530

Cost of development rights assumed to be zero because property will increase in value as a result. Lower cost of recycled materials balanced by higher cost of labor to deal with recycled materials.

THE BAHIA FOOD FOREST

Will be a community center for Bahia residents an educational asset for the Novato school system a park for all people of Novato and a model of organic regenerative agricultural practices. Soil farming will regenerate the land. Sun, wind, water, and topography will guide integration with insects, animals, and various plant species to create a complex, layered, and useful ecosystem that mimics a natural condition. Paths, swales, storage and collection facilities, and most operations will use natural materials and methods. Each plant will have a specific purpose as food, medicine, or part of the existing regional ecology.

