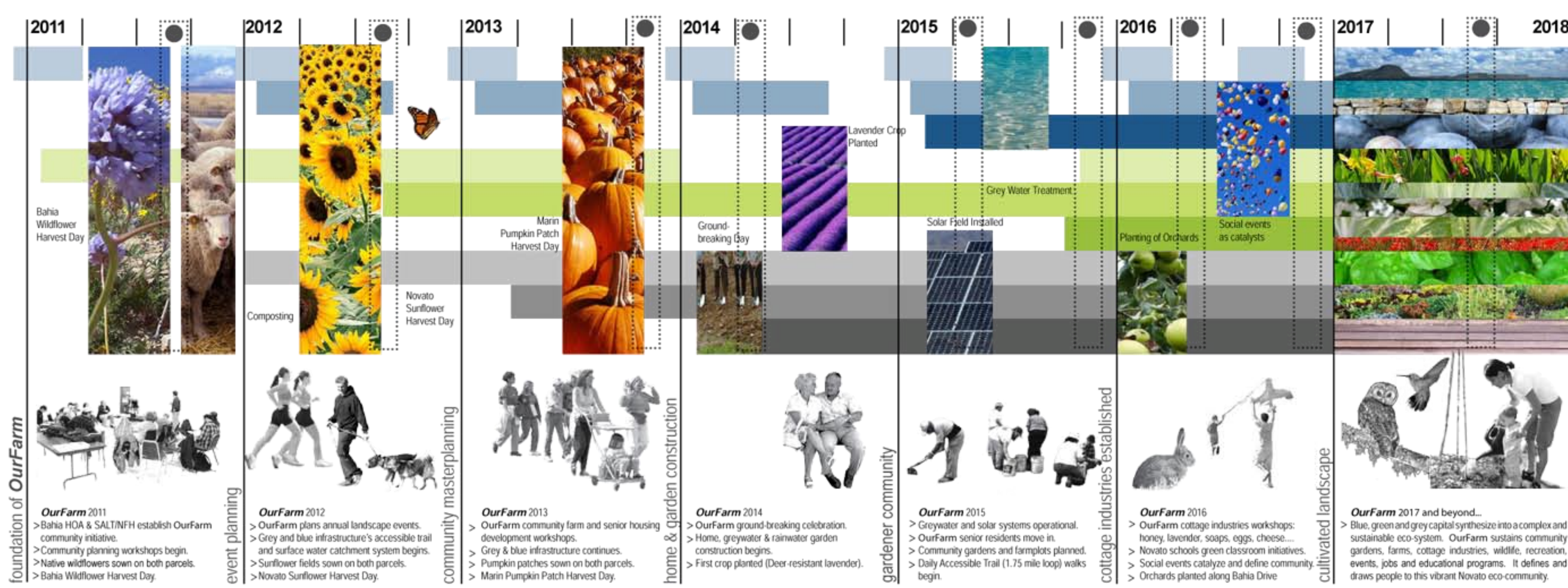


Harnessing Eco-Capital

Any site's conditions, however difficult, represent types of "capital" that we can harness to foster complex and sustainable communities. With this working principle, new investments can then be strategically designed, working in harmony with a site's existing assets and potentials.

Phase 1: GERMINATION > Landscape Events Repair the Land & Build a Community | Phase 2: INHABITATION > Construction of New Homes | Phase 3: CIRCULATION > A Complex Ecosystem Evolves



Cultivating Consensus

As part of a land banking demonstration project, this storyboard technique becomes a potent tool to enable communities to imagine and define their own evolution. Just like the cultivation of land, community consensus must be nurtured. This process is critical to the development of community itself.



Creating Connections

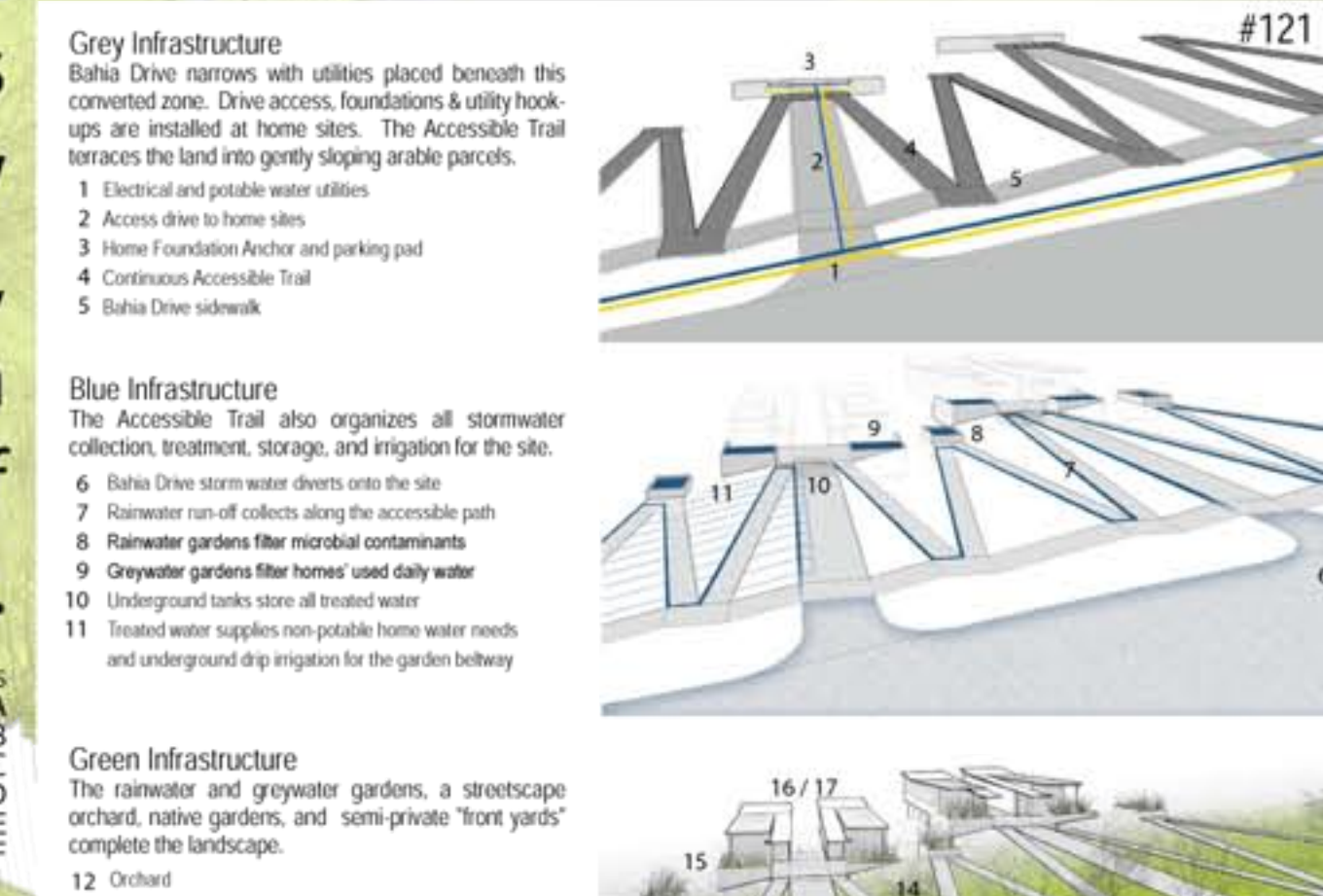
1. Identify Open Space Networks: The site is framed by three equally compelling open spaces: the lower marshlands/waterfront, an upper recreational/environmental woodland, and the Marin Audubon lands. Seen in this view, our site becomes a critical link at the center of these valuable community resources.
2. Foster Public Access: The masterplan strategy begins with a new 1.75 mile Accessible Trail and surface water collector swale that connects to existing networks of pedestrian circulation and promotes new trails. Public access replicates the prevailing pattern of short connectors from residential areas to open space.
3. Promote Bahia as Center of New Community Space: Together, the open space network and expanded public access create a new possibility for community space in Novato, with our site at the heart.



Harvesting Site Resources

To use resources most strategically, the masterplan consolidates all housing on the far more accessible Bahia Drive parcel. The units are set far back from the main road, overlooking the woodland at its edge and are inspired by the pier of the original Bahia waterfront homes. The continuous Accessible Trail passes by the front door of each unit, weaves through the community gardens and upper woodlands, and descends through the Misty Court farm plots and existing Bahia neighborhoods to the east. This accessible loop promotes a potential new daily ritual for the senior residents as well as the entire community.

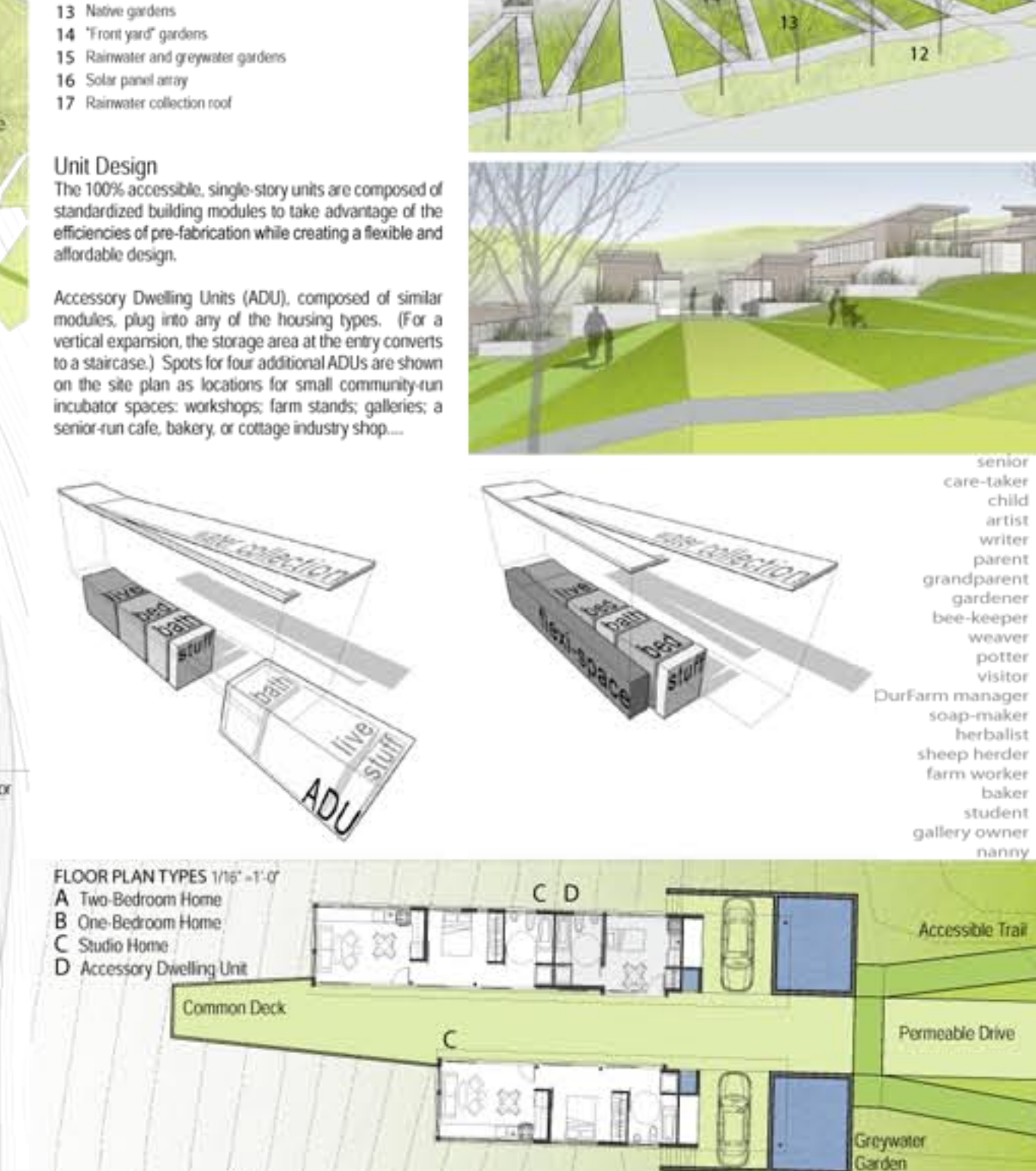
The Misty Court parcel remains open for creative cultivation of a productive landscape. The existing land terraces are stabilized with an on-site grid water retention infrastructure which gathers the site's surface runoff captured in a swale alongside the Accessible Trail. Each land terrace contains a covered retention pond, farm storage, a solar panel shade structure, and a community event terrace. The landscape is divided among a series of productive garden plots sustaining food production and cottage industries for all ages.



Cultivating Capital

Returns on Investment
The central notion of the masterplan is that even "leftover" parcels can be transformed into a productive component of any community. The consolidation of the housing along Bahia Drive is highly strategic from both resource management and community consensus-building perspectives. It also opens up the Misty Court parcel to a productive use, which will define Bahia as a vibrant force within Novato and beyond. The returns on this investment are many fold:

- > Solar energy production
- > Greywater collection and reclamation
- > Food production
- > Jobs in OurFarm's management, production, and educational programs.
- > Jobs in senior-friendly cottage industries
- > Recreational Activities: Accessible Trail, community gardening, cottage industries, farm docents...



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Item	Quantity	Unit Cost	Total
Bahia Road Parcel: OurFarm Homes/Community Gardens			
Site Development	SF Area	PSF Rate Investment	
Site Grading & Utilities	115,244	\$117.00	\$13,374,840
Previous Hardships	19,818	\$6.00	\$118,908
Sidewalks	2,940	\$12.00	\$35,280
Accessible Trail	95,036	\$4.00	\$380,144
Site Work	520	\$40.00	\$20,800
Rain & Greywater Gardens	1,750	\$12.00	\$21,000
Orchard	15,000	\$3.25	\$48,750
Community Gardens	17,854	\$3.25	\$58,026
Event Deck	2,354	\$190.00	\$447,260
Site Area Sub-Total			\$14,941,196
Homes/10 Units + 8 ADUs	18,600	\$200.00	\$3,720,000
Total			\$5,861,196
Added Net Zero Investment			
Solar Panels	9,500	\$66.00	\$627,000

