

NOVATO ECO VILLAGE URBAN MODEL

To go faster we must go alone. To go further we must go together. -African Proverb.
How do we watch over the sustainability of life and the environment? Society must adopt a more sustainable lifestyle, and this should reflect in our dwellings, communities, and the relationship with our natural surroundings.

Novato Eco Village is a flexible and sustainable model of community. Flexibility will guarantee the social sustainability of the project and its long term viability offering different options in lifestyle, investment, activities, productivity, community and accessibility. Architecture will promote life and activity while making the community efficient and ecologically sustainable with a zero net energy usage goal. Urban planning will guarantee the interaction between residents and the community of Novato.

Project: The two sites selected differ in characteristics making them good candidates to test the Eco Village community model in different conditions. The design concepts were driven by the program and the site with the intention of conserving its natural condition, minimizing the projects footprint and its impact on the environment. The buildings are integrated with the landscape and provide privacy for the units. The site plan provides accessibility to outside service and generates an internal pedestrian lifestyle with green passage ways.

Common Areas are designed as tools to improve the quality of life, optimize resources, life costs, generate extra income, create jobs, promote interaction between residents and the rest of the Novato community.

Program:

- **The Main Plaza** is designed as an open public space to encourage dialogue, interaction, rest and play. A weekly open market of home grown organic produce will take place here, and any number of external events. It houses garages for bicycles, carts and scooters for internal transport.

- **The Cultural Center** is an interior- exterior multipurpose space which will house a performance space, music, social, educational and artistic expositions. This use can generate extra revenue and create links with the larger community.

- **The Deli-Kitchen** is a permanent sales point of organic home grown produce, coffee shop, equipped with a kitchen to serve community dinners for residents and visitors.

- **The Wellness Center**, all the sport, health and hygiene activities take place here. Consisting of a gymnasium, external multipurpose sports area, nursery, and community laundry.

- **The Active Gardens and Walkways**, one of the main characteristics of the project is the sloped topography, due to the accessibility needs of elders. The internal walkways are designed with a 5% or less slope to promote outside activities and make the whole site accessible. These walkways create a terraced landscape which will be used for communal organic vineyard and orchard production to consume and sell. These plantations are watered by the reuse of grey wastewater, processed in a wetland process.

Driveways are minor internal stone-grass pavements to merge and be permeable onto the site. They give access to the private lots and the main plaza driveway. From the main plaza there is pedestrian accessibility to the entire project, therefore encouraging the use of alternative transport.

Lots adapt to the natural slopes and terraces so minimal land movement is needed. The lots use height and position to care for privacy and be optimally oriented to the south with views to the internal gardens and outside lake. A lot reserve is outlined for future growth of the community.

Housing units: 2 unit types are available each one offers a different lifestyle and spatial design. Each one is capable of modular growing from a studio to a 2 bedrooms plus accessory unit residence. In their modular design, growth, flexibility, easy construction, and local material palette we find the economic feasibility of the project and a solution to meet future housing needs. The units consist of simple floor plans and ample distributors to facilitate accessibility and comply with the fair housing act.

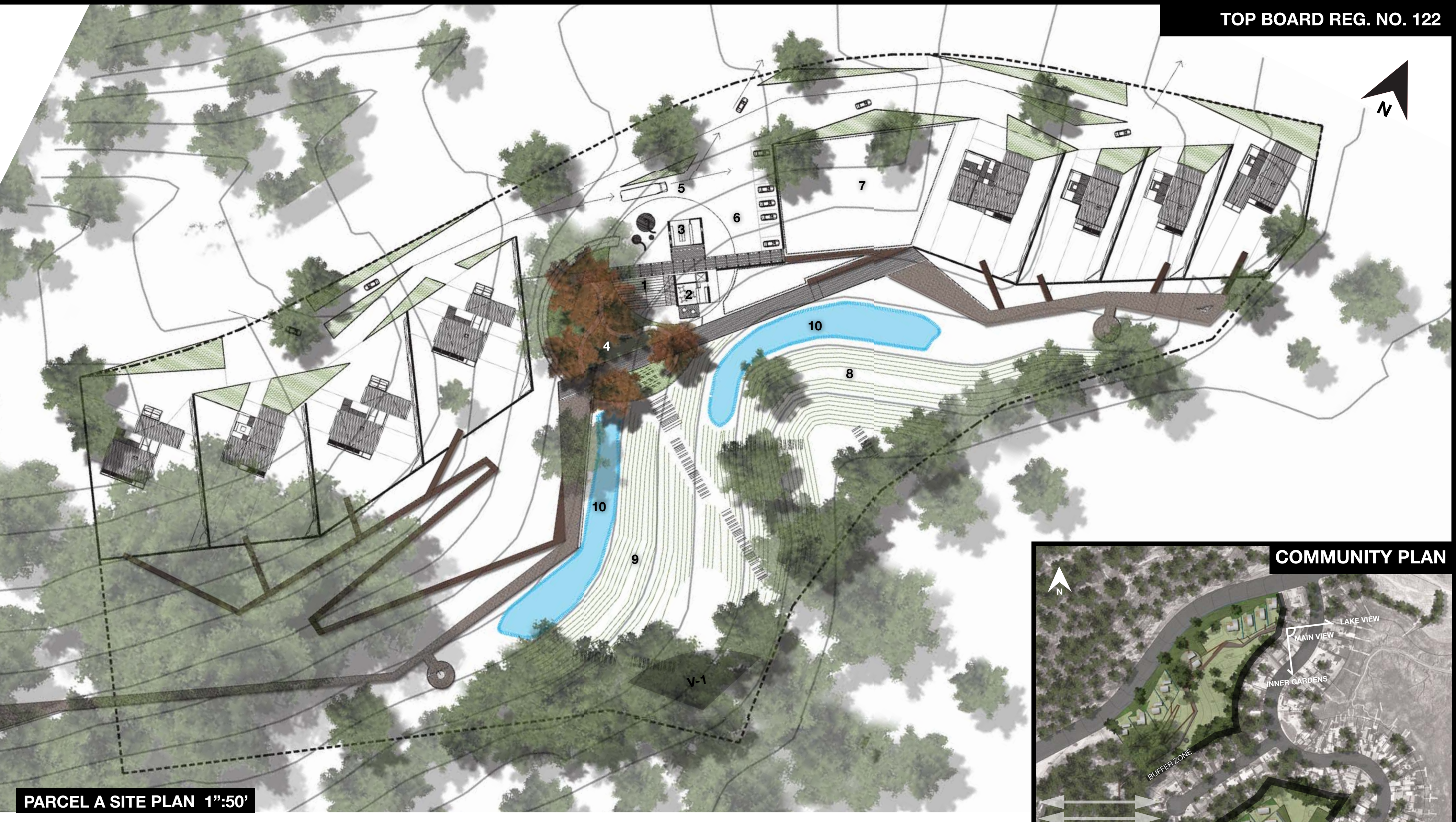
Construction system, consists of 3 main elements: Rammed earth walls are durable, sustainable easy to build and provide necessary thermal mass. The roofing structure consists of Douglas Fir laminated beams, this evergreen tree can be harvested sustainably. Prefabricated grid structures are built in a workshop and put into place with a crane reducing time and cost, non structural walls will also be built out of Douglas fir wood. A Prefab insulated metal roofing system, will also reduce construction time and costs.



Novato Eco Village relates itself with the local community on many layers. Its integration with the landscape and unobtrusive, yet appealing architecture is a landmark in Marin County.



Novato Eco Village encourages interaction through many activities, like the prolific vine gardens, vineyards and orchards. Designed space like the local produce market, will incentive both residents activity and community interaction.



PARCEL A SITE PLAN 1/16" : 1'

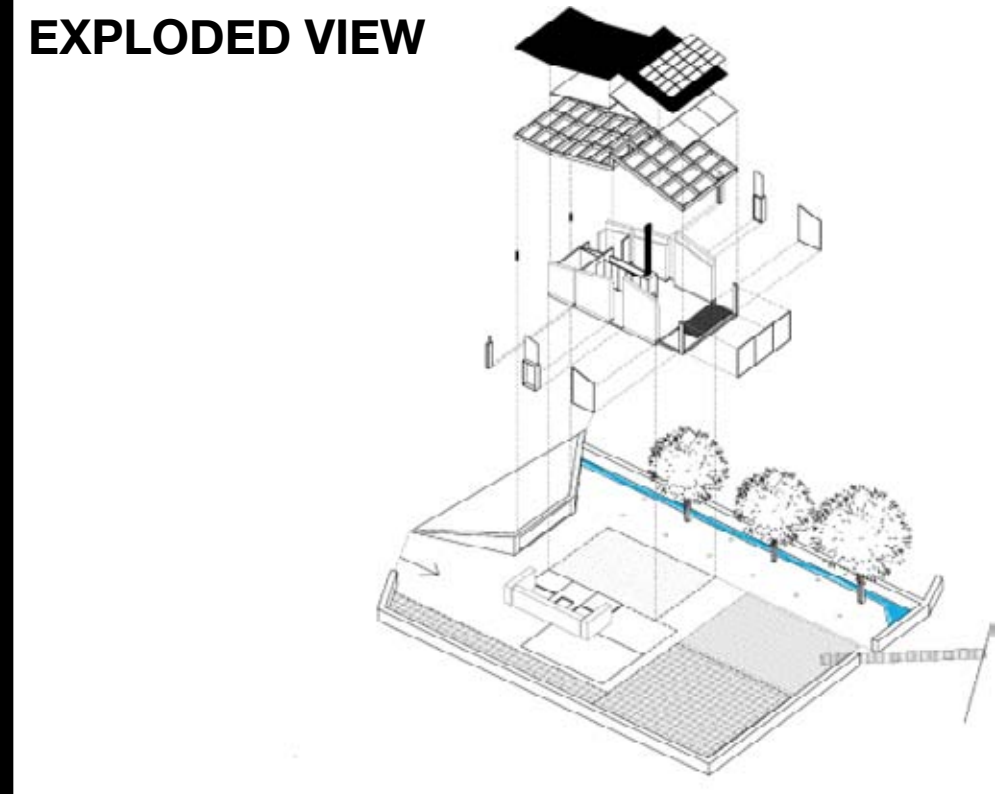


PARCEL B SITE PLAN 1/16" : 1'

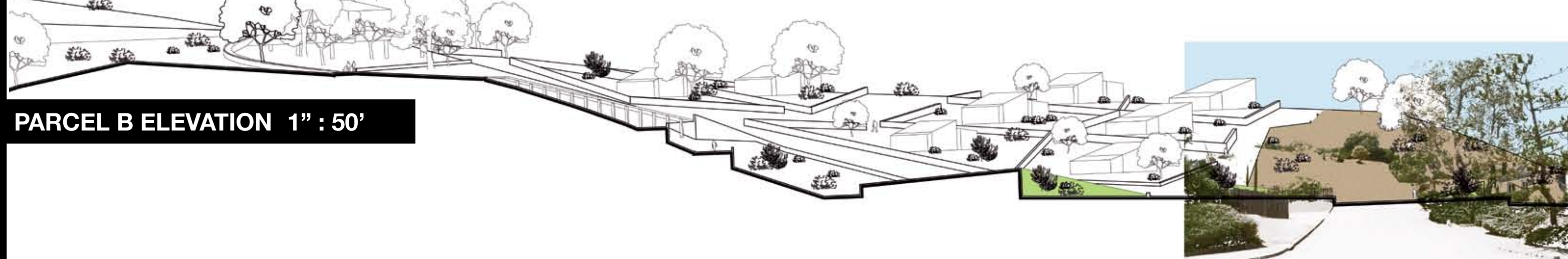


COMMUNITY PLAN

- 1 MAIN PLAZA CENTER
- 2 CULTURAL CENTER
- 3 KITCHEN-DELI
- 4 WELLNESS CENTER
- 5 BUS STOP
- 6 VISITOR PARKING
- 7 RESERVE AREA
- 8 VINEYARD
- 9 ORCHARD
- 10 WETLANDS



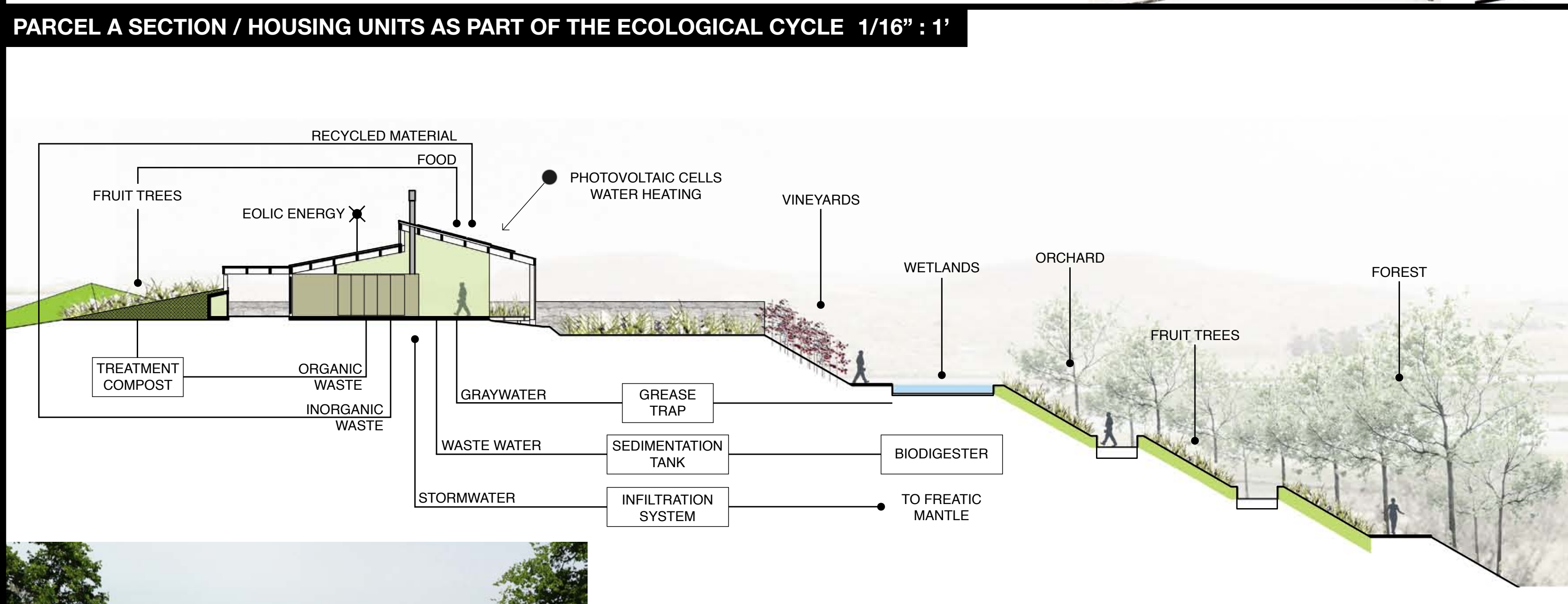
EXPLODED VIEW



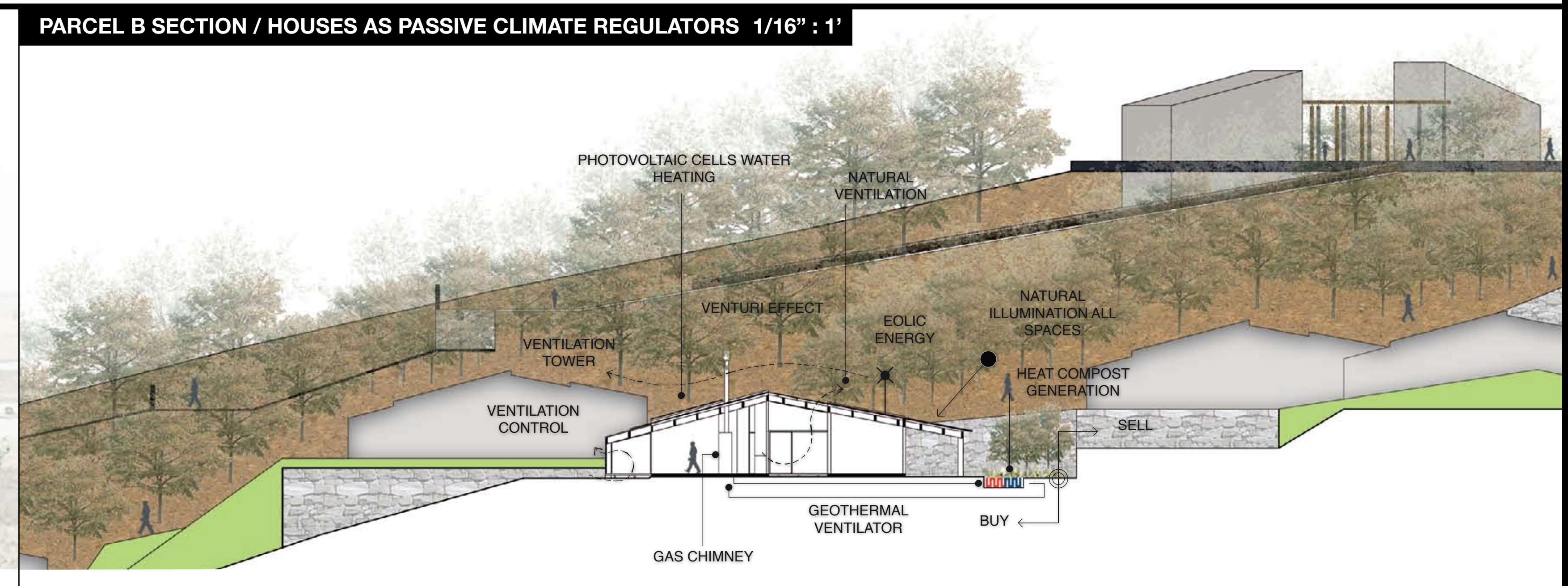
PARCEL B ELEVATION 1/16" : 50'



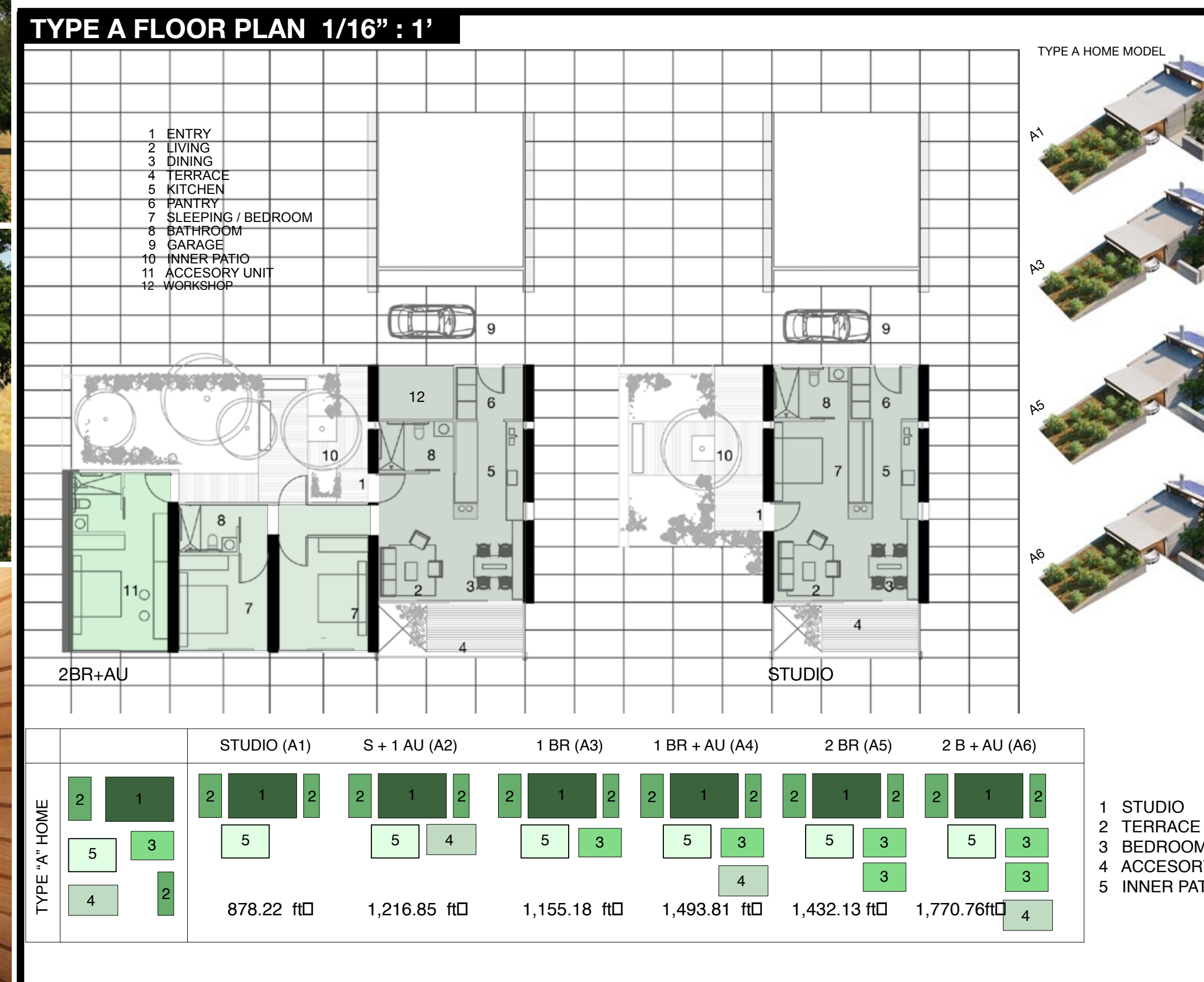
PARCEL A ELEVATION 1/16" : 50'



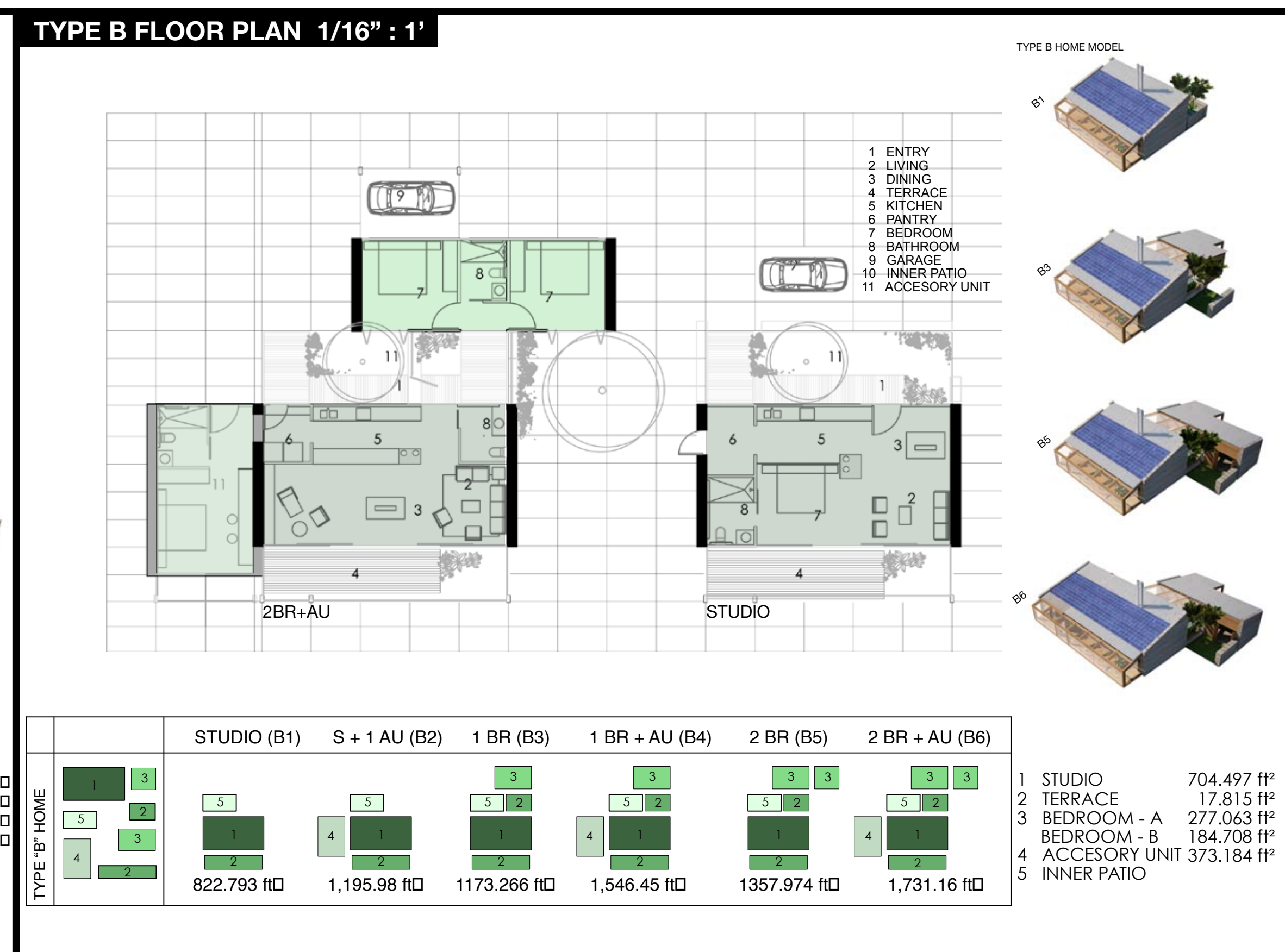
PARCEL A SECTION / HOUSING UNITS AS PART OF THE ECOLOGICAL CYCLE 1/16" : 1'



PARCEL B SECTION / HOUSES AS PASSIVE CLIMATE REGULATORS 1/16" : 1'



TYPE A FLOOR PLAN 1/16" : 1'



TYPE B FLOOR PLAN 1/16" : 1'

| CONCEPTUAL COST ESTIMATE | | | | |
|--------------------------|------|---------------|------------------------|--|
| Parcel A | | | | |
| House | QTY. | PRICE | TOTAL | |
| A-1 | 2 | \$ 117,038.15 | \$ 234,076.29 | |
| A-2 | 2 | \$ 152,334.94 | \$ 304,669.89 | |
| A-3 | 1 | \$ 144,748.65 | \$ 144,748.65 | |
| A-4 | 1 | \$ 201,042.60 | \$ 201,042.60 | |
| A-5 | 0 | \$ 178,814.16 | \$ - | |
| A-6 | 1 | \$ 219,032.44 | \$ 219,032.44 | |
| B-1 | 0 | \$ 111,937.05 | \$ - | |
| B-2 | 0 | \$ 150,990.45 | \$ - | |
| B-3 | 0 | \$ 147,750.73 | \$ - | |
| B-4 | 0 | \$ 193,652.46 | \$ - | |
| B-5 | 1 | \$ 216,371.62 | \$ 216,371.62 | |
| B-6 | 1 | \$ 235,000.00 | \$ 235,000.00 | |
| Community Center | 8 | \$ 223,400.00 | \$ 1,787,200.00 | |
| Urban Development | | | \$ 796,351.62 | |
| TOTAL A | | | \$ 2,351,293.11 | |
| Parcel B | | | | |
| House | QTY. | PRICE | TOTAL | |
| B-1 | 1 | \$ 117,038.15 | \$ 117,038.15 | |
| A-2 | 1 | \$ 152,334.94 | \$ 152,334.94 | |
| A-3 | 1 | \$ 144,748.65 | \$ 144,748.65 | |
| A-4 | 3 | \$ 201,042.60 | \$ 603,127.79 | |
| A-5 | 2 | \$ 178,814.16 | \$ 357,628.33 | |
| A-6 | 0 | \$ 219,032.44 | \$ - | |
| B-1 | 1 | \$ 111,937.05 | \$ 111,937.05 | |
| B-2 | 1 | \$ 150,990.45 | \$ 150,990.45 | |
| B-3 | 0 | \$ 147,750.73 | \$ - | |
| B-4 | 1 | \$ 193,652.46 | \$ 193,652.46 | |
| B-5 | 0 | \$ 164,542.83 | \$ - | |
| B-6 | 0 | \$ 164,542.83 | \$ - | |
| B-6 | 1 | \$ 216,371.62 | \$ 216,371.62 | |
| Community Center | 11 | \$ 223,400.00 | \$ 2,457,400.00 | |
| Urban Development | | | \$ 1,005,126.57 | |
| TOTAL B | | | \$ 3,959,984.37 | |
| TOTAL | | | \$ 5,411,277.49 | |