

ALISON, 62, TOWN BAHIA CONSTRUCTION PROJECT MANAGER
 "I had some concerns before I could buy the homes of the Farm Bahi architectural concept. How could we afford to build structured parking out of concrete with community facilities on top? And why so much density in a suburban setting? Once we saw how much duplicate infrastructure multiple building sites would require in this terrain, saw how a consolidated concept could share and leverage the cost of sustainable support systems, and saw how the whole thing could be nestled into the slope of a sensitive site, the idea of concentrated density for the plan began to make sense. Almost as importantly, it also gave Bahia the focused identity of its own 'downtown'. Once the modest grading, garage, and retaining systems were built, the rest was basic, affordable wood frame construction."

TOM, 20, TOWN BAHIA TRANSIT COORDINATOR AND ACCESSORY UNIT RESIDENT
 "From Tom Bahia's Office Studio, I coordinate neighborhood and regional transit for Bahia. I work with 2 senior volunteers, who - using a small fleet of HOA golf carts - shuttle Bahia residents between home, Town Bahia, and the Farm Terraces. This lets us provide rich community programming without expensive car-parking. I also coordinate ride-share for commuters, and for trips like school, shopping, recreation, and culture. As participation in this program has grown, Bahia residents are saving, collectively, hundreds of thousands of dollars, yearly, in gasoline costs. This, in turn, pays for me, as well as on an array of community facilities and services."

LYDIA, 5, BAHIA RESIDENT
 "I go to the Farm Terraces with my dad. I love a chicken laying eggs, worms, snakes, lizards, and other farm animals. I watch things growing. At the Town Kitchen, Dad and me learned how to cook collard green quiche and lots of healthy dishes."

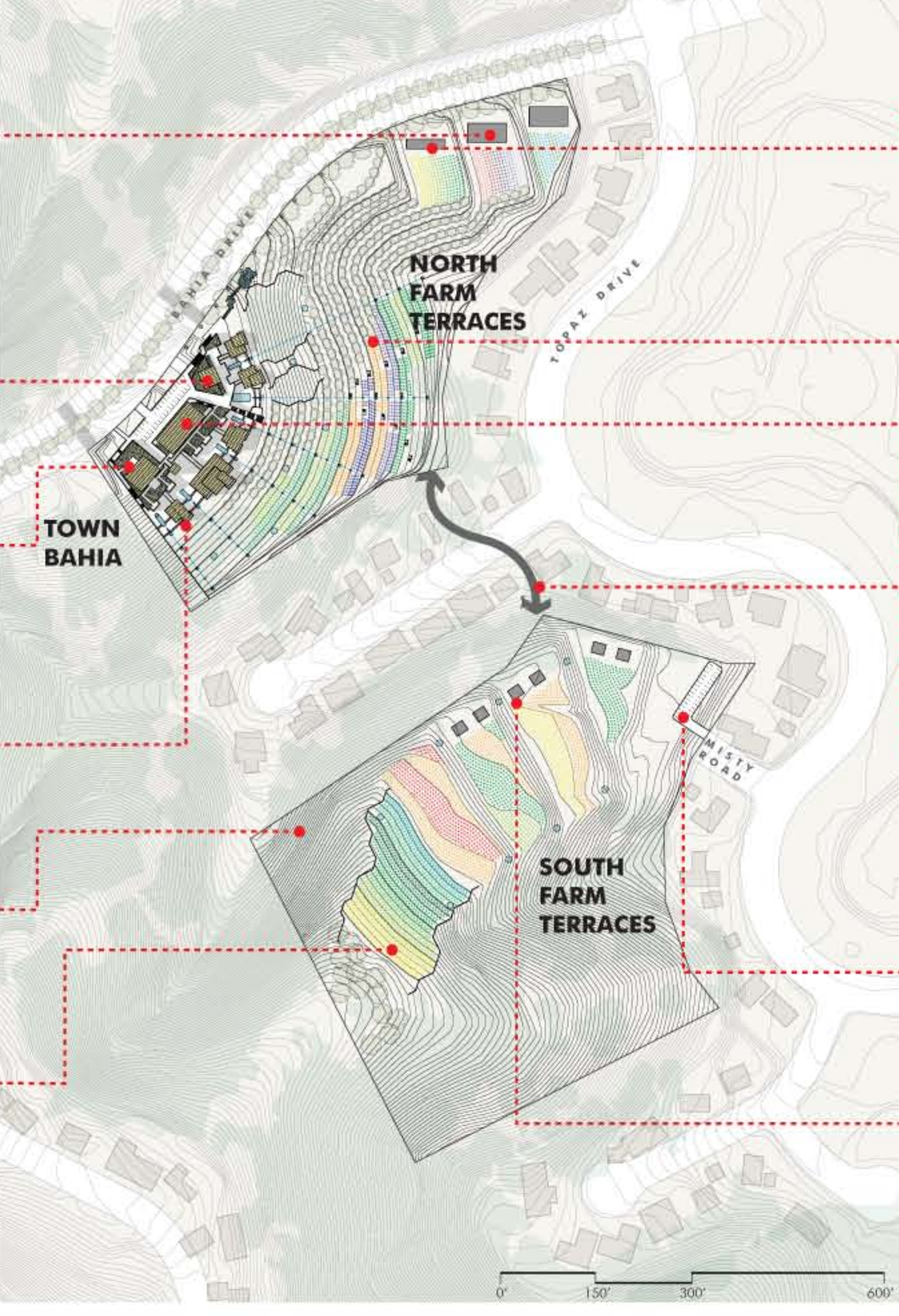
ED, 32, NOVATO CITY STAFF
 "Working with local, state, and federal governments and non-profits like the Terra Miguel Foundation, we've developed grant and loan programs for Bahia as a pilot of community sustainability and self-sufficiency. It's a compelling story that goes beyond being a mere demonstration. By comparison to other suburbs in America, Bahia has become remarkably self-sufficient in energy, in agriculture, in local transit, in economics, and in recreation and culture."

ANN, 53, ACCESSORY HOME RESIDENT
 "The same year my mother decided to move to a smaller home at Town Bahia, I lost my job and went through a divorce. It was a stroke of good fortune to find a pair of places - where I could care for my mother, but still have my own life. On some days, one or the other of us needs the other, but on other days, we're the most friendly of independent neighbors."

DORA, 87, RESIDENT
 "I'm at home much of the time, but my home, like all the new homes, has grand views to the valley over the north Farm Terraces. I enjoy seeing my neighbors farm. And, daily, I take the elevator to Town Bahia where, on any given day, I may be in the art studio, taking a weekly class from a visiting yoga teacher, reading in the Community Living Room, or having a healthy impressive meal at the Town Kitchen."

KYLE, 33, FARM TERRACES 'FOREMAN'
 "The Foreman handles a kind of a job. I went to UC Davis with a self-defined major in Agriculture and a minor in Social Sciences. I suppose my best job description is as a guardian of the small and precious agricultural resources here. At the same time, I need to both encourage and guide a constantly evolving cottage of 'farm-workers'. On any given day, a working team might be composed of an employee, student volunteers, retired residents, a Bahia father-and-daughter farm retreat visitors, day laborers, or part the curious. I need to run the farm as a farm - and maintain some rules - but I also love running a continuous program of education where visitors can both learn and have fun. We've made this one of the most intensive, productive farms in the region."

TOWN BAHIA MASTER PLAN WITH NARRATIVE (BY FUTURE PARTICIPANTS)



CARLOS, 55, SEMI-RETIRED; SUSTAINABLE SYSTEMS MANAGER.
 "I maintain Town Bahia's gray water systems (black water filtration, percolation, and wetlands system), the solar and wind harvest systems, and the storm water collection drains on the Farm Terraces. I make sure these systems are both operational and safe (the blackwater system all occurs below a layer of pea-gravel). It took an ongoing investment over time, but basic energy savings are built into the plan: the compact, cross-ventilated rooms, the terraced massing shading the west sun and allowing both water collection and water treatment, and the power of hilltop wind harvest. The net result is that this LEED Platinum Town Bahia project stays off the grid!"

TRUDY, 46, HOA ECONOMIC DEVELOPMENT ADVISER.
 "It was my role to provide to the Bahia HOA how it could become a literal investment tool. As we've layered in transit services (gasoline savings), agriculture (reduced food bills and profits from local specialty restaurants and Farm Retreat 'agri-tourists'), sustainability (reduced utility bills), and facility rental (including all the Town Bahia venues: the Community Living Room, the Art Studio, the Office Studio, and the Tea House), I've been able to show that community self-sufficiency isn't an expensive chest-pounding exercise. With leadership and transitional support, HOA re-investment can be profitable at the same time that it evolves a richer community."

IDA (AND PAUL), 62, 63, SEMI-RETIRED, FACILITIES PROGRAMMING.
 "The key to our success is in the local culture and the flexible programming of our facilities. True flexibility requires active scheduling and room set-up. I'm in charge of scheduling all the facilities, and Paul moves the physical set-up in place. In the Community Living Room/Library, I schedule visiting yoga and aerobics instructors, lecturers, and performers. For the Art Studio and Office Studio, I schedule resident fee-free use of the facilities and equipment. Most recently, I've taken on marketing and scheduling for the Farm Retreat Cottages on the South Farm Terraces."

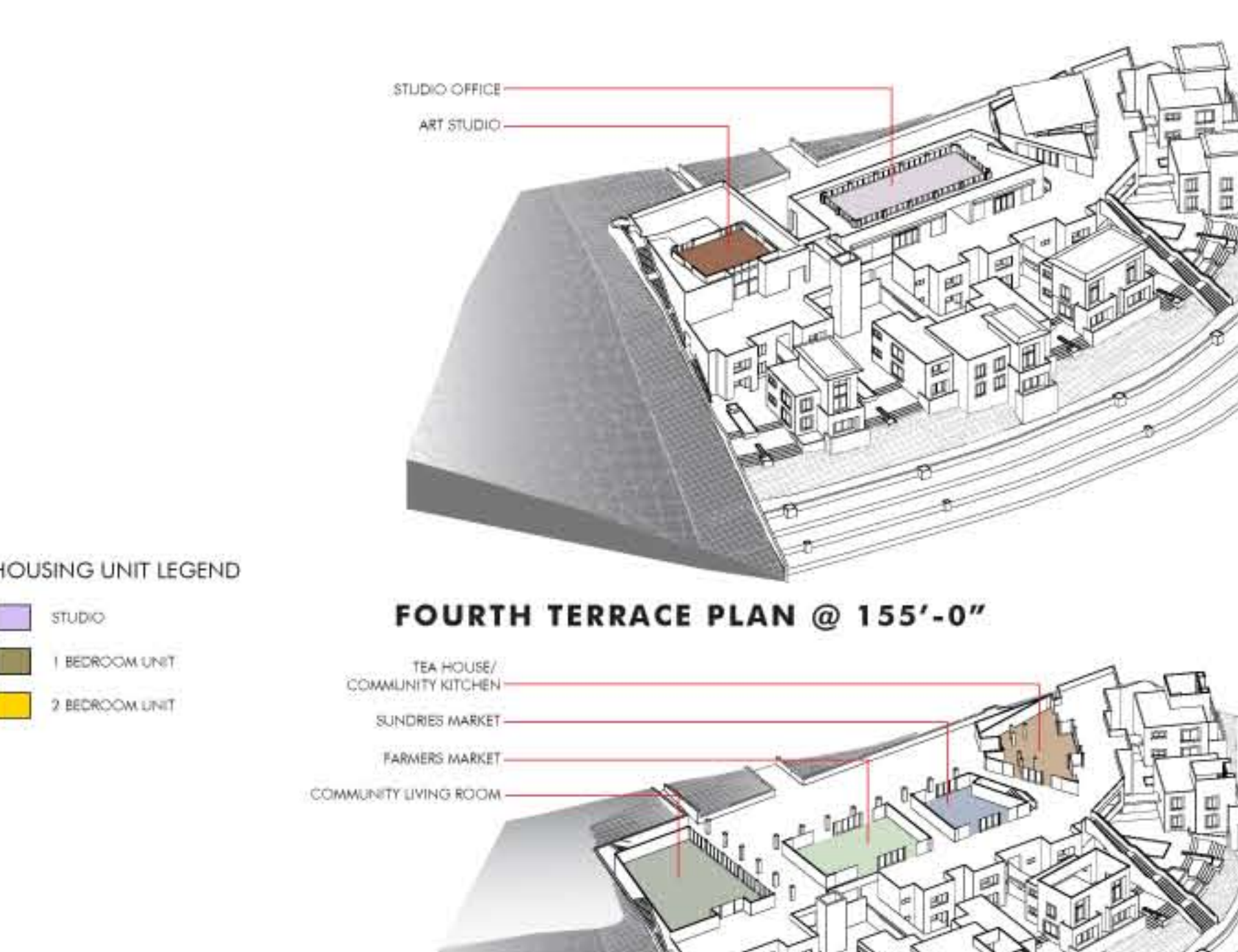
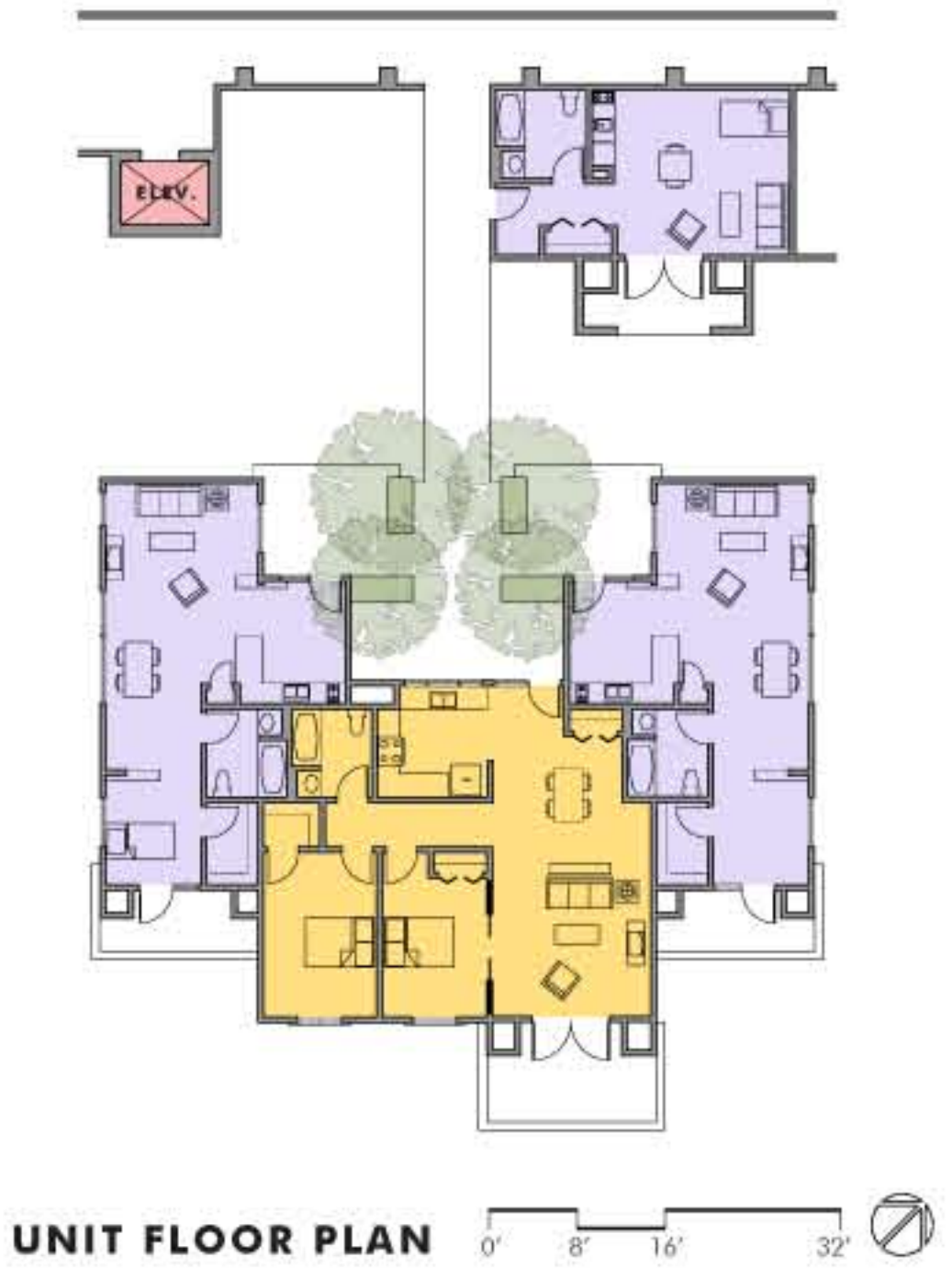
LIN, 34, FARM TERRACES MARKET COORDINATOR.
 "We set several goals for our market. It should provide Bahia with food at reasonable prices. It should market high quality specialty foods to the city and its restaurants. It should make a return for the community. And it should provide part-time employment and experience to interested Bahia residents of all ages. It's my job to see that each of these goals are met and maintained."

GERRY, 36, BAHIA RESIDENT.
 "It took some getting used to, but the idea of our own community transportation network. I was already ride-sharing to the BART station, but golf carts? With our steep grades, they turned out to make a lot of sense, bringing neighbors more easily together, and linking the whole of Bahia to its new center: Town Bahia. We now have small golf cart parks decentralized throughout the community, so that they've become a kind of shared transportation resource. Good, frankly, none of us realized the idea of major construction and new traffic coming in on Midway Drive. All in all, Town Bahia has provided us a place to deepen our sense of community without disruption to our existing residential core."

NANCY, 25, FARM RETREAT GUEST.
 "My husband and I reserved a cottage for a week on Town Bahia's website. We learned so much from Kyle about intensive farming for our own home, (and about how to cook it from Lin's Community Kitchen dinners). The cottages are both intimate (tucked under the trees), and grand, with the panoramic views of the valley below."

D., TOWN BAHIA DESIGN ARCHITECT, 59.
 "While Town Bahia is definitely an anchoring visual icon for Bahia, it's articulated in components that are consistent in scale with Bahia's existing homes. The finish materials provide further definition, and are a contemporary update to materials classic to the region: wood shingles, open and jointed wood slats, natural finish plaster. These are supplemented by a rich 2-story living/green vertical wall around the central 'plaza' - linking Town Bahia's architecture with its principal themes: landscape preservation and intensive community agriculture."

TOWN BAHIA SENIOR HOUSING COMPETITION



HOUSING COMPONENT SUMMARY AND COSTS

#	UNIT	UNIT SIZE	SUB-TOTAL	UNIT COST	SUB-TOTAL COST
10	SENIOR STUDIO HOME	650 SF	6,500 SF	\$85/SF	\$552,500
8	SENIOR 1 BR HOME	740 SF	5,920 SF	\$85/SF	\$503,200
2	SENIOR 2 BR HOME	1,200 SF	2,400 SF	\$85/SF	\$170,000
8	ACCESSORY STUDIO HOME	450 SF	3,600 SF	\$85/SF	\$306,000
2	ACCESSORY STUDIO HOME	650 SF	1,300 SF	\$85/SF	\$110,500
33	PARKING SPACES	333 SF/ CAR	11,000 SF	\$30,000/ CAR	\$990,000
30	RESIDENT /3 VISITOR	2,340 SF	2,340 SF	\$40/SF	\$93,600
1	ELEVATOR	NA	NA	LUMP SUM	\$110,000
1	EXCAVATION/ RETAINING @ RESIDENTIAL TERRACES	NA	20,000 SF	\$35/SF	\$700,000
1	TOPPING SLAB/ TOWN SQUARE	10,000 SF	10,000 SF	\$10	\$100,000
1	UTILITIES, SUSTAINABLE SYSTEMS FOR LEED PLATINUM RATING (WIND, SUN HARVEST), RAIN/GRAY/WASTE-WATER COLLECTION/TREATMENT	NA	NA	LUMP SUM	\$1,000,000
1	EXTERIOR LIGHTING	NA	NA	LUMP SUM	\$100,000
1	COMMUNITY LIVING ROOM / LIBRARY (1ST FLOOR) ART STUDIO (2ND FLOOR)	3,900 SF	3,900 SF	\$250/SF	\$975,000
TOTAL					\$5,758,000

TOWN BAHIA COMPONENTS (REVENUE GENERATING USES) SUMMARY AND COSTS

#	UNIT	UNIT SIZE	SUB-TOTAL	UNIT COST	SUB-TOTAL COST
1	FARMERS' MARKET	1,120 SF	1,120 SF	\$200/SF	\$224,000
1	SUNDRIES MARKET	440 SF	440 SF	\$200/SF	\$88,000
1	TEA HOUSE / COMMUNITY KITCHEN	1,745 SF	1,745 SF	\$250/SF	\$436,250
1	OFFICE STUDIO (2ND FLOOR)	1,870 SF	1,870 SF	\$250/SF	\$467,750
6	PARKING SPACES (6 "OUTSIDE" RETAIL VISITORS)	333 SF/ CAR	2,000 SF	\$30,000/ CAR	\$180,000
TOTAL					\$1,396,000

NOTE: Farm Terraces construction is assumed to be an outcome of collaborative Bahia engagement.



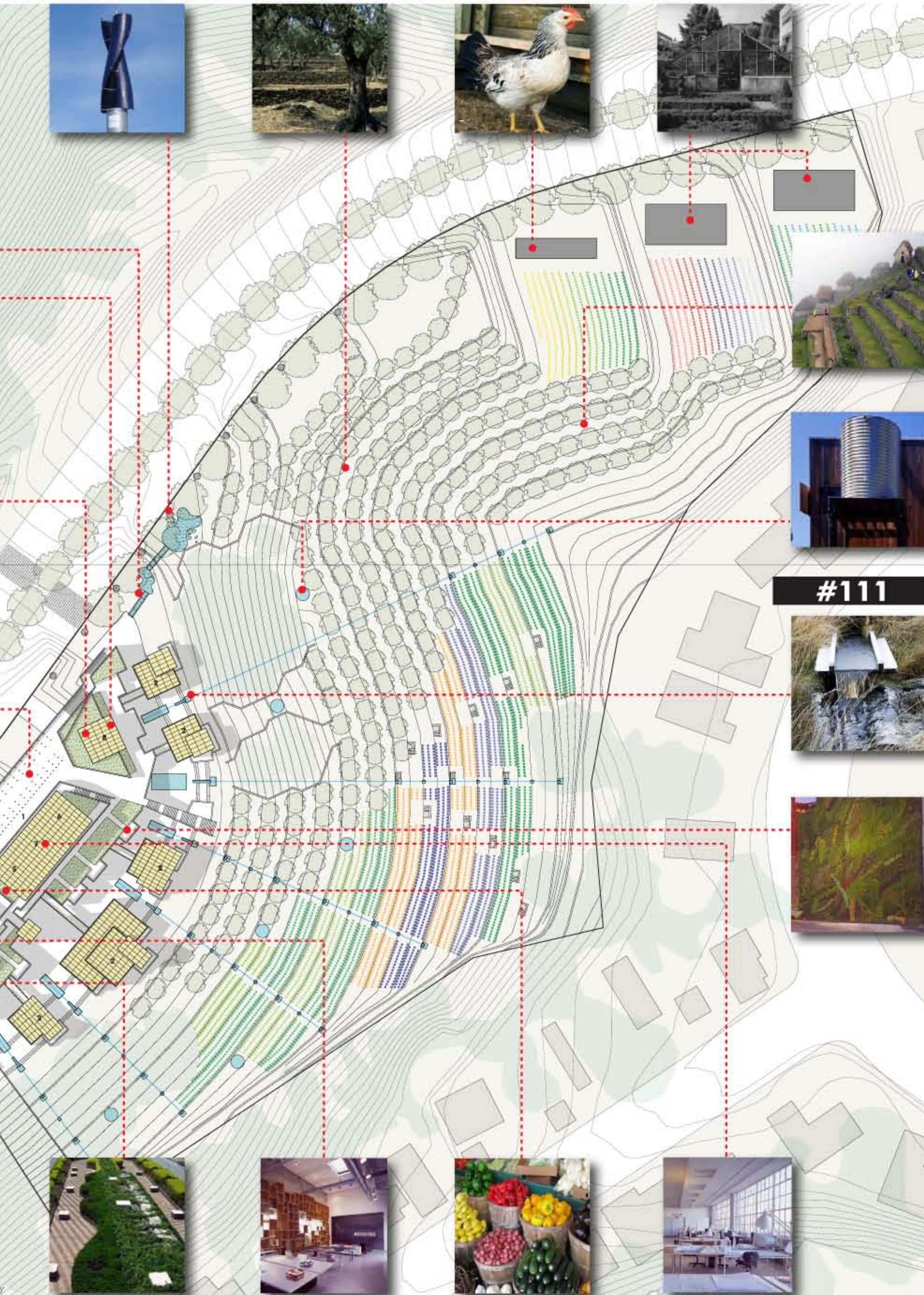
VIEW FROM BAHIA DRIVE



VIEW AT HOUSING AND FARM TERRACES



HOUSING SITE PLAN



LEGEND

- 1 BAHIA TOWN SQUARE
- 2 TERRACE HOMES
- 3 COMMUNITY LIVING ROOM / LIBRARY
- 4 ART STUDIO
- 5 FARMERS MARKET
- 6 SUNDRIES MARKET
- 7 STUDIO OFFICE
- 8 TEAHOUSE / COMMUNITY KITCHEN



ELEVATION FROM BAHIA DRIVE



SITE SECTION



ELEVATION FROM BAHIA DRIVE



SITE SECTION