The Monterey County community has identified an interest and commitment to new development on the former Fort Ord being sustainable. This commitment is manifest in documents such as the Marina General Plan, and the Fort Ord Reuse Authority (FORA) Chapter 8 provisions for implementing the Fort Ord Base Reuse Plan, which has been a recent amendment to the County's General Plan.

In support of this community vision, SBRI as an independent educational non-profit organization, has taken the initiative to assemble this document. The document incorporates the necessary reference materials – *the tools* –for implementing and evaluating sustainable development. We are offering this as a means of supporting **economic and social**, as well as **environmental** sustainability in new developments on the former Fort Ord, while providing you, and all involved, with a reference for understanding the benefits of sustainability.

In addition to this Framework document, we also offer training and consulting in "green" and sustainable practices for buildings that are not only **economically feasible** or **affordable** to build, but have other benefits for the region, developers and residents that far outweigh conventional development.

If you have time only to look at one thing in this document, please see the American Planning Association's Four Objectives at the beginning of Section 1. In a short, concise way, these four objectives are very effective in expanding the reader's view from the local and immediate, to a wider, long-term context of the effects our current choices will have on our children and beyond.

We offer these tools as a practical base from which one can make critical and beneficial development decisions – as other leaders and cities have already begun pioneering. As a starting point, **SBRI would like to offer these guidelines and the possibility of LEED certification,** for all new developments in Monterey County**.**

Included in this document are:

Section 1 - examples and professional expertise that demonstrate the practicality, feasibility, and benefits of "green" building to maximize economic, social, and environmental performance, and to meet or exceed community needs for a sustainable future.

I. **Examples of City Initiatives**– Four cities are examined here for their green building and sustainable practices: Santa Monica and San Jose, CA; Austin, TX; and Portland, OR. Excerpts from the Web site's of Santa Monica and San Jose are

included as examples of successful criteria for both energy policy and green-building practices.

II. **U.S. Department of Energy: Smart Communities Network – Community Energy Education and Public Participation** – Community Energy Success Stories and Community Buildings Efficiency Programs

III. **State of California Example: Building Better Buildings: A Blueprint for Sustainable State Facilities –** The State of California's initiative to site, design, deconstruct, construct, renovate, operate, and maintain State buildings that are models of energy, water, and materials efficiency, while providing healthy, productive, and comfortable indoor environments and long-term benefits to Californians

IV. **American Planning Association: Policy Guide on Planning for Sustainability** – Objectives that can be used as a framework for policy development at each level of decision-making – local, state, regional, and federal – on topics such as land use, housing, transportation, economic development, among others

V. **US Green Building Council: Green Building Rating System -- LEED™** – The U.S. Green Building Council is the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable, and healthy places to live and work. Their "Leadership in Energy and Environmental Design" (LEED) rating system provides a complete framework for assessing building performance and meeting sustainability goals, now being widely used as *The* rating system for sustainable buildings. LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Section 2 – documents that reflect local (Fort Ord, CA area) mandates and community support of sustainable community development.

I. **FORA: Sustainability Highlights from the Fort Ord Base Reuse Plan** – References to sustainable design planning and principles and resources management

II. **City of Marina: Highlights from the Marina General Plan** – Sustainability references regarding environmental, traffic, quality of life, and socioeconomic concerns

III. **City of Marina: University Villages Community Workshop Feedback Summary** – The top ten objectives as expressed by the community

IV. **FORA: Workforce Housing Project Town Hall Meeting #1** – Community input about "affordable housing" and the need for integration into more sustainable development

Section 3 – supportive examples from the Monterey Bay, CA Region

I. **Marina University Villages RFP** – Page and section references to the Marina University Villages RFP that specifically relate to documents included in this Framework

II. **Monterey County/UC MBEST Model Urban Village Plan RFP** – Reference to description of Urban Village Plan RFP

Our intention is that you find this collection valuable and useful. In keeping with our commitment to education for the sustainable redevelopment of former military installations, we are here to support the community in any way we can as you shape the future community of the Monterey Peninsula. We do NOT intend this document to be examples of what we think should be done; we DO intend it to be information to empower the community in the choices you make, whatever they may be.

If you find this document useful and/or have ideas for improving it, we would welcome and appreciate your feedback. Write to sbri@basereuse.org.

*The "Framework" is a project of **the Sustainable Base Reuse Institute (SBRI)**, a non-profit education and research organization dedicated to supporting local and international peace-building efforts by supporting the creation of sustainable, environmentally-sound communities as the preferred method for military base reuse. **Green Fuse Energy Company, LLC**, a resource for whole-systems planet restoration, with an office in the City of Marina, provided resources, direction, and volunteer support for this project.*

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Section 1
Examples and Professional Expertise

I. Examples of City Initiatives

Many cities in the U.S. are committed to Green Building and Sustainable City programs. The cities analyzed include: Santa Monica and San Jose, CA; Austin, TX; and, Portland, OR. They have adopted policies, ordinances, municipal codes, design and construction requirements and guidelines to support the implementation of their programs.

This excerpt from the City of Santa Monica, CA web site shows an example of requirements for both energy policy and "green" building practices.

City of Santa Monica, California - Green Building Program
http://greenbuildings.santa-monica.org/introduction/introduction.html

The City of Santa Monica has a commitment to protecting the environment, improving quality of life, and promoting sustainability. In order to fulfill this commitment, the City has adopted a set of requirements and recommendations to encourage the development of "green" buildings sustainability without forcing excessive costs or other burdens upon developers, building owners or occupants. All of these requirements increase the overall value of the building.

Santa Monica's Green Building Program was developed in order to raise the bar of excellence for building practices in the City.

The basis for the green building requirements lies in two different City Ordinances, as well as in the Municipal Code. Both the Ordinances and the Code can be accessed directly using the links above. Most green building requirements apply to all commercial construction and major renovation projects, as well as to all multi-family residential projects with more than 3 units. There are also a number of requirements that apply only to specific types of projects.

The City has also developed Green Building Guidelines to explain possible ways of achieving green building goals.

For information on green techniques in general, see the Green Building Design and Construction Guidelines link on the City web site. The Introduction to the Guidelines contains background information on Santa Monica's Green Building Program, as well as explanations of the green building design process.

Energy Requirements:

Energy requirements can be divided into two types: performance based and prescriptive measures. The performance standards apply to all commercial projects and to multi-family residential projects over 3 stories high. Smaller multi-family residential projects can follow either the performance standards or meet a set of prescriptive requirements.

The City of Santa Monica has developed a downloadable compliance tool specifically for the energy performance requirements, known as the Santa Monica Energy Code Compliance Application (SMECCA). In addition to conducting the energy calculations, this tool also provides you with a list of other required measures that apply to your project.

A. Performance Standards:

The purpose of these energy performance standards is to ensure high levels of energy efficiency while providing maximum flexibility in how to reach these goals. Building features that affect energy use include orientation, building shell and insulation, glazing type and location lighting and controls, efficiency and type of HVAC equipment and ductwork, etc. Instead of mandating particular features, the Santa Monica Energy Performance Requirement encourages builders to take an integrated, whole building approach.

All commercial construction and major renovation projects, and all residential projects with 3 stories or more are required to demonstrate energy efficiency that exceeds 2001 Title 24 levels by the following percentages:

Santa Monica Energy Budget Reductions*	
Multi-family Residences	10%
Hotels and Motels	15%
Commercial and Institutional Offices	15%
Light Industrial	15%
Retail	10%
* Relative to 2001 Title 24	

Compliance with this requirement must be demonstrated using the Santa Monica Energy Code Compliance Application (SMECCA), a free software program that can be downloaded from this site. SMECCA can also be used to explore the relative impacts and trade-offs between building features.

B. Prescriptive Standards:

Multi-family homes that are 3 stories or less have 2 options for achieving energy compliance in Santa Monica:

1) Meet the performance Standards using the SMECCA program and achieving energy efficiency levels 10% below 2001 Title 24 Standards

OR

2) Follow the prescriptive approach set forth in 2001 Title 24 and meet the following additional requirements:

   a) All windows and glass patio doors are equipped with double-glazed, low emissivity glazing, with center-of-glass-U-value not more than 0.32 BTU/(hr.sq.ft.deg.F) and Solar Heat Gain Coefficient not more than -.37.

   b) Fixed lighting fixtures installed within the dwelling units have a combined average efficiency of not less than 40 lumens per watt.

   c) Water heaters have a minimum energy factor of 0.60, and space-controlling appliances (if installed) have a Seasonal Energy Efficiency Ratio (SEER) of not less than 12.

Single-family homes and multi-family homes with less than 3 attached units should follow Title 24 requirements.

The City's web site has links to strategies for both required and suggested "green" building practices. Required Practices are summarized below:

Required Practices:

Siting & Form
Envelope & Space Planning
Construction Management
Landscape
Materials
Transportation
Water Systems

Required Practices	Environment	Ease of Use	Benefits	Capital Cost
Siting & Form				
SFa - (SMMC 7.10.060) Submit an Urban Runoff Mitigation Plan to the Engineering Division	✔✔✔	✔✔✔	✔✔✔	$$
Landscape	**Environment**	**Ease of Use**	**Benefits**	**Capital Cost**
LAa - (SMMC 7.10.060) Minimize stormwater runoff to impermeable areas	✔✔✔	✔✔✔	✔	$
LAb - (SMMC 7.10.04.110) Specify & Install Water-Efficient Irrigation Systems	✔✔✔	✔✔✔	✔✔✔	$
LAc - (SMMC 7.10.04.110) Restrict the Use of Water Features & Fountains	✔	✔	✔	$
Transportation	**Environment**	**Ease of Use**	**Benefits**	**Capital Cost**
TRa - (SMMC 5.20.080(c)(2)) Install Clarifiers or Oil/Water Separators on Drains from Service Bays & Parking Areas	✔✔✔	✔✔✔	✔	$
TRb - (SMMC 9.04.10.08.050) Provide Secure & Accessible Bicycle Storage for Visitors & Occupants	✔✔✔	✔✔✔	✔✔✔	$
TRc - (SMMC 9.04.10.08.050) Provide Facilities for Shared Vehicle Transportation	✔✔✔	✔✔✔	✔✔✔	$

Envelope	Environment	Ease of Use	Benefits	Capital Cost
ENa - (SMMC 9.04.10.02 150-151) Provide Space for Recycled Material Storage & Handling Systems	✔✔✔	✔✔✔	✔✔✔	$
Materials				
MAa - Require Recycling of Demolition & Construction Waste in Construction Contracts	✔✔✔	✔✔✔	✔	$
MAb - Specify Recycled Products per EPA purchasing guidelines	✔✔✔	✔✔✔	✔✔✔	$
Water Systems	**Environment**	**Ease of Use**	**Benefits**	**Capital Cost**
WSa - (SMMC 7.18) Specify & Install Water-Conserving Plumbing Fixtures & Fittings	✔	✔	✔	$
WSb - Reduce Hot Water Heat Loss with Insulation & Heat Traps	✔✔✔	✔✔✔	✔	$$
WSc - Heat Swimming Pools & Preheat Process Hot Water with Unglazed Solar Collectors	✔✔✔	✔✔✔	✔✔✔	$
WSd - (SMMC 5.20.080(c)(1)) Eliminate Lint from Sanitary Sewers in Professional Cleaning Facilities	✔✔✔	✔✔✔	✔	$
WSe - (SMMC 5.20.080(c)(1) & (c)(4)) Eliminate Grease from Sanitary Sewers in Food Preparation & Meat Retailing Facilities	✔✔✔	✔✔✔	✔	$
WSf - (SMMC 5.20.080(c)(5)) Eliminate Silver from Sanitary Sewers in Photo-Finishing Facilities	✔✔✔	✔✔✔	✔	$

Construction Management	Environment	Ease of Use	Benefits	Capital Cost
CMa - Prepare a Demolition & Site Protection Plan	✔✔✔	✔✔✔	✔✔✔	$
CMb - Salvage Reusable Materials & Separate Recyclables from Demolition	✔✔✔	✔✔✔	✔✔✔	$
CMc - Inventory, Mark & Protect Topsoil, Trees & Vegetation to be Retained	✔✔✔	✔✔✔	✔✔✔	$
CMd - (SMMC 7.10.070) Prepare a Stormwater Control Program for the Construction Site	✔✔✔	✔✔✔	✔✔✔	$
CMe - Recycle Construction Waste, & Designate a Site Waste-Management Person	✔✔✔	✔✔✔	✔✔✔	$
CMf - (SMMC 5.08.150(b), 7.10.040) Provide Safe Storage, Worker Training & Spill Cleanup Procedures for Hazardous Materials.	✔✔✔	✔✔✔	✔✔✔	$

City of San Jose, California
http://www.ci.san-jose.ca.us/esd/GB-HOME.HTM

The City of San José's Green Building Policy establishes sustainability as a City priority and further demonstrates the City's commitment to the environment. Sustainable or "green" building practices can reduce the tremendous impact that building design, construction and maintenance has on both people and nature. According to the U.S. Department of Energy's Center for Sustainable Development, buildings consume 40% of the world's total energy, 25% of its wood harvest and 16% of its water. The building industry is the nation's largest manufacturing activity, representing more than 50% of the nation's wealth and 13% of its Gross Domestic Product. Energy and material consumption in buildings can contribute significantly to global climate change.

Sustainable building practices go beyond energy and water conservation to incorporate environmentally sensitive site planning, resource efficient building materials and superior indoor environmental quality. Some of the key benefits are:

- lower electric and water utility costs;
- environmentally effective use of building materials;
- enhanced health and productivity;
- long-term economic returns; and
- reduced environmental impact.

In addition to requiring City buildings to be designed and built using Green Building principles, the City of San José encourages building owners, architects, developers, and contractors to incorporate meaningful sustainable building goals early in building design process. By using the United States Green Building Council's Leadership in Energy and Environmental Design (LEED™) Rating System to document sustainable building features, project teams can publicize their progress.

City of Austin, Texas - Green Building Program
http://www.ci.austin.tx.us/greenbuilder/

Austin, Texas implemented Green Building into their own facilities in 1994 with a resolution from the City Council directing the creation of Municipal Guidelines. A committee of several city departments, as well as local groups such as the AIA determined the objectives of the guidelines. The guidelines are available for purchase in three volumes:

1. Overview of goals and strategies
2. A specifying guide
3. Operations and maintenance guide

An example of their Green Building Program:
Residential Program... for building professionals and homeowners

The Residential Green Building Program rates new and remodeled homes using sustainable guidelines on a scale of one to five stars: the more stars the more green features in the home. Homes are rated in six areas:

- Energy efficiency
- Testing
- Water efficiency
- Materials efficiency
- Health and safety
- Community

A home built in the Austin Energy service area may be rated if the builder, architect, or designer is a member of the Green Building Program. Whether you're remodeling or starting from scratch, the Green Building Program can help by providing information to help you and your building team makes good design and specification choices.

Services include:

- New home ratings
- Consultation services for program members and citizens
- S.M.A.R.T. Housing compliance consulting
- Marketing support for members
- Technical seminars for members
- Green by Design Workshops for homeowners
- Directory of Green Building professionals
- Resource library, including books, periodicals, videos, material samples
- Presentations to interested groups

II. U.S. Department of Energy: Smart Communities Network - Community Energy Education and Public Participation

http://www.sustainable.doe.gov/municipal/education.shtml

Community participation is an important element in a successful community energy plan. Involving citizens in the development and implementation of such a program helps them understand how the plan will benefit both them as individuals and the community as a whole. It also encourages input of citizen ideas and increases public confidence and support in the plan.

Similarly, education can play a key role. Educating business owners, homeowners, building managers, students, and consumers about the benefits of energy conservation can help consumers make wise energy choices and to contribute to the effort as a whole.

Community Energy Success Stories --Community Renewable Energy Programs

Binghamton Federal Building the first federal facility to buy 100 percent wind power. The Federal contract for wind energy covers the facility's electricity usage for 34 months, beginning in July 2002. The 30-megawatt wind farm in Fenner, New York, will produce the power, which should total about 500,000 kilowatt-hours per year. The government is purchasing the wind power from Community Energy, Inc. through an agreement with Select Energy, Inc.

BJ's Wholesale Club in south Jersey installed a 52-kilowatt solar electric system in May 2002. The New Jersey Clean Energy Fund provided financial support for the facility.

Cathedral of Our Lady of the Angels, the newest landmark in Los Angeles, features a 66-kilowatt solar power system on the roof of its conference center. The Los Angeles Department of Power and Water (LADWP) Solar Incentive Program helped reduce the cost of the system, which was manufactured by PowerLight Corporation using Shell Solar photovoltaic panels.

District Heating from Wood Waste describes a project in which wood and wood waste are used to supply some 13,000 residents of Langeac, France, with heating energy.

Environmental Services Operations Station in San Diego, California, is home to a new 65-kilowatt photovoltaic system that is expected to generate enough electricity annually to meet the building's electricity needs.

The **Franchise Tax Board Building** in Sacramento, California, received a 470-kilowatt solar power system. The 50,000-square-foot photovoltaic system--the largest system owned by the state--will provide about half of the power needs for the building, generating enough electricity to power more than 400 homes.

The **Grand Canyon Trust**, a group working to clean up the air around Grand Canyon and across the Colorado Plateau, has installed a 1.44-kilowatt solar system on its headquarters building in Flagstaff, Arizona. The system, which will generate some of the electricity needed by the building, includes a tracking component that tracks the sun

throughout the day, improving the system's efficiency by some 25 percent. The Trust plans to eventually expand the system to 5 kilowatts.

Renewable Energy Mitigation Program is an innovative program of the city of Aspen and Pitkin County, Colorado, that taxes energy consumption. Launched in 2000, the program requires homeowners who wish to exceed the city's strict energy "budget" for new buildings either to install a renewable energy system or to pay a renewable energy mitigation fee. The funds--more than $2 million--are used for local energy efficiency and renewable energy projects.

Community Buildings Efficiency Programs

Five federal agencies received 2002 Presidential Awards for Leadership in Federal Energy Management for outstanding energy-conservation efforts. The five agencies--the Department of Commerce, the General Services Administration, and the Department of Defense's Pentagon Renovation Office, Navy Shipboard Energy Conservation Team, and Fort Detrick U.S. Army Base--collectively saved more than $100 million.

The **20/20 Energy Conservation Program** in California has been renewed for 2002. The program provides a financial incentive for residential customers in California to reduce electricity consumption during critical summer and fall months.

Block-by-Block Weatherization Program is administered by the city of Portland, Oregon's Energy Office and provides free basic weatherization and energy-use education to needy, low-income households in the city's neighborhoods.

Businesses for an Environmentally Sustainable Tomorrow is a program developed by Portland, Oregon's Energy Office. It encourages businesses to adopt a comprehensive energy-efficiency program by detailing the benefits available to them through participation.

California Energy/Efficient Building Standards have been adopted by the California Energy Commission. Emergency standards for energy efficiency in new buildings will cut the state's energy use by 200 megawatts annually--enough electricity to power 200,000 average-sized Californian homes.

City Energy Challenge is a Portland, Oregon program nicknamed "One Percent for Energy." The program imposes a fee of one percent on all city government energy bills to finance an energy management program for city facilities. The energy efficiency projects completed under the program will save more than $700,000 each year.

City of Toledo Municipal Energy Management Program was designed by the city of Toledo, Ohio to reduce the energy consumption of city buildings while ensuring a safe, comfortable environment for occupants.

CO2 Reduction Project discusses the city of Chula Vista, California's approach to energy conservation and CO2 reduction as part of a worldwide EPA and United Nations sponsored program called the "Urban Carbon Dioxide Reduction" project.

Denver's Environmental Program represents a comprehensive effort to protect the

health and welfare of Denver, Colorado, citizens and the region's economy through protection and enhancement of the environment. Energy efficiency is part of the program and includes participation in EPA's "Green Lights" program, a mortgage program benefiting the purchasers of energy-efficient homes and implementation of energy-reduction measures in city facilities.

East San Gabriel Valley Regional Occupation Program/Technical Center was awarded the Alliance to Save Energy's Golden Apple Award in 2000-2001. This outstanding energy efficiency program culminated with students building an energy-efficient house in their region.

Energy Conservation Project profiles the projects and benefits resulting from a partnership between the City of St. Paul, Minnesota and Northern States Power Company to upgrade city buildings and conserve energy.

Energy Conservation Savings Reinvestment Plan is an energy-management program in Phoenix, Arizona that will save the city some $42 million in energy costs. Half of all documented energy savings are placed in a fund that finances the coming year's energy projects.

Energy Efficiency Partnership profiles a public- and private-sector partnership in Kansas City, Missouri designed to reduce energy consumption in metropolitan-area government and nonprofit buildings by 25 percent.

Energy Resource Center serves the community of Downey, California by displaying the latest in energy-efficient appliances, designs and materials. The building that houses it incorporates state-of-the-art efficiency measures into its construction and operation.

HP Smart Cooling is a cooling modeling system developed by Hewlett Packard to design data centers, which the company claims could dramatically reduce energy and save millions of dollars per year. Created in HP labs, the system uses computational fluid dynamics--like that used to improve airplane design--to create a 3-D model of temperature distribution throughout a data center. It then recommends strategic placement of computing resources and air conditioning equipment to optimize energy use for cooling. HP Services is offering customers an analysis of their data centers to determine whether the smart cooling solution could benefit them. HP suggests energy savings could offset the cost of this new service.

Interfaith Coalition on Energy is a nonprofit organization in Philadelphia, Pennsylvania that is helping some 4,200 churches and religious institutions in Pennsylvania cut their collective energy bills by more than $1 million.

Jordan Commons is a new 200-home model community being developed in Metro-Dade County, Florida for residents left homeless by Hurricane Andrew. Features of the project include energy efficiency, water efficiency, recycling, composting and appropriate landscaping, as well as educational programs that will emphasize to the community's residents the importance of conservation.

Outdoor Lighting Standards were adopted by the community of Chittenden County,

Vermont as a result of concern over the visual effects of outdoor lighting on the night landscape. The program also includes the development of outdoor-lighting standards for three case-study communities. The program's benefits will include reduced energy consumption and preservation of the nighttime views, as well as education about lighting solutions.

The Vail Environmental Strategic Plan was adopted to maintain and improve the environmental quality in Vail, Colorado and to ensure the prolonged economic health of the region. The plan outlines actions designed to achieve four goals, including improving energy efficiency in businesses, homes and government.

Wisconsin Energy Initiative is a partnership between the private sector and state government in Madison, Wisconsin developed as a result of a gubernatorial directive that energy consumption in state buildings be reduced by 15 percent. Three years after the project's inception, Wisconsin's state buildings consume 21 percent less energy than they did in 1973, even though state facilities' square footage has increased by 27 percent.

III. State of California Example:
Building Better Buildings -
A Blueprint for Sustainable State Facilities

By executive order in August 2000, California's state buildings are directed as follows: "To site, design, deconstruct, construct, renovate, operate, and maintain State buildings that are models of energy, water, and materials efficiency; while providing healthy, productive, and comfortable indoor environments and long-term benefits to Californians." (Governor Gray Davis, August 2, 2000)D-16-00

The State of California has responded with the formation of A Sustainable Building Task Force (SBTF) with over 40 participating State agencies.
Including:

- State & Consumer Services Agency
- Environmental Protection Agency
- Resources Agency , Department of Corrections
- Department of Finance (DOF)
- Department of Transportation (DOT)
- UC, CSU, CCC, Health & Human Services Agency
- Local & Federal Government & Other Organizations Utilities, Building Professionals

Initial Goals and Guidelines:

"Tier 1 and Tier 2 Energy Efficiency and Sustainable Building Measures Check Lists" which have been incorporated into contracts of over $2 billion of DGS design & construction projects since 2000.
See: http://www.ciwmb.ca.gov/GreenBuilding/Design/Tiers.doc

"Building Better Buildings: A Blueprint for Sustainable State Facilities" in order to establish findings as well as sustainability goals & guidelines for State facilities.
See: http://www.ciwmb.ca.gov/GreenBuilding/Blueprint/

In addition the State of California has evaluated and adopted the following measures:

1. LEED certification requirement on major capital projects
2. Life Cycle Costing *********
3. Funding economic analysis entitled "The Costs and Financial Benefits of Green Buildings".
4. Facility Performance Evaluations
5. Close scrutiny and careful consideration of all costs.
    a. Energy usage, durability, required maintenance
    b. Water usage, waste reduction, productivity & health
6. Operation and Maintenance
    a. To maximize and extend the life of facilities (Utilize long lasting

equipment & finishes)
   b. To provide a safe & healthy work environment for building occupants & maintenance staff. (Utilize only safe cleaning products; adopting GS-37 for cleaning products; developing additional IAQ standards to reduce energy usage)
7. Construction and Demolition Waste Diversion
   a. high diversion rates possible at no increased costs
   b. goal to divert 50%
8. Public School Construction
   a. $26 Billion will be invested in state educational facilities over the next 5 years
   b. The Collaborative for High Performance Schools (CHPS) for K-12 schools www.CHPS.net
   c. DSA released new "Sustainable Schools" website
      See: www.sustainableschools.dgs.ca.gov/sustainableschools
   d. Environmentally preferred Purchasing EPP

The State of California Codes, Regulations, and ordinances that support this goal, and apply to all jurisdictions are in the areas of: Energy Efficiency, Indoor Air Quality, Materials Efficiency, and Water Efficiency.

Web site link:
http://www.ciwmb.ca.gov/GreenBuilding/TaskForce/PolicyLaw/default.htm#Energy

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IV. American Planning Association (APA): Policy Guide on Planning for Sustainability

Adopted by Chapter Delegate Assembly, April 16, 2000
Ratified by Board of Directors, April 17, 2000, New York, NY
http://www.planning.org/policyguides/sustainability.htm

American Planners Association is a nonprofit public interest and research organization committed to urban, suburban, regional, and rural planning. APA and its professional institute - the American Institute of Certified Planners advance the art and science of planning to meet the needs of people and society. While APA represents a diverse membership, it comes together around certain fundamental principles and policies necessary to promote and ensure the vitality of our communities. Policy guides reflect the official position of APA on a wide range of issues and topics. The following is one of several policy guides published by the APA.

I. FINDINGS

There is growing concern for the issue of sustainability – whether the Earth's resources will be able to meet the demands of a growing human population that has rising aspirations for consumption and quality of life, while maintaining the rich diversity of the natural environment or biosphere.

Patterns of human development - physical, social, and economic - affect sustainability at the local and the global level. City and regional planning is integrally related to defining how, where, and when human development occurs, which affects resource use. Planners can therefore play a crucial role in improving the sustainability of communities and the resources that support them.

There are several dimensions to the "sustainability" issue:

1. We want to sustain communities as good places to live, offer economic and other opportunities to their inhabitants.

2. We want to sustain the values of our society – things like individual liberty and democracy.

3. We want to sustain the biodiversity of the natural environment, both for the contribution that it makes to the quality of human life and for its own inherent value.

4. We want to sustain the ability of natural systems to provide the life supporting "services" that are rarely counted by economists, but which have recently been estimated to be worth nearly as much as total gross human economic product.

A sustainable community is one that is consistent with all of these dimensions of sustainability.

A. GENERAL POLICY OBJECTIVES

The American Planning Association and its Chapters have identified four basic objectives for planning toward greater sustainability that can be used as a framework for policy development at each level of decision-making – local, state, regional, and federal - in the broad range of matters with which planners are concerned – land use, housing, transportation, economic development – among others. The four objectives are based upon a framework developed by a group of scientists in Sweden and the U.S combining knowledge of physics, biology, and other fundamental sciences with understanding of societal decision-making.

Using these basic objectives as a guiding framework, planners and decision-makers can develop policies, legislation, and action plans toward sustainability that are appropriate to their particular circumstances and communities. For example, efforts to reduce the use of fossil fuels (*Objective 1)* may take very different form in an urban settlement compared to efforts in rural communities. Similarly, initiatives to improve the quality of life for disadvantaged residents may be very different in a bedroom suburb than in an inner-city neighborhood (*Objective 4)*. The Specific Policies in the section that follows are guided by these objectives. The attached Appendix illustrates how these objectives can be used systematically to generate a comprehensive strategy of planning actions in the direction of sustainability. While any one of these objectives pursued separately is a worthy endeavor, it is the integrated, comprehensive application of all four objectives that is needed to move toward sustainability in planning and development; hence, no one objective is more important or of greater value than the others.

OBJECTIVES OF APA'S STRATEGY FOR PLANNING FOR SUSTAINABILITY
Planning for sustainability requires a systematic, integrated approach that brings together environmental, economic and social goals and actions directed toward the following four objectives:

1. Reduce dependence upon fossil fuels, extracted underground metals and minerals.

   Reason: Unchecked, increases of such substances in natural systems will eventually cause concentrations to reach limits – as yet unknown – at which irreversible changes for human health and the environment will occur and life as we know it may not be possible.

2. Reduce dependence on chemicals and other manufactured substances that can accumulate in Nature.

   Reason: Same as before.

3. Reduce dependence on activities that harm life-sustaining ecosystems.

   Reason: The health and prosperity of humans, communities, and the Earth depend upon the capacity of Nature and its ecosystems to re-concentrate and restructure wastes into new resources.

4. Meet the hierarchy of present and future human needs fairly and efficiently.

Reason: Fair and efficient use of resources in meeting human needs is necessary to achieve social stability and achieve cooperation for achieving the goals of the first three guiding policies.

A. SPECIFIC POLICY POSITIONS – excerpts

(to see full list, go to: http://www.planning.org/policyguides/sustainability.htm)

1. The American Planning Association and its Chapters support planning policies and legislation that encourages alternatives to use of gas-powered vehicles. Such alternatives include public transit, alternatively fueled vehicles, bicycle and pedestrian routes, and bicycle and pedestrian-friendly development design.

Reason: Use of privately owned gas-powered vehicles significantly contributes to increasing carbon dioxide concentration and greenhouse gases in the atmosphere at the global level, and to air pollution, as well as nuisance and societal costs of traffic congestion at the local and regional levels. Planning and development actions that reduce the need to drive can in turn help to reduce carbon dioxide and other emissions, as well as help reduce traffic congestion and add system capacity.

2. The American Planning Association and its Chapters support planning policies and legislation that encourage all types of development to use alternative renewable energy sources and meaningful energy conservation measures.

Reason: Use of alternative renewable energy sources will contribute to reducing dependence upon fossil fuels for heat and power, also helping to reduce concentrations of carbon dioxide and other gases in the atmosphere. Increased use of alternative energy sources will also contribute to healthier, more stable local economies through reduced dependence on one or two energy sources whose own economic future is uncertain.

6. The American Planning Association and its Chapters support planning policies and legislation that result in compact and mixed-use development that minimizes the need to drive, re-uses existing, infill, and Brownfield sites that have been thoroughly reclaimed and remediated before using open land, and that avoids the extension of sprawl. ("Sprawl" refers to low-density, land-consumptive, center-less, auto-oriented development typically located on the outer suburban fringes). APA's "Growing Smart" Initiative is consistent with this Policy Position**.**

Reason: Scattered, land-consumptive development is bringing about the deterioration and loss of open lands, forests, ecosystems and species. These are essential elements of Nature's capacity to re-create the materials upon which all life – including ours – depends. Threatened also is the traditional and historic character of our communities and countrysides – a major source of community "quality of life", heritage and economic viability. Encouraging compact development and redevelopment of existing sites can avoid further encroachment upon

diminishing land and other natural resources, helping to safeguard these for our well-being and those of future generations.

11. The American Planning Association and its Chapters support planning policies and legislation encouraging participatory and partnership approaches to planning, including planning for sustainability, integrally involving local community residents in setting the vision for and developing plans and actions for their communities and regions. Planning decisions that follow should be consistent with those community visions.

Reason: Plans that are citizen-based, reflecting citizen intents and visions for their communities' futures, have the highest probability of successful adoption and implementation. Citizen participation in planning helps ensure fair and efficient targeting of resources to community needs.

12. The American Planning Association and its Chapters support initiatives and partnerships with other organizations that: a) support research and development of technology promoting the four general policy objectives for sustainability; and b) provide best available economic, social, and environmental data and indicators on impacts, alternatives, costs, and benefits for integrated decision-making at all levels of government.

Reasons: Well-informed policy choices that take into consideration the fundamental links among the economy, the environment, and society will be more likely to result in actions that serve all three rather than one at the expense of the others. Most of the innovation or technology to achieve greater sustainability either does not exist, is in the early stages of development, or is not readily available. For example, the use of alternative fuels is growing. However, some private users or transit authorities are reluctant to purchase alternative fuel vehicles because the fueling stations are scarce and the technology is still new.

13. The American Planning Association and its Chapters support planning policies, programs, and state and federal legislation that support incentives and other economic tools to improve the sustainability of our natural environment, enhance natural resources, and improve community subdivision and building design standards.

Reason: Economic tools such as incentives hold promise for bringing about the implementation of sustainable development. Local, state, and federal legislation can support and strengthen the use of these approaches.

V. US Green Building Council: Green Building Rating System -- LEED™

http://www.usgbc.org/LEED/leed_main.asp

The U.S. Green Building Council, a coalition of the nation's foremost leaders from across the building industry is working to promote buildings that are environmentally responsible, profitable, and healthy places to live and work. This national nonprofit organization, based in Washington, DC is committed to Integrating building industry sectors, educating owners and practitioners, and to leading market transformation. In response to the environmental impact of building USGBC has developed and is the administrator of the LEED™ Green Building Rating System.

What is Green Design?

Design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and occupants in five broad areas:

- Sustainable site planning
- Safeguarding water and water efficiency
- Energy efficiency and renewable energy
- Conservation of materials and resources
- Indoor environmental quality

Benefits of Building "Green":
http://www.usgbc.org/AboutUs/whybuildgreen.asp

Breakthroughs in building science, technology and operations are available to designers, builders and owners who want to build green and maximize both economic and environmental performance.

Environmental benefits:

- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources

Economic benefits:

- Reduce operating costs
- Enhance asset value and profits
- Improve employee productivity and satisfaction
- Optimize life-cycle economic performance

Health and community benefits:

- Improve air, thermal and acoustic environments
- Enhance occupant comfort and health

- Minimize strain on local infrastructure
- Contribute to overall quality of life

Additional Economic Benefits:

Competitive first costs
- Integrated design allows high benefit at low cost by achieving synergies between disciplines and between technologies

Reduce operating costs
- $.50–$.60 per square foot versus $1–$2

Increase building valuation
- Multiply reduction in annual operating costs by 10 to calculate the increase in building value

Decrease vacancy, improve retention
- Marketing advantages

Optimize life-cycle economic performance

Increase building valuation
- Multiply reduction in annual operating costs by 10 to calculate the increase in building value

Decrease vacancy, improve retention
- Marketing advantages

Optimize life-cycle economic performance
Improve productivity
- Estimated $29 –168 billion in national productivity losses per year [1]

Reduce absenteeism and turnover
- Providing a healthy workplace improves employee satisfaction

Reduce liability

Improve risk management

How to apply:

A three-step process:

Step 1: Project Registration
- Welcome Packet and on-line project listing

Step 2: Technical Support
- Credit Rulings

Step 3: Building Certification

- Upon documentation submittal and USGBC review

Certification Benefits:

Recognition of quality buildings and environmental stewardship

- Third-party validation of achievement
- Qualify for growing array of state and local government incentives
- Contribute to growing knowledge base
- LEED™ Certification plaque to mount on building
- Official Certificate
- Receive marketing exposure through USGBC Web site, case studies, daily announcements

The LEED Rating System categories, which are evaluated for a building to become LEED certified:

Sustainable Sites

- ❑ Erosion & Sedimentation Control
- ❑ Site Selection
- ❑ Urban Redevelopment
- ❑ Brownfield Redevelopment
- ❑ Alternative Transportation (Public Transportation Access)
- ❑ Alternative Transportation (Bicycle Storage & Changing Rooms)
- ❑ Alternative Transportation (Alternative Fuel Refueling Stations)
- ❑ Alternative Transportation (Parking Capacity)
- ❑ Reduced Site Disturbance (Protect or Restore Open Space)
- ❑ Reduced Site Disturbance (Development Footprint)
- ❑ Stormwater Management (Rate or Quantity)
- ❑ Stormwater Management (Treatment)
- ❑ Landscape & Exterior Design to Reduce Heat Islands (Non-Roof)
- ❑ Landscape & Exterior Design to Reduce Heat Islands (Roof)
- ❑ Light Pollution Reduction

Water Efficiency

- ❑ Water Efficient Landscaping (Reduce by 50%)
- ❑ Water Efficient Landscaping (No Potable Use or No Irrigation)
- ❑ Innovative Wastewater Technologies
- ❑ Water Use Reduction (20% Reduction)
- ❑ Water Use Reduction (30% Reduction)

Energy and Atmosphere

- ❑ Fundamental Building Systems Commissioning
- ❑ Minimum Energy Performance
- ❑ CFC Reduction in HVAC&R Equipment
- ❑ Optimize Energy Performance (20% New / 10% Existing)
- ❑ Optimize Energy Performance (30% New / 20% Existing)

- ❑ Optimize Energy Performance (40% New / 30% Existing)
- ❑ Optimize Energy Performance (50% New / 40% Existing)
- ❑ Optimize Energy Performance (60% New / 50% Existing)
- ❑ Renewable Energy (5%)
- ❑ Renewable Energy (10%)
- ❑ Renewable Energy (20%)
- ❑ Additional Commissioning
- ❑ Ozone Depletion
- ❑ Measurement & Verification
- ❑ Green Power

Materials & Resources

- ❑ Storage & Collection of Recyclables
- ❑ Building Reuse (Maintain 75% of Existing Shell)
- ❑ Building Reuse (Maintain 100% of Shell)
- ❑ Building Reuse (Maintain 100% Shell & 50% Non-Shell)
- ❑ Construction Waste Management (Divert 50%)
- ❑ Construction Waste Management (Divert 75%)
- ❑ Resource Reuse (Specify 5%)
- ❑ Resource Reuse (Specify 10%)
- ❑ Recycled Content (Specify 25%)
- ❑ Recycled Content (Specify 50%)
- ❑ Local/Regional Materials (20% Manufactured Locally)
- ❑ Local/Regional Materials (of 20% Above, 50% Harvested Locally)
- ❑ Rapidly Renewable Materials
- ❑ Certified Wood

Indoor Environmental Quality

- ❑ Minimum IAQ Performance
- ❑ Environmental Tobacco Smoke (ETS) Control
- ❑ Carbon Dioxide (CO2) Monitoring
- ❑ Increase Ventilation Effectiveness
- ❑ Construction IAQ Management Plan (During Construction)
- ❑ Construction IAQ Management Plan (Before Occupancy)
- ❑ Low-Emitting Materials (Adhesives & Sealants)
- ❑ Low-Emitting Materials (Paints)
- ❑ Low-Emitting Materials (Carpet)
- ❑ Low-Emitting Materials (Composite Wood)
- ❑ Indoor Chemical & Pollutant Source Control
- ❑ Controllability of Systems (Perimeter)
- ❑ Controllability of Systems (Non-Perimeter)
- ❑ Thermal Comfort (Comply with ASHRAE 55-1992)
- ❑ Thermal Comfort (Permanent Monitoring System)
- ❑ Daylight & Views (Daylight 75% of Spaces)
- ❑ Daylight & Views (Views for 90% of Spaces)

Innovation & Design Process

- Innovation in Design: Specific Title
- Innovation in Design: Specific Title
- Innovation in Design: Specific Title
- Innovation in Design: Specific Title
- LEED Accredited Professional

Section 2
Local Mandates and Community Support

I. FORA: Sustainability Highlights from the Fort Ord Base Reuse Plan

http://www.basereuse.org/reuseplan/HomePage/HomePage.htm

Page references refer to pages in the actual Base Reuse Plan

P. 8 – **Framework for the Reuse Plan:**

> **Community Design Vision:** "The design and planning vision for the future of the former Fort Ord draws its inspiration from several sources:
>
> - the nature of the land and existing facilities on the base;
> - the history and culture of the Monterey Peninsula, and Particularly Fort Ord itself;
> - sound principles of community-making
> - a responsible and positive attitude toward the environment."

"...This community, at the same time, will fit with the character of the Peninsula, complementary with the scale and density of the existing communities from Marina to Carmel.

P. 9 –
(see also pp. 56 – 71 below)
"It will demonstrate a respect for the special natural environment of the Peninsula and the scenic qualities of the Bay, coastal dune areas, and upland reaches."

"***Design Principle 1:*** *Create a unique identity for the community around the educational institutions.*

"***Design Principle 2:*** *Reinforce the natural landscape setting consistent with Peninsula character.*

"***Design Principle 3:*** *Establish a mixed-use development pattern with villages as focal points.* Consistent with the character of a college town with a vibrant, around-the-clock level of activity and vitality, the community is planned to consist of a series of villages with mixed-use center.

"***Design Principle 4:*** *Establish diverse neighborhoods as the building blocks of the community.* The special character of the communities in the Monterey Peninsula is due in part to the diversity of their residential neighborhoods. They are typically small scaled, with one

and two story buildings. Open space is plentiful, giving the overall impression of a green and lush landscape.

"***Design Principle 5:*** *Encourage sustainable practices and environmental conservation.*
The reuse of the former Fort Ord as a mixed-use community within the larger Monterey Peninsula provides the opportunity to demonstrate a wide range of design and planning practices that are consistent with accepted notions of sustainability and environmental conservation....The remaining portions of the former base will be developed into a mixed-use community which provides housing and employment opportunities, reducing the need for long distance commuting throughout the region."

P. 12
Circulation Concept – Transportation issues
"Approaches to travel demand management are identified including:

- Jobs / Housing Balance;
- Mixed-Use Development / Increased Densities;
- Design of the Street Networks
- Pedestrian Facilities;
- Bicycle Programs;
- Transit-Oriented Design;
- Transit Service and Facilities;
- Park-and-ride Lots;
- Rideshare Programs;
- Parking Management;
- Employer-Based Transportation Demand Management (TDM);
- Telecommunications."

P. 12-13
Conservation, Open Space, and Recreation Concept –
see Themes 1 - 4
also see **P. 25**

P. 14
Reuse Plan Implementation – Community Development Themes
Under Theme 2: "Sustainability..."

P. 17
see: **Land Use Goal, Circulation Goal, Recreation and Open Space Goal and Conservation Goal**

P. 52-3
Habitat Management Plan and Environmental Remediation

P. 56 – 71
Community Design Vision
Design Principles (see also P. 9 above)

Community Form
Development Pattern
Town and Village Centers
Existing and New Neighborhoods
Major Development Sites
Landscape and Open Space

P. 92
Jobs/Housing Mix

P. 120
3.5.5. Demand Management
"....Land use and transportation strategies are incorporated into the Reuse Plan to reduce vehicle demand and encourage walking and bicycle use."

P. 120 - 125
Jobs/Housing Balance
Mixed-Use Development/Increased Densities
Design of the Street Networks
Pedestrian Facilities
Bicycle Programs
Etc.

P. 188
3.11.2 Community Development Themes
Theme 2: Environmental Responsibility

P. 190
Circulation Strategy

P. 194
3.11.5 FORA's Development and Resource Management Plan (DRMP)
"Services limited by resource....constraints."

P. 199 - 200
3.11.5.4 (d) Water Supply Management and Augmentation Programs

II. City of Marina: Highlights from the Marina General Plan

From the Marina General Plan, Community Land Use Element 2-11 through 2-12:

Housing and Neighborhoods

2.22 The General Plan's housing and neighborhood policies and related programs have a dual function: to protect and enhance the quality of the city's existing housing stock and neighborhoods; and to accommodate a fair and reasonable share of the region's growth over the next 20 years. The latter function should take place in a manner which responsibly addresses a full range of concerns, among which are:

1) environmental concerns associated with the protection of land, air and water resources;

2) a desire to mitigate the closely related problems of traffic congestion and inappropriate use of land for development purposes;

3) concerns related to quality of life, including community appearance and housing and neighborhood stability; and

4) socioeconomic concerns related to affordability of housing, community diversity, a balance of housing with local jobs, and the maintenance of a sound fiscal base for the community. The following policies and associated programs detail how the City of Marina intends to accomplish these objectives.

III. City of Marina – University Villages Community Workshop Feedback Summary

The following objectives for the University Villages development were identified during two community workshops held in 2003:

1. Create a pedestrian-oriented, "University Village" with a small-town character, and connections to the surrounding community, CSUMB, and open space.

2. Develop a range of creative housing options that are attainable for all ages, income levels, and household types.

3. Create a community focus – such as a public plaza with an adjacent park and amphitheater for live music festivals, farmers markets, and celebrations.

4. Integrate sustainable building design and materials, energy conservation, water and sewer systems.

5. Integrate state-of-the-art infrastructure systems such as site water retention and percolation ponds, recycled gray water systems (such as "green machines") and energy systems.

6. Create a strong, local and sustainable economy, with viable commercial uses and industries with living-wage jobs to stimulate local economic development and economic growth.

7. Create a well-landscaped and attractive edge along the Highway 1 corridor.

8. Design narrow, slow streets with roundabouts at intersections; designed to incorporate art sculptures / memorials and, and special landscaping features, in addition to other traffic calming design features.

9. Ensure that the development has a positive fiscal impact on the City, even in the early stages.

10. Create places for nighttime activities, such as pubs, restaurants, live music and entertainment, movies, wine tasting, and sporting events.

IV. FORA Workforce Housing Project Town Hall Meeting #1 – May 28, 2003

A Town Hall meeting was conducted on May 28, 2003 at the Stillwell Community Center in Seaside, California. Approximately fifty members of the public attended. After FORA staff presented a Power Point slide presentation, public comment on the Clark Group Affordable Workforce Housing Study was taken: Thirty-six questions, answers, and issues were discussed and recorded. Eighteen recommendations were received. The recommendations are summarized here for your information:

- "Economical" (homes) means wise expenditure of money and careful use of resources. Low-income persons and families aren't the problem. The problem is the high price of houses caused by greed and the high profit level demanded by some big developers"

- Suggests that workforce housing development presents opportunities for sustainable development; described an alternative "attainable village" concept that could achieve substantial size development with greater efficiencies from the use of integrated alternative resources.

- "It is very important to achieve a balance between housing and jobs and to provide good local jobs for future generations of locals so they don't have to relocate to find work. We will end up with a dead community of only older retired persons if we don't create worthwhile jobs."

- **"**Push the (environmental) cleanup but use existing housing stock at Ft. Ord now. Rehabilitate some of it, even if it comes to using different standards. There is a need to balance jobs, housing and healthcare issues. Don't force relocation to other parts of the County."

Sampling of Public Comments and Recommendations

(Of approximately 150 tokens of support available – three given to each participant - 66 were returned, as clustered below)

Number	Recommendation, Idea or Belief
9	"Affordable housing that is financially feasible – it can be built economically – do it."
5	"Pursue "attainable village", sustainable housing, and incentives for green builders."
4	"Some housing sites unfit for habitation, oppose Brownfield Redevelopment, greatly concerned about environmental hazards, risks of

	disease and future health care cost consequences if land used before it free of toxic materials."
4	"Marketplace not meeting the needs of people of color and displaced seniors unlikely to benefit in their lifetimes, requires set asides, need to balance health, jobs and housing issues."
1	"Need to provide good local jobs for future generations so they won't have to relocate

Section 3
Supportive Examples from the Monterey Bay Region

I. Marina University Villages RFP

These references to the University Villages RFP are followed by a list of the relevant examples contained in Sections 1 and 2 of this document:

p. 1, B. 1. Vision

1. Agency Vision

The City of Marina's community goal, as described in the Marina General Plan Draft Urban Growth Boundary (UGB) Edition, is "the creation of a community which provides a high quality of life for all its residents; which offers a broad range of housing, transportation, and recreation choices; and which conserves irreplaceable natural resources. 'Marina desires to grow and mature, along with its image, from a small town, primarily bedroom community, to become a small city, which is diversified, vibrant and mostly self-sufficient. The City can and will accomplish this by achieving both the necessary level and diversity of jobs, economic activity, public services, housing, and civic life (including culture and recreation), and parks and open space.'"

Relevant examples from this Framework:

- City of Marina: Highlights from the Marina General Plan
- FORA: Sustainability Highlights from the Fort Ord Base Reuse Plan
- US Green Building Council: Green Building Rating System - LEED™

p. 6, #3: Urban Design Objectives

3. Urban Design Objectives

Further review of the General Plan land use and design policies for each planning area is provided in the City General Plan and summarized in Appendix 2. Prior to approval of any development in either planning area, preparation of a Specific Plan is required to establish development, design and infrastructure requirements in accordance with General Plan design principles and policies. Additionally, the results of the Community Workshops are included as part of Appendix 2. These documents are intended as a general guide to the future Developer/Development Team regarding the urban design and land use objectives for this property.

Relevant examples from this Framework:

- State of California Example: Building Better Buildings
- US Green Building Council: Green Building Rating System - LEED™
- City of Santa Monica, California – Green Building Program

p. 10, B. 1. & 2.: Land Use & Program Objectives, Urban Design Objectives

B. 1 & 2

A narrative that responds to the City / Agency objectives, including identification of those that are achievable and those that are problematic, and reasons why. The response should address as a minimum the following specific concerns relative to City / Agency's objectives, and whenever possible, including examples of how they may have been resolved in previous projects.

1. Land Use and Program Objectives

A principle that is paramount to the redevelopment of West and North University Villages is the incorporation of diverse and creative land uses to increase the supply of shopping, dining, recreation, child care, etc. – opportunities to meet the needs of City residents. Provide a brief statement as to how market and financial considerations may impact your ability to implement the above concept.

How would the affordable units required by the Agency, the workforce housing units, and other non-market rate units (1) be met and (2) be dispersed throughout the development?

What is your approach to the West and North University Villages' various site specific and community development issues identified in the workshops, such as the inclusion of cultural, educational, recreational, and other community services at the redeveloped West and North University Villages? Such uses help create a sense of place and vibrancy. Describe how these types of uses have been incorporated and / or financed in other projects undertaken by your team.

2. Urban Design Objectives

Describe how the basic tenets of sustainable planning and growth (e.g., energy conservation, reuse and recycling of building materials, eco-businesses, preservation and expansion of open-space, mix of land uses, multi-modal transportation planning, etc.) can be met in your plan and how they may have been met in previous projects.

Relevant examples from this Framework:

- State of California Example: Building Better Buildings
- US Green Building Council: Green Building Rating System - LEED™
- City of Santa Monica, California – Green Building Program

p. 12, D: Public Participation

Public participation is a critical component of the Master Planning process for the property. What is your proposed approach towards community outreach and anticipated level of funding?

Relevant example from this Framework:

- U.S. Department of Energy: Smart Communities Network -- Community Energy Education and Public Participation

p. 12, E: Water Supply

Under the Base Reuse Plan (BRP) adopted by FORA in 1997, each jurisdiction was allocated a water supply that could be used for development. Appendix 3 of this RFP describes the water allocation for the City of Marina. Describe how your development program and phasing approach addresses available water supplies / allocation.

Relevant example from this Framework:

- City of Santa Monica, California – Green Building Program
- US Green Building Council: Green Building Rating System - LEED™

Appendix 2: General Plan Policies and Community Guidelines
p. 24: Marina General Plan Design Policies

Excerpts from "Design Policies":

- Create north-south greenway as central organizing element, with emphasis on pedestrian and bicyclist use, extending from the southern boundary with Seaside, north beyond 12th Street, to connect to natural habitat preserve to the north. (Policy 4.55)
- Site buildings to complement existing topography and landscape, maximize vistas of Monterey Bay, and protect scenic vistas from public areas of CSUMB's West Campus. (Policy 4.53)

Relevant examples from this Framework:

- State of California Example: Building Better Buildings
- US Green Building Council: Green Building Rating System - LEED™
- City of Santa Monica, California – Green Building Program

p. 25: Community Objectives from Workshop

1. Develop a range of creative housing options that are attainable for all ages, income levels and household types. [Including live / work studios].
2. Create a community focus such as a public plaza with an adjacent park and amphitheater for live music festivals, farmers markets, [public art], fairs, and celebrations. [Provide public access to views].
3. Create a [sustainable designed] pedestrian-oriented "University village" with a small town character and connections to the surrounding community, CSUMB and open spaces.
4. Integrate sustainable building design and materials, energy conservation, water and sewer systems [as well as drought tolerant public landscapes].
5. Integrate "state-of-the-art" infrastructure systems such as on site water retention and percolation ponds, recycled gray water systems, on-site sewer (such as "green machines") and energy systems.
6. Create a strong, local and sustainable economy with viable commercial uses and industries with living wage jobs to stimulate local economic development and economic growth.
7. Continue to use participatory planning and design processes in the ongoing development of the Villages to inform and involve the community in the implementation of the project. [Involve schools, churches, and civic organizations].
8. Create strong visual and physical links to [State beach parks and to] the rest of the City of Marina and surrounding areas.
9. Design narrow, slow streets with roundabouts at intersections designed to incorporate art sculptures / memorials and special landscaping features, in addition to other traffic calming design features.
10. Ensure that the development has a positive fiscal impact on the City, even in the early stages.
11. Create places for nighttime activities such as pubs, restaurants, live music and entertainment, movies, wine tasting and sporting events.

Public Art:

The Marina Arts Council's goal includes integrating public arts into all new development and into existing public spaces. Although not approved by the City Council, public art may be a component of future development projects.

Relevant examples from this Framework:

- State of California Example: Building Better Buildings
- US Green Building Council: Green Building Rating System - LEED™
- City of Santa Monica, California – Green Building Program

II. Monterey County/UC MBEST Urban Village Plan RFP

2.0 PROJECT'S BACKGROUND, INTENT & GOALS

2.1 The focus of the Project is to help position the region to maximize job creation and to leverage a long-term investment in economic recovery and growth by serving as a successful model of integrated development. In addition to being a model, the Project also is expected specifically to help catalyze regional economic diversification and a more sustainable economic base in Monterey County and the Monterey Bay Region. Specifically the Project is planned to catalyze the diversification of the economic base from agriculture to jobs in targeted market sectors including but not limited to:

a. Information science and technology;
b. Environmental and marine sciences, technologies and instrumentation;
c. Agricultural research and technology, ranging from organic agriculture to biotechnology applications; and
d. Multimedia educational and entertainment materials.

2.2 The Project will explore the creation of an urban village on an anchor development site at the former Fort Ord. The Project will explore integration of a mix of land use types and density/intensity of use to achieve an economically viable, revenue positive, sustainable development that fosters an innovation-driven local economy. The Project will provide for research and development, light industrial, commercial and housing uses, and explore the inclusion of hotel and recreational uses into an integrated center.

2.3 The County and UC MBEST were jointly awarded a grant from the US Department of Commerce, Economic Development Administration (EDA) to prepare a concept plan for a mixed-use development on this site. Between $100K and $120K has been allocated to develop the Project. The Project is being developed as part of UC MBEST's broader regional efforts to stimulate new private and public investment and provide permanent employment and growth opportunities in the Monterey Bay Region, a region that continues to suffer from economic dislocations associated with the closure of the former Fort Ord. The Project will include two essential components:

a. A land planning and design component that will identify a mix and density of land uses appropriate for the site; and

b. The preparation of a financial feasibility and marketing plan.

It is essential to have these two components developed interdependently.

Relevant examples from this Framework:

- State of California Example: Building Better Buildings
- US Green Building Council: Green Building Rating System - LEED™
- City of Santa Monica, California – Green Building Program

SBRI *is developing this "Framework" as a Web-site resource in support of a continuing, self-education program for those most affected by, or able to influence sustainable development: elected and appointed officials, interested citizens, community groups, architects, developers, contractors, and members of the building trades, among them.* ***We invite your suggestions and contributions*** *in order to continue increasing the site's value. (For more information, please see The Sustainable Base Reuse Institute - http://www.basereuse.org*

"Treat the Earth well. We do not inherit the Earth from our ancestors – we borrow it from our children."

Native American Proverb