

City of Nevada City
Public Works Department
Work Request

Name Stew Ercolini Phone # 470-8576
Address Nevada St Restrooms
Date 11-16-09 Time 4:30
Problem Reported: Restrooms are filthy & disgusting. His dog wouldn't even go in there.
City needs to take action. Clean it or close it down
Call Taken By: BP
Action Taken DPW Box, copy to Gene & Bill, & Done.

DPW Notes

Signature of Completion: _____ Date: _____

Gene Albaugh

From: Reinette Senum [reinettesenum@gmail.com]
Sent: Thursday, January 21, 2010 2:56 PM
To: Gene Albaugh
Subject: agenda item?



EcoDistricts



CA

ramework Plan Ap.lyst_project_rfp.pdf

Hello Gene,

I would like to put an item on the agenda for next week called Eco Districts. This is for a resolution to prepare for an application for the attached grant. If we miss this granting opportunity, other granting opportunities have already been identified (such as prop 84 and strategic grant growths) so it would behoove us to be "shovel ready" in this regard.

Please check out the above attachments, particularly the Eco Districts one.

Much thanks, Reinette

The Nevada City EcoDistrict Approach: Retrofitting Neighborhoods for High Performance

This paper outlines the EcoDistrict concept and highlights potential outcomes and a recommended Sustainable Community Strategies approach.

Introduction

EcoDistricts are systems - distinct neighborhoods that are highly energy and resource efficient; capture, manage, and reuse a majority of energy, water, and waste on site; enhance human health and wellbeing; and are home to a rich diversity of habitat, open space, and green transportation options. The EcoDistrict Approach provides a comprehensive framework for project planning, implementation, and management. Following a coordinated, proven process, this Approach presents Nevada City with an integrated strategy to accelerate the retrofitting of an existing neighborhood into a high performance model district. EcoDistricts will help achieve the City's environmental goals and propel Nevada City as a leader in sustainable development.

Our team at Sustainable Community Strategies is excited to help you seek funding and create a unique approach to improve performance for a neighborhood retrofit. There is great potential to harness the energy of Nevada City's sustainability-conscious citizens (e.g. Apple and NC Cohousing) and facilitate a competition between neighborhoods to determine the appropriate EcoDistrict retrofit project site. This process will also help with capacity building.

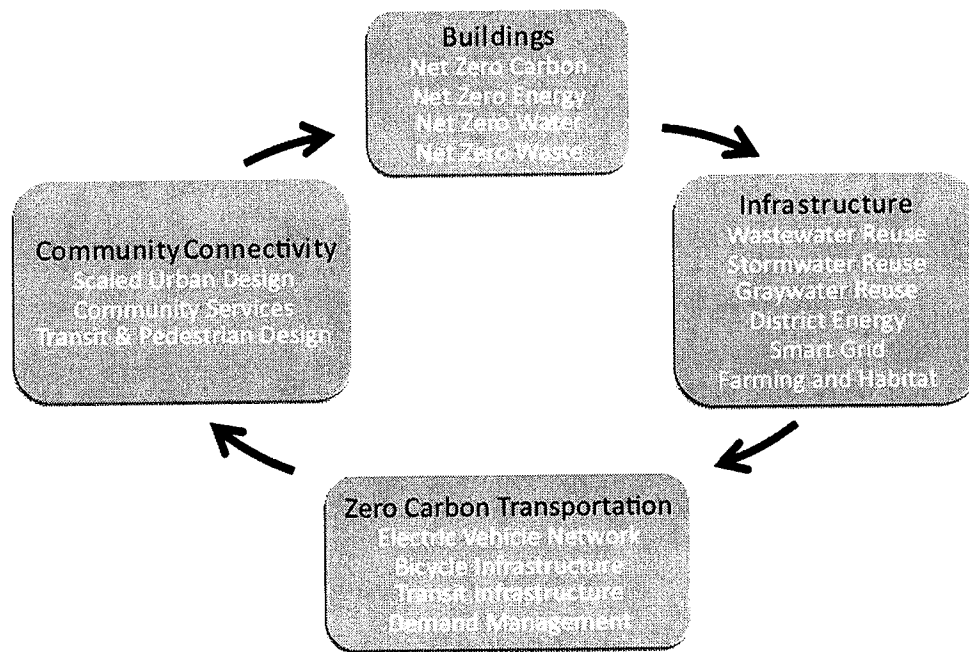
We have created a custom team to assist Nevada City in this endeavor. Our team is working on a variety of EcoDistrict projects and recently returned from a research tour of Europe, studying some of the most successful projects and programs. Darin Dinsmore, principal, is presenting the concept to the California Energy Commission as an implementation approach for achieving more sustainable communities in California. The CEC and other agencies are interested in funding this type of holistic approach. Starting in 2010, we are also teaching a course at the University of Oregon and UC Davis Extension on how to assess, finance, organize and develop these walkable energy districts.

Creating a More Sustainable Nevada City

The built environment—buildings, roads, infrastructure, and public spaces—plays a significant role in a city’s ability to meet long-term sustainability goals. A succession of emerging issues that profoundly impact livability and sustainability including the repercussions from climate change; energy, water, and food security; and mobility, are requiring cities to reexamine their approach to guiding development and infrastructure investments.

As communities around the world grapple in response to these pressing issues, the question of scale becomes increasingly important— scales of change, scales of impact, scales of risk. In lessons learned from best practice developments around the world, neighborhoods districts provide the appropriate economies of scale to test integrated sustainability strategies for buildings, infrastructure, transit, improved community connectivity and localized governance, finance, and policy.

Neighborhoods are large enough to benefit from connected buildings and infrastructure; present opportunities for aggregated investment across individually owned properties and district assets; and provide rich testing grounds to emerge new civic and governance structures to set goals, assemble capital, manage assets and monitor results. Green neighborhood development provides a platform for incremental and focused investment that can roll out over time—a perfect approach to expand your programs in Nevada City.



In model sustainable neighborhoods like Bed Zed in England; Bo01 in Malmö, Sweden; Dockside in Victoria, BC; the Olympic Village in Whistler, BC; and the Railyard Project in Truckee, CA, a new generation of integrated planning, public policy and development investment strategies are being tested. In these examples, the respective communities have supported public and private partnerships to exceed “business as usual” strategies. Such communities are achieving standards beyond LEED-ND requirements for district, distributed, and renewable energy while continuing to create high quality environments for people. Investments in district-wide sustainability create a significant competitive advantage against other districts with a unique opportunity for community branding, while providing measurable improvements in per capita utility costs, greenhouse gas emissions, vehicle miles traveled, transportation mode splits, stormwater quality, and social wellbeing.

The proposed Nevada City EcoDistrict Program would be inspired by these next generation green neighborhoods and would build on the City’s existing efforts to achieve smart growth and create a more sustainable, vibrant, and resilient community. Your City was the initial walkable community in the Sierra, preserved in time by the state’s first historic district. Adding comprehensive energy elements to your existing neighborhood will ensure that you are a model for the state, with nineteenth century pre-car patterns and twenty-first century distributed and renewable energy technology.

EcoDistricts Explained

The EcoDistrict Approach will help the Nevada City increase its livability and prosperity, reduce its ecological footprint, and improve human and ecological health. EcoDistricts are focused around four core areas: buildings, infrastructure, transportation, and community connectivity.

Objectives

The EcoDistricts Program:

- Creates a community scale ecological footprint and district level performance metrics
- Supports the integration of building and district scale physical and social infrastructure
- Encourages new City policies and investments in district resource management
- Creates robust local governance to guide environmental performance and district scale investments
- Stimulates district infrastructure investment through new utility relationships
- Enables neighborhood-scale business investment in green and clean technologies
- Promotes aggregation of community ecosystem services
- Promotes livable, healthy and environmentally friendly neighborhoods
- Provides a framework for vibrant and organic evolution of neighborhoods over time

- Works across multiple properties in multiple ownership

Outcomes

The Program produces:

- Interdisciplinary projects that solve multiple problems with an integrated solution
- Economic efficiencies from coordinating distributed infrastructure investments
- Resources for baselining, governance, finance, and civic engagement
- Integrated and adaptive community learning networks to build on your current success

EcoDistricts feature integrated sustainability systems that achieve exceptional environmental performance and attempt to close the resource use loop. They are designed for resource capture (e.g. solar, water), maximum efficiency and resource reuse. In fact, most EcoDistricts generate more energy than they use and stormwater quality is improved through the project.

EcoDistricts can serve as demonstration projects for local and regional sustainability initiatives and utility district programs. By demonstrating project success in systems like smart grid, district energy, net zero buildings, and electric vehicle networks, among others, the potential for change is the greatest. The EcoDistricts Program would be unique in that it would not only establish high-level performance goals, but could also emphasize governance, finance and civic engagement mechanisms to stimulate and institutionalize neighborhood reinvestment. The resultant project will serve as a demonstration to the rest of the community, the county and the state and will catalyze additional sustainability implementation.

Building the Economy and Capacity

The proposed Nevada City EcoDistricts Program serves as an economic development strategy, as it provides long-term value for the existing business community and creative job opportunities for citizens. The Program will stimulate local business and foster unique public-private investment and implementation partnerships.

The Program would include a focus on knowledge and capacity building for both the public and sector professionals. In addition to construction and installation jobs, there is a prime opportunity to develop new business areas and promote high-level green jobs development (e.g. engineering, planning and design expertise) to implement the green infrastructure necessary for our next generation of communities. Such highly marketable skills will position Nevada City's businesses and professionals as statewide experts. Finally, the Program could be further leveraged as bulk buying power for project elements (e.g. solar panels and rain catchment systems).

How the SCS Team Can Help

2010 provides an opportunity to be proactive and work together in a collaborative fashion to utilize new innovations in renewable energy, district solutions, community design and redevelopment. By working with local officials, the utility district, the California Energy Commission, and sustainable development experts, we will be able to create a model program in the Nevada City.

Ecodistricts work for retrofitting existing communities as well as new developments and a variety of funding opportunities are available in 2010. Our grant writing team can assist you in applying for funding from: California Department of Housing and Community Development (HCD), the Strategic Growth Council, and AB 811 funds. The HCD grant requires a minimum of 250 housing units retrofitted and also requires a tracking and monitoring system.

Our team includes:

- Darin Dinsmore – project manager and sustainability advisor, specializing in collaborative approaches to planning and design
- Dennis Wilde – energy, development and finance expert. His company, Gerding Edlen, has built ambitious and industry-leading green buildings and neighborhoods throughout the US.
- Terry Watt – land use specialist currently working for the California Attorney General’s office on SB 375 and climate change implementation in the state.
- Richard Taylor – environmental attorney specializing in CEQA and planning law in California.
- Theresa May Duggan – community organizer specializing in political strategy and targeted community engagement
- And additional experts from our SCS network.

The EcoDistricts Program would be unique in that it would not only establish high-level performance goals, but could also emphasize governance, finance and civic engagement mechanisms to stimulate and institutionalize neighborhood reinvestment. Our SCS team can lead you through this process, step-by-step, and offer assistance in prioritizing planning and infrastructure investments with global impact. We have outlined a five-task process to help strategically focus the team’s efforts and guide the project to success.

We will help you establish frameworks, develop an efficient organizational structure and convene our team of experts, working groups and advisory committees. For example, you may decide to create working groups to guide the development of the EcoDistrict Program: Governance (Engagement), Finance, Policy, and Performance

Goals/Standards. A technical advisory committee may also be established to help guide the process of creating more energy efficient projects and neighborhoods that will be models for others to follow. Our team will advise you and your committees on program direction and strategic decisions. We have the technical expertise to put together design and implementation teams and to create detailed master plans and project development strategies. We also recommend that you create an integrated community sustainability plan and tie it to your General Plan for the community.

Sample Scope

1. Team/Capacity Building and Management

Our team will develop a public engagement process, interview stakeholders, introduce the program, summarize case study research, and build the capacity of your staff and the public. We will engage the community through civic events that build momentum and ownership in the initiative. We will empower the public at multiple levels through community-based planning and design and participatory decision-making. We will help establish and assist your technical advisory committee and working groups. We will also help develop community branding, for the community to build value around the EcoDistrict concept.

Sample Deliverables

- Process Design
- Process Agreement & MOU with project partners
- Public Engagement Plan
- Ecodistrict Framework Powerpoint Presentation and handouts
- Case Study Compendium
- Community Branding Memo

2. Community-Wide Sustainability Plan and Tracking System

Our team will engage the public in a community-based process to create the framework for an Integrated Sustainability Vision and Plan. This open and transparent process will build on work already completed and create a framework to assist with a variety of city-wide programs and projects.

Sample Deliverables

- Vision Workshops
- Workshop Summaries of Public Input
- Outreach and Partnerships for Implementation
- Working Group Meetings
- Custom Tracking System
- Final Integrated Sustainability Plan and presentations

3. EcoDistrict Project Identification

We will work with you, your partners, local constituents, the development community and the program working groups to identify opportunities. We will also help identify implementation partners and pilot projects that represent diverse neighborhood typologies. This will include mapping and analysis, and the establishment of project boundaries.

Sample Deliverables

Potential Project Memo
Sustainability Mapping
Public Meetings

4. Project Feasibility and Assessment

In partnership with the County, property owners, and key stakeholders, SCS will create standards that include baseline and performance metrics; conduct an analysis for each pilot; and identify governance and finance to drive implementation. This will include running pro formas, creating public/private partnerships, and identifying funding opportunities.

A project financing plan will be developed. New financing tools to fund district utilities, energy efficient building retrofits and green infrastructure will be identified. We will also help identify neighborhood-scale cost-sharing between projects. Our attorney will be able to assist your representative in determining appropriate legal mechanisms for implementation.

Sample Deliverables

Performance Metrics Memo
Pilot Analysis Memo
Draft Cost-Sharing Agreement
Project Finance Memo/Plan

5. Project/Program Development

We have also established a network of development partners that we can bring to the table, if needed, to help create a model redevelopment project.

6. EcoDistrict Measuring and Tracking

A measuring and tracking system will be created to measure results and track progress towards achieving program goals. We will conduct facilitated sessions with working groups to develop, review and refine an action tracking and monitoring system.

Sample Deliverables

A matrix of actions organized around the program plan
A tracking system in Excel or other user-friendly format

Draft: January 21, 2010

****The approach described herein is proprietary of Sustainable Community Strategies and is part of the Sustainability Advisor Services program, devised to assist cities in sustainability implementation.**