

PACIFICA PROSPECTS

CREATING A PROTOTYPE FOR NEW AMERICAN DEVELOPMENT

Nestled in the beautiful hills of Pacifica, California, The Prospects is a new development of 29 unique homes which will create a new model of community and environmental responsibility. A former rock quarry that has lain dormant for decades, the site has uninterrupted views of the coastline and surrounding hills, and is only 15 minutes from downtown San Francisco, and 30 minutes from the high tech corridor of Silicon Valley.

The project will include 29 individually designed homes on 1.22 acres, with 9 acres preserved as open space. Additional facilities include a 1400 square foot Community Room, numerous outdoor spaces and playgrounds.

The Prospects is a vision of a better future.

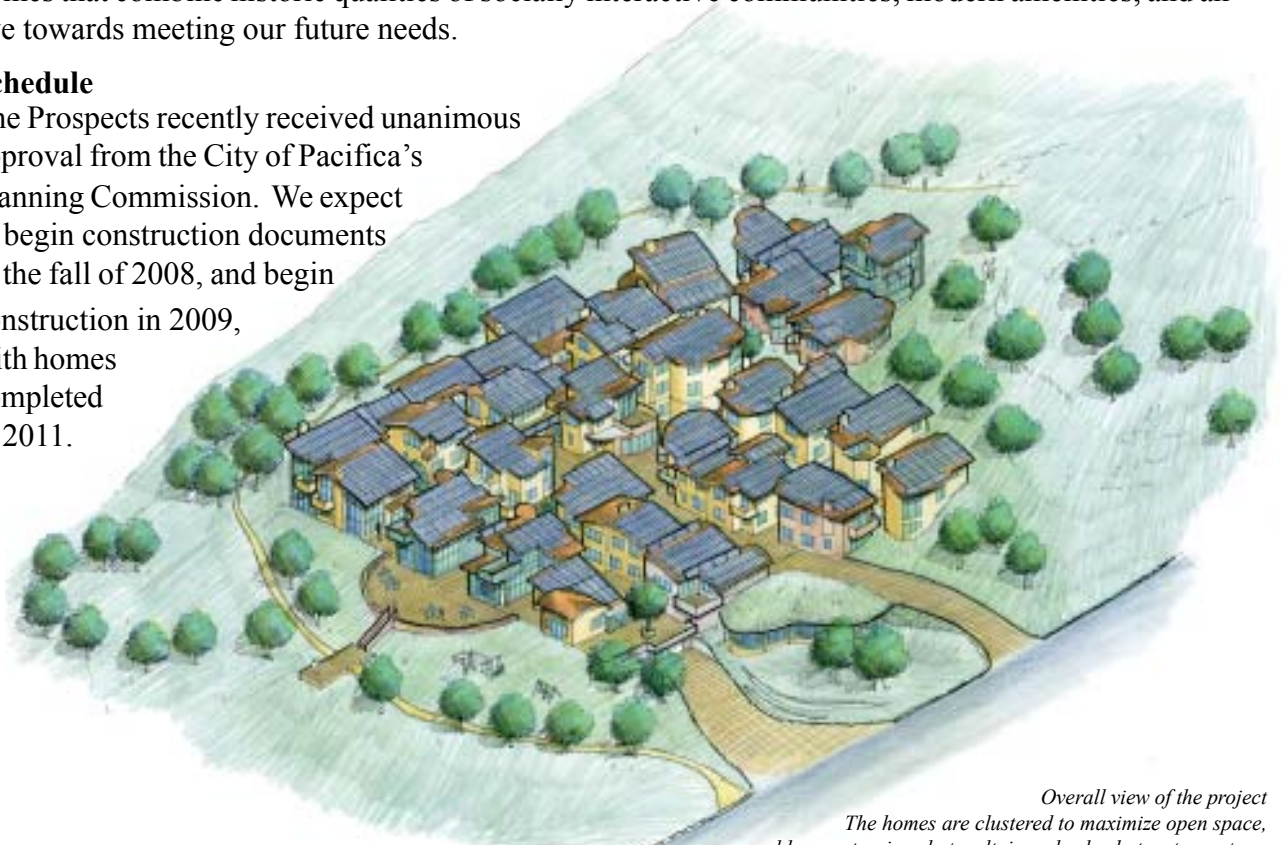
The project will be pedestrian-oriented, with the automobile virtually eliminated from the site. The Prospects will meet 100% of its energy demands, recycle and reuse its water, and grow a significant portion of its own food. Our goal is to be responsible stewards of the local and global environment while building new homes of the highest quality. All the homes will feature the best environmental features for energy, materials, and indoor air quality.

The Development Team

The developers for the community, Pacific Quarry Homes LLC, have extensive local experience building high quality homes. The Prospects will be the culmination of their work towards building homes that combine historic qualities of socially interactive communities, modern amenities, and an eye towards meeting our future needs.

Schedule

The Prospects recently received unanimous approval from the City of Pacifica's Planning Commission. We expect to begin construction documents in the fall of 2008, and begin construction in 2009, with homes completed in 2011.



*Overall view of the project
The homes are clustered to maximize open space,
and have extensive photovoltaic and solar hot water systems*
www.pacificaproprospects.com

Project Site and Amenities



The Rockaway Beach Area of Pacifica

Pacifica is unique in the greater San Francisco Bay Area. It is a tight community, with a relaxed, small town atmosphere. And the Pacific Ocean lends more than its name to the town. With pleasing ocean breezes, Pacifica enjoys a moderate climate and the cleanest air anywhere. The rolling hills provide amazing views to miles of the coast, including the Farallone Islands and Point Reyes. Outdoor recreational activities abound, including surfing, biking, hiking, or just relaxing and enjoying nature.

The Prospects site is surrounded by open space, giving unparalleled views to the homes. We have provided a variety of paths, plazas, and courtyards within the site that provide spaces for larger groups as well as settings that are more intimate. While developing modern housing, we are looking to historic cities to create our development patterns. In particular, we believe the hillside villages of the Mediterranean are appropriate to both our climate and to the desires of Bay Area residents.



*View from Fassler Avenue
The Community Room, with a Living Roof, is in the foreground.*

Pacific Prospects, LLC.

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Site Development



Ocean panorama from the site

The Prospects is designed to embrace the beauty of its site, both environmentally and visually. Parking for the entire complex will be in an underground garage with 17 units of housing built on the podium. This allows us to minimize roads, with only 100 feet of visible driveway. Without surface paving, the project will be completely open for adults and children to walk, relax, and play without automobile interference.

The Site will be extensively landscaped to screen the houses and provide privacy. Native planting will help restore the entire ecosystem, reduce water usage, and be a valuable tool for education. Over a mile of nature and hiking trails wind through the site for the residents.

Facilities will also include recreation for children within the community, with playfields and playground equipment to meet the needs of all ages.



Picnic Areas and Gardens along the north side provide recreation and relaxation



*The West Plaza with views of the Pacific Ocean
(650)359-3827*

The natural and native landscape will have reduced mowing and maintenance costs, and avoiding the pollutants associated with lawn care will improve the local environment and save costs associated with removing those contaminants from the storm sewer system.

The Homes

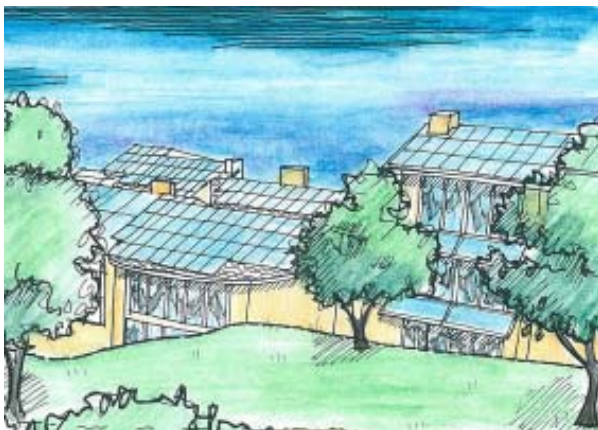


View from the Picnic Grounds above The Prospects

Each house will be uniquely designed for its specific site, and the designs blend in with the surrounding landscape to create a variety of public, and private outdoor spaces. Averaging less than 1500 square feet, the homes are sized to meet the needs of the residents without excessive use of materials and resources.

The homes are designed also to take advantage of our unique surroundings. The living spaces will have extensive views of the ocean and surrounding hills, and will also feature private decks and landscape spaces. The homes will also make good use of the sun; extensive glazing on the south walls will provide beautiful light to the interiors while heating the homes at no cost. Open plans will provide views in all directions, and allow healthy cross ventilation.

The design of the homes combines the best of the old and the new. Traditional elements, like a front porch to greet neighbors, give an old-fashioned sense of community. The design has an organic feel with modern features. Towers, balconies, living roofs, overhangs and other architectural features give a feel of scale, excitement and discovery within the neighborhood.



Large amounts of south facing glass provide passive solar heating; solar thermal panels heat water and photovoltaic panels produce electricity

Interior Amenities



The roof of the garage features large courtyards and extensive plantings

And the interior design has the best features of modern design. The Living, Dining, and Kitchen spaces open to each other to provide large views and flexible use. Most homes have a flexible room that can function as a third bedroom, guest room, den or home office. Home-based businesses reduce environmental impacts and increase safety and security within the neighborhood. Interior spaces on the upper levels have vaulted ceilings and large windows. Interior walls will glisten with natural plasters that give a beautiful texture and warmth.

Modern amenities will be found throughout the homes. Radiant floors will warm the homes on the rare occasions that the homes need heat. Smart lighting controls will combine with energy efficient fixtures to provide a variety of lighting moods within the spaces. The kitchens will feature tile floors, energy efficient appliances, and concrete or stone countertops.

The homes will also be designed with environmentally preferable building materials, from local sources wherever possible. Exterior walls will have high insulation, thermal mass, fire resistance, and excellent durability. Finish materials include stucco, fiber-cement siding and shingles, tile, and stone. All of these materials are very durable and require very little maintenance. We will design these houses to last 100 years! We will also use certified sustainably harvested wood, concrete made with less polluting, recycled materials, natural clay roof tiles, and non-toxic materials and finishes throughout.

Materials will also be selected to minimize maintenance and to make for a healthy interior environment. Numerous studies have shown that healthy interior environments benefit the inhabitants, especially children. We will avoid materials that contain toxic chemicals like formaldehyde, and use natural materials and materials with zero volatile organic compounds (VOC's) that are linked to cancer and damage to the immune and central nervous system.

Environmental Stewardship



Approaching The Prospects

Buildings at The Prospects will address energy, water, food, materials, and waste, all while promoting personal health. Our goal is to make the Prospects the first zero energy community in San Mateo County with passive solar heating, insulation far in excess of building codes, solar thermal panels, and photovoltaic panels to generate electricity. There will be enough electricity generated on-site to power an electric or plug-in hybrid vehicle for each home! The Prospects will provide rainwater catchment and storage, and dual plumbing to re-use water for toilet flushing and landscaping, and residential graywater systems. Extensive on-site Community Gardens will provide fresh organic fruits and vegetables for residents. Building materials will be selected that are both durable and that have responsible environment sources. Site facilities will include on-site composting, recycling and water treatment to minimize waste.



Extensive Community Gardens will provide fresh fruits and vegetables
Pacifica Prospects, LLC.



Center Plaza with stairs leading to homes on the hill

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Community Benefits

Reducing the built footprint leaves more space open as greenspace and maintains the viewscales that make a community attractive. This also reduces the costs of maintaining roads. Natural ecosystems maximize the use of the free “ecosystem services”, including water and air purification, management of erosion and sediment runoff, and pest control. Extensive plantings will also aide carbon sequestration by absorbing carbon dioxide - a major cause of climate change.



View from the Site to the Pacifica Hills

The homeowners at The Prospects will benefit in many ways from this well-planned community. They will enjoy the beauty of the extensive landscaped and natural areas. We can meet much of our needs for fresh, organic fruits and vegetables with over an acre of Community Gardens, where residents can grow their own healthful, organic foods. The extensive hiking trails encourage walking, which is good for physical fitness. The numerous recreation spaces help restore mental health in an otherwise hectic lifestyle. The community is also designed to create greater interactions among neighbors, and to eliminate the isolation that is often found in urban living. Social interactions are often cited as a strong measure of overall health and well-being.

With lower utility costs, the value of the homes will only continue to grow. Greenspaces also enhance property values. People who live near greenways tend to live in their houses longer. This lower turnover rate makes more stable neighborhoods and gives a greater sense of community.

At the core of The Prospects is the desire to create a strong community of people with like-minded values - restoring health at the personal, local, regional and global levels. We are promoting human health, through healthy heating and cooling systems, natural ventilation, maximizing daylight, eliminating toxic materials, and promoting outdoor activities, walking instead of driving, and providing places for social interaction. We are promoting local and regional health by building and using the services in our local region. We are creating a positive energy community that will reduce our carbon footprint and create a model for sustainable development.



Small Courtyard for quiet gatherings