

# Extreme Recycling

## The Pacifica Wastewater Treatment Plant Transformed into a Center for Sustainable Living

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No plot of ground is too small  
to sow the seeds of change

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# The Livability Center

## A Sustainable Green Commerce & Community Center

Pacifica, CA

Similar to the Eden Project in Cornwall, England, which transformed a former clay mining pit into a thriving community space, our Livability Center, located under a translucent dome, it will be a warm place to socialize, eat delicious food, purchase green goods, attend meetings, walk amongst a fragrant herb garden or even repair your favorite old lamp at the “fix it” center. The Livability Center will be a place where social, economic, civic and educational activities are happening simultaneously. Multiple uses will help insure that businesses thrive. It will be buzzing with activity...it will be the place everyone wants to be!

### **Project Benefits**

1. Creates quality local jobs
2. Incubates local green businesses
3. Creates dynamic gathering spaces
4. Offers currently unavailable local goods and services
5. Caters to all ages, particularly friendly for seniors and kids

### **Site Design Features**

1. Maximum space efficiency & flexibility
2. Strives for “zero waste”
3. Maximum energy efficiency with on-site energy production
4. Regenerative & green buildings

### **Livability Center Elements**

1. Civic Space - City Offices
2. Alternative Health & Movement Center
3. EcoDepot & Green Business Showrooms
4. LifeForce Cafe & Pub
5. Flexible Space for Conferences, Meetings, Movies & Music
6. “Fix-It” Resource Center

### **Optional Components for Consideration**

Live/Work Co-Housing  
EcoLodging  
Kids Center  
Library Branch

The Livability Center will turn what was once a sewage treatment plant into a trail-blazing hub for green commerce. It will provide both a vision and a world-class example of sustainability for the future. The Center will help push the envelope for technological advances in science and energy while building on tested techniques drawn from successful examples. The Livability Center will harness the best attributes of public service, social enterprise and the commercial rigor of the private sector.

# FAQs

## **Who will come to the Center?**

The Center will focus on the needs of Pacificans, but will also become a destination for visitors.

## **The design may not comply with current planning or building regulations.**

### **How will this work?**

We will help the city design a Flexible Zoning Overlay to allow the otherwise unpermissible.

## **How do you know the design will work?**

We will use established “best practices” for green building, renewable energy & planning.

## **Who is going to finance this type of project?**

We will. This project will be funded by Pacifica residents using the Pacifica Community Investment Fund.

## **Who will own it?**

The Center will be owned collaboratively by the city, the business owners and the community who invested in the project.

## **Is there anything for kids?**

Yes, there will be programs that engage and entertain kids of all ages, with a focus on teaching “skills for sustainable living”.

## **Is it accessible for the disabled?**

Yes.

## **Do you allow dogs?**

Yes.

## **How will The Center affect the economy of the Palmetto area?**

It will infuse the area with activity by leading people to and from the existing downtown walking district.

## **Why cover the space with a translucent dome?**

Using a weather skin helps temper wind and cold temperatures on the coast. It allows for a beautiful, naturally lit, indoor environment without needing expensive fossil fuels for heating.

## **How long will it take to build?**

After project approval, many elements would be up and running in months. We anticipate total project completion within 3 years.

## **Is this project possible?**

Yes, if we all work together as a true community in a collaborative manner.

# Development & Planning Partners

## Partners for Sustainable Living

[www.livable.com](http://www.livable.com)

[Working to improve the livability of communities by promoting quality of life, economic development, and social equity. Since its founding in 1977, Partners has helped communities set a common vision for the future, discover and use new resources for community and economic development and build public/private coalitions to further their goals]

## Business Alliance for Local Living Economies

[www.livingeconomies.org](http://www.livingeconomies.org)

[ BALLE networks prove that a coordinated group of locally-owned companies can stand up to some of the harmful forces of globalization and have a significant effect on the health and vitality of a region ]

## Evergreen

[www.evergreen.ca](http://www.evergreen.ca)

[ Bringing communities and nature together for the benefit of both. We believe that local stewardship creates vibrant neighborhoods, a healthy natural environment and a sustainable society for all ]

### Potential Steering Committee & Project Team

Project Planer: Christopher Swan (Transportation & Renewable Energy Visionary)

Rendering Consultant: David Vasquez (Geary Street Transit Center)

LEED Consultant: Ann Edminster

Energy Systems: Bay Solar Power Design, Mark Fallin, Kris Sutton (Solar Energy Intl.), Roseann Livingston

Water Systems: John & Nancy Todd (Living Machines)

Gardens: Fred Bove with Dina Ayala & Mike Ramano

Strategy & Programs: Kelley Rajala

Finance: Don Sarich (Permaculture Credit union), Christopher Peck (Holistic Solutions Financial Planning)

Business Planning: John Stayton (New College of California), Mike Brown

Legal: Eric Bowen & Partners

