



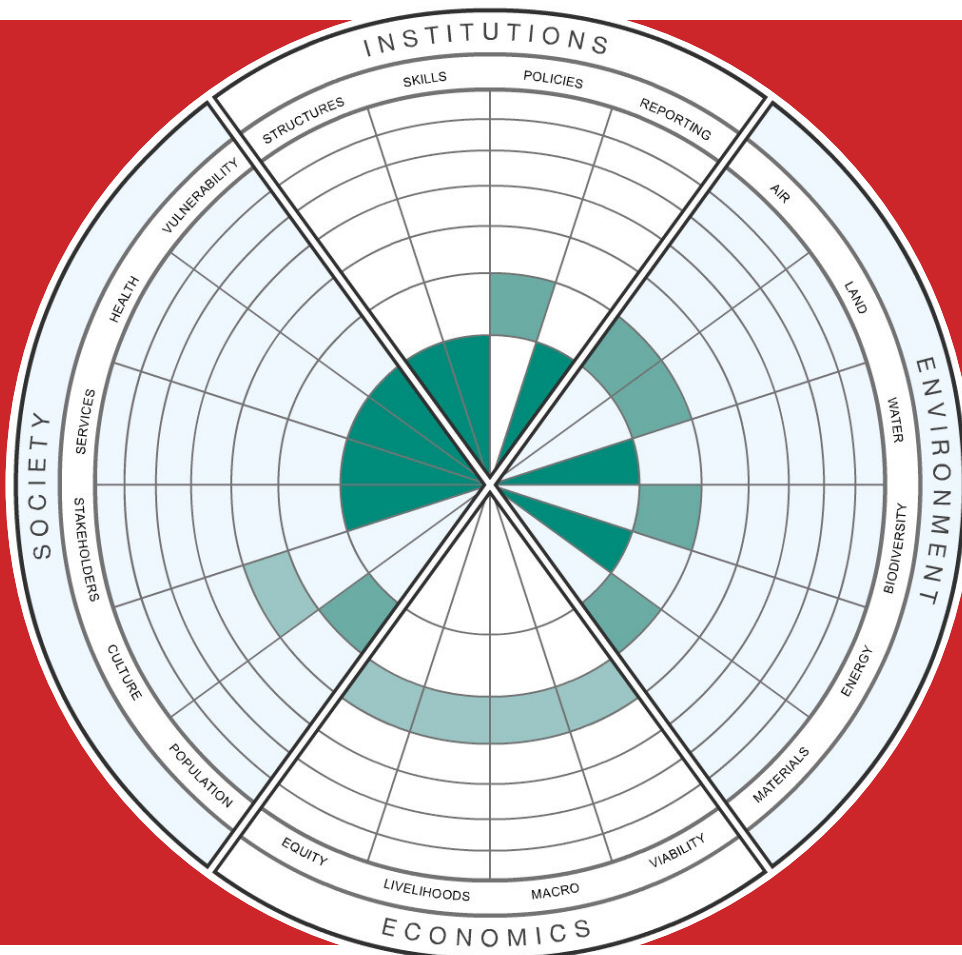
Source: <http://www.angwin-ecovillage.com/retail.html>

Artist Impression: Proposed Angwin Eco Village

Project Description

Angwin is located in the Napa Valley in California, USA. The vision behind the development of Angwin Eco Village is to create a community with strong commitment to sustainability, social equity and environmental preservation. Currently at the master planning stage, proposals include 275 housing units and a 105-unit retirement/assisted living centre on land owned by Pacific Union College. The development will be built on 66.1 acres of both green and brownfield land. In association with this development, Pacific Union College will permanently preserve over 1,000 acres of agricultural and forest land and provide an additional 52 acres, which will effectively protect its land from any future housing development.

ASPIRE Keystone



The ASPIRE assessment was carried out by staff from the Arup San Francisco team, who have played a key role in the formulation and development of the Angwin master plan over the past two years.

ASPIRE has been applied during the Identification stage of the project life cycle, during the master planning process for the Angwin Eco Village scheme. Overall, the Angwin Eco Village performs highly in the integrated appraisal evaluation, although the developed country context means that the results are somewhat distorted and that comparisons with other project results should be treated with caution. The assessor suggested ASPIRE would be valuable from the outset and could be used as an 'actions' tracker, to continuously track performance throughout the project's longevity and life cycle, through to Evaluation.

ASPIRE Assessment

Institutions

Reporting, Skills and Structures scores are notably high, owing to the effective communication ethos developed for stakeholders, the innovative approach to community planning, and the effective government-project coordination in the master planning phase. Extensive communication with stakeholders and members of the community has clearly been instrumental in the development of the scheme. For instance, in addition to a number of consultation meetings on the planning and education aspects of the project, an informative website has been created which provides non-technical summaries for the community, and project plans involve the local community as key participants in monitoring and evaluation of the project after completion.

Environment

The project also performs well within the Environment quadrant, particularly within the Energy and Water themes, owing to provision for on-site energy generation and the use of recycled wastewater, spring water and rainwater to meet demand. Care has also been taken to avoid negative impacts on the on-site stream and local biodiversity during and after construction. The re-use and development of brownfield land is also crucial in the high performance within this strand, although this is counteracted by the amount of greenfield land, including some forest areas, which will also be developed.

Economics

Performance within the Economic quadrant highlights some gaps in the current planning for the Angwin Eco Village project. Equitable access to economic benefits and the impact on the livelihoods of the local community score comparatively low against the other themes evaluated by ASPIRE due to a lack of planning for local sourcing and employment creation at this stage. Also, although many aspects of environmental and political risks have been considered, the social risks associated with economic viability have not yet been fully assessed. However, the project proponent expects that these elements will be further explored at later stages of the project cycle.

One area which is notably missing from the current plans is a more thorough exploration of the potential for carbon offsetting as a mechanism to enhance financial viability of the scheme.

Society

The project performs strongly against the Society quadrant indicators. This scoring is particularly high because the project is sensitive to its impact on the community, particularly on vulnerable groups such as the elderly, and attempts to incorporate existing structures and practices into the new design to promote continuity. Existing schools will receive significant upgrades as a result of the project, creating better linkages between the local community and services, going beyond the traditional project boundary. In addition, the overall design process has been iterative and has included extensive community consultation to mediate differing viewpoints and to accommodate those whose homes and/or property will be affected by the plan. Areas which will require further consideration would be the inclusion of the local Adventist religious community into the master plan and how the construction and post-construction waste streams will be managed.