

**COMPETITION KIT**

**CALIFORNIA SENIOR HOUSING  
DESIGN COMPETITION**

**AUGUST 15, 2009**

**COMPETITION KIT  
FOR THE**

**CALIFORNIA SENIOR HOUSING  
DESIGN COMPETITION**

**COMPETITION SPONSOR:**

Suburban Alternatives Land Trust  
Northbay Family Homes

**COMPETITION COMMITTEE**

Clark Blasdell, President and CEO, SALT  
Pamela Asselmeier, Director of Land Banking, SALT  
Laura Levine, Vice President, SALT

**COMPETITION ADVISOR**

William H. Liskamm, FAIA

**AUGUST 15, 2009**

*Note: All information contained herein is for purposes of this competition only.*

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Site Plans, and site photos

## I. INTRODUCTION



Two San Francisco Bay Area housing non-profits, Suburban Alternatives Land Trust (SALT) and Northbay Family Homes (NFH) have, in the past 30 years, facilitated the building of 4,000 homes – half of them affordable to low-moderate income families. Together, SALT and NFH are sponsoring an open competition to develop ideas that optimize their site’s potential uses, including ideas that address the need for senior housing in a suburban setting. The Project site is located in the City of Novato, Marin County in a recently developed area known as “Bahia.” Construction is planned to begin upon securing financing.

Designers are encouraged to develop and present ideas that reflect SALT’s mission: *assisting low-income individuals and families to secure good housing, become homeowners and improve their economic position by working with donors of land to maximize and leverage tax advantages and benefits generated in the course of developing a full array for land use options for each parcel, including affordable homes, jobs, recreation, agriculture and open space.* Site planning and housing designs must

demonstrate: innovative sustainable solutions that can also be applied to meet future housing needs, a zero net energy goal, multiple benefits including job creation, carbon and cost reduction, and opportunities for local food production/agriculture.

This competition will be conducted in two stages. The first stage will be open to all design professionals: architects, urban designers, landscape architects, engineers, and others who are interested in housing issues. All first stage submissions will be anonymous. A Competition Jury comprised of design professionals and community representatives will select the five most promising submissions to become Competition Finalists. Subject to financing, the Second Stage will proceed with each Finalist team receiving an honorarium toward their Second Stage competition costs, which will include design responses to Jury and community comments regarding their First Stage designs, and preparing a study model of their design. Second Stage teams must include at least one Architect licensed in the State of California. Association of out-of-state professionals with California-licensed colleagues (preferably those within an hour's drive to the San Francisco Bay area) is permitted.

At the end of the Second Stage, each Finalist team will have an opportunity to make an oral presentation of their design to the Jury, SALT and NFH Board, staff, and interested community members, prior to the Jury's recommendation of a winning design. The Board will make its decision on the winning design based on the recommendations of the Jury and input from staff and the community. The competition winner selected by the Board will have the opportunity to negotiate a contract for the requisite professional services to implement their winning design.

Competition registration is now open. There is a \$100 registration fee. The Competition Kit will be posted on the NFH website in mid-August 2009. First stage submissions will be due by December 4, 2009. Information regarding the Competition may be found at [www.nfh.org](http://www.nfh.org) which will be updated regularly. Bill Liskamm, FAIA will serve as Competition Advisor throughout both stages. Please direct questions to him at [bill@nfh.org](mailto:bill@nfh.org).

*A briefing for Competitors will be held on Monday, September 14, 2009 from 10 AM-Noon at the Marin Sail and Power Squadron Room, 789 Hamilton Parkway, Novato, CA 94949. 415.382.2530. Parking is available nearby. Following the Briefing, we will reassemble at the site.*

## **COMPETITION OBJECTIVES:**

### **General Objectives:**

- Build homes for underserved residents such as seniors.
- Create community uses and benefits through provision of housing, open space, community gardens, and jobs.
- Demonstrate maximum compatible mixed uses with sustainable development on the suburban site.
- Develop a Demonstration Project for the Region/State that can be replicated and promoted as a method to secure land, build community consensus and illustrate a sustainable process for the building of future affordable housing.
- Create choices for movement within the Bahia community and to/from the City of Novato– foster alternatives to the car.
- Develop political, environmental and governmental support for development of the project.
- Seek and develop community input and support on ultimate development.
- Ensure the project is feasible from a planning, community support and financial perspective.
- Reconnect the Bahia community to the City of Novato in the broadest sense
- Develop broader awareness of the need for Land Banking, and attract potential Land Banking donors.
- Recognize the Marin Audubon Society’s past activities for conservation of adjacent properties.

### **Design Objectives:**

The competition sponsors are seeking submissions that will set a standard of excellence for architecture and development on the competition parcels. Building upon the General Objectives listed above, the sponsors seek submissions that:

- Develop innovative, creative, outstanding architecture to complement the Bahia community that will create a unique design ensemble which, over time, will become a landmark.
- Develop innovative sustainable solutions that can also be applied to meet future housing needs.

- Design toward a zero net energy goal; multiple benefits including job creation, carbon and cost reduction, and opportunities for local small-scale agriculture, community gardens, vineyards, and/or “food forests”.
- Respect the cultural, architectural and aesthetic context of the neighborhood.
- Create designs that inspire community dialogue.
- Develop creative ideas for housing and other uses on the irregular, difficult-to-develop parcels, each having its own opportunities and constraints.
- Develop creative ideas to knit together the new residents with the existing the local community at Bahia.
- Raise the standards of housing design for infill sites throughout the region; address the need for “in-law” or accessory dwelling units.
- Maximize housing opportunities on the sites while providing public gathering spaces; encourage interaction between new residents and existing neighborhood residents.
- Strengthen the pedestrian and bicycle-friendly neighborhood character.
- Incorporate “green” and sustainable building strategies.
- Develop innovative strategies for both affordable and market rate housing sites.
- Address fundamental needs of senior including safety, noise insulation, lighting, accessibility (all living areas on one level), health and physical activity needs.
- Meet ADA requirements.
- Consider changing needs of seniors as they age in place.

### **EVALUATION CRITERIA:**

The Jury's evaluation of the designs will be based on their view of which scheme best meets the Competition Objectives.

## II. PROCEDURAL RULES

### A. TYPE OF COMPETITION:

This competition will be conducted in two stages\* according to the Procedural Rules, Project Program and Submission Requirements contained in this Competition Kit, as follows:

- Each entrant, or team, will submit a maximum of two (2) boards that illustrate their concepts and designs for the housing solutions they are submitting.
- All drawings and written material will be prepared in accordance with the guidelines contained herein to ensure fairness between Competitors.
- All submissions will be sent to the Sponsors for evaluation by a Jury comprised of housing architects, landscape architects, smart growth advocates, local food production specialists, ecologists, and representatives of the community.

The Jury will select winners who, in its opinion, best meet the Competition Objectives. (The Jury may also select designs for Honorable Mentions.)

- All submissions will be anonymous until the Jury's evaluations are announced.
- All submissions will be on public exhibit and posted on the competition website prior to and following the Jury review.
- The Sponsors intend to publish the results of this competition on the competition website for potential use by other communities.
- The winner(s) will be announced by the Sponsor following the Jury review on January 30, 2010.
- To ensure anonymity of the entries, no designs for this competition shall be published by the Competitors until the results of the competition have been announced.
- Competitors who publicize their entries prior to the end of the competition may be disqualified.

*\* It should be noted that proceeding with the Second Stage of this Competition is contingent upon securing funds for this purpose.*

### B. SPONSOR:

The Suburban Alternatives Land Trust (SALT) and Northbay Family Homes (NFH) are the Sponsors of this competition.

### C. COMPETITION JURY:

|                                    |   |
|------------------------------------|---|
| Michael Pyatok, FAIA               | President, Pyatok Architects, Inc.<br>Oakland, CA                                 |
| Cheryl Barton, FASLA FAAR, LEED AP | Principal, The Office of Cheryl Barton<br>Landscape Architects, San Francisco     |
| Lynn N. Simon, FAIA, LEED AP       | President, Simon & Associates, Inc.<br>Green Building Consultants, San Francisco. |
| Jim Leland                         | Mayor, City of Novato, CA   |
| Dietrich Stroeh                    | Community Representative,<br>CSW/Stuber–Stroeh Engineers, Novato, CA              |
| Douglas Krah                       | Cost Consultant, former Regional President<br>Standard Pacific Homes              |
| Avis Licht                         | Co-Founder of the Commonweal Garden<br>Bolinas, CA and Landscape Designer         |
| Russell A. Colombo                 | President and CEO<br>Bank of Marin  |
| Whitney Merchant                   | Marin Field Representative<br>Greenbelt Alliance                                  |

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Note: In addition, SALT, NFH, and City staff may serve as Technical Advisors to the Jury, but will not vote.

**D. COMPETITION ADVISOR:** William H. Liskamm, FAIA

**E. ELIGIBILITY:**

The competition is open to architects, landscape architects, designers, educators, students and others, throughout the world, interested in senior and affordable housing issues. The formation of multi-disciplinary teams, that include specialists in the many areas critical to these issues, is encouraged. All individual Competitors, or teams, must register for this competition to be eligible (see below).

**F. REGISTRATION:**

Only those submittals received from Competitors who registered for this Competition by completing the Registration Form, and who pay the Entry Fee, will be accepted. Competitors can make a preliminary (place holder) registration online by using the competition website: [www.nfh.org](http://www.nfh.org) An Entry Fee of \$100.00 (U.S.), is required with each entry. A copy of the completed Registration form and a check drawn on a U.S. bank must be sent to:

Northbay Family Homes

350 Ignacio Boulevard, Suite 200  
Novato, CA 94949

(Checks must be made out to Northbay Family Homes)

*As a convenience to international competitors, payment may also be made using PayPal.*

Each Registrant will receive an Identification Number to maintain the anonymity of their submission. A completed Competitors Entry Form (attached), including the names of the Competitor(s), mailing address, and telephone number, must be enclosed with each submission (see Section IV. Submission Requirements). Competitors may submit more than one entry. A separate Registration Form and Entry Fee is required for each entry.

Requests for Entry Fee refunds may only be made within 15 days of the registration date. No requests for refunds will be accepted after November 16, 2009.

**G. AGREEMENT TO RESPECT COMPETITION RULES:**

Each Competitor must sign and return “the Agreement to Respect Competition Rules”, which is part of the Competitors Entry Form, to respect all the rules of this competition. (See Section II-P. Competition Rules: Anonymity of Entries.) (Contact of Jury members or Advisors by Competitors for questions is strictly prohibited.)

**H. COMPETITION SCHEDULE:**

**DATES**

|   |                                     |
|---|-------------------------------------|
| 1. Competition Announcements<br><i>(Registration begins)</i>                | July 10, 2009                       |
| 2. Begin Competition-Post Kits  | August 15, 2009                     |
| 3. Conduct Briefing & Site Tour Monday,                                     | September 14, 2009 @ 10 AM*         |
| 4. Post Answers to Questions (E-Mail)<br><i>(Deadline for Registration)</i> | (Continuous)<br>November 16**, 2009 |
| 5. First Stage Submissions Due  | December 14, 2009 @ 5 PM***         |
| 6. Public Exhibit   | Mid January 2010                    |
| 7. Initial Jury Review<br><i>(Jury Recommendation of Finalists)</i>         | January 30, 2010                    |
| <i>(Upon securing Second Stage funding)</i>                                 | <b>2010</b>                         |
| 8. Begin Second Stage   | Early February                      |
| 9. Second Stage Submissions Due   | Late March                          |
| 10. Public Exhibit  | Late March                          |

- |  |             |
|--|-------------|
| 11. Presentations to Jury, Board & Public<br>(Jury Recommendation of Winner) | Early April |
| 12. Approval by SALT & NFH Board   | Mid April   |
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*\* A briefing for competitors will be held on Monday, September 14, 2009 from 10 AM-Noon at the Marin Sail and Power Squadron Room, 789 Hamilton Parkway, Novato, CA 94949. 415.382.2530. Parking is available nearby. Following the Briefing, we will reassemble at the site.*

*\*\* A late fee of \$50.00 (U.S.) will be charged for late registrations.*

*\*\*\* All submissions must be sent and postmarked by this date and time. (Local time at sender's location). See Section II-Q for address where submittals should be sent.*

#### **I. QUESTIONS:**

All questions regarding the program or the competition shall be submitted via e-mail to the Competition Advisor, Bill Liskamm, FAIA, at [bill@nfh.org](mailto:bill@nfh.org) in accordance with the Competition Schedule (telephone inquiries will not be answered). Additional questions may be asked verbally at the Briefing (see Competition Schedule). A synopsis of all Briefing and email questions and their answers will be posted on the competition website. (Contact of Jury members or Advisors by Competitors for questions is strictly prohibited.)

#### **J. DISQUALIFICATION:**

Prior to the Jury Review, the Competition Advisor will evaluate each entry. Failure to meet the competition's Competition Rules and/or Submission Requirements may be grounds for disqualification. Competitors will be asked to certify their adherence to the Competition Rules in the Competitors Entry Form.

#### **K. AWARDS:**

##### First Stage Finalists

In accordance with the nature of this competition, the Jury will recommend approximately five (5) Finalists based on the designs the Jury feels best exemplify the Competition Objectives described in Section I. Upon securing financing by the Sponsors, the Finalists will be invited to participate in the Second Stage of this Competition. Should it not be possible to secure Second Stage financing, the competition will end with an exhibit identifying the Finalists and their designs in the exhibit venue, and on the Competition website. The Sponsors will also seek publication of the winning designs in the architectural and competitions media.

Honorable Mentions:

In addition to the above, the Jury may also award Certificates of Outstanding Merit and Honorable Mentions for outstanding designs and/or drawings.

Second Stage

Upon securing adequate financing by the Sponsors, each Finalist team will receive an Honorarium of \$10,000 (U.S.) toward their Second Stage expenses. Second Stage requirements are outlined in Section IV. Submission Requirements. Subject to obtaining construction financing, the winning team of the Second Stage of the Competition will receive the opportunity to negotiate a professional services contract with the Sponsors to provide the requisite architectural services to implement their winning design.

Final Approvals:

It should be noted that final approval of the design that will be built rests with SALT and NFH, and may be subject to funding and to regulatory agencies' approvals. In the event SALT and NFH select a design to implement other than the one recommended by the Jury, the author(s) of the design recommended by the Jury will receive an award of \$10,000 (US) in addition to the Honorarium described above.

**L. AUTHORITY OF THE JURY:**

The Jury will communicate its recommendations related to the submissions to the Sponsor through the Competition Advisor. The Jury may reject as unsuccessful any entries. Rejection of an entry will not affect the status of the remaining entries.

**M. JURY EVALUATION CRITERIA:**

The Jury's evaluation of the design submittals will be based on their view of which design best meets the Competition Objectives (see Section I).

**N. JURY REPORTS:**

Following the Jury review, written summaries of the Jury's comments will be prepared by the Competition Advisor and sent via e-mail to each Competitor whose submission received comments from the Jury (note that all submissions may not receive Jury comments.)

**O. COMPETITION RIGHTS AND OBLIGATIONS:**

The Sponsor reserves the right at any time, in its sole and absolute discretion, to modify or suspend any and all aspects of this design competition, including, but not limited to, this Competition Kit, and all or any portion of the Jury process in or subsequent to release of this Competition Kit; to obtain further information from any participant; and to waive any defects as to form or content of any competition entry or any other step in the competition and Jury process.

Each Competitor, by entering this design competition, waives any claim, liability or expense whatsoever against the Sponsor, as described herein, and its respective officers, employees and agents by reason of any or all of the following: any aspect of the competition; the Jury process or any part thereof; any informalities or defects in the competition and/or Jury process; the failure of any participant to be selected as a winning entry; any statements, representations, acts or omissions of the Sponsor, its officers, directors, employees, contractors, volunteers, or advisory committee; the exercise of any discretion set forth or concerning any of the foregoing; and any other matters arising out of all or any of the foregoing.

It is the Competitor's responsibility to send their submissions so that they arrive in the manner specified in Section IV. Submission Requirements, intact, and on time. The Sponsor is not responsible for loss or damage of designs in transit from Competitors.

Although the design submitted remains the property of the Competitor, submission of an entry in this competition shall constitute agreement by the Competitor allowing the Sponsor to make certain uses of the work submitted during and after the competition, including without limitation, the non-commercial use of ideas represented in materials submitted and use and reproduction of the photographs, exhibitions, for publication and related uses consistent with the mission, goals and/or activities of SALT and NFH. In these uses, the authors of the entries used will be identified to the fullest extent possible. Competitors whose entries are used for the purpose described above will receive no compensation for their use. All entries will be placed on public website exhibit following the Jury review. Following the Jury review, the identity of the Competitors will be made known to the public. To ensure anonymity of the entries, no designs for this competition shall be published by the Competitors until the results of the competition have been announced. Competitors who publicize their entries prior to the end of the competition may be disqualified.

**P. ANONYMITY OF ENTRIES:** The submittal boards and all images and text shall bear no name nor mark which could serve as a means of identification, other than the assigned Registration Number. No Competitor shall directly or indirectly reveal the identity of his/her entry nor communicate directly or indirectly regarding the competition with

representatives of the Sponsor, any member of the Jury and Advisors, nor the Competition Advisor, except as provided under "Questions" (Section II-I).

It is understood that in submitting a design, each Competitor thereby affirms that he/she has complied with the foregoing provisions in regard to anonymity and agrees that any violation of them renders their submittal null and void.

Every board sent shall include the Competitor's Registration Number located in the upper right corner of the sheet. The submittals will be posted on the website and identified by this number only. An index identifying the author(s) of each submission shown on the website will be posted following the Jury's recommendation of the Finalists.

Each drawing of each entry shall include a plain, opaque sealed envelope containing the name, address and telephone number of the Competitor(s). These envelopes shall be taped on the back, upper right hand corner of each drawing submitted. In addition, the Competitors Entry Form (see Section V) and a one page biographical statement for each entrant or principal team member shall be included in one of the sealed envelopes. The Competition Advisor shall keep this information confidential until after the Jury process has been completed. The information is needed for media releases of the members of the winning teams.

All Competitors will be publicly identified following the Jury reviews.

**Q. DELIVERY OF ENTRIES:** Entries shall be addressed to:

William H. Liskamm, FAIA, Competition Advisor

**SUBURBAN ALTERNATIVES LAND TRUST**

350 Ignacio Boulevard, Suite 200

Novato, CA 94949

Phone No. for shipping label only: (415) 382 2530

All entries must be shipped to the above address and postmarked (or noted as being received by courier for delivery) no later than 5 PM, Friday, December 4, 2009 (your local time). Although entries may arrive one week earlier than the deadlines indicated, no late entries will be accepted. The Competitor is responsible for the arrival of packages at the above address in good condition. Entries may be shipped or hand-delivered to the above address.



### III. PROJECT PROGRAM

#### A. CONTEXT:

##### **About North Bay Family Homes (NFH) and Its Relationship to SALT**

SALT is a nonprofit public benefit corporation that was founded by Northbay Family Homes as a support organization to assist NFH in carrying out the purposes of NFH. SALT is a combined nonprofit community development corporation and community development financial institution. SALT is designed to facilitate and partner with individuals, families, nonprofits, and private corporations as well as public sector entities that want and need to realize a reasonable rate of return on their private and public investments, while creating lasting legacies in their own communities.

Northbay Family Homes (NFH) is a 501(c) (3) nonprofit housing development corporation, incorporated in 1978. The mission of Northbay Family Homes (NFH) is to facilitate home ownership and rental opportunities for the workforce of the North Bay Area of San Francisco. NFH focuses on two lines of business: production services for its homebuilding customers (private sector companies that build and finance the construction of new homes for sale: and a second line for home buying clients where we meet the education, borrowing and home purchase needs of local workforce buyers.

For more than 25 years Northbay Family Homes has been a non-profit partner of the private/public sector, providing innovative tools and programs for non-profits to create a broad range of housing opportunities for the local workforce. Northbay Family Homes believes homeownership is a proven strategy for creating security for families, as well as creating strong neighborhoods and safe, stable communities. Northbay Family Homes has spearheaded more than 40 projects and the creation of more than 4000 homes.

Northbay Family Homes is a nonprofit housing developer working in Marin for over 30 years. Their mission is to facilitate homeownership opportunities and to help current homeowners retain their homes. NFH is a proactive leader and committed partner in developing affordable homes for the workforce.

**Pre-Purchase Counseling Programs:** NFH provides education and counseling to persons interested in buying a home. They deliver resources to working families interested in buying a home closer to the workplace, including down payment assistance and loan counseling services. They apply their affordable financing and real estate expertise to help first time buyers enter the market & become owners. Please see their webpage on the homeownership programs they offer: <http://www.nfh.org/homeownership.html> .

**Programs for Employers:** The aim of NFH is to make Marin County a more economically sustainable place by helping employees reduce commute times, resulting in cleaner air and greater quality of life. They work closely with Marin employers – helping them help their employees purchase homes closer to their place of work. They have the strategies and leveraging tools, the employer benefits with higher employee morale, better productivity and retention of quality employees that will want to invest their time and energy back into the company. NFH administers a government-approved program of community assisted shared appreciation (CASA™) loans for buyers through programs designed for employers, community foundations and bank investors.

**Homeownership Preservation & Foreclose Prevention Counseling:** NFH provides Homeownership Preservation Workshops and one-on-one counseling with homeowners with concerns about the current real estate market, home values, loan status and how the economy affects their ability to keep their homes. They provide confidential, one-on-one counseling to help homeowners review their current financial situation and develop a workable plan to meet their needs. NFH Counselors serve clients by identifying the financial causes of the mortgage related distress and helping borrowers create a budget that will chart a path of corrective action. NFH reviews the options available to meet homeowner's mortgage obligations. NFH determines the cause of the delinquency and explores actions to cure the delinquency and, if possible, avoid foreclosure. NFH counselors offer assistance in dealing with lenders before and after a Notice of Default is filed and ways to bring the mortgage current or modify the loan terms. More information on Northbay Family Homes can be found at <http://www.nfh.org>

A focused emphasis on homeownership is reflective of Northbay Family Homes' primary mission of working with public and private sector entities to provide a broad range of

housing opportunities to those that need it most. In addition to NFH's work on the Meadow Park affordable housing project, this past year also saw Northbay Family Homes begin to roll out a number of new initiatives aimed to educate individuals and families on the benefits of homeownership, as well as providing the resources to identify ownership opportunities, secure financing and successfully complete the purchase of a new home.

### **About Suburban Alternative Land Trust (SALT)**

Over the past year, Suburban Alternatives Land Trust (SALT) has been involved in more high profile projects than in any other year since its inception in 1998. SALT's work at Hamilton Field with Shea Homes, Shea Properties and Centex Homes culminated in 2004 in the delivery of a total of 297 new affordable rentals in Novato at the Bay Vista and the Creekside neighborhoods at Hamilton. In each rental project SALT is the managing general partner.

In its purest form, SALT is a combined nonprofit community development corporation and a community development financial institution (CDFI). SALT is designed to facilitate and partner with individuals, families, nonprofits and private corporations, as well as all kinds of public sector entities who want and need to realize a reasonable rate of return on their investments, while creating lasting legacies in their own communities. But what does that process really look like? Well, SALT can accept a large or small donated parcel of land, secure entitlements or land divisions for specific uses and identify significant tax benefits or credits and appreciated deductions for the donor, as well as project builders. Or, SALT might simply identify people who will invest or contribute financial resources towards the completion of a particular "stalled" community project.

Essentially, the SALT Mission is "to relieve the burdens of government" and this allows us to organize and align the differing interests of several larger or smaller private and public entities, some of whom may have tax liabilities needing timely attention. In 2007 and thereafter, SALT will continue to provide primary support for Northbay Family Homes and their Mission to create more affordable homeownership opportunities. But SALT is equally pleased to report that it is positioned to proceed with other nonprofits, as well as private

sector entities that have identified several exciting new projects. We will continue our ongoing hunt for strategic partners to make these projects happen.

**Bahia Donation**

Within the real estate development community of Marin and Sonoma counties are three enlightened individuals who, in October 2005, donated two parcels (totaling 15 acres) of residential property to SALT. This land, the last residential portion of Bahia available for development, is valued at \$2.71 million. These properties are the subject of this design competition. SALT anticipates a community involved design process that will provide affordable housing for seniors on these parcels, and that will also provide other community benefits.

**B. ABOUT MARIN COUNTY**



**Marin County** is a county located in the North San Francisco Bay Area, across the Golden Gate Bridge from San Francisco. As of 2007, the population was 248,096. The county seat is San Rafael and the largest employer is the county government. Marin County is

renowned for its natural beauty, liberal politics, affluence and a strong New Age reputation. According to the Bureau of Economic Analysis, Marin County has the 5th highest per capita income in the United States at \$91,483. It is governed by local cities and the Marin County Board of Supervisors.

The Marin County Civic Center was designed by Frank Lloyd Wright and draws thousands of visitors a year. Skywalker Ranch, and Autodesk, the publisher of AutoCAD, are located there, as are numerous other high-tech companies. The headquarters of film and media company Lucasfilm Ltd., previously based in San Rafael, have moved to the Presidio of San Francisco.

America's oldest cross country running event, the Dipsea Race, takes place annually in Marin County, attracting thousands of athletes. Mountain biking is said to have been invented on the slopes of Mount Tamalpais in Marin. Marin County's natural sites include Muir Woods redwood forest, the Marin Headlands, Stinson Beach, Point Reyes National Seashore, and Mount Tamalpais.

## **History**

Marin County is one of the original 27 counties of California, created February 18, 1850, following adoption of the Constitution of 1849 and just months before the state was admitted to the Union.

The origin of the county's name is not clear. One version is the county was named after Chief Marin, of the Coast Miwok, Licatiut tribe of Native Americans who inhabited that section and waged fierce battle against the early Spanish military explorers. The other version is that the bay between San Pedro Point and San Quentin Point was named *Bahía de Nuestra Señora del Rosario la Marinera* in 1775, and it is quite possible that Marin is simply an abbreviation of this name.

The Coast Miwok Indians were hunters and gatherers whose ancestors had occupied the area for thousands of years. About 600 village sites have been identified in the county. The Coast Miwok numbered in the thousands. Today there are few left, and even fewer with any knowledge of their Coast Miwok lineage. Efforts are being made so that they are not forgotten.

The English explorer and privateer, Sir Francis Drake and the crew of the *Golden Hind* were thought to have landed on the Marin coast in 1579 claiming the land as *Nova Albion*. In 1595 Sebastian Cermeño lost his ship, the *San Agustín*, while exploring the Marin Coast. The Spanish explorer Vizcaíno landed about twenty years after Drake in what is now called Drake's Bay. However the first Spanish settlement in Marin was not established until 1817 when Mission San Rafael Arcángel was founded partly in response to the Russian-built Fort Ross to the north in what is now Sonoma County.

Mission San Rafael Arcángel was founded in what is now downtown San Rafael as the 20th Spanish mission in the colonial Mexican province of *Alta California* by four priests on December 14, 1817, four years before Mexico gained independence from Spain.



## **Geography**

Geographically, the county forms a large, southward-facing peninsula, with the Pacific Ocean to the west, San Pablo Bay and San Francisco Bay to the east, and – across the Golden Gate – the city of San Francisco to the south. Marin County's northern border is with Sonoma County.

Most of the county's population resides on the eastern side, with a string of communities running along the #101 freeway, Marin's only major north-south regional arterial, from Sausalito and Tiburon at the south, to Novato at the north. The interior contains large areas of agricultural and open space; West Marin, through which State Route 1 runs along the California coast, contains many small unincorporated communities whose economies depend on agriculture and tourism.

## **Climate**

Marin is located on the 38th northern parallel, which is about where southern Spain, Italy, and Greece lie. Marin's seasonal variation in weather conditions produces the wet winters and arid summers pattern that geographers classify as a "Mediterranean climate". 90% of annual rainfall occurs from December to February and it rarely rains between May and September. Average temperatures range from a low of 40°F in winter to the upper 90°F in summer.

Marin temperatures can vary by as much as 40 degrees within short distances during the summer with each valley having higher temperatures as one travels north. For example, Novato can heat up to 100 degrees, while the fog in Southern Marin can keep temperatures in the 50's and 60's.

Marin's biggest mountain, Mount Tamalpais, is the major contributor to the "lifting" of the moisture-rich air masses coming into the area along this section of the California coast. Parts of Marin County can receive 8-10 inches of rain during December and January, while in summer months – May through September – there is usually very little to no rain. Winds generally come from the Pacific Ocean which lies to the west.

Spring and fall are transition periods for the San Francisco Bay region. These seasons usually produce the most cloud-free days between the overcast days of summertime stratus and the rain laden clouds of winter. The San Francisco Bay region's hottest days

are typically during the spring and fall when high pressure builds into the Pacific Northwest and Great Basin, and dry offshore winds replace the Pacific sea breeze. The three hottest days in San Francisco occurred in September and October (Pericht, 1988). (Source: NOAA)

## **Ecology**

Marin county is considered in the California Floristic Province, a zone of extremely high biodiversity and endemism. There are numerous ecosystems present, including coastal strand, oak woodland, chaparral and riparian zones. There are also a considerable number of protected plant and animal species present: fauna include the California Red-legged Frog (*Rana aurora draytonii*) and California freshwater shrimp, while flora include Marin Dwarf Flax, *Hesperolinon congestum*; Tiburon Jewelflower, *Streptanthus niger*, and Tiburon Indian paintbrush, *Castilleja neglecta*. Around 490 different species of birds have been observed in Marin County. ([2])

## **Demographics**

As of the census of 2000, there were 247,289 people, 100,650 households, and 60,691 families residing in the county. The population density was 476 people per square mile (184/km<sup>2</sup>). There were 104,990 housing units at an average density of 202 per square mile (78/km<sup>2</sup>). The racial makeup of the county was 84.03% White, 2.89% Black or African American, 0.43% Native American, 4.53% Asian, 0.16% Pacific Islander, 4.50% from other races, and 3.47% from two or more races. 11.06% of the population were Hispanic or Latino of any race. 11.5% were of Irish, 11.0% English, 10.2% German and 8.4% Italian ancestry according to Census 2000. 80.8% spoke English, 9.6% Spanish, 1.4% French and 1.1% German as their first language.

In 2005 76.9% of Marin County's population was non-Hispanic whites. 12.6% of the population was Latino. 5.3% of the population was Asian and 3.1% was African-American.

In 2000 there were 100,650 households out of which 27.5% had children under the age of 18 living with them, 48.4% were married couples living together, 8.5% had a female householder with no husband present, and 39.7% were non-families. 29.8% of all households were made up of individuals and 9.6% had someone living alone who was 65 years of age or older. The average household size was 2.34 and the average family size was 2.90.

In the county the population was spread out with 20.3% under the age of 18, 5.5% from 18 to 24, 31.0% from 25 to 44, 29.7% from 45 to 64, and 13.5% who were 65 years of age or

older. The median age was 41 years. For every 100 females there were 98.2 males. For every 100 females age 18 and over, there were 96.4 males.

The median income for a household in the county was \$71,306, and the median income for a family was \$88,934. These figures had risen to \$83,732 and \$104,750 respectively as of 2007.<sup>[7]</sup> Males had a median income of \$61,282 versus \$45,448 for females. The per capita income for the county was \$44,962. About 4.7% of families and 9.6% of the population were below the poverty line, including 6.9% of those under age 18 and 2.5% of those age 65 or over. Marin County has the second highest median household income in California behind Santa Clara County. For more information about Marin County visit: [http://www.visitmarin.org/things\\_to\\_do/attractions.html](http://www.visitmarin.org/things_to_do/attractions.html)

### **C. ABOUT NOVATO**



Twenty-nine miles north of San Francisco, lies the northern-most, and the second most populous, city in Marin County, Novato. Novato is a community of around 50,000 residents. This area is made up of attractive landscapes, numerous business, and residents who enjoy the City's historic qualities and its surrounding open spaces.

Novato is home to a myriad of businesses from large retailers to small, locally owned vintage shops. Major retailers such as Birkenstock have located their headquarters there. The downtown area is home to a lot of smaller retailers, as well as a variety of restaurants.

Novato has abundant open space with a low population density, leaving plenty of room for numerous parks. The county strives to preserve the natural beauty in the city, and maintains a total of 7 open space areas that total around 2,600 acres. Novato itself contains 27 smaller parks and 3 major parks.

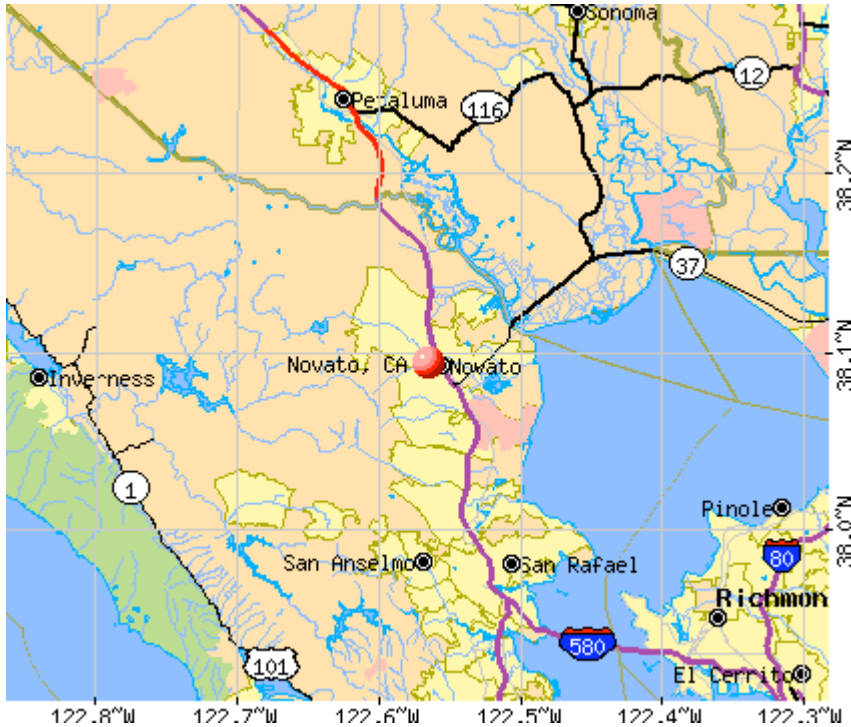
The history of Novato, Marin County's northern-most city, dates back to 1300 when Miwok Native Americans lived in villages at the base of Mount Burdell a major Novato landmark.. The history of this early culture is celebrated in two fascinating sites in Novato, the Marin Museum of the American Indian and at Olompali State Park, a California historic reserve area.

Historical buildings dot downtown Novato, including the Novato History Museum (1850), City Hall (a former Presbyterian church built in 1896) and Druid's Hall (1899). Novato's Old Town, hosts traditional stores, boutiques and restaurants, and speaks to a time in Novato's history.

Novato's recently restored Grant Avenue has made downtown Novato a welcoming place for visitors and residents to shop and dine. The Vintage Oaks Shopping Center, anchored by Costco and Target, includes more than 50 retail stores and restaurants. Well-known high technology companies have made their home in Novato, including the non-profit Buck Institute for Aging, a prominent complex on Mt. Burdell designed by famed architect I. M. Pei.

Novato has more than 3,600 acres of open space, making it a haven for hiking and mountain biking. The views from the 1,558 foot high Mt. Burdell are outstanding. Novato has two public golf courses and a network of 27 oak-studded parks, including a 16,000 square foot skate park for young skateboarders. Stafford Lake Park, a 139-acre expanse is a major attraction for visitors and residents who enjoy fishing, hiking, biking or day camping. Bird watchers and wildlife observers are drawn to Scottsdale Marsh, Deer Island Preserve and Pacheco Pond.

At the Pacheco Ranch Winery, the oldest land grant property in California, visitors can observe how grapes are grown and enjoy fine California wine tasting. At the Marin French Cheese Company, visitors can sample award winning cheeses and enjoy a picnic with fine views.



### **About Bahia**

The Bahia neighborhood of Novato began development in 1964. It is located at the eastern edge of the city, between Highways 101 and 37 (See map) and the eastern marshlands and creeks that feed the Petaluma River. The neighborhood has approximately 290 homes built along an east-facing hillside that overlooks the waterways described above. In addition to existing homes and streets, the area has abundant grassland meadows, trees, and shrubbery. Homes in Bahia are ordinary in appearance and reflect local residential architecture of the period in which they were built (See photos). The Bahia hillside varies in slope and some properties have slope regulations that govern the number of units that may be built on them.

### **D. COMPETITION OBJECTIVES:**

(The Competition Objectives are described in Section I Introduction. They are repeated below for convenience.)

### **General Objectives:**

- Build homes for underserved residents such as seniors.
- Create community uses and benefits through provision of housing, open space, community gardens, jobs.
- Demonstrate maximum compatible mixed uses with sustainable development on the suburban site.
- Develop a Demonstration Project for the Region/State that can be replicated and promoted as a method to secure land, build community consensus and illustrate a sustainable process for the building of future affordable housing.
- Create choices for movement within the Bahia community and to/from the City of Novato– foster alternatives to the car.
- Develop political, environmental and governmental support for development of the project.
- Seek and develop community input and support on ultimate development.
- Ensure the project is feasible from a planning, community support and financial perspective .
- Reconnect the Bahia community to the City of Novato in the broadest sense
- Develop broader awareness of the need for Land Banking, and attract potential Land Banking donors.
- Recognize the Marin Audubon Society’s plans for adjacent properties.

**Design Objectives:**

The competition sponsors are seeking submissions that will set a standard of excellence for architecture and development on the competition parcels. Building upon the General Objectives listed above, the sponsors seek submissions that:

- Develop innovative, creative, outstanding architecture to complement the Bahia community that will create a unique design ensemble which, over time, will become a landmark.
- Develop innovative sustainable solutions that can also be applied to meet future housing needs.
- Design toward a zero net energy goal; multiple benefits including job creation, carbon and cost reduction, and opportunities for local small-scale agriculture, community gardens, vineyards, and/or “food forests”.
- Minimize use of potable water and maximize use of rainwater and household grey water (e.g. through the incorporation of rain water catchment and household grey water systems) and by incorporating drought tolerant landscaping.

- Respect the cultural, architectural and aesthetic context of the neighborhood.
- Create designs that inspire community dialogue.
- Develop creative ideas for housing and other uses on the irregular, difficult-to-develop parcels, each having its own opportunities and constraints.
- Develop creative ideas to knit together the new residents with the existing the local community at Bahia.
- Raise the standards of housing design for infill sites throughout the region; address the need for “in-law” or accessory dwelling units.
- Maximize housing opportunities on the sites while providing public gathering spaces; encourage interaction between new residents and existing neighborhood residents.
- Strengthen the pedestrian and bicycle-friendly neighborhood character.
- Incorporate “green” and sustainable building strategies.
- Develop innovative strategies for both affordable and market rate housing sites.
- Address fundamental needs of senior including safety, noise insulation, lighting, accessibility (all living areas on one level), health and physical activity needs.
- Meet ADA requirements.
- Consider changing needs of seniors as they age in place.

## **E. DEVELOPMENT HISTORY**

In 1964, the City of Novato approved the first Bahia Master Plan, which included a proposal for the development of 2,200 housing units as a water oriented community. The existing residential development completed under the original Bahia Master Plan includes 288 single family homes, subject to CCRs and regulation by the Bahia Homeowners Association (HOA). Between 1965 and 1978, the subject sites experienced several changes in ownership. A developer, Debra Investment Corporation, purchased the entire remaining developable area of Bahia in 1978. In 1984, a revised Bahia Master Plan for the site was submitted and conditionally approved by the City in 1985, subject to approval of other regulatory agencies with authority over wetlands and bayfront development. The Master Plan was again revised in 1990 to respond to regulations and policies of these regulatory oversight agencies and included a proposal for development of 729 residential units.

In 1994, the City Council certified the environmental review documents for development under the 1990 Master Plan and requested that the developer redesign the project under a mitigating project alternative. The developer complied and lowered the number of proposed units again. The result was a draft 1995 Master Plan (with a total land area of 654 acres) which proposed construction of 424 new single family and townhouse units on 117 acres, while the remaining 537 acres would be retained as parks and open space.

The Bahia Property now owned by SALT was formerly identified within the larger Bahia Project, as defined in the 1995 draft Bahia Mater Plan. (The 1995 draft Bahia Master Plan does not include the Bahia HOA properties i.e. the 288 existing housing units.)

In 2000, the proposed 1995 Bahia Master Plan (BMP) received a recommendation of approval by the City of Novato Planning Commission. The BMP called for the development of 120 townhouses, 125 SFR and 179 custom homes, as well as a club house and other amenities. The BMP and its accompanying Environmental Report won approval by the Novato City Council in January 2001. Those approvals called for a Precise Development plan, a tentative map and design review. These approvals spurred a petition drive by a local neighborhood group named Citizens to Save Bahia, who forced the issue to a referendum and a special ballot vote in May 2001. Voters rejected the BMP as approved by the City Council. Soon thereafter, the entire BMP area, except for the 2 subject parcels containing the 15+ acres now owned by SALT, was acquired by nonprofit and government agencies, under efforts of Marin Audubon Society (MAS). MAS was in negotiations to purchase the Bahia Drive and Misty Road parcels from the then owner, but did not proceed as MAS was unable to pay the appraised market value of \$2.71 m at that time. The effect of the referendum was to set aside the BMP approval and required a 1 year delay before any reapplication for a revised master plan could be submitted. The then current owners of the property (who acquired it from Debra Investment LLC) decided not to proceed with development and instead decided to donate the property outright to SALT in 2005.

The subject parcels are the last remaining residentially developable parcels in Bahia. The BMP provides some background for future development of the Bahia Property owned by SALT. However, future development and receipt of entitlements will be based on current zoning and general plan designations. At the time the parcels were donated to SALT, it

was understood that it would be possible that 11 subdivided lots could be obtained for the Misty Road parcel and 9 lots for the Bahia Drive Parcel.

The subject Bahia neighborhood is surrounded by unincorporated county areas. The master planned community of subject neighborhood was intended to be a waterfront community. However, over the years, the lagoons that were previously dredged to allow open water access to the Petaluma River have silted in, and no further dredging operations are expected.

Major development, predominantly in the northern part of Marin County is occurring in and around Novato. Other areas in Marin are effectively built out with only infill development taking place in small neighborhoods such as Bahia.

#### **F. THE SITE**

The site for this competition consists of the two parcels that were donated to SALT in 2005. The two non-contiguous parcels (6.8 and 8.7 acres) total about 15 acres, with the possibility of transfer of development rights (See site map). SALT/NFH envisions the sites supporting a set of complementary uses - with homeownership for seniors being the core use. The site is adjacent to existing homes, and over 600 acres of open space lands, including wetlands marshlands fronting on the Petaluma River which feeds into San Pablo Bay, different aspects of which lands are managed by a local open space district, California Fish & Game and the Marin Audubon Society. As seen in the site map, both parcels have large terraced areas. These terraces were formed when soil was removed many years ago to cap areas near the marshes that had been filled with Bay mud.

Although the competition is site specific, the Sponsors wish to also demonstrate the advantages of land banking that was used in this project and its potentials for other properties. *(See the AutoCAD drawings provided with the Competition Kit for site dimensions and contours.)*

#### **BAHIA DRIVE PARCEL**

As seen on the site plan, one of the parcel fronts on, and lies south of, Bahia Drive which is the main connecting road to downtown Novato and to Hwy. 101. For purposes of this Competition, the Sponsors have identified this as Parcel A. This site contains 6.8 acres, and has been graded to include a number of horizontal terraces fronting on Bahia Drive. A

driveway from Bahia Drive exists at each of these terraces (see site photos). The parcel slopes downward to the east with a change in elevation of approximately 115' across its length. Due to the slope of the hill, this site has excellent views eastward towards the Petaluma River (see photos). This parcel has Bahia Drive as its northern boundary, existing homes to the east and south, and open space to the west. Natural vegetation on this site is primarily grass meadowlands with some shrubbery and trees at the south side (see photos). The character of this parcel is of a long, terraced, street-fronting parcel that is mostly grass meadows with a few small trees and shrubs – and with outstanding views of the water below. This parcel ranges in elevation from 25 feet to 140 feet (see site plans). The land across Bahia Drive from Parcel A is part of the large open space managed by a local open space district, California Fish & Game and the Marin Audubon Society.

**MISTY ROAD PARCEL**

The second parcel has access from Misty Road, a street that leads uphill (west) from Topaz Drive, the main collector road through the Bahia development, past some existing homes. For purposes of this Competition the Sponsors have identified this as Parcel B. This parcel of 8.7 acres has also been graded to include some horizontal terraces. It slopes downward to the east with a change in elevation of approximately 60' across its length. This parcel has existing homes to the north, east, and south, and open space to the west. As Misty Road currently ends at the eastern boundary of this parcel, it gives it an inland character that is mostly grass meadows with several swales and rises and with trees and shrubs at the north and south boundaries. The site affords views across the existing development of Bahia in an easterly direction towards the Petaluma River. (See photos). This parcel ranges in elevation from 35 feet to 95 feet (see site plans).

GPS coordinates of the site taken at about the center of the parcels:

Bahia Drive Parcel: N 2,238,280 E 5,977,750

Misty Road Parcel: N 2,237,420 E 5,978.040

(Using NAD 83 California State Planes, Zone III. Taken from Marin County GIS maps.)

A Site Plan, AutoCAD drawing, and site photos may be downloaded from the competition website at <http://www.nfh.org> click on *Competition Kit*.

**Plans for Adjacent Properties:**

As described above, most of the adjacent land to the north, east, and south of the two parcels are developed for homes, or streets. All of the adjacent land to the west of the parcels is undeveloped. This land, owned by the Bahia Home Owners Association, is open space, and will not be developed.

**Development in the Surrounding Area:**

Major development, predominantly in the northern part of Marin County is occurring in and around Novato. Other areas in Marin are effectively built out with only infill development taking place.

**Soils and Foundations:**

Soils in the site area will support normal foundations for hillside applications.

**Geology and Seismic Issues:**

The site is located in Seismic Zone 4, an area of significant seismic activity.

**Surface Water Runoff:**

Surface water runoff flows downward to the east, and is collected in storm drains located along Bahia Drive, Misty Road, and Topaz Drive.

**Site Utilities:**

Currently, all utilities, including: electric, telephone, cable, gas, water and sewer are available under Topaz Drive, and under Misty Road. No utilities currently exist under Bahia Drive other than electric service and street lighting. It may be possible to drill one or more wells for irrigation use(s). Due to the proximity of the nearby marshes, well water is expected to require treatment before use. Recent local experience has found small reverse osmosis (RO) units to be cost effective.

**Traffic and Vehicular Access:**

Vehicular access to the parcels is from Bahia Drive and Misty Road.

**Parking:**

For senior housing, the City's parking regulations require one off-street parking space per senior dwelling unit. Half of the parking spaces must be covered. In addition, one parking space is required for each second unit, plus one guest parking space is required for every 10 units.

**Pedestrian Access:**

Pedestrian access to the parcels is primarily from Bahia Drive and Misty Road. Pedestrian access may also be available from trails within the open space reserve to the west.

**Public Transportation**

Golden Gate Transit provides bus service primarily along the U.S. 101 corridor, serving cities in Marin County, as well as San Francisco and Sonoma County. Ferries to San Francisco operate from Larkspur and Sausalito, located in Southern Marin County.

**Plans for Adjacent Properties:**

There are no known development plans on nearby properties. Current plans for the property owned by the Bahia Home Owners Association (west of the Parcels) are to keep their property as open space.

**Other Environmental Issues:** Other environmental issues will be discussed at the September 14<sup>th</sup> Briefing as they are identified.

**G. DESIGN CHALLENGE**

**Vision for the Bahia Parcels:**

The Sponsors' vision is to provide a mix of outstanding affordable and market rate homes to be purchased by seniors with additional dwelling units providing options for rental income/extended family or caretaker occupation, within community acceptance and approvals, and to provide related community benefits (e.g. gardens, community gathering center, jobs, etc.), and to demonstrate how the process can be applied elsewhere,

**Design Challenge**

The design challenge for the Bahia parcels is to create a place that meets all competition objectives and functional requirements while providing an image that is educational regarding "green" design and site uses, and is inspirational for people of all ages.

**H. FUNCTIONAL REQUIREMENTS:**

In addition to meeting the Competition Objectives, functional requirements are:

- To provide nineteen (19) dwelling units for seniors. Units should range from 4 to 10 Studios, 7 to 10 One-Bedrooms, and 2 to 5 Two-Bedrooms not to exceed a total of

19 homes – with up to half of the homes having second units connected or attached to the primary address as a legal accessory unit.

- Of the nineteen (19), ten (10) homes must be affordable.
- The homes should range from a minimum of 650 Square Feet (SF) to a maximum of 1250 SF in area. The second units should be a maximum of 750 SF in area and should be attached to the primary home.
- Homes can be attached or detached.
- The living area of each unit must be one story (to meet needs of seniors and ADA) and be designed to serve seniors as they age in place.
- The proposals should keep accessibility, security and maintenance in mind.
- Design toward a zero net energy goal, using sustainable materials and construction methods – including landscape materials and siting.
- Minimize use of potable water and maximize use of rainwater and household grey water (e.g. through the incorporation of rain water catchment and household grey water systems) and by incorporating drought tolerant landscaping.
- Provide multiple benefits including job creation, carbon and cost reduction, and opportunities for local food production/agriculture.
- Meet required parking standards.

#### **I. BUDGET REQUIREMENTS:**

Currently, the Sponsors have no specific budget established for this project. However, their long experience in developing affordable homes for seniors has them attuned to the realities of construction costs and project costs. Recent projects by the Sponsors in the last 5 years have varied from \$80 to \$130 per square foot in in-perimeter construction costs (e.g. hard costs within the home) and from \$200 to \$300 per square foot in overall project costs (total hard costs including parking, walks, landscape, exterior lighting, exterior furniture, etc.). The Sponsors require costs for this project to be in these ranges.

Therefore, the Jury will view the design submissions with practicality and cost effectiveness in mind. The Sponsor is seeking designs that will provide the most creative solution at the best possible cost. A cost consultant will assist the Jury in confirming the conceptual cost estimates provided by the Competitors.

#### **J. CODES AND GOVERNMENTAL REQUIREMENTS**

The winning design must comply with all applicable governmental regulations prior to construction. The project may be subject to the City's Design Review process and/or approval by the City Council. In addition, California's Title 24 energy efficient design

requirements, the California Uniform Building Code (current edition, and California Seismic Safety regulations. The project must comply with all Federal and state laws regarding accessibility for the disabled including the Americans with Disabilities Act (ADA), the California Occupational Safety and Health Act (CAL/OSHA). Applicable sources for these regulations are described below.

**City of Novato Municipal Codes:** <http://www.ci.novato.ca.us> (go to Documents & Municipal Code)

**California's Title 24:** <http://www.energy.ca.gov/title24/>

**California Uniform Building Code:** <http://www.bsc.ca.gov/>

**California Seismic Safety regulations:**

[http://www.consrv.ca.gov/CGS/rghm/ap/chp\\_7\\_5.htm](http://www.consrv.ca.gov/CGS/rghm/ap/chp_7_5.htm)

<http://www.consrv.ca.gov/cgs/codes/ccr/t14/3720.htm>

**ADA:** <http://www.usdoj.gov/crt/ada/adahom1.htm>

**CAL/OSHA:** [http://www.dir.ca.gov/occupational\\_safety.html](http://www.dir.ca.gov/occupational_safety.html)

#### IV. SUBMISSION REQUIREMENTS

Adherence to the following Submission Requirements is mandatory. Those entries that do not follow the instructions described below may be disqualified from the competition by the Competition Advisor. *A model is not permitted, however photos of a model can be used if desired by the Competitor.*

##### **A. SUBMISSION REQUIREMENTS:**

Each Competitor will be required to submit a maximum of two 24" x 36" boards (approx. 60 cm x 90 cm) which will be exhibited horizontally with the longer dimension parallel to the floor. These are the only boards that will be shown to the Jury. It is critical that all documents and drawings be clearly marked with the Competitor's Registration number, and with no other identification.

The boards should be of foam core, or a similar lightweight material, to facilitate mounting the exhibit. (No Masonite or other heavy materials.) Drawings may be made directly on these boards or drawings and/or prints may be mounted thereon. Boards may not be more than 1/2" (approx. 1.25 cm) thick. There may be no projections beyond the surface or the boundaries of the boards. The boards will be exhibited horizontally (with the long dimension parallel to the floor) one above the other, with the boards touching (butted) so that drawings may overlap between boards, if desired. The format of the competition drawings is left to the discretion of the Competitors. (Please indicate which board you wish to have on top.)

**B. REQUIRED DRAWINGS:** The following drawings are required:

1. **Community Plan** (Scale to be determined by Competitor): The Community Plan should illustrate the "fit" of the plans for the two parcels into the Bahia community. It should illustrate the urban design and landscape design concept(s) for the entire project. It should include Bahia Drive, Misty Road, and Topaz Drive. The plan should be drawn as a rooftop view of the site at full build-out. Competitors should freely annotate all major planning and design concepts onto this Community Plan, illustrating their response(s) to the Competition Objectives.

2. **Parcel Site Plans 1"=50'**: Provide a site plan for each parcel (Parcels A and B) that illustrates your site strategies for solar orientation, use of outdoor areas, views, pedestrian

and vehicular access, ADA requirements, local produce gardening, and all other proposed activities. The Site Plans should include the entire parcels, and should clearly illustrate the urban design and landscape design concept(s) for the sites. The plans should be drawn as a rooftop view of the sites at full build-out. Competitors should freely annotate all major planning and design concepts onto the Site Plans, illustrating their response(s) to the Competition Objectives.

**3. Floor Plans 1/16"=1'0":** Provide conceptual floor plans of typical units of the proposed new senior housing. Include a typical furnished unit to inform the Jury regarding scale and size of spaces and activity areas. Plans should illustrate all entrances, openings, indoor-outdoor relationships, and the proposed landscape improvements adjacent to the buildings. Clearly note all major planning, design and energy-saving strategies, and how Competition Objectives are met.

**4. Parcel Elevations 1/16"=1'0":** Provide the principal elevations of each Parcel of the new senior housing community as seen from Bahia Drive, and from the extended Misty Road into Parcel B, clearly illustrating the massing, form, openings, scale, materials, colors, and other exterior qualities.

**5. Cross-Sections 1/16"=1'0":** Provide one or more north-south cross-sections through each parcel to clearly illustrate building volumes and three-dimensional relationships to the hillside location.

**6. Sketches:** (Model photos may be substituted for some sketches)

- A. Provide at least one aerial sketch, in color, illustrating the overall layout of each parcel and the relationships of buildings, landscape elements, open spaces, etc.
- B. Provide at least one eye-level exterior sketch of the new senior housing community, in color to illustrate materials, etc. as seen from a nearby street.
- C. Provide at least one eye-level exterior sketch of the new senior housing community, in color to illustrate materials, etc., as seen from within the proposed housing community.

**7. Supporting Drawings & Diagrams:**

Provide any other drawings or diagrams necessary or desired to convey the planning and design proposals to the Jury, provided these drawings or diagrams remain within the maximum number of boards set forth above.

**C. NARRATIVE DESCRIPTION:**

Provide a narrative description of the principal planning, design, energy, and sustainability concept(s), for the new senior housing community as they relate to the Competition Objectives. Include a description of the principal structural, enclosure, HVAC, energy-saving, and other building systems. Include the principal finishes that are proposed. Indicate how the building will meet LEED energy certification standards. Competitors are encouraged to limit the text to only that which is necessary to convey the major concepts and should not exceed the equivalent of one typed page (minimum 11 point). All text shall appear on the front of a board.

**D. UNIT SUMMARY:**

Provide a unit summary that lists the number and square foot size of all dwelling units proposed. Where space efficiencies have been created, they should be clearly annotated. List all support spaces provided. This summary shall be on the front of a board.

**E. CONCEPTUAL COST ESTIMATE:**

Provide a conceptual cost estimate of your design proposals. Note that a qualified Cost Estimator will advise the Jury on all submittals. Include this cost estimate on the front of a board.

**F. METHODS OF PRESENTATION:**

Presentations may be made in any medium as desired by the Competitors in a manner they feel best communicates their design concepts to the Jury, subject to the above conditions.

**G. ANONYMITY:**

The anonymity requirements under "Part II. Procedural Rules" will be strictly followed. Competitors shall follow precisely the requirements that their names not appear on any of the drawings. Competitors shall identify each sheet (and accompanying material) only with their Registration Number. A completed Entry Form and biographical information (see next page) must be included in an envelope taped to the back of each board. (The Competition Advisor will secure this information so that it remains confidential.) Competitors must follow the methods for wrapping their submissions for mailing to the Sponsor that are described under "Anonymity of Entries" and "Delivery of Entries" of "Part II. Procedural Rules" of this document. This information will be kept confidential by the Competition Advisor until after the Jury proceedings.

**THE ANONYMITY OF ALL SUBMISSIONS IS MANDATORY.**

V. ENTRY FORM

**CALIFORNIA SENIOR HOUSING  
DESIGN COMPETITION**

**REGISTRATION NUMBER:** \_\_\_\_\_

Complete this form and submit it as described in "Procedural Rules." Please include a short biographical summary for the team leader(s).

Team Name (As it appears on your registration) \_\_\_\_\_

Team Leader \_\_\_\_\_

Address \_\_\_\_\_

City/State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone: Daytime: (\_\_\_\_) \_\_\_\_\_ Evening (\_\_\_\_) \_\_\_\_\_

E-Mail: \_\_\_\_\_ FAX: \_\_\_\_\_

I (We) have read the Procedural Rules, Project Program, and Submission Requirements for this competition and I (we) have abided by them.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Team Members: (Please List Alphabetically)

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_