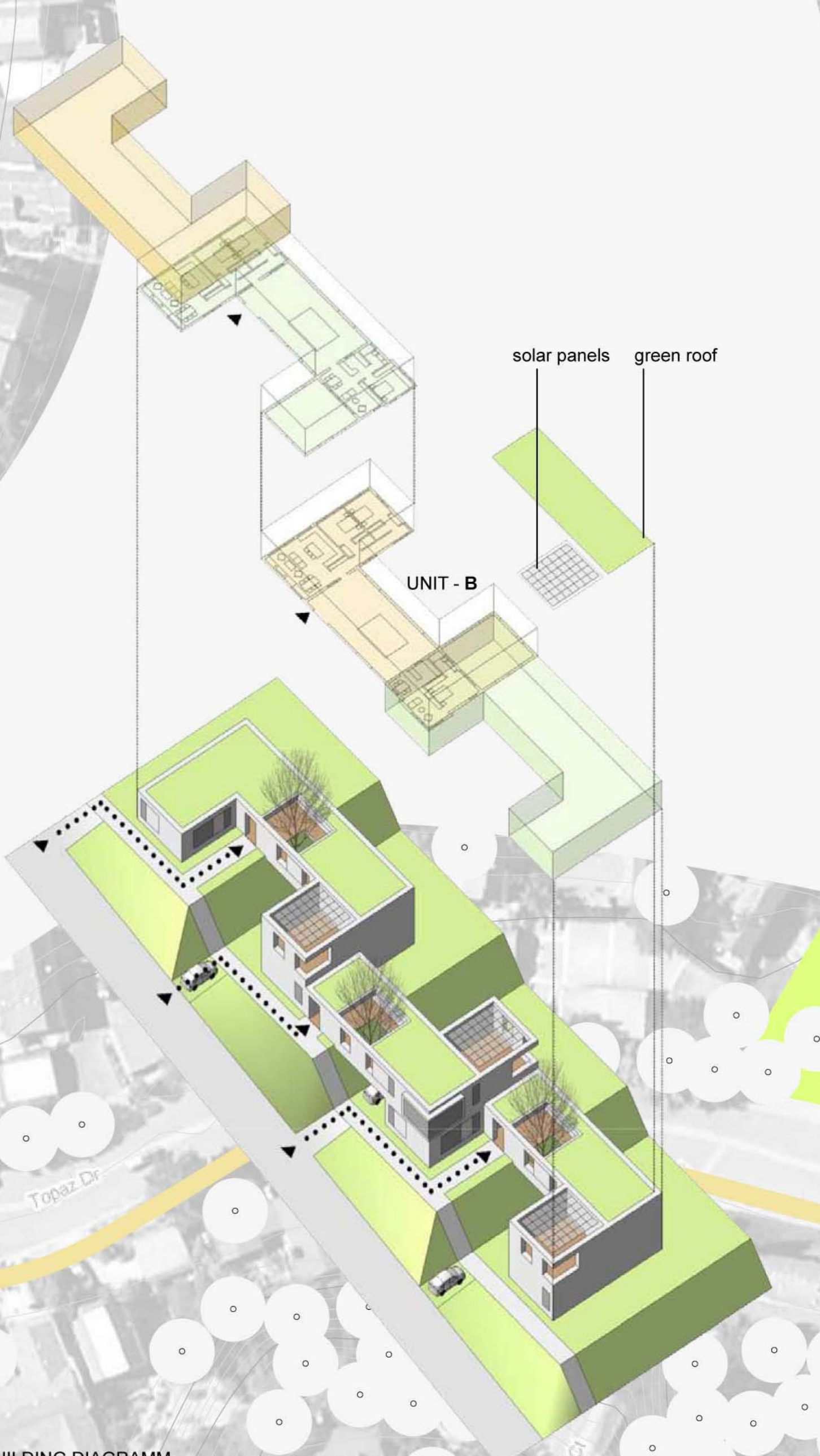
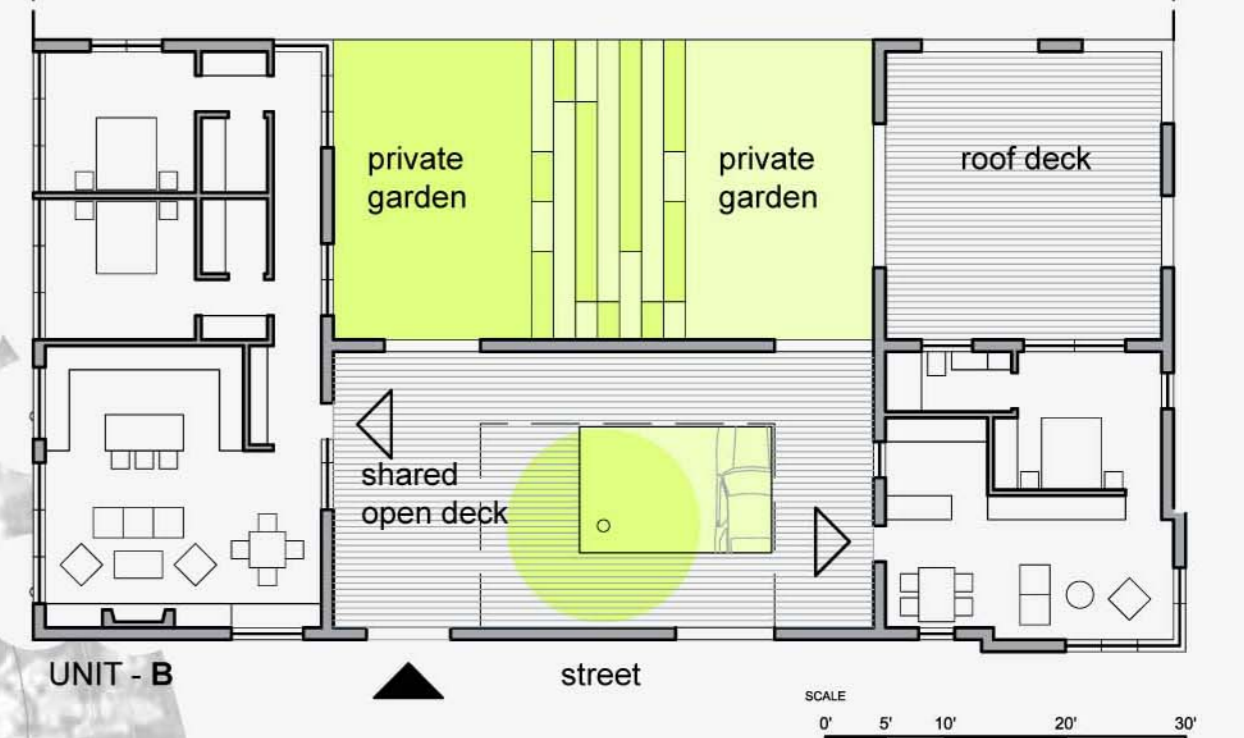
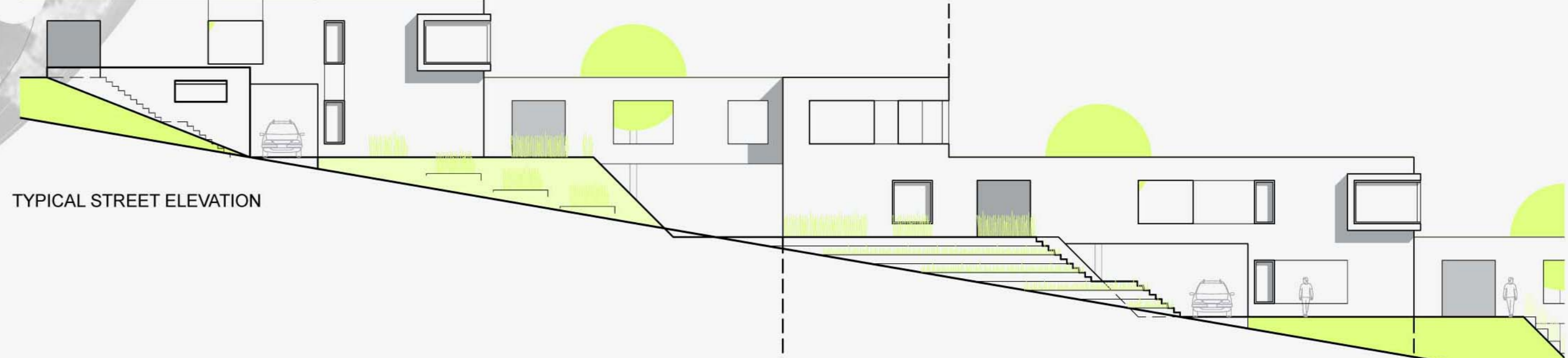


**Architecture**

The project consists of 23 buildings, each including two units and a shared semi-enclosed deck, private outdoor gardens, and roof terraces. The basic building module is alternated in the site plan to engage the street, landscaped courts, and the existing natural features of the site. The buildings overlap one another and have "bridges" to accommodate mobility challenges of the residents and reflect the terraced topography. Flexibility is designed into the unit planning so that either or both of the 1-bedroom and 2-bedroom units can expand by additions on the "bridge". Each unit shares a semi-private outdoor space with another unit, and overlooks a private garden space of a neighbor. Each unit ultimately has shared space with 3 other units, creating better opportunity for support, safety, and interaction.

The following principals were considered in the design of the buildings:

1. Create a simple building module that is repeatable and affordable but can provide variety and accommodate different unit types for flexibility
2. Use the building shapes to create semi-private outdoor spaces, a visually interesting streetscape, and engage the natural features of the site.
3. Maximize views of the surrounding open space and the wetland to the east.
4. Reflect the sloping topography of the site.



**Site Planning**

Nuovo Ato is an extension of the existing Bahia community, and adds up to 48 1 and 2-bedroom units of senior housing, community services, light commercial uses, and recreational amenities. The proposed development is organized along the existing streets and the Misty Court and Bahia Drive parcels are connected via the existing pedestrian walks and a new open space path network. The path includes a child care center and a playfield on the Misty Court parcel, a lookout bridge along the upper nature trail through the adjacent open space, and a community park and garden, farm stand, small deli/café, grocery store, and a new trailhead to the Bahia Trail along Bahia Drive. The overall site plan supports the social and activity needs of a senior population, while maintaining individuality and independence.

The following principals were considered in the design of the site:

1. Integrate new housing into the existing neighborhood.
2. Create a vibrant community with active public spaces.
3. Create safe and engaging space by connecting all of the units through the existing street network and a path that connects both building sites.
4. Include community related accessory buildings to provide services for child care, recreation and light commercial uses.
5. Make the new housing more dense than the existing single family housing stock to maximize the use of the land, preserve existing open space and native landscape features, and activate the project with a critical mass of residents.

**Sustainability**

The project includes a number of strategies to meet sustainability goals. The density, orientation, and fundamental architectural expression are all based on maximizing the value of the land while retaining as much of the natural features of the site as possible, reducing the development costs by utilizing the existing terracing of the site, and orienting the buildings to minimize solar gain. The buildings will have green roofs and solar arrays to meet their own electricity needs. New public transit stops will be conveniently located to encourage the use of public transportation; and every four units will share one "zip car".

The following principals were considered in the design of the buildings:

1. Use the existing roads to access the new housing and encourage the use of public transportation.
2. Orient the buildings so that they minimize solar gain.
3. Use the existing terracing of the land to reduce development costs and minimize the disturbance of the existing natural landscape.
4. Use the existing terraces as building sites to minimize earth moving.
5. Provide green roofs and solar panels for energy conservation and generation.
6. Encourage the use of public transportation and shared automobile use.

**Phasing/Project Cost**

The project would be built in 2 phases. The first phase would include 26 units along Bahia Drive. The second phase would include the 20 units along Misty Court. The current median price for a home in Novato is \$500,000. For the project to be feasible it will have to be built for 80% of the present median cost of a home, or \$400,000. The cost for phase 1 would be \$10,400,000.