



VIEW FROM MISTY DR.

ENGAGE US



- Community Market Place/ Plaza designed with permeable and heat reflective paving materials
- Vertical Wetlands Filtration System
- Studio Flexspace
- Community Building
- Herb Garden
- Modular Stacked 1 BR Unit Cluster with Accessory Units
- Modular Stacked 2 BR Units Cluster with Accessory Units
- Orchard
- Covered Garage/ Flex Space

- Growing Walls
- Market Stalls & Trellis Walkway
- Garden Pond
- Market Garden
- Orchard
- Tower Viewing Level

The concept is simple...

Engage nature, community, diversity, and the unique character of a place. Acknowledge the strength of many individuals combined. **Create** a community in harmony with nature. **Connect** individuals with their community and with the land, the sky, and the elements. **Conserve** a legacy by building for the future. **Restore** our identity and our resources. Honor the spirit of life. **Engage us.**



CREATE

- Flex-space such as open plan studio units pier garages to encourage individual acts of expression
- Open Air Market for selling garden produce, arts, crafts
- Large Community hall space for local events
- Gardens to provide local fresh produce
- A unique sense of place that residents can be proud to be a part of

CONNECT

- The Pier – a place for interaction
- Community Farmer's Market – vegetable stand and market trellis attached to community hall
- Community Hall – a large adaptable space for residents and immediate community
- Access to nature walks
- Views from residences, the pier and tower viewing level

CONSERVE

- Water reclamation to re-use water for domestic use and return excess for use in gardens and recharging of aquifer
- Solar power farms to reduce dependence on outside energy sources
- Pier structure to allow movement of wildlife and drainage of watershed
- Prefabrication of units to increase efficiency and minimize immediate impact on site
- Environmental Strategies to reduce demand on scarce resources and to protect the local natural habitat

RESTORE

- Promote health by providing convenient access to walking trails and local community
- Multiple opportunities for individuals to participate and contribute in their own way such as gardens, and the trellis market
- Access to limitless natural vistas from all units
- Preservation of Parcel B for terraces crops or natural wildlife habitat

SITE PLAN 1" = 50'

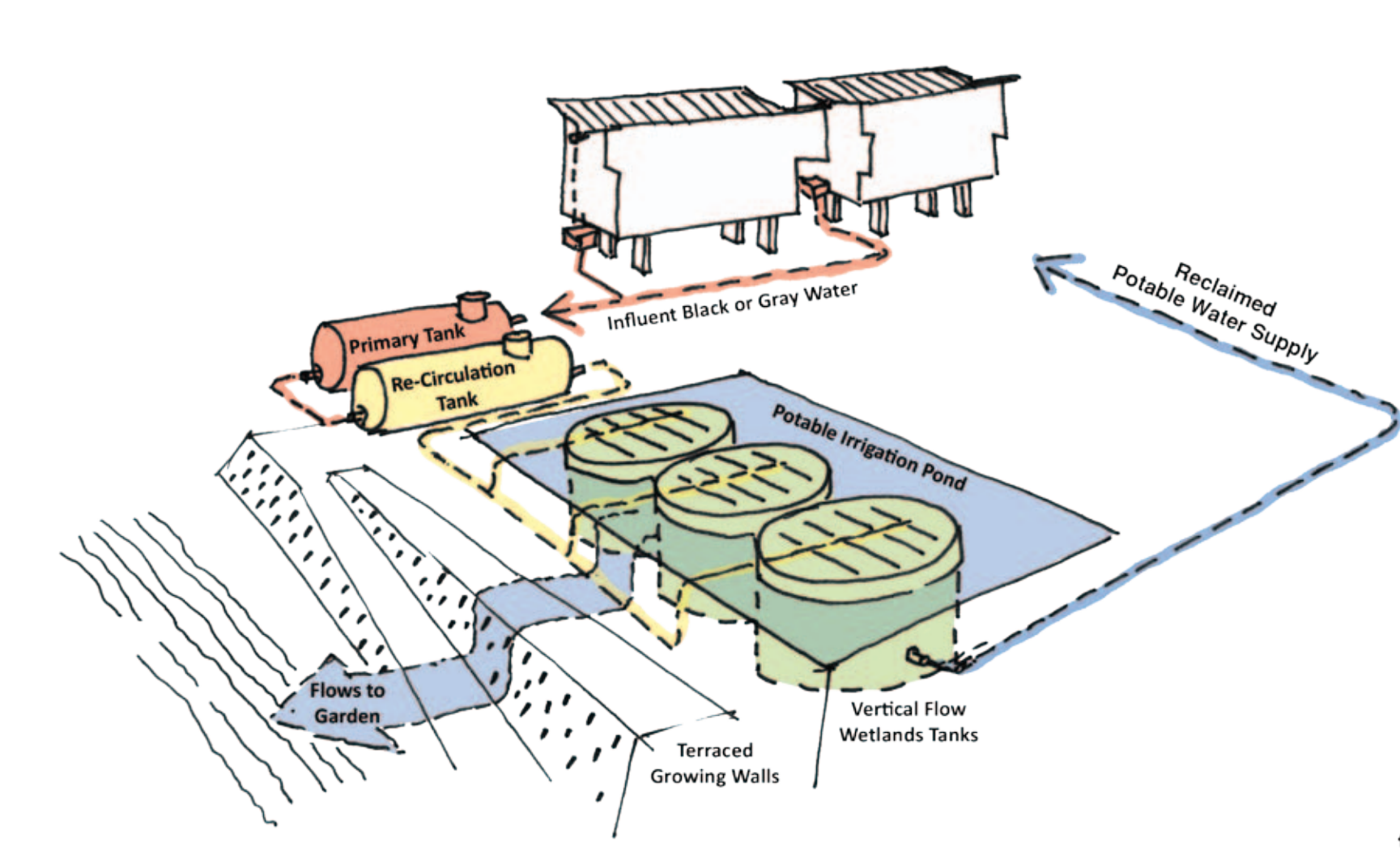
The design concept locates all housing units on the Bahia Drive Parcel and landbanks the Misty Drive parcel for future generations. This design strategy supports the conservation of an important ecological open space for both the Bahia neighborhood and the community of Novato.



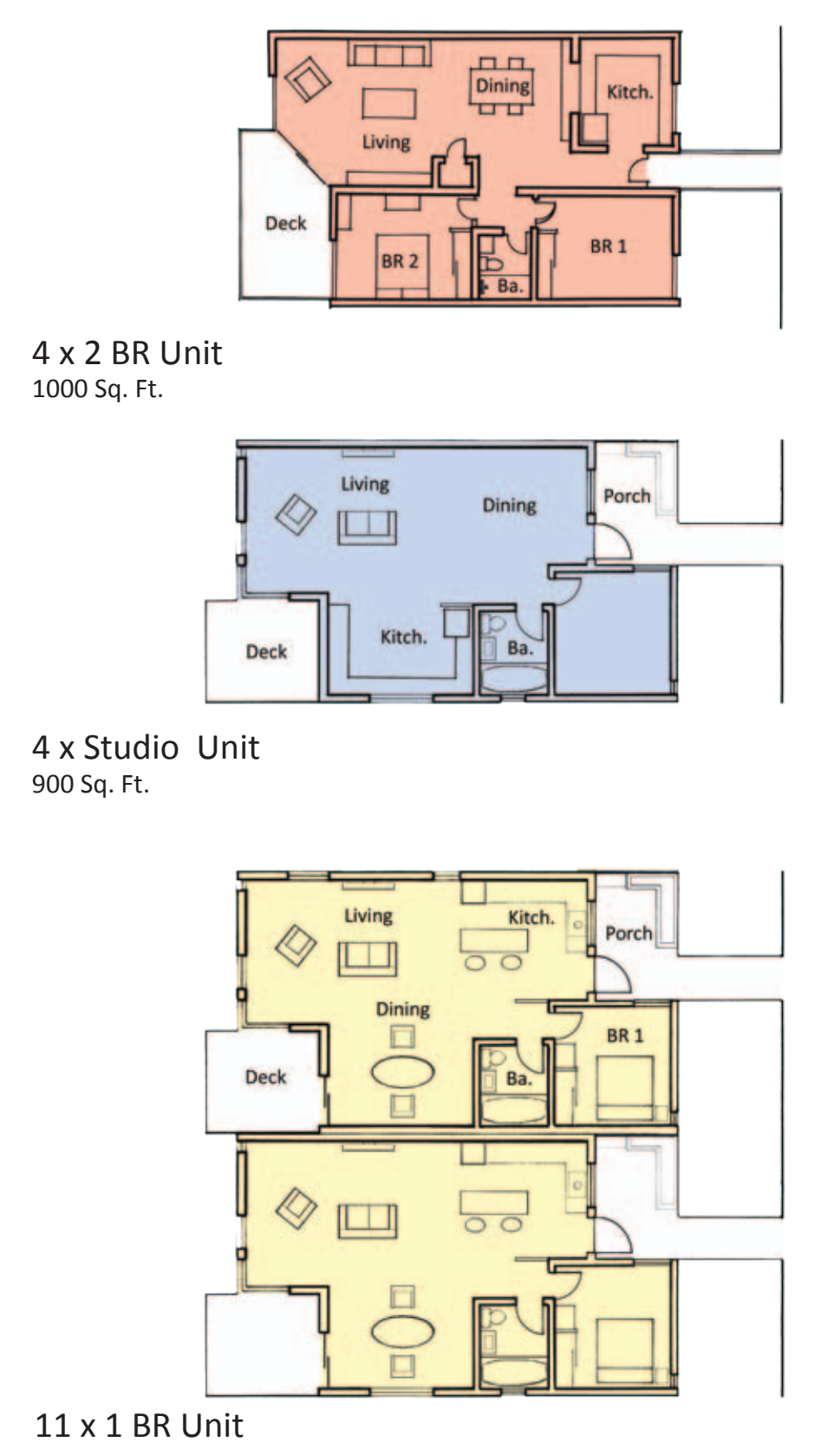
AERIAL PERSPECTIVE FROM BAHIA DRIVE

To encourage a social connection between the residents and the local community, a central outdoor gathering space and community hall / multi-use building is located at the east end of the Bahia Drive site. The clubhouse serves as a large community living room-like space. A classroom is also provided to foster the opportunity for educational events and to promote an understanding of sustainable living strategies for both the community and residents.

The "Pier" is a central feature of the project. Raised on piles above the natural slope of the site, the pier serves as a community meeting place and walkway for the residents as well as providing the primary means of access to the residences. At the east end the pier engages the community hall and forms an overlook with panoramic views. This location provides an ideal location for a farmer's markets or other community events. A public elevator attached to the community hall provides access from the pier to the market garden and the adjacent residential community at the lower level and a wildlife view point from the upper tower level.



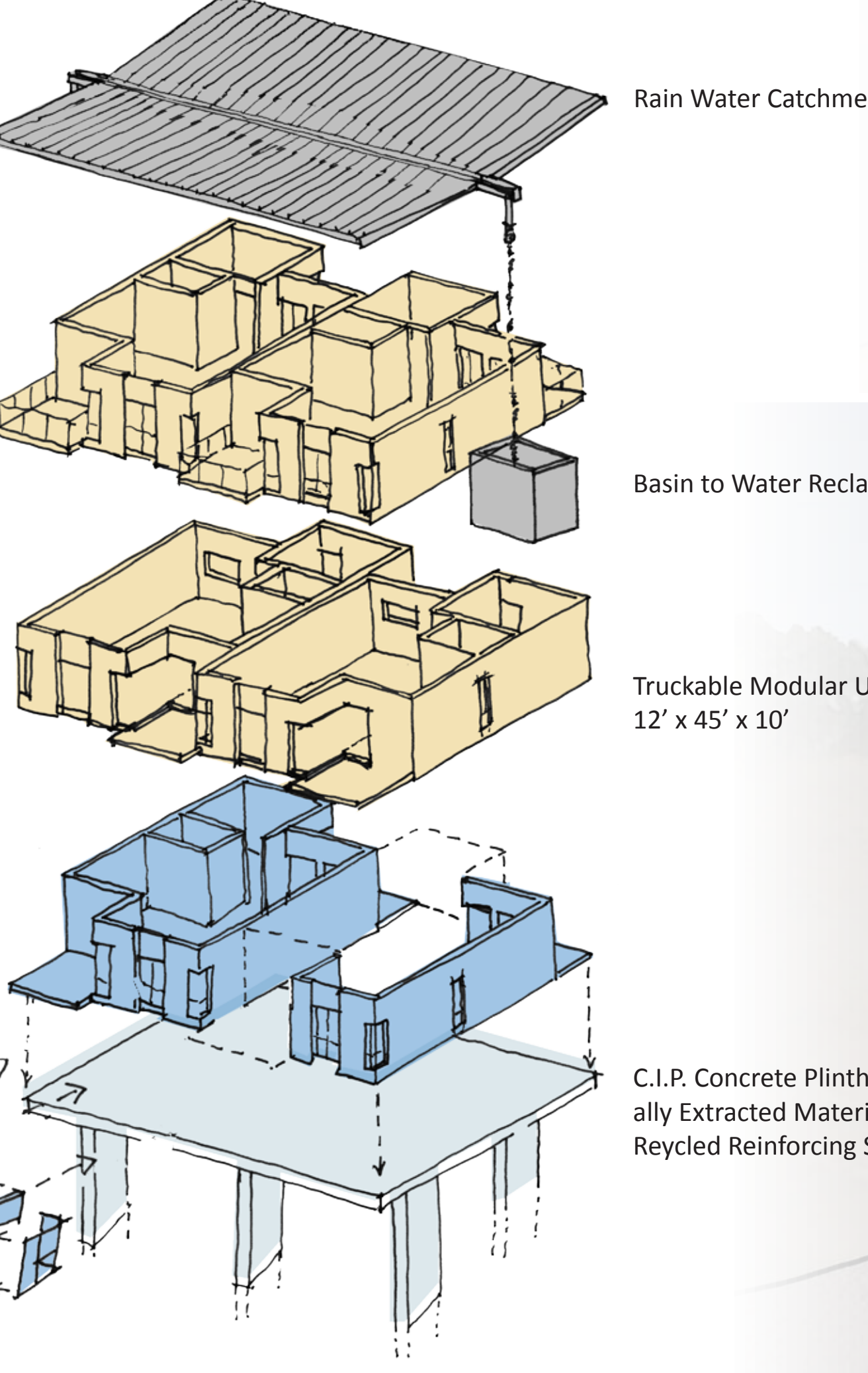
WATER FILTRATION



- Unit Summary**
- Assembled Off-site in Factory Controlled Conditions
 - Pre-Installed Plumbing Systems
 - Adaptable Prefab Kitchen Units
 - ENERGY STAR Windows with Low VOC Sealants
 - Structural Insulated Panel (S.I.P.) Construction
- Cost Analysis**
- Housing: 17,500 Sq. Ft. \$5.5 M.
 - Accessory Units: 8,100
 - Clubhouse: 2,000
 - Landscaping: \$75,000
 - Green Systems: \$500,000
 - Pier: \$800,000
 - TOTAL: \$6.875 Mill.



COMMUNITY PERSPECTIVE

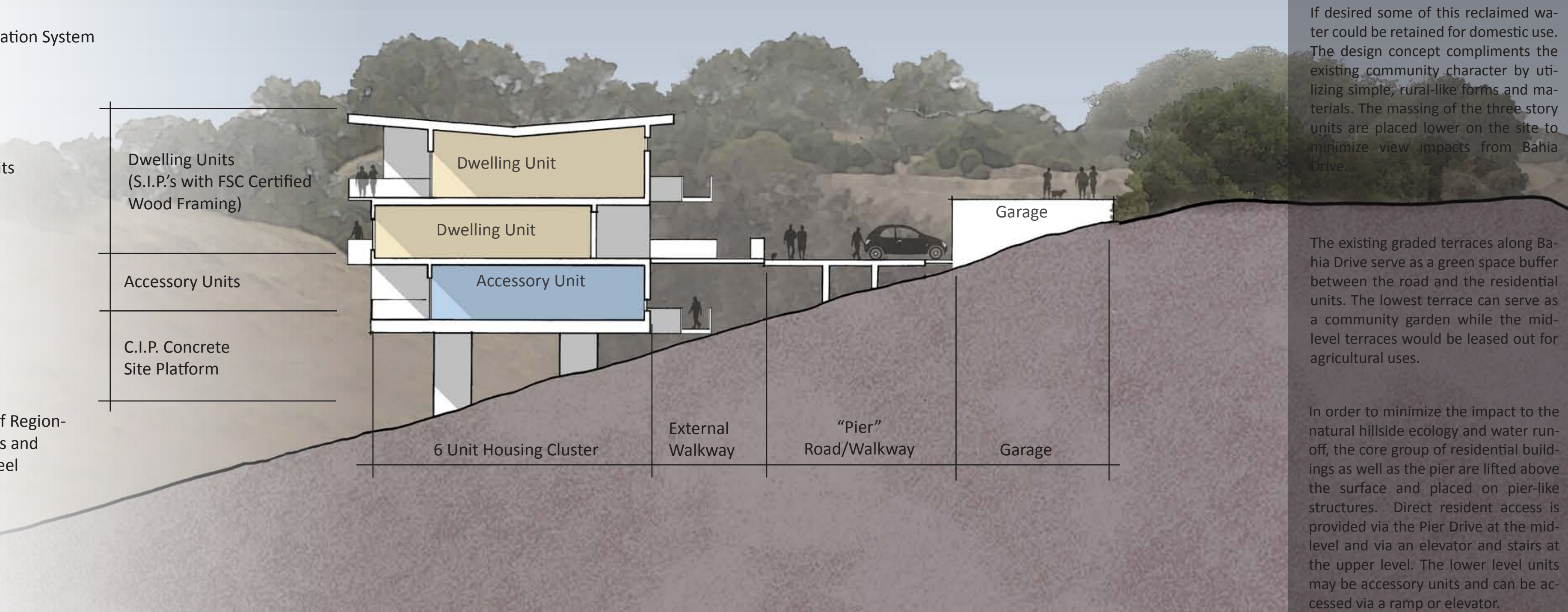


MODULAR GREEN BUILDING COMPONENTS



EAST ELEVATION A 1/16" = 1'-0"

A key environmentally sustainable feature of the project is the bio-filtration system that collects grey water and rain water runoff from the roofs and filters the runoff through a series of lagoon-like concrete wells. After the water is purified, it flows into the market garden pond and down a series of porous retaining walls to provide irrigation for the community garden below.



NORTH-SOUTH CROSS SECTION B 1/16" = 1'-0"

If desired some of this reclaimed water could be retained for domestic use. The design concept complements the existing community character by utilizing simple, rural-like forms and materials. The massing of the three-story units are placed lower on the site to minimize view impacts from Bahia Drive.

The existing graded terraces along Bahia Drive serve as a green space buffer between the road and the residential units. The lowest terrace can serve as a community garden while the mid-level terraces would be leased out for agricultural uses.

In order to minimize the impact to the natural hillside ecology and water runoff, the core group of residential buildings as well as the pier are fitted above the surface and placed on pier-like structures. Direct resident access is provided via the Pier Drive at the mid-level and via an elevator and stairs at the upper level. The lower level units may be accessory units and can be accessed via a ramp or elevator.