



### AGING IN PLACE

Vibrant and sustaining communities are desirable to all ages and socio-economic groups and provide a range of amenities and relationships. Supported by careful land use planning and a variety of building types, this proposal offers the existing semi rural community a place where you can walk to the market, read under a tree, or just enjoy the view.

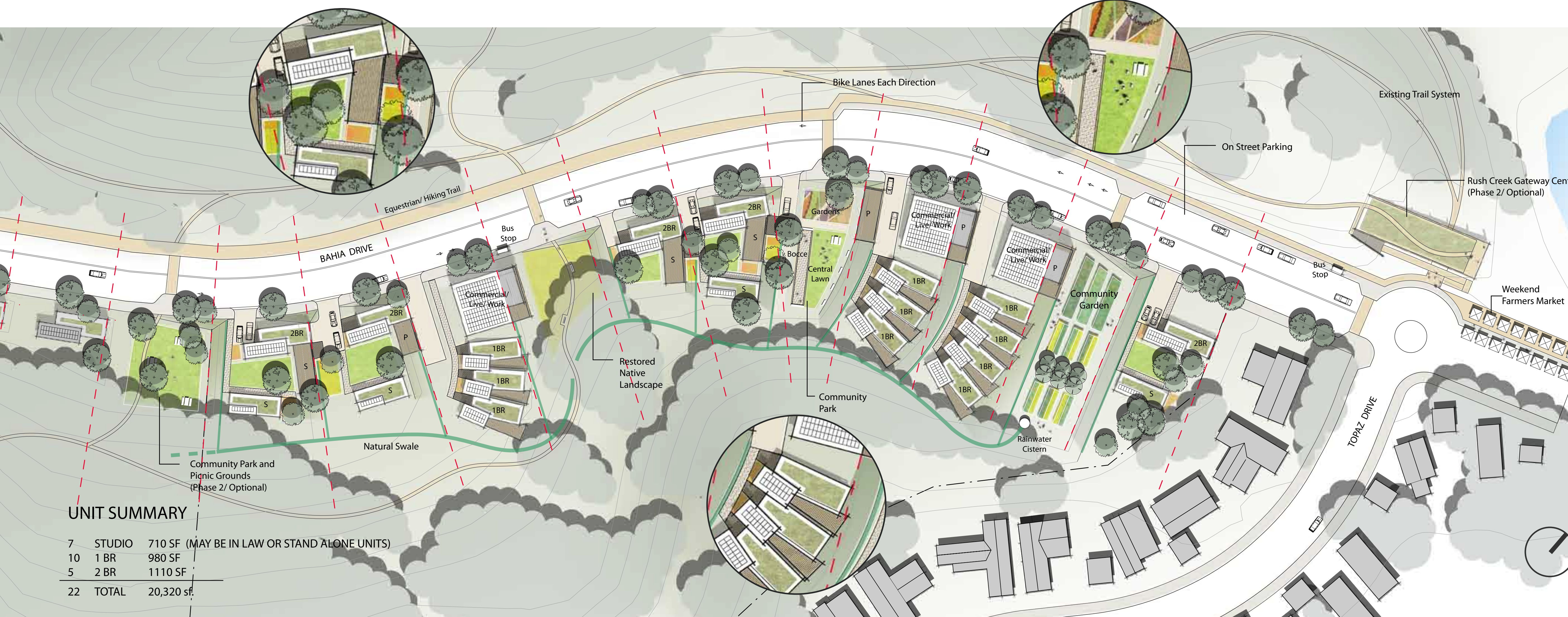
The planning, landscape, and architecture incorporate principles of Universal Design while integrating the plan into this remarkable landscape. Housing development is restricted to Bahia Drive, thereby preserving the entire Misty Road parcel as a land trust while generating a walkable, mixed use neighborhood at the entrance to the Bahia community.

Modular plots create a small town feel along Bahia Drive, while also allowing for flexibility of use and phasing of the development if desired. Housing units are clustered around neighborhood open spaces that enable connections and views to the natural landscape.

The housing is modular but not repetitive and is organized to maximize benefits of the terraces: views, privacy and open space. Units are stacked to create single story courtyards or arrayed to create private patios. Cars are kept near the street and tucked under usable decks to maintain the primacy of the landscape.

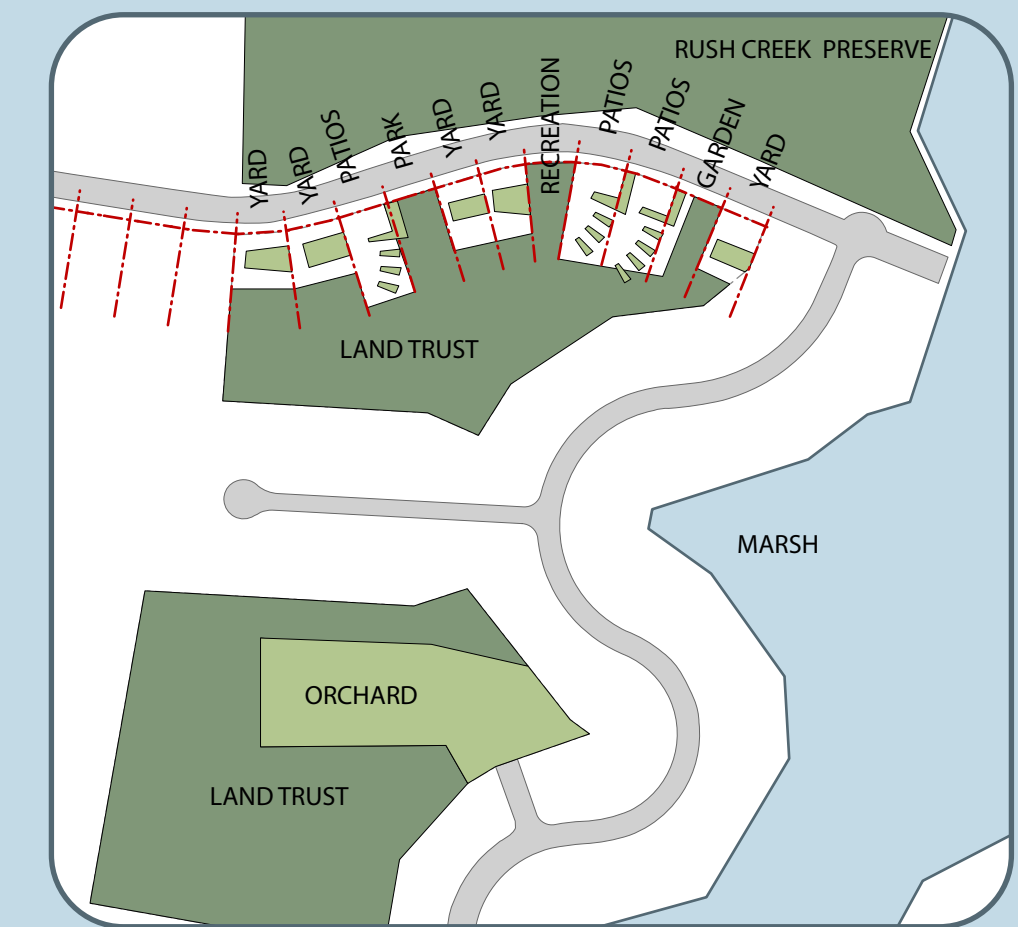


"Everybody needs beauty as well as bread, places to play in... where nature may heal and give strength to body and soul." - John Muir



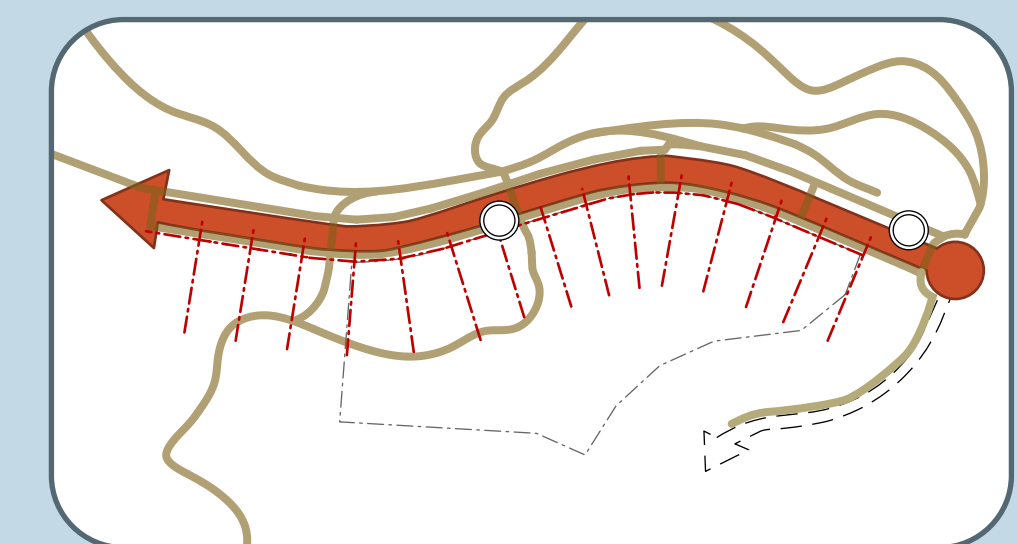
### UNIT SUMMARY

7	STUDIO	710 SF (MAY BE IN LAW OR STAND ALONE UNITS)
10	1 BR	980 SF
5	2 BR	1110 SF
22	TOTAL	20,320 SF



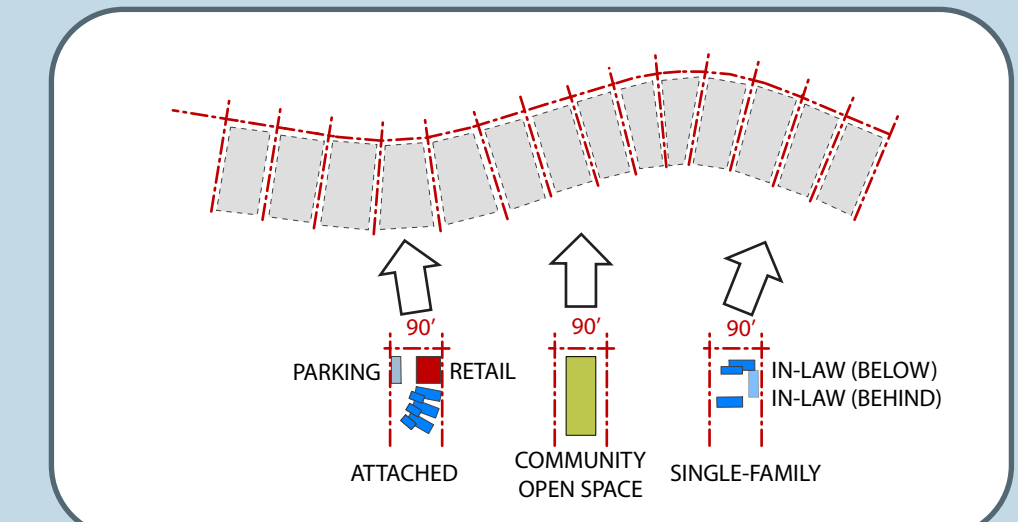
### C0 CONSERVING OPEN SPACE

Maintain rural character with a variety of open spaces from public to private. Balance conservation with recreational and productive landscapes. Conserve vistas of the landscape from the road and within the development and allow connections for people and habitat to Rush Creek Open Space Preserve.



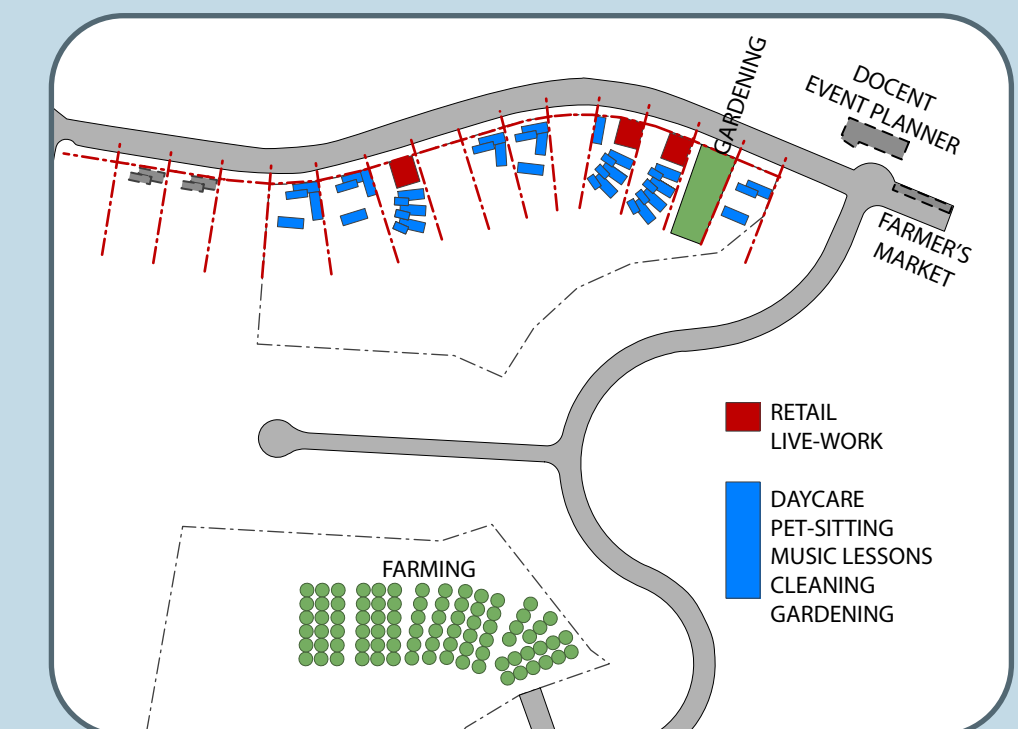
### Gc GENERATING CONNECTIONS

Bahia Drive is re-envisioned as a rural main street to enhance the sense of community and emphasize views to a distant landscape and slow thru-traffic. Increase local and distant connections via sidewalks, equestrian trails, and nature paths and bus stops to downtown Novato. Site layout encourages neighbor-to-neighbor connections at shared terraces.



### Sf SUPPORTING FLEXIBILITY

Modular grid allows flexibility in planning and phasing. Community spaces, single-family, in-law, and attached units with retail can be "plugged in" as required by financing or density goals. 90-foot wide lots allow for comfortable flat terraces while providing 11-foot height separation for privacy and views.



### Sj SUPPORTING JOBS

Bahia Drive becomes a thriving mixed-use walkable environment. Commercial spaces can accommodate retail, live-work, a local cafe, a reading room or be leased for small businesses. Community Garden, Orchard and Farmer's market support local growers and provide seasonal community festivals such as apple picking. The Rush Creek Gateway Center supports local environmental docents and opportunities for group functions such as weddings, retreats, and meetings. Flexible housing units support home industries for senior residents.





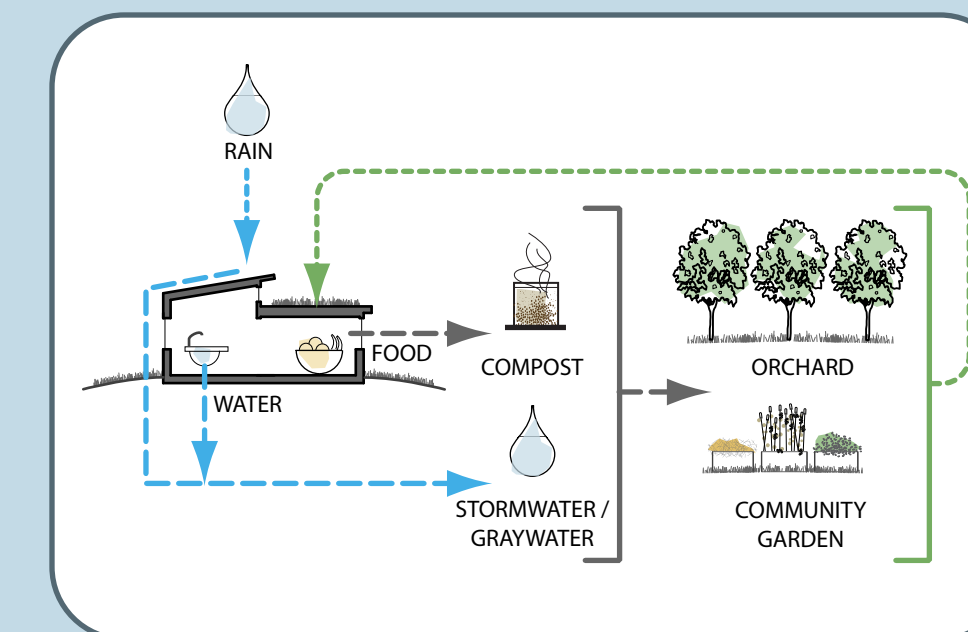
**GENERATING LIGHT, HEAT, AND EXPANSIVE LIVING**

Living spaces open out to a sunroom that modulates the eastern sun and gives onto a terrace and yard.



**STREET SECTION AT 1/16"=1'**  
**SINGLE-FAMILY UNITS**

Up to three single-family units can share one 90' street frontage while maintaining ample open space, private yards and views.

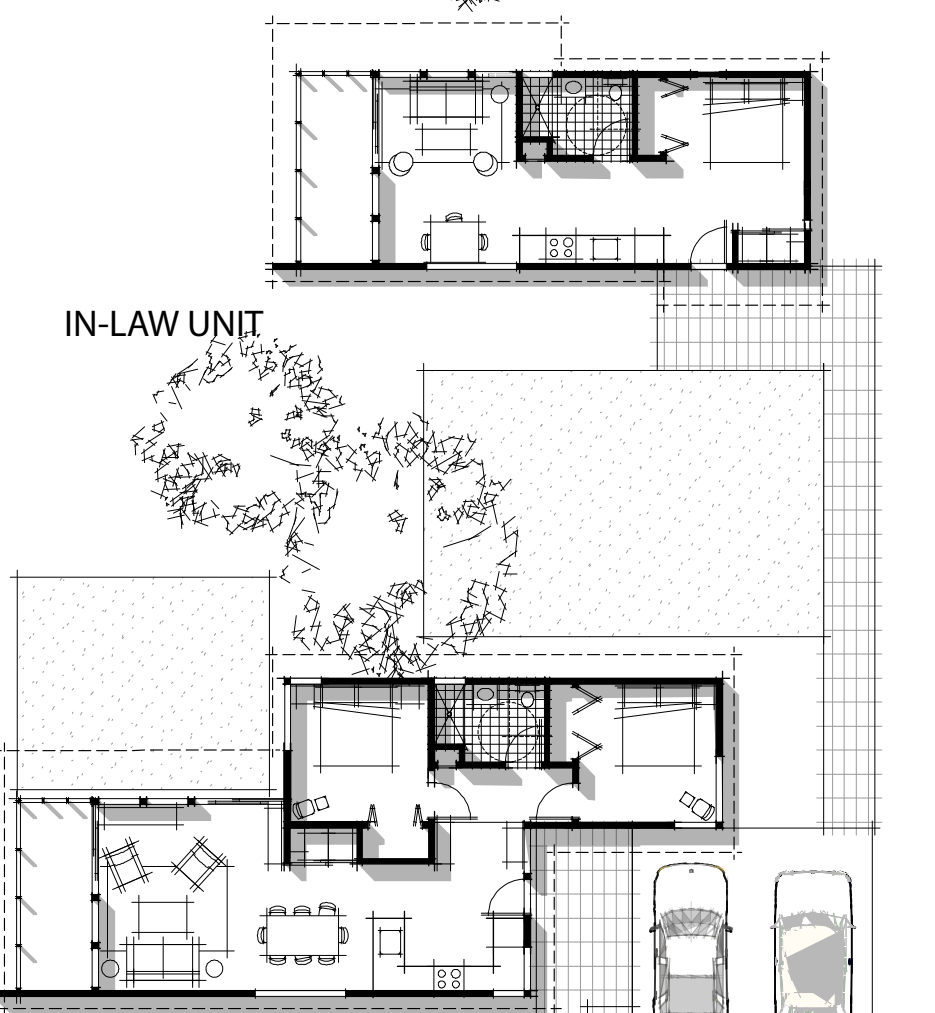


**G<sub>N</sub> GENERATING NUTRIENTS**

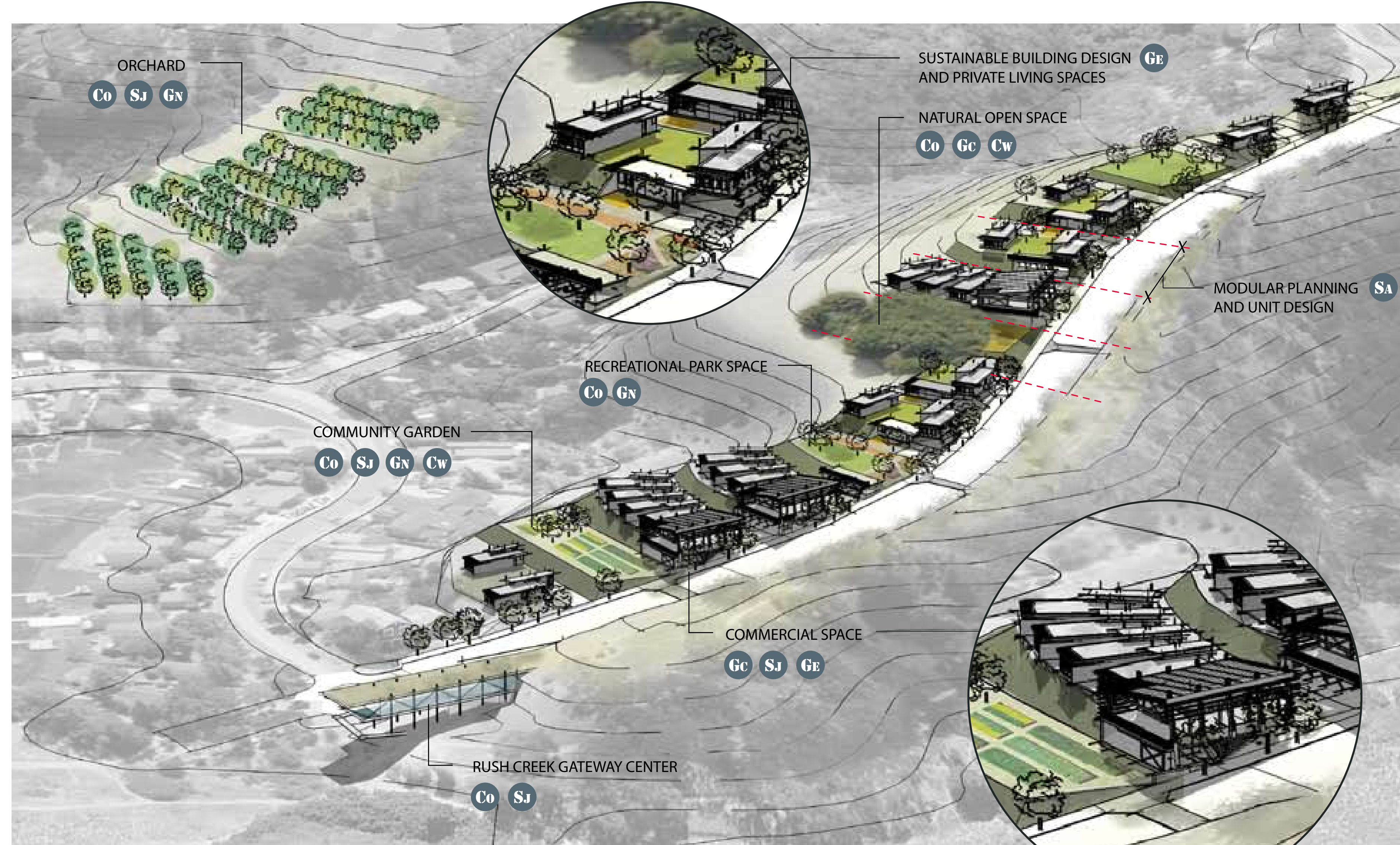
The master plan closes the cycles of water, food, and energy. Rainwater is harvested from roofs & slopes to feed the garden. Compost is harvested from tables to support the Community Garden and Orchard.



ATTACHED PLAN



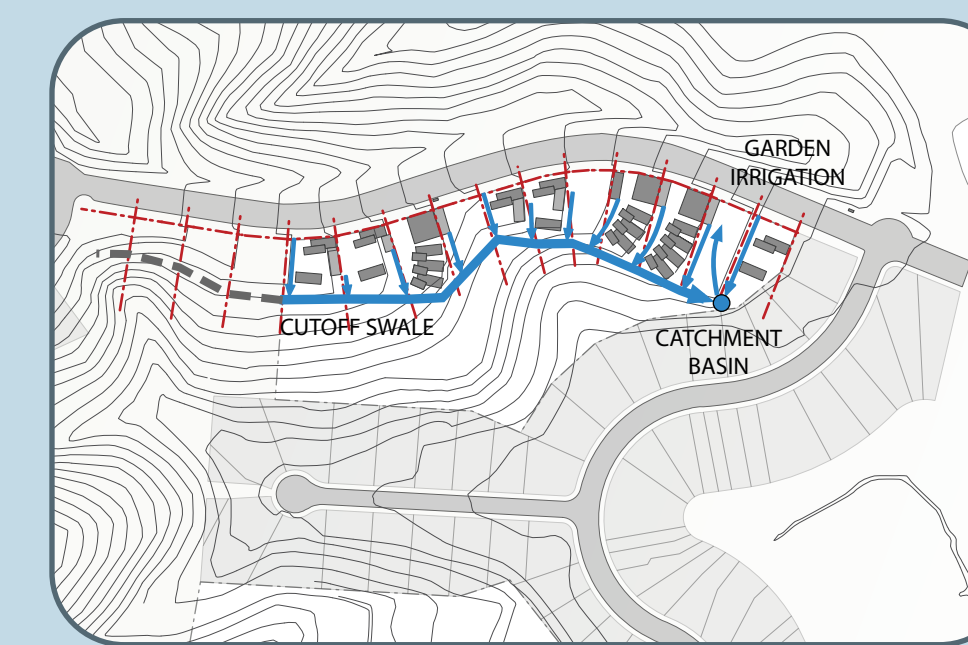
SINGLE-FAMILY PLAN



**S<sub>A</sub> SUPPORTING AFFORDABILITY**

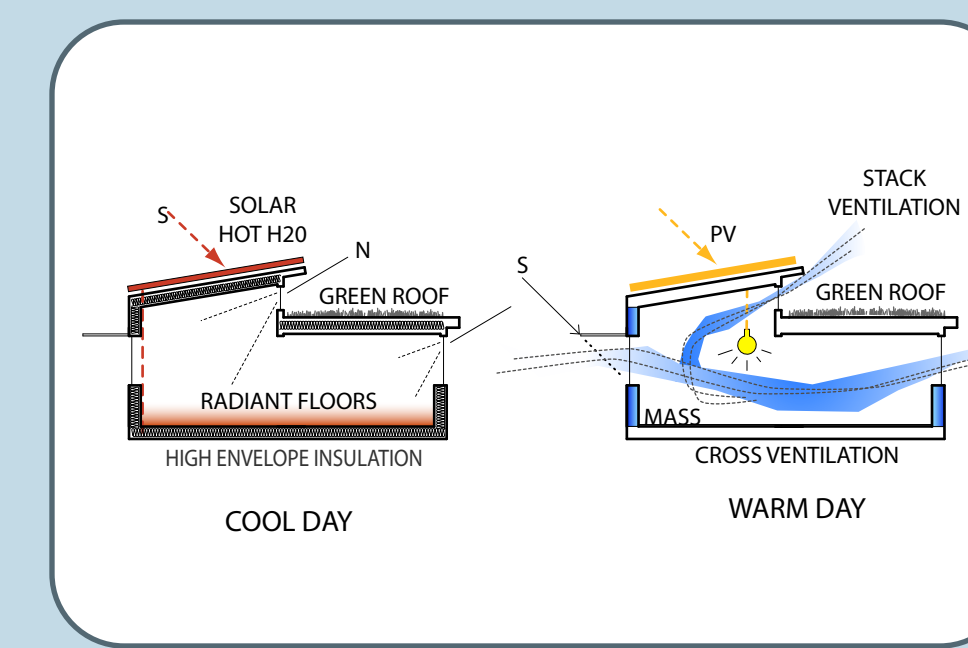
SITE	TYPICAL	PROPOSED
Roads	\$\$\$\$ • develop new road on Misty	\$ • no new roads on Misty Parcel
Infrastructure	\$\$\$\$ • develop electricity, phone, sewer, water and gas at Misty Parcel	\$ • minimize utilities at Misty Parcel • run new utilities near existing infrastructure on Bahia Drive
Grading	\$\$\$\$ • large terraced lots requiring significant fill • Misty Road development would require extensive regrading	\$ • balanced cut and fill through careful siting & leveling development on steep slopes • limited development at Misty Road requires no grading
Stormwater Management	\$\$ • PVC perimeter drains and precast culverts	\$ • bioswales feed garden irrigation to conserve potable water and eliminate hard pipe drainage system
Landscaping	\$\$\$ • large percentage hardscape • large percentage non native planting is water intensive	\$ • large percentage softscape is less expensive and more permeable • native, drought resistant plants reduce maintenance and water use
Parking	\$\$\$ • occupy large percentage of site and/or build enclosed garages	\$ • carpools tucked underneath patios allow more open space and reduce asphalt
Land Value Opportunity Loss	\$\$\$ • lowers land value due to lack of consideration of views or open space and lack of retail services	\$ • adds land value due to increased views, access to open space and on-site retail services

BUILDING	TYPICAL	PROPOSED
Unit Types	\$\$ • different structure for each market segment	\$ • all market segments are site specific but use the same building logic for faster build times
Form	\$\$\$ • stock building forms unrelated to site, program, construction process or material systems	\$ • simple, repeatable form with living/dining/kitchen zone and sleeping/washing zone • multi-units share walls • site retaining walls have double use as building walls
Foundations	\$\$\$\$ • extensive foundations to help stabilize soil due to generalized siting	\$ • minimize foundations due to sensitive siting, minimal regrading
Roof	\$\$ • asphalt shingles increase stormwater quantity and cooling bills due to solar irradiation	\$ • green roof mitigates runoff and lowers interior temperatures on sunny days
Plumbing	\$\$ • plumbing concerns rarely influence building form	\$ • bathrooms and kitchens highly rationalized to provide short runs and easy connections
Mechanical	\$\$\$ • Package HVAC units	\$ • Effective building fabric eliminates HVAC; Radiant floors for heating only
Lifecycle	\$\$\$\$ • most systems not designed to last more than 20 years resulting in huge long term maintenance costs	\$ • systems planned for non invasive maintenance and upgrading



**C<sub>W</sub> CONSERVING WATER**

Bioswales provide a seasonal landscape feature and capture, filter and divert all site runoff. Gray and rainwater are diverted to a catchment basin for irrigation. Swales become 'green fences' that delineate lot lines and structure boundaries. Native and drought resistant plants reduce demand and provide new habitats.



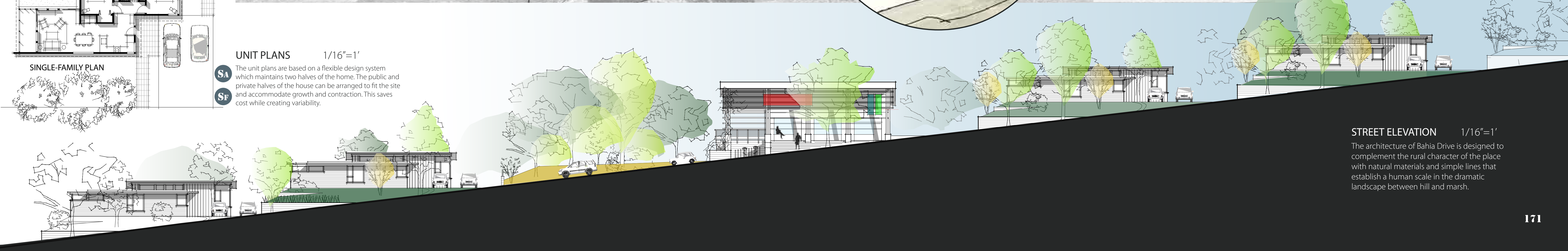
**G<sub>E</sub> GENERATING ENERGY AND COMFORT**

Thoughtful site and building planning minimizes mechanical conditioning in Novato's temperate climate. Natural ventilation, daylight, thermal mass, and shade create comfortable conditions on hot days. Insulation and radiant heating make the buildings comfortable on cool days. Roof-mounted solar hot water and photovoltaic panels provide primary energy.

**UNIT PLANS 1/16"=1'**

The unit plans are based on a flexible design system which maintains two halves of the home. The public and private halves of the house can be arranged to fit the site and accommodate growth and contraction. This saves cost while creating variability.

S<sub>A</sub>  
S<sub>F</sub>



**STREET ELEVATION 1/16"=1'**

The architecture of Bahia Drive is designed to complement the rural character of the place with natural materials and simple lines that establish a human scale in the dramatic landscape between hill and marsh.