

PROJECT CONCEPT STATEMENT

DESCRIPTION OF PROPOSAL

The development consists of three small neighborhood clusters of attached units, located to maximize the potential of the existing terraced building pads, with pathways to connect the clusters as well as the multi-use building, regional transportation, and open spaces.

The street side of the two clusters on site A has been graded to accommodate a common driveway with parking and a safe egress scheme to the busy Bahia Drive. The middle of this site is reserved for a mixed-use community building housing senior services as well as small retail and business occupancies. Overlooking the estuary, this building is an ideal location for a small organic food convenience store and café with indoor/outdoor seating facing the terraced gardens, a pleasant destination to have a cup of coffee and meet with others. The location and potential character of this amenity are suggested on the plans.

At the Misty Court entry to site B, an extension to the street with a turnaround provides a shared driveway to the housing cluster as well as community access to the green space area at the low end of the site.

Terraces at the base of each group of buildings provide locations for community gardens above ground and filtering systems and storage for storm and grey water below ground. Biotic filtering plant material processes the grey water and acts as a sponge to slow stormwater runoff. The below ground linear storage of storm runoff works with the two open green spaces at the bottom of each site to contain enough stormwater to restore the site to its predevelopment hydrologic condition.

The following list of attributes relates to criteria directly addressed by the proposal.

COMMUNITY ATTRIBUTES

- Clustered buildings create small neighborhoods with a distinct sense of community.
- Courtyards provide a private buffer and entry space to units.
- The stepped building section provides reduced building profiles, increased daylighting, and views for all units.
- The larger community is enhanced by shared community gardens, connecting trails through green spaces and the shared multi-use community site.
- Bus stop at mixed use site provides connectivity with City of Novato.

LOW IMPACT DESIGN

- Maximizes use of existing grades, in particular the cut terraces.
- The hydrologic impacts of the development are naturally mitigated.
- Green roofs, clustered units, and party walls between units provide energy efficiencies
- Private courtyards and clerestory roof elements provide opportunities for natural light and ventilation.
- Roof overhangs, openings and slab on grade floors combine to provide passive solar synergies.
- Low building profiles minimize visual impacts
- Universal Design criteria utilized at all unit floor plans.
- LEED platinum target rating.

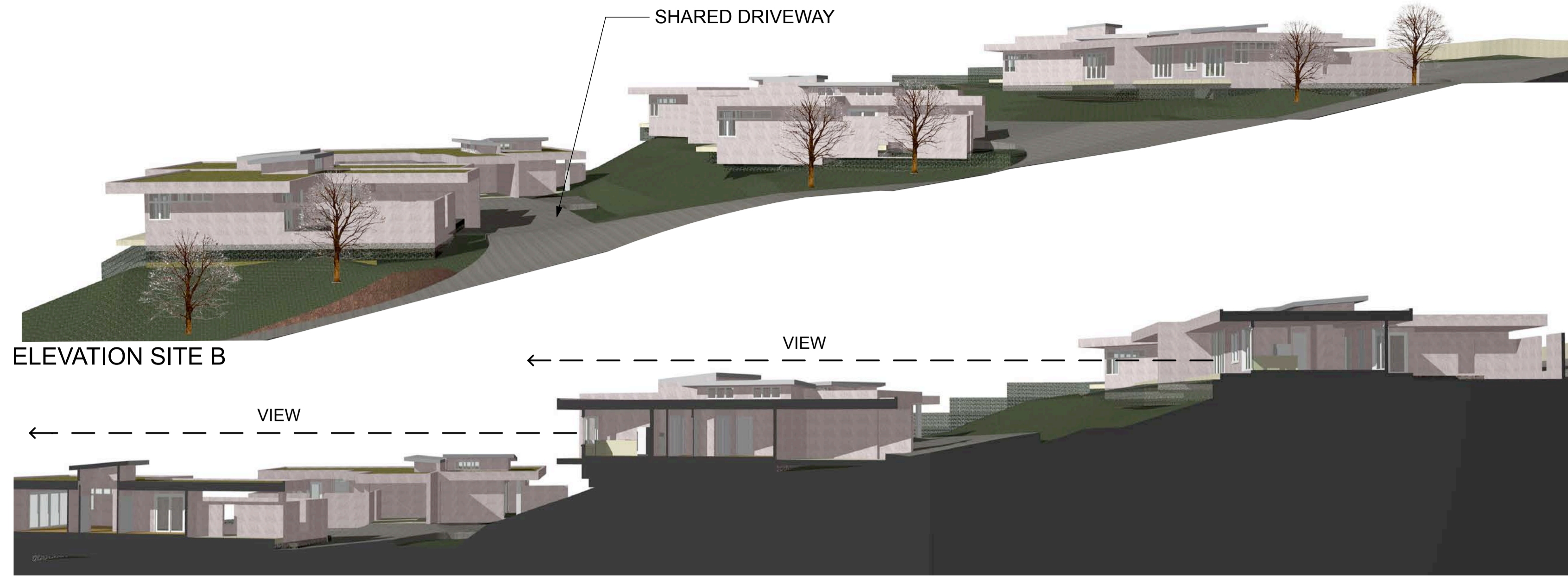
COST ATTRIBUTES

- Cluster concept and party walls provide building cost savings.
- Stucco exterior and concrete masonry unit construction provide low cost non-combustible exteriors.
- Shared parking and driveways minimize paved areas and site utility improvements.
- Carports designed for simple conversion to garages.
- Common solar panel farm on Site B site provides power for community use or sale to the grid.

PROJECT DATA

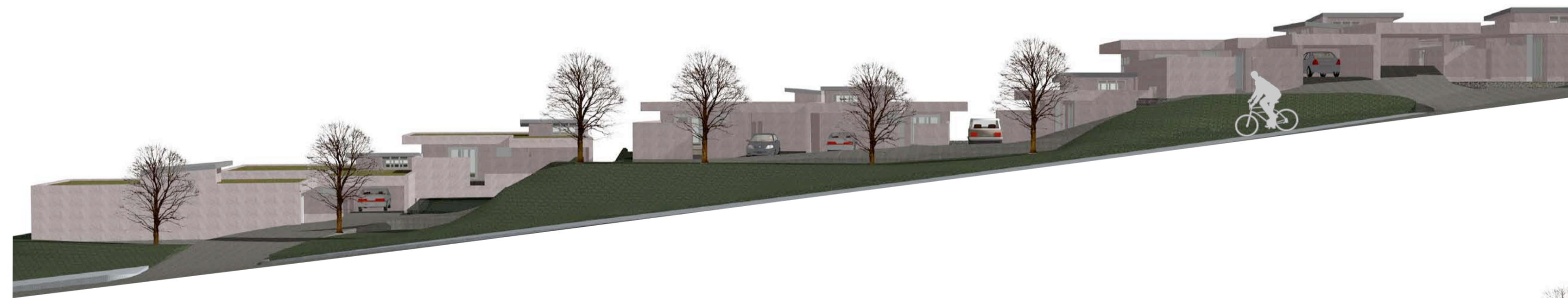
SITE "A"		BUILDING AREA		COST			PARKING		
UNIT TYPE	UNIT COUNT	SF / UNIT TYPE	TOTAL SF / UNIT TYPE	BUILDING	SITE DEV.	TOTAL	COVERED	UNCOV.	GUEST
STUDIO	5	825	4,125	\$515,625	\$103,125	\$618,750	5	4	-
1 BR	3	959	2,877	\$359,625	\$71,925	\$431,550	3	1	-
2 BR	3	1,037	3,111	\$388,875	\$77,775	\$466,650	3	1	-
A. UNIT	5	635	3,175	\$396,875	\$79,375	\$476,250	0	5	-
TOTAL	16		13,288	\$1,661,000	\$332,200	\$1,993,200	11	11	2

SITE "B"		BUILDING AREA		COST			PARKING		
UNIT TYPE	UNIT COUNT	SF / UNIT TYPE	TOTAL SF / UNIT TYPE	BUILDING	SITE DEV.	TOTAL	COVERED	UNCOV.	GUEST
STUDIO	3	825	2,475	\$309,375	\$61,875	\$371,250	3	3	-
1 BR	2	959	1,918	\$239,750	\$47,950	\$287,700	2	2	-
2 BR	4	1,037	4,148	\$518,500	\$103,700	\$622,200	4	4	-
A. UNIT	3	635	1,905	\$238,125	\$47,625	\$285,750	0	3	-
TOTAL	12		10,446	\$1,305,750	\$261,150	\$1,566,900	9	12	2



ELEVATION SITE B

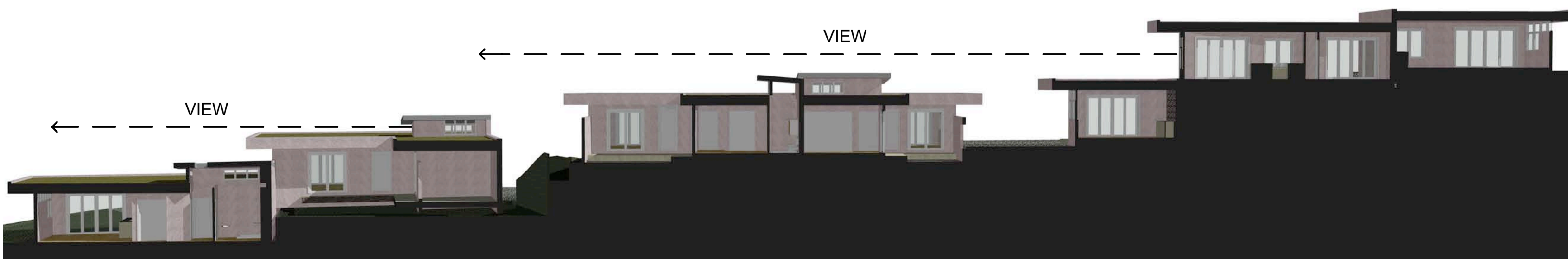
SECTION SITE B



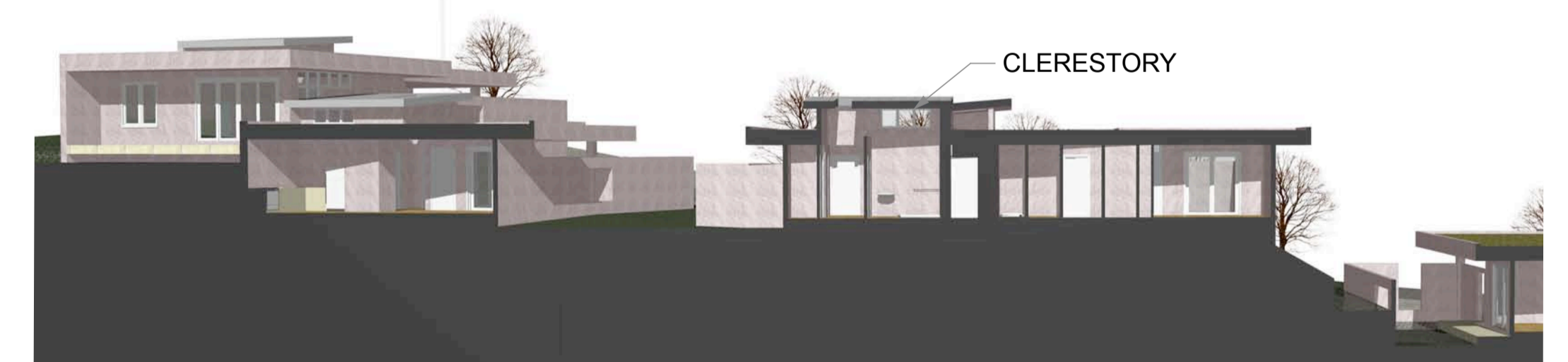
ELEVATION SITE A LOWER



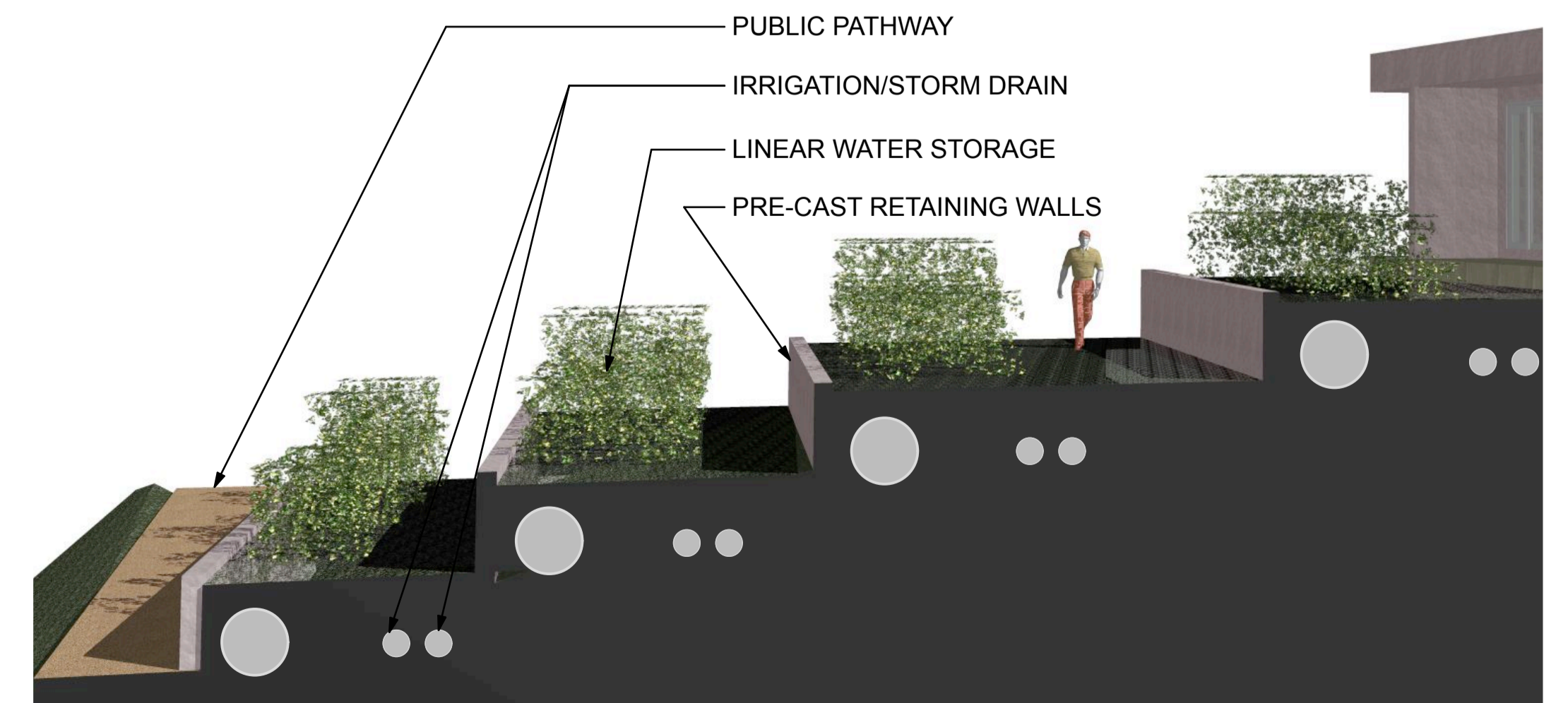
ELEVATION SITE A UPPER



SECTION SITE A LOWER



SECTION SITE A UPPER



DETAIL SECTION SITE A

BAHIA SENIOR HOUSING



SITE PLAN B
SCALE: 1" = 50'



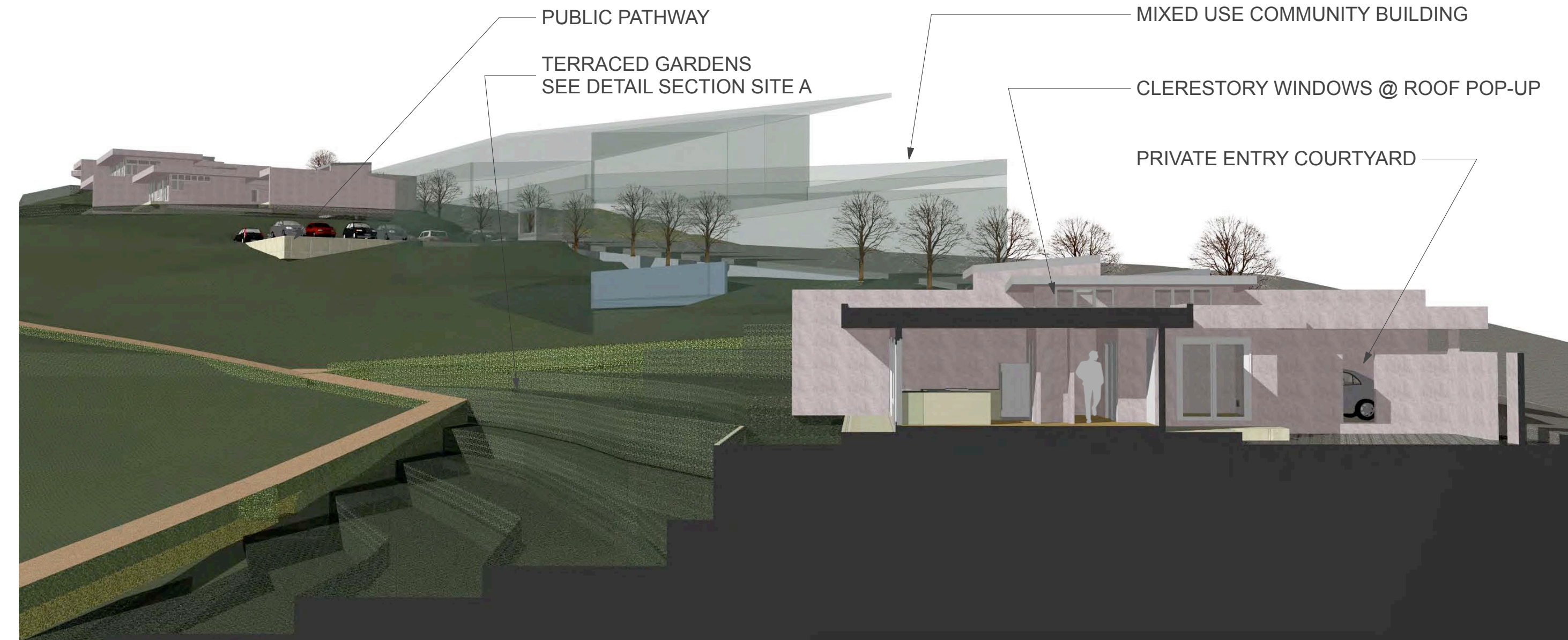
COMMUNITY PLAN
SCALE: 1:1500



SITE PLAN A
SCALE: 1" = 50'



FLOOR PLANS
SCALE: 1/16" = 1'-0"



CROSS SECTION SITE A LOWER
NOT TO SCALE