

BAHIA POINT | SENIOR DWELLING INITIATIVE

LEFT OVER

The program calls for housing for a traditionally underserved client, the senior homeowner. We're given two parcels that at first glance are difficult or at least tricky to build on. But where some may see problems, we see opportunity. We start by accepting what is here, the givens, the limitations, the non-ideal, and see what is possible ... beyond the apparent. So yes, you can build here. You can build beautiful things here. Our goal is to make this place a destination, which as "destination" imbues the site with the potential for productivity, activity, and economy.

Seniors continue to contribute beyond narrow-minded expectation. Our seniors live active, resilient, productive lives and they can do that here, not because they have to, but because they want to ...

COMMUNAL VS PRIVATE

There are particulars to senior living that help us define our space. Seniors may live a reduced program, with fewer material possessions, lesser income, fewer task- or deadline-dependent schedules. Some seniors may survive a spouse, significant other, or possibly an entire family. A constant vigil over personal health is imperative. All these things point to the value of connectivity and companionship outside of the private dwelling. Fortunately, the temperate climate of Northern California helps facilitate this. Consequently, our village stands on three primary foundations: flexibility, interaction and a strong connection between internal (private) life and public (outdoor) life.

We propose two schemes that allow for appointing of individual lifestyles that may no longer adhere to the conventional nuclear-single-family model of a home.

In our ONE-STORY ENCLAVE, an ADA-accessible cluster of dwellings around a central community garden allows for different combinations between Studio, 1BR and 2BR units. A shared roof and shared interstitial spaces emphasizes and enables interaction between dwellers with the benefits therein of companionship, security, and communal life. The step-down terracing of the courtyard enclaves is mitigated by gabion retaining walls which also serve the same purpose in the agricultural earthwork forms of the surrounding vineyard and orchard. Thus the same structural system provides literal and functional continuity between the larger 15-acre site and the smaller dwelling parcels.

In our TWO-STORY STACKED UNITS, more active seniors enjoy a dynamic space with the flexibility of providing primary dwelling above with work space below, or vice-versa. The lower units may also be accessory to above, housing a relative, nurse, sublessee, or friend. Although, a single building, the arrangement affords privacy to the dwellers above and below. These units also have the unique feature of allowing for the addition of an ADA elevator for the homeowner that can afford one. Split parking levels also allows for a choice between upper or lower as primary dwelling space.

VINEYARD-ORCHARD LAND LEASE

We see four agricultural programs and one creative program that this site will not only sustain but enable:

- 01 Vineyard (Public Cash Crop)
- 02 Olive Tree Orchard (Public Cash Crop)
- 03 Persimmon Orchard (Public Cash Crop)
- 04 Community Farming Parcels (Private Use + potential surplus revenue)
- 05 Community Art Center and Sculpture Park

The regrading on the North Parcel is necessary to create terraces for the majority of grape varieties that prefer flat to gently sloping terrains. The South Parcel will remain largely as is given that olive trees and persimmon trees will grow on greater slopes. Furthermore the root systems and tree canopies will help curb erosion.

We propose a land lease whereby off-site winemakers, olive and persimmon purveyors buy shares in the vineyard and orchard parcels. The lease costs will offset the cost of regrading, gabion retaining wall installation, drainage and irrigation, as well as subsidize the construction of affordable housing. Furthermore all homeowners will belong to an association which will have an owner's share in the production, distribution and sales of the vineyard and orchard cash crops. Profits will go towards the maintenance of the private community farming parcels and surplus revenue will first be credited against home mortgages, eventually rolling into profit sharing or may be deeded to family members or close relation beneficiaries.

A third-party shall be partial owner and caretaker of vineyard and orchard and will oversee maintenance, operation and distribution of cash crops. Their operations and offices will be located in Novato, thus creating an inextricable link between this site and the larger community.

VINEYARD

Like a fine wine ...

We propose a vineyard on a sloping site on the west coast of California which isn't very original. Actually, it takes some work to make this parcel of land work but the result has the potential to be a stunning mix of agriculture, earthwork and art. The land lease and for-profit life cycle value of the grapes will curb the capital cost of site preparation. It is possible to regrade such that 90% of this parcel can be ADA accessible from top to bottom. What is shown here is close to that, but can be adjusted to reduce the wall retention, depending on the slopes that final grape varietal selections can sustain. Seniors and their family and friends can stroll through a vineyard that they own, or take a more strenuous hike across to the orchards that they also own, beyond the valley of houses below, while enjoying the art situated along the walkways, art that they've created with their own hands, in their own homes.

THE OLIVE ORCHARD

"The olive tree is surely the richest gift from heaven." – Thomas Jefferson

Olive trees require soil, air, water and sun. They grow in virtually any terrain but seem to stubbornly excel where lesser trees haven't the gumption to succeed. The rougher the better. Their root systems help control erosion. They have an ancient past that parallels human agricultural history. They provide olives, oil, shade, privacy, shelter from noise, and visual delight. They're drought and fire-resistant, and grow to extreme ages, centuries. They're tough. They're almost as old as the hills they grow on, surviving, bearing fruit and flourishing.

THE PERSIMMON ORCHARD

What's your winter going to be like?

The first thing you notice about persimmon trees is that they're pretty. They bear two types of fruit, astringent and non-astringent, each of which has commercial food value if prepared properly. The persimmon uses that trace back to ancient China. Persimmons figure prominently in Asian as well as American culture but are also cultivated in Australia and New Zealand, South America, and the Middle East. An old American legend says that you can slice open a persimmon and the shape of the seeds – knife, spoon, or fork – will tell you what the winter weather will be like.

COMMUNITY GARDEN

All in the family.

Both enclave and stacked units feature shared community gardens which are intended to be a supplemental food source, but potentially also a source of revenue. The gardens average around 2,000 sf and are situated to maximize share activity between the residents. This is especially obvious in the enclave gardens which serves as the centerpiece of life for as many as five dwellings.

THE ART CENTER + SCULPTURE PARK

Youth is the gift of nature, but age is a work of art. - Garson Kanin

How would you spend the autumn years of your life? Travelling? Playing golf? Fishing? Although all are worthwhile activities, our proposal focuses on arts and crafts. Our one-story and two-story dwelling units encourages use of the accessory spaces where hobbies and lifelong passions can be nurtured and potentially turned into income. Furthermore, in lieu of the typical shared amenities – the swimming pool, clubhouse, barbecue – offered in cookie-cutter multi-family complexes, we propose a 7,500 sf community art center with studios, classrooms, and support facilities for the community-wide nurturing and creation of art. The center would provide interior gallery space to showcase the talents of the local artist community, while the vineyards and orchards, connected by the hike-and-bike trail is overlaid with the program of a perambulatory sculpture park. As an art center and sculpture park, Novato and other nearby cities will view this as a destination thereby further galvanizing a link already established between groups connected to the vineyard and orchards. Revenue by way of entry fee, art classes and rental of the facilities for special events are possible, while also providing employment to seniors on staff.

GABION RETAINING WALL SYSTEM

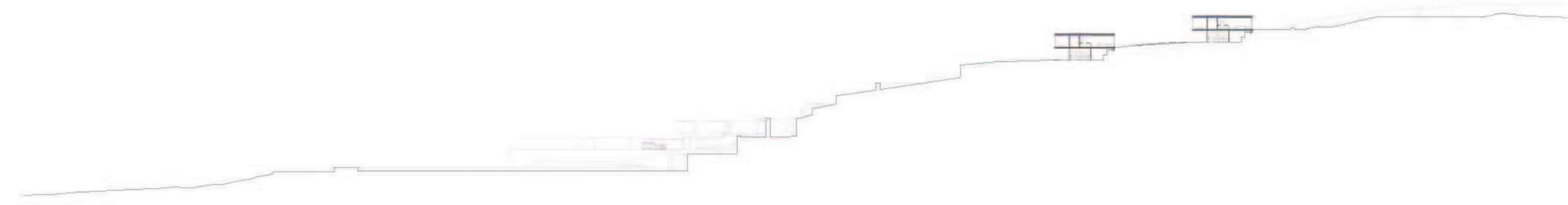
Very big rocks.

The history of gabions dates back to the 16th century, to an ironworker named Emilia Romagna. He was given the nickname "Maccaferri" which means "he who strikes iron." Maccaferri's descendants developed the company that bears his name which is synonymous with this innovative yet strikingly simple structural system. The first gabion structure was installed in 1893 to retain the river banks of the River Reno at Casalecchio, Italy. To this day it still stands and gabion systems have evolved to not only provide stability along river beds but into endless combinations of earthwork retention. The potential to elevate this functional system into art was further explored by the Swiss firm Herzog and DeMeuron at Dominus Vineyards where the gabions are used in a rain-screen type cladding on Dominus' building facade. Our proposal sticks close to gabion origins, as a soil retention system, while also exploring the possibility of using them as a filtration system for site stormwater runoff. Overall, however, we have to disclose our being seduced by the idea of experiencing these caged dry-stacks, above, below, in close proximity to our dwelling spaces, while the gently sloping vineyard and orchard terraces are held in place by the powerful, serenely beautiful masses of gabion wire and stone.



NORTH + SOUTH PARCEL SECTION | WEST

1" = 100'-0"



NORTH PARCEL SECTION | NORTH

1" = 100'-0"



SOUTH PARCEL SECTION | NORTH

1" = 100'-0"



01 | SOLAR ARRAY + WIND TURBINE ENERGY

At the top of the hill, we've clustered wind turbines and solar panel arrays into a single regional alternative energy center. This allows for cost-efficient installation, maintenance, collection and distribution from one prime location that receives the most sun and wind onsite.



02 | OLIVE TREES

The vineyard-orchard scheme has an ancient agricultural precedent in places such as Greece and Tuscany ... the matter of which, interestingly enough, varies geographically in latitude from Novato by only about 5 degrees.



03 | GABION RETAINING WALL

Gabion retaining walls perform well in seismic zones and have even been used for underground water retention for which if there is a need on this site, may be an excellent option.



04 | PERSIMMON TREES

Cut open a persimmon and read the shape of the seeds:

Knife = icy winter
Spoon = snowy winter
Fork = mild winter

So now you know ...



05 | FARMERS MARKET

From garden to table or from garden to market, seniors will cultivate their produce just outside their front door. Shared gardening allows for efficient cultivation, irrigation, and maintenance. We have 13 community gardens on-site which average over 2,000 sf. We project \$5K seed money per garden.



06 | SCULPTURE PARK

There are great precedents to the outdoor sculpture park such as Storm King in New York, the Farnsworth House in Plano, Illinois or Wright's Kentucky Knob just outside of Pittsburgh. Showcasing local senior artists' work as well as hosting travelling exhibitions will help establish Bahia Point as a destination.



07 | VINEYARD

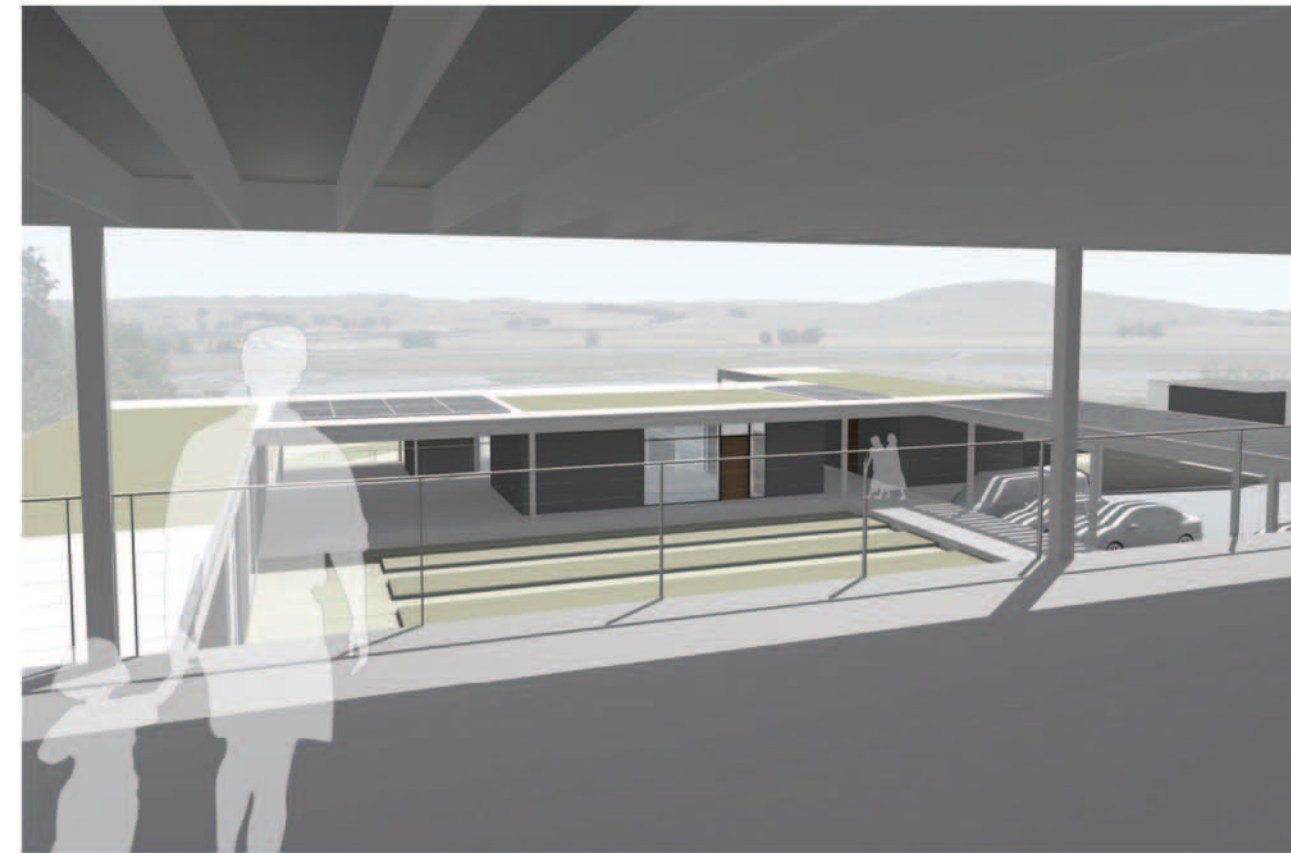
The north parcel, which we've referred to amongst ourselves as the Bahia Parcel can be graded to an ADA-compliant 2%. 90% of this parcel can be done this way such that it can also double as a walking trail. Likely, though, it will be a slightly steeper slopes depending on grape varieties.



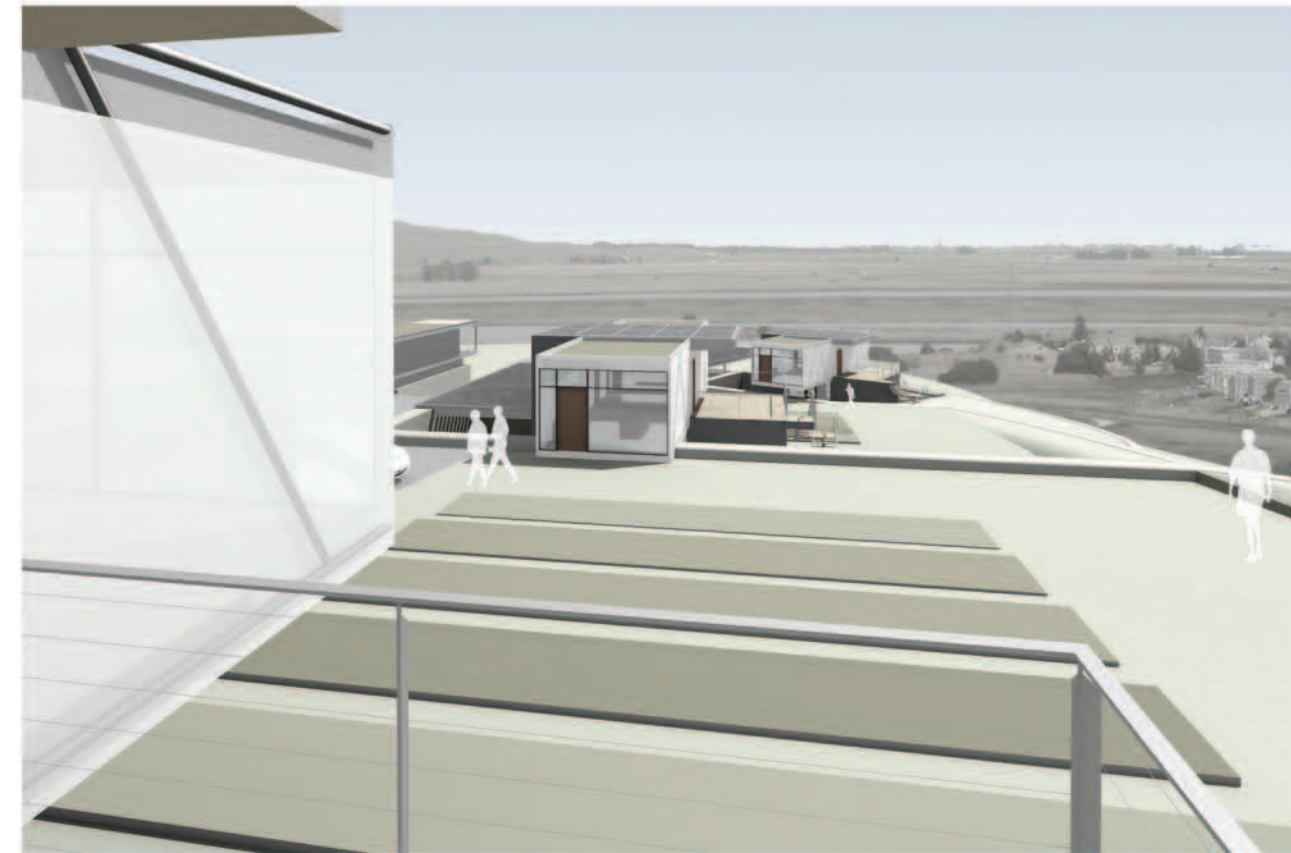
08 | ARTIST STUDIO

Our seniors can pursue their hobbies, arts and crafts. The design of the units facilitates live-work space while the art center gives them a place for more formal training and exhibition space. Sculptors may find their work in the sculpture park, nestled amongst the grapes, olives, or persimmons.

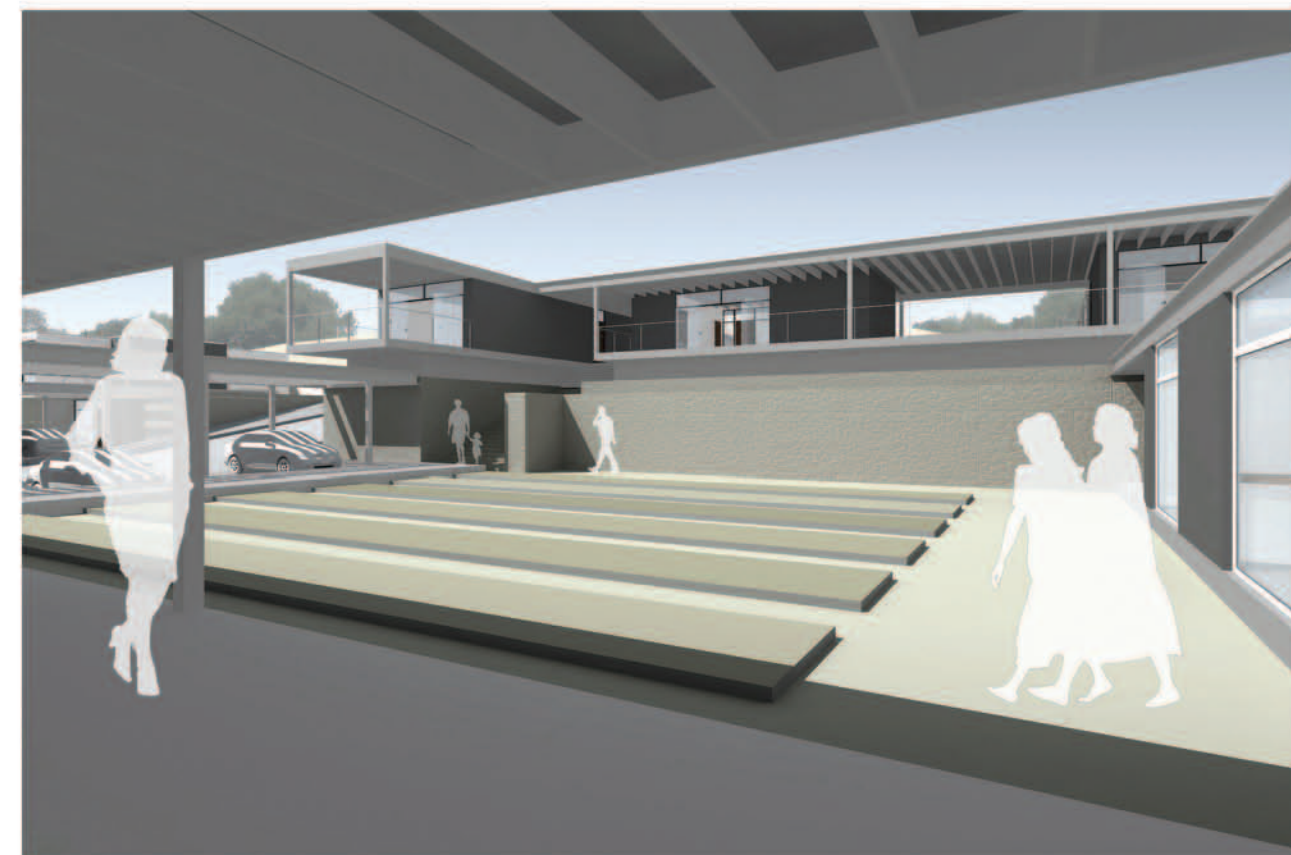
ENCLAVE UNITS



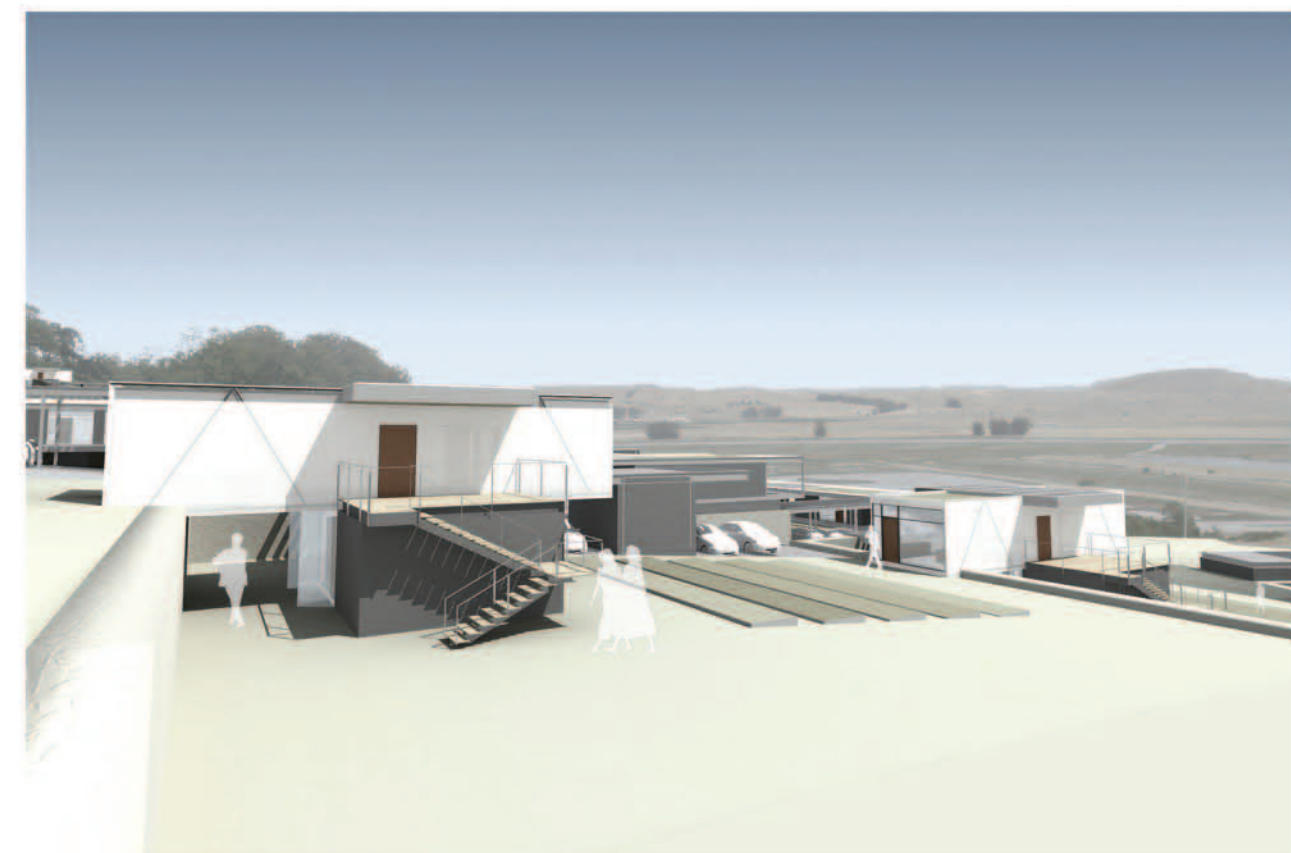
VIEW OF COUNTRYSIDE FROM ENCLAVE



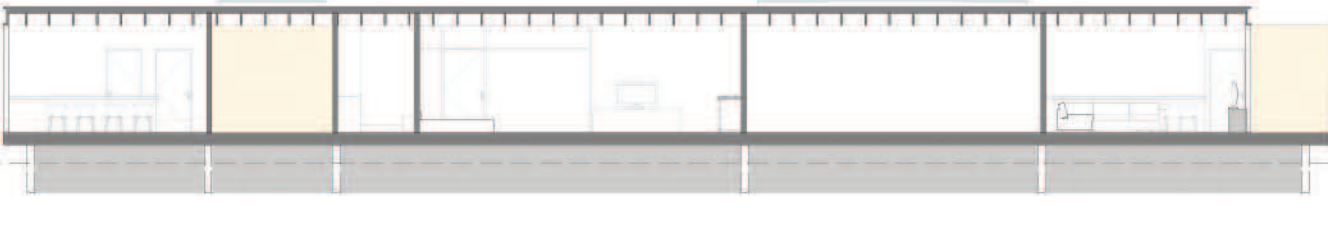
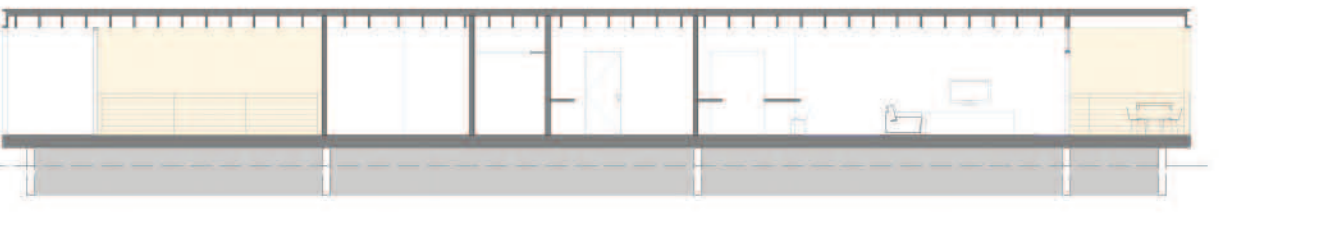
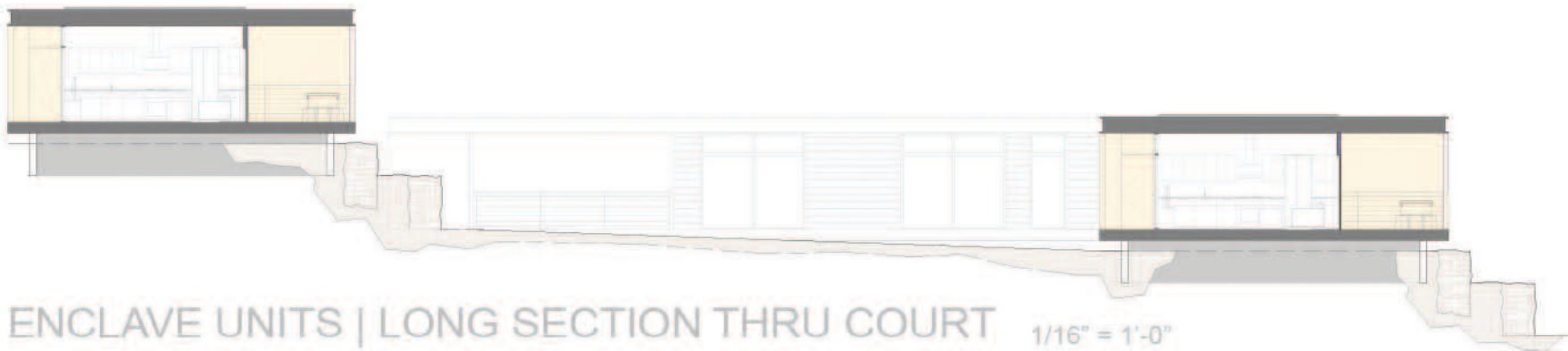
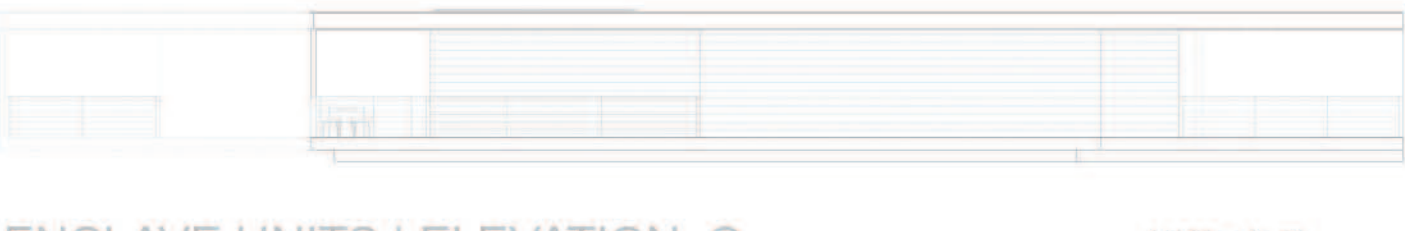
VIEW BETWEEN NEIGHBORING STACKED UNITS



VIEW ACROSS ENCLAVE GARDEN



VIEW OF STACKED UNITS ALONG MISTY COURT



Project Budget Estimate

Some key assumptions made during cost estimate as follows:

Pre-fabricated light gage steel framing is a good option for our design: flexibility for one- and two-story schemes; ease of transport; speedy erection; accuracy; more durable over life-cycle of dwelling. Pre-fabricated LGMF also allows for the use of sustainable recycled steel.

Gabion systems will be priced separately as part of land-lease scenario. Cost of erection will be offset by future profits from orchard and vineyard but for this exercise we included \$300,000 allowance towards gabion installation. Furthermore the gabion systems could utilize local stone, rubble, clean debris from the site.

Community art center is proposed in lieu of typical amenity area. Projected costs were based on aggressive unit costs applied to estimated 7,500 sf program inclusive of studios, exhibition space, classrooms and storage. Parking for art center is a separate line item.

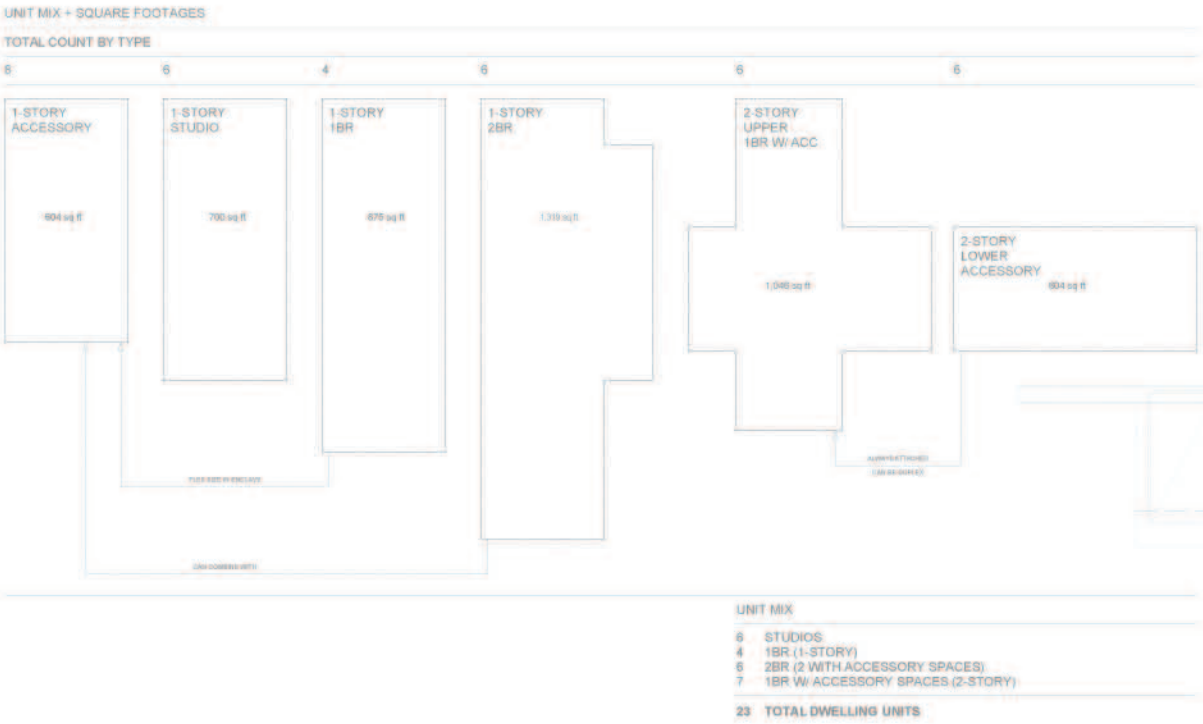
Key allowances:

ADA-compliant appliances, full package	4,000 per dwelling (23 total)
Cabinetry allowance	1,500 per dwelling (23 total)
Mechanical allowance	5,000 per dwelling (23 total)
Lighting allowance	1,200 per dwelling (23 total)
Site utilities	250,000 overall 15 acres
Start-up capital for community gardens	65,000 allow @ \$5K per garden (13 total)

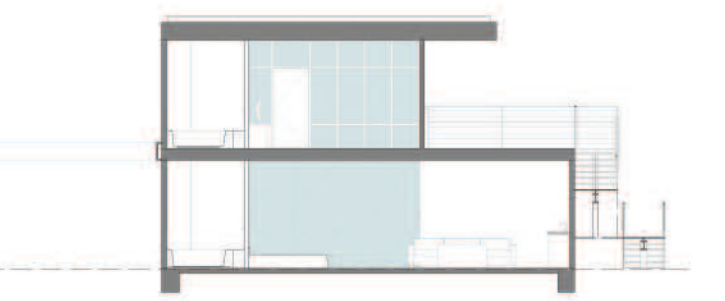
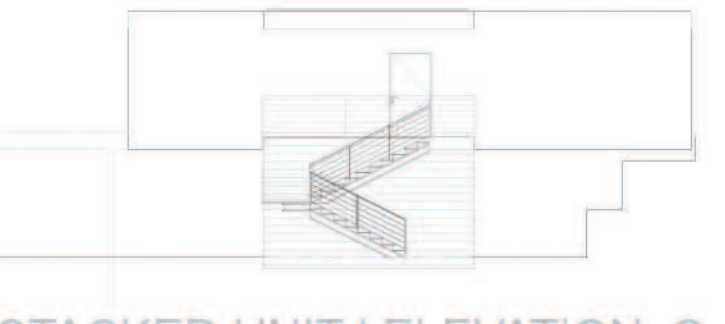
Our spreadsheet is available upon request.
The highlights are as follows:

In-perimeter hard costs (Residential only)	2,435,993
Sitework	1,170,050
Subtotal Overall Project	3,606,043
Additional scope broken out	
Community Art Center	750,000
Community Art Center Parking	150,000
Total Project Estimate	4,506,043

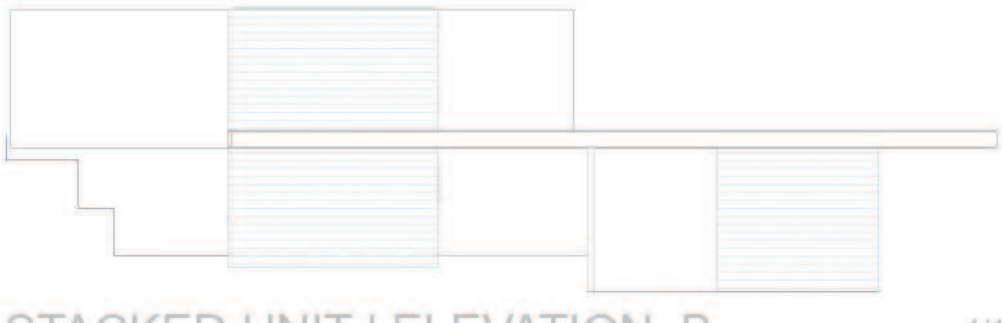
Total Conditioned Space	23,550 SF
Cost per SF	~ 192 / SF



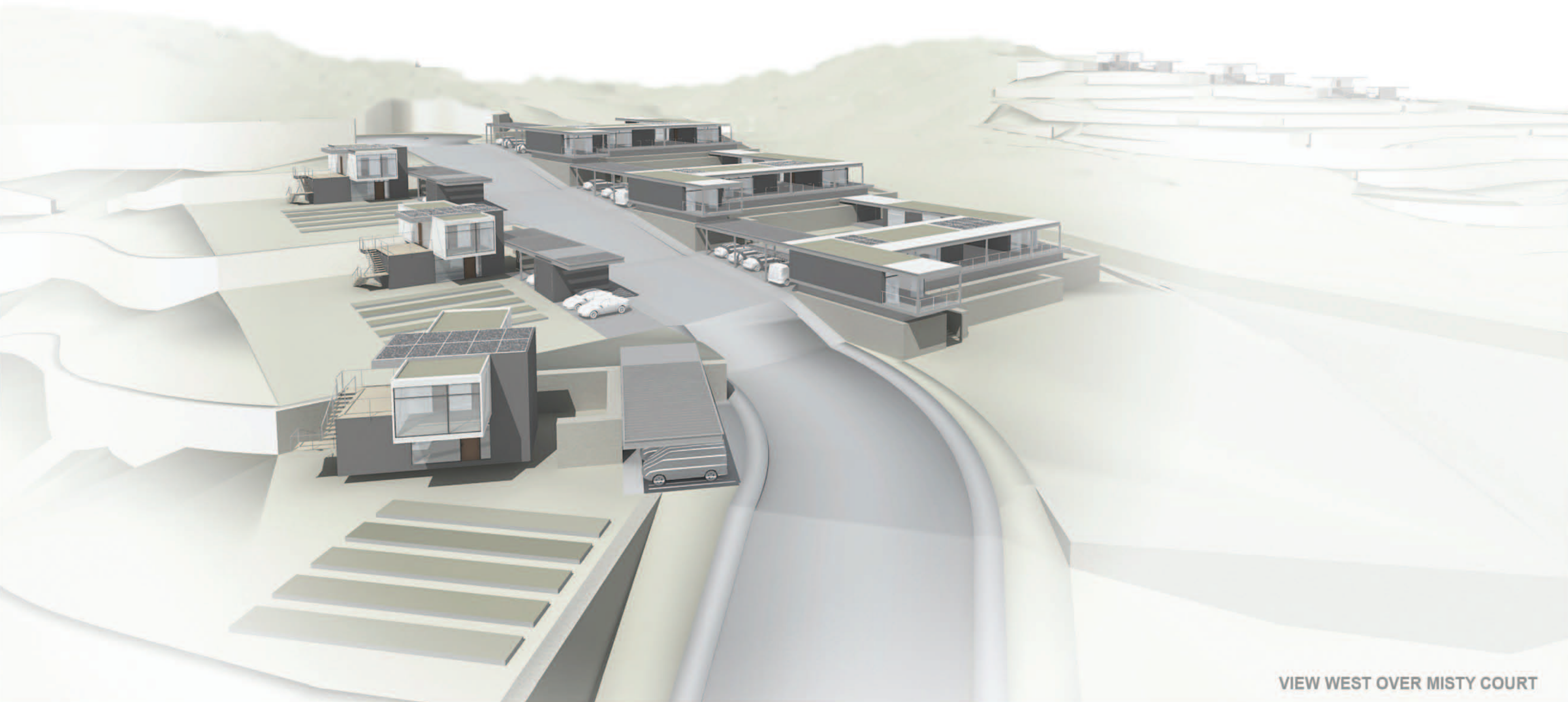
STACKED UNITS



STACKED UNIT | CROSS SECTION



STACKED UNIT | LONG SECTION



VIEW WEST OVER MISTY COURT