



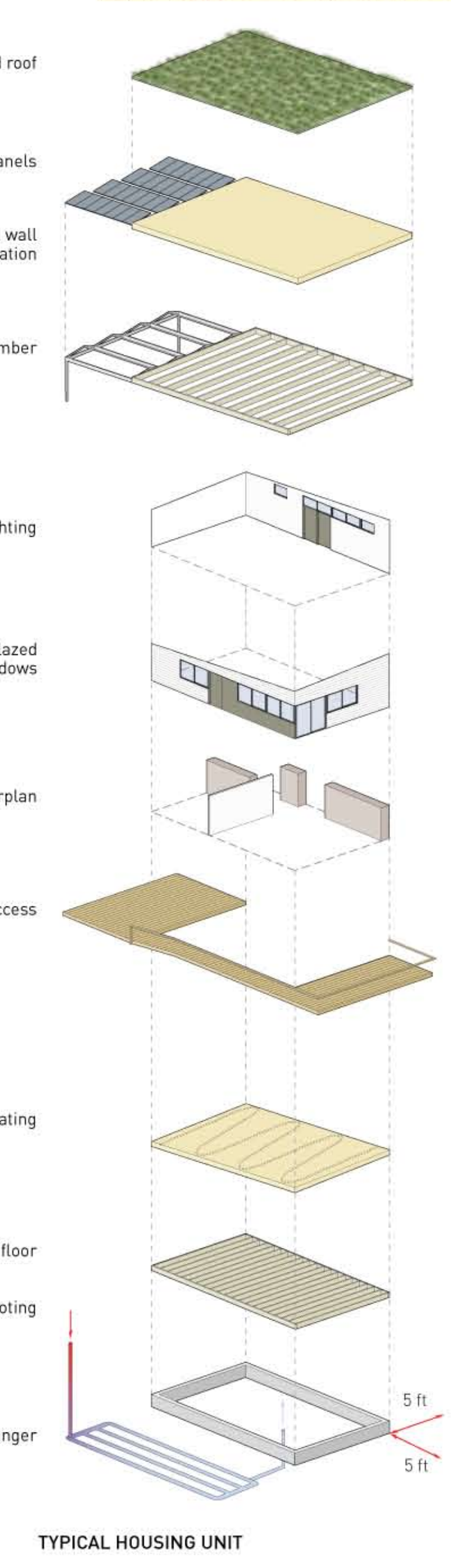
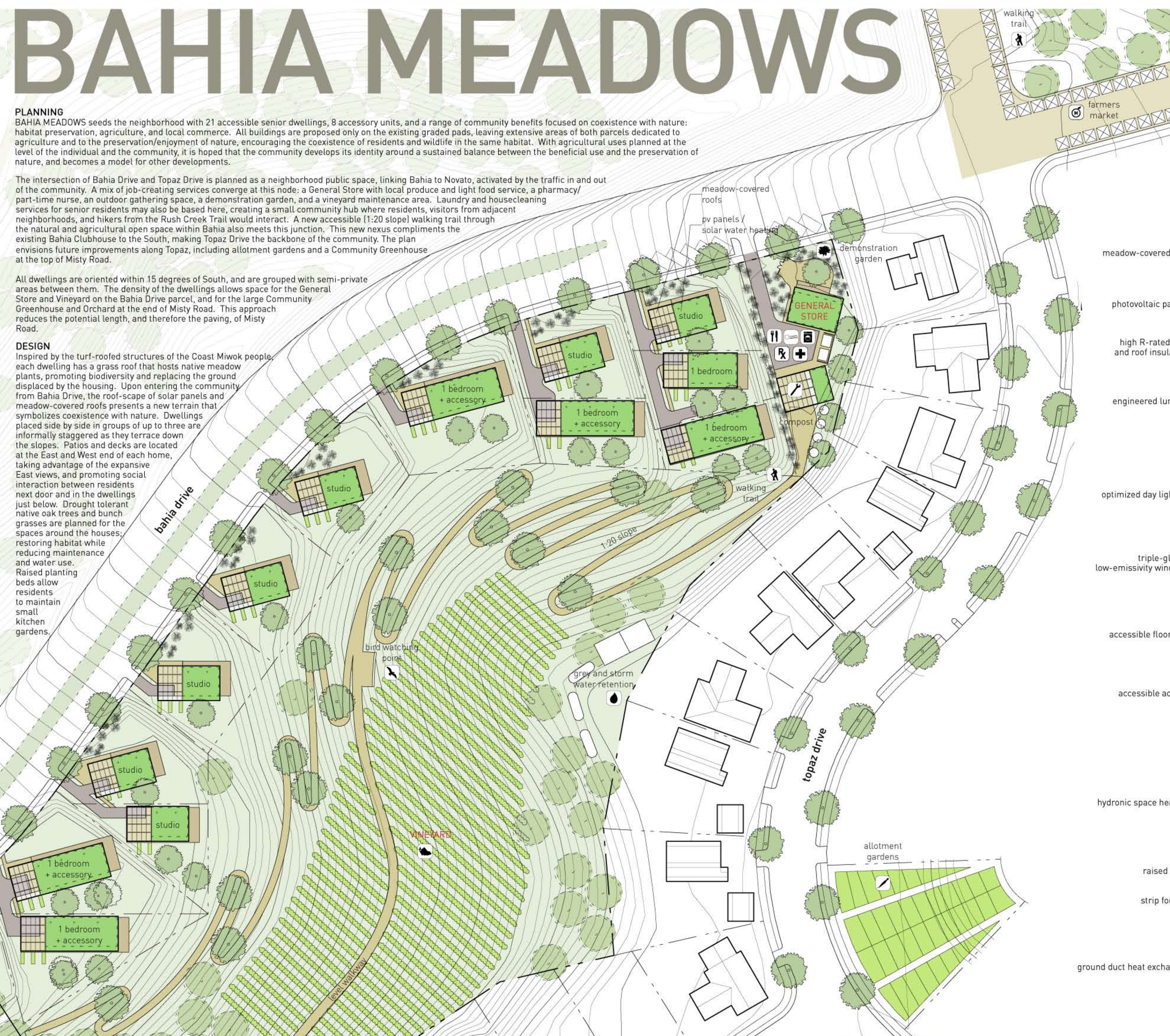
BAHIA MEADOWS SENIOR HOUSING

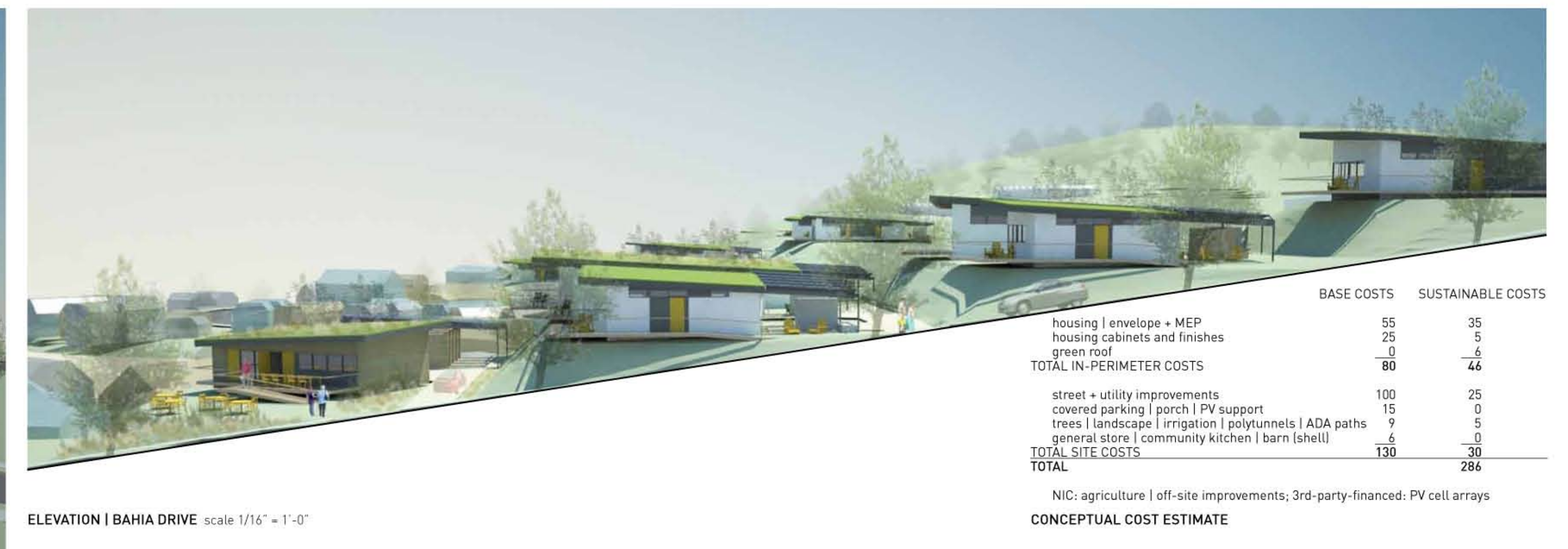
PLANNING
 BAHIA MEADOWS seeds the neighborhood with 21 accessible senior dwellings, 8 accessory units, and a range of community benefits focused on coexistence with nature: habitat preservation, agriculture, and local commerce. All buildings are proposed only on the existing graded pads, leaving extensive areas of both parcels dedicated to agriculture and to the preservation/enjoyment of nature, encouraging the coexistence of residents and wildlife in the same habitat. With agricultural uses planned at the level of the individual and the community, it is hoped that the community develops its identity around a sustained balance between the beneficial use and the preservation of nature, and becomes a model for other developments.

The intersection of Bahia Drive and Topaz Drive is planned as a neighborhood public space, linking Bahia to Novato, activated by the traffic in and out of the community. A mix of job-creating services converge at this node: a General Store with local produce and light food service, a pharmacy, part-time nurse, an outdoor gathering space, a demonstration garden, and a vineyard maintenance area. Laundry and housecleaning services for senior residents may also be based here, creating a small community hub where residents, visitors from adjacent neighborhoods, and hikers from the Rush Creek Trail would interact. A new accessible (1:20 slope) walking trail through the natural and agricultural open space within Bahia also meets this junction. This new nexus compliments the existing Bahia Clubhouse to the South, making Topaz Drive the backbone of the community. The plan envisions future improvements along Topaz, including allotment gardens and a Community Greenhouse at the top of Misty Road.

All dwellings are oriented within 15 degrees of South, and are grouped with semi-private areas between them. The density of the dwellings allows space for the General Store and Vineyard on the Bahia Drive parcel, and for the large Community Greenhouse and Orchard at the end of Misty Road. This approach reduces the potential length, and therefore the paving, of Misty Road.

DESIGN
 Inspired by the turf-roofed structures of the Coast Miwok people, each dwelling has a grass roof that hosts native meadow plants, promoting biodiversity and replacing the ground displaced by the housing. Upon entering the community from Bahia Drive, the roof-scape of solar panels and meadow-covered roofs presents a new terrain that symbolizes coexistence with nature. Dwellings placed side by side in groups of up to three are informally staggered as they terrace down the slopes. Patios and decks are located at the East and West end of each home, taking advantage of the expansive East views, and promoting social interaction between residents next door and in the dwellings just below. Drought tolerant native oak trees and bunch grasses are planned for the spaces around the houses, restoring habitat while reducing maintenance and water use. Raised planting beds allow residents to maintain small kitchen gardens.





| | BASE COSTS | SUSTAINABLE COSTS |
|--|------------|-------------------|
| housing envelope + MEP | 55 | 35 |
| housing cabinets and finishes | 25 | 5 |
| green roof | 0 | 6 |
| TOTAL IN-PERIMETER COSTS | 80 | 46 |
| street + utility improvements | 100 | 25 |
| covered parking porch PV support | 15 | 0 |
| trees landscape irrigation polytunnels ADA paths | 9 | 5 |
| general store community kitchen barn (shell) | 6 | 0 |
| TOTAL SITE COSTS | 130 | 30 |
| TOTAL | | 286 |

NIC: agriculture | off-site improvements; 3rd-party-financed: PV cell arrays
CONCEPTUAL COST ESTIMATE