

## ASSUMPTIONS, CRITERIA, & OBJECTIVES

- This concept is proposed as a "kit of parts". The notion is that each necessary program component is scalable, adaptable, and flexible. They could be refined or combined with elements from other entries, future program revisions, or future City requirements.
- Development should be limited to previously "disturbed" areas of the sites.
- To minimize impacts and increase efficiencies, the residential development footprint should be minimized.
- "Off the shelf" plans, components, and systems should be employed where time, cost, energy, or neighborhood impacts can be reduced.
- The residential development will be processed as a "detached condominium".
- All residential building separations are 10'.
- We would urge the competition sponsors to consider & research construction methods, products, or programs that manufacture, assemble, or prefabricate major residential components or systems off-site. This could serve to minimize neighborhood disruption by reducing construction traffic & waste. Energy efficiencies and the use of sustainable and recycled materials may also be increased with some of these products, programs or systems.
- To maintain the privacy of adjacent homes, passive, low intensity uses should be considered for the Misty Lane parcel.
- The "Wind Farm" and Misty Lane areas may be organized or managed independently from the residential maintenance association.
- Costs do not reflect tax credits and/or rebates which may be available for alternative energy components.
- "Grey water" storage may include an overflow discharge into the sanitary sewer system.
- Although they cannot be quantified, "political costs" should be considered.

## ESTIMATED COSTS

Item	Quantity	Unit	Unit Cost		Total Cost		Cost/Res SF	
			Min	Max	Min	Max	Min	Max
<b>Bahia Drive</b>								
Grading	3600	CY	\$ 2.00	\$ 4.00	\$ 7,200.00	\$ 14,400.00	\$ 0.49	\$ 0.98
Roadway Paving	38400	SF	\$ 3.50	\$ 5.00	\$ 134,400.00	\$ 192,000.00	\$ 9.15	\$ 13.07
Curb & Gutter	5000	LF	\$ 15.00	\$ 22.00	\$ 75,000.00	\$ 110,000.00	\$ 5.10	\$ 7.49
DG Trail	3000	LF	\$ 12.00	\$ 15.00	\$ 36,000.00	\$ 45,000.00	\$ 2.45	\$ 3.06
Landscape Parkway	27500	SF	\$ 4.00	\$ 8.00	\$ 110,000.00	\$ 220,000.00	\$ 7.49	\$ 14.97
Landscape Slope	13300	SF	\$ 2.50	\$ 5.00	\$ 33,250.00	\$ 66,500.00	\$ 2.26	\$ 4.53
Benches/ Seating	3	EA	\$ 800.00	\$ 1,200.00	\$ 2,400.00	\$ 3,600.00	\$ 0.16	\$ 0.25
<b>Windfarm</b>								
Site preparation		allow			\$ 3,500.00	\$ 3,500.00	\$ 0.24	\$ 0.24
Micro turbines - 3.5 kw	6	Kw	\$ 3,000.00	\$ 6,000.00	\$ 63,000.00	\$ 126,000.00	\$ 4.29	\$ 8.58
Switch House	100	SF	\$ 40.00	\$ 60.00	\$ 4,000.00	\$ 6,000.00	\$ 0.27	\$ 0.41
Raised beds		allow			\$ 10,000.00	\$ 15,000.00	\$ 0.68	\$ 1.02
Irrigation	21500	SF	\$ 1.50	\$ 2.50	\$ 32,250.00	\$ 53,750.00	\$ 2.20	\$ 3.66
<b>Residential Hamlet</b>								
Site Improvements								
Grading	3750	CY	\$ 2.00	\$ 4.00	\$ 7,500.00	\$ 15,000.00	\$ 0.51	\$ 1.02
Paving	8200	SF	\$ 3.50	\$ 5.00	\$ 28,700.00	\$ 41,000.00	\$ 1.95	\$ 2.79
Water	450	LF	\$ 30.00	\$ 50.00	\$ 13,500.00	\$ 22,500.00	\$ 0.92	\$ 1.53
Sewer	450	LF	\$ 40.00	\$ 60.00	\$ 18,000.00	\$ 27,000.00	\$ 1.23	\$ 1.84
Dry Utilities	450	LF	\$ 10.00	\$ 20.00	\$ 4,500.00	\$ 9,000.00	\$ 0.29	\$ 0.61
Landscape - pad	10000	SF	\$ 2.50	\$ 5.00	\$ 25,000.00	\$ 50,000.00	\$ 1.70	\$ 3.40
Landscape - pad	7000	SF	\$ 4.00	\$ 8.00	\$ 28,000.00	\$ 56,000.00	\$ 1.91	\$ 3.81
Water Quality Mitigation / "Greywater" system		allow			\$ 30,000.00	\$ 30,000.00	\$ 2.04	\$ 2.04
Residential Construction	14692	SF	\$ 90.00	\$ 180.00	\$ 1,322,280.00	\$ 2,644,560.00	\$ 90.00	\$ 180.00
<b>Misty Lane</b>								
Site Preparation								
DG Access Road	840	LF	\$ 24.00	\$ 30.00	\$ 20,160.00	\$ 25,200.00	\$ 1.37	\$ 1.72
Solar Array	80	Kw	\$ 6,000.00	\$ 9,000.00	\$ 480,000.00	\$ 720,000.00	\$ 32.67	\$ 49.01
Switch House	100	SF	\$ 40.00	\$ 60.00	\$ 4,000.00	\$ 6,000.00	\$ 0.27	\$ 0.41
Orchard Trees	130	EA	\$ 50.00	\$ 75.00	\$ 6,500.00	\$ 9,750.00	\$ 0.44	\$ 0.66
<b>Grand Total</b>					<b>\$ 2,502,640.00</b>	<b>\$ 4,515,260.00</b>	<b>\$ 170.33</b>	<b>\$ 307.33</b>

**BAHIA DRIVE**  
Introduce "traffic calming" measures  
Create a unique community feature  
Create a strong pedestrian link

**RESIDENTIAL "HAMLET"**  
Minimize residential development "footprint"  
Minimize grading  
Minimize utility extensions  
Minimize traffic through existing neighborhoods  
Utilize a residential construction system (modular, prefab, panelized, etc.) that speeds development, improves energy efficiency, minimizes construction traffic, noise, & waste.

**WIND FARM**  
Utilize prevailing westerly winds  
Provide the opportunity for community garden, truck farm, or "edible park"

**COMMUNITY ORCHARD / "EDIBLE FOREST"**  
Utilize southerly solar exposure  
Maintain privacy of existing homes  
Limit "development" to previous borrow sites

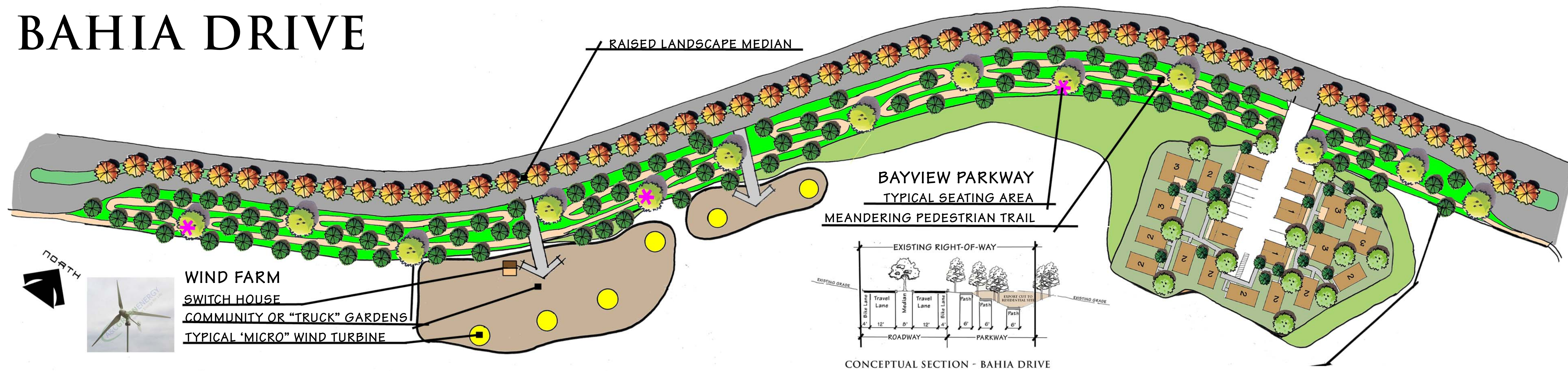
## MISTY LANE PARCEL



## COMMUNITY CONCEPT

Suburban Land Trust  
**SENIOR HOUSING DESIGN COMPETITION**  
NOVATO, CALIFORNIA  
REG. #194

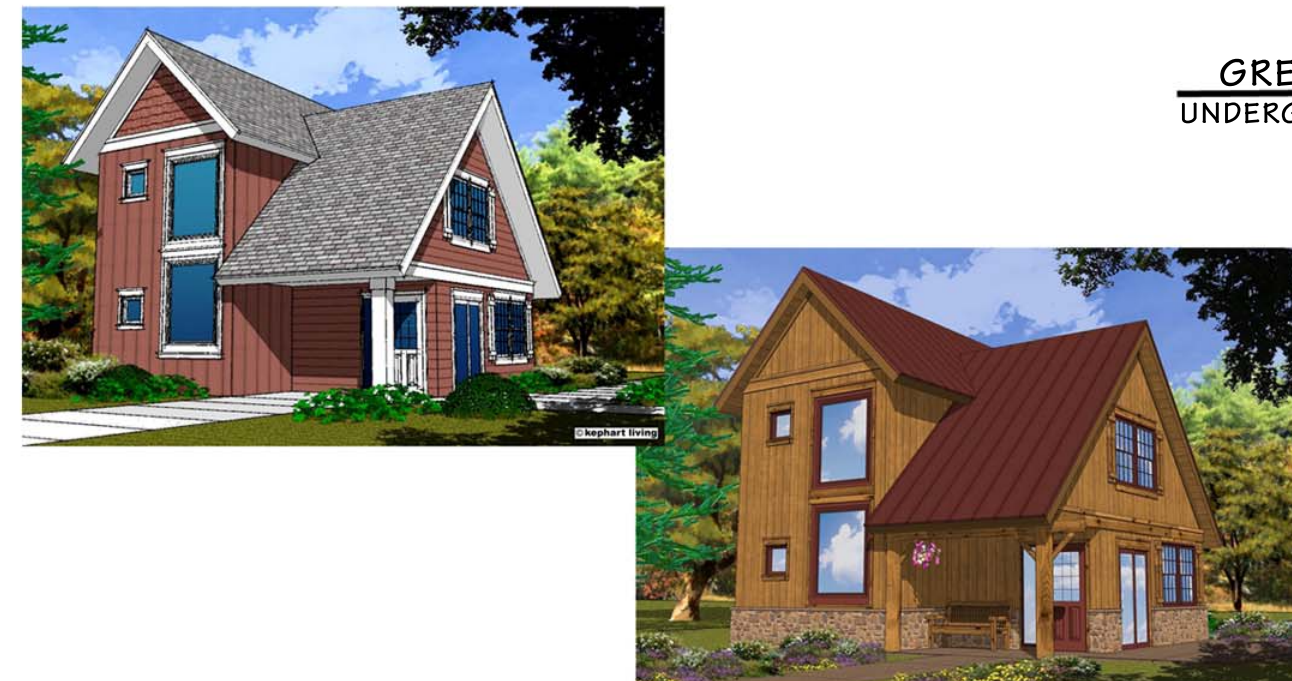
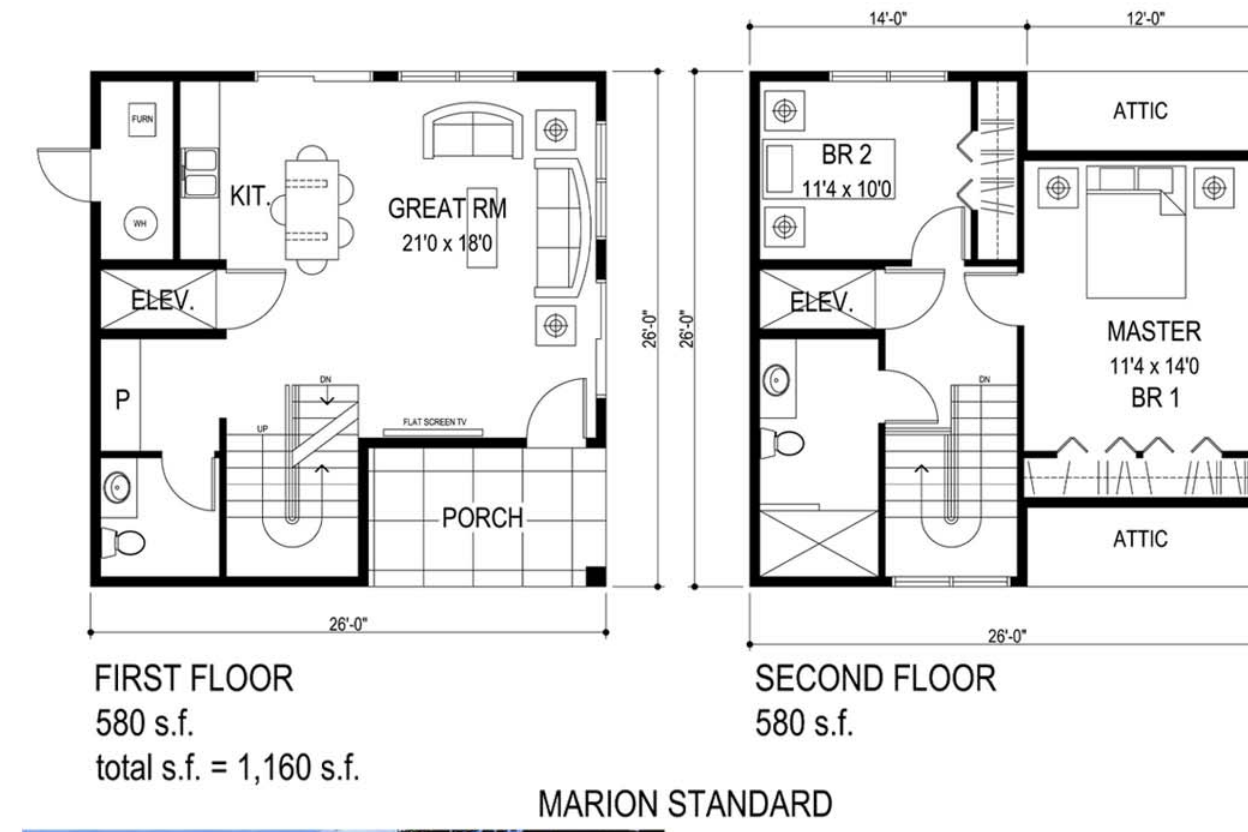
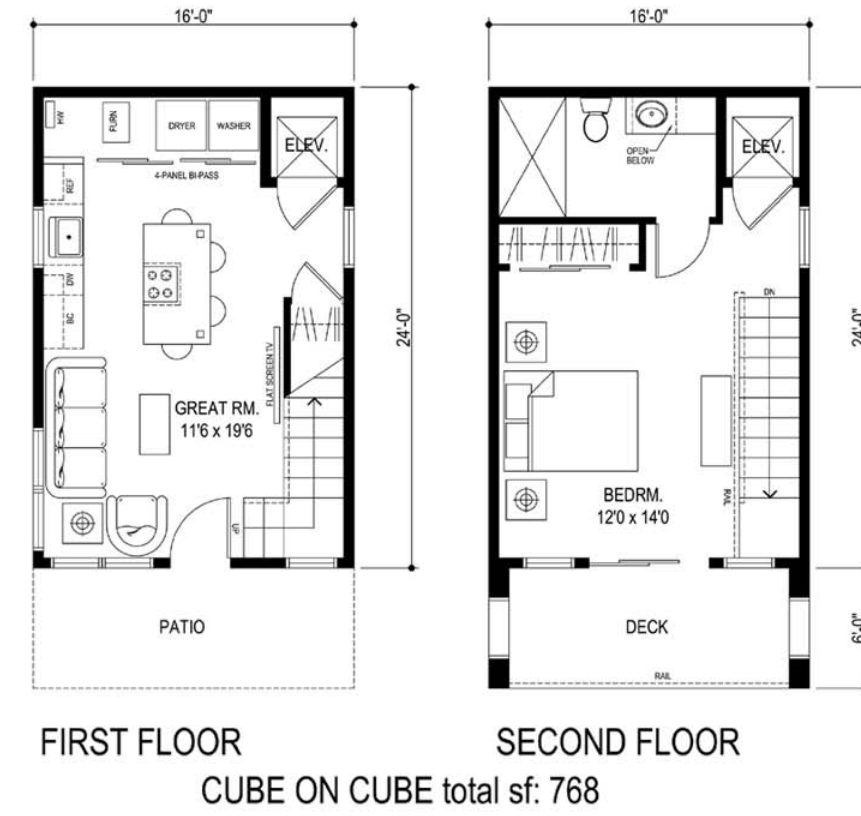
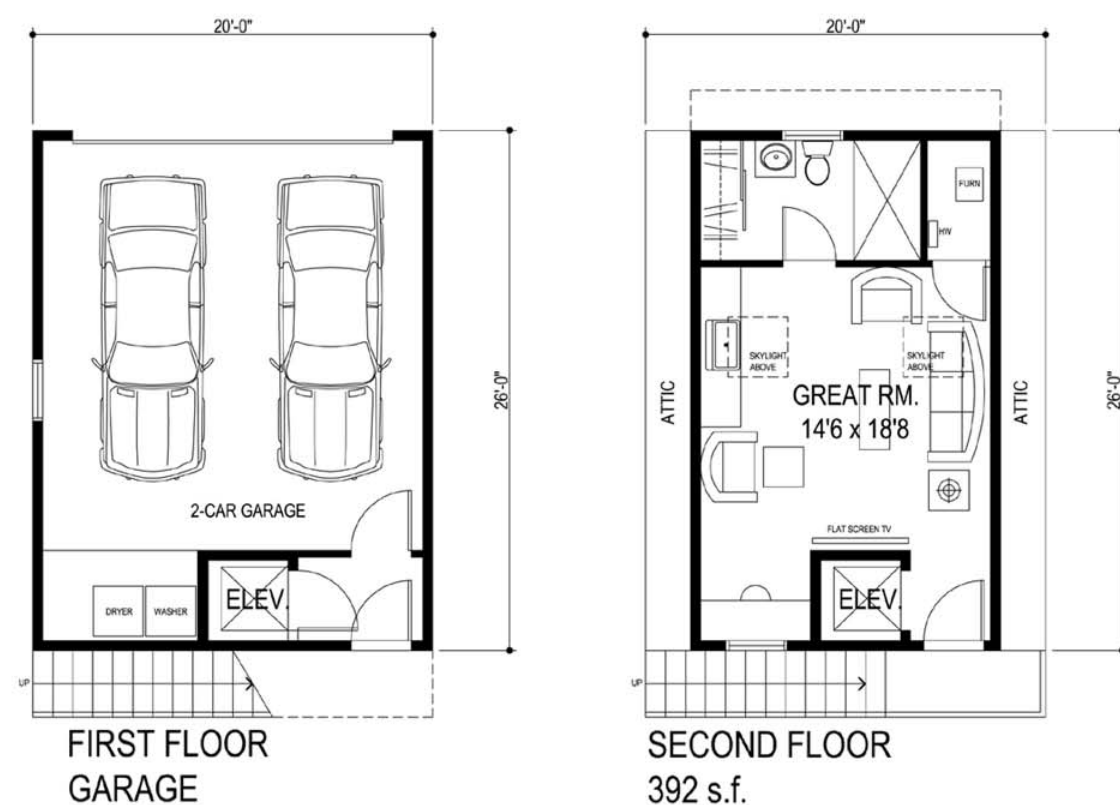
# BAHIA DRIVE



## CONCEPTUAL ARCHITECTURE

## YIELD STUDY

ALL PLANS SHOWN ARE PREPARED & COPYRIGHTED BY KEPHART LIVING / SIDE KICK HOMES. THEY HAVE BEEN SHOWN ONLY AS AN EXAMPLE OF THE AVAILABILITY OF "OFF THE SHELF" PLANS AND SYSTEMS WHICH COULD MEET OR EXCEED THE SPONSOR'S PROGRAM REQUIREMENTS.



PLAN 1

PLAN 2

PLAN 3

### YIELD SUMMARY

	TYPE	SIZE	#	TOTAL SF
PLAN 1	STUDIO	396 SF	5	1980
PLAN 2	1 BR	768 SF	9	6912
PLAN 3	2BR	1160 SF	5	5800
CONCEPT TOTAL				14692
PARKING PROVIDED:		COVERED	OPEN	TOTAL
		10	11	21

Suburban Land Trust  
**SENIOR HOUSING DESIGN COMPETITION**  
 NOVATO, CALIFORNIA  
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