



## Northwest Quadrant Neighborhood Workshop

Area Tour Map and Guide

March 14, 2015

9:00 – 10:15 a.m.

Welcome to our Northwest Quadrant Corridor tour! In preparation for our workshop, we would like you to take a fresh look at the opportunities available for this downtown Novato neighborhood. Our tour will last approximately one hour with stops along the way to highlight a few items of interest.

The tour highlights are described below.

### START

Our tour begins at the corner of 5<sup>th</sup> and Grant.

1

Close to restaurants, shopping and services, the Northwest Quadrant Neighborhood has a mix of small, one-story single family homes and two-story multifamily buildings. About half of the lots have single family homes. One of the few remaining vacant parcels is located on the west side of Fourth Street.



Despite the mix of single family and multifamily homes in the Northwest Quadrant Neighborhood, the entire study area is zoned R10-4.5, which allows about 10 dwelling units per acre. Due to the range of lot sizes and densities, the current development of the neighborhood ranges from about 6 to 39 units per acre.

2

Vallejo Avenue is one of the major thoroughfares of the Northwest Quadrant Neighborhood, used by drivers who want to avoid the traffic and stop signs on Grant Avenue. The City built “bulb-outs” on the street a few years ago to slow traffic, but there is a noticeable lack of stop signs, crosswalks, and bike lanes that would help to make this area a safer place to walk and bike.



**3**

Habitat for Humanity is constructing 10 single family homes on this 0.7 acre site. This is Habitat's first new construction project in Marin County. All homes will be affordable to low income households, or those earning below \$90,500 per year for a family of four. The two-story homes will each have three bedrooms and parking for four cars. Each family will put in 500 hours of sweat equity into constructing their home and will receive a zero interest mortgage. The homes are expected to be complete by early 2016.



**4**

A couple of large street trees of Olive Avenue can give you an idea of how the street might be improved with more shade trees. Similar to Vallejo Avenue to the south, Olive Avenue is lacking crosswalks and other safety improvements.

**5**

First Street is mostly developed with single family homes on the west side of the street and commercial buildings and parking lots on the east side. The west side of First Street (and the vacant lot at the southeast corner of Second and Vallejo) is zoned for Mixed Use development which requires some commercial square footage in order to build housing. Almost all of the properties on the west side of First between Olive and Vallejo are developed with residential only – one parcel has a small ground floor business.



**6**

Well-designed multifamily buildings typically have attractive front entrances and a street front presence, with landscaping and parking at the rear of the building. Buildings are made of high-quality materials and have architectural features that break up the mass of the building. Are there good examples of well-designed multifamily buildings in the Northwest Quadrant Neighborhood?



**END**

Thank you for joining us this morning. Please take a few moments to jot down your thoughts on the attached comment sheet. We'll collect them after we share our reactions at the workshop at the Village Pizzeria.