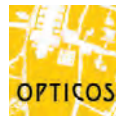




Hamilton Square

Hamilton Square LLC
Novato, California

Two-Story Alternative Study
May 2017



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Berkeley, California

Public Hearings and Meetings

- 1) Four Design Review Meetings were held in 2013-2014 to determine the building footprint, height & massing.
- 2) Planning Commission Hearing considering the Mitigated Negative Declaration in July 2015.
- 3) Community Forum regarding remediation held in September 2015.
- 4) RWQCB granted Conditional Approval of the RAP in February 2016.
- 5) NUSD and City of Novato held meeting on 12/15/17 to discuss proposed Mitigation Measures.
- 6) Community Meeting held on 3/13/17 to review architectural character.



Design Considerations from last DRC meeting

- Reduce connections to Main Gate
- Maintain frontage along Main Gate
- Reduce impact of garages facing Main Gate
- Refine footprint of two-story townhouses

Original Site Plan



Strengths

- Reduced connections to Main Gate down to 1 and on C Street down to 2
- Maintained frontage along Main Gate
- Maintained park visibility from Main Gate
- Increased park area to 16,380 sf
- Parking areas less visible on park space

Community Concerns

- Height: Majority of buildings three stories tall
- No fully accessible units

OLD

Illustrative Site Plan

Feet 10 20 30 40



Revised Site Plan



Townhouses: Unit Type Summary

Unit Type	Bdrms	Sq. Ft.	Stories	Living Down	Bdrm Down	No. of Units
A	1	979	1 (stack)	✓	✓	4
B-1	2	1,558	2		✓	9
B-2	2	1,599	2	✓		12
C-1	3	1,771	2	✓	✓	2
C-2	3	1,874	2	✓		4

Total 31

Parking Summary

Type	No. of Spaces
On-Site	
Off-street Enclosed Garage	54
Off-street Covered Carport	4
Off-street Uncovered	15
Total Required	72
Total Provided	73

NEW

Illustrative Site Plan

Feet 10 20 30 40



Site Plan Revisions: What Changed?



OLD

Original Site Plan

- Mix of 2 story and 3 story units
- Ranges of 3-5 attached townhouses



NEW

Revised Site Plan

- All 2 story buildings, made possible by a substantial change in the unit mix (to be discussed)
- Ranges of 2-3 attached townhouses and stacked flats

Illustrative Site Plan

Feet 10 20 30 40



Site Plan Revisions: What Remained the Same?



OLD



NEW

- Alley configuration
- Number and locations of access points to site
- Size and shape of all park spaces: Hamilton Square, Mail Pavilion Plaza, and Entry Green

Illustrative Site Plan

Feet 10 20 30 40



Unit Mix Revisions: What Changed?

OLD

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Unit Type	Bdrms	Sq. Ft.	Stories	Living Down	Bdrm Down	No. of Units
A	3	1929	3		✓	4
B	3	1897	3		✓	12
C	4	1902	3		✓	10
D	3	1622	2	✓		2
E	3	1387	2	✓		3
Total						31
Parking Summary						
Type	No. of Spaces					
On-Site						
Off-street Enclosed Garage	62					
Off-street Covered Carport	0					
Off-street Uncovered	17					
Total						79

NEW

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- Revised program provides a greater range of unit size options
- Options include fully accessible units with both living and bedroom on ground level

Unit Mix Revisions: What Remained the Same?

OLD

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- Total number of units (31)

Elevation Scale and Character: Original Elevations



OLD

Elevation Scale and Character: Revised Elevations



NEW

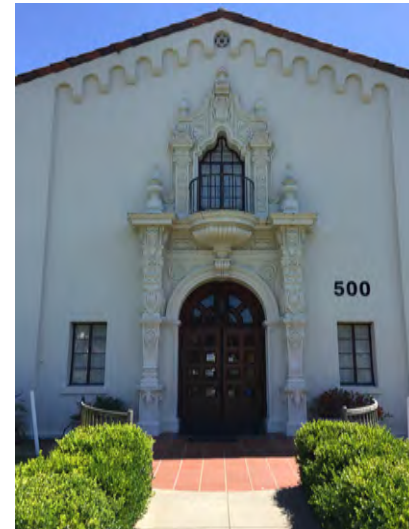
- All elevations are now two stories
- Peak height is ~28' rather than ~34'
- Ranges are 2-3 units wide, rather than 3-5

Elevation Scale and Character: What Remained the Same?



- Character of elevations inspired by local precedents

Elevation Scale and Character: What Remained the Same?



- Character of elevations inspired by local precedents



Niches

Formed stucco with spanish tile accents and/or trim color

Chimneys

Stucco coated with arched clay tile cap

Concrete Roof Tile

SantaFe Tile Corp. - Spanish "S" Tile - Blend 9 or similar (Terracota and Terracota Fume)

Trim - Porches, Railings, Doors and Window Frames

One trim and stucco color per building type.

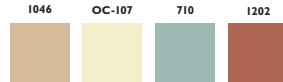
All colors in Benjamin Moore paint or similar

Brown: 1046 with OC-117 stucco

Off-white: OC-107 with OC-122 stucco

Blue-green: 710 with OC-123 stucco

Red: 1202 with OC-86 (use sparingly)



Stucco

Smooth finish. Color based on trim color for building (see above)

All colors in Benjamin Moore paint or similar



Railings and Balconies

Wrought iron or simulated wrought iron, powder coated black or similar

Windows

Round-topped and flat-topped casement with 2" inch typical brickmould detailing

Doors

Round-topped and flat-topped, wood or simulated wood plank with wrought iron or simulated decorative stock hardware

Window Grilles

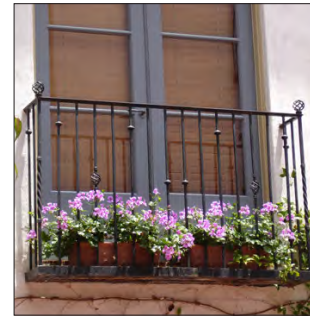
Wrought iron or simulated wrought iron as accent



Typical balcony and chimney cap detail



Typical wood-framed balcony/porch



Typical balcony detail



Typical residential lighting detail



Typical front patio detail



Typical residential front stair detail

Proposed Colors and Materials

Not to Scale

Sustainable Components & Public Benefits

- Pay roughly \$450,000 to the City of Novato in Development Impact Fees, and \$137,500 in 'Quimby' Park Fees.
- Increase Housing Supply:
 - 25 new Market Rate Units
 - 6 new BMR Units (20% of total)
 - Targeted to first-time homebuyers or people looking to downsize
- Convenient access to major employers along SMART line as well as nearby Hamilton companies like Raptor Pharmaceuticals and 2K Games.
- Contribute to SMART Train ridership base – helps to ensure its success and affordability.
- Removal of contaminated dirt funded 100% by private funds.
- Convert blighted, vacant parcel into thriving pocket neighborhood.

What's Next?

- 1) City to release Initial Study in mid-late March.
- 2) Planning Commission, then City Council will consider recommended MND.
- 3) Remediation will take place.
- 4) Planning Commission will make a recommendation on the Merits.
- 5) City Council will make a decision on the merits and either approve or deny the project.