

PROJECT DESCRIPTION



INTRODUCTION – A PLAN THAT REVITALIZES THE SEMINARY

This submission seeks approval for the reconstruction and expansion of the residential uses that currently exist within the former Baptist Seminary site. This property offers a unique opportunity to develop a transformative mix of uses and residential types that meet the needs and expectations of a twenty-first century Marin. The plan considers physical planning that brings together design, infrastructure, open space, and long-term management.

The plan expresses a vision for a multi-faceted environment that combines living, working and learning into a cohesive whole. It creates a sustainable framework for building and site improvements that preserves and enhances the unique qualities of the site, while addressing land use, open space, mobility, infrastructure and most importantly, housing. It contains design standards that define the various neighborhoods, landscape and open spaces to ensure a cohesive design aesthetic that extends throughout the project and its varied uses. The proposal seeks to preserve unique aspects of the former Seminary, as it maintains a low density, park-like environment that emphasizes walking and bicycling and minimizes the presence of vehicles.

Organization of the Document

This overview document is organized as follows:

- A description of what currently exists on-site;
- A description of an intergenerational hamlet, a 21st century vision for the site;
- Description of the specific residential areas;
- Description of open space that is being preserved and enhanced;
- Description of amenities that are planned; and
- An appendix that includes details on the residential neighborhoods; details of the featured open spaces; and details of alternative housing.

WHAT EXISTS TODAY AT THE SEMINARY

Site Setting

The site is located north of the Golden Gate Bridge at 201 Seminary Drive, Mill Valley, in the Strawberry neighborhood of unincorporated Marin County, California. The property is adjacent to the major transit corridor of U.S. Highway 101 and the Seminary Drive exit. It encompasses 123.35 acres and is bordered by Ricardo Road to the north, Seminary Drive to the south and west, and East Strawberry Drive to the east. The two primary access points are along Seminary Drive at Hodges Drive and Gilbert Drive. Secondary access points are from Mission, East Strawberry, Chapel Drive and Reed Boulevard.

The current circulation plan consists of private streets that extend from a central, tiered parking lot. The buildings within the academic campus are clustered on the upper portion of the site with views of southern Marin, Richardson Bay and San Francisco. A recreational playing field is located at the lowest

point on the site, adjacent to Seminary Drive. Much of the residential housing is situated in the northerly portion of the site, separated from the academic campus. The internal alignment of private streets separated from the residential streets serving the surrounding neighborhood was discussed extensively during the 1953 approval process.

Surrounding Neighborhood

The surrounding properties are predominantly residential and range from condominiums, multi-family rental to large, single-family homes. To the east along East Strawberry Drive and to the north along Reed Boulevard and Ricardo Road, single-family homes line residential streets. These homes are typically between 2,000 and 4,000 square feet with attached garages and short driveways. Cars typically park along both sides of the streets. Larger single-family homes are located to the south and southwest of the campus. These homes typically exceed 5,000 square feet and have views of Richardson Bay and San Francisco. Homes along Chapel Drive and Willis Drive were once part of the Seminary campus. Higher density apartment complexes are located along Seminary Drive, including Strawberry Shores, which is a 202-unit, 17.7 units per acre apartment development, and Harbor Point Apartments, which is a 220-unit, 15.7 unit per acre apartment development.

Site History

Initially considered as a potential location for the headquarters of the United Nations, the existing site facilities were originally developed by the Golden Gate Baptist Theological Seminary (GGBTS) pursuant to a 1953 Conditional Use Permit. The project approvals authorized a campus of approximately 1,000 students in addition to faculty and staff. The site was planned as an internally oriented "campus", in that there were no public roads traversing the property. The original plan also included residential accommodations for approximately 400 students, faculty, staff and their families, a large portion of which was never built. As the GGBTS grew, student enrollment reached over 800 in the 1980's, peaking at 910 students in 1987. Most of the campus population lived in the surrounding community and commuted to the site.

In 2014, the Golden Gate Theological Seminary decided to sell the property to North Coast Land Holdings LLC ("North Coast") and moved its campus to Southern California in 2016/2017.

Current Site Uses

Following the expiration of the 1984 Master Plan in December 2017, the site reverted to its base zoning of RMP 2.47 with a 1953 Conditional Use Permit allowing for the academic use. The Marin Countywide Plan designation for the site is MF2 (1-4 units/acre). Expiration of the 1984 Master Plan decoupled the residential component from the academic use, allowing housing and the academic use to operate independently as confirmed by the Marin County Code Enforcement letter dated May 14, 2019:

"The zoning for the property is Residential, Multiple Family Planned (RMP), with various uses designated as principally permitted, conditionally permitted, or prohibited. Renting onsite housing to the general public is a principally permitted use under the RMP zoning. Because the 1984 Master Plan has expired, there is no longer a restriction of renting the housing specifically for the purpose of providing housing for the students, staff and faculty of the Seminar(y)."

The RMP zoning allows for a base density of 2.47 units per acre, which translates to 249 residential units allowed on the site. The State Density Bonus allows for a maximum of 546 units.

Under the Marin County Planning Code 22.130.030, residences within a licensed senior care facility that provides meal service at least twice a day are not counted as separate residential units, hence the Residential Care Facility is counted as one unit.

The 1953 Conditional Use Permit that governs the academic campus broadly allows for a college/university campus with a maximum student population of approximately 1,000 students. The campus is currently occupied by Olivet University, a tenant that complies with the provisions of the CUP.

Residential Area

The Residential Area currently consists of 142 market-rate studios, one, two, and three-bedroom units of varying sizes, as well as three single-family homes and two dorm buildings containing 66 fully occupied dorm units sharing seven kitchens. The units are occupied predominately by the general public. Some students, faculty, staff, and their families affiliated with the current academic user also live on-site.

The Residential Area contains outdoor playgrounds and basketball courts. Paved surface parking lots are adjacent to most of the residential housing. The current physical condition of the housing is poor.

Academic Campus

The academic campus consists of five buildings totaling approximately 120,600 square feet.

Existing facilities include:

- A 51,200-sf academic building – consisting of two floors of classrooms, gathering spaces, bookstore and faculty offices;
- A 25,200-sf administration building – consisting of administrative and faculty offices, classrooms and a recently renovated business office;
- A 10,000-sf cafeteria – consisting of two stories with a full kitchen, prep kitchen, administrative offices and seating for 200+;
- A 32,000-sf library – consisting of two levels of stacks, open study space, administrative offices, classrooms, and meeting rooms; and
- A 2,200-sf maintenance building.

The campus is currently occupied by a university that complies with the existing conditional use permit and includes a growing enrollment of students. The university has leased the campus through 2021 and intends to increase its enrollment throughout the term. Most students and their families live off-site and commute daily to and from the site.

Other Uses and Improvements

The site also includes:

- A large recreational playing field along Seminary Drive that is used by a multitude of adult and youth sports leagues from Marin County;
- Approximately 297 parking spaces are associated with the academic campus;
- Approximately 311 parking spaces adjacent to the residential areas;
- The university that occupies the campus utilizes the buildings for conferences and large gatherings by a variety of community groups and religious organizations such as the Hospice by the Bay, Reed School District, Habitat for Humanity, and Gilead House;
- Outdoor space is occasionally used for fundraising and other community benefit-oriented uses;
- A daycare occupies a portion of the academic buildings that serves families from the southern Marin community.

RESIDENTIAL OVERVIEW

Creating an Intergenerational Hamlet

The vision developed in the new plan is for a truly intergenerational live/work/learn community. *(Studies show that intergenerational collaboration unites and improves communities while creating positive relationships as well as economic and social harmony.)* The major elements of the new plan – a residential community, an older adult residential/care facility, an internationally recognized academic institution operating under the existing conditional use permit, supporting amenities and open spaces – will work in harmony to create a unique space with the potential to improve and transform the social fabric of the site and the local community. It is this diverse mix of uses that makes the plan a unique development. The concurrence of a college/university presence, affordable housing, and a community for seniors will make this a model for intergenerational living.

Older adults will have opportunities to engage with the college/university community, while enjoying the care and amenities that a congregate community offers. The combination of seniors, students, teachers, and residents creates an intergenerational community, keeping seniors engaged in a broader social fabric. *(The often-voiced downside to retirement communities is the absence of young people and varied social interaction.)* It also benefits youth through various mentorship and volunteer programs.

Housing: A Regional Context

Historically, Marin has been a bedroom community of predominately single-family homes. The Strawberry peninsula was developed in the 1960's and 70's and is dominated with production homes, apartment complexes and condominiums. Many Strawberry residents have advocated for the development to be all single-family homes. However, housing needs and priorities have shifted away from large, single-family homes toward more affordable and efficient housing types.

Both Marin County and the State of California are facing an unprecedented housing crisis that has become a major political flashpoint. There is increasing pressure to build more housing and denser housing across all housing types, including market-rate, affordable and senior. California Governor

Gavin Newsom ambitiously promised to create 3.5 million new housing units by 2025 and has endorsed legislature such as SB 330 that prohibits downzoning and local moratoriums on new housing. Marin County is facing increased scrutiny from the State as the County's supply of affordable and workforce housing is disproportionately low.

Marin County's demographics are skewing toward an older population. Residents over 65 have increased 127% since the 1980's, fueling increased demand for specialized senior residential options. Currently, Marin offers few options for older adults who desire a high-quality, independent living community with the option for a continuum of congregate care.

Finding a Balanced Mix of Housing for the Site

In attempting to address the current housing crisis and develop a balanced residential plan, North Coast sought to balance the needs of the County to provide more housing to a wider demographic segment with community concerns surrounding impacts and desired adherence to the single-family home paradigm.

North Coast carefully selected land uses, such as specialized senior housing in the form of a Residential Care Facility, that minimize local impacts while addressing an important segment of County and regional housing needs and requirements. The new plan is a balanced mix of housing types that in its entirety creates a synergistic community and forms the backbone of the intergenerational hamlet concept. It should be noted that current zoning allows for additional housing that could be accommodated on-site. This additional housing has been included in the master plan exhibit and it is requested that the County evaluate the impact of this additional housing during the environmental review process.

The resulting proposed residential plan includes distinct residential neighborhoods that were analyzed both individually and in aggregate.

Proposed Use of the Residential Areas

North Coast's plan:

- Replaces 139 of the 152 existing residential units (66 dorm rooms are counted as seven units).
- Retains 13 units.
- Adds 81 new units that are incorporated in the plan.
- Adds a Residential Care Facility (counted as one residential unit) that is incorporated in the plan and submitted for design review.
- Designates in a Master Plan Exhibit an additional 15 units to increase the total unit count to the base zoning and an additional 88 units that could be added to the project pursuant to the California State Density Bonus.

In summary:

- Total units in the plan submitted for design review: 234.
- Total additional units in the Master Plan Exhibit: 103.
- Total units submitted: 337.

In aggregate, The Project produces one of the least dense communities in southern Marin, at approximately 3.3 units to the acre. If the 100 independent residences within the Residential Care Facility are included in the density calculation (which is not how the County counts a Residential Care Facility), the site would still be one of the least dense communities in Marin County at 4.3 units/acre.

The Project includes less proposed housing than desired by certain members of the community. Because of the large scale of the site, the comparatively low density of the site and the clustered nature of the housing (described in detail below), it is true that the site can easily accommodate additional housing. North Coast believes that the environmental review process should evaluate the site's actual residential development capacity and consider how this project might accommodate part of the affordable and workforce housing need.

The design of the Residential Areas is sensitive to and compatible with the scale and form of the surrounding area. The design focuses on architecture, site planning, and amenities to provide a stable, safe and attractive neighborhood that address the following principles:

- The design reduces the perception of building bulk. The multi-unit buildings break up the perceived bulk and minimize the apparent height and size of structures with upper-story step-backs, terraces, and landscaping;
- Many of the multi-family buildings have the appearance of larger single-family homes;
- Tall, high quality windows and doors, and high, vaulted ceilings are indicative of overall building quality;
- The proposed plan retains the existing street pattern;
- The design incorporates transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy;
- The new housing relates to the existing street pattern and creates a sense of neighborliness with surrounding buildings;
- Housing is designed around the natural topography as well as views of Mt. Tamalpais and the Bay;
- The design emphasizes pedestrian/pathway connections;
- Existing landforms are respected, and boundary areas have been maintained to protect adjacent properties;
- The visual impact of parking and garages has been minimized by locating most garages below grade;
- The public façade of most homes is void of driveways and garage doors; and
- The proposed plan uses high quality, energy efficient building materials that are long lasting and durable.

Local Residential Density Comparison

The proposed 337 housing units for the project would result in one of the least dense residential communities in the area.

Seminary: 3.3 units/acre

Local comparison:

- Mill Valley: 6.8 units/acre
- Sausalito: 10.7 units/acre
- San Anselmo: 10.0 units/acre
- Larkspur: 7.9 units/acre
- Corte Madera: 5.8 units/acre
- Tiburon: 6.1 units/acre
- Ross: 2.7 units/acre
- Tam Ridge Residences: 40 units/acre
- Harbor Point: 17 units/acre
- Strawberry Shores: 15 units/acre

Housing for the Community

In response to the local community's urgent need for affordable and workforce housing and Strawberry neighbors' desire for lower traffic impacts from housing, North Coast preliminarily developed a preference program that allocates housing, including affordable housing, to the local workforce. Preference would be given to on-site workers, students, faculty, and staff, thereby reducing the need to commute and reducing potential traffic impacts of the site.

The proposed mechanism to do so is through a Certificate of Preference (COP) program. *(The City of San Francisco pioneered the COP program in order to give members of its local workforce previously displaced from surrounding neighborhoods a preference for affordable housing.)* North Coast will establish a similar program that gives preference for residential options to on-site users and workers.

A Housing Component for Older Adults

North Coast proposes to build a 150-residence Residential Care Facility within the Dorm Hill Residential Area. The Residential Care Facility will offer approximately 100-106 independent living and 44-50 assisted living and memory care residences.

The Residential Care Facility will provide a much-needed facility for the aging demographic in Marin County. Currently, there is strong demand for similar senior communities in the area, and significant growth in Marin's senior population supports continued demand for new development.

The operational characteristics of the facility will include:

- A newly built structure that will contain public areas, senior residences, support and back-of-house facilities, and underground parking;

- Food service that will provide seniors with at least two meals per day as part of the residential care component;
- Access to the proposed fitness center that will contain a wellness center for seniors;
- Access to academic functions within the adjacent campus that will offer an array of classes and cultural events;
- Seniors in the Strawberry community will be able to access elements of programming offered at the facility;
- Shuttle services will be available to seniors (as well as other residents of the site) for transportation to local services and transportation links; and
- Affordable housing will be offered to employees of the Residential Care Facility who qualify as low income residents.

Students of the adjacent academic campus could take advantage of the senior community for tutoring, mentoring, and volunteering. *(Note: studies show that youth involved in intergenerational mentoring tend to have improved grades and reduced school absences. Children in schools where older adults are prevalent (15+ hours of volunteerism per week) have higher reading scores and fewer behavioral problems. Preschools with intergenerational programs have higher developmental scores.)*

Marin County's Affordable Housing Requirement

The project includes an affordable housing component that is in conformance with Section 22.22.020 of the Marin County Development Code. Of the proposed 337 units, 50 units will be available to low income households. Affordable units will be offered at rates in accordance with Marin County Development Code Section 22.22.080(C). The affordable units will be inclusionary and disbursed throughout the site and will be commensurate in location, size, and exterior design with the overall housing mix in accordance with Section 22.22.080(E).

The construction of affordable housing units will be contemporaneous with the construction of the overall Project. Provisions for screening applicants and ongoing monitoring and administration will be undertaken by North Coast.

Remaining Residential Units Will Be Offered for Lease

In an effort to provide housing to a broader segment of the local population, including young professionals who may have the income but not the net worth to purchase a home in southern Marin, North Coast will offer all remaining units not utilized by those involved in the campus and Residential Care Facility to the broader community.

North Coast will consolidate and manage the ongoing building maintenance and landscaping activities. The proposed plan will use an aggregated approach for servicing and maintaining its residential units, with the goal of reducing the traffic impact to the site and the surrounding neighborhood.

Residential Design Concept

Neighboring homes are largely single-family, except two large apartment complexes that flank the site. Both the homes and the apartments are inward facing and contribute little to open or shared space. Existing shared space in the surrounding neighborhood is dominated by public streets and cars.

Each neighborhood of the residential plan shares the common design philosophy of clustered housing that moves away from the traditional residential layout of homes with street parking, individual driveways, separate fenced yards and individual spaces for refuse and storage. This traditional approach results in a significant amount of area dedicated to private use and support. Clustered homes have smaller private yards, but significantly larger shared open spaces. Vehicles, trash bins, mechanical equipment and side-yard storage are all located underground in a shared parking garage. The layout creates more shared open space and eliminates the visual impact of fences, parked vehicles, mechanical equipment and waste bins. This configuration is in part designed to cluster the residential components of the site into the most accessible, less visually prominent, and most geologically stable portions of the site. A description of each neighborhood is included in **Appendix A**.

RESIDENTIAL CARE FACILITY

A Residential Care Facility provides an alternative for a growing number of older adults who are looking for the option to live independently initially, with a secure provision for future care, should the need arise. This provides a needed “age in place” option.

The California State Department of Social Services (DSS) Continuing Care Contracts Branch defines a Continuing Care Retirement Community (CCRC) as a facility that provides a continuing care contract which includes a promise to provide one or more elements of care for more than one year in exchange for the payment of an entrance fee, periodic charges or both. (cdss.ca.gov). A CCRC is a type of Residential Care Facility and is a compliant land use.

The plan includes a 150-residence Residential Care Facility located on Dorm Hill, across the pedestrian bridge from the academic campus and above the central three-tiered parking lot. The area currently contains two large residential structures and surface parking.

Independent residences typically include one or two bedrooms. Meals are served as part of the Residential Care Facility programming with dining options within the facility or alternatively across the bridge on the academic campus. As part of the residential care component, meal service will be provided at least twice a day.

The Residential Care Facility is designed as an integrated environment with a variety of amenities and services. The facility will be designed to serve adults 55 and older and will offer a variety of housing and lifestyle options. Residents also can engage in the larger college/university environment. The facility is in keeping with the local community’s desire for low-impact land use alternatives that responds to the changing demographics of the region and adds to the synergistic nature of the larger site.

Services and amenities within the facility will include:

- **Transportation:** Shuttle service will be provided on an as-needed basis for those needing transportation to various medical appointments, grocery shopping, and other service needs.
- **Laundry:** A central laundry facility will provide laundry services for all residents.
- **Meal Service:** A food preparation area to provide meal service at least twice a day as part of the residential care component.

- Continuing Care: Facilities for Certified Medical Technical (CMT) personnel provide geriatric care for residents. The Residential Care Facility does not currently include a medical or skilled nursing component.
- Indoor and Outdoor Recreation: Existing and planned recreational facilities will be available to all residents.

OPEN SPACE, WALKING TRAILS and LANDSCAPE

A major aspect of the planning process was developing ways to preserve and enhance open space. Approximately 70% of the 123-acre site will be preserved as open space. Clustered housing and subterranean parking made it possible to increase open space. A long-term landscaping plan will be implemented to replace dead or dying trees, maintain the forested nature of the site, and comply with Marin County fire codes.

North Coast's goals include preserving viewsheds and the remaining ridgeline; establishing new parks, trails and pedestrian pathways; and maintaining access to open space for the community. As part of that commitment, North Coast will reserve Parcels 4 & 5 as open space. A description of each open space feature is included in **Appendix B**.

AMENITIES

North Coast's redevelopment plan includes a new fitness center and a relocated daycare. Each amenity is intended to support and benefit on-site residents, users of the campus and Resident Care Facility and the local community. North Coast is applying for a new Master Use Permit for the fitness center, daycare, and playing field.

Fitness Center

The property does not currently contain a fitness facility, although a gymnasium was approved under the prior master plan. In furtherance of North Coast's stated objective of advancing wellness and physical fitness while simultaneously creating built amenities that reduce the need for on-site users to travel off-site, the new plan includes a 17,000 square foot fitness center for residents situated above the playing field near the lower tier parking area.

The facility includes a half-basketball court (non-regulation) for recreation-type sports that can also be used as a gathering space for sports related activities a cardiovascular and resistance training equipment, an outdoor workout area and support spaces including a reception area, locker rooms, offices, and restrooms. Rooftop mechanical equipment will be shielded from view and exteriors will be consistent with the proposed residential redevelopment. An accessible roof deck could be utilized for fitness related activities. Handicap and bicycle parking will be provided adjacent to the building. North Coast will relocate the playground equipment currently located at the foot of Dorm Hill to the fitness center area.

The entry and drop off for the fitness center, playing field, and related activities will be from the existing, tiered parking area.

North Coast is applying for a new Master Use Permit to allow members of the local community to use the new fitness center.

Daycare

A daycare servicing the families of the campus, residents, and the local neighborhood has been operating on-site for 60+ years. This use is an amenity for the local community and North Coast will apply for a new Conditional Use permit that would allow the daycare to move into a new facility next to the proposed Fitness Center and continue operating. Enrollment will be limited to current levels of approximately 60 children, with preference given to on-site residents and local families. In an effort to mitigate the overall traffic impact on the proposed project, access to the daycare could be restricted to residents living on-site or the immediate neighborhood.

ACADEMIC USE

There is a university currently operating on the academic campus under the existing conditional use permit. In the future, North Coast intends to explore a long-term partnership with top-tier, internationally recognized universities to establish a Center of Advanced Studies that complies with the 1953 Use Permit. North Coast's Master Plan exhibit does outline the reconfiguration of the location of existing square footage in order to improve accessibility to the existing administration building and facilitate construction of new residential uses. North Coast is not currently requesting any modification to the 1953 Conditional Use Permit.

ELEMENTS OF THE DESIGN

Preserving the One Remaining Strawberry Ridgeline

In the decades following the creation of the Strawberry Community Plan, development has continued unabated along ridgelines throughout the area. Ridgelines along Richardson, Chapel, and Milland Drive, and De Silva Island, are dominated with structures situated along the crest of these ridges. Today, a portion of Chapel Drive on the Seminary property is the last undeveloped ridgeline on the peninsula. North Coast will preserve this small segment of open ridgeline with an accessible landscaped feature described above.

The Forested Knoll, a prominent elevated hilltop on Seminary Point will remain a protected open space as well.

Parking

An important focus of the plan is addressing the visual impact of cars and surface parking lots. Currently, all vehicles on the site are parked in surface lots. North Coast's plan includes subterranean garages in most new residential structures and concealed garages in the duplex units.

The central parking lot will remain and serve the academic campus and users of the playing field and fitness center.

North Coast's parking plan is part of a larger Complete Streets philosophy designed to encourage pedestrian and bicyclist activity while reducing the presence and reliance on vehicles.

Path of Travel for Pedestrians and Bicycles

The residential neighborhoods and academic campus will be accessible through a network of walkways and pedestrian-friendly streets. The pedestrian circulation throughout the site will be enhanced to give priority to people walking, not cars. The pedestrian bridge that crosses Herring Drive provides wheelchair/handicap access between the Residential Care Facility and the academic campus. Secured bicycle parking will be provided throughout the site.

Light Exposure

The existing exterior lighting throughout the site is inefficient and visually intrusive. North Coast's plan incorporates the latest in lighting technology and minimizes light exposure from the property while ensuring that internal streets and pathways are safe and well lit. The plan incorporates low-wattage fixtures, directed downward and shielded to prevent adverse impact to neighbors.

The proposed Seminary Point housing is set behind and below the native tree-line with screening and window placement designed to minimize light exposure westward.

Setbacks and Fences

In the Strawberry area, typical setback of structures from property lines is ten feet and a typical Strawberry property is surrounded by a solid, six-foot high fence with individual front and backyards. Unmanaged landscaping frequently encroaches onto sidewalks, forcing pedestrians onto the street and potentially unsafe conditions.

North Coast's project contains no fence around its property line, no individual yards, and no fences between housing units. A managed, long-term landscaping plan will ensure that pedestrian pathways are clear of obstacles. Surrounding neighbors will be able to take advantage of the site's perimeter open space.

Roof Treatments

Recently built residential developments in Marin County have set a precedent for obtrusive rooftop elements that generally detract from the aesthetic of the building, a precedent North Coast is committed to avoid.

All proposed structures in North Coast's redevelopment plan are designed to minimize any rooftop components by:

- Centralizing vents
- Utilizing hydronic heating systems to eliminate the need for air conditioning
- Clustering all mechanical equipment along the walls of the subterranean garages

In addition, North Coast's redevelopment plan will incorporate environmentally conscious technologies such as photovoltaic panels that can be installed on building roofs and hidden behind parapets to reduce visual impacts.

Landscaping

The existing landscape includes a mix of native and non-native trees, native and non-native underbrush and primarily non-native grasses. The Monterey pines planted throughout the Site in the 1960's are nearing the end of their lifespan. North Coast's plan includes a long-term program to remove dead and declining trees and replant native and compatible species. The general approach to landscape will be to remove exotic and invasive species and to restore an open, native oak and grassland landscape.

Plants will be arranged to ensure no connectivity between shrub understory plantings and tree crowns. Tree planting will include clusters of native oaks, buckeye or compatible ornamental species spaced so that mature crowns will be well separated at maturity. Existing trees within the 30-foot defensible space zone from buildings will be pruned of all dead wood and branches. Healthy Monterey pines within the 30-foot zone will be retained and pruned. Pines determined to be unsuitable for preservation will be removed. The site's landscape will be maintained to ensure a fire-safe condition, consistent with Marin County Fire Department regulations.

All permanent irrigation for new landscape areas near walkways, building foundations, planters and campus grounds will be drip irrigated. All shrub and groundcover areas will be mulched to retain soil moisture. Subsequent landscape improvement plans and specifications will include detailed maintenance requirements.

The design of the Residential Areas eliminates individual yards, thus reducing the waste of potable water through efficient technologies, conservation efforts, design and management practices, and by better matching the source and quality of water to the user's needs.

In addition, the proposed project will include a new storm drain system including vegetated and cobble swales, drainage inlets, storm drain piping, and storm water best management practices including treatment and detention.

APPENDIX A

DISTINCT NEIGHBORHOODS

The residential area is divided into distinct neighborhoods throughout the site.

EXISTING HOUSING to REMAIN

Of the existing 211 residential units and dorm rooms, 13 units will be retained. To mitigate the lesser quality and age of these buildings, North Coast is proposing to further upgrade the exterior siding and install significant landscaping between the buildings and street frontage to help shield them from view:

Reed Blvd.

Superintendent's Residence – one, single-family, three-bedroom house.

Storer/Seminary Drive

Missionary House – one single family, three-bedroom house
Platt Village – ten, three-bedroom units in four structures

Chapel Drive

President's House – single family four-bedroom house, Missionary's house, Superintendent's house, and the four structures containing ten units on Chapel Drive and Platt Court will be retained.

CHAPEL DRIVE

Seminary Point

The Seminary Point neighborhood is located on an existing road directly below the Forested Knoll. Currently, there are 24 residential units massed in three prominent, two-story apartment buildings that extend above the native tree-line and are visible from across the bay and along Highway 101. These structures are fully occupied and have no architectural aesthetic.

The proposal for Seminary Point includes a significant reduction in residential density, a major upgrade in the quality of the residential structures, and improvements and preservation of open space in the area. North Coast has reimagined Seminary Point by reducing the unit count significantly from 24 existing units to 14. The lower number of proposed units will be spread out along the existing road and designed to be built into the slope of the hill, rather than massed in a larger cluster on a smaller footprint. The visual impact from the freeway and Seminary Drive will be significantly reduced as these structures will be lower in height and mostly shielded by the existing native tree cover. The redesigned units will feature mostly southern-facing windows and screening to the west, intended to eliminate any light exposure toward the highway and Richardson bridge.

Seminary Point will also encompass two major open space features. The Forested Knoll above the existing building area is currently dominated by dead or dying non-native trees. North Coast will include this area in a long-term landscaping plan that will replace dead trees and maintain Seminary Point as a prominent, forested area. North Coast will clear the abandoned sewer easement below the roadway and improve it into a pedestrian trail that will be open to the public and offer panoramic views of the Marin Headlands and the San Francisco skyline.

Mission Drive

Mission Drive runs along the southern border of the site. An empty, double lot that is part of the site sits across from the academic campus, flanked by large single-family homes. North Coast's plan includes the construction of two new single-family homes that are in keeping with the adjacent structures, although significantly smaller in size.

Chapel Hill

The Baptist's large, iconic chapel/auditorium was planned as a dominating structure on the ridgeline between Chapel Drive and the existing campus. North Coast included versions of hilltop preservation in its previous plans, however, the plan was significantly refined to include an intricately designed park, defined with a double row of trees and landscaping. The area has sweeping views of the Bay and the San Francisco skyline and will become an important asset accessible to the local community.

The segment of Chapel Drive that crosses the hilltop will be a limited-access thoroughfare for fire trucks. The remaining two segments of Chapel Drive will become two residential cul-de-sacs.

The residential development surrounding Chapel Hill will be designed to sit below the proposed park. A network of pedestrian paths will connect the units to the academic campus. The western end of the existing academic building will be demolished and replaced with housing units and an underground parking garage.

SHUCK DRIVE KNOLL

Shuck Drive Knoll is located at the northwestern corner of the Seminary property, behind a dense buffer of trees and brush adjacent to houses on Ricardo Road and the Strawberry Shores apartments along Seminary Drive.

The Strawberry Community Plan described 14 housing units in this area and North Coast has maintained that vision with plans for 14 residential units clustered around a pedestrian cul-de-sac over subterranean parking. The structures will be only single story with minimal skirt-walls on the downhill side.

HODGES/SHUCK

Oliver Lane

Oliver Lane is a ribbon of housing oriented on a pedestrian street with parking below grade. It is situated below the structures on Judson Lane and replaces fourteen dilapidated duplexes and surface parking.

Shuck Loop

The Shuck Loop neighborhood in the northern portion of the site follows the existing Shuck Lane. Due to the surrounding topography, the units are built into the slope and are bordered by the Woodland Buffer open space area above that separates Shuck Loop from the neighbors' homes along the Richardson ridgeline and Ricardo Road to the west.

Judson Lane

Judson Lane currently consists of three, large apartment-style buildings and surface parking. The two proposed structures consist of parking below grade and units situated on a terrace stepping down the hill. The proposed units will occupy a similar physical footprint as the existing structures.

Hodges Drive

Hodges Drive residential is additional housing included in the Master Plan Exhibit that is included pursuant to the California State Density Bonus. The units previously designed for this area are included in **Appendix C**

REED/STORER/SHUCK

Green Lane

The Green Lane neighborhood is currently bordered by Reed, Storer, and Shuck Drive, directly below the Southern Marin Firehouse. North Coast's proposal includes replacing multi-family structures built in the 1960's and extending Green Lane through to Shuck Drive in order to create better internal circulation (Green Lane currently is a dead-end street).

The design of Green Lane units will be similar to units along nearby Judson and Oliver Lanes and resemble single-family homes that blends with the existing community character.

DORMITORY HILL

The Dorm Hill residential area is directly north of the academic campus across from the existing pedestrian bridge over Herring Drive. There are currently two dorm buildings containing 66 rooms and seven shared kitchens that will be replaced with the proposed Residential Care Facility.

APPENDIX B

ELEVEN FEATURED OPEN SPACES

Eleven featured areas that are intertwined throughout the site are described below:

Seminary Playing Field

The two-acre playing field has been used five to seven days a week by on-site residents, local youth athletics teams and the local community for the past 60+ years.

North Coast is proposing to raise the field approximately 20 feet to create a landscaped berm along Seminary Drive and maintain a similar two-acre field moved further to the interior of the site. This reconfiguration will shield the field from view from Seminary Drive and neighbors across the street.

Field usage will be maintained at historic levels and the field will remain a community-based amenity with an informal structure and character. Lights and loudspeakers will not be permitted.

Seminary Drive Landscaped Buffer

A decades-old redwood grove and small picnic area adjacent to the playing field run along Seminary Drive. A wire mesh fence separates the area from the street.

North Coast's plan maintains a landscaped berm along the edge of the elevated playing field, adds a low stone wall that would improve the aesthetics of the sidewalk and removes the existing wire mesh fence. The landscaped berm and relocated field will reorient access to the existing internal parking lot. The redwood grove will remain, and a small walking path will run across the new berm and connect the proposed trail system to the northern portion of the site, promoting pedestrian access within the site.

Campus Approach

The Campus Approach is an area flanking Gilbert Drive, the primary entry to the academic campus. There is an opportunity to create a formal, landscaped entrance to the interior of the site by Seminary Drive. North Coast will maintain open space along Gilbert and plant trees along both sides of the road to create a tree-lined avenue leading into the site. This landscaping will also act as a visual buffer between Gilbert and the housing above.

Forested Knoll

The Forested Knoll is a visually prominent feature and is an important open space feature viewed from Highway 101. The area was planted with Monterey Pines in the 1960's and the trees have reached their lifespan and are now dead or dying.

North Coast is proposing to maintain the knoll as a wooded open space by removing the dead and dying trees, replanting new trees and creating a publicly accessible, passive space with views of the Bay, San Francisco and Mt. Tamalpais.

Chapel Hill Park and Wildlife Corridor

North Coast is proposing to preserve the undeveloped, graded hilltop between the academic campus and Chapel Drive as a park that will offer sweeping views of the Bay and the San Francisco skyline. The park will be defined by an interior arbor and landscaping and will remain open to the public and function as a prominent landscape feature of the academic campus.

Campus Slopes

The north and south slopes that descend from the academic campus to Gilbert and Mission Drive respectively are currently unmanaged hillsides that are occasionally grazed off to reduce fire hazard.

North Coast will incorporate both slopes into a long-term landscaping plan and plant native, fire and drought resistant plants such as Ceanothus (California Lilac). The plan will enhance the natural beauty of the slopes and improve fire safety.

Seminary Point Trail

A major element of the plan is the establishment of a new trail system throughout the site that encourages pedestrian activity and provides increased access to the amenities.

As part of the redevelopment plan for Seminary Point, North Coast will clear an existing easement that begins at the main entrance on Seminary Drive and wraps around Seminary Point. The easement is on the slope between the existing apartment buildings and Seminary Drive and is overgrown with brush and inaccessible. The proposed trail will include scenic vista point that overlooks Richardson Bay and has views of the San Francisco skyline.

Seminary Cove Trail

A small path runs along the waterfront from Seminary Drive to Brickyard Park that is inundated by dense brush. North Coast is proposing to improve this existing trail by widening the path and clearing some of the dense brush adjacent to Brickyard Park and connecting the Seminary site to other open spaces for the public.

There is also the potential to connect this Seminary Cove Trail with Seminary Point Trail across Seminary Drive. This expanded trail system would create a single pedestrian path that crosses through the entire site.

Storer Pathway

The portion of Storer Drive parallel to East Strawberry Road is frequently used by local residents and dog walkers. North Coast is proposing to repave and improve Storer Drive as primarily a pedestrian pathway and alternate entrance into the site. The improvements will include landscaping and trees planted along the path to reduce visual impacts of the site to neighbors and along public rights-of-way. Internal service roads off Storer Drive will be maintained.

Shuck Knoll Trail

An additional trail connecting Shuck Drive Knoll within the site, across Seminary Drive, over a short footbridge to the pedestrian pathway on De Silva Island was a feature developed during the community process. North Coast is fully supportive of the concept of creating a direct pedestrian connection to the Highway 101 transit hub. The trail is contingent on obtaining an easement through the back of a neighboring property and the construction of a small footbridge on public land.

Woodland Buffer

The northern area of the site is currently heavily forested with dense brush and trees that separates the property from neighbors' homes along Ricardo Road and the Richardson Drive ridgeline. The visual buffer obscures planned residential units on Shuck Drive Knoll from neighbors.

North Coast will include the Woodland Buffer in its long-term landscaping plan and replace dying trees to maintain this dense forested area.

APPENDIX C
Details of Alternative Housing















