

CONCEPT PHASE PROJECT NARRATIVE

OVERVIEW

Aimco Robin Drive, L.P (Aimco) is pleased to present this concept design narrative for the “Preserve at Marin II” project, also known as the “Residences at Preserve.” This single-family residential subdivision plan includes sixteen detached houses on individual lots, with eight homes including a “second unit,” as required for this site by the Town’s “Housing Element.”

The 15.2-acre parcel sits on the southeastern edge of the Town of Corte Madera on the border of Tiburon at the intersection of Paradise Drive and Robin Drive. The development is directly adjacent to Aimco’s Preserve at Marin, a 128-unit apartment community housed in 7 buildings, which recently underwent extensive renovation. The addition of these sixteen homes presents an opportunity to expand our community at the Preserve while strictly adhering to the density and second unit requirements in the Housing Element and zoning code.

Aimco’s neighborhood and community outreach to date has been extensive, with several neighbor meetings already having been held on site. Both physical mailings and emails have gone out to residents within 500’ of the site in both Corte Madera and Tiburon. Additionally, we have conducted meetings with our residents at the Preserve and hosted private meetings with neighbors who were unable to attend the larger forum. Neighbor feedback has already been incorporated into the current submittal.

The goal of the development is to diversify Aimco’s existing Preserve at Marin with a residential product type that aligns with the Town’s planning for the site and adds true value to the community at large.

PLANNING & PROGRAM

The foundation of the early site planning efforts was a focus on full compliance with the Town’s Housing Element, which specifically identifies this site for development. Specifically, this parcel is designated as “Site 3” in the Housing Element, and was determined to have a “High Housing Potential.” The proposal also respects the density requirements set by both the Housing Element and the overlay zoning. Each home would be subdivided onto a unique lot and an internal private drive would provide vehicular access to the homes.

The 15.2-acre, hourglass-shaped site is broken into two differently zoned areas. The “lower” area to the North is within the R-1 (Medium Density) zoning district and is 7 acres. The underlying zoning for this parcel allows for 41 homes, however, the parcel is also in the Hillside Land Capacity HLC overlay, which reduces the allowable density to 15-units and is reflected in the current proposal. A large portion of this lower parcel was graded, terraced and covered with gravel by the previous owner of the site and remains in that condition today.

The southern portion of the site, called the “upper parcel,” is 8.2 acres and is within the R-1-C zoning district. The upper site zoning allows for just 1 home which is reflected in the site plan for this area. Because both parcels fall within the HLC, there will be specific geotechnical considerations as the team furthers the design and development. Aimco has worked hard with the design team to mitigate hillside development impacts, which is further explained below.



On the lower site, the location and orientation of the homes was driven by several factors and adjusted multiple times throughout the concept planning phase. The primary driver of the home's current locations was an initial site constraints analysis showing the location of sensitive areas (i.e. trees, watercourse, etc.). This initial analysis led to a clustering of the homes closer to Robin Drive to create a buffer from the adjacent homes along the site's Western edge in Tiburon. This exercise also provided a reduction of the cut and fill by locating the homes in the already disturbed and graded portion of the site.

The team conducted a tree survey with LSA to call out and work around trees deemed important to save. The site planning efforts also took into consideration the exiting "Jurisdictional Watercourse," and we have added a 25' buffer around this area and plan to allow the water to run its current course.

A great deal of feedback from the aforementioned neighborhood outreach efforts was taken into consideration as well. Evidence of this was the reduction of homes along Paradise drive by 30%. The homes on the lower site are access by a private one-way drive that routes vehicular traffic through the parcel. Aimco has conducted a preliminary traffic study with W-Trans and the impact of the new homes was deemed "imperceptible" in the report. Parking would be provided within the homes in a covered garage for all of the primary homes. The eight (8) "Second Units" will have a single parking spot adjacent to the home. The upper site plan has one larger single-family home roughly in the middle of the parcel. Aimco intends on adjusting but maintaining the hiking path that currently runs through the private site to Ring Mountain.

Both the homes on the Lower Parcel and the single home on the Upper Parcel are planned to be environmentally conscious and the team is currently exploring available sustainable features. We will seek to mitigate water and energy consumption, use locally sourced material and passive strategies for cooling and retaining heat. The early aesthetic design of the homes' exterior currently reflects a modern California feel with natural landscape and focused view corridors. The curation of the site as a whole, in lieu of homes being individually developed, is an additional bonus to the single ownership structure, and we feel it will produce a far more appealing aesthetic for the community. The creation of this sense of "community" is paramount to Aimco, and we will seek to further explore this notion as we move forward with the design efforts.

As previously noted, Aimco plans to provide (8) "Second Units" in accordance with the site's mandates in the Housing Element. This plan fulfills half of the Town's obligation to the State of California for second unit production. The current design incorporates the second units within eight individual homes on the Lower Parcel, and they would be integral to the structure of the primary home. We understand that the goal of these units is to provide an affordable housing opportunity through scale and efficiency. As such, we have tasked the design team with creating vibrant and flexible living spaces in roughly 550 square feet, and have reached out to local employers, including several schools in the area, to inquire about the housing needs of teachers and similar employees who might benefit from this product type.

ENTITLEMENTS & APPROVALS

Aimco seeks no change to the base zoning for the property. Aimco is, however, seeking to change the HLC-Overlay to a PD-Overlay in order to allow the clustering of the units on the property and address second unit ownership. Because this change is only being requested for these

limited reasons, Aimco is proposing self-imposed conditions of approval that all of the density and other limitations found in the HLC-Overlay would still apply to the site and be respected in this application. The plan currently conforms to setbacks on a “Parcel level”, i.e. – the parcel itself has the required setbacks from all boundaries around it respectively. The clustering of the homes makes the individual lot setbacks difficult to achieve from the private drive. Aimco feel strongly that the clustered development on the lower site represents a far more responsible approach to planning with respect to neighbors and the impacts to the site. The second item the PD-Overlay is seeking to address for this site only is that of the “Owner Occupancy” requirement set forth by the zoning code with regards to the Second Units. Aimco is a rental and management company and as such, would seek to have the homes and the second units be rental. Our long term ownership mentality and diligent management of our existing asset at the site exercises proof that this these homes will be maintained and cared for. We feel that this more than meets the intent of the “Owner Occupancy” requirement and that this ownership structure might not have been taken into consideration at the time of the structuring of the second unit ordinance.

Aimco is seeking the input of the Planning Commission in a scheduled Workshop Session on July 12th, 2016, in advance of making a full formal application.

