

**B:OMARIN**<sup>®</sup>



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**999 3rd Street**  
San Rafael, CA 94901

**Concept Design Review**  
December 18, 2017

**Johnson Fain**

Architect  
1201 North Broadway  
Los Angeles, CA 90012

**Van Meter Williams Pollack**

Architect  
333 Bryant Street  
San Francisco CA 94107

**O|CB**

Landscape Architect  
146 11th Street  
San Francisco, CA 94103

**Nabih Youssef and Associates**

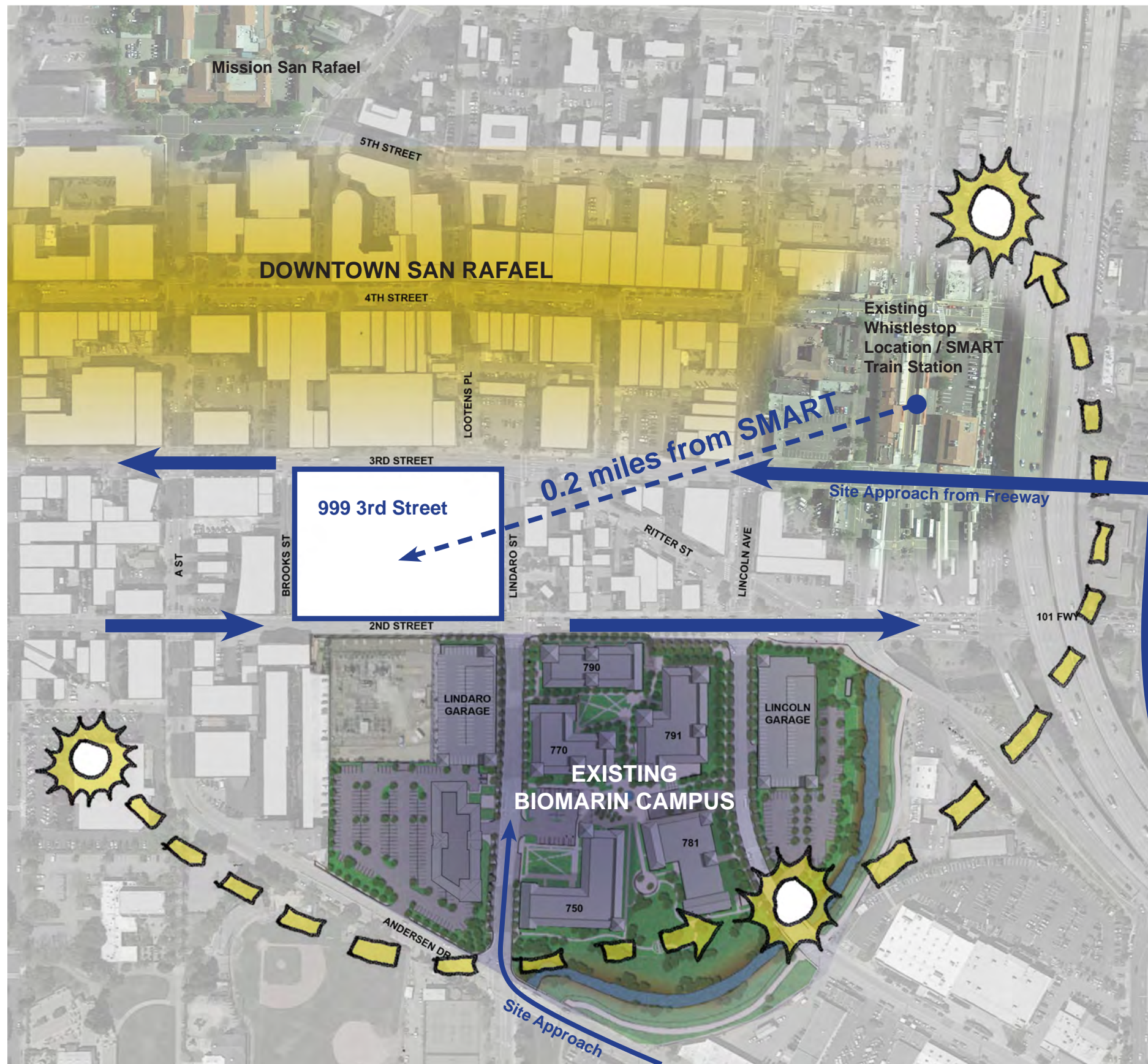
Structural Engineer  
One Sansome Street  
Suite 3670  
San Francisco, CA 94104

**Glumac**

MEP Engineer  
707 Wilshire Boulevard  
23rd Floor  
Los Angeles, CA 90017

**CSW/Stuber-Stroeh**

Civil Engineer  
45 Leveroni Court  
Novato, CA 94949



<b>Site Address</b>	<b>999 3rd Street</b>
<b>Site Area</b>	<b>133,099 SF</b>
<ul style="list-style-type: none"> <li>• BioMarin R&amp;D</li> <li>• Whistlestop &amp; Senior Housing</li> </ul>	118,099SF 15,000SF
<b>Allowable FAR</b>	<b>1.5</b> <b>(~200,000SF)</b>
<b>Allowable Height</b>	<b>66'</b>
<ul style="list-style-type: none"> <li>• Allowable Height</li> <li>• Bonus Height</li> </ul>	54' 12'
<b>Parking Requirements</b>	
<ul style="list-style-type: none"> <li>• No parking is required for 1.0 FAR</li> <li>• Office</li> </ul>	3.3/1,000SF



View from Site to North



View from Site to South



View from 3rd Street (looking west)



View from Lootens Place (looking south)



View from Lindaro Street (looking northwest)



Existing BioMarin Campus



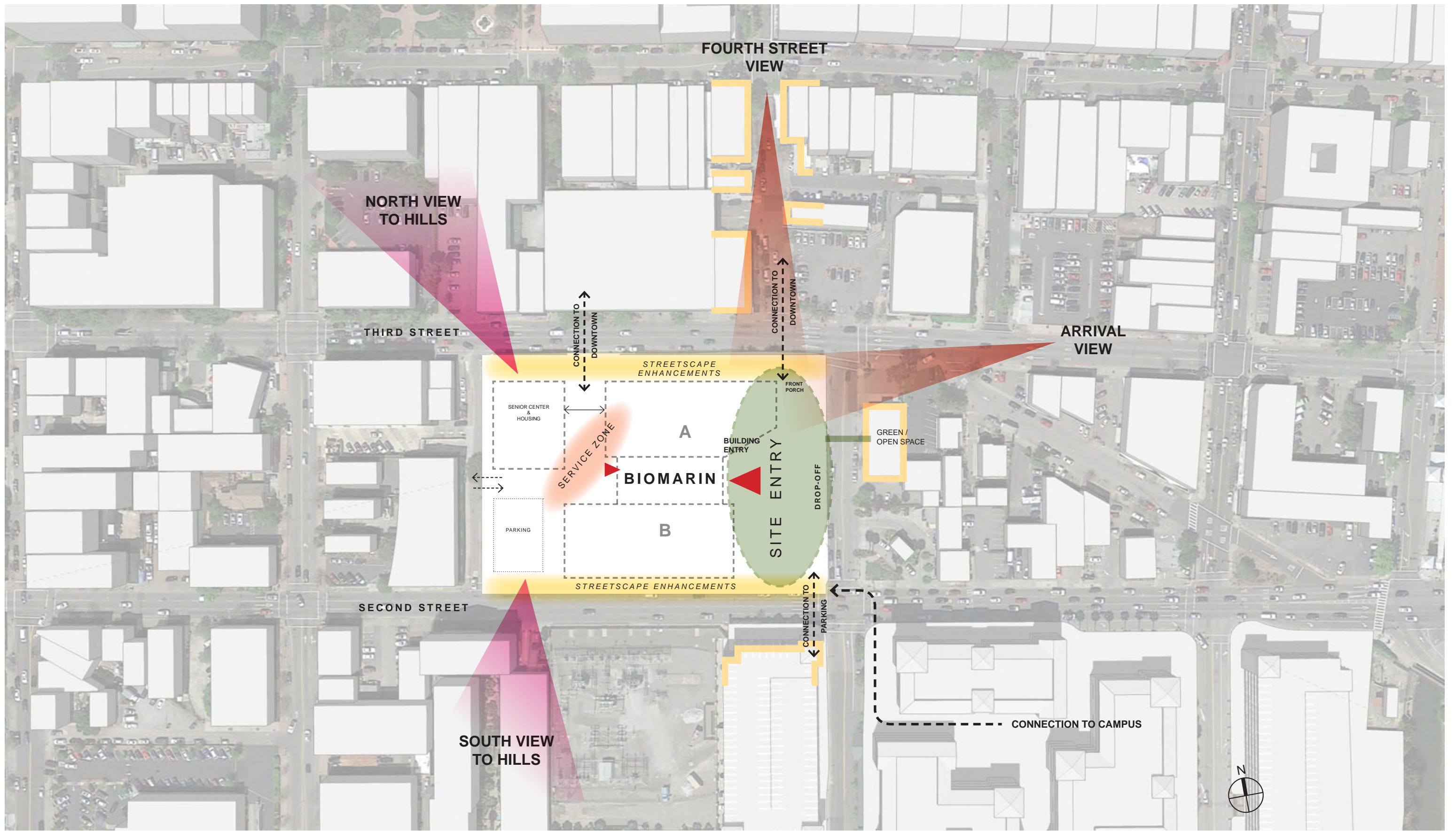
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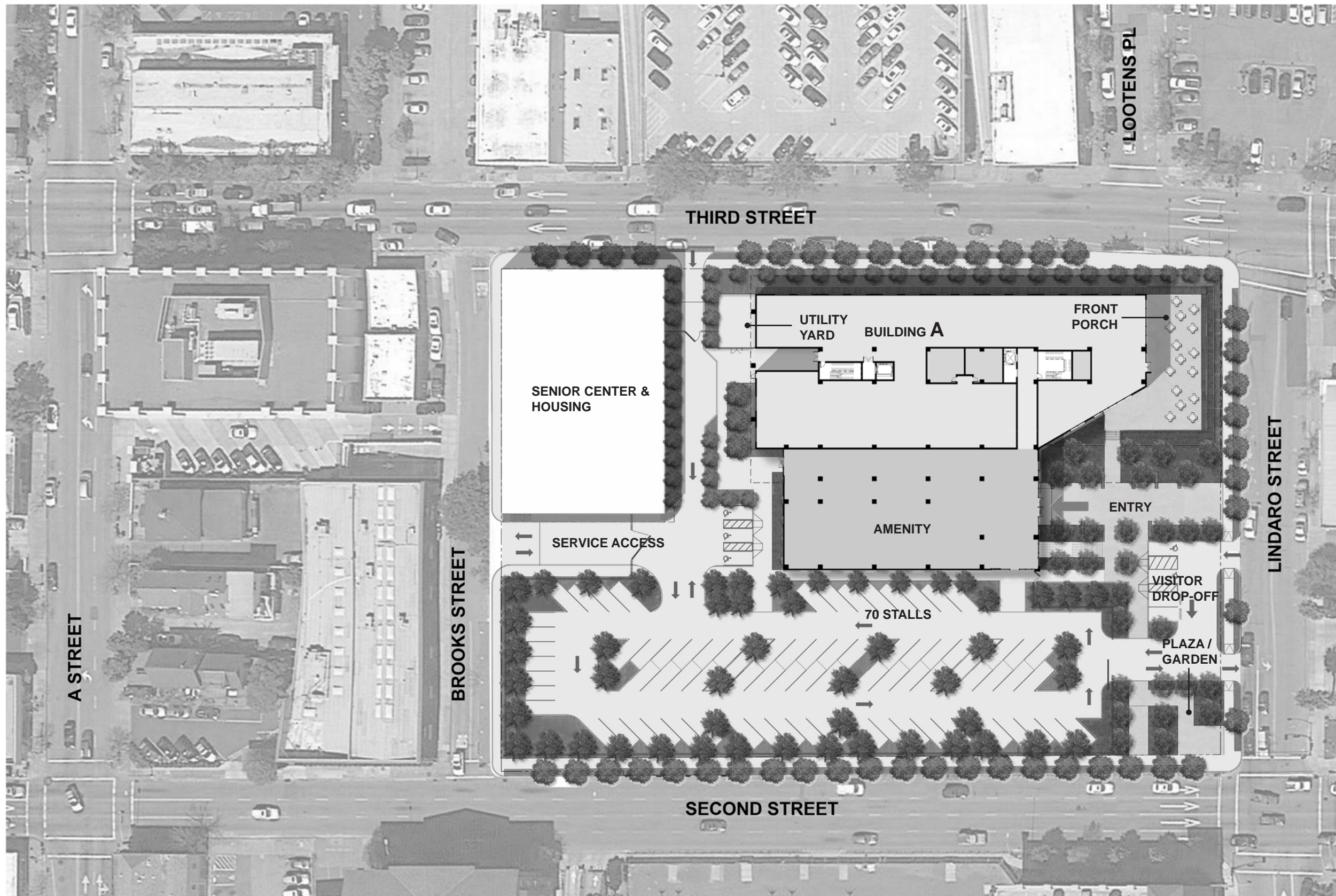
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#### **Drawing List**

1. Cover Page
2. Site Location
3. Site Context
4. Site Context
5. Drawing List
6. Site Analysis
7. Site Plan - Phase I
8. Site Plan - Full Build Out
9. Building Massing
10. Site Context Section
11. Building Sections
12. Architectural Goals and Concepts
13. Building Character
14. Building Character
15. View from Lindaro Street
16. View from Lootens Place
17. Landscape Design
18. Street Edge Enhancements





**Proposed Development**

**Building A**

Lab/Office & Amenities  
 Area – 110,800 gsf  
 Height – 70'

Campus Parking  
 Parking On Site – 73 Spaces

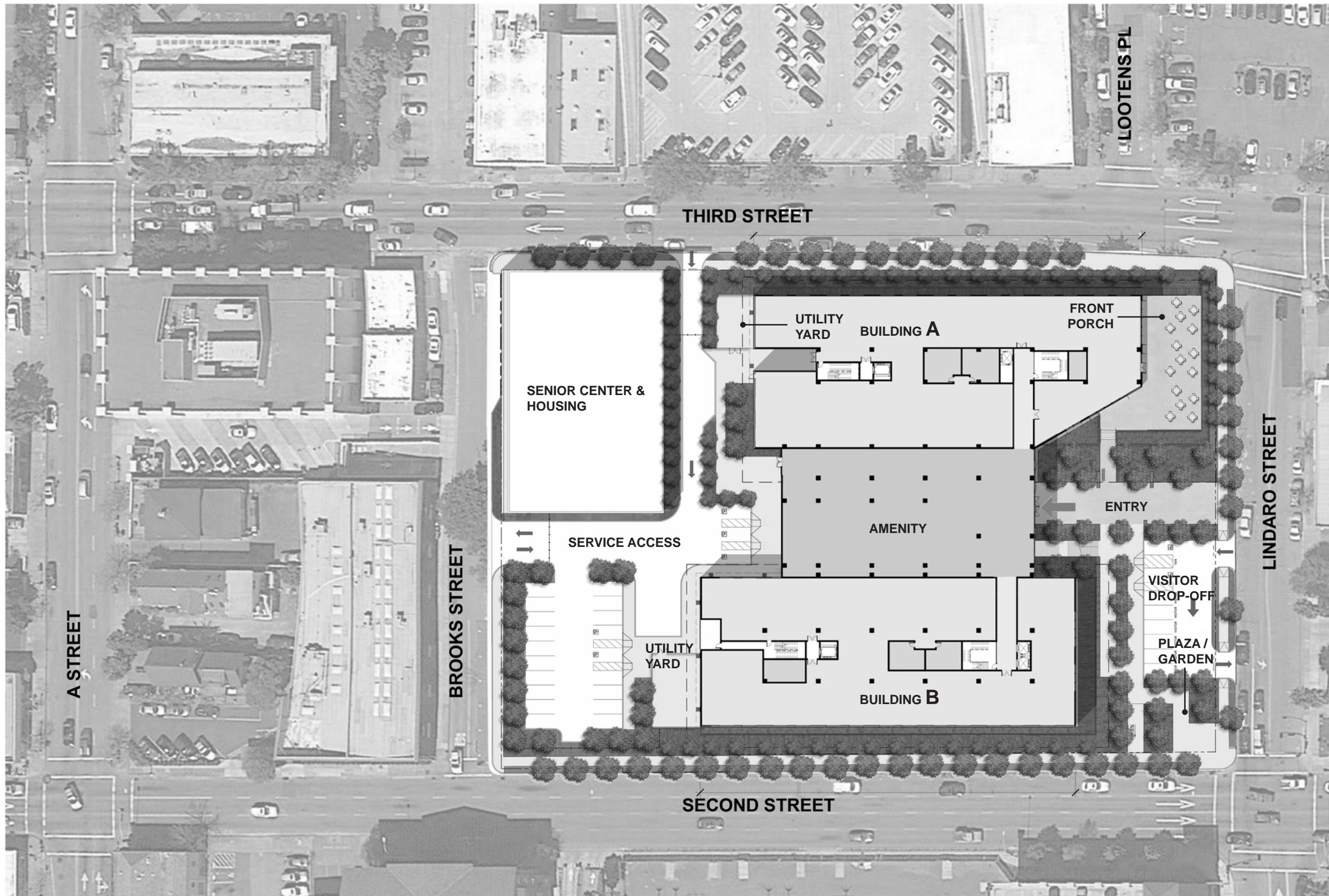
**Senior Center**

Area – 18,000 gsf

Parking – 20 Spaces

**Senior Housing**

54 Units  
 Height – 62'



**Proposed Development**

**Building A**

Lab/Office & Amenities  
 Area – 110,800 gsf  
 Height – 70'

**Building B**

Lab  
 Area - 96,200 gsf  
 Height – 70'

Campus Parking  
 Parking On Site – 30 Spaces

**Senior Center**

Area – 18,000 gsf

Parking – 20 Spaces

**Senior Housing**

54 Units  
 Height – 62'





## Proposed R & D Development

Area — 207,000 gsf

### Building A - Lab / Office

Area — 110,800 gsf

Height — 70 ft  
(ground floor slab to top of roof)

### Building B - Lab / Office

Area — 96,200 sqft

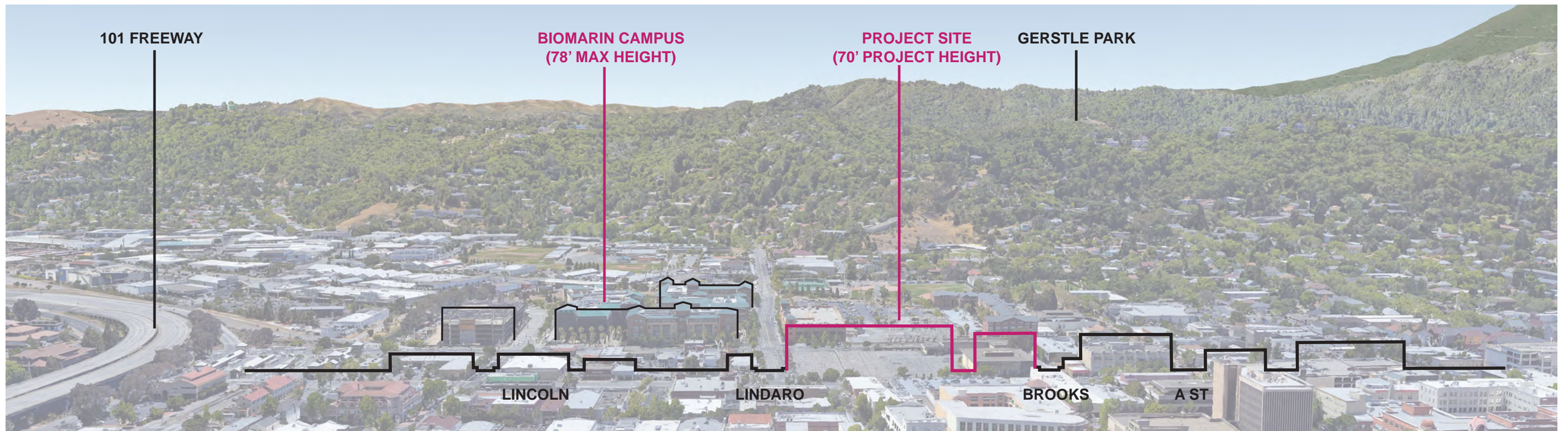
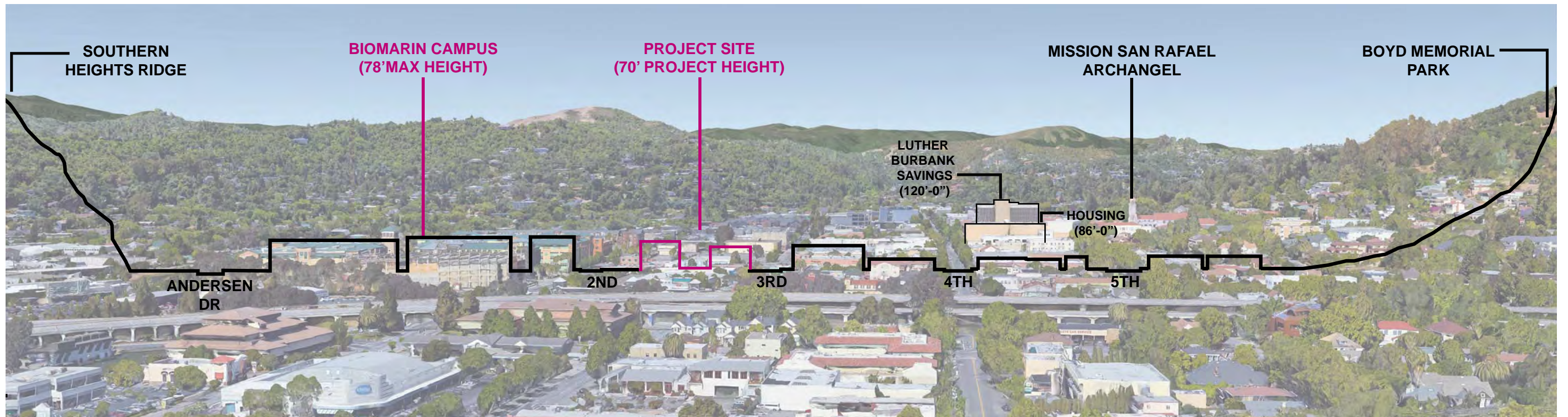
Height — 70 ft  
(ground floor slab to top of roof)

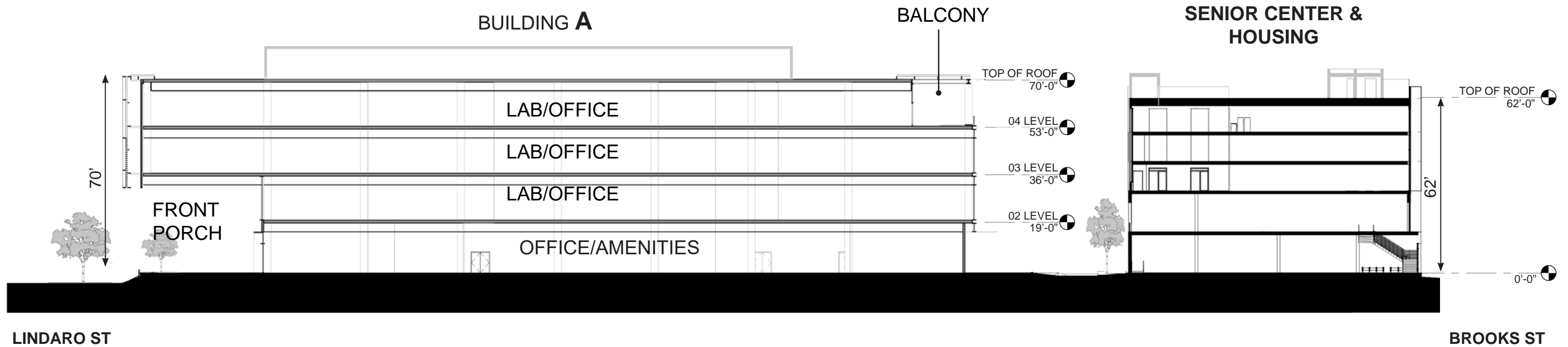
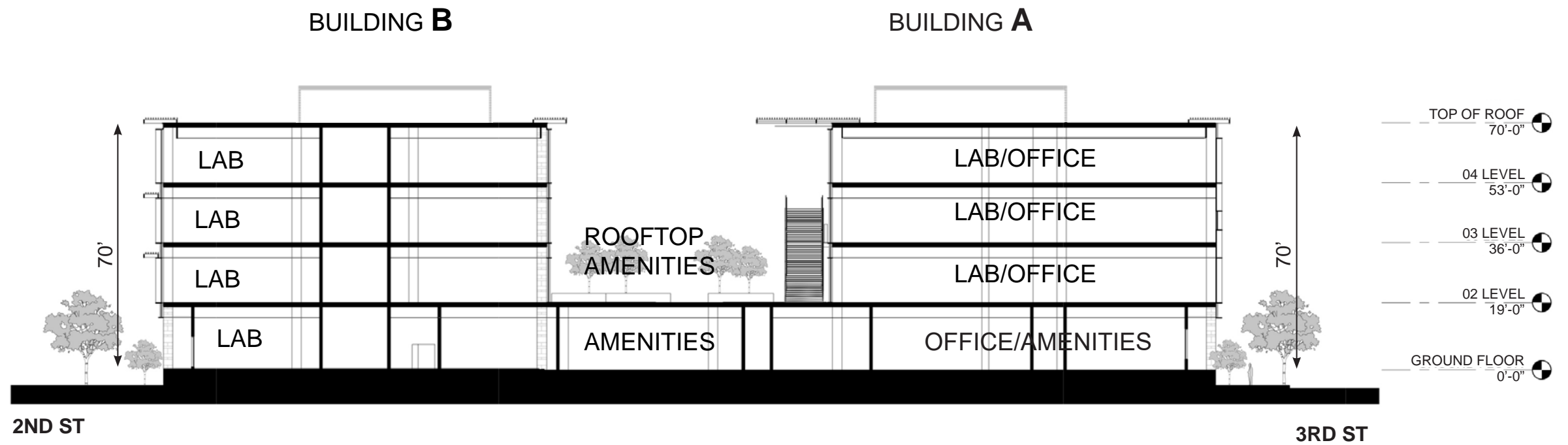
### Parking

Exempt 1.0 FAR — 108,00SF

Campus Parking

Parking on Site — 30 spaces





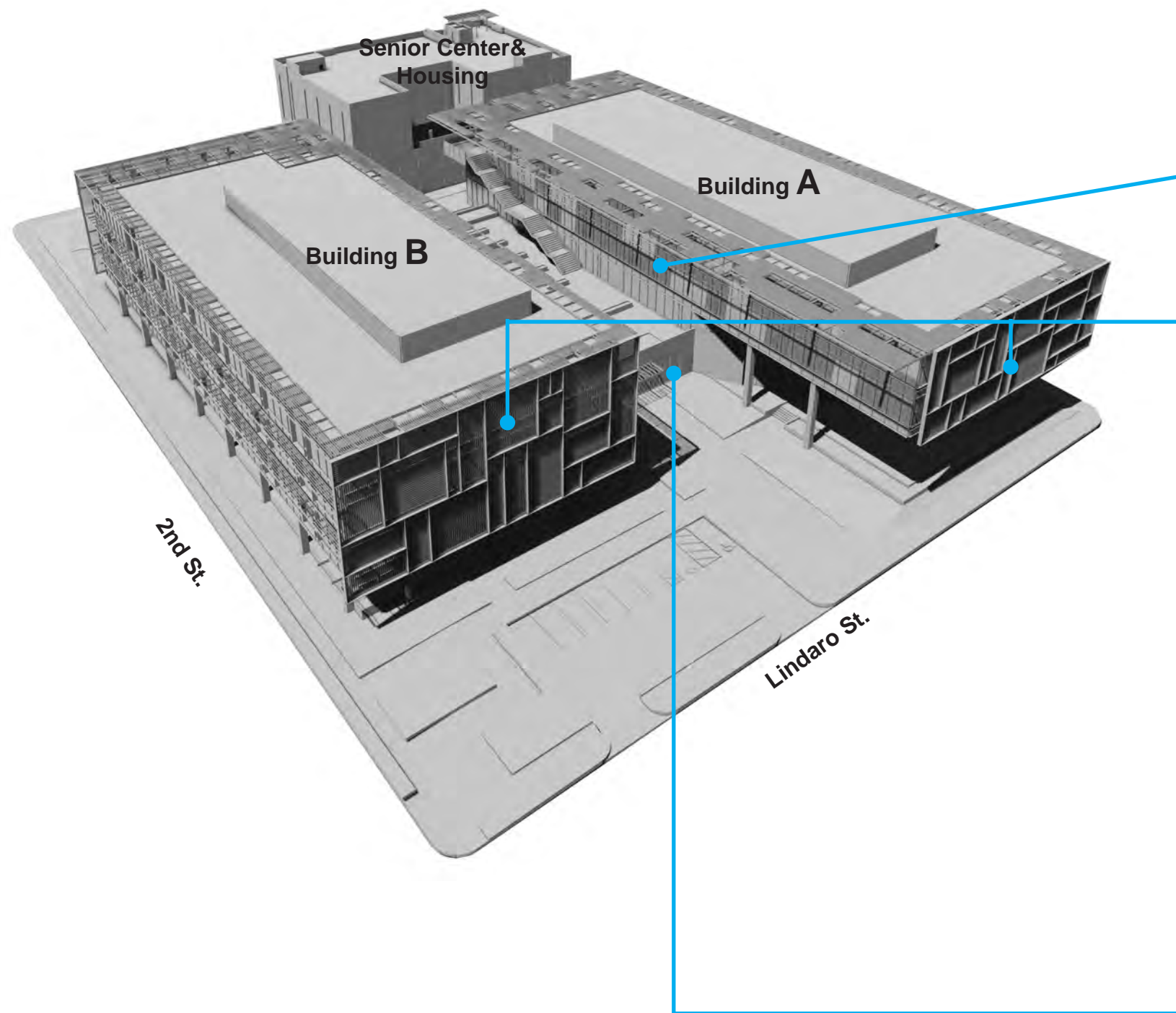


## ARCHITECTURAL GOALS AND CONCEPTS

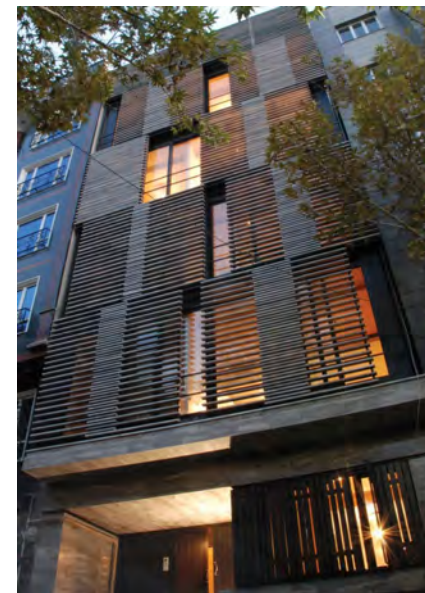
- ① Provide **Setback** and green space along Lindaro to enhance pedestrian experience and strengthen site entry.
- ② Provide visitor dropoff and strong sense of **Building Entry**.
- ③ **Lift Building** at corner of Lindaro and Third Street to provide “**Front Porch**” for employee activities and to connect site to downtown.
- ④ Provide **Generous Space** between the R&D building and neighboring senior housing and provide additional setback on the upper floor to further enhance the future residents’ experience and access to natural light.
- ⑤ Set back buildings from Second and Third Streets to enhance pedestrian experience and **Soften the Street Edge**.
- ⑥ Rooftop **Amenity Deck** between both buildings for employee use.

## ENERGY SAVING MEASURES

- ⑦ **Orient** buildings with long axis east and west direction for best energy savings.
- ⑧ Clad building with glass to maximize **Natural Light** and views outward.
- ⑨ Provide overhangs on south facades to create **Shading** over glass areas.
- ⑩ Provide **Shading Skin** on east and west facades to protect from heat gain.



OVERALL GLASS FACADE

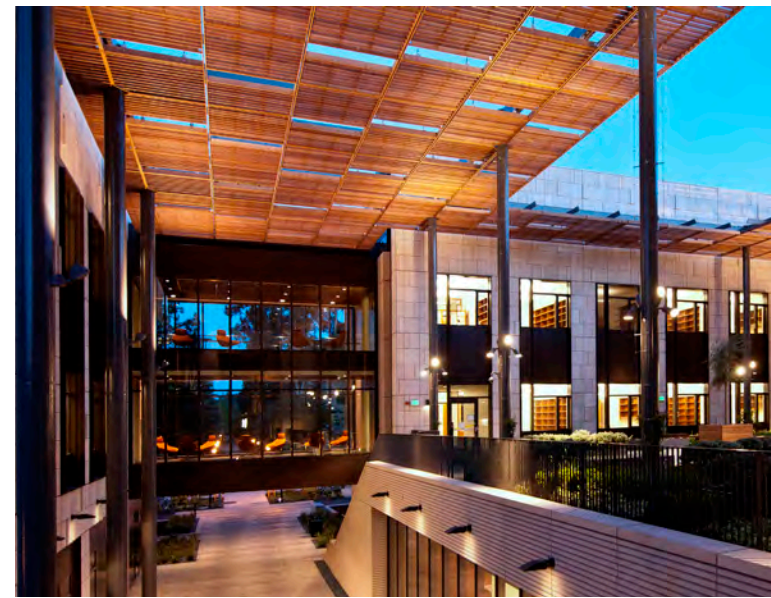
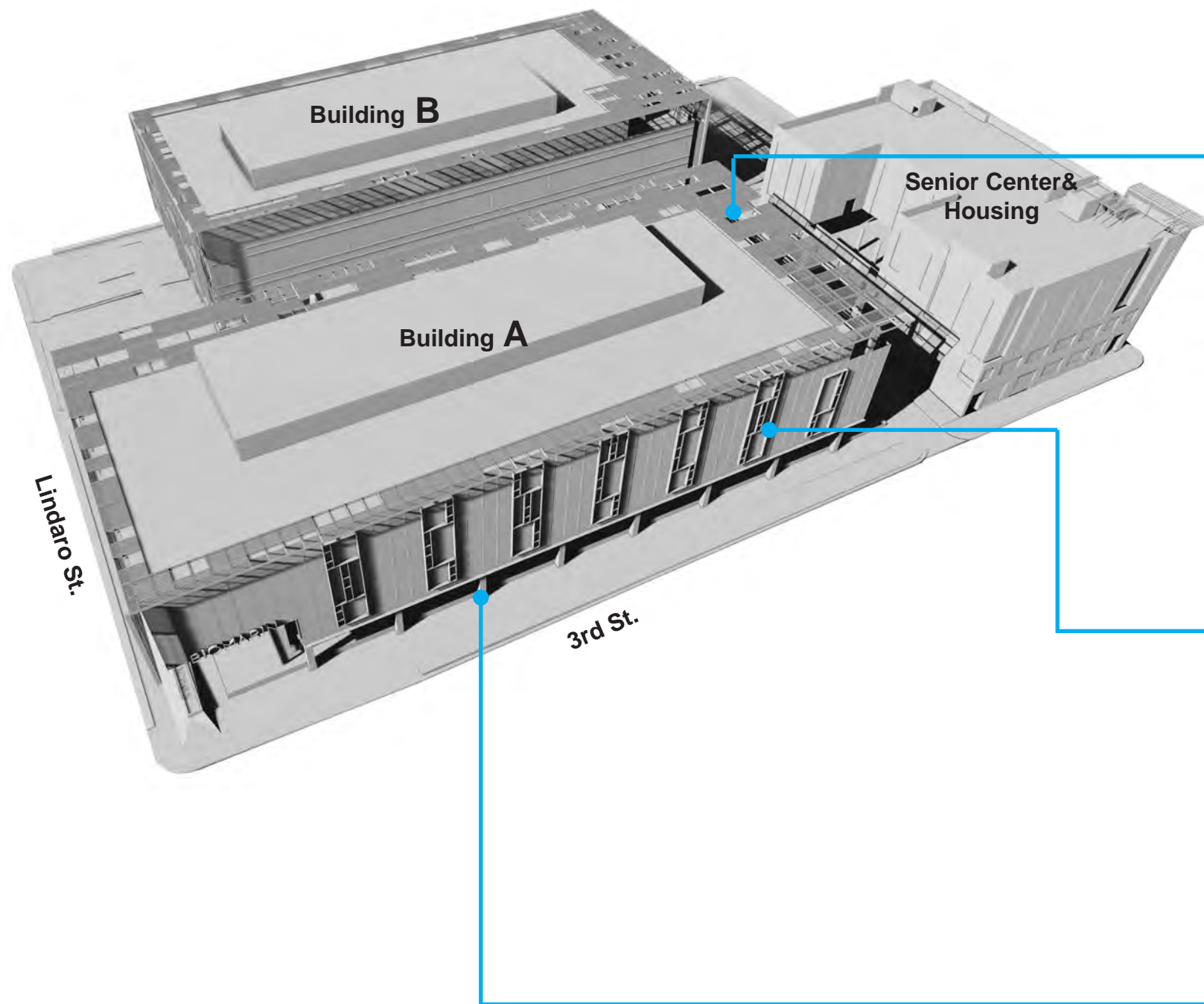


SHADING SKIN ON EAST & WEST FACADES



ENTRY & BASE OF BUILDING

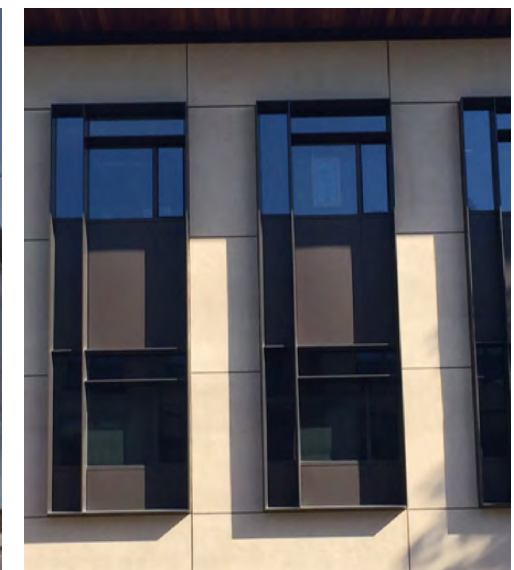




OVERHANG / TRELLIS



GLASS FACADE FACING 3RD STREET (SIMILAR ON 2ND STREET)



COLUMN EXPRESSION & BUILDING SETBACK



**EXISTING**



**PROPOSED**

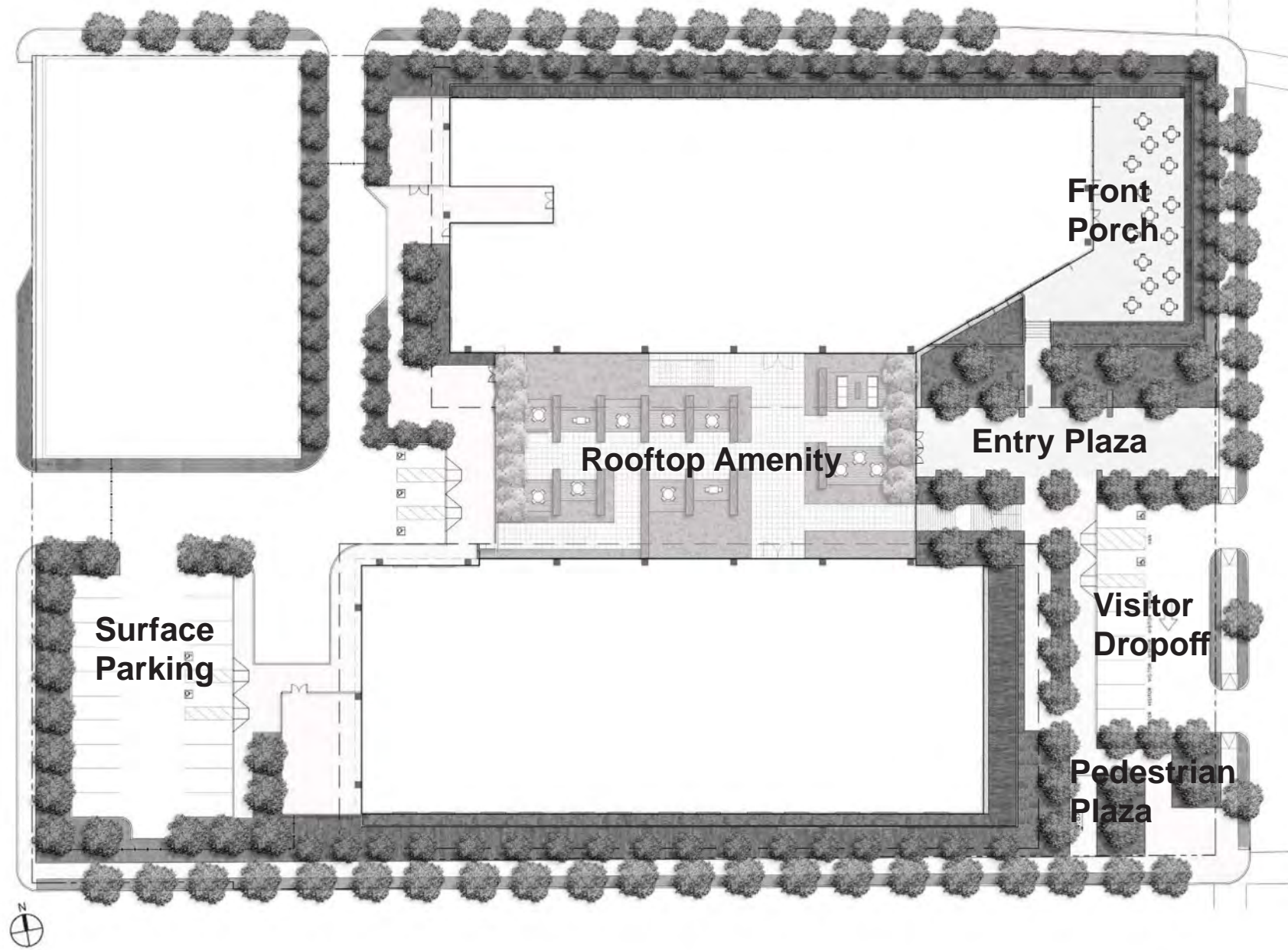


EXISTING

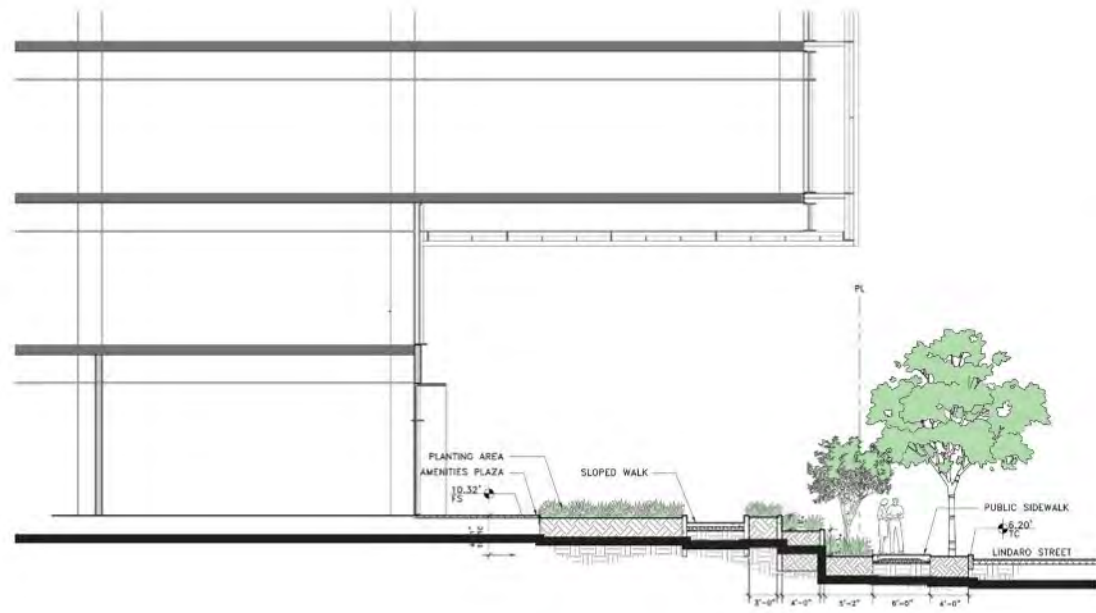


PROPOSED

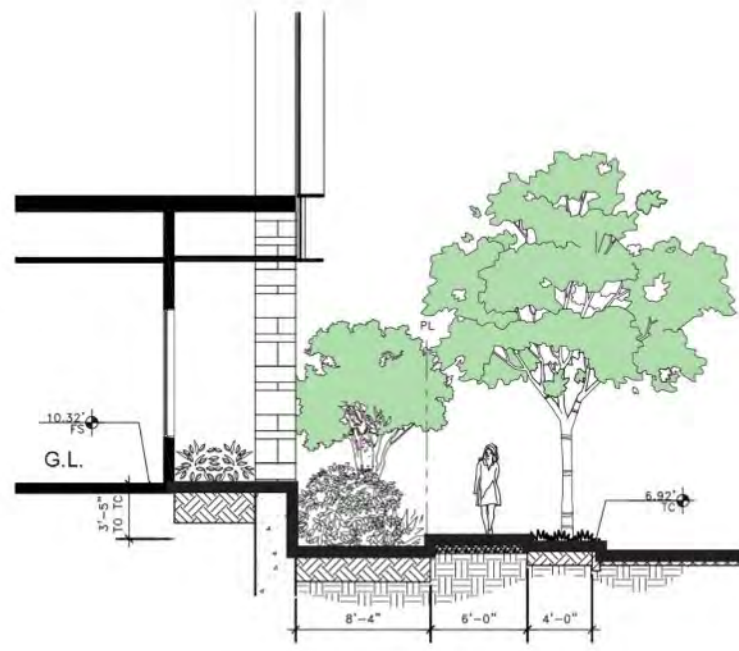




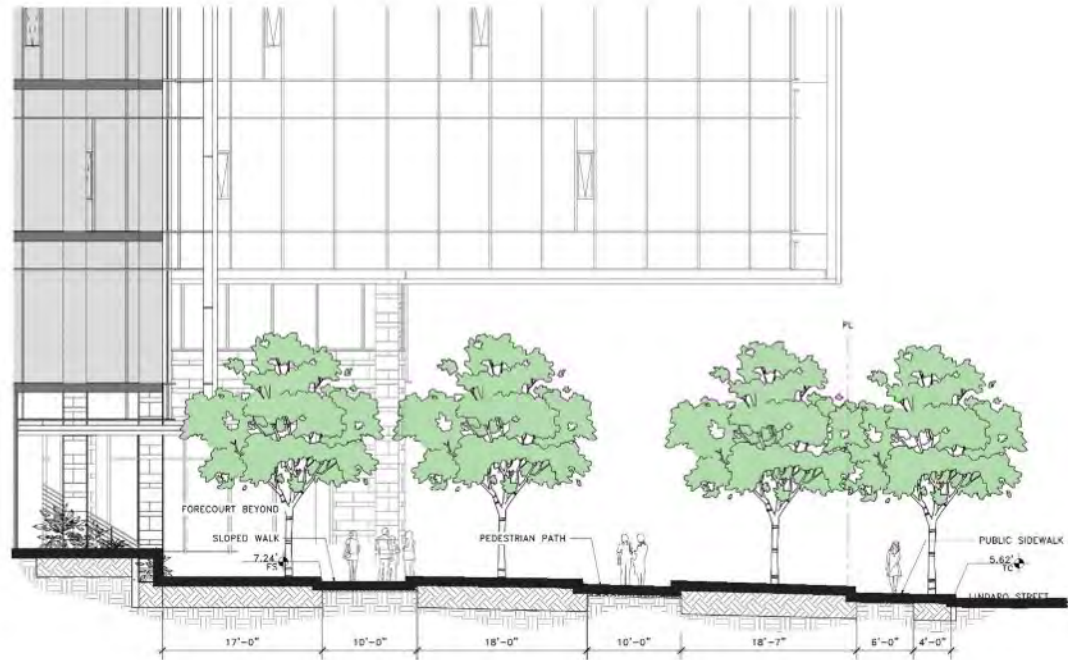
PROPOSED PLANTING



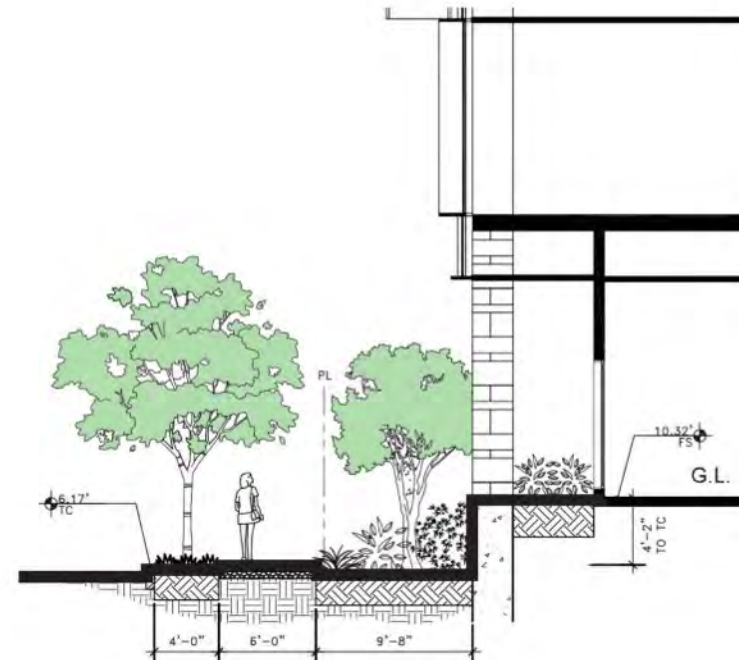
SECTION AT LINDARO AND 3RD



SECTION AT 3RD STREET



SECTION AT LINDARO STREET PLAZA



SECTION AT 2ND STREET



EXISTING - 2ND AND LINDARO



EXISTING - 3RD AND BROOKS



POTENTIAL STREETSCAPE



ZELKOVA SERRATA  
PROPOSED PLANTING

GINKGO BILOBA



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**999 3rd Street**  
San Rafael, CA 94901

**Concept Design Submittal**  
December 18, 2017

**Van Meter Williams Pollack**  
Architect  
333 Bryant Street  
San Francisco CA 94107

**CSW/Stuber-Stroeh**  
Civil Engineer  
45 Leveroni Court  
Novato, CA 94949

**Project Description**

Whistlestop's proposed 999 Third Street development at the corner of Brooks Street and Third Street replaces the old PG&E facility building with a new mixed-use senior center with affordable housing. This new development will allow a highly respected and admired local non-profit to continue serving Marin County seniors and meet the growing demand for their needed services.

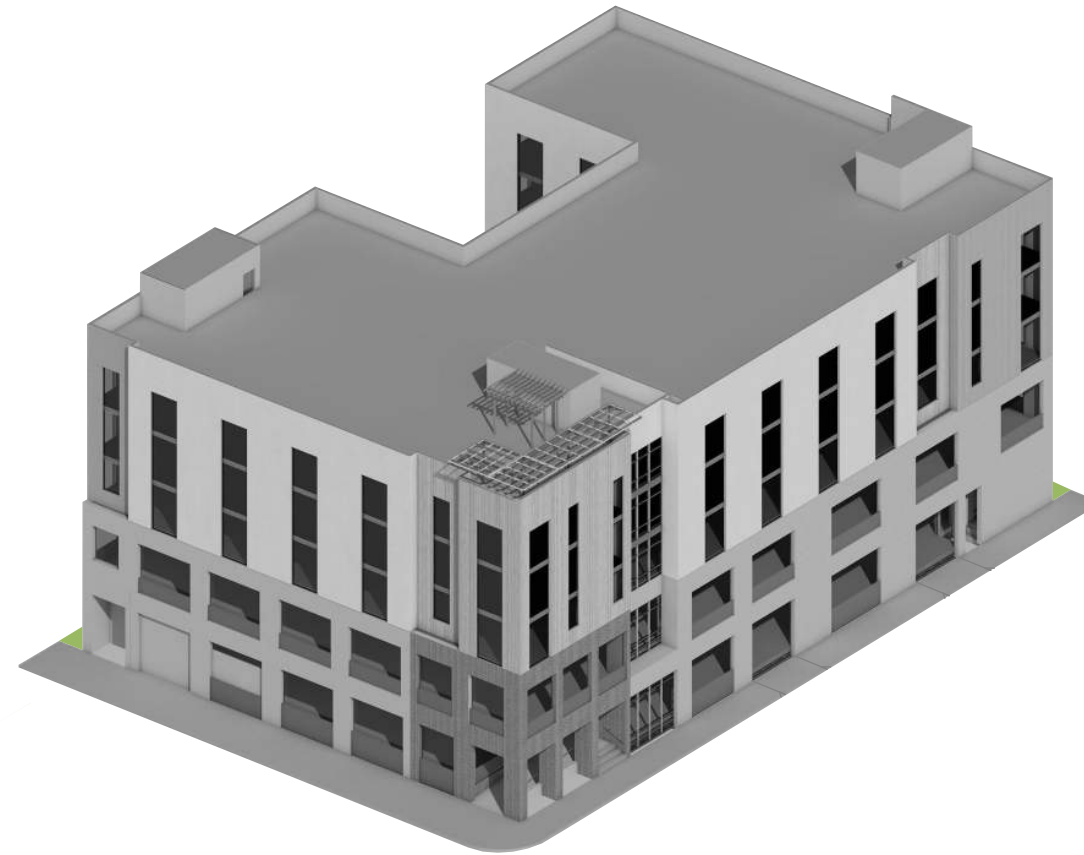
Whistlestop has partnered with Eden Housing to help realize their vision for a new facility that will include 54 units of onsite affordable senior housing to complement its Active Aging Center. The approximately 18,000 sq.ft. area on the first and second floors includes adult services for Whistlestop's extensive service program with meeting rooms, classrooms and service offices within a contemporary facility. There are 19 parking spaces for the Whistlestop facility with a single parking space for the resident manager; the senior housing will be a car-free community.

The new affordable housing is located on the third through fifth floors and provides homes to very low and extremely low-income seniors, aged 62 and older and who earn less than 50% of the Area Median Income. The housing, which will be a mix of one bedroom and studio apartments, will also include high quality amenities such as a community room, residential courtyard for gatherings and gardening, a computer center and exercise room, central laundry facility and furnished lobbies for casual social interaction and an on-site resident manager.

The building's contemporary design is grounded in traditional building form of base/middle/top. The building's two-story base will be a solid form and material, with commercial storefronts on the ground floor, with decorative grilles that allow the parking garage to be well lit and ventilated. There will be similar larger windows for classrooms offices on the main Whistlestop floor. There will be a more vertically proportioned and scaled middle for the three residential stories; with the corner mass highlighted by a change in material and accented by a trellis or framing element which adds a top and visual importance to the buildings corner.

The accented entrance and lobby created by an arcaded walk allows for a ramp to ease the walk to the raised floor elevation above the areas flood plain. The lobby has a glassy storefront entry which extends through each floor of the building providing a sunlit lobby as one walks up the stairs to the Whistlestop Center or walks out of the elevator to the residences above. The building will be designed to meet Green-Point Rated or LEED standards of sustainability, with reduced energy and water use.

Whistlestop and Eden Housing's Vision for a truly supportive senior community will be a symbol of San Rafael and Marin's commitment to their seniors who have made Marin what it is today.



**PROJECT DIRECTORY**

**DEVELOPER**

EDEN HOUSING  
22645 GRAND STREET  
HAYWARD, CA 94541  
TEL: (510) 582-1460  
FAX: (510) 582-0122  
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EMAIL: AOSGOOD@EDENHOUSING.ORG  
SCRISCIMAGNA@EDENHOUSING.ORG

**WHISTLESTOP**

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SAN RAFAEL, CA 94901  
TEL: (415)456-9065  
CONTACT: JOE O'HEHIR  
JOHEHIR@WHISTLESTOP.ORG

**ARCHITECT**

VAN METER WILLIAMS POLLACK  
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SAN FRANCISCO, CA 94107  
TEL: (415) 947-5352  
FAX: (415) 947-5238  
CONTACT: RICK WILLIAMS, PRINCIPAL  
PROJECT ARCHITECT

**SHEET INDEX**

SHEET INDEX	
SHEET	SHEET NAME
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A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	THIRD FLOOR PLAN
A5	FOURTH FLOOR PLAN
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**Project Planning Statistics**

<b>Site Area:</b>	15,000 s.f.
<b>Zoning District:</b>	2/3 MUE
<b>Allowable FAR:</b>	1.5 FAR
<b>Proposed FAR:</b>	1.25 FAR (Whistlestop Commercial Use Only)
<b>Allowable FAR:</b>	54 feet; * 12' bonus for Affordable Housing
<b>Proposed Height:</b>	62' to Top of Roof
<b>Residential Allowed:</b>	1 units/1000 s.f. of Site Area = 15 Units 35% bonus = 20 units (State Density Bonus)
<b>Residential Proposed:</b>	54 Units; 53 Affordable Apartments and 1 Manager's Unit
<b>Unit Mix:</b>	42 - Studio 11 - 1 Bedroom 1 - 2 Bedroom
	<b>Total: 54 Apartments</b>

**Parking Required:**

Whistlestop: Within parking district 1.0 FAR on-site parking exempt. Parking study is necessary to determine the parking ratio for a public/quasi-public use (19 spaces were determined to be necessary per previous parking study).  
Residential: 0.5 space per unit for affordable senior housing per State Density Bonus

**Parking Proposed:**

Whistlestop: 19 spaces  
Residential: 1 Manager's Space; No Residents' parking based on affordability level and access to Whistlestop buses and location near local transit)

**State Density Bonus Concessions Requested:**

- Density Bonus to allow for the 54 units
- Front Yard setback reduction from 5' to 0'
- Landscaping reduction from 10% to 0%

**State Density Bonus Development Standard Reduction Requested:**

- Residential Parking: 0 spaces per unit

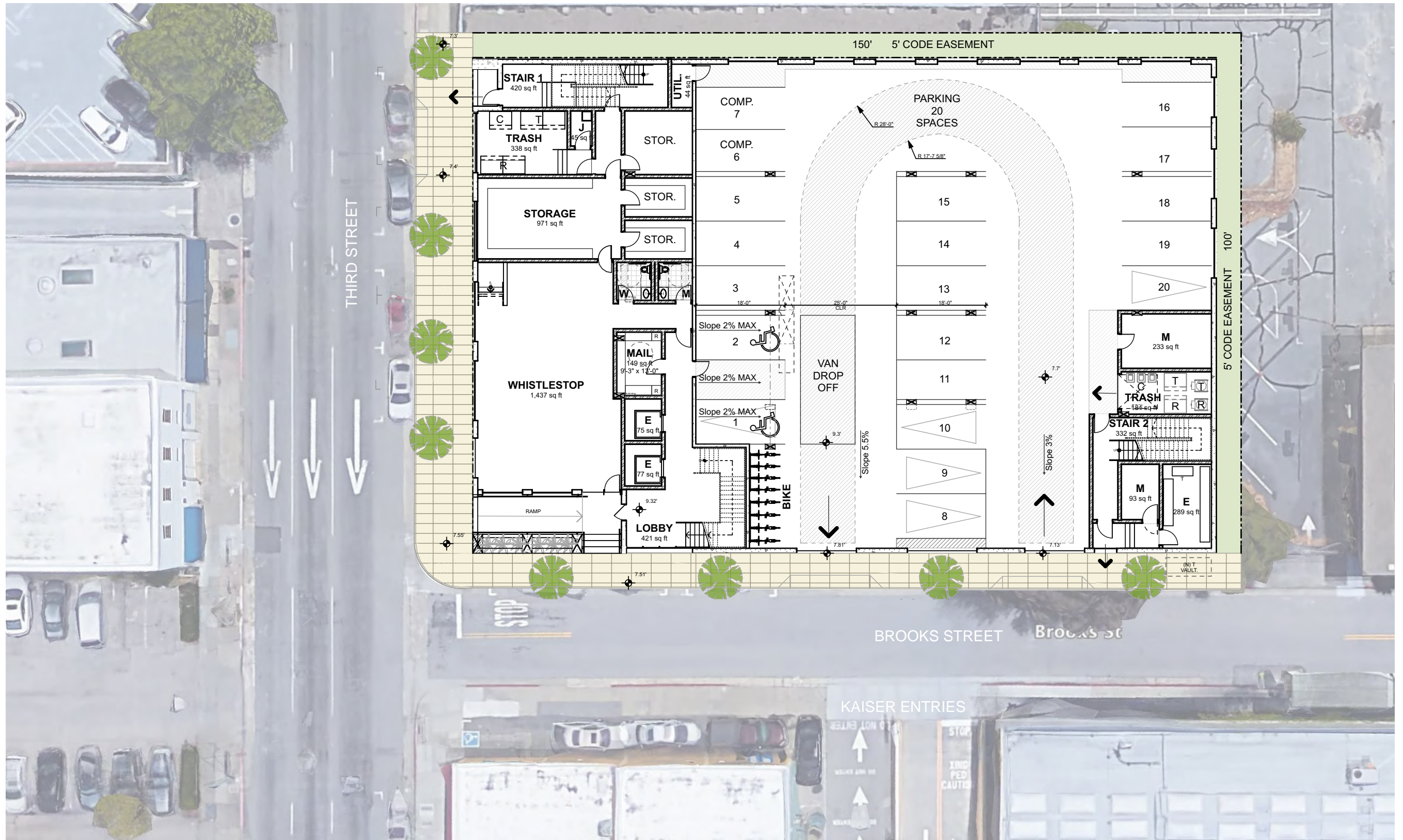
Whistlestop # 1718 | Printed on 12/13/17 at 9:55 AM



**Whistlestop | COVER SHEET**

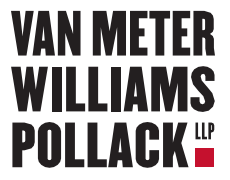
SAN RAFAEL, CA | 12/18/17 | EDEN HOUSING | # 1718

**A0**



# Whistlestop | AERIAL GROUND FLOOR PLAN

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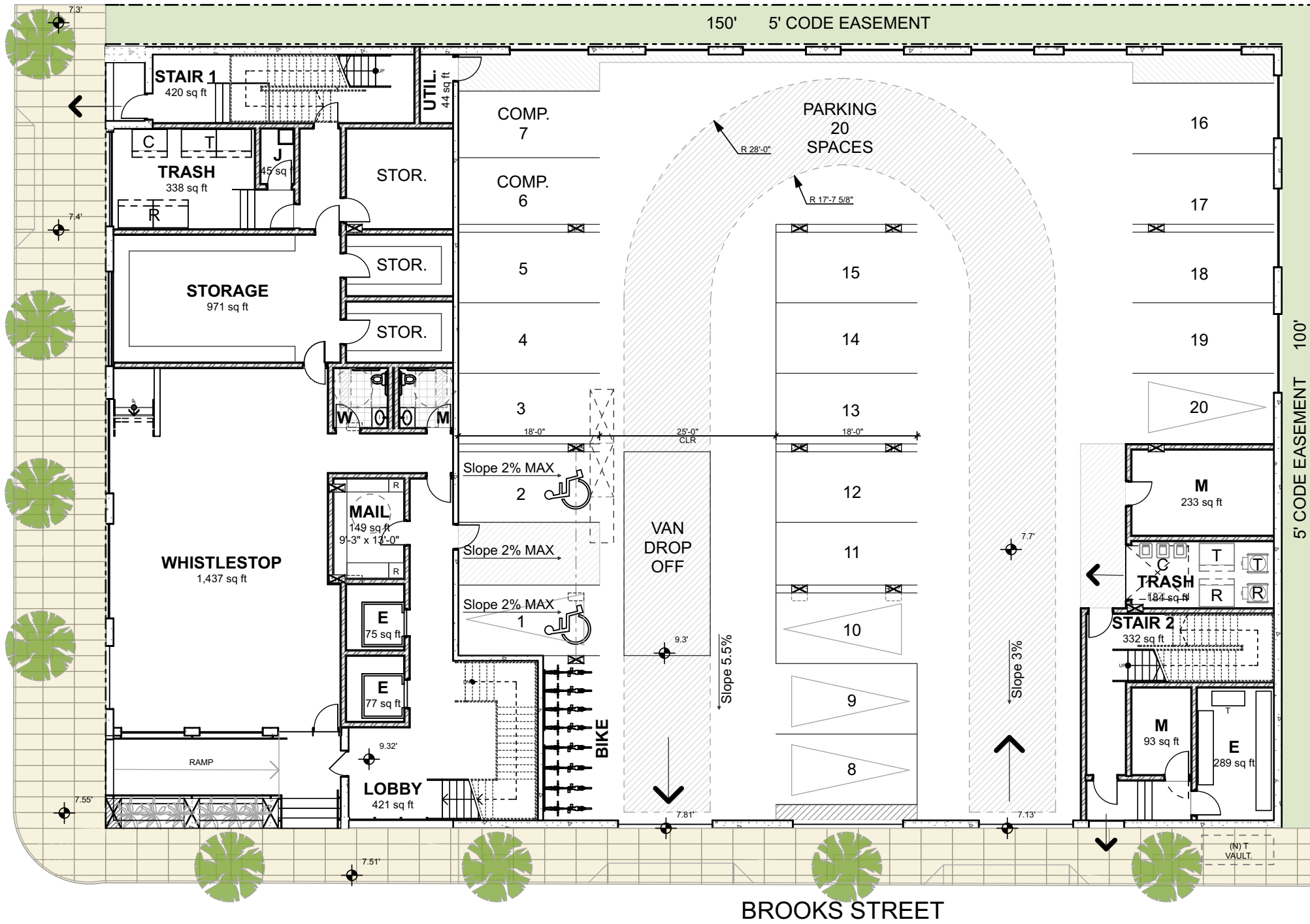


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0 16' 32'



THIRD STREET



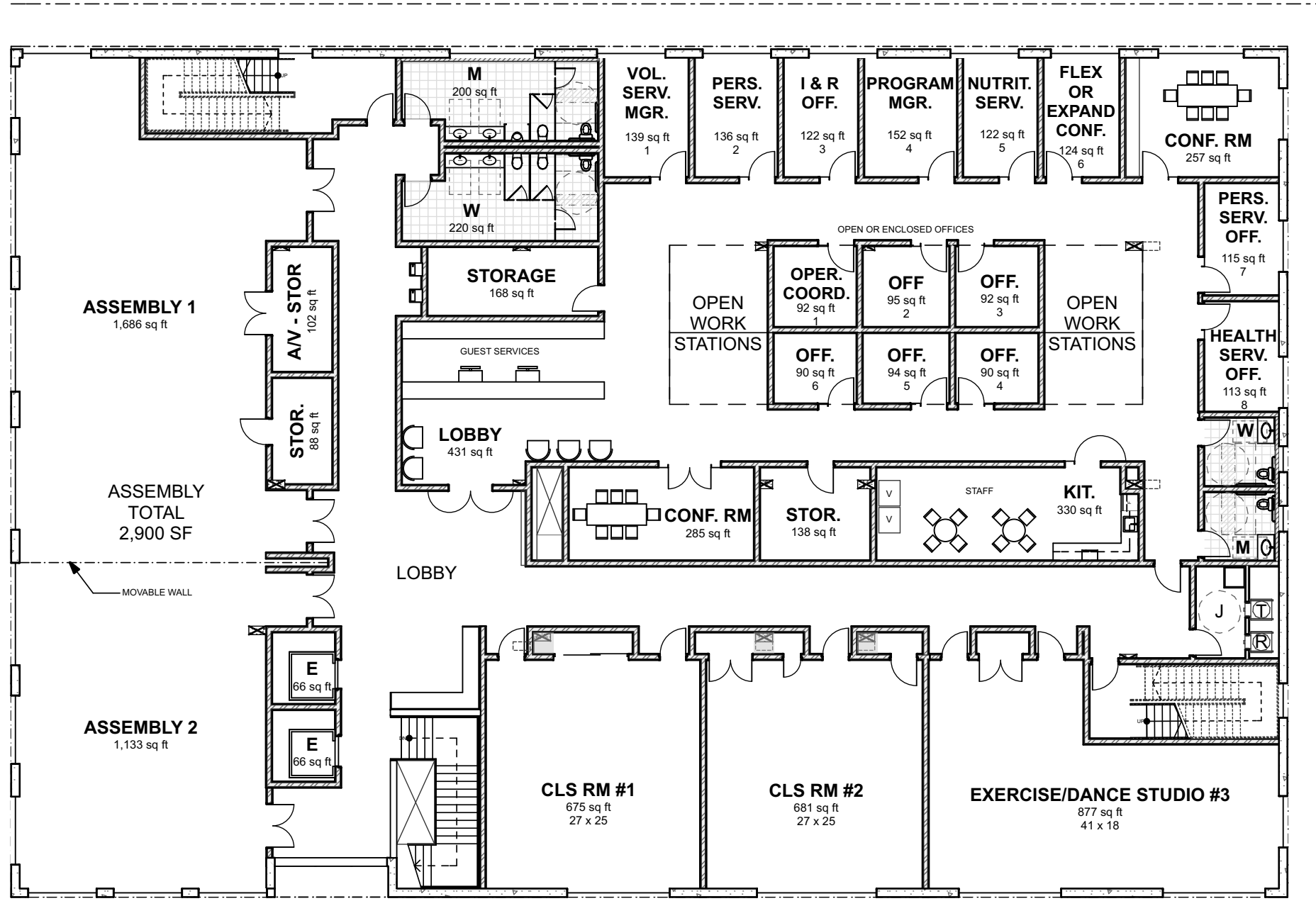
STATISTICS		
SITE AREA:	15,000 SF	
<b>WHISTLE STOP:</b>		
GROUND LEVEL:	15,000 SF	
Café/Whistle stop etc.	4,050 SF	
Garage & Utilities	10,035 SF	20 Parking Spaces
Residential Lobby	915 SF	
2ND FLOOR:	15,000 SF	Offices and Classrooms
3RD FLOOR:	13,400 SF	Podium Ctgd.=1,600 SF
4TH FLOOR:	13,400 SF	
5TH FLOOR:	13,400 SF	
UNIT TYPES:	42	STUDIOS
	11	1BR
	1	2BR
TOTAL:	54	UNITS

A2

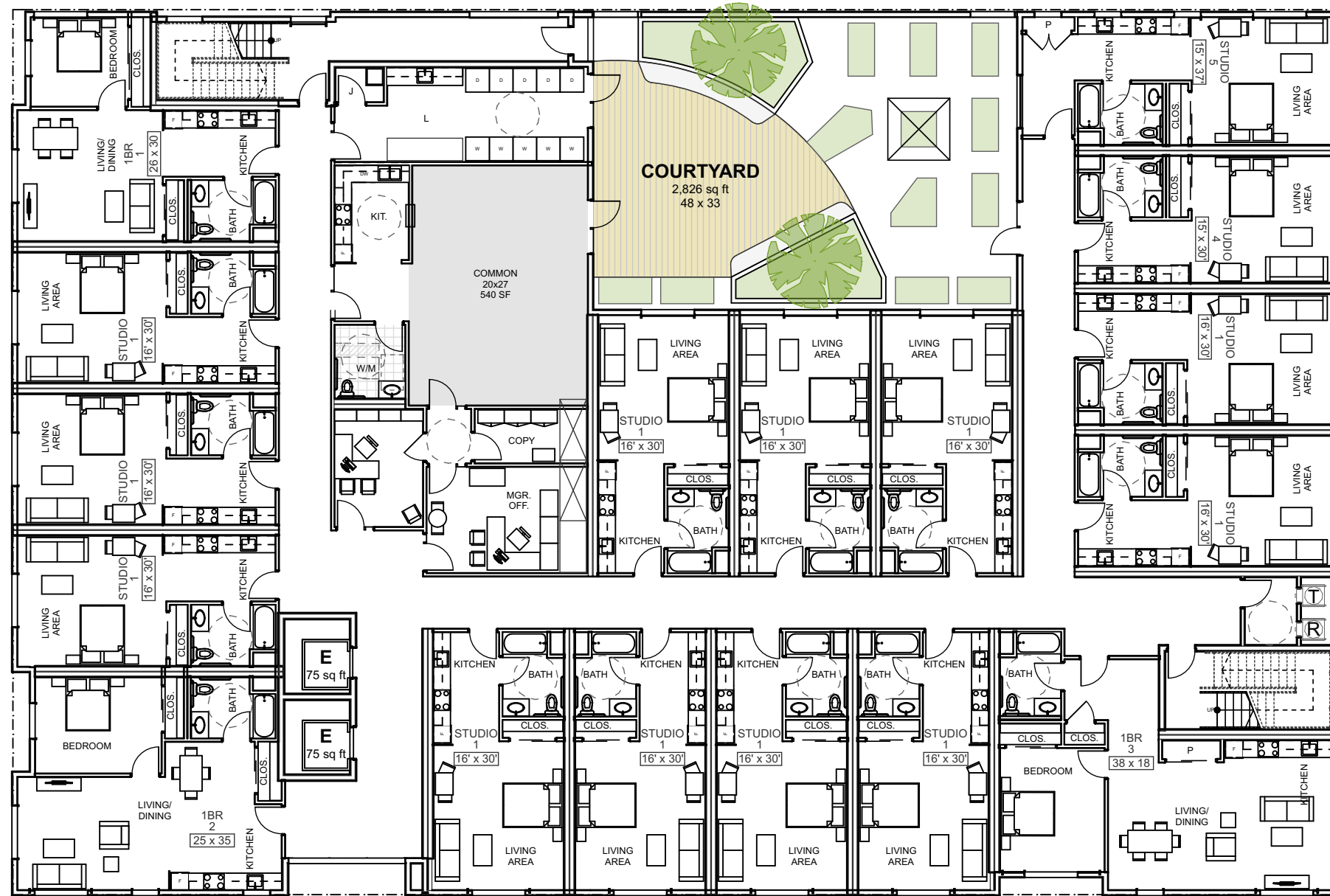
# Whistlestop | FIRST FLOOR PLAN

SAN RAFAEL, CA | 12/18/17 | EDEN HOUSING | # 1718

**VAN METER  
WILLIAMS  
POLLACK** LLP

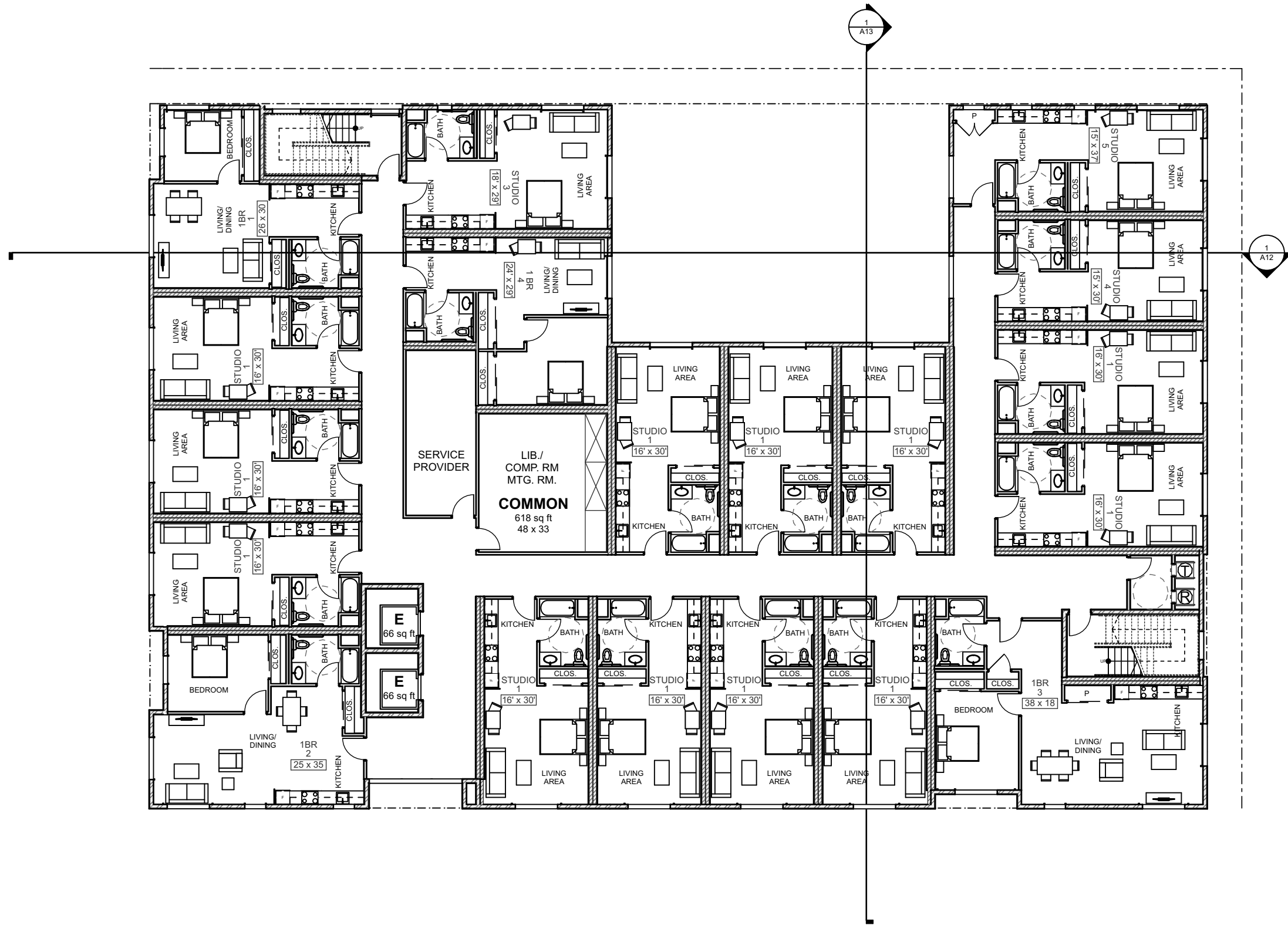


# Whistlestop | SECOND FLOOR PLAN



# Whistlestop | THIRD FLOOR PLAN





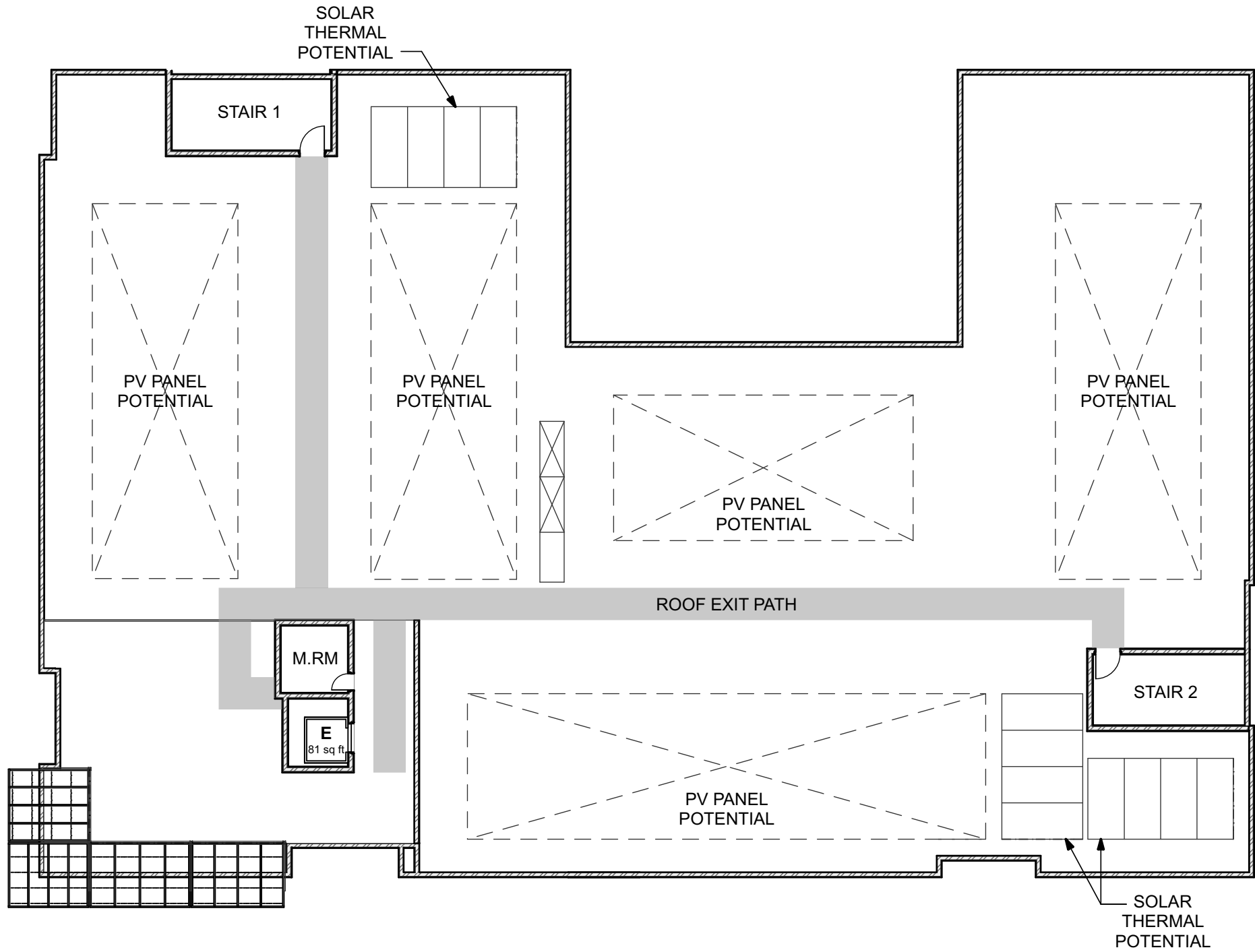


0 16' 32'



# Whistlestop | FIFTH FLOOR PLAN

SAN RAFAEL, CA | 12/18/17 | EDEN HOUSING | # 1718



Whistlestop # 1718 | Printed on 12/13/17 at 9:55 AM



A7

# Whistlestop | ROOF FLOOR PLAN

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POLLACK** LLP



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0 8' 16'

# Whistlestop | NORTH ELEVATION: 3RD STREET

SAN RAFAEL, CA | 12/18/17 | EDEN HOUSING | # 1718

A8

**VAN METER  
WILLIAMS  
POLLACK** LLP

Whistlestop # 1718 | Printed on 12/13/17 at 9:55 AM

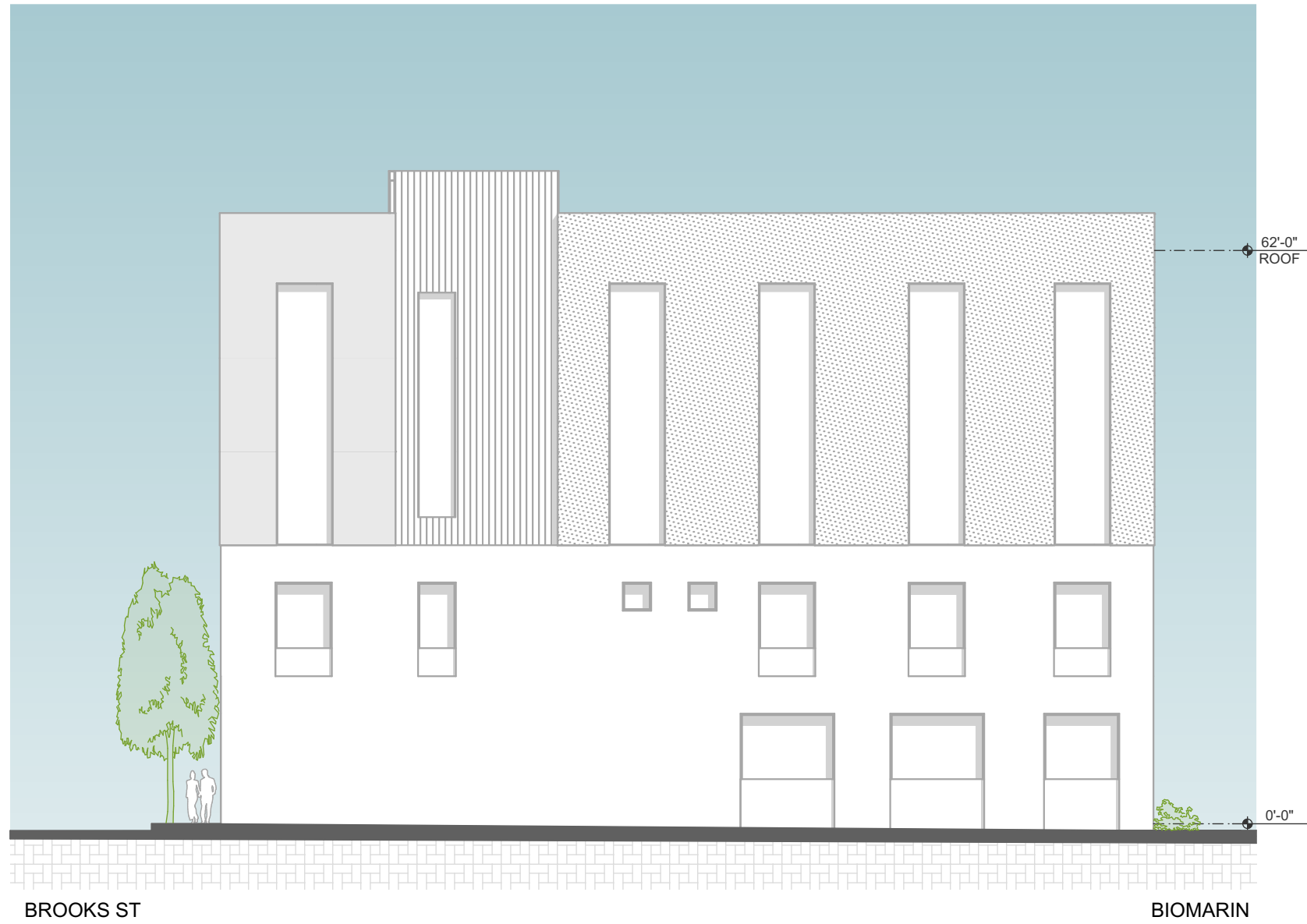


A9

# Whistlestop | EAST ELEVATION

SAN RAFAEL, CA | 12/18/17 | EDEN HOUSING | # 1718

**VAN METER  
WILLIAMS  
POLLACK** LLP



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# Whistlestop | SOUTH ELEVATION

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A10

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WILLIAMS  
POLLACK** LLP



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# Whistlestop | WEST ELEVATION: BROOK STREET

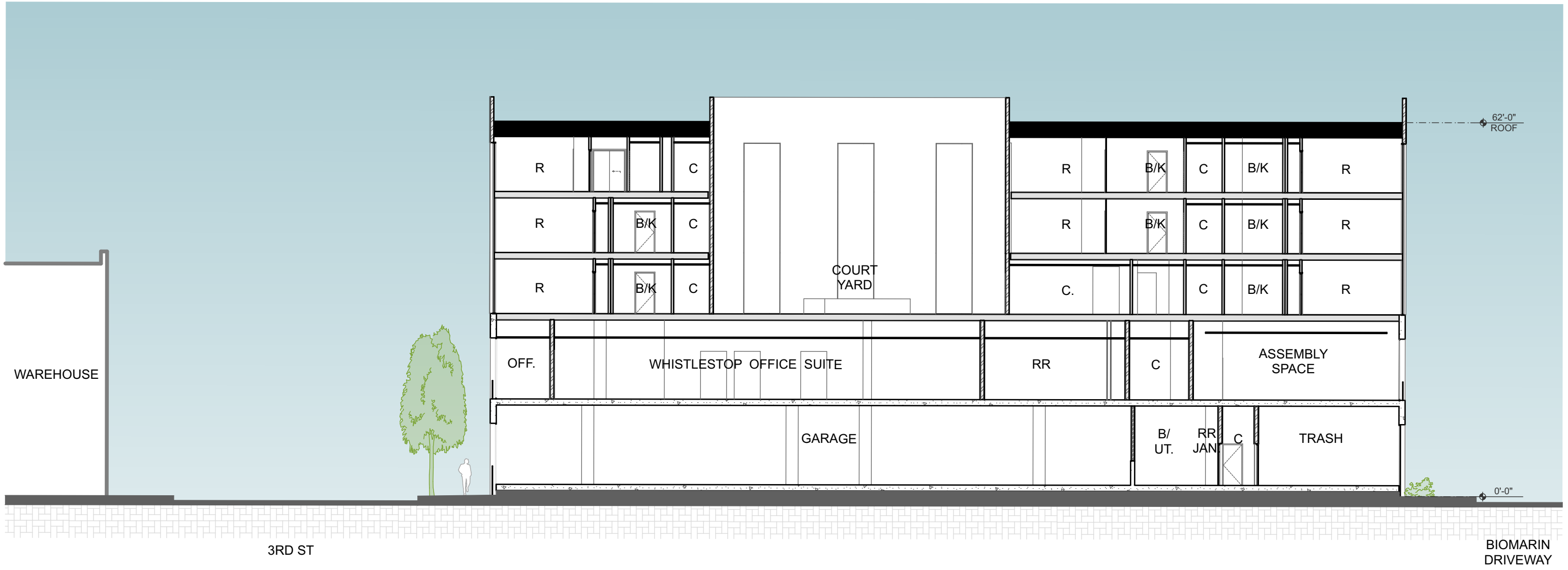
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BIOMARIN DRIVEWAY

A11

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POLLACK** LLP

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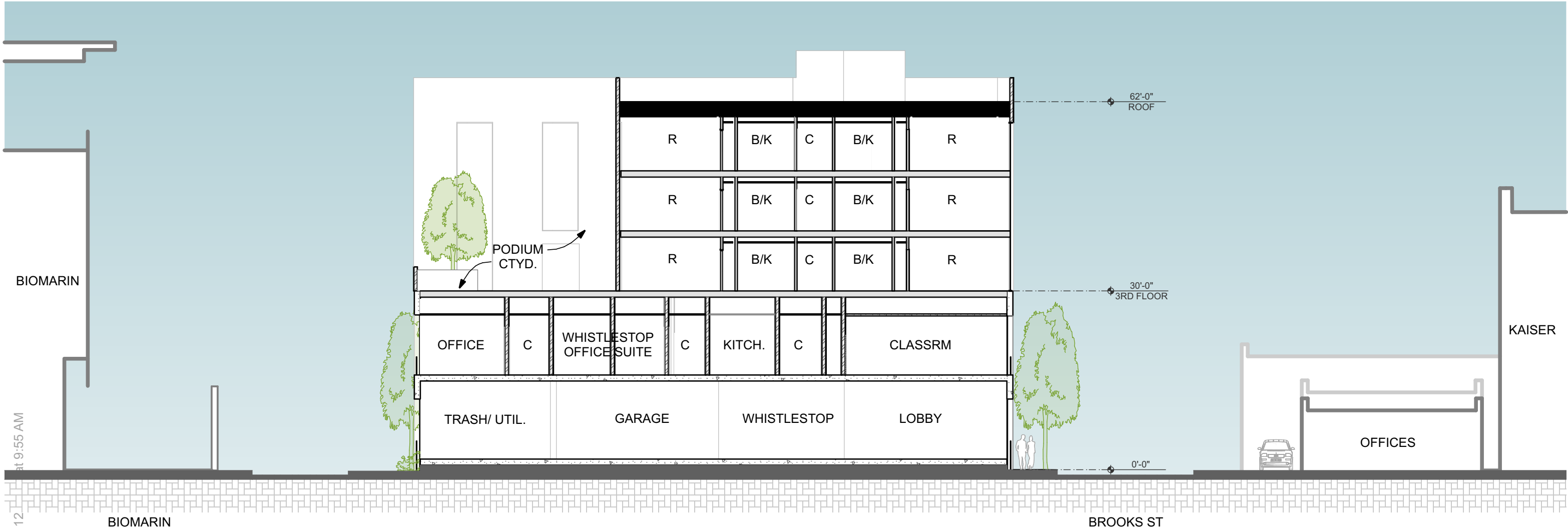
# Whistlestop | WEST BUILDING SECTION

SAN RAFAEL, CA | 12/18/17 | EDEN HOUSING | # 1718

A12

**VAN METER  
WILLIAMS  
POLLACK** LLP





at 9:55 AM

Whistlestop # 1718 | Printed on 12

BIOMARIN

BROOKS ST

KAISER

OFFICES

0 16' 32'

A13

# Whistlestop | SOUTH BUILDING SECTION

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**VAN METER  
WILLIAMS  
POLLACK** LLP



1 VIEW FROM 3RD ST



2 VIEW FROM 3RD ST



3 VIEW FROM BROOKS ST



Whistlestop # 1718 | Printed on 12/13/17 at 9:55 AM



A15

## Whistlestop | N-E 3RD STREET VIEW - AFTER

SAN RAFAEL, CA | 12/18/17 | EDEN HOUSING | # 1718

**VAN METER  
WILLIAMS  
POLLACK** LLP

Whistlestop # 1718 | Printed on 12/13/17 at 9:55 AM



A16

## Whistlestop | N-W 3RD STREET VIEW - AFTER

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WILLIAMS  
POLLACK** LLP

Whistlestop # 1718 | Printed on 12/13/17 at 9:56 AM



A17

## Whistlestop | N-E BROOKS STREET VIEW - AFTER

SAN RAFAEL, CA | 12/18/17 | EDEN HOUSING | # 1718

**VAN METER  
WILLIAMS  
POLLACK** LLP



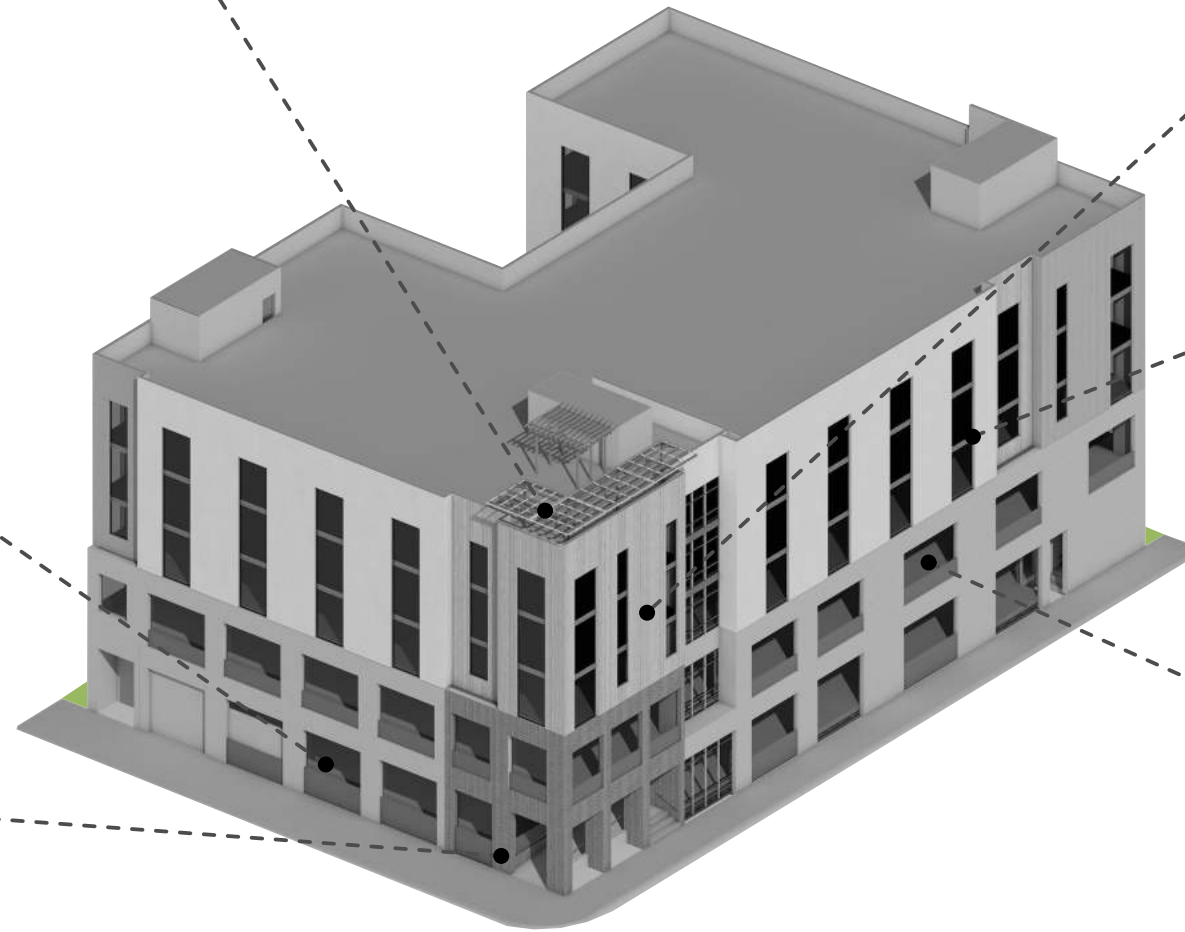
ROOF DECK CONCEPT



ACCENT MATERIAL AT CORNER



GROUND FLOOR ARTICULATION



BUILDING MASS AND GENERAL ARTICULATION



Whistlestop # 1718 | Printed on 12/13/17 at 9:56 AM

# Whistlestop | N-W AXONOMETRIC CONCEPT DIAGRAM

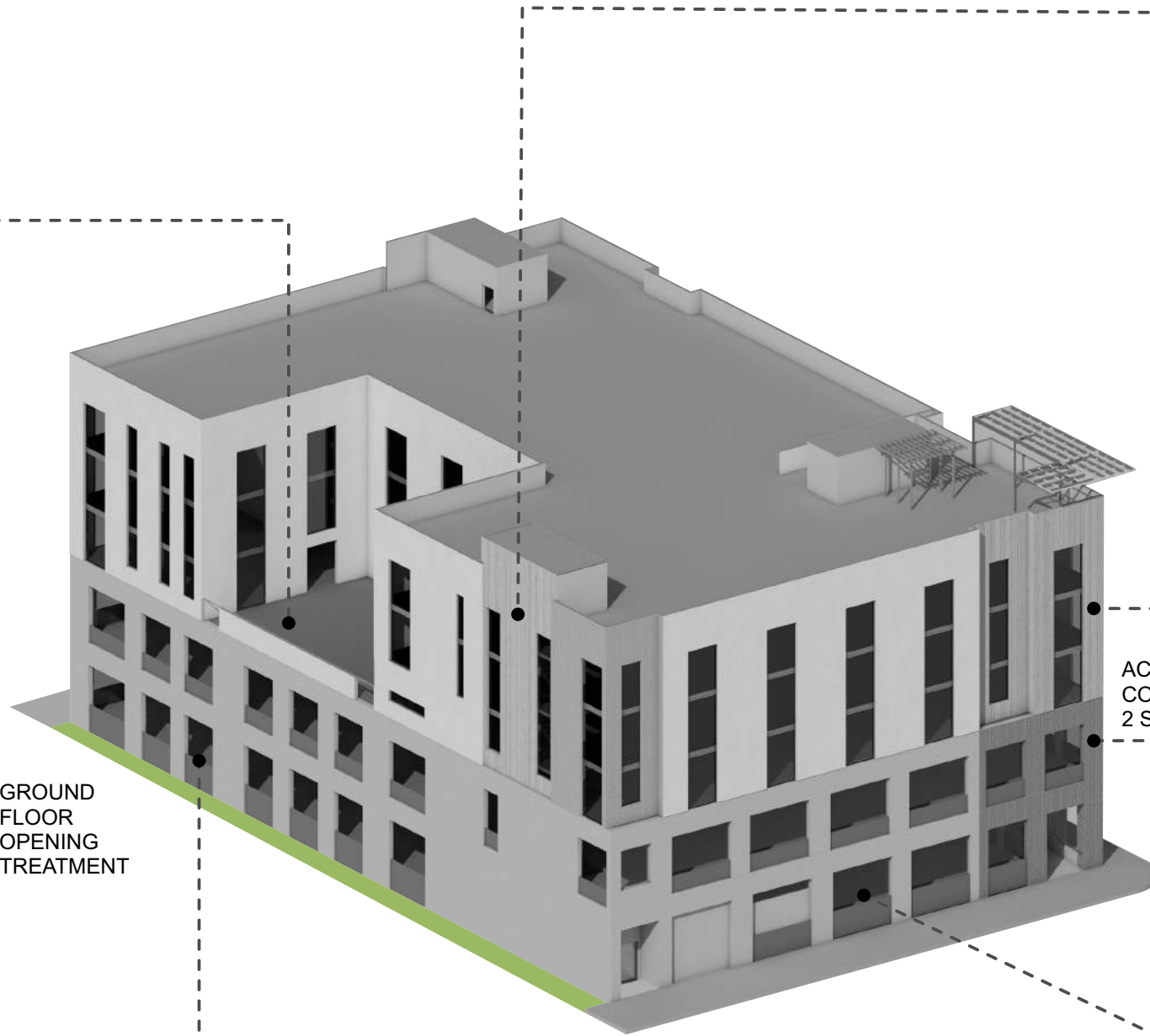
SAN RAFAEL, CA | 12/18/17 | EDEN HOUSING | # 1718

A18

VAN METER  
WILLIAMS  
POLLACK <sup>LLP</sup>

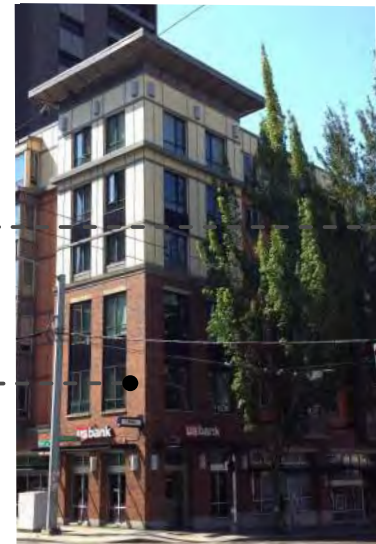


BUILDING MASSING & COMMON COURTYARD



ACCENTED STAIR TOWER MATERIAL

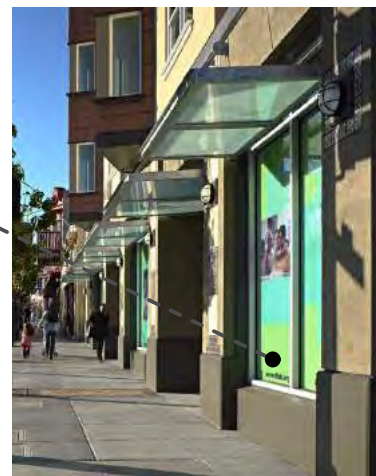
ACCENTED BUILDING CORNER



ACCENTED CORNER 2 STORY BASE



GROUND FLOOR OPENING TREATMENT



RETAIL STOREFRONT

Whistlestop # 1718 | Printed on 12/13/17 at 9:56 AM

A19

# Whistlestop | E-N AXONOMETRIC CONCEPT DIAGRAM

SAN RAFAEL, CA | 12/18/17 | EDEN HOUSING | # 1718

**VAN METER  
WILLIAMS  
POLLACK** LLP