



July 10, 2015

Mr. Kraig Tambornini
Planning Division
Community Development Department
City of San Rafael
1400 5th Avenue
San Rafael, CA 94915-1560

22645 Grand Street
Hayward, CA 94541

510.582.1460 Phone
510.582.6523 Fax

**RE: Whistlestop's Mission Plaza
Formal Entitlements Application Submittal**

Dear Kraig:

The Marin Senior Coordinating Council (dba Whistlestop) and Eden Housing have partnered to redevelop the Whistlestop senior center located at 930 Tamalpais Avenue. The proposed development, Whistlestop's Mission Plaza, will include a new Jackson Café and parking on the ground floor, Active Aging Center (senior center) on the second floor, and 41 units of affordable senior housing on the upper floors.

To date, we have submitted a pre-application, presented our proposal at a noticed neighborhood meeting, and participated in initial concept reviews with the Design Review Board and Planning Commission, in addition to meeting with various neighborhood stakeholders to gather feedback. Based on the input we received throughout this process, we have made various revisions to our plans and designs for this development, including creating an open plaza on Fourth Street, reducing the density, reducing the building square footage, articulating the building with stepbacks, and further pursuing the "Mission Revival" architectural style.

We are excited to move forward with our new proposal and are submitting an application and deposit for formal entitlement approvals. Please find attached the general application form, application fee check, project description, design description, project plans, and responses to community and City comments. We had previously submitted various studies with our March 2015 application for environmental review – including a historical report, health risk assessment, traffic study, and parking study – which are not included in this submittal but are available upon request.

We look forward to continuing to work with the City on this new project. Please feel free to contact me at (510) 247-8103 or aosgood@edenhousing.org should you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrea Osgood", is placed over a light blue rectangular background.

Andrea Osgood
Director of Real Estate Development





San Rafael

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION. 1400 Fifth Avenue, P.O. Box 151560, San Rafael, CA 94915. Tel. (415) 485-3085, FAX 485-3184.

GENERAL APPLICATION FORM

APPLICATION FOR

- | | | |
|--|--|--|
| <input type="checkbox"/> CERTIFICATE OF COMPLIANCE | <input type="checkbox"/> EXCEPTION | <input type="checkbox"/> SIGN REVIEW |
| <input type="checkbox"/> PRE-APPLICATION | <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input checked="" type="checkbox"/> USE PERMIT |
| <input checked="" type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> LOT LINE ADJUSTMENT | <input type="checkbox"/> USE PERMIT AMDT/EXT |
| <input type="checkbox"/> DESIGN REVIEW AMDT/EXT | <input type="checkbox"/> MAJOR SUBDIVISION/TENT. MAP | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> MINOR SUBDIVISION/TENT. MAP | <input type="checkbox"/> ZONE CHANGE/PLANNED DEV |
| <input type="checkbox"/> ENVIRONMENTAL REVIEW | <input type="checkbox"/> SIGN PROGRAM/AMENDMENT | <input type="checkbox"/> OTHER _____ |

REVIEW/HEARING BODIES

- DRB Staff/Admin ZA PC CC

PROPERTY INFORMATION

Street Address: 930 Tamalpais Ave. Assessor's Parcel No(s): 011-277-01
 Existing Zoning: Heatherton Office General Plan Designation: Heatherton Office
 Present Use of Property: Senior Services Center Size of Property: 14,689

APPLICANT INFORMATION

PROPERTY OWNER:

Name: Marin Senior Coordinating Council, Inc. (Whistlestop) Address: 930 Tamalpais Ave.
 CITY & ZIP: San Rafael, 94901 Telephone & Fax: _____ Email: _____

AUTHORIZED AGENT/APPLICANT:

Name: Joe O'Hehir, CEO, Whistlestop Address: 930 Tamalpais Ave.
 CITY & ZIP: San Rafael, 94901 Telephone & Fax: _____ Email: _____

CONTACT (if different from above): Andrea Osgood, Eden Housing Telephone/Fax/Email: aosgood@edenhousing.org (510) 247-8103

DETAILED DESCRIPTION OF PROJECT

In partnership with Eden Housing, Whistlestop proposes to redevelop its parcel at 930 Tamalpais Ave and construct a senior services facility with affordable senior housing units on the upper floors. This application is for formal entitlements. A \$12,828 application fee deposit is included.

DO NOT WRITE BELOW THIS LINE: See Conditions of Application on reverse.

FILL OUT UPON RECEIPT:

Application Date: _____
 Received by: _____ Fees: \$ _____
 Staff person: _____
 Completeness date: _____
 CEQA Assmt: _____ Date: _____

ACTION BY:

DATE:

Staff: _____
 ZA: _____
 PC: _____
 CC: _____
 CDD: _____

CONDITIONS OF APPLICATION

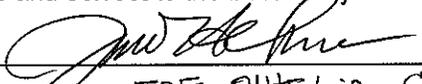
- 1) All materials submitted in conjunction with this form shall be considered a part of this application.
- 2) This application will not be considered filed and processing may not be initiated until the Planning Division determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
- 3) The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review Board and Zoning Administrator and to file applications, plans, and other information on the owner's behalf.
- 4) The Owner shall inform the Planning Division in writing of any changes.
- 5) **INDEMNIFICATION:** As a condition of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities ("indemnities"), the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of any environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the indemnities, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the indemnities.

In the event that any claim, action or proceeding as described above is brought, the City shall promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. In the event the applicant is required to defend the City in connection with any said claim, action or proceeding, the City shall retain the right to (1) approve the counsel to so defend the City, (2) approve all significant decisions concerning the manner in which the defense is conducted, and (3) approve any and all settlements, which approval shall not be unreasonably withheld. Nothing herein shall prohibit the City from participating in the defense of any claim, action or proceeding, provided that if the City chooses to have counsel of its own to defend any claim, action or proceeding where applicant already has retained counsel to defend the City in such matters, the fees and the expenses of the counsel selected by the City shall be paid by the City.

- 6) **ATTORNEY'S EXPENSES COST REIMBURSEMENT:** As a condition of this application, applicant agrees to be responsible for the payment of all City Attorney expenses and costs, both for City staff attorneys and outside attorney consultants retained by the City, associated with the reviewing, process and implementing of the land use approval and related conditions of such approval. City Attorney expenses shall be based on the rates established from time to time by the City Finance Director to cover staff attorney salaries, benefits, and overhead, plus the actual fees and expenses of any attorney consultants retained by the City. Applicant shall reimburse City for City Attorney expenses and costs within 30 days following billing or same by the City.
- 7) **RECOVERY OF ATTORNEY'S FEES BY PREVAILING PARTY:** In any action brought to enforce the applicant's obligations, including the Indemnification and Attorneys' Expenses Cost Reimbursement conditions set forth above, the prevailing party shall be entitled to an award of reasonable litigation costs, including attorneys' fees and costs.
- 8) **COST BASED FEE SYSTEM (not applicable to flat fee applications):** Applicant agrees to pay to the City all incurred costs, both direct and indirect, including State-mandated costs, associated with review and processing of the accompanying application for land use approval(s), even if the application is withdrawn or not approved. Reimbursable costs include all staff and overhead costs as established in the City's adopted Cost Recovery Fee Program Master Fee Schedule, as well as the cost of required professional consultants to assist in environmental, engineering or legal review.

If expenditures exceed 75% of the deposit amount required by the Cost Recovery Fee Program, additional deposits will be requested. Applicant understands and agrees that nonpayment of deposit requests within the time period specified in the request shall be deemed a withdrawal of the application. Any unexpended funds will be refunded by the City after completion of application processing.

I have read and agree with all of the above. I declare under penalty of perjury that the information contained in this application is true and correct to the best of my knowledge.

Property Owner: 
 JOE O'HEHIR, CEO

Dated: 7/8/15

Authorized Agent/Applicant: _____

Dated: _____

Whistlestop’s Mission Plaza

Project Description

The impending arrival of the SMART train in the downtown area of Central San Rafael has presented Whistlestop with an opportunity to transform its current building into a transit-oriented senior center with on-site services and housing for seniors. This transformation will not only allow Whistlestop to manage the impacts of the new train station, but will also allow for a modernization and expansion of their facilities that serve seniors all over Marin and create critically needed affordable housing for seniors. Whistlestop has partnered with Eden Housing to help realize their vision for a new facility that will provide on-site affordable senior housing to complement its Active Aging Center and Jackson Café.

Mission Plaza

The new development, Mission Plaza, will include a new facility for Whistlestop that will include a variety of customized and multi-purpose spaces for Whistlestop to provide Marin’s seniors with health and wellness, social connection, transportation, and referral services. A new plaza will be created on the corner of Tamalpais and Fourth Street as a community gathering space as well as an outdoor dining area for Jackson Café. Located



on the second floor as well as a portion of the third floor, the Active Aging Center will include classrooms, dance/exercise studio, and meeting rooms. On the third, fourth, and fifth floors, 41 apartments will be available to seniors earning less than 50% of area median income at affordable rents ranging from \$580 to \$1,050 per month. Residents will be able to participate in the breadth of Whistlestop’s activities and services with the convenience of living just upstairs and next-door to a variety of public transportation options.

Since the project’s initial application in January 2014, the project team has gathered feedback from a variety of neighborhood stakeholders, including community groups and individuals, neighborhood associations, City staff, the Design Review Board, and the Planning Commission. Based on the input received throughout the community engagement process, we have made various revisions to our plans and designs for this development, including creating an open plaza on Fourth Street, reducing a portion of the building from five stories to three stories, reducing the density, reducing the building square footage, articulating the building with stepbacks, and further pursuing the “Mission Revival” architectural style. The table below describes some of the changes from the original conceptual proposal.

	Initial concept	Current proposal	Change from concept to current
Open space	Covered arcade on the corner Tamalpais and Fourth St.	Open air 1,250 s.f. plaza on the corner of Tamalpais and Fourth St.	Addition of 1,250 s.f. of open space
Number of units	48 1-bedroom units	41 units in a mix of studios and 1-bedroom units	Elimination of 7 units, and change of 27 1-bedroom units to studios to allow for greater articulation of the building facade
Square footage	65,300 s.f.	56,100 s.f.	Reduction of 9,200 s.f., mostly from the residential portion
Design/architectural style	4 design options	Mission Revival architectural style	Selection of the Mission Revival style, with additional setbacks and stepbacks

Community Benefits

Whistlestop's Mission Plaza will allow a highly respected and admired local non-profit to continue serving Marin County seniors and meet the growing demand for their services.

According to a recent article in the Marin Independent Journal, more than one in every three Marin residents will be 65 or older by 2030. Meeting the needs of this so called "Silver Tsunami" will require a variety of improvements to available services including more convenient public transit, improved access to affordable health care, and increased availability of congregate meal and home-delivered food programs. Whistlestop – as the oldest and largest senior services provider, the paratransit operator for the whole County and with its location at Marin County's regional transportation hub (Bettini Transit Center) and future SMART station – is ideally positioned to help meet these needs and serve the aging population in Marin in the most efficient way possible. Its central location and transit options will make it easier for seniors to travel to the center, and the expanded building space will allow Whistlestop to continue leveraging partnerships with other non-profits to offer a wide array of services to seniors (health clinics, screenings, etc.).



Additionally, the development will include a new civic plaza in downtown San Rafael at the corner of Tamalpais Avenue and Fourth Street. This plaza presents the community with an attractive and well-managed outdoor space for gathering near the incoming SMART station that would otherwise not exist. Furthermore, the open air plaza affords pedestrians and SMART users with better vantage views and pedestrian connection from the SMART platform and into the rest of Fourth Street.

Critically Needed Senior Affordable Housing

The new development will also provide 41 units of critically needed affordable housing for seniors. These one-bedroom and studio units will provide homes to very low to extremely low income seniors, aged 62 and older, who earn less than 50% of Area Median Income. The project will include high quality amenities including a community room, a computer center and library, and landscaped courtyards and furnished lobbies for casual social interaction. The affordable units will not only offer quality, safe homes at an affordable price, but as the first affordable transit-oriented community for older adults in Marin County, the development will also allow residents a high degree of mobility without a car. Combined with the on-site services offered by Whistlestop and the amenities in nearby downtown San Rafael, seniors will be able to live a rich, engaged life.

Proximity to Transit, Services and Amenities for Future Residents

Whistlestop's Mission Plaza will be developed on a quintessential infill site, located in the downtown area, and close to transportation, services, and community amenities. The future SMART train station will be located adjacent to the development and will offer seniors the ability to travel easily through Marin and Sonoma counties. For more local trips, seniors will be able to walk two blocks to the Bettini Transportation Center where there are over 16 separate bus routes operated by three carriers including Marin Transit, Golden Gate Transit and Sonoma County Transit. In addition, Marin's Whistlestop Wheels Para-Transit service will be available on-site for all residents.

Residents will also be able to partake in the senior services offered on-site in the Whistlestop Active Aging Center. Seniors will find enrichment and fitness courses, special events, game groups, specialty groups, and outreach services that bring people together, encourage social connections, and create new learning experiences. Finally, residents will also be eligible to receive low-cost lunches in the on-site Jackson Café, a

program operated by Whistlestop. Other important amenities within 0.5 miles include a Walgreens, several banks, retail stores and restaurants and coffee shops.

Development Financing

The estimated total costs for the development are \$25 million including both the Active Aging Center and housing components. The potential funding sources for this project include tax credit equity, Marin County HOME funds, City Inclusionary/In-Lieu funds, and other grants/loans from private foundations and individuals.

About Whistlestop

Founded 60 years ago in 1954, Whistlestop's mission is to ensure that every adult has the opportunity to age with independence, dignity and grace. Whistlestop provides a comprehensive hub of human needs services for Marin County's older adults and individuals with disabilities. These services include special needs transportation, nutrition, preventive health, job training, classes and activities, multicultural outreach and assistance, and a comprehensive information and referral help desk. Whistlestop is the largest provider of active aging services in Marin County, serving over 5,000 unduplicated older adults annually.

Whistlestop Wheels: In partnership with Marin Access, Whistlestop serves residents with special transportation needs in Marin County, and individuals traveling to or through Marin from the surrounding counties of San Francisco, Sonoma, and Contra Costa. With a current fleet of 60 vehicles, Whistlestop is able to provide over 500 trips a day to those unable to use public transportation. Whistlestop acts as a lifeline and helps their clients maintain their independence by transporting them to medical appointments, stores, friends, family and more, keeping them connected with anywhere they need to go.

Nutrition: Whistlestop is committed to providing fresh, affordable (or free), and delicious meals for older adults. Whistlestop achieves this goal in several ways – from dining in the Jackson Café to having groceries available on site for pick up or delivered right to seniors' doors. More information on Whistlestop's premiere nutrition program, the Jackson Café, is provided below.

Whistlestop's Jackson Café is a collaboration with Homeward Bound of Marin's Fresh Starts Culinary Academy. Meals are prepared by Fresh Starts culinary students and served by Whistlestop volunteers. Jackson Café is open to the public and offers a wonderful place to relax and enjoy lunch with friends. The meals are fresh, affordable, and delicious. The daily menu includes a hot main entrée, soup de jour and a variety of other favorite lunch dishes. Prices for entrées for those aged 60+ are around \$5 for a full meal (slightly higher for those under 60).

Services: Whistlestop provides quality programs and services to help their clients remain active community members. We provide multicultural support and one-on-one multilingual assistance on issues that range from finding housing, tax preparation, to legal advice and health care challenges.

Classes: The Whistlestop Active Aging Center offers many educational, social and recreational classes and activities. Some of the classes offered each week include:

- Computer classes
- Exercise & Fitness classes
- Arts & Crafts
- Citizenship
- Social groups for friends helping each other with French, German, or Spanish

About Eden Housing

Eden Housing is a non-profit organization founded in May of 1968 by a group of community activists with the specific intent of creating and preserving affordable housing for low-income individuals and families. Since then, Eden's mission has grown to include community revitalization through an array of affordable housing development and management activities as well as supportive services to help each resident succeed. Today, Eden Housing is a fully integrated non-profit development corporation with two subsidiary companies – Eden Housing Management, Inc. (EHMI), Eden's property management company, and Eden Housing Resident Services, Inc. (EHRSI), which provides services to our senior and family communities.

Since its inception in 1968, Eden Housing has been dedicated to building affordable rental and home-ownership communities across Northern California. To date, Eden Housing has developed and acquired 8,000 residential units in 120 developments and over 70,000 square feet of commercial space in cities throughout the Bay Area and stands out as one of the most productive and successful nonprofit affordable housing developers in California.

Recognized in the industry for its creative development approach and high quality housing, Eden Housing has been named by Affordable Housing Finance Magazine as one of the Top 50 Affordable Housing Developers in the nation every year for the past eight years. We place a high value on design, crafting high-quality developments that give careful attention to the needs of residents and the surrounding neighborhood.

Throughout our 47 years of existence, senior housing has been at the core of our mission. In fact, Eden Housing's first multi-unit development – Josephine Lum Lodge in Hayward and completed in 1973 – was a 150-unit development for low-income seniors. Eden has continued to leverage our expertise with “aging in place” design and creative affordable housing financing and to-date has developed over 2,200 units in 32 communities for seniors and special needs populations.

Whistlestop's Mission Plaza

Design Description

Mission Plaza will include a large variety of spaces for Whistlestop's extensive service program as well as on-site affordable housing for seniors. Whistlestop's Jackson Café will be located on the ground level serving low-cost nutritious meals and an approximately 14,500 s.f. Active Aging Center – on the second and third floors – provides a contemporary facility for older adults to come to receive counseling assistance, exercise, and participate in art, music, and other enrichment classes and activities. The top three stories will include 41 affordable senior housing apartments and one resident manager's apartment in addition to communal spaces for the residents. The project site is approximately one-third of an acre or 14,650 s.f. of site area, bounded by Fourth Street, Tamalpais Avenue, Third Street, and the SMART Station site.

A 1,250 s.f. open air civic plaza highlights Fourth Street and Tamalpais Avenue and will serve as a community gathering space near the incoming SMART station while providing better vantage views and connection from the SMART Station platform to downtown San Rafael. The plaza responds to the Planning Commission's and community's comments requesting a plaza as discussed in the Downtown Station Area Plan, as well as to the desire to include open space or landscaped areas on the street level.

On the ground level of the new building, Jackson Café will be located adjacent to the plaza to provide low-cost nutritious meals to Whistlestop's older adult clients, as well as to other community patrons. Outdoor seating for the Jackson Café will be available on the plaza, providing a consistent level of activity and "eyes on the street" community-based security for the plaza. Jackson Café will include approximately 1,200 s.f. of seating with a commercial kitchen and two restrooms.

The main entrance to the Active Aging Center and senior housing is located on Tamalpais Avenue next to the Jackson Café. The lobby will be shared by the Active Aging Center and the senior housing and includes two elevators. A separate entrance/exit for the senior housing residents is also provided at Tamalpais Avenue and Fifth Street.

The second floor is dedicated to the Active Aging Center. The Active Aging Center is comprised of a variety of spaces for Whistlestop to provide services, run activities, and host events. The rooms come in a range of sizes to allow for a diversity of activities from language classes to yoga classes to large community meetings. In addition to the spaces on the second floor, the Active Aging Center also includes a large room on the third floor overlooking the plaza; this room will be divided by a sliding or folding wall to provide flexibility in the size, capacity, and function of the space. Active Aging Center clients and housing residents will share the space for classes, meetings, and community events to maximize the use of the space. Covered roof decks adjoin this large room, giving Whistlestop clients and residents a space to look out to the downtown area and provide informal surveillance and security for the plaza and SMART station.

The affordable senior housing component is located on the third, fourth, and fifth levels and includes 13 one-bedroom units, 27 studio units, and a two-bedroom resident manager's unit. There are management staff offices on the third floor, near an area that serves as the central lobby for the senior housing. There are several community spaces on the residential floors of the building that are for the use of residents, separate from the Whistlestop Active Aging Center. These include a community room with a small kitchen and storage, a computer room, and an activity room for TV watching and other resident activities. There is also a central laundry room for the residents' use. Additional lounges are placed strategically throughout the

complex to encourage social interaction. Outdoor common area terraces are also located on each residential floor level, allowing residents to enjoy the tremendous views of central San Rafael and Marin from these higher vantage points. These outdoor terraces also allow residents to provide additional “eyes on the street” and SMART station for informal surveillance and security to the neighborhood.

There are 20 parking spaces for Whistlestop employees and guests in a street level garage. The garage’s vehicular circulation consists of a one-way drive loop through the parking area. The van drop off is included within this loop, allowing older adults to enter the lobby from the garage and be protected from adverse weather conditions. Following direction from the City’s Public Works department, vehicular circulation in the garage will be one-way, moving from north to south. Other ground floor facilities, which will be enclosed within rooms, include mechanical equipment, electrical/communications utilities, and garbage and recycling. The garbage and recycling company will serve the site on an approximately bi-weekly basis.

Site and Building Design

The Mission Plaza development is located in downtown San Rafael in proximity to a wide variety of medical and social services, retail shops, and pharmacies. Its transit-oriented location adjacent to the Bettini Transit Center and the incoming SMART station offers a variety of transportation options that are particularly beneficial for older adults.

Whistlestop’s Mission Plaza will play an important role in the City of San Rafael and Marin as a development on downtown San Rafael’s Fourth Street, which serves as the City’s retail “Main Street,” and adjacent to the new SMART rail station. As a building viewed from all sides and multiple vantage points, it is important that it presents a strong quality image.

At the request of the community, Design Review Board and Planning Commission, the design for the Whistlestop senior mixed-use community has been dramatically changed:

- A traditional “Mission” or “1900’s California” Style design has been developed;
- There is a new plaza along 4th Street for gathering, café use and SMART station access;
- The design significantly changes the massing of the building, particularly along 4th Street;
- To achieve the massing changes the program has changed from 48 to 41 units, and two-thirds of the one-bedroom units have been changed to studio units; the Active Aging Center and residential component share some classroom/community spaces; and the café was reduced in size;
- A portion of the building has been reduced from 5 stories to 3 stories. This portion frames the plaza, features a unique roof form, and is designed to appear as a separate building; the covered roof deck at the third floor looks down on the plaza, adding interest and activity from above;
- The southwest corner of the building viewed from the Transit Center has been stepped back further with an additional roof deck and new articulation;
- An arcade leads pedestrians from the plaza to the Whistlestop entry lobby;
- There is a roof top deck for Whistlestop patrons and residents.

Architectural Character

The Mission / 1920’s California-style design, with some contemporary twists, brings a unique character to the site. This style is defined by traditional elements including arched openings in storefronts and arcades,

deeply set windows with sloping sills, detailed metal work in the balconies and awnings at the retail space, and tile accents at columns, lower level windows, and within the plaza paving.

The Mission-style roofs are a combination of hipped and gabled forms, with clay tile roofs, corbelled or banded stucco eaves, and parapets accented with decorative metal railings. The three-story building portion has large columns, with timber framing covering the roof deck(s).

The building's mass is articulated into smaller building forms that are separated by deep recesses at the entry lobby along Tamalpais Avenue and throughout the building levels at the large common areas. Most of these recesses have primarily glazed facades and outdoor patios at the podium level, creating strong articulation between building forms. The multiple forms are also broken down into smaller more vertical articulations, through variation in materials, colors, and textures. Each building form has a strong roof, parapet, or top element.

Other features of the design include: green walls along the base of the building fronting the SMART Station, taking cues from similar areas in downtown San Rafael; mural art depicting vintage images of San Rafael and paying homage to the existing Whistlestop building that can be viewed from the station platform; and tile and decorative metal screening of the garage openings that are similar to the arched retail storefront openings.

The Interiors of the Residential Apartments

The one bedroom units have open concept designs with a large L-shaped eat-in kitchen that expands into the living space. The spacious bathroom allows for flexible access and includes linen storage, drawers, and medicine cabinets. The bedroom has ample space with closets for storage. A coat closet at the entry and a large kitchen pantry provide additional storage space.

The studio units are efficiency units, designed for livability and comfort. The kitchen has standard appliances and opens into the living room area. Adjacent to the living space is the sleeping area, separated with a sliding partition that can remain open for ease of circulation or closed for increased privacy. The bathroom is the standard full size and meets all accessibility requirements. Storage is provided with closets and pantries.

In the corridors at each apartment entry door, we often build in display shelves for residents to place personal items such as pictures and other mementos to personalize their entryway as well as to help them identify their home. Images of similar apartments and interior spaces are included in the planning submittal package.

Tamalpais Avenue Design

There have been discussions within the City and community regarding the potential redesign of Tamalpais Avenue. The basic street design, which is proposed relative to the Whistlestop development, does not limit the ability for the City to reconfigure or reprioritize the circulation on Tamalpais Avenue. This is an independent design and development process that the Mission Plaza development team would gladly participate in, although not required for this project.

The development proposal illustrates two alternatives for the use of the Tamalpais Avenue r.o.w., showing the City-directed design and the design illustrated in the Downtown Transit Area Plan. The Design team met with the City of San Rafael Public Works Department to determine the appropriate requirements for public improvements to Fourth Street, Tamalpais Avenue, and Third Street. While Fourth Street and Third Street will generally maintain their current configuration, Tamalpais Avenue, whose right of way is narrower than other streets, will be reconstructed to meet City of San Rafael standards for sidewalk width and lane width. There will be new street lights and street trees if allowed by the City DPW. The existing parking along Tamalpais Avenue on the Whistlestop side of the street will be removed. The existing sidewalk on the western side of Tamalpais Avenue will not be impacted nor will the street parking on that side of the street.

The Downtown Transit Area Plan shows the removal of parking on both sides of the street, a one-way street, with a bike path, and transit related pick-up and drop-off along the Whistlestop curb and wider pedestrian sidewalk. This loading zone could also accommodate the Whistlestop shuttles, which are currently planned to access the internal garage for pick-up and drop-off of seniors to the Center.

The Whistlestop Development team does not have a preference for one alignment over the other, instead hoping to support the preference of the City and the community. That being said, the development team does require that whichever street design is selected provides the 26-foot clear drive for Fire Department access that meets the Fire Department's satisfaction.

Residential Parking Plan -- Proximity to Transit, Services and Amenities for Future Residents

In order to address parking supply concerns, Eden Housing will rent to seniors who do not own cars. This will allow all but one of the off street spaces provided to serve only Whistlestop and their clients (there will be one space reserved for the on-site residential manager). This restriction on renting to seniors without cars will not have negative impact for several reasons. First, low-income seniors are more likely than any other group to not own a car – many individuals over the age of 62 choose not to drive for health reasons anyway, and Census data consistently shows that lower income households own fewer cars than their higher income counterparts. Therefore, the pool of potential residents that we will be renting to – those earning 50% of the Area Median Income and who are over 62 – will be less likely to own a car. Second, for others that may still own a car, the Whistlestop location and on-site services will make it easier to make the choice to give up their car and transition to a car-free lifestyle.

Mission Plaza will be developed on a quintessential infill site, located in the downtown area, and close to transportation, services, and community amenities. The future SMART train station will be located adjacent to development and will offer seniors the ability to travel easily through Marin and Sonoma counties. For more local trips, seniors will be able to walk two blocks to the Bettini Transportation Center where there are over 16 separate bus routes operated by three carriers including Marin Transit, Golden Gate Transit and Sonoma County Transit. In addition, Marin's Whistlestop Wheels Para-Transit service will be available on-site for all residents.

Residents will also be able to partake in the senior services offered on-site in the Whistlestop Active Aging Center. Seniors will find enrichment and fitness courses, special events, game groups, specialty groups, and outreach services that bring people together, encourage social connections, and create new learning experiences. Finally, residents will also be eligible to receive low-cost lunches in the on-site Jackson Café, a program operated by Whistlestop. Other important amenities within 0.5 miles include a Walgreens, several banks, retail stores and restaurants and coffee shops.

Building Code and Fire Access

The proposed project will meet building code requirements and does not require any easements or other consideration from SMART. To address acoustics and the mix of uses within the building, the development is anticipating constructing the first two floors, primarily Whistlestop uses, out of concrete, while the top three floors of residential uses are anticipated to be Type VA wood frame construction. The entire building will have fire sprinklers. The proposed code interpretation has been vetted with the City of San Rafael Fire Department and Building Department officials and we believe that the primary code considerations are acceptable to each department.

Acoustical Evaluation

The development team has undertaken an acoustical analysis and the findings confirm that the noise impacts to the development can be mitigated through reasonably standard construction.

Supplemental Studies

Through the course of our preliminary design work, we had enlisted several consultants to provide technical data and analysis on the following components of the proposed development. Full reports have been provided to the City as part of the environmental review application submitted in March 2015 and can be provided again upon request. Short summaries of the reports are provided below.

Historic Evaluation

The development team has conducted a historic evaluation of the existing Whistlestop building to determine its significance as a historic resource as it relates to CEQA. The building is not listed as a designated landmark. Since the 1976 field recordation of the former depot, the building has undergone extensive alterations and modifications, and the evaluation has concluded that it does not meet the threshold of integrity to meet the definition of local “structure of merit” and is not a resource under Section 15064.5(a)(2) of the CEQA guidelines. The City regulations do not place any restrictions on this structure. The existing facility does not meet the modern needs of the Whistlestop operations, and the new Mission Plaza facility will allow Whistlestop to continue serving its mission of providing high quality services for the older adults of Marin.

Air Quality Report

Adanta, Inc., environmental consultants, completed a health risk assessment to evaluate the potential impacts of nearby sources of air contaminants that would impact future residents at the site. In this case, nearby sources consist of vehicle emissions at surface streets and the US 101 freeway, gasoline stations, and future SMART train operations. The results indicate that potential impacts of cancer risk and chronic health impacts due to nearby sources are below acceptable threshold limits established by the Bay Area Air Quality Management District (BAAQMD) and do not represent a significant impact.

Traffic and Parking Reports

W-Trans (Whitlock & Weinberger Transportation Inc.) completed a Traffic Analysis and Parking Analysis on the proposed development. The results of the traffic analysis indicate that there will be a minimal number of increased trips caused by this development. The parking analysis calculated expected parking demand and makes recommendations on the amount of parking to be required.

Planning Regulations

The current zoning on the property is the Hetherton Office Park designation. The proposed development meets nearly all of the parameters set out in both the General Plan the City's Zoning Ordinance as follows:

Parameter	Proposed Development
Uses: Mixed use allowed, with office, retail and food service on ground floor. Residential uses on second floor and above.	Whistlestop Active Aging Center "commercial" components on Level 1 and 2. Levels 3 through 5 are residential.
Ground floor commercial should front 4 th Street	Jackson Café fronts 4 th street
Non-residential floor area ratio: 2.0	1.2
Open space: 10% of lot	The development meets the open space requirements through the provision of the open plaza on Tamalpais and Fourth as well as a variety of common roof decks throughout the building.
Building height limit: 66'	The design meets this requirement by reaching 66 feet at the midpoint of the sloped roofs; the elevator, stairs, and other architectural features extend above this height.
Setbacks: 0' from property line.	The building is set back on the Fourth Street side to allow for the new plaza.
Lot coverage: no maximum requirement	93% lot coverage

A more detailed summary of the zoning is provided as part of the project plans submittal package.

Concessions requested:

The proposed development is requesting two concessions to the current zoning regulations as allowed by SB 1818; the density bonus law legislation. These concessions are:

1. A density bonus above the 135% state density bonus to 175% of the allowable density.
2. A parking determination of 0 parking spaces designated for the residential units based on anticipated apartment lease restrictions, where Eden will lease to residents who do not own cars, and known market segment of affordable housing for seniors who do not own cars.
3. SB181 allows a third concession, which is not currently been requested. We may consider using that third concession if an issue arises in the future.

This project proposes a higher density than that set in the zoning, but this is primarily due to the smaller apartment sizes proposed at this site. One-bedroom and studio apartments are a common typology for affordable senior apartments, usually housing one or sometimes two residents per apartment. A development with larger units and higher bedroom counts (for example, within a condominium or family development) would provide homes to a similar number of residents as a development with more but smaller one-bedroom units. Thus, the smaller apartment sizes allow for a higher count of units within the proposed development, but the proposed building area and massing remain within their respective allowable limits.

There is also a parking reduction being requested for the Whistlestop uses as the project site is located within the most transit-rich area of San Rafael and Marin County and in a strong mixed-use area with many supportive services. A parking analysis completed by WTrans indicates that the spaces included in the design meet the projected demand. Another parking study will be completed as part of the project's environmental review process.

Downtown Station Area Plan

The proposed Whistlestop development addresses many of stated goals in the Downtown Station Area Plan, and the following are a few key goals and a summary of how the proposed development helps achieve these goals.

- *Integrate rail and bus transit within the Plan Area.*
 - The development team is committed to working together with the City and SMART to integrate this development in the best way possible with the new station. Unfortunately, the existing Whistlestop building will be severely impacted by the station plan, but the new proposed building offers several opportunities to better integrate and create a more seamless interface between the Station and Downtown.
- *Create a plaza or other public space in the area along Tamalpais Avenue or Fourth Street, connecting to an entry to the station from Tamalpais Avenue.*
 - The new development will add a 1,250 s.f. plaza at the corner of Tamalpais Avenue and Fourth Street to create a better visual and physical connection between the SMART station and downtown San Rafael.
- *Enable new transit-oriented development characterized by increased activity, a mix of uses, and a strong sense of place.*
 - The new development will leverage a well-known existing establishment that serves over 5,000 individuals annually. Providing a new space, designed to better engage with the streetscape and adding 41 residential units, will ensure that there is a vibrant, active population visiting the development and further enriching the sense of place in downtown San Rafael.
- *[P]rovide a consistent urban fabric on both sides of the freeway.*
 - The development will provide a missing linkage along the 4th street corridor -- continuing the active, vibrant frontage found along the western end of 4th street on to the train station and towards the 101.
- *Provide a street network that ... [balances] the needs of motorists, bus and rail customers, bicyclists, and pedestrians.*
 - One of the design options presented for the Tamalpais Avenue (Street Design Option 2 in the project plans submittal package) incorporates some of the proposed Tamalpais Avenue improvements shown in the SAP. These improvements include converting Tamalpais to one way traffic between Second Street and Mission and using this space to create a front door to the transit station -- allowing for right of way to be dedicated to uses that will improve the pedestrian and bicyclists' experience. As shown, we have widened the sidewalk, added a bike lane, and created a plaza on Fourth Street.

Whistlestop's Mission Plaza

Responses to Community's and City's Comments

	Key comments from Neighborhood Meeting, Design Review Board, and Planning Commission meetings	Response/Change
<i>Design style</i>	<p>The design needs to provide an iconic building that would restore, retain or replace the existing building with a new building that would contribute to the character and qualities unique to San Rafael and its downtown.</p> <p>Keep branding for city as seen in the city logo consistent with the design of the building "Mission City."</p> <p>The arcade on Fourth should be re-evaluated as an open plaza. It may appear as a dark space as proposed.</p>	<p>Re-designed the building in the Mission Revival style distinctive to San Rafael architecture and created a plaza at Fourth and Tamalpais to enhance the pedestrian experience in downtown San Rafael.</p> <p>Re-designed the building in the Mission Revival architectural style.</p> <p>Arcade was removed and a 1,250 sq ft plaza was added on Fourth and Tamalpais by pulling back the building on all stories.</p>
<i>Historic</i>	<p>Development must consider the iconic value of the depot building to the City. These characteristics need to be reflected and achieved in any new building design.</p> <p>It is important to consider how the existing building's historically significant characteristics can be incorporated into a new structure. Address the need to recognize the history of the site.</p>	<p>The building was redesigned in the Mission Revival architectural style, which is the same style as the existing depot building with many of the classic Mission Revival features such as arched openings, Spanish tile roofs, deep-set windows, detailed metal work, and stucco cladding.</p> <p>Public art displays will be incorporated on the exterior of the first level facing the SMART train station platform. Museum-quality displays and murals will pay homage to the history of the site and existing building.</p>
<i>Pedestrian experience, livability</i>	<p>Provide open spaces, enhance pedestrian experience, provide seating areas, etc.</p>	<p>The plaza that was added will be open to the public and serve as a gathering place for the community and outdoor dining area for Jackson Café patrons, as well as provide a safer and more open pedestrian connection to the SMART train station.</p>

Building massing

The building width and height need to be addressed. The mass of the building is significant in one unbroken five-story structure (e.g., wall). The DRB recommendation to appear as two or more separate structures with a break in the elevations and rooflines is supported.

The building was shortened to include a plaza on the Fourth St. end and significant sections of the building massing were carved out on the 3rd, 4th, and 5th floors. This was achieved by reducing the apartment unit count, reducing unit sizes, and looking for more efficient sharing of communal spaces between the active aging center and housing components. Overall the square footage was reduced by 9,200 sq ft, which allowed us to articulate the building and create the appearance of multiple structures.

The size and design of units should be further revised to allow for more sculpting of the building. Consider studios or SRO's to accomplish this and reduce the mass.

The overall apartment unit count was reduced, and over two-thirds of the 1-bedroom units were converted to studios.

Previous design (48 total units):

47 1-bedroom units

1 2-bedroom unit (for resident manager)

Redesign (41 total units):

27 studios

13 1-bedroom units

1 2-bedroom unit (for resident manager)

Consider articulation at the roofline.

Greater roofline and massing articulation was added throughout the building, consistent with the Mission Revival style.

Parking

More data is needed to support the conclusions of the study and the parking proposal as adequate for the intended use at this location, including the peak parking demand associated with activities that would occur throughout the day, any parking overlap, the adequacy of visitor parking to serve the needs of the senior units including a comparison of such demand associated with other senior housing projects, etc.

We have conducted a traffic and parking study that found that 20 spaces are adequate for the parking demand created by this development. The City will also be conducting their own traffic and parking study as part of the environmental review process.

Air Quality

The location does not have good air quality due to nearby highways, buses, and trains.

We have conducted an air quality study which found that a new building on this site will be able to use technological building systems to ensure that the air is safe and healthy for the building's users. The City will also be conducting their own air quality study as part of the environmental review process.