

RE: 800 MISSION AVENUE – DESIGN REVIEW REVISION, JULY 9, 2021

THE PROPOSED DESIGN IS A 103-SUITE ASSISTED LIVING AND MEMORY CARE COMMUNITY TO BE DEVELOPED, OWNED AND OPERATED BY AEGIS LIVING. IT WILL PROVIDE ASSISTED LIVING (54 RESIDENT SUITES) AND MEMORY CARE (49 RESIDENT SUITES) SERVICES LICENSED BY THE STATE AS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY. IT WILL EMPLOY APPROXIMATELY 100 PEOPLE OVER THREE SHIFTS, WITH THE MAXIMUM SHIFT HAVING APPROXIMATELY 35 STAFF. THE BUILDING WILL BE A FIVE-STORY STRUCTURE WITH PARKING IN A SUBTERRANEAN GARAGE TO BE LOCATED AT THE CORNER OF MISSION AND LINCOLN AVENUES AND IS WITHIN WALKING DISTANCE TO DOWNTOWN, THE RETAIL DISTRICT, THE TRANSIT CENTER AND THE SMART RAIL STATION.

THE LAYOUT OF THE BUILDING TAKES ADVANTAGE OF THE NATURAL SLOPE ACROSS THE SITE, GIVING STREET LEVEL ACCESS TO THE PUBLIC ENTRANCES AND COMMONS AMENITY SPACES PROVIDED FOR THE RESIDENTS: COMMONS SPACES ON THE GROUND LEVEL INCLUDE AMENITIES SUCH AS DINING VENUES, TERRACE, WELLNESS/FITNESS SUITE, AND CINEMA/AUDITORIUM. ADDITIONAL RESIDENT LOUNGES ARE LOCATED ON THE UPPER FLOORS OF THE BUILDING IN ADDITION TO A FIFTH FLOOR TERRACE.

THE BUILDING WILL HAVE A COMMERCIAL-GRADE KITCHEN THAT PROVIDES ALL RESIDENT MEALS IN THE DINING VENUES ON THE GROUND LEVEL. THE INDIVIDUAL RESIDENT SUITES HAVE A SMALL WET BAR AREA (CASEWORK, A BAR SINK AND A SMALL REFRIGERATOR), BUT THESE ARE NOT INTENDED FOR THE PRODUCTION OF MEALS.

THERE ARE TWO ENTRANCES AT THE STREET LEVEL: ONE PRIMARY PEDESTRIAN ENTRANCE FROM MISSION AND A COVERED VEHICULAR DROP OFF LINCOLN. THE STREET LEVEL ALSO PROVIDES MISSION AVENUE ACCESS TO THE PARKING GARAGE CONTAINING 37 SPACES TOTAL (INCLUDING 2 ADA SPACES) AS WELL AS A TURNOUT LANE FOR FIRE ACCESS ON MISSION AVENUE AND ANOTHER ON LINCOLN AVE FOR LOADING. THIS CONFIGURATION HAS BEEN PREVIOUSLY REVIEWED AND APPROVED AS PART OF THE ORIGINAL BUILDING PERMIT APPROVALS.

MEMORY CARE WILL BE LOCATED ON LEVELS 2 AND 3 OF THE BUILDING AND CONTAINS THE NEEDED INFRASTRUCTURE TO PROVIDE A SAFE, COMFORTABLE AND CARING ENVIRONMENT FOR THE RESIDENTS. THE EXISTING SLOPE ON THE SITE ALLOWS FOR THE ENTIRE NORTH FACE FAÇADE OF THE MEMORY CARE COMMONS SPACES TO OPEN ONTO A PRIVATE AND SECURED OUTDOOR TERRACE DEDICATED TO THE MEMORY CARE RESIDENTS (AND SPECIFICALLY DESIGNED TO ACCOMMODATE THEIR NEEDS). COMMON SPACES DEDICATED TO MEMORY CARE INCLUDE DINING ROOM, ACTIVITY ROOM/MUSIC ROOM, BATHIQUE SPA, LOUNGES, AND A SERIES OF MEMORY-SKILL STATIONS.

THE FOURTH AND FIFTH RESIDENTIAL FLOORS (UPPER TWO) WILL BE DESIGNATED FOR ASSISTED LIVING TOTALING 49 SUITES. THESE WILL HAVE EXTERIOR BALCONY ACCESS FROM DESIGNATED SUITES ON THE MISSION AND LINCOLN AVENUE SIDES. THERE WILL ALSO BE ACCESS TO THE CORNER TOWER ROOF DECK FROM THE ELEVATOR LOBBY ADJACENT THE MAIN TOWER FEATURE.

IN ADDITION TO PROVIDING EXCELLENT DIRECT CARE FOR THEIR RESIDENTS, AEGIS TAKES EXTRAORDINARY CARE TO CREATE COHESIVE DESIGNS THAT RESONATE WITH THE COMMUNITIES THEY RESIDE, WHILE PROVIDING AN IMMERSIVE EXPERIENCE FOR THE OCCUPANTS OF THE BUILDING. THIS

WORKS NOT ONLY TO CREATE A SENSE OF PLACE FOR THE RESIDENTS, BUT ALSO RESULTS IN EASILY IDENTIFIABLE BUILDINGS THAT ARE ANCHORS OR ICONS WITHIN THE COMMUNITY. AS EACH OF THEIR PROPERTIES ARE UNIQUE, DESIGN ALWAYS BEGINS WITH AN UNDERSTANDING OF THE HISTORY OF A PLACE.

THE SAN RAFAEL PROJECT EMPLOYS A CALIFORNIA MISSION REVIVAL STYLE VOCABULARY INSPIRED BY THE NEARBY MISSION SAN RAFAEL. THIS BEGINS WITH THE SIMPLE STUCCO MASSING AND MONOCHROMATIC COLOR PALATE, USING DEEP OPENINGS AND LARGE OFFSETS/STEP-BACKS TO BREAK DOWN THE SCALE. DETAIL, COLOR AND ORNAMENT ARE RESERVED FOR LIMITED SPECIAL FEATURE AREAS ON THE BUILDING: AT THE PEDESTRIAN ENTRIES, THE ARCADES, THE 'BELL' TOWER, THE COVERED DROP OFF (MAIN VEHICULAR ENTRY), AND ALONG THE ROOF OVERHANGS. CONTRASTING 'TERRACOTTA' CLAY TILE ROOFS AND WOOD BEAMS ADD NOT ONLY DETAIL, BUT ALSO WARMTH TO THE PALATE.

THE DESIGN WAS REFINED FOR THIS SUBMITTAL TO REDUCE THE SENSE OF SCALE OF THE BUILDING, AS WELL AS CREATE A BETTER "HANDSHAKE" BETWEEN THE NEIGHBORING PROPERTIES. IN ESSENCE, THE PREVIOUS DESIGN PRESENTED IN MAY INSERTED A FLOOR BETWEEN LEVELS 2 AND 3 INTO THE HIGHLY REGARDED 2018 APPROVED DESIGN. WHILE THE APPROACH RETAINED MANY OF THE CHARACTERISTICS OF THE 2018 BUILDING, THE DRB FELT THE OVERALL RESULTING SCALE LOST THE GRANULARITY OF THE ORIGINAL SUBMITTAL AND WITH IT, THE ESSENCE OF THE ORIGINAL DESIGN.

THIS SUBMITTAL REPRESENTS A FUNDAMENTAL CHANGE IN THE DESIGN APPROACH. INSTEAD OF INSERTING A FLOOR BETWEEN 2 AND 3, THE APPROACH WAS TO DELICATELY ADD SPACE TO THE TOP OF THE BUILDING. THE BUILDING NOW LARGELY READS LIKE THE ORIGINAL PROPOSAL, BUT THE ADDITIONAL RENTABLE SPACE NECESSARY TO MAKE THE PROJECT AN REALITY ARE CAREFULLY FIT ONTO THE TOP FLOOR. THE DRB LAMENTED THE LOSS OF THE ROOFTOP AREA, WHICH WAS IMPROVED IN THIS VERSION BY ADDING A WALK OUT ROOF TERRACE AT THE CORNER OF THE FIFTH LEVEL. THIS WILL BE MUCH MORE WELCOMING FOR RESIDENTS AND COALESCES AROUND THE TOWER ELEMENT. FURTHER, BY ERODING THE UNITS FROM AROUND THE TOWER AND REPLACING WITH ROOF TERRACE, IT ALLOWS THE TOWER TO REGAIN IT'S VISUAL PROMINENCE FROM THE GROUND LEVEL.

THE WALL PLANES ALONG MISSION AND LINCOLN WERE CAREFULLY REVIEWED, AND THE TOP FLOOR WAS DEEMPHASIZED BY A SOFT CHANGE OF COLOR AND DETAILS TO THE AWNING AND BALCONY RAIL. THE GABLED ROOF AT THE WEST END OF THE BUILDING WAS BROUGHT BACK TO THE FOURTH LEVEL, AND THE CORNER UNITS WERE FITTED WITH BALCONIES ON THE CORNERS TO FURTHER REDUCE THE SENSE OF SCALE. THE EYE NOW NATURALLY RESTS ON THE TOP OF LEVEL FOUR RATHER THAN TAKING IN THE ENTIRE FIVE LEVELS AS THE PREVIOUS SUBMITTAL. FURTHER, THE VIEWS TO THE BUILDING FROM THE NORTH AND WEST WERE REDESIGNED TO DEEMPHASIZE THE SENSE OF SCALE, AND TO CREATE SIMILAR PROPORTIONS TO THE ADJACENT BUILDINGS. USEABLE UNIT SPACE WAS REPLACED WITH BALCONY SPACE TO ELIMINATE THE WALLS AT THE TOP FLOOR CORNERS. THIS RESULTS IN EFFECTIVE CHANGES IN SCALE TO BOTH HORIZONTAL AND VERTICAL PLANES.

WE LOOK FORWARD TO DISCUSSING IN FURTHER DETAIL THE REVISED AEGIS SAN RAFAEL SUBMITTAL AT THE CONTINUANCE MEETING OF THE DRB.