

## **PROJECT DESCRIPTION**

1515 Fourth Street is a new development consisting of 191 multifamily residential units, pool area, work out space, commercial space, and gallery space available for monitored public use. The site is located on Fourth Street between Shaver and E Street. This carefully crafted building has been designed to enhance the “West End Village” by blending modern architecture and the established historical charm of Downtown San Rafael.

The vision of the project is to create a gateway to the West End Village as well as provide much needed housing. The project has been designed in general conformance with the San Rafael Downtown Plan.

The project site is currently 2 parcels totaling 38,519 Sq Ft that will be merged into 1 parcel. The development proposal includes 191 apartments including a mix of 1 and 2 bedrooms, including 14 Below Market Rate units slated to rent to households with very low income. The project includes 164 parking spaces and 255 spaces for bicycles in two underground parking levels. The ground floor level includes 3 retail spaces, resident amenities, outdoor courtyard space and a lap pool.

The architectural design includes a two-story brick base with five levels above the base. The building facade and step backs are designed to create interest and minimize visual impacts.

The ground floor and second floor base are designed to be pedestrian friendly and of a scale to complement the existing 4<sup>th</sup> Street merchants, restaurants, and shops, which are mostly one- and two-story structures. The 12’ wide sidewalk provides a generous walkable environment along 4<sup>th</sup> Street. A mid-block pocket park is proposed to enhance the public’s experience along the project frontage. The use of rich materials includes street level landscape planters, brick, and stucco finish and storefront glass. Metal balconies and bay windows break up the project massing and provide resident’s outdoor opportunities.

The 7<sup>th</sup> floor deck will consist of a roof garden, resident common space, and outdoor patio space.

The project complies with many aspects of the City’s 2040 General Plan, Downtown Plan, including but not limited to Policy NH-1.3 Downtown Housing, NH-1.3A Development Incentives, NH-1.4 Preventing Displacement, NH-1.6 Public Realm, NH-1.6C Pocket Parks.