

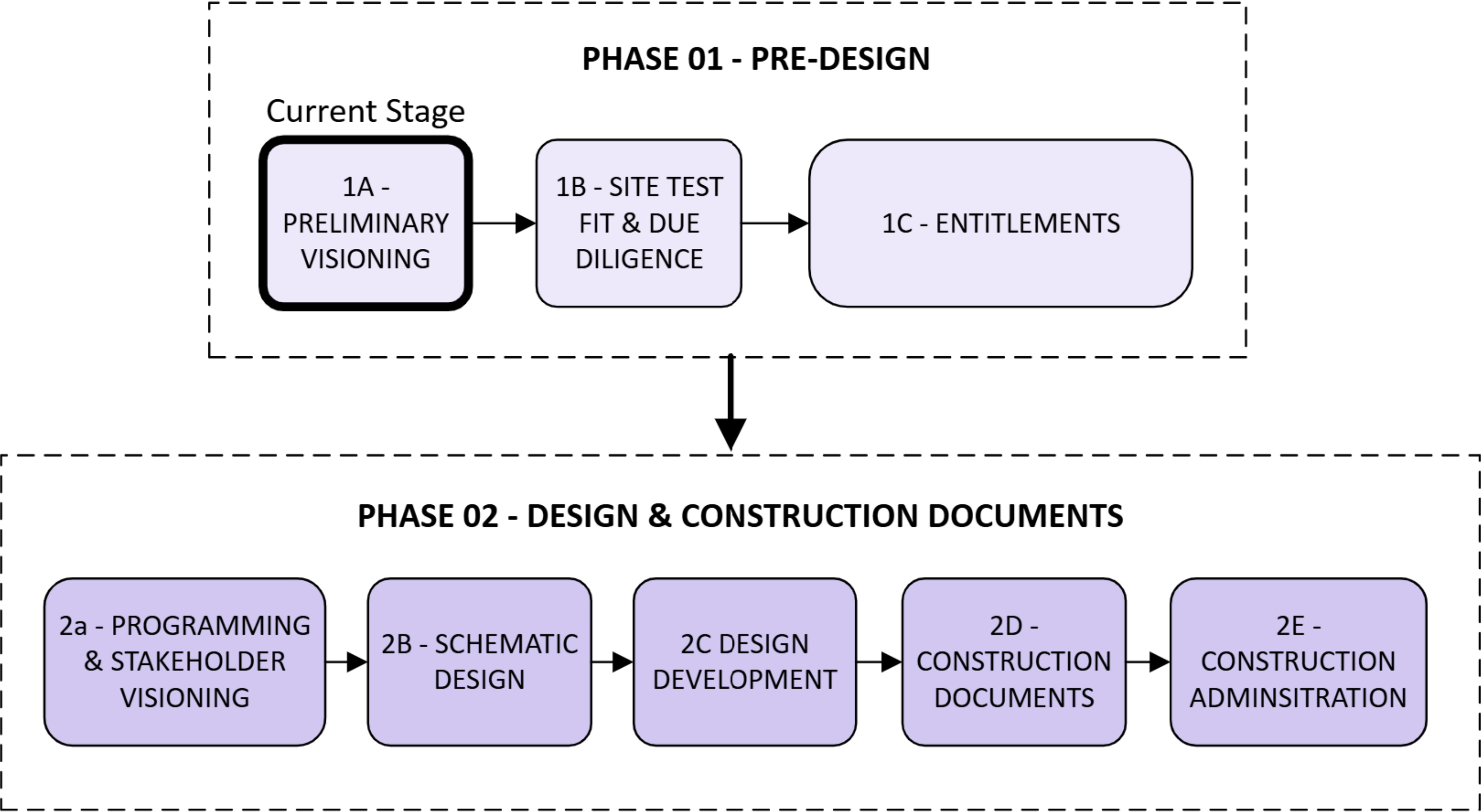
PROJECT INDIGO



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WHERE WE ARE & WHERE WE ARE GOING

Project Roadmap



PRELIMINARY ZONING ANALYSIS

Rezoning from R-MD-1 to R-HD-5 provide the oportunity to support the proposed residential program. R-MD-1 limits development to 12–15 dwelling units per acre and approximately 2½ stories / 30 feet, which is inconsistent with the density and building height required for a 45+ unit multifamily development.

DEVELOPMENT STANDARD	EXISTING: R-MD-1	PROPOSED: R-HD-5*	IMPACTS ON DEVELOPMENT
Zoning Intent	Medium-Density Multifamily	High-Density Multifamily	Supports transition from smaller multifamily to apartment-scale development
Residential Density	12–15 DU/acre	22–43 DU/acre	Nearly 3× the maximum density
Maximum Height	2½ stories / 30 ft.	5 stories / 60 ft.	Doubles allowable building height
Site Coverage	60%	70%	Allows a larger building footprint
Floor Area Ratio	0.65 FAR	No FAR listed, assumed N/A	R-HD relies more heavily on height, coverage, setbacks, etc. to regulate envelope
Common Open Space	250 SF/unit	100 SF/unit	Significantly reduces per-unit land demand
*R-MD-3 may be a compromise if high density is too dense.			

MAIN LEVEL

LOBBY + RETAIL

Retail Mix:	28,700 SF
Retail Bays =	12,200 SF
Restaurant =	5,200 SF
Coffee/Market =	3,600 SF
Lobby =	3,500 SF
Fitness =	4,200 SF



UPPER LEVEL(S) RESIDENTIAL

Unit Matrix: **31 Units/Floor**

Studios =	540 SF =	6 Units
1 Bed =	775 SF =	20 Units
2 Beds =	1,190 SF =	5 Units



LOWER LEVEL GARAGE PLAN

Parking Matrix:	120 Stalls
Garage Stalls	= 84 Stalls
Surface Stalls	= 36 Salls
Total Units	= 62 Units
Total Beds	= 72 Beds
Stalls / Unit	= 1.9 Stalls/Unit
Beds / Unit	= 1.7 Stalls/Bed





**VIEW FROM
WOODLAND AVE**



**VIEW FROM
W BAYSHORE RD**

Gather, Market Hall

Gather, Market Hall

Reading Room

Woodland Pharmacy

Paws & Co

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WELLNESS LEARNING COMMUNITY


Indigo
Vitality Campus

LEASING OFFICE →
MAILROOM →
FITNESS STUDIO →
THE MARKET HALL →
ELEVATORS →
HEALTH CLINIC ↑

LOBBY

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Indigo
VITALITY CAMPUS

STRONGER TOGETHER.
LIVING WELL, EVERY DAY.

FITNESS CENTER

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COFFEE / MARKET

Gather | Market Hall

Indigo
MILL VALLEY CAMPUS

- COFFEE
- ESPRESSO
- AMERICANO
- LATTE
- CAPPUCCINO
- LETTIMOD
- DROP COFFEE
- TEA
- PASTRY
- GRANOLA
- SNACKS
- MARKET

LOCAL & WHOLESOME

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