

Photo by Marian Miner

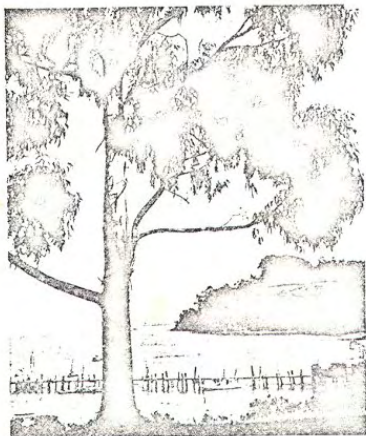
MARIN BAY ...

By Helen B. Kerr

The old McNear Ranch, lying within the north-eastern limits of San Rafael, has been familiar to only a select few fishermen and artists until recent months. Under its new name, Marin Bay, it will, within the next few years, be home to an estimated 20,000 persons who may choose from a broad spectrum of recreational type living.

Marin Bay is the last large land-holding in the county, and the richest. What makes its planned development exciting is that it is in the hands of people whose constant vigilance assures that the natural beauty of the land shall be unscarred (less than 1% cutting and filling on the soft contours), its trees shall stand unmolested, and density shall be controlled by outsize lots and the exercise of full architectural and landscape design.

"Retain the beauty," is the first command of Latiac-Perini Company, a combination of two large corporations, one specializing in investments, the other in construction. Before the soil was broken over four years were spent in planning, in consultations, and in field explorations to determine the best way to preserve and enhance while developing.



China Camp

Frank L. Miner photo

Headed by Lee, expert land planners and subdivision engineers have drawn up a master plan that takes full advantage of different types of terrain—flat valleys, hilltops, waterfronts, etc., so that an unlimited variety of sites are ready for the builder in the 2,233 acres. The large south valley with 600 acres of immediately usable land will have a lagoon of 20 acres, around which will be built about 500 units of garden apartments, scheduled for ground-breaking next year.

The 18-hole Marin Bay Golf Course, major focus of the comprehensive plan, and designed by William Bell of Pasadena, will be ready for play in September when the greens have matured. Commanding a view of the entire course and the bay, will be an imaginative clubhouse now on the drawing boards of Bay Group Associates, Architects, of San Francisco, consulting architects to Latipac-Perini. Planned as a complete social center for adults and young people, it will include swimming pools, tennis courts, and studio apartments for guests of the corporation.

When the golf course is opened, the first lots along the greens and fairways, and others topping the ridges, will be available for sale to builders as well as individuals. An absolute minimum of grading is planned for the hilltops and ridges in order to preserve the lavish endowments of nature which make this site truly unique. On one of the ridges overlooking the golf course and rich with magnificent views of the entire Bay Area, three 20-story apartment-hotels will be built.

In the two north valleys, 410 sheltered acres with fine bay views are almost ready for construction. Lots measure upwards from 75 feet

widths to estate size. Prices start at \$8,500 for the lots, of which there will be about 1,250 in the golf area.

A lagoon plan has been developed for the rim of San Pablo Bay, north of China Camp, to provide marina homesites on approximately 100 acres. Three hundred homes with private boat docks and quays extending into San Pablo Bay will take advantage of the beauty of these peaceful waters. Dredging for the main yacht harbor is scheduled for early in 1962.

Around China Camp, with its two miles of waterfront, 250 acres will hold resort hotels, a boater, the yacht harbor facilities and public launching ramps. And here 3000 berths will increase enjoyment of San Pablo Bay, which has been called in a national boat harbor survey, "one of the six most promising small boat areas in the United States."

In this area a shopping center will also be provided, and rimming it will be wooded residential single and apartment house sites with waterfront views.

Residents who have been living here for years in an anomalous collection of houses will not be steam-rollered. Latipac-Perini has given them an open-handed right to continue to live where they are for token rents.

Unfortunately-named Rat Island, a rock's skip off China Camp, will have an international restaurant, with access by a swinging bamboo bridge. The old China Camp barn, sagging forlornly despite being immortalized by every artist who ever took a field trip in Marin, must go. It was doomed years ago when the shrimp disappeared



*Master plan of lagoon apartments adjacent to golf course. Twenty acre salt water lagoon provides protected swimming and boating recreation opportunities.
Bay Group Associates, Architects*

from San Pablo Bay.

Elevated wooded land to the west and north of the beach area, bearing fine stands of oak, madrone and eucalyptus, will feature large estate-size homesites, complete with stables for those who want to enjoy the bridle trails that lead through the woods. The adjacent 400-acre Natural Preserve will be held in its wild state.

There are five school sites in Marin Bay, one of which is already owned by the Catholic Church for a parochial school; the sites are so planned that children will seldom have to cross more than one road to get to and from school. Streets will be wide and gently curving, with few intersections; and traffic will be routed around the bay, with its panoramic view.

Space has been reserved for three shopping centers—one by the bay will be of the international sort now popular in Sausalito.

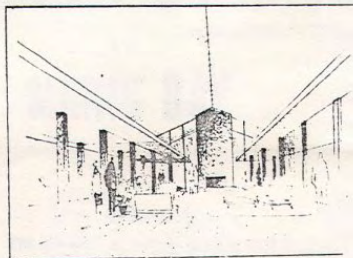
Architecture and landscape control will be exercised over all building, including color use and fence construction. Utilities will be underground.

A major reason to validate Marin Bay's claim, "the perfect site for builders," is its proximity to San Francisco (a half-hour drive) and its general accessibility to all key areas in the Bay region.

House and Home Editor Perry Prentiss, and many others who have seen Marin Bay and reviewed its master plan have called it one of the most outstanding planned community developments in the country. The happy results can be

attributed to the dynamic leadership of Mr. Lee, the sound engineering and site planning knowledge of Dan Coleman, and the inspired architectural planning of six young architects who have pooled their diverse talents under the firm name of Bay Group Associates.

With Latipac-Perini's reverence for the beauty of the land, plus the wisdom of superior land developers that beauty is as rewarding financially as aesthetically, Marin Bay's jewel-like quality is assured for the future.



Golf club lounge - a study sketch - viewed from the lobby. The architects have chosen natural stone from the site, and natural finish wood the predominant theme.