

AVIARA AFFORDABLE HOUSING  
1385 WEST COLLEGE AVE, SANTA ROSA CA  
ZONING ADMINISTRATOR HEARING

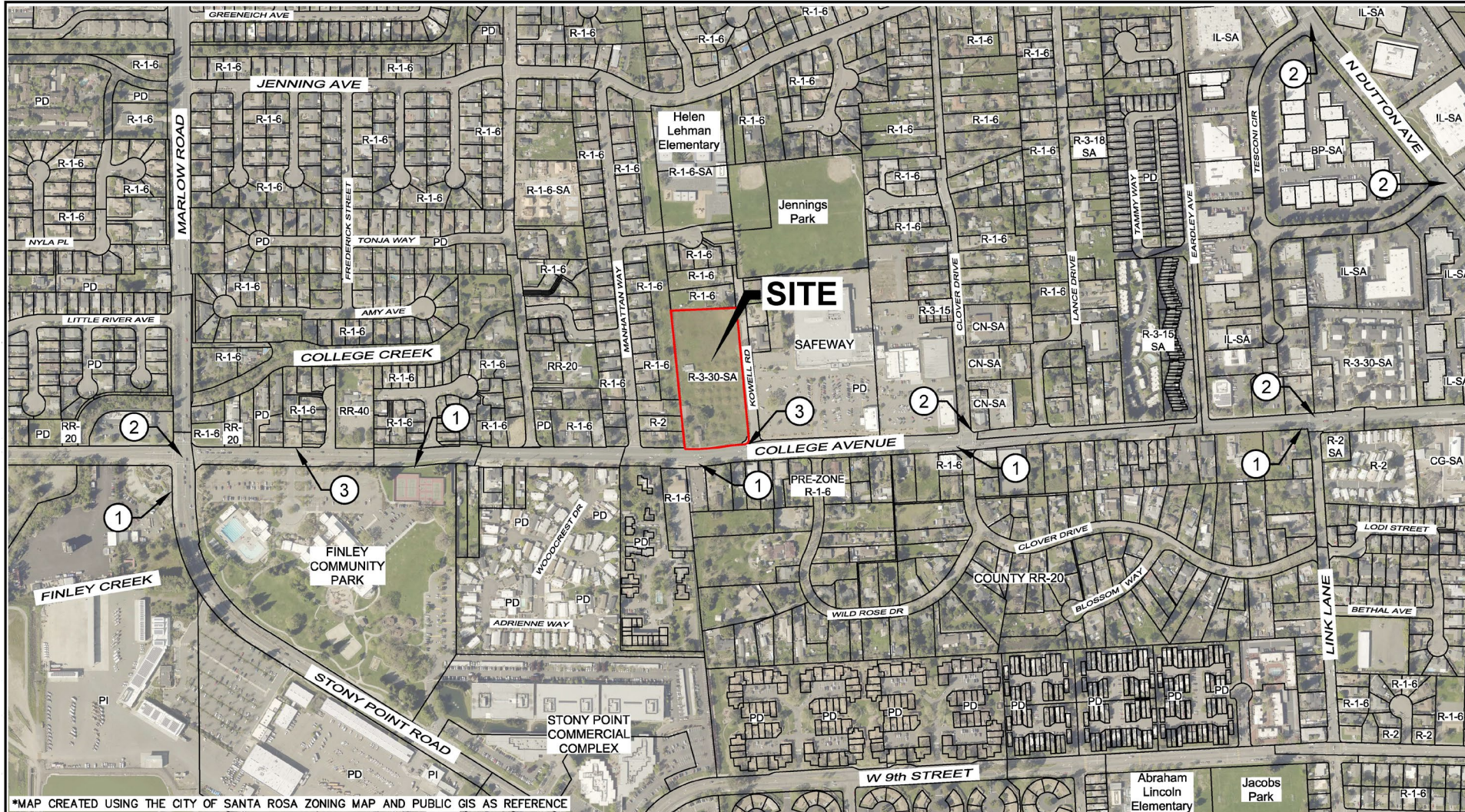


DECEMBER 15, 2021

**McKELLAR MCGOWAN**  
REAL ESTATE DEVELOPMENT



# LOCATION DESCRIPTION

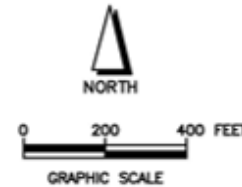


\*MAP CREATED USING THE CITY OF SANTA ROSA ZONING MAP AND PUBLIC GIS AS REFERENCE

- 3.92-acre site located at 1385 West College Avenue at Kowell Road
- A large Safeway market is directly across Kowell to the east. A Dollar Drug pharmacy, UPS store, bank and other services are in the same shopping center
- Finley Community Park is within walking distance; the entrance is 2,000 feet west from the corner of Kowell and West College
- Helen Lehman Elementary School and Jennings Park are also within walking distance
- On a bus route, with a bus stop directly across West College and planning for a future bus stop in front of the project

## KEY NOTES:

- ① BUS STOP
- ② SIGNALIZATION
- ③ BICYCLE LANE



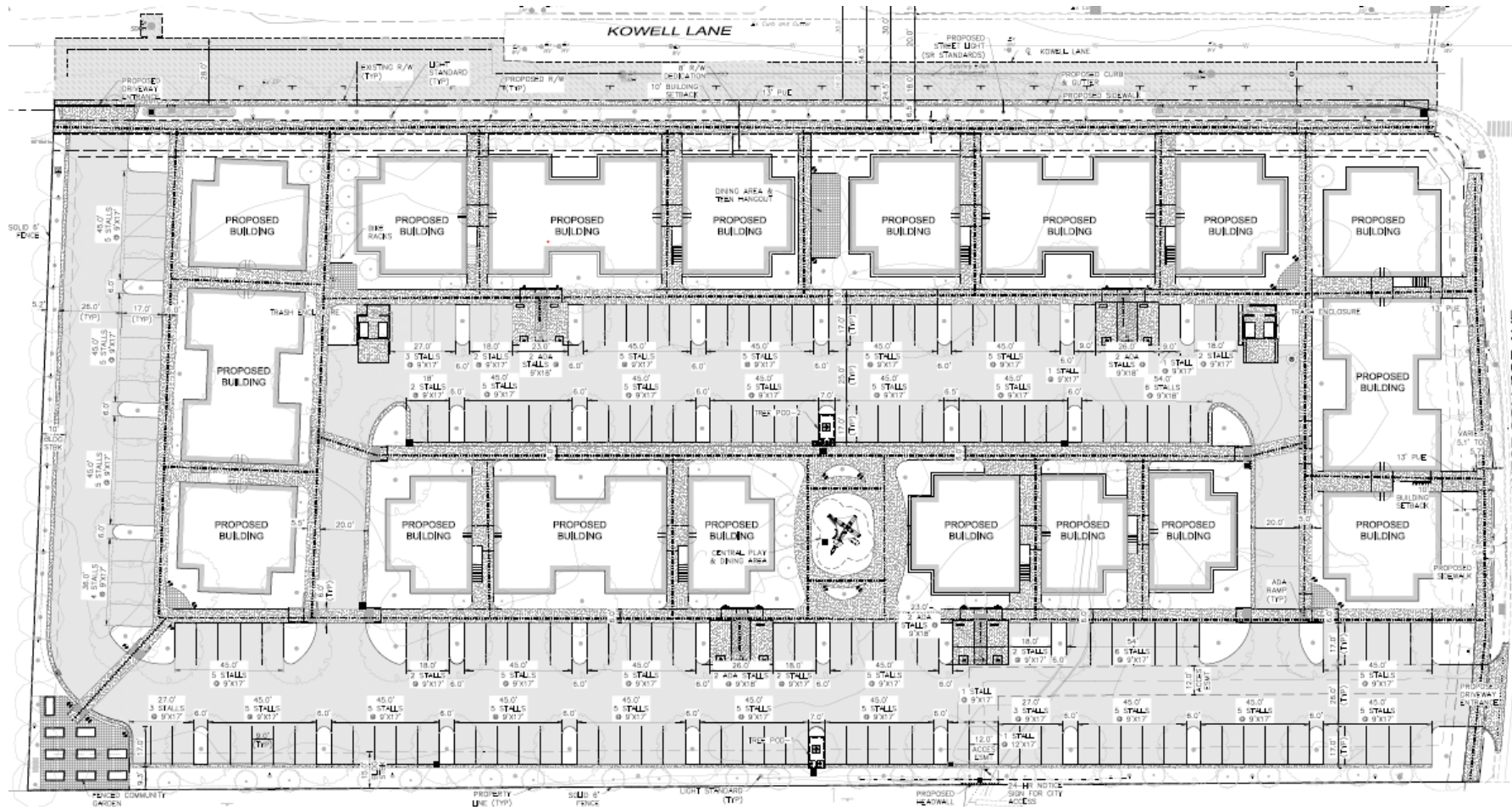




**AVIARA AFFORDABLE HOUSING**  
**1385 WEST COLLEGE AVE**

**SITE PLAN**





OCCUPANCY:	R2 3 Story Stacked Flats Community Center
CONSTRUCTION:	Type VA w/NFPA 13 Fire Sprinklers
BUILDINGS:	6 Buildings
UNITS:	2 Floor Plan Types 84 - 2 Bedroom/1 Bath 52 - 3 Bedroom/2 Bath
TOTAL UNITS:	136
ONSITE PARKING:	179

**AVIARA AFFORDABLE HOUSING**    **SITE PLAN**  
**1385 WEST COLLEGE AVE**



## PROJECT DESCRIPTION

- 100% Affordable Project
  - Bond allocation received December 2021
  - Bond funding to occur June 2022
  - Construction to commence July 2022
- In the North Station Priority Development Area
- 75-foot PG&E easement/buffer to the west; all buildings are located off the project boundaries on the west and the north
- Street frontages on West College and Kowell activated with homes and landscaping
- Community Center provided with meeting/study/lounge space, computer stations, restrooms, kitchen and laundry
- Site amenities include a playground, shaded dining area, teen space, and community garden

## PROJECT DATA

- 136 units
  - 84 - 2 bedroom/1 bath units
  - 52 - 3 bedroom/2 bath units
  - 6 - 3-story buildings
  - Access through interior stairwells open to light and air on 2 sides
- 117 units allowed by City Code in this R-3-30 zone with a Medium High Residential designation
  - 136 units proposed (includes 19 density bonus units)
  - 211 units allowed by state law (94 DB units) per G.C. 65915(f)(3)(D)
  - Up to 234 units allowed by City (Municipal Code Section 20.31.010) (117 DB units)
  - No incentives or concessions requested – up to 4 allowed. No waivers requested.
- Building heights range from 32 to 37 feet, all three stories
  - 45-foot height and 4 stories are allowed by right
- 179 parking spaces provided
  - 136 parking spaces required
  - 43 additional parking spaces provided
- 17 new parking spaces provided on Kowell Road (not included in above parking counts)





SCHEMATIC FRONT ELEVATION 1A

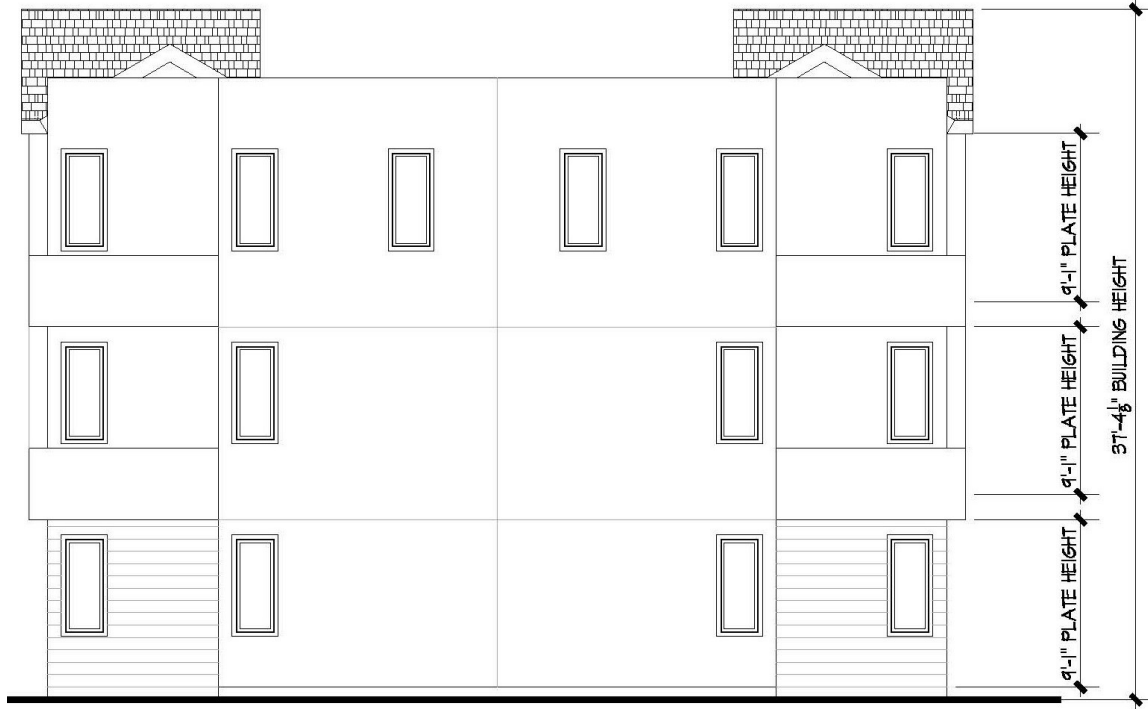


SCHEMATIC FRONT ELEVATION 2A







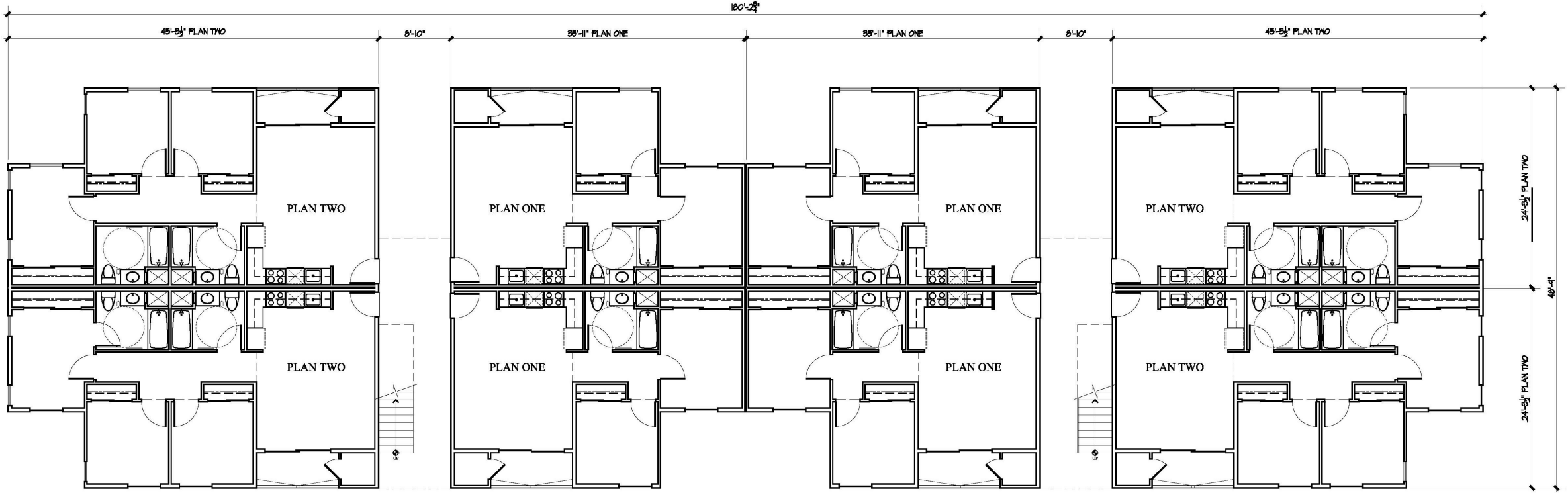


LEFT ELEVATION



RIGHT ELEVATION









SCHEMATIC FRONT ELEVATION 1B



SCHEMATIC FRONT ELEVATION 2B



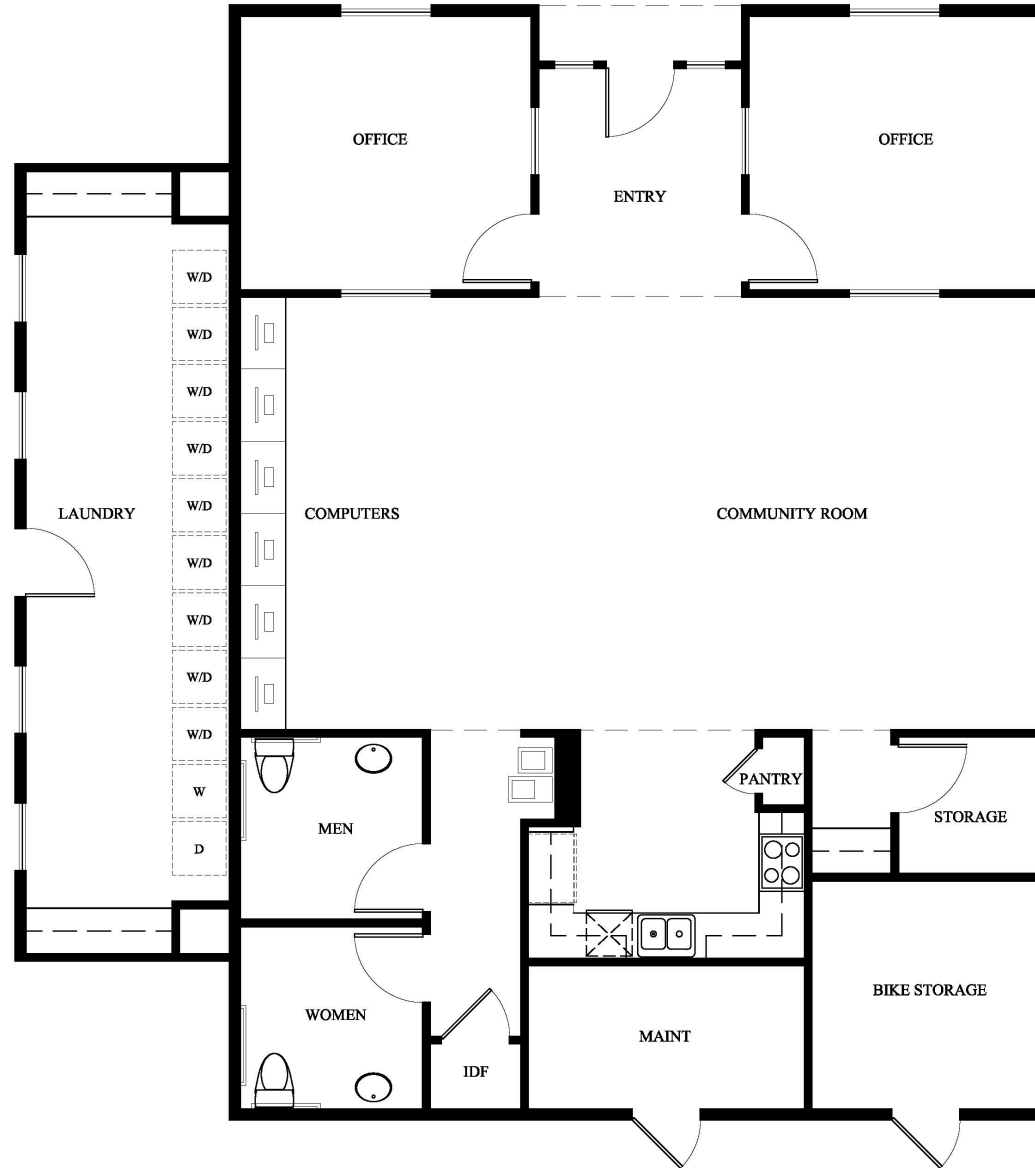


SCHEMATIC FRONT ELEVATION 1C



SCHEMATIC FRONT ELEVATION 2C







The site will be accented with many shade and flowering trees as well as ten 24"-box, or larger, native Valley Oaks to meet mitigation requirements. Street trees are planned for both West College Avenue and Kowell Lane and a community garden will be situated on the northwest corner of the property. All plantings in the community will be low water and hardy yet provide visual relief and interest.

**SITE LEGEND**



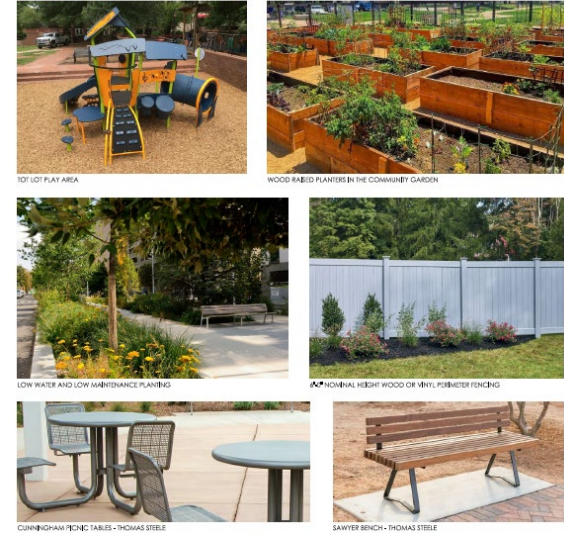
**TREE MITIGATION**

SYMBOL	TREE MITIGATION SUMMARY	RICHES REMOVED	TREE MITIGATION PROPOSED ON PLAN	15 GALLON PROPOSED FOR MITIGATION	24" BOX PROPOSED FOR MITIGATION
(Native Oak symbol)	NATIVE OAK TREES TO BE REMOVED	61.4'	NATIVE OAK TREES TO BE REPLACED		11
(Ornamental Tree symbol)	ORNAMENTAL TREES TO BE REMOVED	71.6'	ORNAMENTAL TREES TO BE REPLACED	80	79
(Not shown symbol)	NOT ORNAMENTAL TREES TO BE REMOVED SHOWN	777.5'			
	TOTAL REQUIRED PER CITY CODE 1734		TOTAL # OF MITIGATION TREES PROPOSED	(80) 15 GALLON	(79) 24" BOX

ALL EXISTING TREES ON SITE ARE TO BE REMOVED FOR CONSTRUCTION AS DESCRIBED IN THE ARBORIST REPORT PREPARED BY HORTICULTURAL ASSOCIATES DATED FEBRUARY 14, 2020



**CHARACTER IMAGES**



**QUADRIGA**  
 landscape architecture and planting, inc.  
 SACRAMENTO | SANTA ROSA  
 707.546.3561 | www.quadriga.com  
 November 8, 2021

**AVIARA AFFORDABLE HOUSING**  
 1385 West College Ave. Santa Rosa, CA  
 Layout Plan  
 L1.0



## PROJECT TEAM

- **DEVELOPER:** McKellar McGowan Real Estate Development
- **ARCHITECT:** The McKinley Associates, Inc.
- **CIVIL ENGINEER:** Adobe Associates, Inc.
- **LANDSCAPE ARCHITECT:** Quadriga, Inc.
- **AFFORDABLE HOUSING CONSULTANT:** Chelsea Investment Corp

## **AFFORDABLE vs MARKET RATE**

The principals of McKellar McGowan LLC have been leaders in California as developer/builders of high-quality products including attached and detached residential, commercial, and industrial. Please visit our website [www.mckellarmcgowan.com](http://www.mckellarmcgowan.com) for details.

We have seen recently the impetus in government to encourage developer/builders such as us to take a hard look at using our skills and experience to build attached housing that families in the service industries can afford to occupy. To this end, we have researched and developed a close relationship with Chelsea Investment Corporation ([www.chelseainvestco.com](http://www.chelseainvestco.com)), an industry leader in California affordable housing, and have contracted with them to help us be successful in this real estate segment. It is for this reason that we are resubmitting this property to be an affordable project whereas before, it was strictly market rate.

With the help of the City of Santa Rosa in processing this application expeditiously, we feel certain we will be able to contribute to this worthy local and statewide need.



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