

## Pacheco Gregg, Patti

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**From:** Ross, Adam  
**Sent:** Wednesday, November 06, 2019 5:06 PM  
**To:** Pacheco Gregg, Patti  
**Subject:** DR19-074 - W. College Apartments - Late Correspondence  
**Attachments:** [EXTERNAL] West College Apartments; Rec. Building Concept.pdf; Project Narrative .pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** DRB

Patti,

Can you send this as late correspondence?

Design Review Board Members:

Please find late correspondence items for the W. College Avenue Apartments Concept Item File No. DR19-074, that include a Project Narrative provided by the applicant, an enlarged recreation center site plan, and a written public correspondence email from a neighbor.

### Adam Ross | City Planner

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## **Pacheco Gregg, Patti**

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**From:** Judy Ervice <judy.ervice@gmail.com>  
**Sent:** Thursday, October 17, 2019 2:46 PM  
**To:** Ross, Adam  
**Cc:** Greg E.  
**Subject:** [EXTERNAL] West College Apartments

Hi Adam,

The day following the Oct 2 meeting about the W. College Apartments, about 6 of us happened to meet up on our morning walks. Since then, I have also spoken to the neighbor right across the street from us to what the impact of the three story building which is planned to be parallel to the property line. From here on Manhattan Way, that is going to be a huge eyesore. It will create privacy issues for those on the east side of Manhattan Way as well as affecting their light and possibly the light of those of us on the west side of Manhattan Way.

We all wish this was going to be duplexes, two story, whatever but realize we are likely to have little influence on that. However, if that building affecting all of us could be reduce to 2 story and perhaps made longer to account for the loss of units, it seems like it would be a compromise we (my husband and I) could live with and I expect others would feel the same way.

Would it be possible to pass this on to Scott Parker and his associates? We would be very appreciative if you could do this. And, while I had nothing to do with the comments made at the end of the meeting about “kickbacks”, I was very embarrassed and offended, on behalf of the developers, for those comments.

And, out of curiosity, do you know how the housing planned for the Highway 12 greenway project is going to be? How tall, how many, affordable of not?

And, finally, what can we expect for the next action on W. College?

Thanks so much.

Judy Ervice  
1239 Manhattan Way

## **1385 West College Site**

The West College Site is a proposed 117 Unit 3-story Walk-up Apartment project. The 3.92 Acre property is located just West of the Safeway Market separated by Kowell Lane on the East and College Ave on the South. A large 75 Foot PG&E easement borders the West side of the property and Single-Family Detached housing is to the North.

With 20 units per (one 17 Unit building) building in a 3-story stacked flat configuration with some units enjoying direct access. Twelve Units in each Building will have tuck under parking. The Property is Located in the City's North Station General Plan Area with R3-30 High Density Zoning at 30 units per Acre. The project will comprise of 57 One Bedroom one bath units, 12 - One Bed 1.5 Bath and 48 - 2 Bed 2 bath. We will create 72 Garage Parking units and 125 surface parking dispersed throughout the project. Total Parking will 197 stalls for 1.68 per unit, required parking is 176.

We have oriented all the tuck-under parking to face inward on the property away from both West College and Kowell Ave. The project will have front driveway access from West College and a rear driveway on the north end of Kowell to provide ample circulation throughout the property. We will provide the residences with a state of the art recreation facility with full kitchen, ample seating, work stations, fireplace, gathering areas, barbecue area with gas grills for outdoor cooking, swimming pool, conference rooms, full gym with free weights, treadmills, stationary bikes, restrooms and outdoor seating with large screen televisions both indoor and out. The Management and Leasing Offices will be located in the Recreation Building.

Type V One Hour Construction will be utilized with 13R Sprinkler Systems with slab on grade floors. Ground Floor Units will have a small private walled courtyard at their entry area. 2<sup>nd</sup> and 3<sup>rd</sup> floor will each have 8 units per floor. Non ground floor Units will have access up an interior stair well with adjacent daylight through the roof of the Building. Non-ground floor units will have exterior balcony areas. Ground floor units will enjoy direct access into their units from the one car garage.

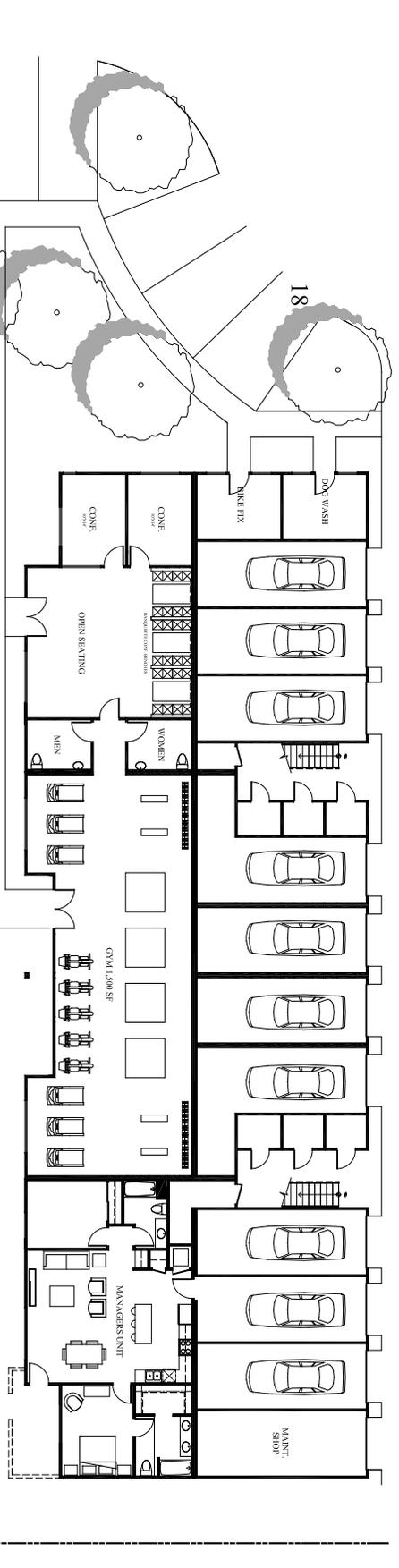
WEST COLLEGE AVE. SANTA ROSA

McKellarnMcGowan

1ST FLOOR

1/8"=1'-0"

3 STORY STACKED FLATS - BUILDING PLANS



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