

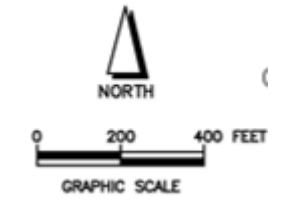
AVIARA AFFORDABLE HOUSING  
1385 WEST COLLEGE AVE, SANTA ROSA CA  
DESIGN REVIEW







- KEY NOTES:**
- ① BUS STOP
  - ② SIGNALIZATION
  - ③ BICYCLE LANE



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

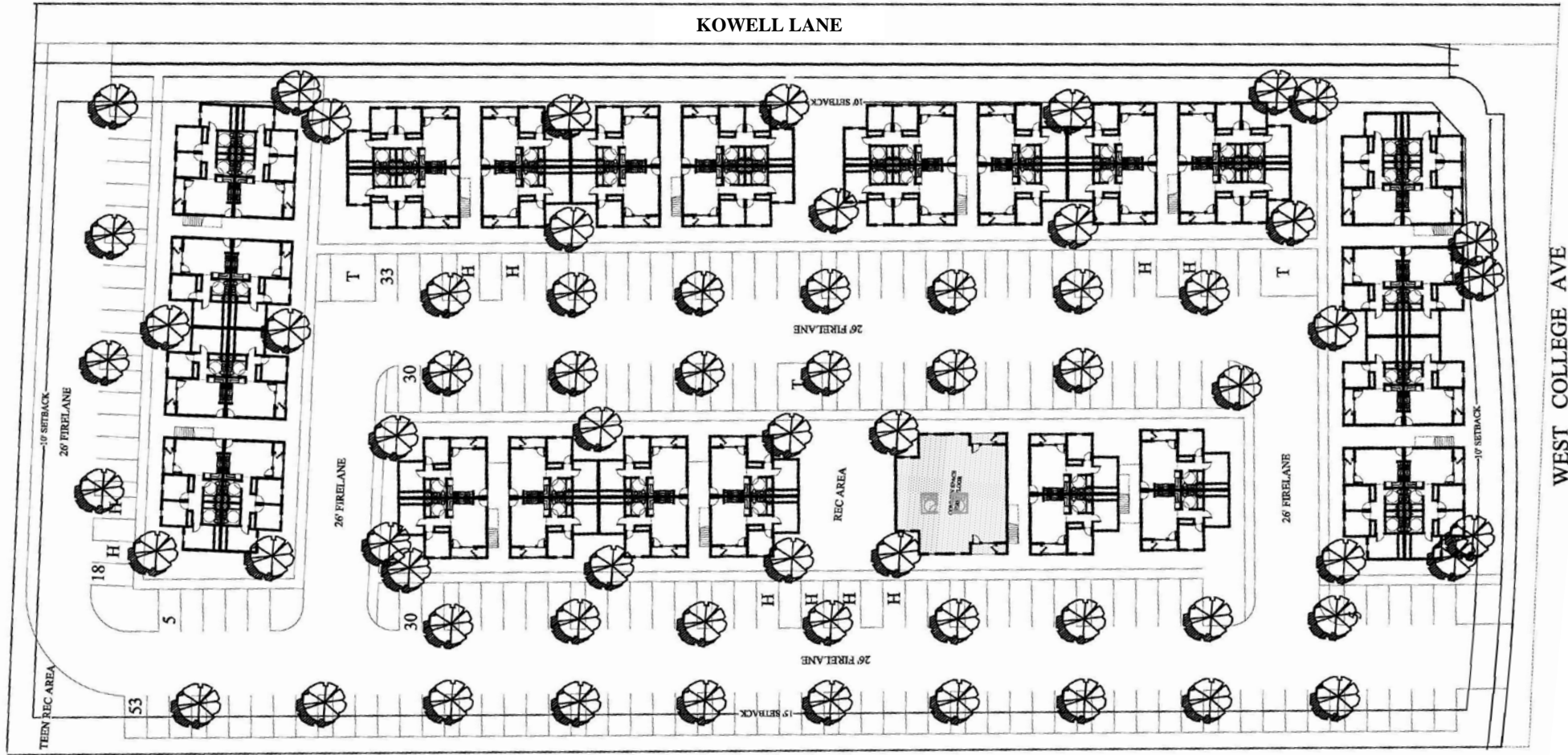
**AVIARA AFFORDABLE HOUSING** | **SITE LOCATION**  
**1385 WEST COLLEGE AVE**

**MCKELLAR MCGOWAN**  
 REAL ESTATE DEVELOPMENT









**PROJECT DATA**

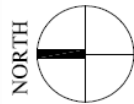
OCCUPANCY: R2  
 3 STORY STACKED FLATS  
 COMMUNITY BUILDING

CONSTRUCTION: TYPE VA w/NFPA 13 FIRE SPRINKLERS

BUILDINGS: 6 BUILDINGS  
 2 FLOOR PLAN TYPES

UNITS: 84 TWO BEDROOMS  
 52 THREE BEDROOMS

TOTAL UNITS 136



## PROJECT DESCRIPTION

Aviara is a proposed 3-story apartment project with 136 units, 100% affordable to low-income renters, on 3.92 acres at 1385 West College Avenue in the City of Santa Rosa. The project will have 84-2 Bedroom/1 Bath units, 52-3 Bedroom/2 Bath units and 174 parking spaces (1.28/unit). Each unit will feature a private balcony or patio with adjacent storage.

There will be a total of 6 buildings each ranging from 32 to 37 feet high with asymmetrical roof lines (a 45-foot height limit applies in this zone). Five buildings will have 8 units per floor for a total of 24 units per building. The sixth building will have 4 units and a community center on the first floor and 6 units on the second and third floors for a total of 16 units. Access to the second and third floor units will be through interior stairwells with open air ventilation and light on either side. The architecture will have modern colors to complement the multiple off-set planes and varied roof heights. The construction will be type VB with a 13R sprinkler system. All buildings will be slab on grade.

## PROJECT DATA

OCCUPANCY:	R2 3 Story Stacked Flats Community Building
CONSTRUCTION:	Type VA w/NFPA 13 Fire Sprinklers
BUILDINGS:	6 Buildings 2 Floor Plan Types
UNITS:	84 Two Bedroom/1 Bath 52 Three Bedrooms/ 2 Bath
TOTAL UNITS:	136
TOTAL PARKING:	174



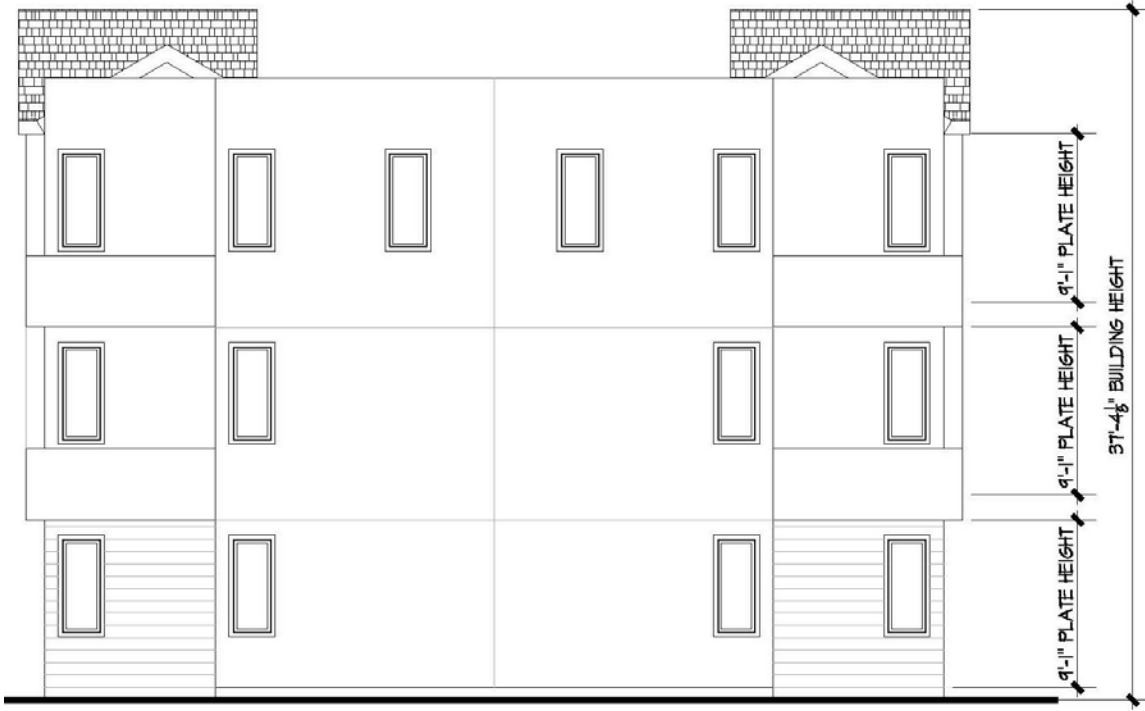


SCHEMATIC FRONT ELEVATION 1A



SCHEMATIC FRONT ELEVATION 2A



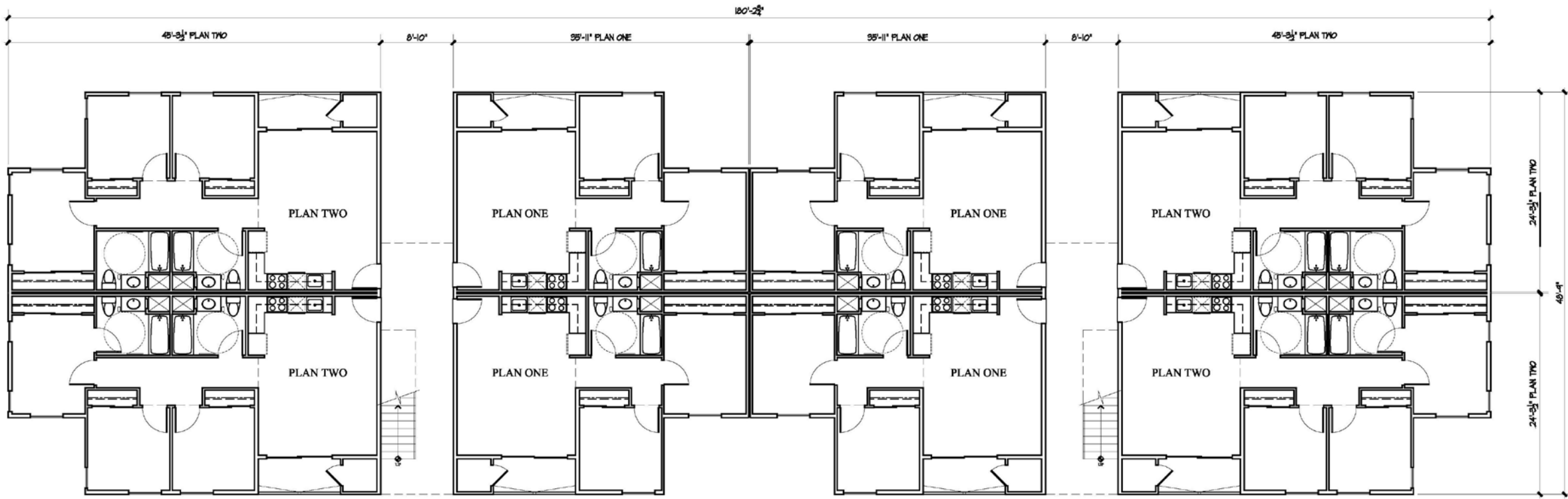


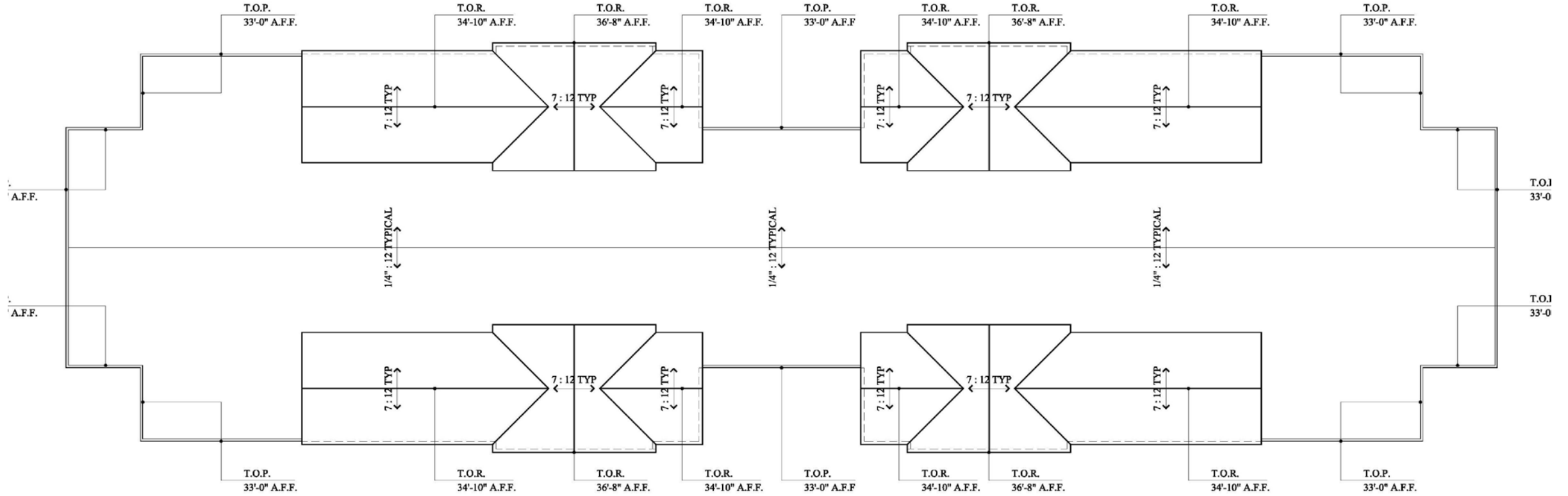
LEFT ELEVATION



RIGHT ELEVATION











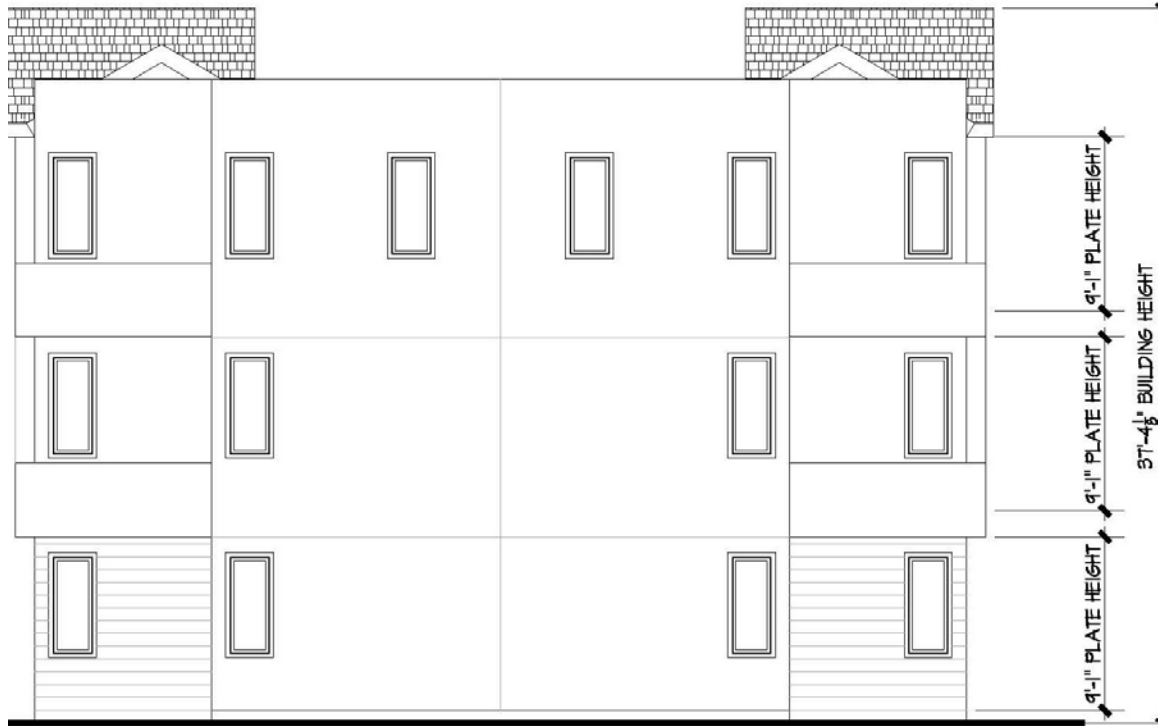
SCHEMATIC FRONT ELEVATION 1B



SCHEMATIC FRONT ELEVATION 2B



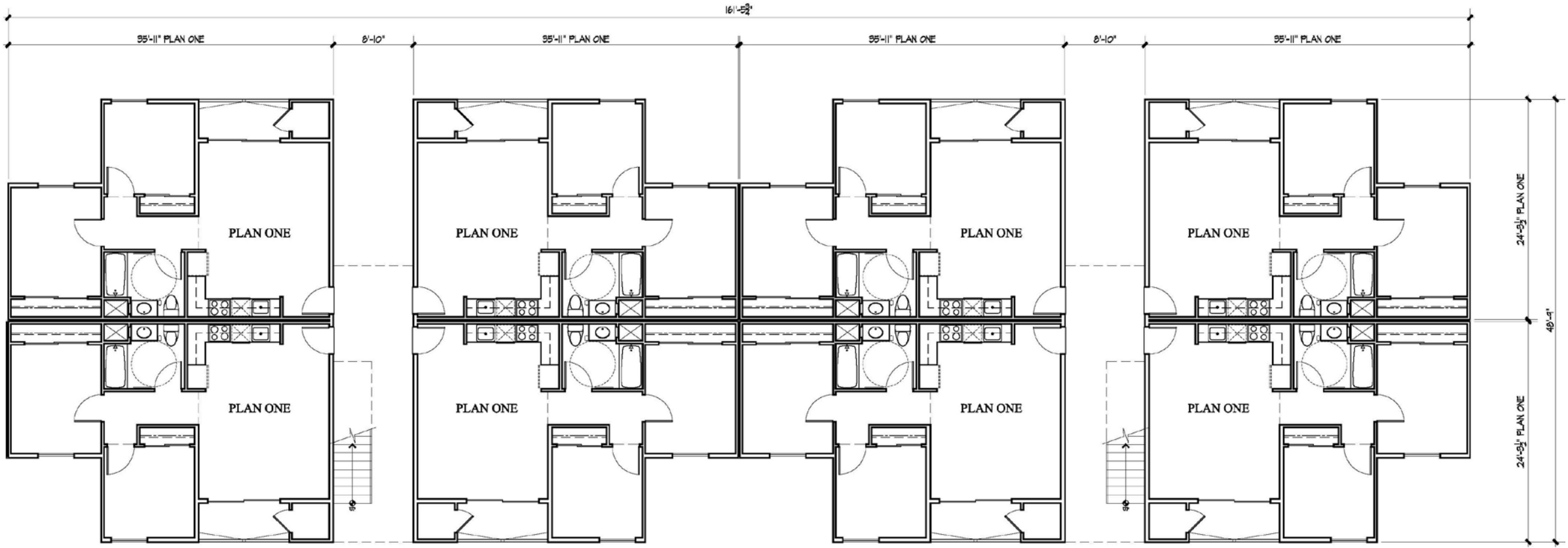




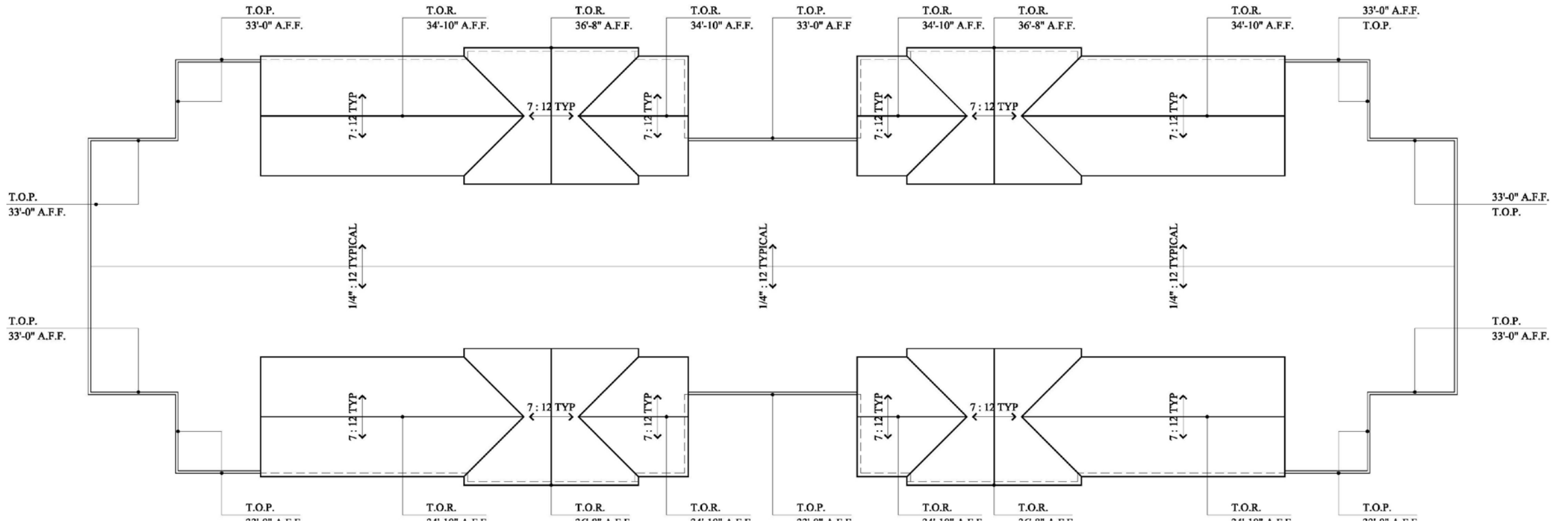
LEFT ELEVATION



RIGHT ELEVATION









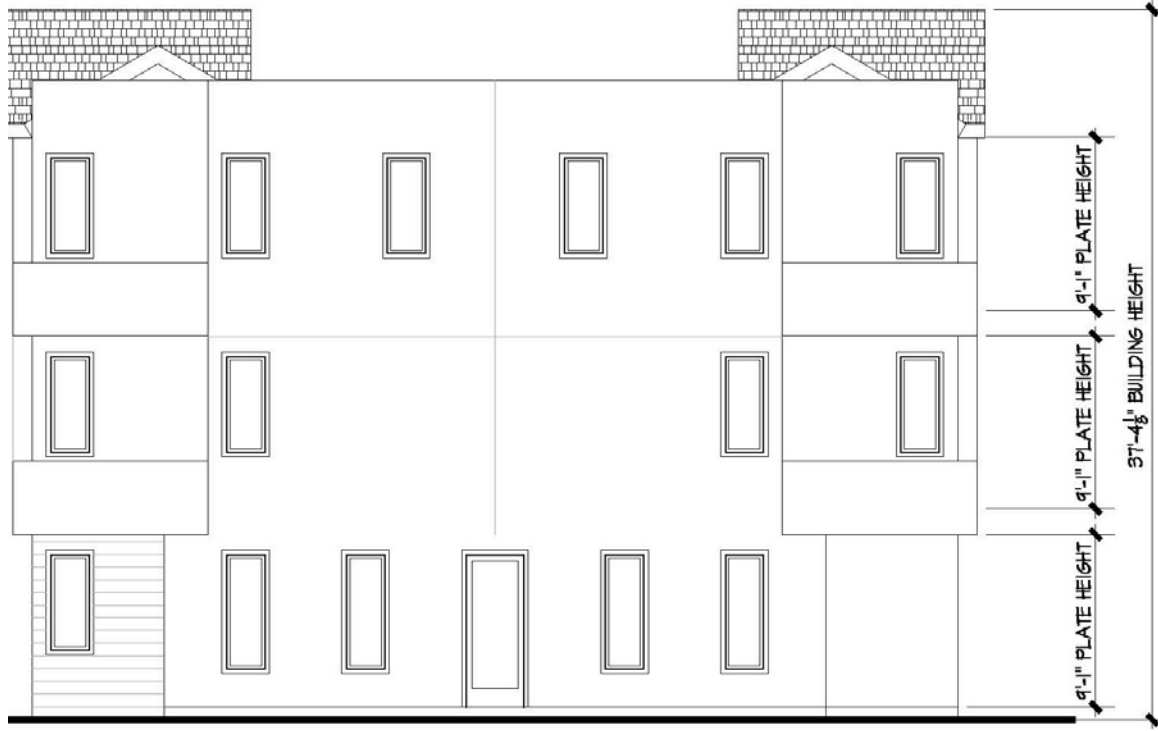
SCHEMATIC FRONT ELEVATION 1C



SCHEMATIC FRONT ELEVATION 2C



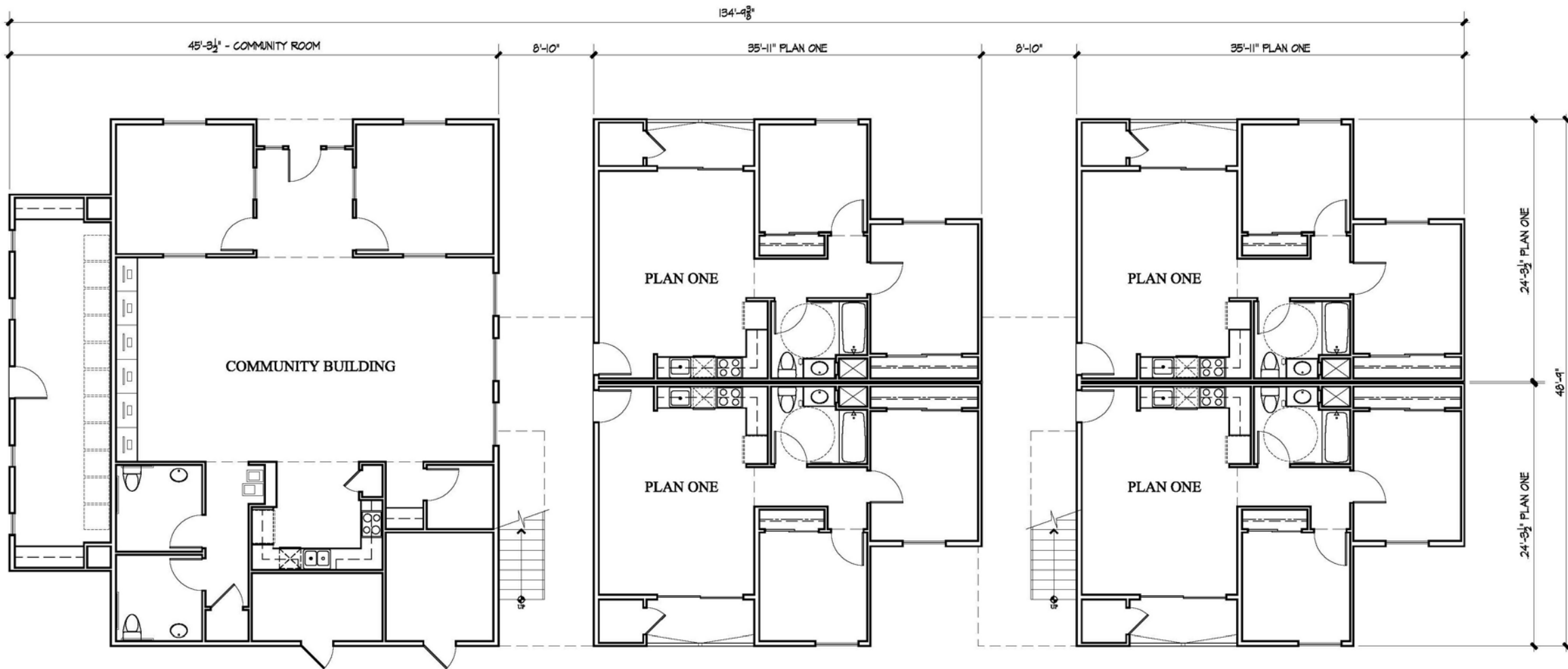




LEFT ELEVATION

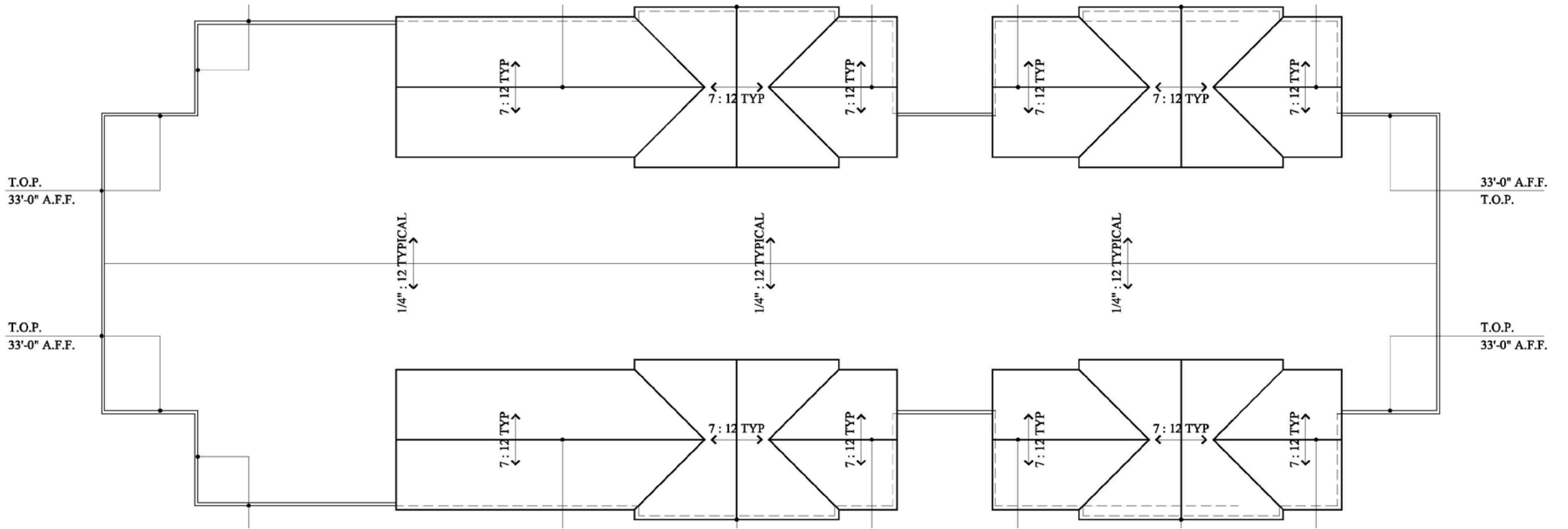


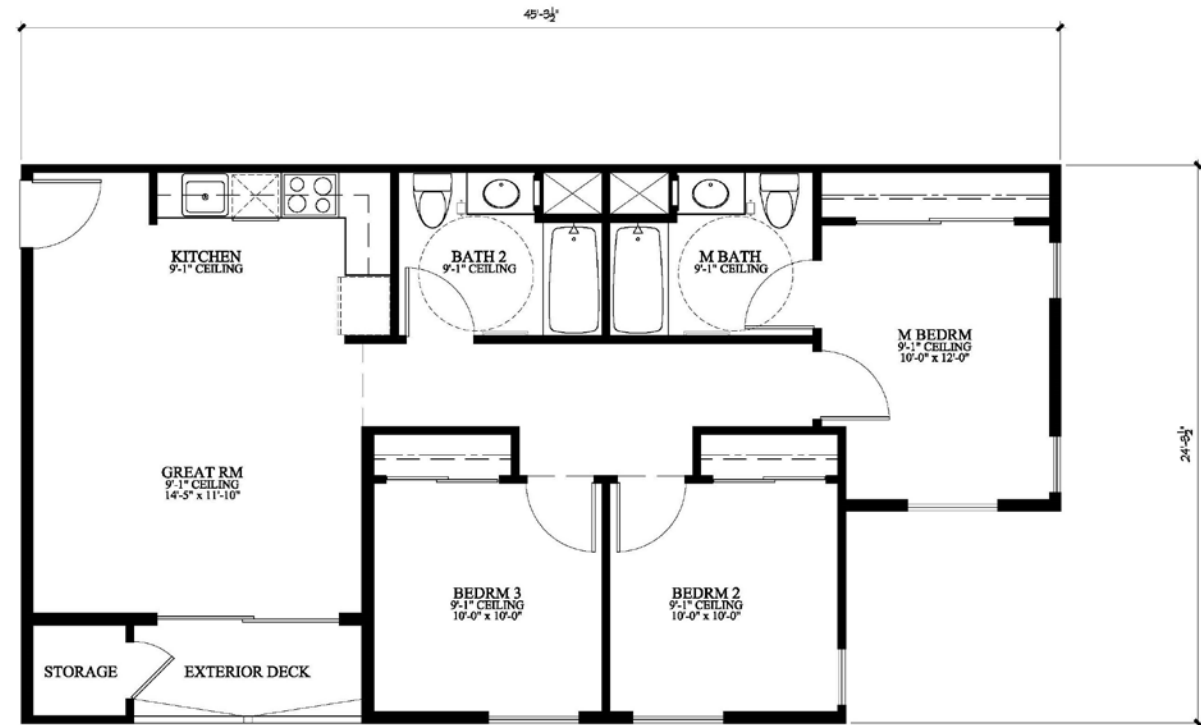
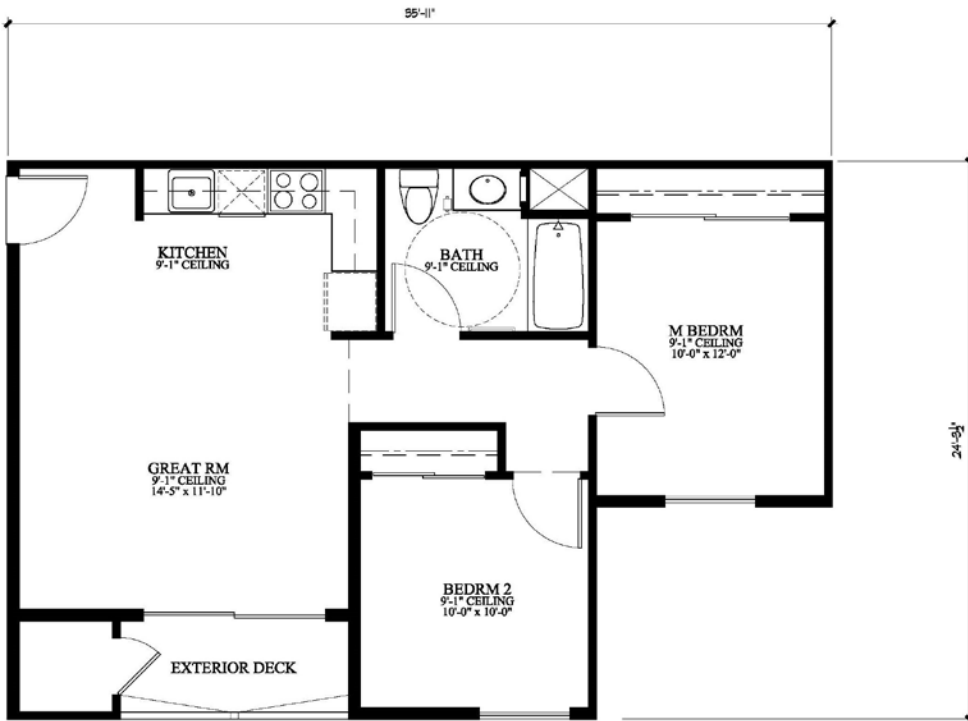
RIGHT ELEVATION



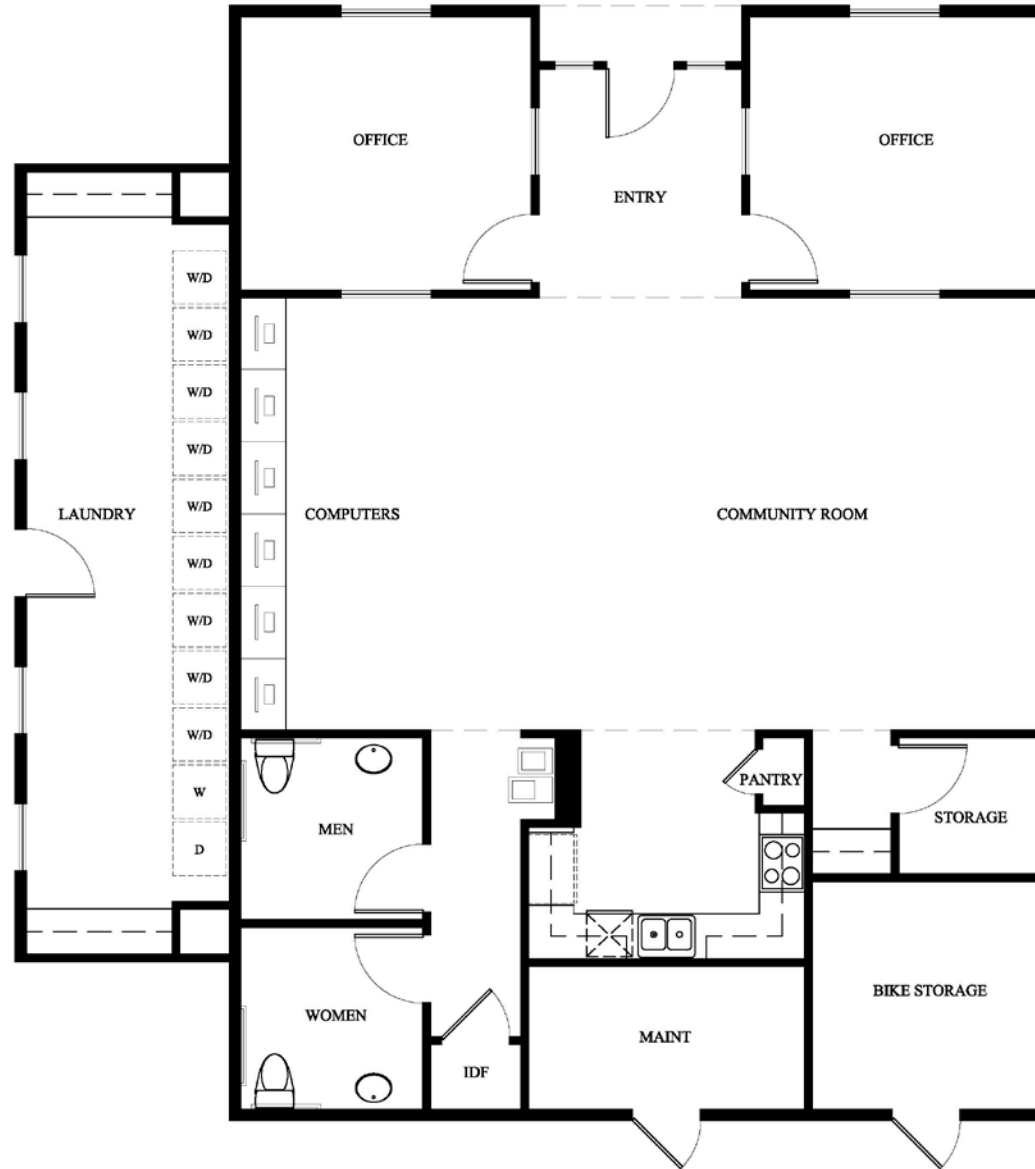














The site will be accented with many shade and flowering trees as well as ten 24"-box, or larger, native Valley Oaks to meet mitigation requirements. Street trees are planned for both West College Avenue and Kowell Lane and a community garden will be situated on the northwest corner of the property. All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

**SITE LEGEND**



**TREE MITIGATION**



**IRRIGATION CONCEPT & STATEMENT OF COMPLIANCE**

All irrigation and planting design will comply with the criteria of local and state Water Resources Model Water Efficient Landscape Ordinance and will apply them for the efficient use of water in the landscape design plan.

- Weather based, self-adjusting irrigation controller with a weather sensor.
- Emitters to include subsurface drip irrigation and tree bubblers.
- Trees to be placed on separate valves.
- Isolation valves to be installed at point of connection and before each valve or manifold.
- Pressure regulation to be installed.
- Separate valves to be installed to irrigate zones of medium and low water use plantings.
- Check valves will be installed to prevent low point drainage.

**PERIMETER FENCE**



**AVIARA AFFORDABLE HOUSING**  
 1385 West College Ave.  
 Santa Rosa, CA  
 Concept Design Landscape  
 Site Plan  
 L1.0

## PROJECT TEAM

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



The principals of McKellar McGowan LLC have been leaders in southern California as developers 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 developers 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 statewide need.

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1385 WEST COLLEGE AVE, SANTA ROSA CA  
DESIGN REVIEW



**MCKELLAR MCGOWAN**

REAL ESTATE DEVELOPMENT

Submitted August 4, 2021