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Aviara Design Concept Narrative

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. Each unit will feature a private balcony or patio with adjacent storage.

The project is located in the City's North Station Area Specific Plan, is zoned R-3-30 and has a Medium-High Residential land use designation, which allows residential development with densities up to 30 units per gross acre allowed by right. With a 35% density bonus (a 100% density bonus is permitted in the Specific Plan area), up to 41 units per acre would be allowed. The development proposes a density of just under 35 units per acre.

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 type will be type VB with a 13R sprinkler system. All buildings will be slab on grade.

The site is in a mostly developed, largely residential area with a large supermarket and shopping center directly to the east as well as park assets to the west (notably Finley Community Park located approximately ¼ mile west). A 75 foot easement borders the west side of the property with single family detached housing to the north and West College Avenue to the south.

All main building entries orient toward the street, with surface parking located to the rear and sides of the property. The project will have front driveway access to and from West College Avenue and rear driveway access to and from Kowell Lane to provide ample circulation throughout the property. Thus, the West College Avenue and Kowell Lane frontages will be activated with attractive architecture and landscaping.

Resident amenities will include a community center with a meeting/study/lounge space, computer stations, restrooms, a kitchen and staff offices. Attached to the community center will be a laundry room and bike storage.

Pedestrian circulation allows resident and visitor access throughout the site. Site amenities include a central 800 sq. ft. playground for ages 2-12, a shaded dining area, a teen "hang-out space", and a community garden. Many shade trees and flowering accent trees are proposed for the site 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. The north and west property lines will be enclosed by solid 6'-0" fencing. Plantings in the community will be low water and hardy while providing visual relief and interest.