

# THE CANNERY AT RAILROAD SQUARE

City of Santa Rosa

May 2023

# PROJECT TEAM: THE CANNERY

- John Stewart Company
  - Saida + Sullivan
  - Carlile Macy
  - PGA Design
  - Midstate Construction
  - Service Provider
  - Santa Rosa Housing Authority
  - Calif Dept of HCD
- Developer
  - Architects
  - Civil Engineers
  - Landscape Architects
  - General Contractors
  - LifeSTEPS
  - Local Public Funding
  - State Public Funding

# UPDATED TIMELINE

- August 23, 2020      Project entitlements received (SB35)
- October 31, 2022      Finance closing/start of construction
- February 10, 2025      Construction completed (includes rain delays)
- August 2025      100% occupancy

# PROJECT DESCRIPTION

- 128 affordable family apartments + 1 staff unit
- Rents affordable to families earning between 30% - 80% AMI
- 32 units (25%) set-aside for formerly homeless households referred by the City – subsidized with 32 Sec 8 Project-based vouchers
- Monthly rents \$993 - \$2,063 depending on unit size and income targeting
- 52 car parking spaces and 50 bike spaces
- Amenities include community room with adjoining outdoor space, computer lab, outdoor courtyards and tot lot
- Pedestrian corridor to Santa Rosa Creek

# IMAGES: looking northwest from 3<sup>rd</sup> Street

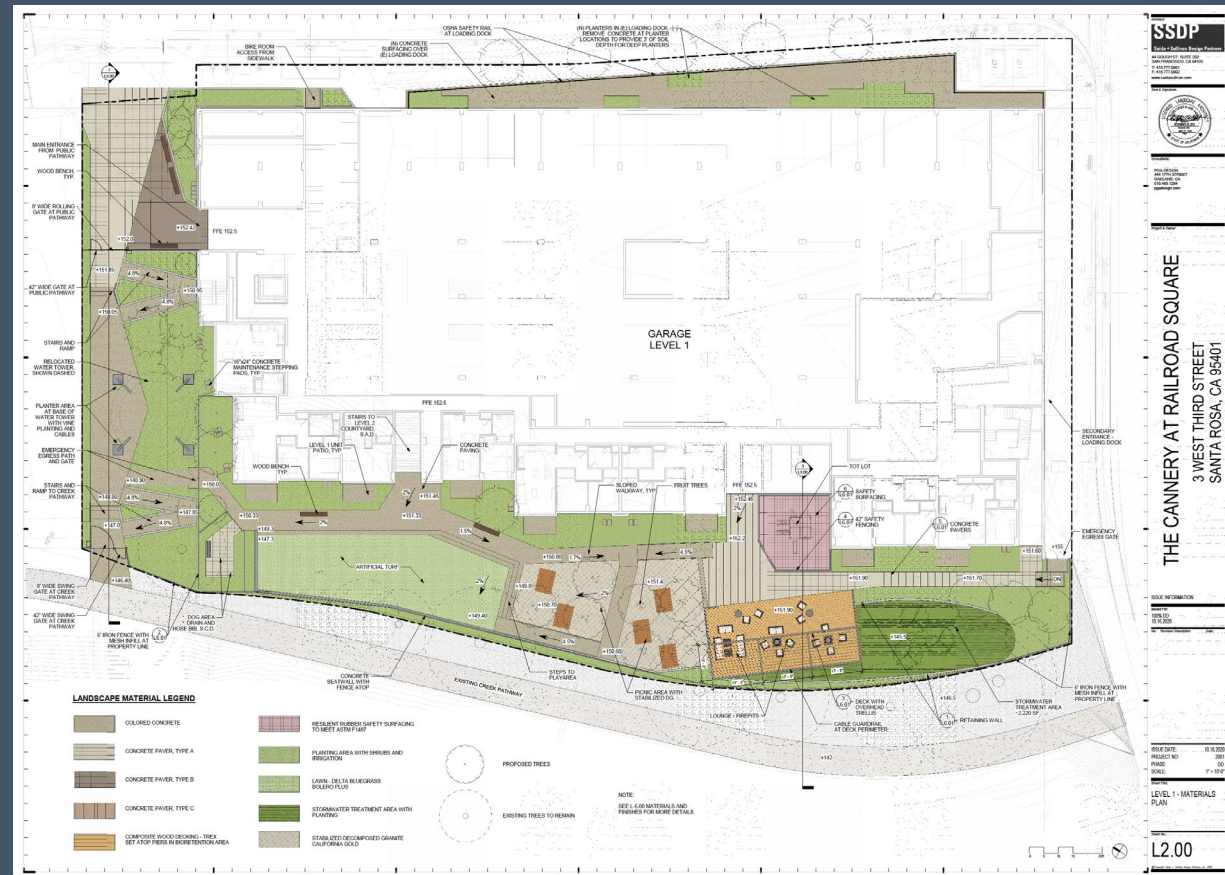


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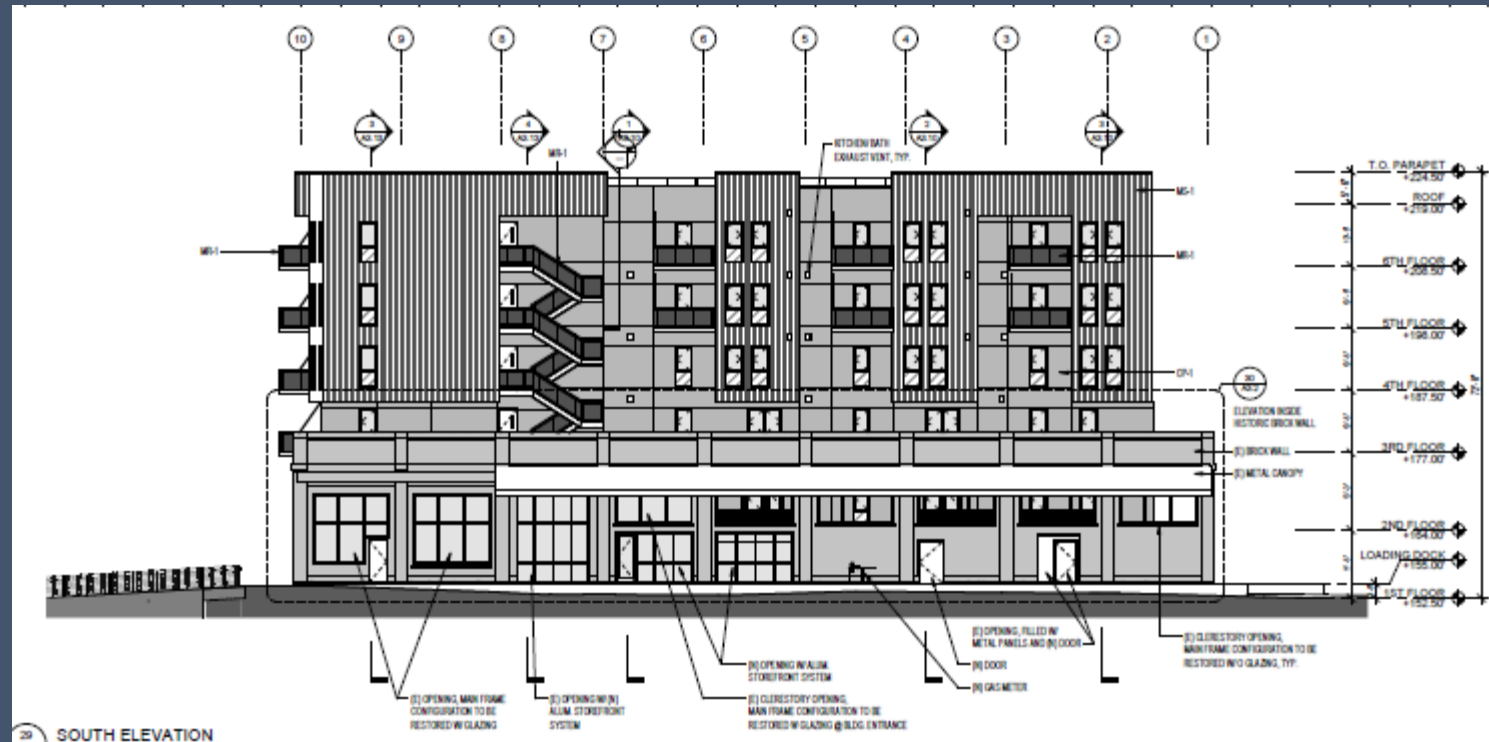
# IMAGES: looking down 4<sup>th</sup> Street to the creek



# IMAGES: site plan

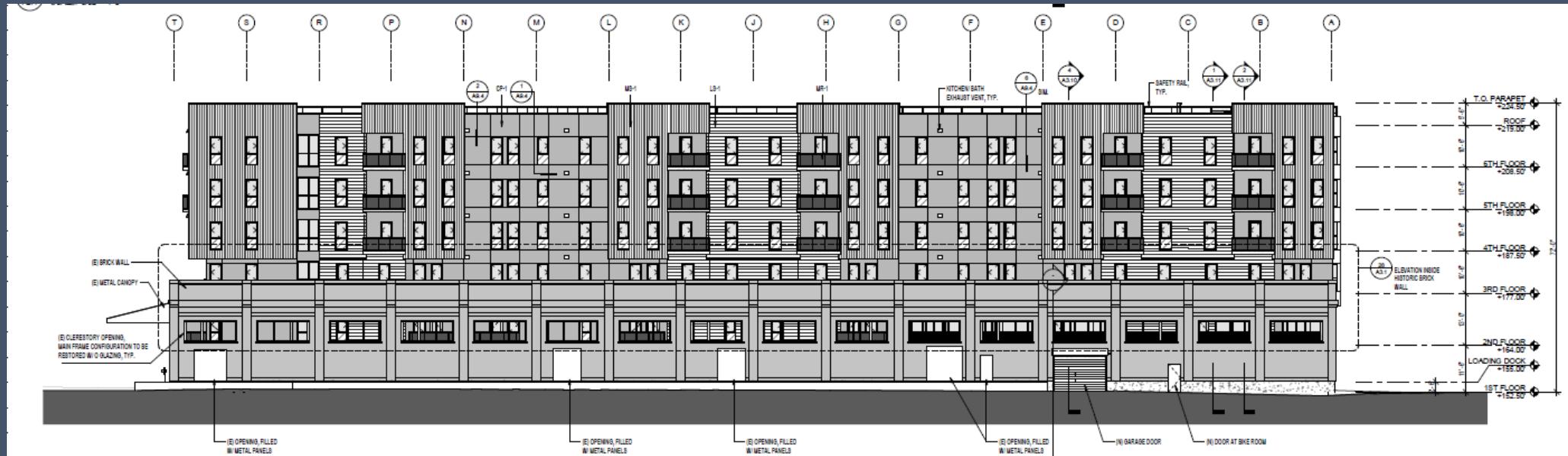


# IMAGES: south elevation with canopy & brick wall

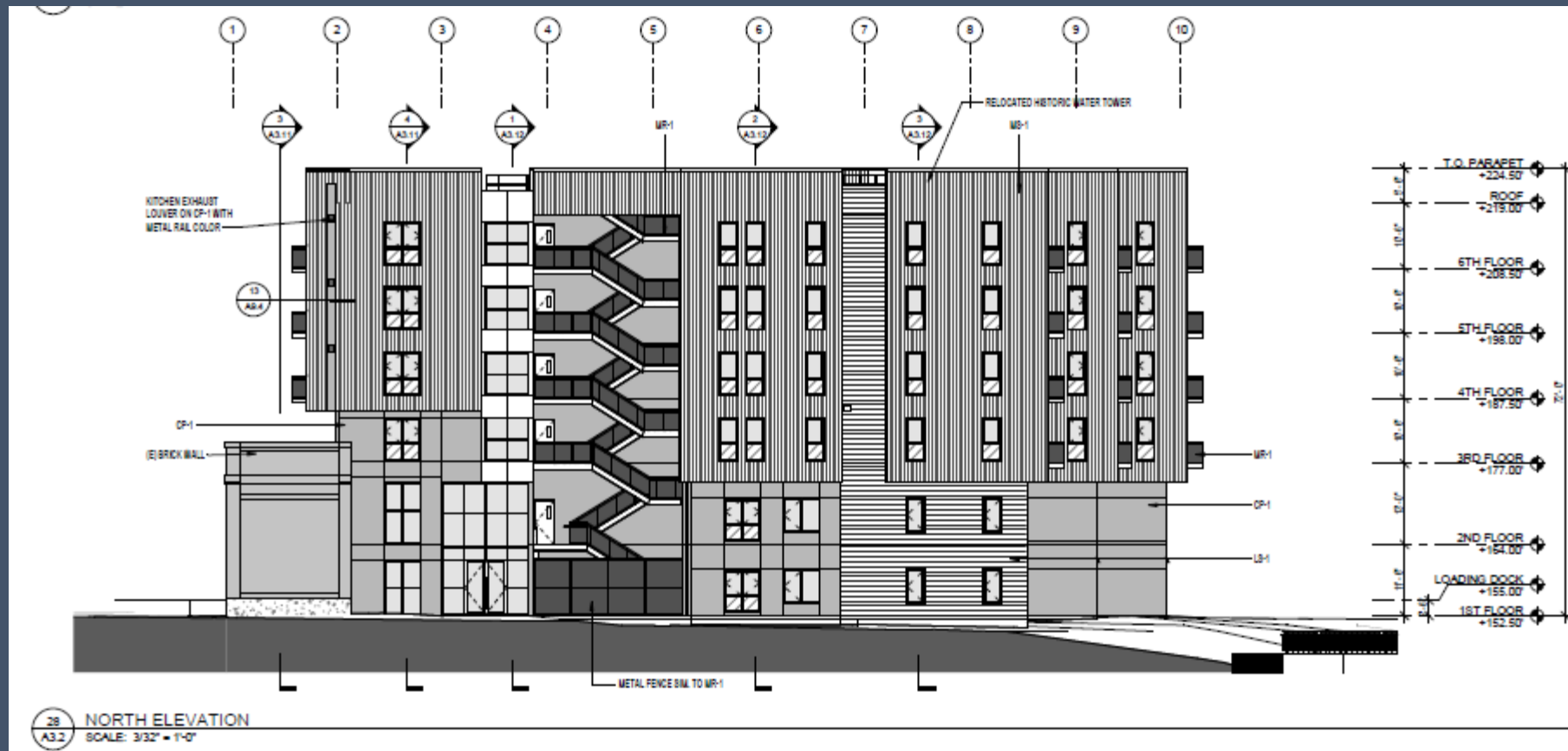




# IMAGES: east elevation with loading dock and brick wall



# IMAGES: north elevation



# IMAGES: west elevation



# HISTORIC RESOURCES: PRESERVED

- Brick walls facing historic district
- Canopy and loading docks
- Landscaping not obscuring historic elements
- West side orchards resembling cannery history
- Water tower tied to future Plant 5 project TBD

# DESIGN APPROACH

- 4 unique sides and conditions ~ various exterior materials and textures to contrast with historic brick walls
- Step back new building to highlight historic walls
- 3 wings pointing west to break down mass
- 2 resident courtyards plus backyard amenity spaces for greater light, air and views
- Building modulation both horizontally and vertically
- Exterior metal stairs to reflect industrial history

# CREEK CONSIDERATIONS

- Eyes on the creek 24 x 7 x 365
- Creates public access for pedestrians and cyclists via new promenade extending and connecting 4<sup>th</sup> St to Santa Rosa Creek
- Landscaping that meets all water efficient landscape requirements
  - provides buffer between the building and the creek trail
  - serves recreational needs while activating the back yard
  - is sensitive to wildlife setting