

Project Narrative – Preliminary Design Review

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Kawana Springs Apartment Homes Proposed New Apartment Community Santa Rosa, CA

Location

Approximately 4.87 vacant acres located at the Southeast corner of the intersection of Petaluma Hill Road and Kawana Springs Road, at 2604 Petaluma Hill Road in Santa Rosa, CA.

Project Overview

Kawana Springs Apartment Home is a proposed 120 unit class A market rate mixed income new multifamily community. The modern design is industry leading in form and function. The building style is Contemporary Modern Barn architecture. The elevations and rooflines provide interesting variations in shape and materials. The design provides extensive onsite interior and exterior community amenities, which will provide the highest level of quality rental living in Santa Rosa.

Current Entitlements

The property is currently zoned CSC with a residential density allowing up to 18 dwelling units to the acre. The project is requesting the following entitlements; Major Design Review, Public Hearing, Density Bonus, and Environmental Assessment (Mitigated Negative Declaration).

Affordable Units/Density Bonus and Incentives.

The project will provide 5% of the units for very low income residents and 10% of the units for low income residents, providing a total of 15% of the units as affordable. By providing these affordable units onsite this allows for a 35% density and one incentive/concession based on current City/State ordinance.

Project Amenities

The community provides an abundance of onsite indoor and outdoor amenities and recreational facilities for residents.

Residents Club. The proposed community building is designed to encourage resident interaction and includes: a professionally equipped kitchen, cyber cafe & coffee bar, conference room, indoor/outdoor interaction areas, fully equipped fitness facility with state of the art cardio and resistance training equipment, pet spa (where residents can bathe and groom their pets), leasing and concierge services, management office, restrooms and mail kiosk. The entire community area provides residents and their guests with Wi-Fi.

Pool Area. The resort style pool and spa centers the community. The pool area includes a covered outdoor kitchen, outdoor dining and gathering areas and fire pit. Landscape and garden areas complement the paths that connect the residents to all recreation areas of the project.

Pet Zone. An attractive pet zone where residents can gather with each other and their pets. This will include a covered seating area within a fenced area where the dogs can run free, as well as a water and clean up station.

Community Resident Gardens. Community garden beds with irrigation are provided for our residents use. Residents plant and maintain their own sustainable organic gardens of fruits, vegetables, flowers, and herbs. We encourage the use of onsite provided composting bins to fertilize the gardens.

Kids Play Zone. An interactive children's play zone is provided for onsite recreation of our residents in the center and off the street.

Building Descriptions

The three story structures provide articulated walls and varied building massing and accents. The roofline provides variations in height and form. The mechanical equipment will not be visible as it will be located on the flat roof sections eliminating unsightly equipment as well as eliminating mechanical equipment sound nuisance at the ground level.

The contemporary design was chosen as it concentrates the density in its more compact footprint that allows for more open space on the site.

The elevations will reflect the unique character of the region bringing in elements of the wine country as well as the more modern buildings in the region.

Unit Mix

50- 1 bed 1-bath units with an average of 750 square feet.

70 - 2 bed 2 bath units with an average of 1100 square feet.

Unit Descriptions

The floor plans represent state of the art design that utilizes the latest in building technologies and energy efficiencies. The units are contemporary in design and fully integrated with designer finishes throughout. The color scheme is in the warm earth tones. All units meet or exceed ADA and Fair Housing standards. All units meet or exceed the California Title 24 energy requirements.

The floor plans are designed around an open great room and dining and kitchen area. The units have 9' ceilings, full size washer and dryer, large walk-in closets, private balconies and extra storage. The large kitchens include: a family size refrigerator with icemaker, full size range & oven, microwave, dishwasher, large stainless sink with disposal and quartz countertops.

The finishes of the units will consist of hard surface flooring at all living areas, entry, kitchen, baths and laundry area. All bathrooms include full size tub/showers, and quartz counter tops. The units are heated by their own individually controlled and metered energy efficient heating and cooling systems. All units are wired for High Speed Internet, as well as phone and TV.

Each unit has a large private outdoor living space as well as private storage spaces.

Green Building/Energy Efficiency

The units are designed to minimize the use of energy in both the construction and utility costs for our residents. The project will meet or exceed California Title 24. Some of the primary energy saving features include: Dual pane windows, energy efficient heating and cooling, the use of LED lighting, low flow shower heads and toilets, partially recycled materials in the flooring, insulation and building materials. Insulation will be comprised of R-38 ceilings and R-19 walls.

The applicant will use a trash valet service which will pick up both general waste and recyclables from residents of the community. The trash valet service will discard trash at a central location where general waste will be placed in compactor while recyclables will be placed in trash bins. Both the trash compactor and recyclable bins will be located in a secure location surrounding by a 6-foot high masonry block wall.

Onsite storm water storage and treatment will minimize storm water runoff impacts to the neighboring properties. This will be accomplished by Bio-Retention planters dispersed throughout the site and an underground detention facility located at the southwest corner of the site.

Parking

Based on the projects proposed affordable percentage of 15% this allows the project to qualify for a single incentive/concession. This concession is requested to be applied to the projects parking requirements providing for a parking ratio of:

1 stall per 1 bedroom unit (50 Units * 1 Stalls = 50 Stalls)

2 stall per 2 bedroom unit (70 Units * 2 Stalls = 140 Stalls)

Based on the total number of units and the unit mix, the required minimum parking for the project has been calculated at 190 parking stalls.

The proposed project provides 120 covered parking stalls (carport) and 87 surface parking stalls for a total of 207 parking stalls. Of the 207 parking stalls 5 stalls will be accessible meeting the requirements for accessible parking as it pertains to the Building Code. In addition the project will provide 5 short term bicycle parking spots and 25 long term bicycle parking spots for a total 30 bicycle parking spots meeting the City requirements of 1 bike parking for 4 units.

Project Benefits to Santa Rosa

The proposed project will help meet the market rate and affordable rental housing needs of Santa Rosa by providing a high-quality full service rental living choice.

The onsite amenities provided will allow residents ample recreation opportunities onsite, reducing travel and use of city facilities.

We strive to utilize local suppliers and subcontractors during construction and ongoing operations.

Developer/Applicant

Vintage Housing and Greenstreet Companies are the developers of Vintage at Kawana Springs. The development team has over 25 years of multifamily real estate development and management experience. The team financed and built over 15,000 residential units of market rate and affordable multifamily housing units including Vista Sonoma an age restricted apartment community in Santa Rosa, which is still owned and operated by Vintage Housing. See www.vintagehousing.com

Property Management

Vintage will be managed by FPI property management. This Folsom based company started in 1968 and today is one of the largest full service property management companies in the United States. FPI has 90,000 units in its portfolio. FPI staff manages the property onsite with its own personnel. All employees go through a rigorous FPI training program and typically have years of experience in managing apartment communities. More about FPI can be found on their website: www.fpimgt.com

Architect

The selection of our architect for this project was a critical decision to bring the best design possible to Santa Rosa. We have chosen one of the most awarded multifamily architects in the country, BSB Design. For more information on BSB Please see www.bsbdesign.com

Concept Design Review – Board Hearing 1-19-2017

This project was presented at the January 19, 2017 concept design review meeting. Several comments and suggestions from the design review board were given to improve and enhance the project and have been incorporated into this revised design. The suggestions and changes incorporated in our new design are as follows:

The Board discussed vertical scoring, the height of windows near the shed roofs, project views from the corner, living space orientation/light/air circulation, swimming pool length, parking proximity and count, carport details, project and swimming pool fence details/materials, retail interface, balcony railings, yard widths, and existing trees.

In response to the above comments/suggestions the following has been implemented into the project.

1. Heights of the windows on the upper floors, have been increased, to allow more light into the units and increase the variety of the elevation.
2. Rotating building 1 such that the “mechanical end” of the building is not facing the intersection of Petaluma Hill Road and Kawana Springs Road. As suggested this will enhance the elevation of building 1 as seen from the intersection of Petaluma Hill Road and Kawana Springs Road
3. Relocate parking area at the project entry and move it closer to building 5.
4. Details on the carports and common area amenities have been added to Sheet C7.
5. Details on fencing at the pool area and along the commercial property line have been added to Sheet C4. In addition an enhanced pedestrian connection interface element has been provided at the pedestrian connection to the future commercial property to the south and is detailed on Sheet C4.
6. Additional windows have been added to side elevation to increase appeal and natural light inside the units.
8. Along the street frontages with Petaluma Hill Road and Kawana Springs Road the buildings have been setback 20 feet from the sidewalk. In addition to a 6 foot sidewalk and 8 foot planter the main structure of the buildings are positioned 34 feet from the street curb along both street frontages. Please note that this setback is measure to the main structural component of the building and architectural elements extend ±5 feet closer to the street.
9. Material board provided per the board’s request.
10. Swimming pool - we extended a portion of it to accommodate lap swimmers.
11. Tree Inventory has been provided through an Arborist Report where 100 trees are identified on the property. The project proposes to retain 15 of these trees and plant in excess of 120 new trees as part of the landscaping.