

Design Concept Narrative

PROJECT: Bellevue & Santa Rosa Ave Self-Storage & Apartments
3111 & 3119 Santa Rosa Avenue, Santa Rosa
APN: 043-143-018 & 043-143-002

PROJECT SUMMARY:

The project parcels, 3111 and 3119 Santa Rosa Avenue, located between Santa Rosa Avenue and Highway 101 just south of the future Bellevue Avenue overcrossing, are proposed to be pre-zoned to the CG (General Commercial) zoning district and annexed into the City of Santa Rosa. The project site is currently used for automobile and RV storage. The properties on the east side of Santa Rosa Avenue, are currently occupied with a mix of automotive-related commercial and multifamily residential uses. The properties immediately to the south of the project consist of a motel and a rental car business.

This project proposes to develop 48 units of rental multifamily housing and a self-storage facility. The northerly and westerly portion of the site will be developed with an approximately 40,000 square foot single story self-storage facility with a large parking area for recreational vehicle storage. The southeasterly portion of the site along Santa Rosa Avenue will be developed with a three-story 48 unit apartment project. The apartment site will provide 84 parking spaces; 48 of those spaces will be carports. The self-storage site will have separate parking associated with the self-storage office. Vehicle access will be provided at two driveway curb cuts along Santa Rosa Avenue. A bus pullout is proposed at the northeast corner of the site on Santa Rosa Avenue.

The apartment project will have 10 two-bedroom and 38 one-bedroom units housed in three groupings of buildings surrounding three courtyard spaces and a community building. Exterior facades will consist of a mixture of exterior plaster (stucco) and horizontal ribbed metal siding; the metal siding is being used in aesthetic recognition of the metal siding on the project's adjacent self-storage buildings. Parking is arranged on the perimeter of the apartment project to create a walkable pedestrian experience within the project with three connected courtyards. The courtyards are surrounded by the buildings which, along with the parking lots, act as buffers from the highway, Santa Rosa Avenue and the self-storage facility. The buildings are proposed to have an earth tone color palette.

The design intent for the landscaping of the project is to provide an attractive, low maintenance and durable landscape. Planting will include a mixture of native California and horticulturally appropriate trees, shrubs and groundcover. The intent of the landscape and water delivery systems is to meet all aspects of the City of Santa Rosa's Water Efficient Landscape Ordinance.