

ATTACHMENT 3

PROJECT NARRATIVE – STONY OAKS APARTMENTS

The Stony Oaks project will provide 142 units of affordable housing within the City of Santa Rosa. Sited to minimize disruption to an existing oak grove, the project's main access is provided from the dead-end Old Stony Point Road. Pedestrian and vehicular access focuses on the resident amenity spaces in the building which include a large multi-purpose community room, indoor mailboxes, and on-site management offices. Additional amenities include a secure bike storage room, laundry, and multiple flex spaces throughout the building. Fire access is provided around the perimeter of the building with a secondary entry/exit to Hearn Avenue.

Outdoor amenities are provided for the residents on site. A spacious resident courtyard has been designed adjacent to the western end of the building, which will allow for indoor/outdoor space at the community room. Other programmed and passive areas are provided for the residents at the existing western oak grove, activating this focal point as residents and visitors drive into the site. This passive outdoor space under the existing oak grove canopy will complement two outdoor play areas, providing age appropriate activities for both young children and families. Along the south side of the building, a series of smaller intimate courtyards have been designed, each with its own unique program including children's play areas, quiet workspaces, and outdoor fitness opportunities.

As this project proposes a unique and abundant variety of outdoor common amenities, private outdoor space has not been provided for the residents; the cost of providing private outdoor space for each resident is infeasible for this affordable housing project. Similarly, in lieu of outdoor storage being provided for each unit, interior storage has been increased through the design of deep and secondary closets that are more convenient for the residents as they are located within the individual unit.

The building is predominantly four stories, with wings off the north side stepping down to three stories to soften the massing towards the existing neighborhood. At the Hearn Avenue corner, which will be the most visible aspect of the building from the public right-of-way, the building steps to two stories to interface with the surrounding context. A landscaped area will provide tree buffering around the entire perimeter of the site. Entrances at the ground level have been designated by lower level roofs, which break up the vertical massing and add visual interest at street level. Window design includes differentiated components for the building, including the stairs, residential units, and office/common amenity spaces.

The material palette is a mix of painted stucco, fiber cement lap siding, and fiber cement board and batten siding. The selection considered both durability, as well as resiliency, given the city's history with fire. Color has been selected to respect the neutral surrounding palette while complementing the existing oak grove, a defining element of the site. The application of the color and materials has been carefully designed to highlight the form and massing of the architecture, both from a vehicular and a pedestrian scale. Furthermore, as the building will be experienced from all sides, architectural articulation and finishes have been provided around all four sides of the building.

Parking has been provided pursuant to Government Code Section 65915, which requires one parking space for one bedroom units and one and one-half parking spaces for two and three bedroom units. Based on the unit mix for this project, 185 parking spaces are required and provided. For more information on the data, please refer to sheet A1.4 in the plan set. The project is requesting a concession as part of its Density Bonus entitlement for the overall height. While the permitted height per the Santa Rosa City Zoning Code is 45 feet, the project is requesting a concession to allow height up to 50 feet. This will allow for the completion of key roof lines that tie into the surrounding neighborhood context and conceal rooftop equipment.