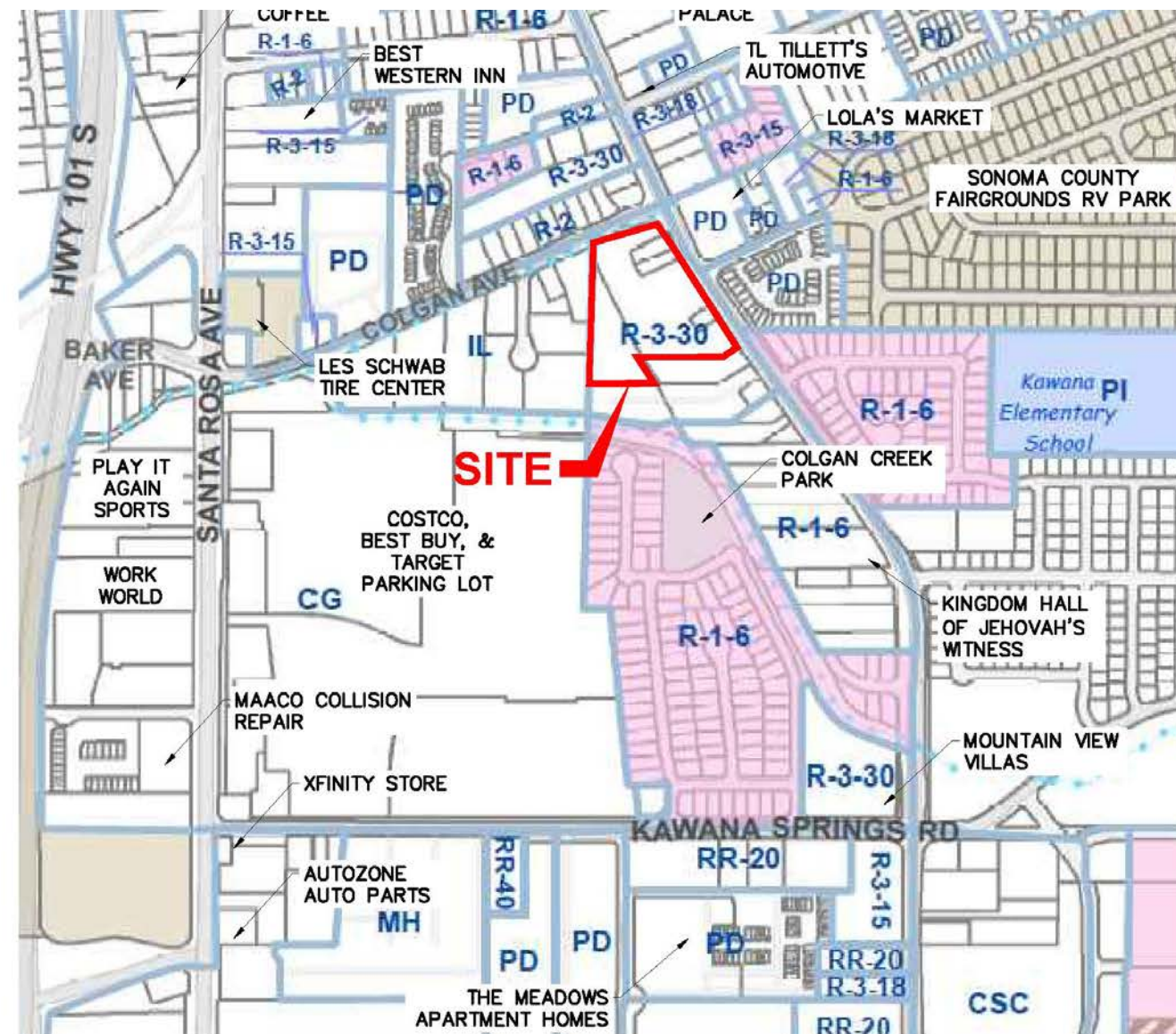


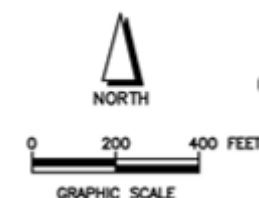
MOSAIC AFFORDABLE HOUSING
1683 – 1775 PETALUMA HILL RD, SANTA ROSA CA
DESIGN REVIEW





KEY NOTES:

- 1 BUS STOP
- 2 SIGNALIZATION
- 3 BICYCLE LANE



- ZONING**
- BP Business Park
 - CD Downtown Commercial
 - CD-5 Downtown Commercial, 5 stories
 - CD-7 Downtown Commercial, 7 stories
 - CD-10 Downtown Commercial, 10 stories
 - CG General Commercial
 - CN Neighborhood Commercial
 - CO Office/Commercial
 - CSC Commercial Shopping Center
 - CV Motor Vehicle Sales
 - IG General Industry
 - IL Light Industrial
 - MH Mobile Home Park
 - OSC Open Space Conservation
 - OSR Open Space Recreation
 - PD Planned Development
 - PI Public Institutional
 - R-1-6, R-1-7.5, R-1-9, R-1-15 Single Family Residential
 - R-2, R-3-10, R-3-15, R-3-18, R-3-30, R-3-HD Multi Family Residential
 - RR-20, RR-40 Rural Residential
 - TV-R Transit Village - Residential
 - TV-M - Transit Village - Mixed Use

COMBINING DISTRICTS

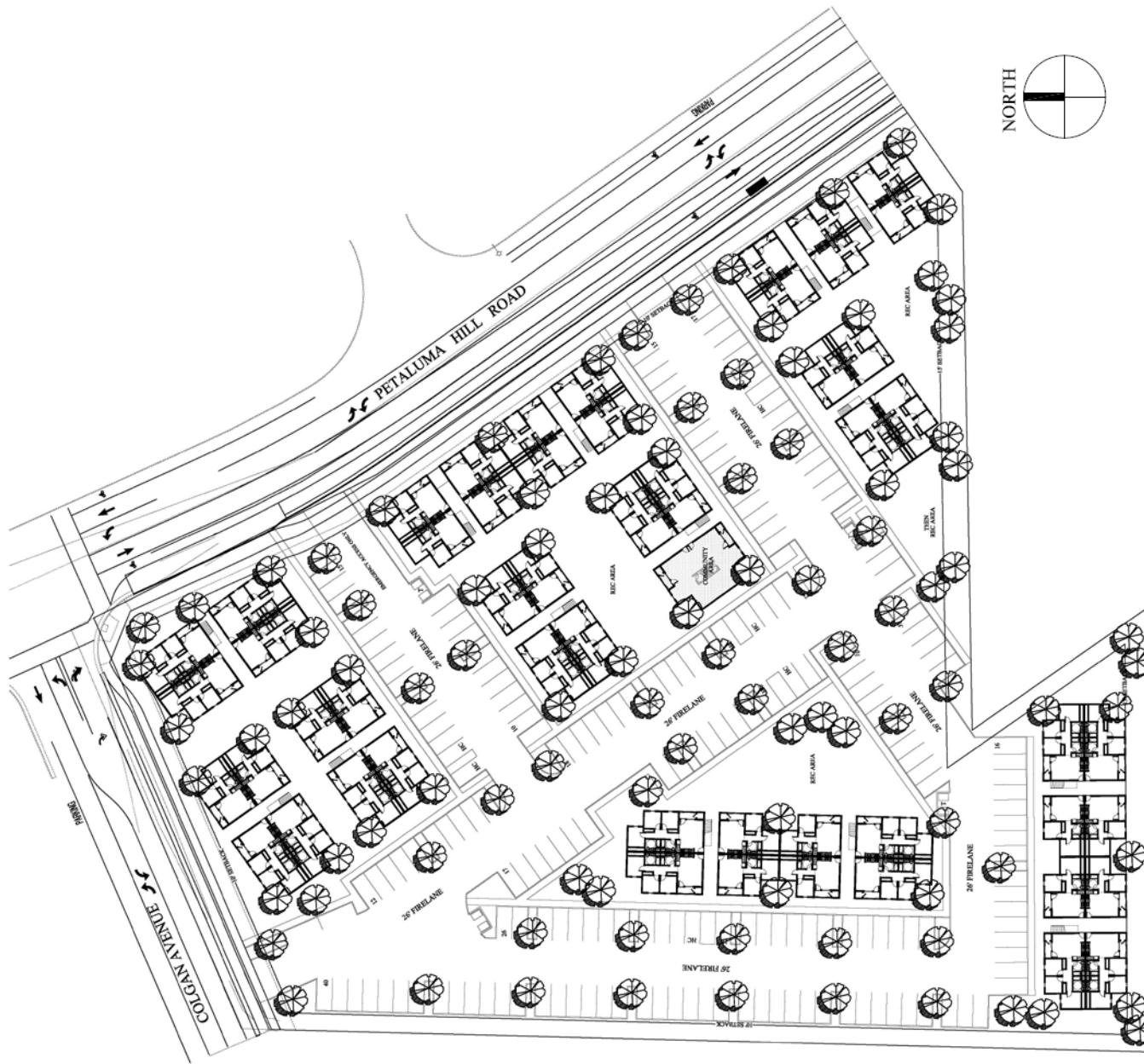
- G = Gateway
- H = Historic
- LIL = Limited Light Industrial
- SA = Station Area
- SR = Scenic Road



MOSAIC AFFORDABLE HOUSING
1683-1775 PETALUMA HILL RD

SITE PLAN

MCKELLAR MCGOWAN
REAL ESTATE DEVELOPMENT



PROJECT DATA

OCCUPANCY:	R2 3 STORY STACKED FLATS COMMUNITY CENTER
CONSTRUCTION:	TYPE VA w/NFPA 13 FIRE SPRINKLERS
LOT AREA:	4.92 AC
BUILDINGS:	10 BUILDINGS 5 BUILDING TYPES 2 FLOOR PLAN TYPES
UNITS:	94 2BR/1BA (Plan 1) 66 3BR/2BA (Plan 2)
TOTAL UNITS:	160
PARKING:	200 (1.25/Unit)

PROJECT DESCRIPTION

Mosaic is a proposed 3-story apartment project with 160 units, 100% affordable to low-income renters, on 4.92 acres at the southwest corner of Petaluma Hill Road and Colgan Avenue in the City of Santa Rosa (1683 to 1775 Petaluma Hill Road). The project will have 94 - 2 Bedroom/1 Bath units and 66 - 3 Bedroom/2 Bath units and 200 parking spaces (1.25/unit). Each unit will feature a private balcony or patio with adjacent storage.

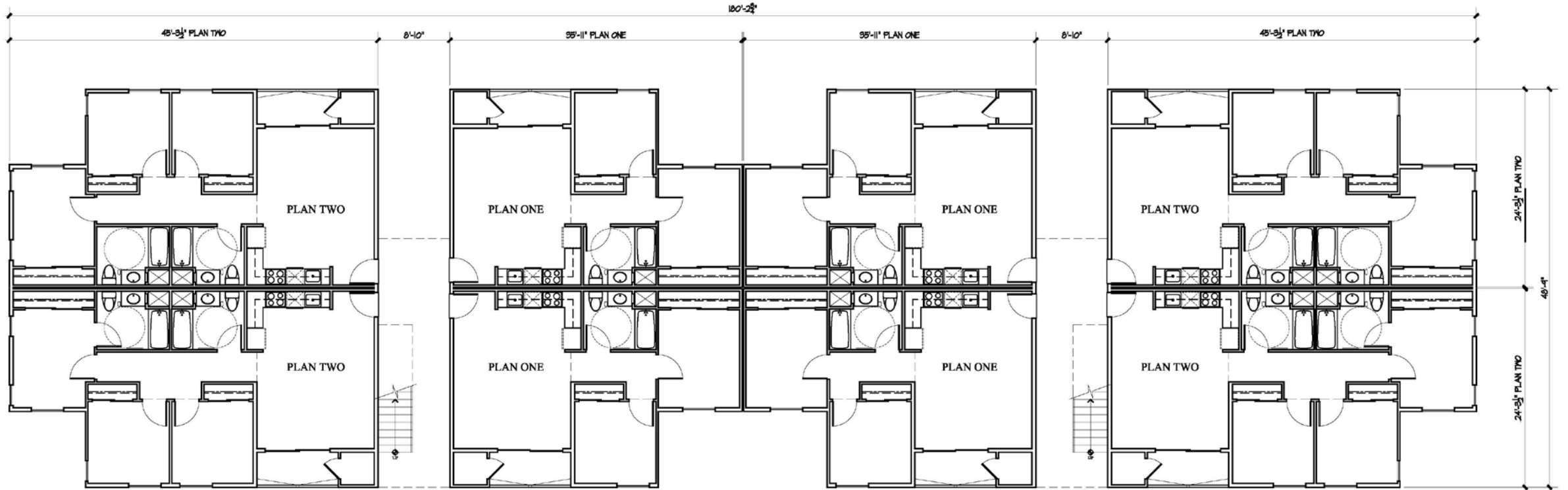
All main building entries will orient toward the street, with surface parking located to the rear and sides of the property. Thus, the Petaluma Hill Road and Colgan Avenue frontages will be activated with attractive architecture and landscaping. Resident amenities will include a community center with a meeting/study/lounge space, computer stations, restrooms, a kitchen and staff offices. It will also feature a laundry room, bike storage, a central playground for children, a shaded dining area, and a teen “hang-out space”. Many shade trees and flowering accent trees are proposed for the site. Plantings in the community will be low water and hardy, while providing visual relief and interest.

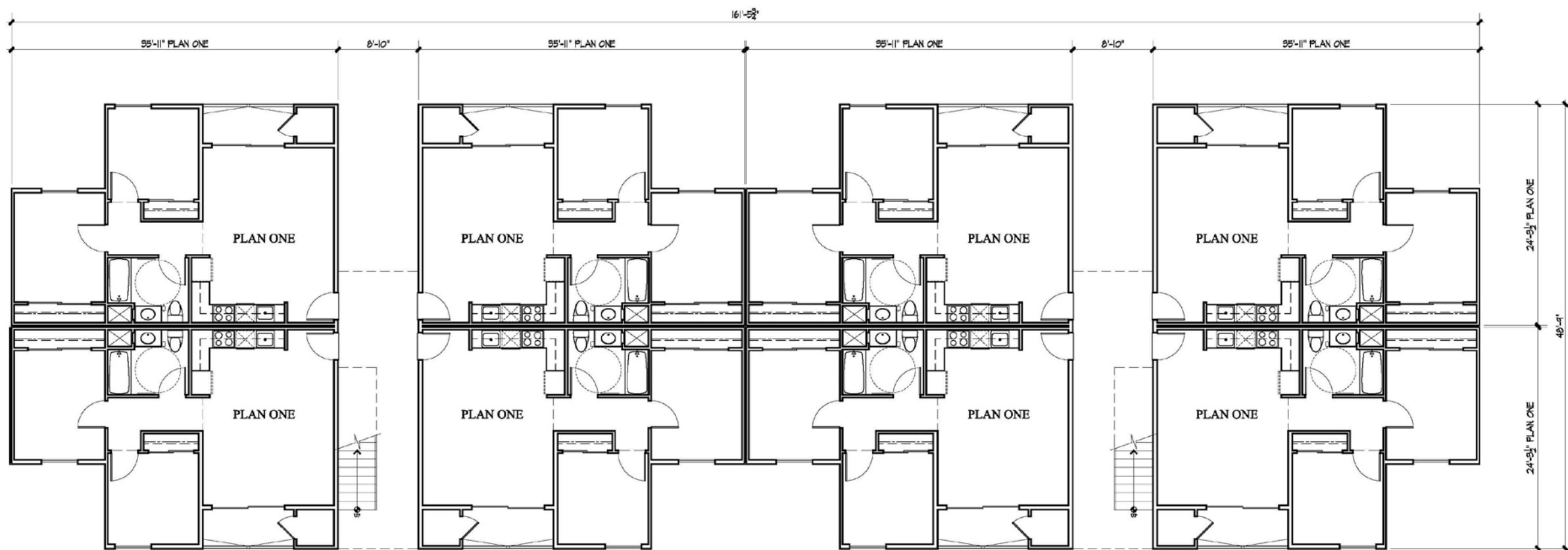


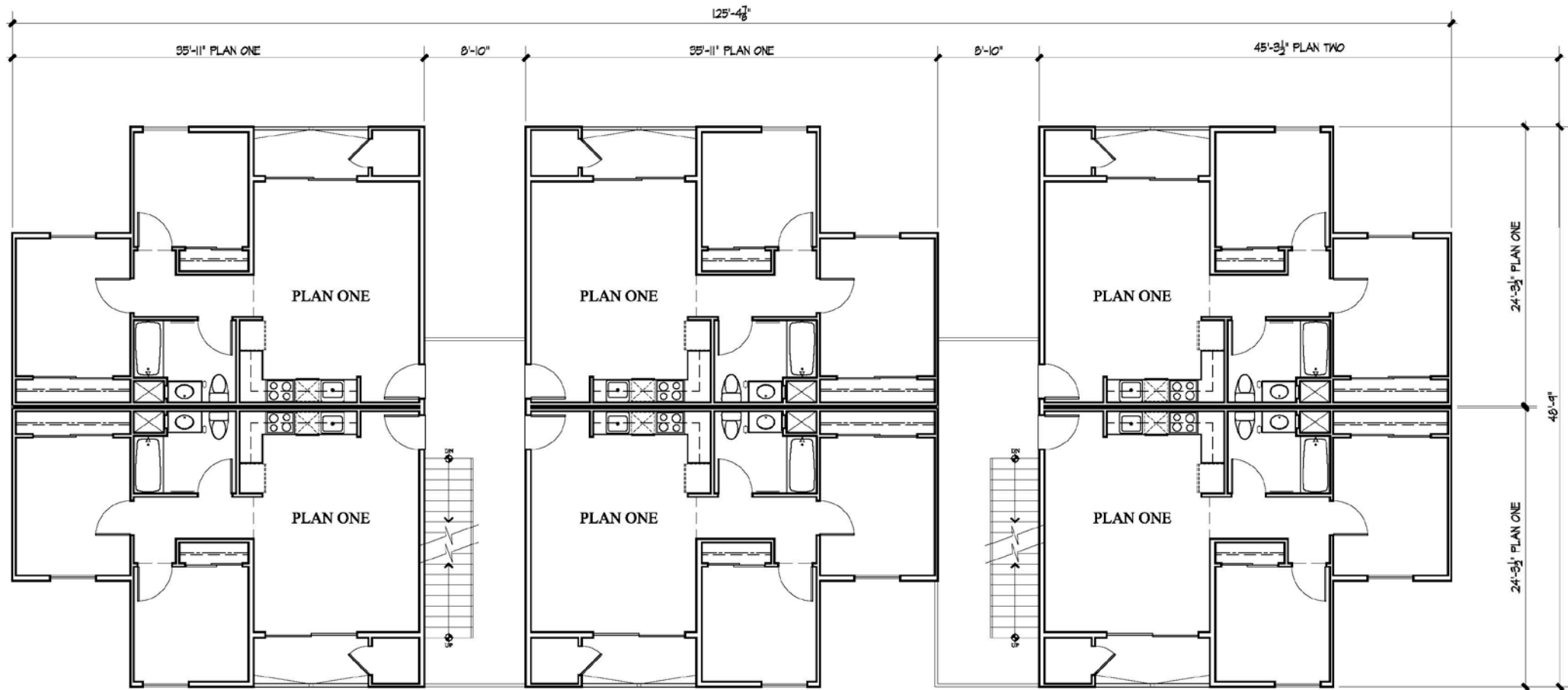
SCHEMATIC FRONT ELEVATION 1A

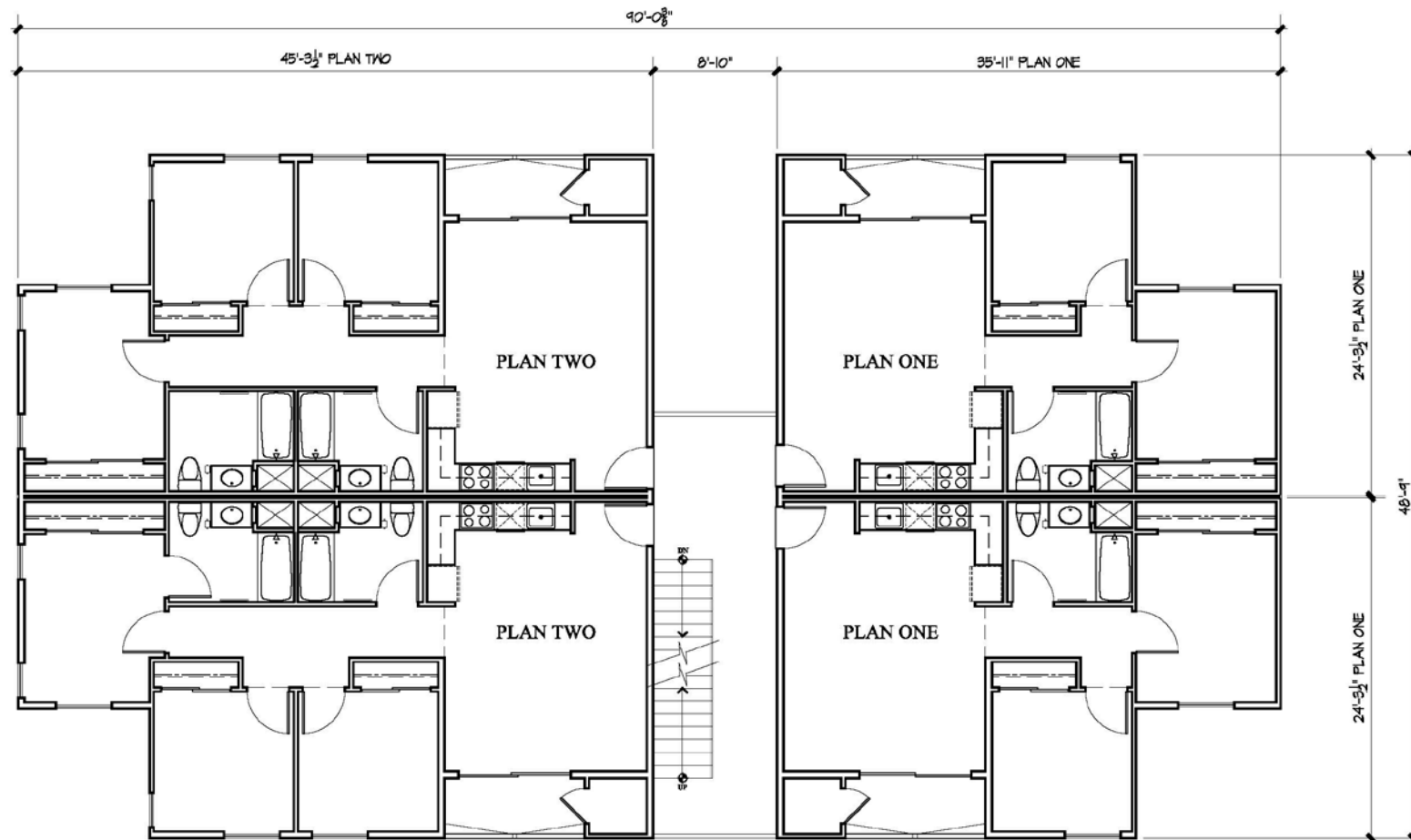


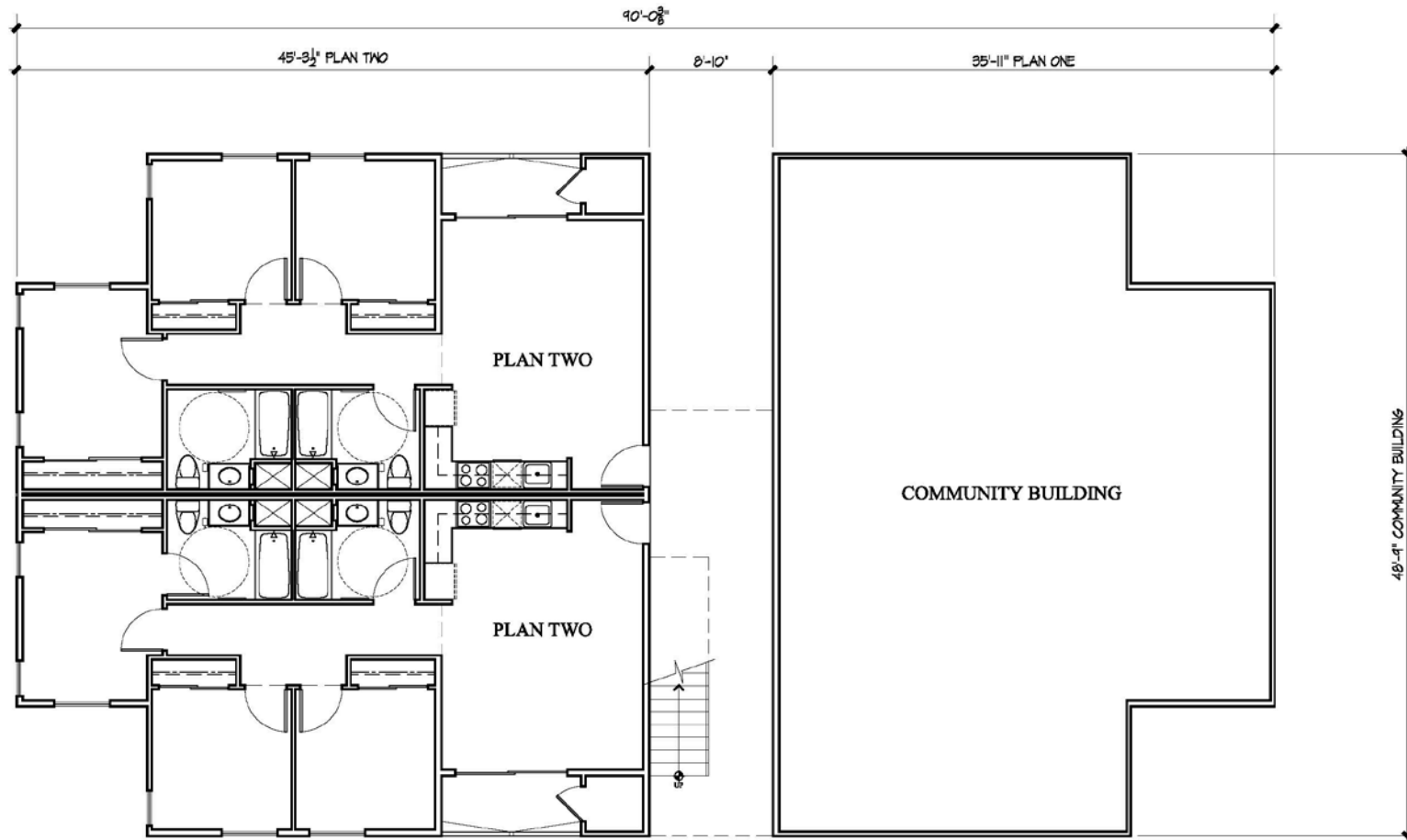
SCHEMATIC FRONT ELEVATION 2A

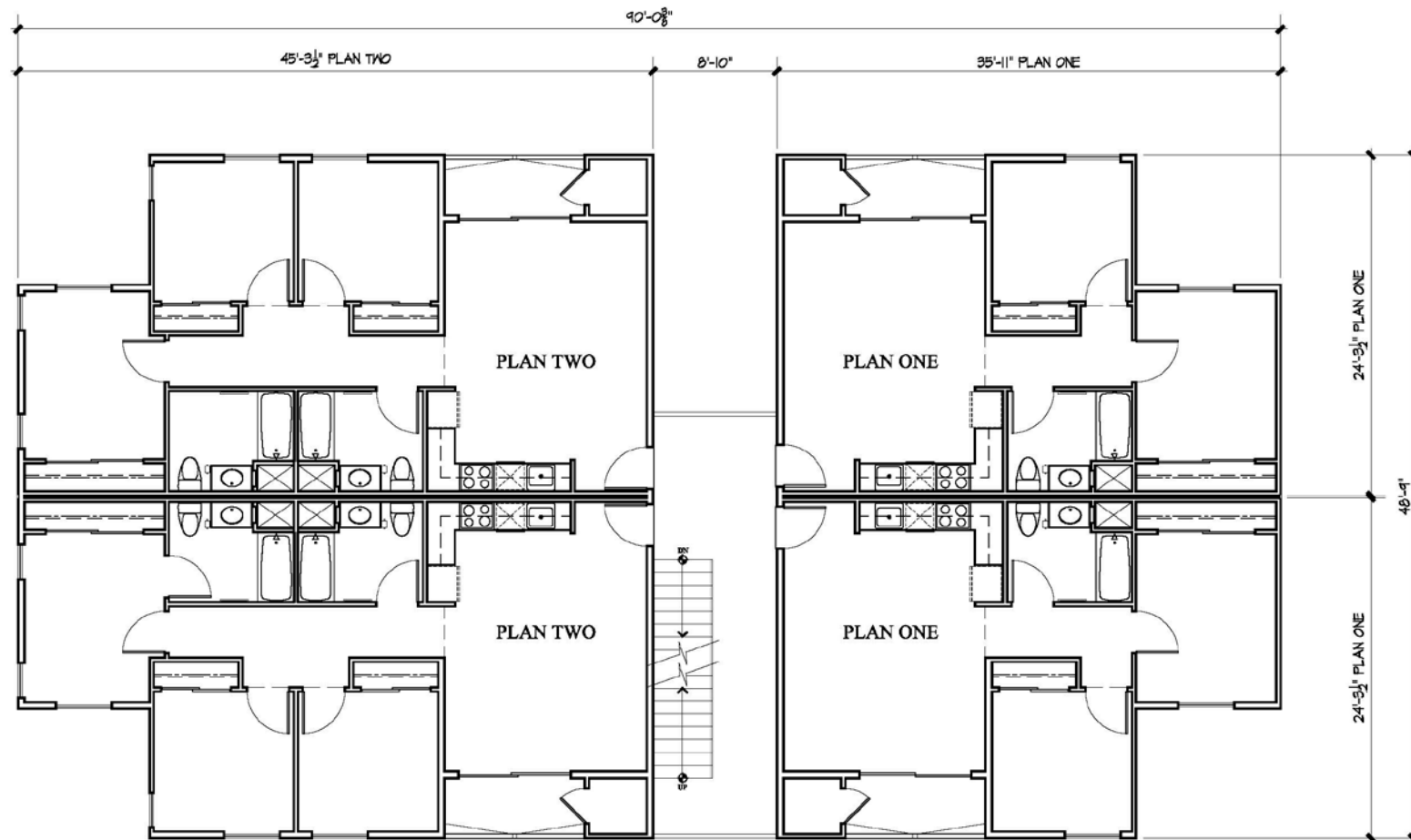


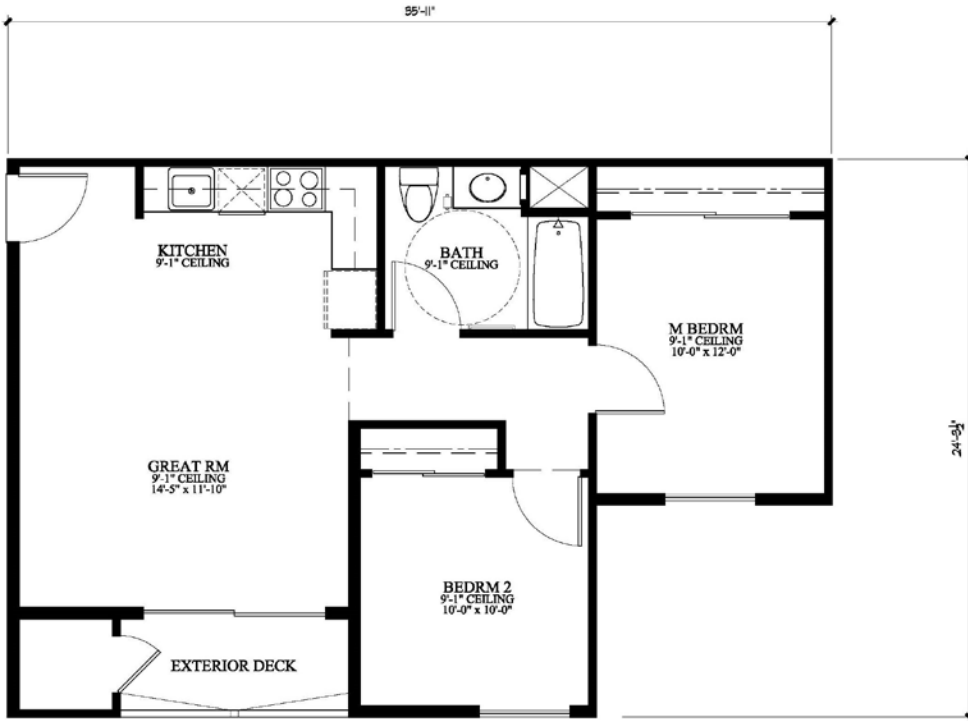












PLAN ONE FLOOR PLAN

SCALE 1/4" = 1'-0"

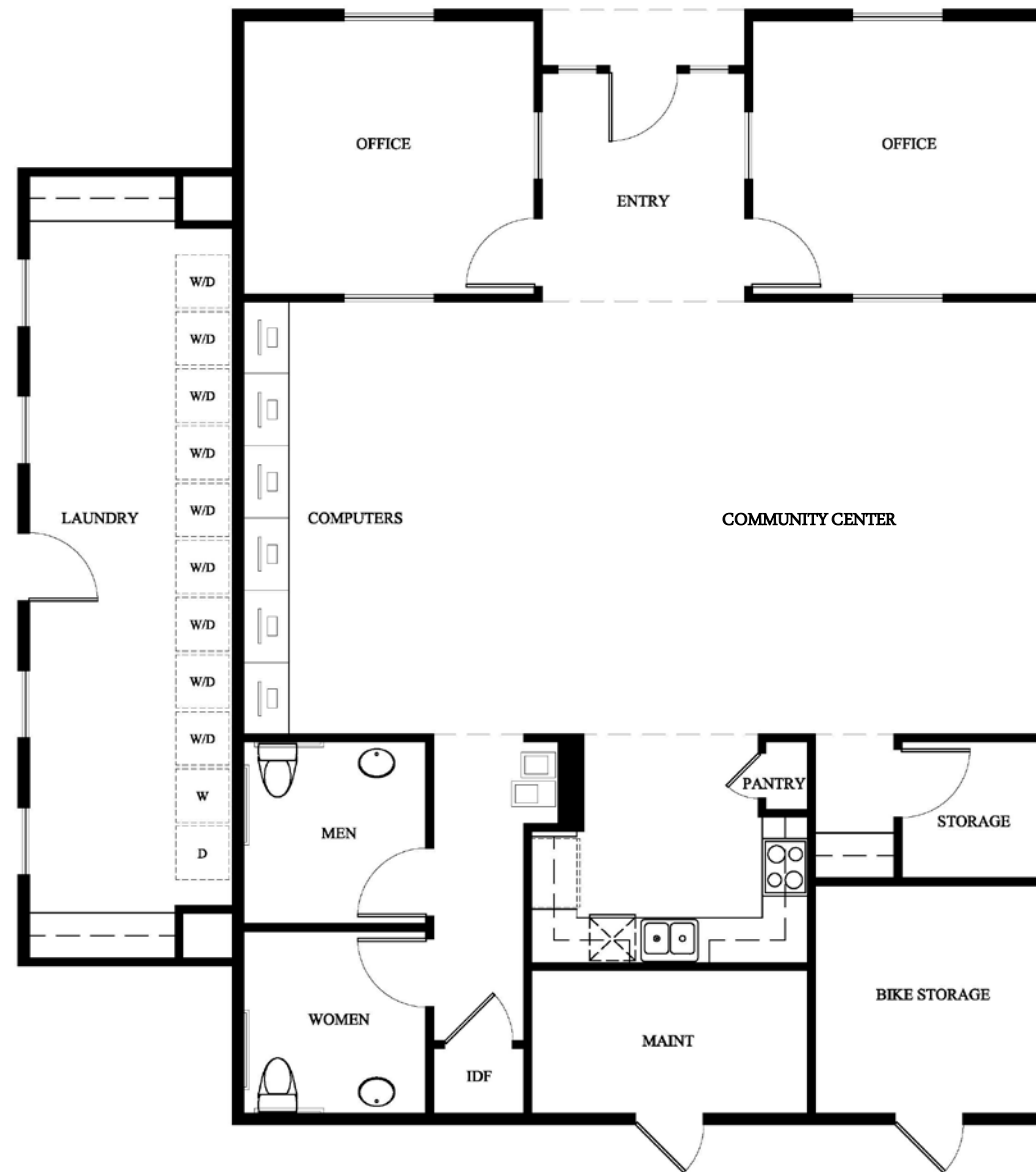
FLOOR PLAN: 714 SQ. FT.
EXTERIOR DECK: 43 SQ. FT.
STORAGE: 191 CU. FT.



PLAN TWO FLOOR PLAN

SCALE 1/4" = 1'-0"

FLOOR PLAN: 950 SQ. FT.
EXTERIOR DECK: 43 SQ. FT.
STORAGE: 191 CU. FT.





SITE LEGEND

	CONCRETE PAVEMENT		STREET TREE
	AC PAVEMENT		SHADE TREE
	PLAYGROUND AGE 2-12, 1200 SQ FT. TOTAL		MEDIUM TREE
	COMMUNITY GARDEN		ACCENT/FRUIT TREE
	TRASH ENCLOSURE		PLANTING AREA
	CONCRETE SEAT WALL		STORM WATER PLANTING

CHARACTER IMAGES

PLAYGROUND

COMMUNITY GARDEN

GAME TABLES

LANDSCAPE CHARACTER

QUADRIGA
landscape architecture and planning, inc.
4001 CENTRAL AVENUE | SUITE 100
707.548.3561 | www.quadriga.com

October 7th, 2021

MOSAIC AFFORDABLE HOUSING
Petaluma Hill Road - Santa Rosa, CA
Conceptual Plan L1.0

SCALE: 1" = 10'

The site will be accented with many shade and flowering trees as well as low water plantings throughout. Community features will include a central playground for children, a shaded dining area, community garden and a teen “hang-out space”

PROJECT TEAM

- **DEVELOPER:** McKellar McGowan Real Estate Development
- **ARCHITECT:** McKinley Associates
- **CIVIL ENGINEER:** Adobe Associates, Inc
- **LANDSCAPE ARCHITECT:** Quadriga, Inc
- **AFFORDABLE HOUSING CONSULTANT:** Chelsea Investment Corp

The principals of McKellar McGowan LLC have been leaders in California as developers of high-quality products including attached and detached residential, commercial, and industrial. Please visit our website www.mckellarmcgowan.com for details.

We have seen recently the impetus in government to encourage developers such as us to take a hard look at using our skills and experience to build attached housing that families in the service industries can afford to occupy. To this end, we have researched and developed a close relationship with Chelsea Investment Corporation (www.chelseainvestco.com), an industry leader in California affordable housing, and have contracted with them to help us be successful in this real estate segment. It is for this reason that we are resubmitting this property to be an affordable project whereas before, it was strictly market rate.

With the help of the City of Santa Rosa in processing this application expeditiously, we feel certain we will be able to contribute to this worthy statewide need.

MOSAIC AFFORDABLE HOUSING
1683 – 1775 PETALUMA HILL RD, SANTA ROSA CA
DESIGN REVIEW

