



## ***Airway Self Storage - Narrative***

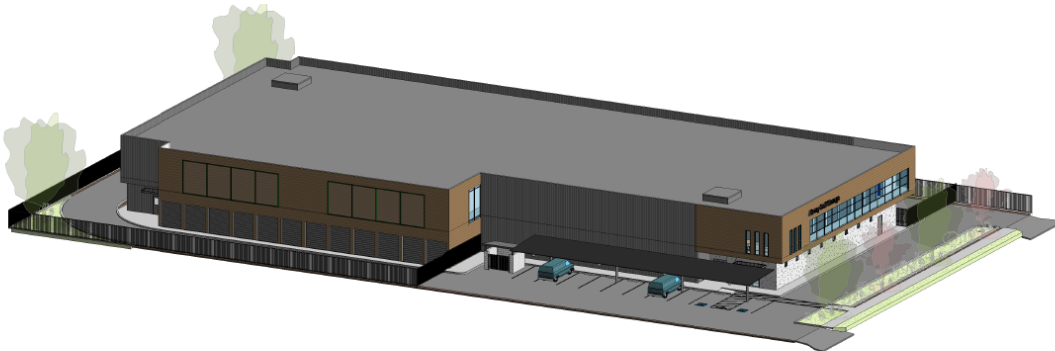
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Project Name:

Airway Self Storage

Address:

3383 Airway Drive, Santa Rosa, CA 95403



Airway Self-Storage provides a remarkable improvement to the existing storage facility located at 3383 Airway Drive, and complies with guidelines set forth by the city of Santa Rosa for Business & Light Industrial Parks and Buildings. It is a proposed 2-story, 30ft tall, 61,852 sf, 569 unit self-storage center that maintains visual interest through varied materials and contrasting facade depths.

Per city of Santa Rosa Design Guidelines section 3.4.1: Goals:

A.) Superior design is encouraged through the dynamic use of materials and facade depths. Proposed materials include: warm gray stucco, wood grain flush siding, gray corrugated metal, and aluminum storefront mullions with glazing. These allow the building to maintain visual interest without clashing with surrounding conditions. A parapet shields rooftop equipment from view, and wrought iron fencing provides security at the property line and through the fire apparatus access path.

B.) Respect of existing natural features of the site is accomplished through the addition of new landscaped areas. Because the existing site is paved and lacks desirable natural characteristics, this proposal adds landscaped patches at the rear corners of the lot, and proposes trees that will add visual appeal while being compatible with California's arid landscape; these include Pistachia and



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Lagerstroemia variety trees. Trees along the front of the lot are proposed to be replaced with these varieties of tree as well, adding consistency to the lot and contributing to a more visually appealing facade. Hydrozones are broken up across the lot and located consistently with the landscaping, allowing for increased water retention on the site and providing natural irrigation to planting. Bioretention facilities have also been designed for the site, mitigating runoff, and allowing excess stormwater to be directed into underground storm drains.

C.) Mitigate impacts that would negatively affect residential areas. Impacts will be mitigated through the addition of parking, preventing street parking from being used for storage center users. Residential zones do not directly abut the lot, and will not be affected substantially by any traffic generated by the storage center. A Traffic Study was conducted and found the project will generate approximately 93 daily trips, having a low overall effect on existing traffic.

D.) Amenities are provided for employees. The proposed building will contain a 459sf 1-bedroom caretaker's unit. Aside from the full bath located in the caretaker's unit, two additional ADA restrooms are proposed at the first and second floor, and a 202sf staff break room is proposed on the first floor behind the main reception area. Three sides of the building have paved walkways, and awnings along with cantilever on the second floor provide shade to these walkways.

E.) Pedestrian access is provided from the sidewalk to the front lobby of the building, and connects along three sides of the building to all exits. Public transportation is available near the site at Airway Dr and Hopper Ave and Airway Dr and Piner Rd. Each stop is approximately a five-minute walk away from the site, and the site's landscaping provides shading to the sidewalk connecting these stops.

F.) Bicyclists are accommodated through the inclusion of a wide vehicle path of travel on the site. Two curb cuts are proposed on the site to allow for two fire truck points of access to the site; one fire apparatus access is required, but to allow for greater access ease and visual appeal two points of access have been proposed and cleared with the fire department rather than a turnaround on the site.

G.) Because most of the site is not accessible to the public at large, public art is difficult to promote on the site. Landscaping and an appealing facade contribute to an area that is more welcoming at large to public art installations on adjacent sites.

H.) Energy efficiency has been promoted in the project by minimizing glazing on southern and western-facing walls, while allowing sunlight to enter from the less intense North and East sides. The project will also incorporate solar panels on the rooftop, shielded from view with a parapet wall, and will use these to power the majority of energy requirements for the building.



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I.) Safety is promoted with two fire apparatus points of access, allowing ample space for vehicles and pedestrians to pass along all sides of the building. Setbacks are strictly adhered to - all exterior building walls sit behind the 20ft front, 5ft side, and 10ft rear setback, allowing plenty of space between the proposal and its surrounding context. Lighting is proposed around the site to increase safety for anyone coming to the site at night, but intense illumination has been avoided outside of the building. All exterior lights are proposed to utilize shading to prevent light pollution upward and out to surrounding lots. Blind corners and dark alleys are not included in the proposal, so all areas of the site are secure.