

DESCRIPTION OF CONTEMPLATED DEVELOPMENT:
2542 Old Stony Point Road, Santa Rosa, CA

Owner: DBPA Capital

Principals: Dean Briones and Parinaz Azari

Imagine a community development that allows all generations of a family to live in the same location within walking distance. Imagine eliminating the hassle of day care or worrying about your loved ones safety while going to work during the day. We are excited to introduce you to our proposed community development: Stony Point Lane. Stony Point Lane will be a community that includes 105 apartment units comprised of affordable and market rate units and 22 attached single family homes with single car garage, street and driveway parking. We are also excited to announce we will also be offering an intergenerational care facility that will have an on-site children's day care as well as a two level senior living facility. There will be a shared "green space" accessible to all residents of the development as well as courtyard-style shared space at or near the apartments to encourage a social community.

Our goal with this project was to 1) build for community/neighborhood need and 2) build a high quality product with Santa Rosa design guidelines in mind.

Our single family home section was designed to add variation to the development site to encourage a community feel and safer neighborhood. With the design element of having units adjacent and across from one another, we hope for a neighborhood feel with shared sidewalks and shared green space for the property as a whole. We also wanted to promote pedestrian oriented streetscapes by encouraging use of sidewalks, street, and crosswalks to utilize all features of the development. Our use of water efficient landscape is a priority, given the frequent droughts, while still providing an appealing accent to the development. We also included "front-on" orientation along with private backyards.

Our multifamily portion includes many of the goals desired by the design guidelines. We aimed to achieve "superior design" and we feel we've achieved this with not only the look of the properties but also with the quality of materials. We also wanted to create a strong sense of "ownership" of property and space. With attention to design detail and high-quality design we hope this encourages tenants and owners alike to take pride in the space and help maintain that space. Despite design constraints of density and unique site shape, we purposely designed a logistical layout that allows access to all areas of the property by connected sidewalks as well as parking space to dwelling units in close proximity. Another purposeful addition was to incorporate as much of a "common open space" feel as we could with the inclusion of multiple social spaces (BBQ and benches) throughout the multifamily area. We also feel the proposed attractive building style and landscaping will enhance the neighborhood feel. We made every effort to also clearly delineate spaces from multifamily and single family. We even carefully placed our private shared greenspace

Other Design Details:

Parking allotted for the entire development will be 233 parking spots (covered and open) as well as the garage and driveway parking. There will be no impact on existing neighborhood as this property is surrounded by multifamily to the direct north and single-family homes on the south and east (eventually planned as multifamily development per city master plan).

The use as multifamily residential would be comprised of 4 separate three-story apartment buildings with 1 and 2 bedroom options: 700 sf 1 bedroom, and 1125 sf 2 bedrooms. The 2 bedroom single family homes are approximately 1000 sf (which does not include 1 private garage parking spaces for each unit). They will offer unparalleled craftsmanship, high-end finishes and modern accents. The development will have a carefully placed gated entrances to encourage a safe, village atmosphere. In addition, there will also be a private play area for children and BBQ/picnic areas for the community throughout the lot.

There will be a single building that is made up of a child day care and a two levels of senior residents. They each will have private outdoor spaces separated from the general community space. Our anticipation is 12-20 child day care and 20 beds for senior living in the three story building. The residents of our development will have the luxury of having every generation of their family in the same community. A very rare occurrence for any development to achieve.

Off street parking will be provided for each of the residential units and all parking spaces are independently accessible such that a vehicle may enter or exit any space without the necessity of moving another vehicle. There is adequate parking in both the main road as well as next to the community center for guests.

The residential 4.29 acre contemplated development will be predominantly rentals. In accordance with the R-3-30 density, it is allotted 128 units on site. Our development meets city density and attempts to meet the overwhelming demand of housing in Sonoma County. This contemplated development will have a 3' setback surrounding the property and will be the single inclusive concession as part of the income-specific requirement bonus we propose. We may also propose separate concessions as needed following design revisions. Proposed materials include stucco, wood siding, and clay or clay-style roofing.

This has been given for the General Consultation and Pre-Application.

Sincerely,

Dean Briones, Co-Owner

Pari Azari, Co-Owner