

Santa Rosa & Yolanda Development

Santa Rosa & Yolanda Proposed Mixed-Use Development March 22, 2018



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Planning Objectives

Evergreen intends to team with The Wolff Company to develop a high quality, mixed-use development to serve the community of Santa Rosa. Evergreen has a successful track record of developing commercial sites throughout California, Arizona, and Colorado, which enables us to apply a diverse spectrum of knowledge regarding what works well and serves communities best. As a testament to our extensive retail experience, Evergreen has completed development projects across the United States in more than 175 municipalities.

The Wolff Company is a premier multi-family developer and owner. The firm enjoys an exceptional reputation for quality across a portfolio of over 20,000 units in 20 states. This portfolio includes the two award winning developments in Santa Rosa.

Evergreen and the Wolff Company will collaborate on the approximately 10-acre site at the northeast corner of Santa Rosa Avenue & Yolanda Avenue. The proposed mixed-use site plan addresses a pressing need in the community and allows for the pragmatic functionality within the constraints of the site. We look forward to working with the City of Santa Rosa to bring this project to fruition.



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Applicant's Intention

Evergreen and The Wolff Company propose to construct a community that is visually appealing, thoughtfully designed, and has attributes of long term livability and neighborhood value. .

Multi-Family

Residential Buildings: The current 8.4 acre site is vacant land located near the northeast corner of Santa Rosa Avenue and Yolanda Avenue. The multi-family project will consist of (11) three-story garden style and tuck-under garage buildings and (4) two-story carriage buildings along with a single story clubhouse/leasing center. Exterior building materials will be a combination of stucco, horizontal lap siding and vertical panels, painted accent trim, balcony railings and parapet roof with vertical accent elements.

Street Frontage: Buildings face the surrounding residential streets to create an urban residential curb appeal, awnings/shade screens and landscaping will further create architectural interest and functionality.

Parking: The project proposes 427-total parking spaces at a 1.69 parking ratio; those spaces will be comprised of 50-tuck-under garages, 24-detached garages, 182-surface spaces with carports, 121-open surface spaces and 50-open tandem spaces behind the tuck-under garages. Two entrances to the project from Yolanda Avenue are planned with the primary entrance near the center providing access to the clubhouse and a secondary entrance further to the East.

Residential Units: The proposed 252-unit multi-family project would be composed of 18-studio units (7%), 115-one bedroom units (42%), 98-two bedroom units (39%), 21-three bedroom units (8%) and 8-carriage units (3%). The average unit size is 843 square feet. The unit interiors will be designed with superior quality finishes included stainless steel appliances, quartz or granite countertops, and upgrade fixtures.



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Community Amenities:

Leasing and Clubhouse: The contemporary clubhouse will be a stand-alone building prominently featured at the project's primary entrance off of Yolanda Avenue. Along with the Leasing Office, amenities will include a media lounge with big screen televisions, club/game room, conference rooms, mailroom w/smart package lockers, and state-of-the-art Fitness Center. Adjacent to the Clubhouse, residents will have access to a resort-style pool and spa and exterior gathering areas featuring fire pits and barbeques. The clubhouse will exude a modern aesthetic, inside and out.

Open Space: The community is organized on a street network of pedestrian-scaled blocks containing interconnected open space/amenity areas with pool/spa, outdoor lounge, barbeques, tot lot, bark park and similar active uses, providing a pedestrian-friendly environment and a unique identity for the development.

Residential Buildings:

Unit Interior Finishes: Unit finishes will consist of: high quality, vinyl plank flooring throughout, except for bedrooms which will remain carpeted, thermofoil, full overlay kitchen and bath cabinets with brushed steel pulls, solid surface kitchen countertops, under-counter mounted kitchen and bath sinks, stainless steel appliances with a flush set refrigerator (custom home design detail), upgraded kitchen faucet, lighting package (including under-cabinet lighting, track lighting in the kitchens and dining areas), and individual washers and dryers.



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Commercial

The commercial portion of the mixed-use project will be the development of an In-N-Out quick serve restaurant on roughly 1.6 acres with access to Santa Rosa Avenue and Yolanda Avenue. We intend to work with the property to the north, along Santa Rosa, for shared access to create a cohesive development between the proposed and existing uses. In-N-Out is a 73-year-old company that prides itself on quality and service. They are committed to the community through the foundations that they support to help make the local community stronger, safer, and a better place to live.

The lot line between the two existing parcels will be adjusted to provide separate parcels for the residential and commercial portions of the project.

Evergreen and The Wolff Company are confident that the development of this project will meet the City's standards and expectations for a cohesive and community supporting project.

