



City Ventures

Round Barn Village Project Description

City Ventures is pleased to provide this narrative project description of the Round Barn Village project.

Current Land Use: Vacant underutilized parcels totaling 40-acres.

Proposed Land Use: 237 new for-sale townhomes. 3 floor plans ranging from 1,725 square feet to 1,925 square feet. All floor plans are 3-story with 3 to 4 bedrooms (including an optional bedroom on the ground floor) and have standard 2-car side-by-side garage. The townhomes will be developed on 18 acres of the project site and the remainder 22 acres will remain in open space to be privately maintained by the project Homeowners Association or approved land manager.

Project Location

The project is located east of Highway 101 in the Fountaingrove neighborhood. The project site is characterized by its rolling and steep topography, dense trees and significant vegetation. A significant portion of the site is paved as a surface parking lot, which was historically used as overflow parking for the adjacent office complex, but is currently fenced off and abandoned (with the notable exception of temporary use as staging for the Tour de California). There is also a pedestrian pathway that encircles most of the project site. The pathway is popular and well-used by nearby residents and employees. The surrounding neighborhood includes open space and single-family homes directly to the east across Fountaingrove Boulevard. A variety of commercial and residential uses, including office complexes, senior care facilities and hospitality uses surround the project in all other directions.

Earlier this year, the City Council approved a General Plan Amendment & Rezone that changed the land use designation from business park/office to medium low density and open space. City Ventures is excited to take this next step in the planning and design of attached for-sale housing in effort to bring more homes to market in Santa Rosa. During the public hearings of the Planning Commission and City Council, there were a handful of design and programming items that were noted as being important as the project proceeded through the planning process, more specifically: 1) density – there was strong interest in pushing the density towards the limit of 13 units/per acre; 2) affordable housing – creative ideas encouraged to provide inclusionary housing on-site; and 3) high quality fire-resistant design - close coordination of building materials and landscaping with Santa Rosa Fire Department.

In response to the direction provided by the Commission and the Council during the General Plan & Rezoning hearings, the City Ventures team has worked hard to create a development plan for the site to address and expand upon the concepts reviewed early on in this project review. Key features of the development plan are discussed below.

Density

The project is designed to achieve 237 homes, 13 homes per acre, which is the maximum allowable number of homes allowed under the zoning designation. All homes are 3-story townhomes and designed to interface well with common open spaces and the natural surrounding landscape.

Appropriate and Connected Use for the Site

The site is surrounded by an existing trail system that connects the development to the community. The higher density housing is appropriate for the surrounding mix of uses. The site plan includes a central amenity with unique open space nodes sprinkled throughout the site so all homes are in close proximity to a park-like area. The on-site pedestrian circulation connects to all the open space nodes and to the existing pedestrian trails. Twenty-two acres of the project site will remain open space and maintained by either a HOA or an approved land manager. Two vehicular entries are located on Round Barn Boulevard. Guest parallel parking is provided along the central internal road with additional head-in parking located throughout the site. A traffic signal at the intersection of Round Barn Boulevard West and Fountaingrove Parkway will also be constructed as part of the project (with City reimbursement of costs beyond the project's fair-share contribution).

Innovative Architecture

The progressive farmhouse style evokes the rural nature of the Santa Rosa area. The simple form and massing identify each unit within a building. Steep pitch accent roofs with dark architectural grade, Class A fire resistant, composition shingles with a combination of front and side facing gables are provided. Dark board and batt vertical or horizontal lap fire resistant cementitious wood-like siding is present at select locations. Complementary, lighter color stucco creates interest to the buildings. Shed roof accents highlight third-story windows. Balconies are provided with a trellis above. Porches or courtyards allow for privacy at the entries. Where possible, homes have views of the surrounding open space. The buildings along the central internal include front-on, side-on and canted orientations.

Affordable Housing

City Ventures is well-aware of the City's goals for increased affordable housing, and we are pleased to provide a creative on-site inclusionary housing solution. The project will accommodate affordable housing in two ways. First, given the attached medium-density nature of the project, all of the homes will be priced below a typical single-family home with sizes ranging from 1,729 to 1,925 square feet. Second, the project will include 12 for-sale homes deed restricted to moderate income households. City Ventures will finance and build these 12 homes without any local, state or federal subsidies.

The Zoning Code requires for-sale projects to comply with the Housing Action Plan by a simple in-lieu fee payment equal to 2.5% of the sales price of each home within the project. Rather than just pay the in-lieu fee payment, City Ventures is committed to financing and building for-sale inclusionary units on-site. The homes will average 1,729 square feet with 3- to 4-bedroom and 2.5 to 3 bathrooms. The 12 homes will be priced a below market rate sale prices consistent with the City's sales price guidance for moderate income households. In lieu of the fee payment, the project provides 12 on-site affordable homes with a recorded deed restriction that will ensure that the homes are affordable in perpetuity. In this way, the homes will be affordable to the initial homeowner, as well as, all subsequent homeowners.

Sustainability

All homes will be constructed to the City Ventures' Green Key standard. The homes will be all electric with photovoltaics for each unit provided on the flat roofs. There will be no natural gas service homes within the project. Water efficient fixtures and energy star dishwashers are included in each home. Climate appropriate landscape and low water use irrigation contribute to the sustainability of the development. See next page for more about City Ventures' Green Key standard features.