

# The Piner Road Assisted Living Residence

*Santa Rosa, California*

The Piner Road Assisted Living Residence will fill a need to the surrounding neighborhood and greater Santa Rosa.

Located in a neighborhood with a variety of land uses, the design emphasizes the relation between the adjacent commercial uses to the east of the property and the residential uses to the west, south, and north. Positioned between these uses, the residents will enjoy the ability to utilize the services of the retailers, including the adjacent Walgreens, and access the residential areas to the south. Connectivity is key to our design and sidewalks and a walking path to the southern residential area is within the design. Located across Piner Road are multi-family properties and Orchard West, a senior living complex. The Residence will be an addition to the neighborhood and growing need for seniors.

The design consists of a two-story building, consisting of 67,921 square feet, that will be home to 92 senior residents in need of daily assistance in their living needs. Assistance will range from daily mobility issues that come with aging to the higher level of care for those suffering memory loss and dementia. The design includes studios, 1 bedroom and 2-bedroom units to meet the variety of needs for seniors. It will be a safe environment for the residents to call home.

The building has been positioned so that the parking is accessible from the adjacent lot to the east and to create an inviting atmosphere when viewed from either Piner or Marlow Roads. The architectural style and design utilize a transitional hospitality style that is residential in nature, embracing a variety of materials use by surrounding buildings, stacked stone, lap siding and plaster. The entrance will be designed to give our residents and visitors a hotel experience with a grand porte-cochere and a lobby that expands two stories in height. Once inside, the design includes a check-in desk, wellness spa, theatre, activity areas and restaurant for the residents. Nicely appointed rooms include private baths and a superior design quality to the cabinet and counter finishes. It will represent more hospitality quality versus the traditional design of years past. It will meet the Baby Boomers needs.

Our landscape plan calls for a mixture of trees types including the Bigleaf Maple, London Plane and Coast Live Oaks, with some accent flowering trees such as the Lavender Crape Myrtle and Forest Pansy Redbud. Other landscape enhancements include using native and drought tolerant grasses, shrubs and groundcovers and will provide proper screening from adjacent property owners. The open-air interior courtyard will have raised planters filled with a variety of trees and shrubs to provide an experience of being outdoors inside the envelope of the building. Landscaping and irrigation will be designed to meet the city water efficient landscaping ordinances and other applicable codes.

Sustainability efforts will be designed and built using sustainable products, engineering, and materials. Using California Title 24 and CalGreen standards, energy uses will be evaluated and engineered into the project to make the least impact to our environment.

Our new project will bring much needed community services for the aging population of Santa Rosa.