

OCT 19 2017

CITY OF SANTA ROSA
Santa Rosa, CA

Concept Design Review Project Narrative

**3150 Dutton Avenue
Santa Rosa, CA**

Proposed Project

The site comprises approximately 5.95 acres (259,182 SF), and is identified as Assessor Parcel No. (APN) 043-133-013. The site is level, undeveloped land without trees or other vegetation, excepting annual grasses.

The General Plan designates this site for Medium Density Residential (8-18 units/acre). The property is zoned R-3-18.

The project proposes to develop a gated lifestyle community consisting of 107 apartments on the site. The apartments will include 33 one-bedroom, 64 two-bedroom, and 10 three-bedroom units within 5 total buildings: 1 two-story, 3 three-story, and 1 mixed three and four-story buildings. There will be vertical elevator transportation to the fourth and third stories and a bridge way connection between buildings. There will also be an ancillary clubhouse containing a leasing office as well as a public gathering space and business center for the tenants.

Project Design

The central theme of the project is to create a vibrant community for residents. The main entrance of the project is from Dutton Avenue, along the tree lined western border of the property. The streetscape along Dutton Avenue will provide a new public sidewalk with new shade trees, planted berms that will act as a sound barrier and decorative sheet pile walls, a nod to the area's industrial heritage. While the drop off and visitor parking area is intended for vehicular circulation, the primary design intent is that of a "shared street" environment - one that is designed to be safe and comfortable for pedestrian and bicycle circulation. A flush curb at the entry plaza will be delineated with specialty paving to create a visually interesting and safe pedestrian zone. Art elements and a grid of trees in decorative pots will provide a sense of arrival and help guide visitors and residents to the leasing office and main entrances to the space.

The leasing office and adjacent cyber café and lounge room will serve as the community hub, a place to meet up with friends before a bicycle trip, or grab a cup of coffee while you wait for a ride. Guests and visitors will walk along alongside the pool and spa through the outdoor kitchen and fire pit areas through a gateway arch opening up to a grove of olive trees. This area will provide guests with a tranquil place to read a book in the shade or gather with friends for a game of bocce. A generous number of community

garden plots will be provided as well as an enclosed dog run where pets will have plenty of space to exercise and play. A large children's play area at the heart of the property will provide opportunities for safe play for a range of ages.

The project proposes a total of 242 onsite spaces consisting of 135 uncovered and 107 covered (carport) spaces. The project's proposed parking of 242 spaces exceeds the parking requirement of 235 spaces under the base zoning of R-3-18. In addition to car parking, to promote alternative transit, the project is proposing 104 bicycle storage lockers.

Sustainable design within the landscape and public spaces are a guiding principle and theme throughout the project: the use of native and appropriate plant species, sustainable materials and construction strategies, reflective pavement colors to mitigate urban heat island gain, maximizing water conservation through smart weather-based irrigation controllers in accordance with requirements and guidelines of the Sonoma County Water Agency for Water Efficient Landscape and Santa Rosa's Water Efficient Landscape Ordinance, implementing best management practices (BMPs), and designing structures and landscapes that are resource efficient and environmentally responsible over their entire life cycle.

Building Design

The site consists of 5 apartment, 3 common area, and 1 maintenance buildings. The buildings are composed of paint on cement plaster and Hardie Board siding. The apartment buildings utilize an 80 MIL PTO flat roof while the common area and maintenance buildings use a standing seam MTL slopped roof.

Project Duration

Construction is anticipated to take approximately 18 months, including on-site grading.