

SEP 11 2018

Burbank Avenue Subdivision

The Burbank Avenue Subdivision site is the merger of three parcels located on the east side of Burbank Avenue roughly midway between Hughes and Healdsburg. The parcels are bounded on the east by the backyards of an existing subdivision of single family detached houses and Sheppard Accelerated Elementary School, on the north by a single family house, a relatively narrow agricultural parcel and (beyond) a proposed park site, on the west by Burbank Avenue, existing semi-rural housing, Roseland Creek Elementary School and the Roseland School District Offices and on the south by the back yards of existing semi-rural housing.

The three parcels wrap two outparcels and together form a rough "U" shaped site with an overall area of 14.6 acres. The City's plan for the Roseland area sets a minimum density of 119 units. Our plan shows 123 units split between 66 apartments and 63 single family detached houses.

The apartments are two story buildings with four back-to-back 2 bedroom/ 1 bath flats above and two 2 bedroom/ 1 bath flats and 6 tuck under carports below. Each apartment has an individual entrance at grade. Upper level flats have private internal entry stairs and private decks. Lower level units have private fenced patios. Each building self-parks at a 1:1 ratio with additional surface parking immediately adjacent for a total parking ratio of 2.5:1. Each pair of buildings has an individual dumpster enclosure off the auto court. The buildings are arranged so that their narrower entry ends line the public street system giving them a house like scale and character. There are three different roof forms (gable, hip and shed) that coincide with three different elevations and color and material palettes (shingle, stucco and siding).

The apartment buildings are arranged along the northern portion of the site with their primary entrance off a single loaded road that in the future will allow the development of the adjacent relatively narrow property to the north.

The southern and eastern portions of the site are platted with single-family lots forming a grid of streets connecting their primary entrance off Burbank Avenue with that for the apartments to the north. The houses have been laid out with larger lots abutting the neighbors to the east and south and smaller lots in the internal blocks at the center. There are three basic plan types, each with two to three roof forms and three different elevations. Plan types, roof forms, elevation types, materials and colors are to be varied along the streetscape to create a visually diverse neighborhood.

Each house has a two car attached garage with a full driveway apron and additional parallel parking on the street for a parking ratio in excess of 5:1. All houses have

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large front porches that provide the primary visual feature of the front facades. Garage doors are either held back behind the porches or located around the corner from the front elevation to reduce their visual impact on the streetscape.

The typical street within the development is based on a 50' ROW with a 5' walk, a 5' curbside planting strip and 30' street section with parallel parking on both sides. Streets adjacent to the apartments have 9'x18' head in perpendicular parking with 5' walks.