Hedgpeth Architects

811 Boyd Street Family Apartments- Project Narrative

811 Boyd Apartments is an ideal community for families on a 1.90 acre site just south of the Downtown Station Area. Per the General Plan the site is zoned Medium Residential. The zoning is PD 96-002. The project comprises two buildings, a 47 unit, 42,520 square foot, two story apartment building and a 2,100 square foot Community Center with a Leasing Office, Meeting Room, Kitchen, and Common Laundry Room. This site is unique for its walkability to schools, mass transportation, shopping, employment opportunities and parks. It is within one half mile of all of these amenities. The project is proposed at the maximum density allowed for this parcel, per the Santa Rosa General Plan. The zoning code permits development of 18 units to the acre, and an additional 35% increase in density if all units are proposed as affordable deed restricted apartments. The proposed density is 24 units to the acre.

The volume of the Apartment Building is located to the rear of the property, within 10 feet of the west boundary of the site. The east elevation of the Community Building is located at the 10 foot front yard setback of the property, creating a park-like open space in between the two structures to invite resident-community interaction. This "pocket park" links back to the Boyd Street frontage and various open spaces along the length of the site, on both sides of the building, creating a hierarchy of public to more private open spaces.

The building design conceives of each apartment as "home", enhanced by shared common open spaces, significant private balcony or patio space, and privacy where it will be valued. 12 three bedroom units, 30 two bedroom units, and 5 one bedroom units are proposed. 82 parking stalls, including 4 on street, and 4 accessible, are provided. EV charging is proposed for 3% of the parking stalls. A fire department vehicle "hammer head" type turn-around is provided at the west end of the driveway.

The apartment units are designed for livability, with abundant natural light, open plan living spaces, and private covered patios. Private and public areas are designed to be adaptable at all floors. Structurally, the units are arranged on two sides of a sky-lit exterior corridor, on two floors, with exterior stairs at each end. The floor plan of the building shifts to the south in two locations to break up the length of the linear design, and to return portions of the ground plane to the public realm. The intermediate "gaps" provides opportunities for access through the building from the parking area to the common green space, and improves livability by providing a measure of cross ventilation that is unique for this housing typology.

The developer envisions the project as a significant investment in the long term health of the neighborhood and is residents. Those aspects of home which are essential to creating a high quality of life are incorporated into the spatial design of the apartments, Community Building and open spaces. Environmental features and the use of passive design principles such as thermal mass, solar shading, cool roofs, natural light, natural ventilation, gray water recycling, water conserving fixtures, implementing renewable energy sources through photo voltaic panels for electrical power, electric vehicle charging points, and efficient water heating, and heating and cooling systems, are all integrated into the master plan and design concept.

Linked green open spaces winding through the entire length of the site and an efficient automobile circulation plan effectively reduce paving and potential heat island effects. The master planning strategy preserves the ground plane for maximum recreational space and gardening/growing opportunities. Covered individual unit porch spaces and exterior corridors at the Community Center and Apartment Building relate directly to the public green/open spaces, creating intimate covered gathering areas that visually connect back to the community and neighborhood.

The success of 811 Boyd Apartments depends on enduring principles of functional design and quality construction. Passive energy saving design strategies and durable material choices will result in a project that is substantially more efficient and utilitarian than standard multi-family housing of this type, and that will continue to reduce ecological and economic impact in future decades. Pairing spatial and architectural design with functionality bolsters those aspects of the home that make a project more than housing, and transforms it into a place that is loved by the targeted large family population. The following goals capture the core vision 811 Boyd Apartments:

- Value for neighborhood as setting for the individual dwelling, where community open spaces are an essential part of the experience of arrival into the home when entering the project
- Fostering an active and healthy community, with safe pathways leading to multiple recreational spaces
- Place-making that is family focused, with a large common building that provides a convenient meeting space for special events, parties and gatherings for the entire spectrum of the target population, as well as for daily activities, as in the community laundry room
- A state of the art and environmentally responsible building life cycle, with solar powered net zero energy systems, advanced green building, highest level of water efficiency, and healthy indoor living environments
- Beautiful and inspiring housing that is not an end in itself, but an opportunity to invigorate an under-utilized site and promote a thriving neighborhood

Common Building:

The heart of 811 Boyd Apartments, along Boyd Street, is the Community Center. This one-story building is approximately 3,400 square feet, (including covered porches on three sides) and has a meeting room, manager's office, community kitchen, mail collection porch and laundry room. The building will comply with the California Building Code Chapter 11B for Public Accommodations.

The central laundry room will contain high efficiency commercial grade washers and dryers, and is fully accessible. Having common laundry facilities instead of in-unit laundry hook-ups is proven to save significant amounts of water and energy, as well as to provide opportunities for unstructured positive social interaction.

Covered porches serve as transitional spaces to the open community green space, and also as the face of the project to the surrounding neighborhood along Boyd Street. The community open space includes play areas and structures, low water use landscapes, and community food garden areas. Outdoor spaces are sized for recreational play and for children to connect safely with their neighborhood. The defining measure of 811 Boyd Apartments' success will be its ability to provide a healthy, positive and stimulating environment where families can create stable homes, thrive and prosper.

Play / Recreation Facilities:

The project includes play/recreation facilities suitable for, and available to all tenants, including children of all ages. The play/recreation area(s) provided for children ages 2-12 years will be outdoors, greater than 600 square feet in area, and includes an accessible entrance point. The space(s) will be equipped with appropriate play equipment for the size of this project, and the surfacing of the play space will comply with the United States Consumer Product Safety Commission's Public Playground Safety Handbook. The project also provides play and recreational facilities suitable for children ages 13-17, including, not limited to the basketball court.

The landscape design will include landscaped bio-swales, planters in the parking area to promote growth of a significant tree canopy over paved areas, and permanent site improvements for children's play areas, park-like green space, and vegetable and fruit gardens. 20,254 square feet of open space is proposed for gardens, play areas, recreational and community gathering areas. The project presents a significant park-like green space to the neighborhood street frontage.

Home Design:

811 Boyd Apartments is a two-story apartment building comprised of flats designed for families. All ground floor units will comply with the most restrictive applicable accessibility requirements, including the California Building Code Chapter 11A for Housing Accessibility, Chapter 11B for Public Accommodations and Public Housing, the Unruh Civil Rights Act, the Uniform Accessibility Standard, and the Fair Housing Act. Second floor units will be fully adaptable.

All kitchens will be efficient and functional, with well-planned storage areas, work area/countertops, Energy Star rated water efficient refrigerators and dishwashers, sink with water saving fixture and spray wand, and garbage disposal, and a range with front controls, oven heat indicator warning light, and Energy Star rated range hood with outdoor venting.

Dining areas are located adjacent to the kitchen and living areas to create comfortable social environments in an open floor plan.

Bathrooms are adaptable with complying maneuvering clearances. Adaptable units have lavatories with removable base cabinets and toe kicks, complying mirror, and toilets with blocking in the walls framing for future grab bars. Accessible units have toilets with grab bars and tub/shower enclosures fitted with grab bars, adaptable controls and removable seat.

One-bedroom units have one bathroom, while the two-bedroom and three-bedroom units have two bathrooms. The flooring will be durable and impervious to moisture to provide a sanitary and functional space.

Each unit will contain storage for clothing, linen, and bulk miscellaneous items. Experience with the targeted population demonstrates a real appreciation for easily accessible storage accommodations.

Construction Systems and Energy Efficiency:

The proposed buildings will have slab-on-grade foundations with Type V 1 hour rated wood-framed 2x6 wall framing, truss joist floor framing, and a manufactured truss roof system. Exterior finishes will be selected for durability and aesthetics including wood and fiber cement board siding, with trim and other architectural elements appropriate for the scale and style of the structures.

Windows will be vinyl framed with easy latching mechanisms and specified with an optimal U-value and solar heat gain coefficient (SHGC). All doors will be constructed with no added urea formaldehyde wood and use accessible lever-type hardware.

Indoor air quality is maintained with local exhaust to the outdoors from each bathroom and kitchen range hood. In addition, each dwelling unit will meet the performance requirements for whole house ventilation per the ASHRAE 62.2 standard using a heat recovery ventilation system that exhausts stale indoor air and replaces it with fresh outside air while capturing the heat energy for thermal comfort and energy savings.

All plumbing fixtures will meet the 2016 CA Green Building Code requirements as well as the EPA Water Sense criteria. Plumbing piping will be insulated with a minimum of one inch thick (R-4) cellular foam wrap for all hot water piping and for cold water piping within exterior wall cavities or within five feet of the water heater.

Each unit will be independently metered for its electrical use, and will include a real-time energy monitoring display within each dwelling as a tool for residents to track their own energy use and minimize their energy bill. Space heating and cooling will be provided by super-efficient micro-ducted air-source mini-split heat pumps with a high Heating Seasonal Performance Factor (HSPF) and Seasonal Energy Efficiency Ratio (SEER). Hybrid electric air-source heat pump water heaters with a high Energy Factor (EF) will provide domestic water heating. This all-electric design enables the complete elimination of natural gas utilities and provides the opportunity to be meet a net zero energy rating with roof-mounted solar photovoltaic arrays.

The combination of these strategies will result in a building that is super energy efficient and maintains minimal utility costs for the residents while exceeding California Title 24 Building Energy Code compliance standards by a high margin.

Conclusion:

811 Boyd Apartments is located on a 1.91 acre parcel in the middle of a neighborhood in transition, surrounded by low density single family houses, with the new SMART line adjacent to its west property line. The total development of 47 family housing units, Community Center and dynamic open spaces will contribute dignified, affordable and stable housing opportunities for a population that is currently severely underserved in Sonoma County.