

# Santa Rosa Housing First Concept Design Review

Design Review Board

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June 20, 2019

Adam Ross, City Planner  
Planning and Economic Development

# Project Description

- 54-unit Multi-family Development
  - 53 Studios, Single one-bedroom for on-site management
- Three-stories (33 feet tall)
- 100% Affordable



# Entitlements + Review Process

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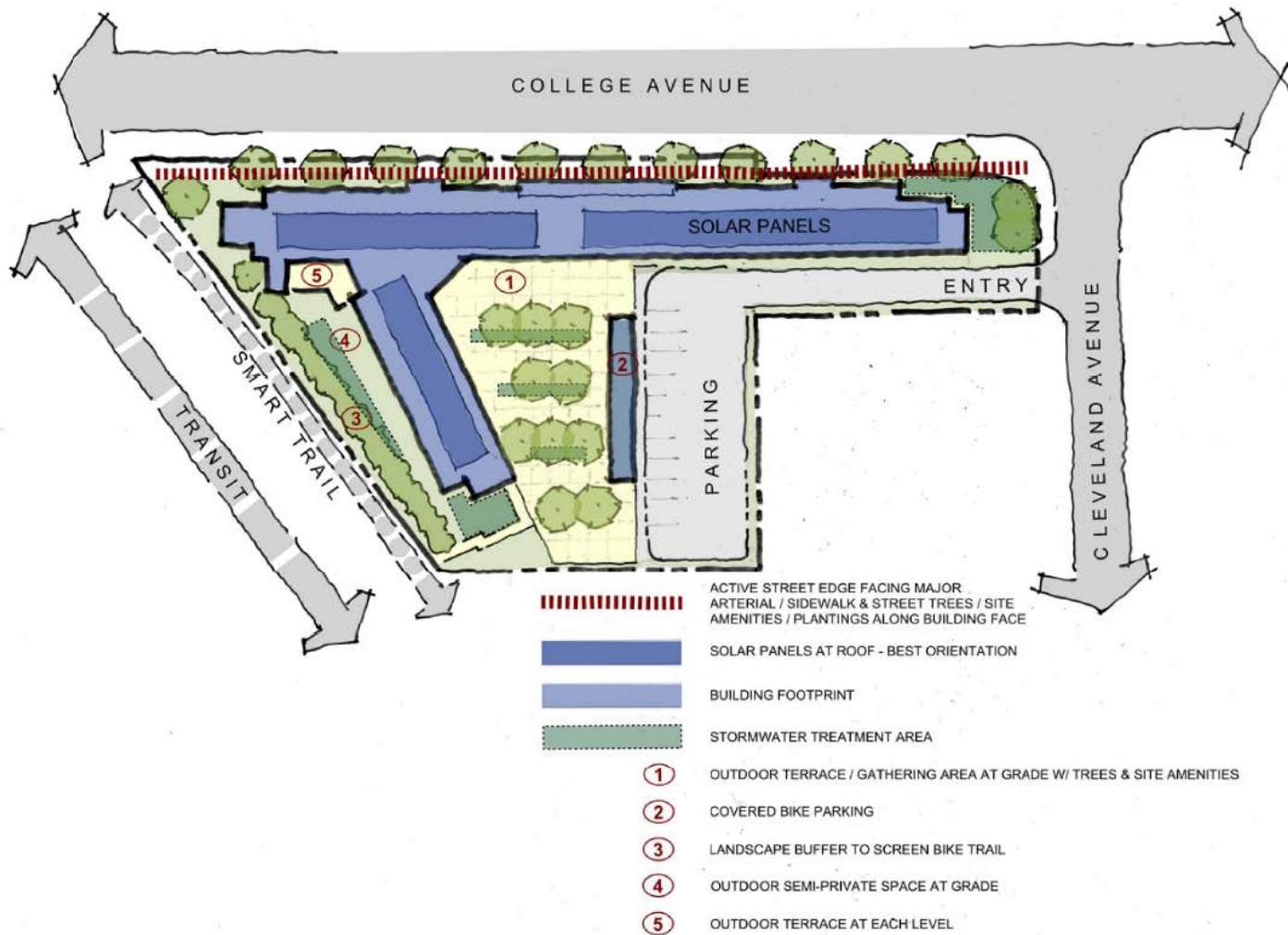
- Permitted Use with Downtown Station Area Specific Plan
- (Priority Development Area)
- Resilient City Development Measures
  - Concept DR by DRB
  - Minor Design Review
  - Minor Use Permit for Supplemental Density Bonus
  - Expedited Review



# Location Map

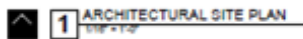


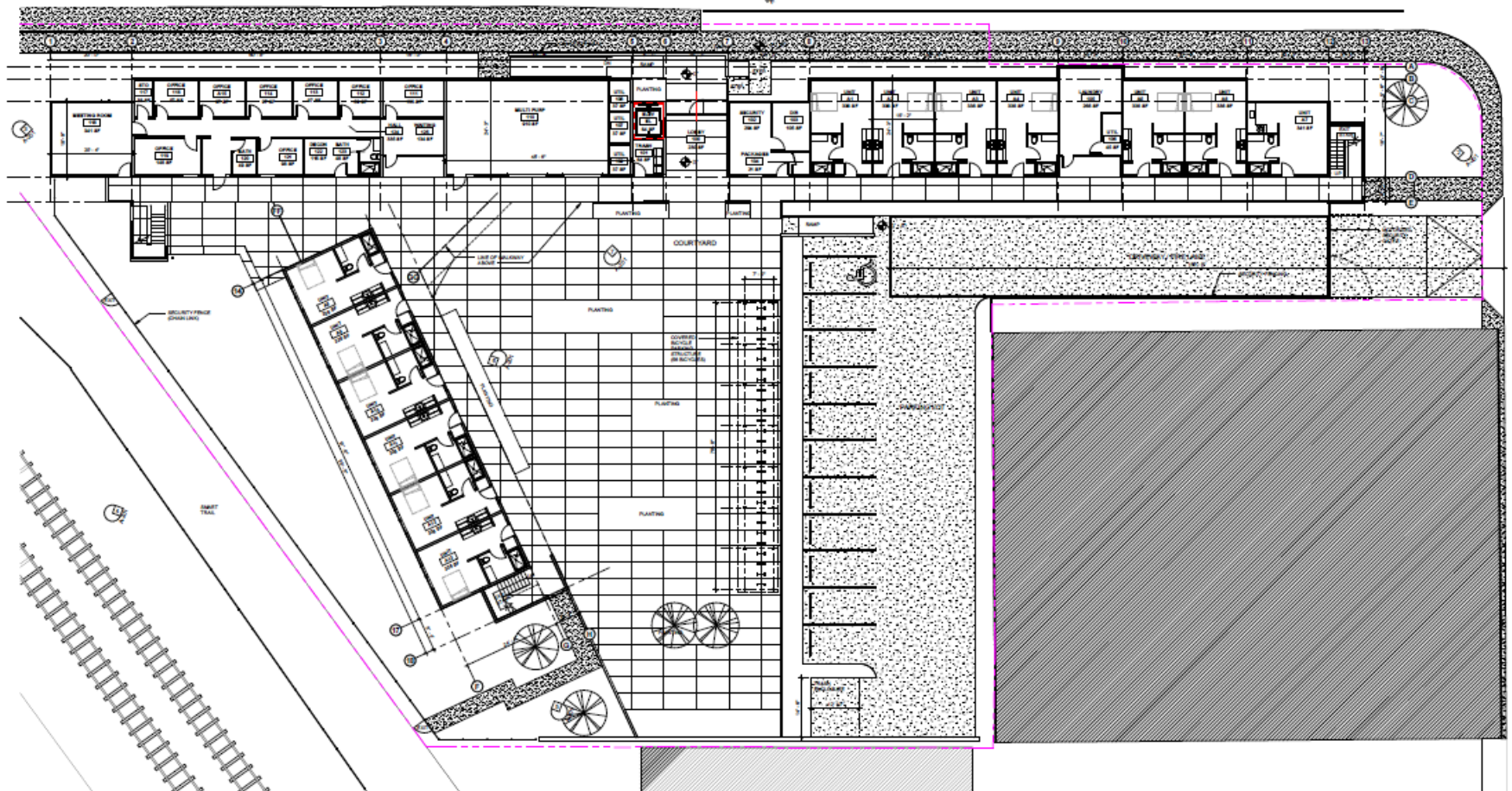
# Site Analysis Map



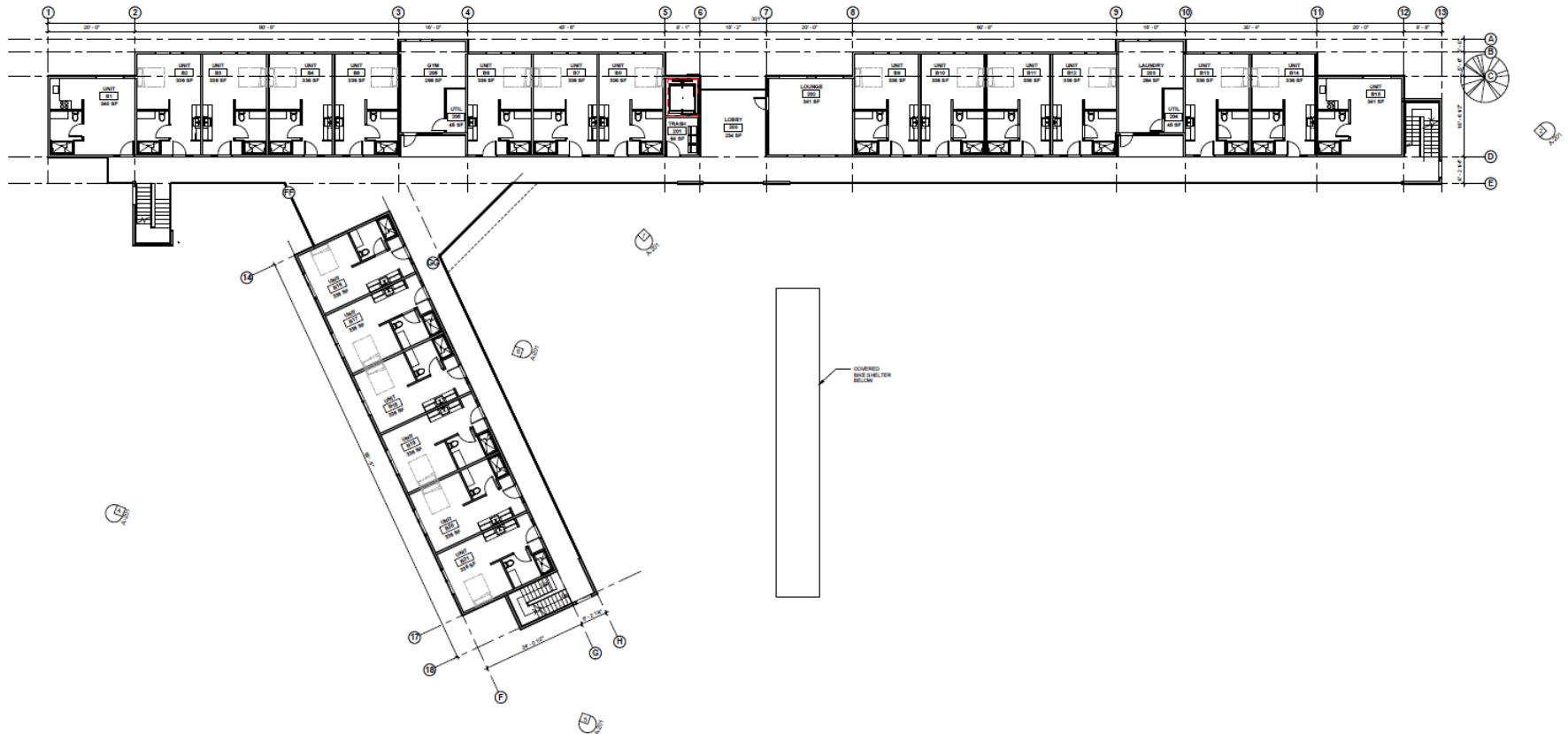


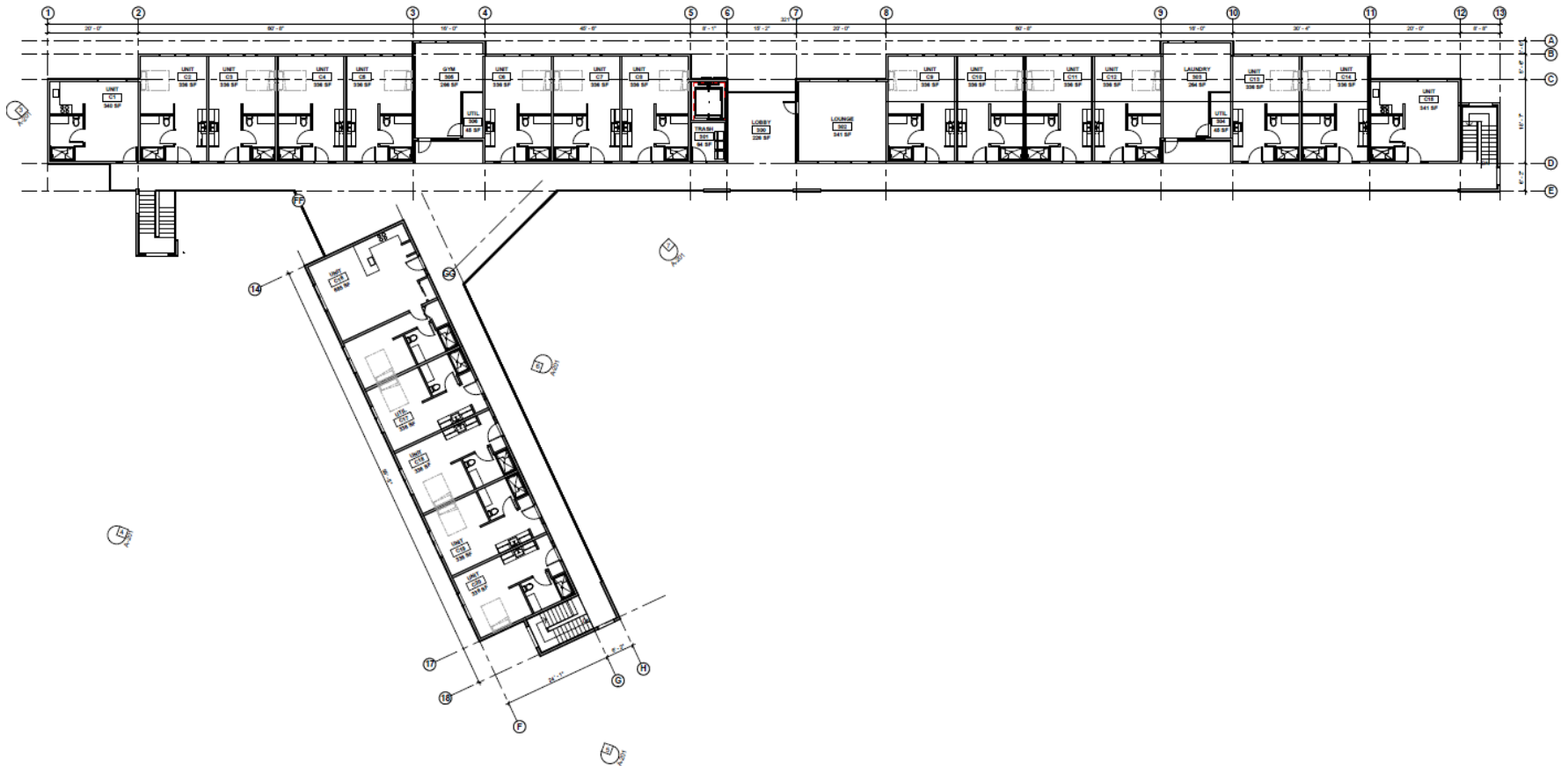
- General Plan Land Use – Retail and Business Service (30 Units Per Acre)
- CG (General Commercial) – Permitted Use (Resilient City Development Measures 20-16.060(A)(6).
- Density Bonus – 54 Units Per Acre
- 80% Density Bonus



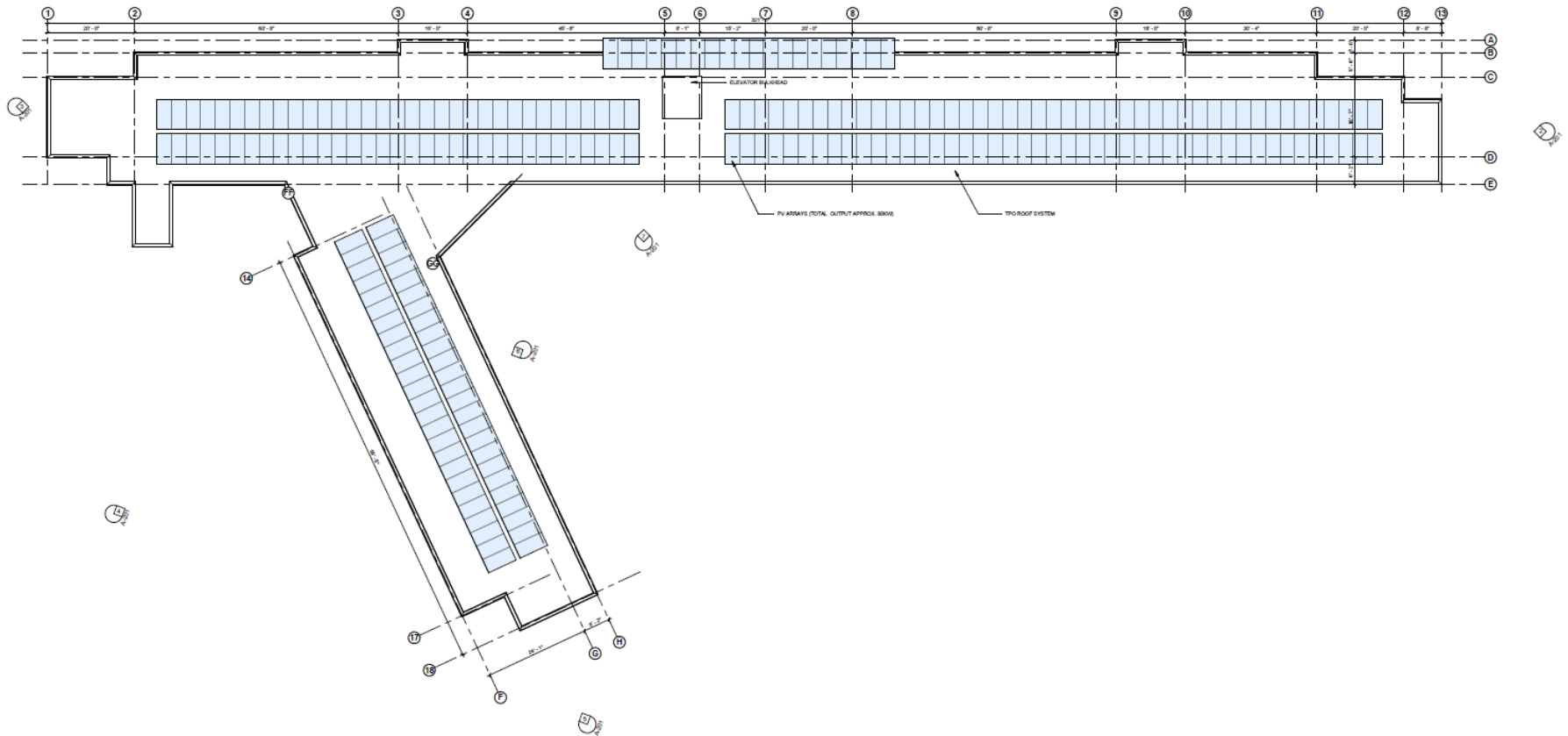








# Roof Plan





# Project Summary

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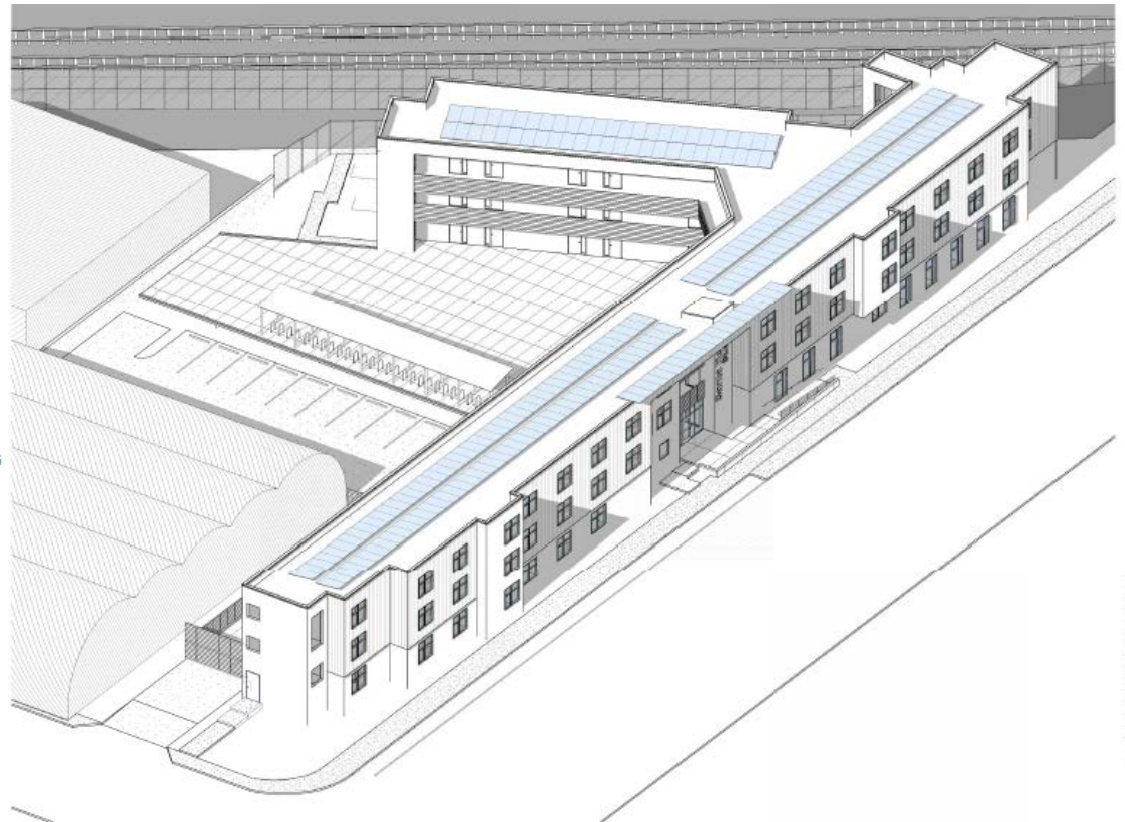
THE PROPOSED PROJECT IS FOR A NEW 3-STORY BUILDING THAT INCLUDES (54) DWELLING UNITS AND SUPPORTIVE SERVICES ON A DOWNTOWN URBAN SITE.

THERE ARE (53) STUDIO UNITS FOR FORMERLY HOMELESS TENANTS AS PART OF A PERMANENT SUPPORTIVE HOUSING PROGRAM. THERE WILL ALSO BE (1) ONE BEDROOM ON-SITE MANAGER'S DWELLING UNIT. THE FACILITY WILL BE 100% ACCESSIBLE ("UNIVERSAL DESIGN").

IN ADDITION TO THE UNITS, THERE WILL BE OFFICES, MEETING AND THERAPY ROOMS FOR AN ON-SITE SERVICE PROVIDER. AT EACH LEVEL THERE WILL BE A COMMON LAUNDRY ROOM, GYM AND LOUNGE AVAILABLE FOR TENANTS.

THERE WILL BE ONE ELEVATOR AND A PAIR OF EGRESS STAIRS ORGANIZED OFF A OPEN EGRESS BALCONY OVERLOOKING A PRIVATE SOUTH FACING COURTYARD.

SITE DEVELOPMENT INCLUDES REPLACEMENT OF SIDEWALKS AND A NEW ACCESS DRIVEWAY WITH PARKING FOR 11 CARS. A COVERED BIKE SHELTER IS PROPOSED AS WELL AS A COVERED TRASH AND RECYCLING ENCLOSURE. THE COURTYARD WILL INCLUDE GARDENING BEDS, LANDSCAPING, AND STORMWATER TREATMENT.



ISO VIEW TO WEST

# Project Summary

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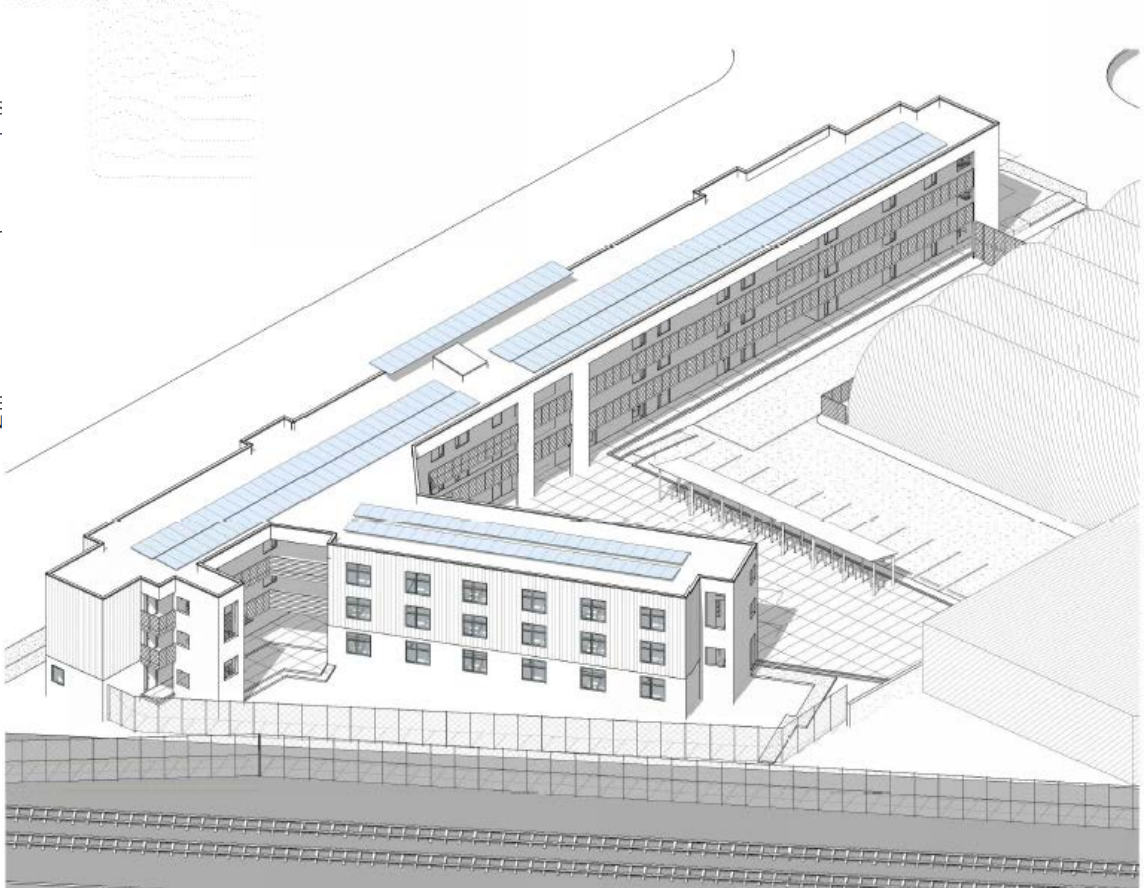
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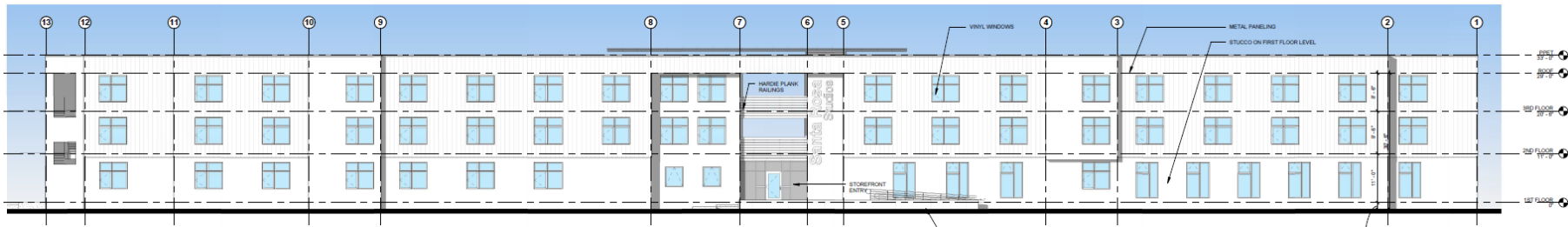
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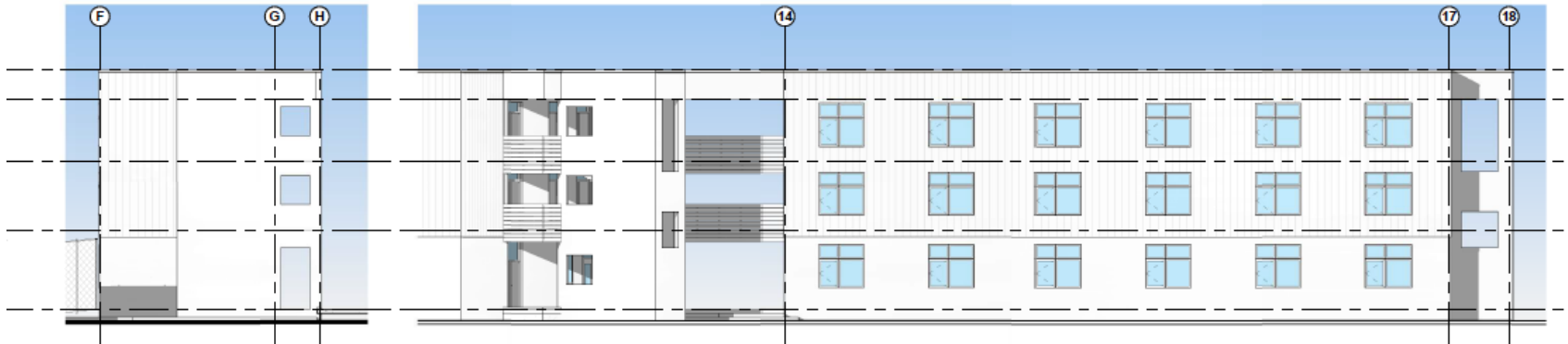
ISO VIEW TO WEST



ISO VIEW TO EAST



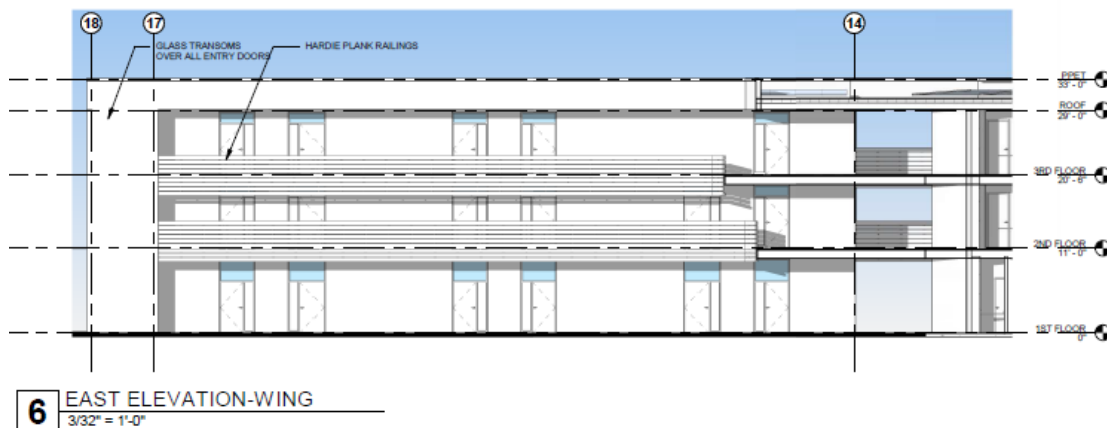
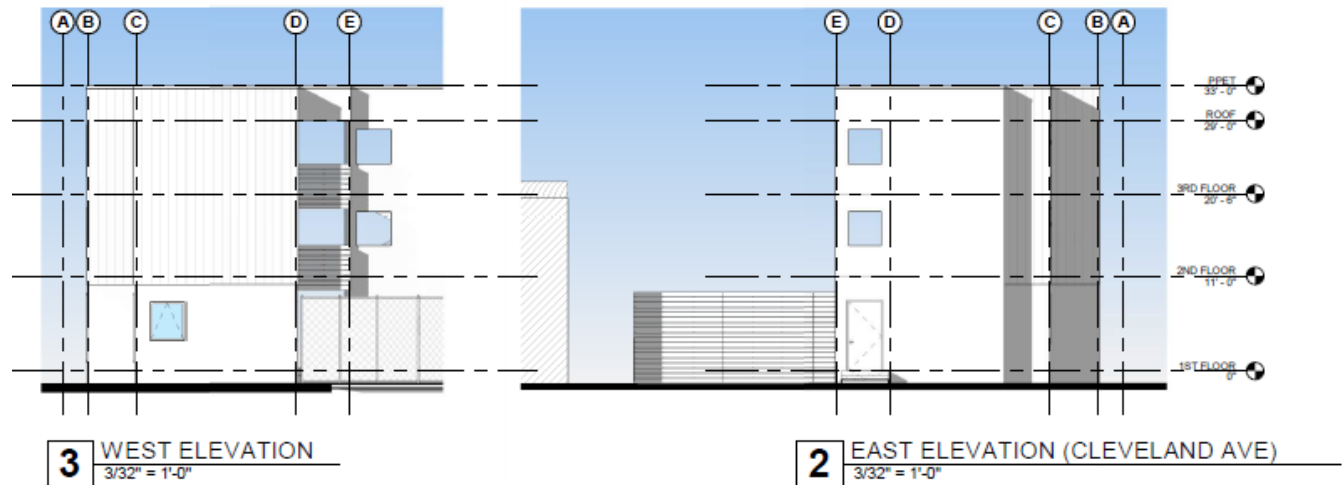
**1** NORTH ELEVATION (COLLEGE AVE)  
 3/32" = 1'-0"

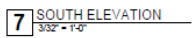


**5** SOUTH ELEVATION-WING  
 3/32" = 1'-0"

**4** WEST ELEVATION-WING  
 3/32" = 1'-0"







Adam Ross, City Planner  
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ARoss@srcity.org  
(707) 543-4705

