

**Alpine Family Apartments
C/O Milestone Housing Group, LLC
51 N. Santa Cruz Ave., Suite D
Los Gatos, CA 95030**

Design Narrative: 1885 and 1905 Sebastopol Rd.

Acme Apartments is a proposed development at 1885 - 1905 Sebastopol Rd., Santa Rosa, CA 95407. The site is a rectangular, 2.4-acre parcel. The site has been used as an auto salvaging operation, Acme Salvage, Inc. This business has been operating at the site since 1956 and has recently ceased operations.

The project includes one single story community building facing Sebastopol Rd, followed by four three-story walk-up apartment buildings along the western edge of the site. There are 77 units that include one manager's unit and 76 affordable units that are targeted to individuals with incomes between 30% and 60% of the Sonoma County median income.

The unit mix will include 1-bedroom, 2-bedroom and 3-bedroom units. The parking will be a mix of surface parking spots and tandem tuck under parking garages. The project will also include sufficient solar panels to generate 60 percent of anticipated energy consumption on site, as required by code. The panels will be on the rough and/or on carports.

Behind the buildings on the west side of the site will be a mixture of landscaping and pathways. Also, there will be outdoor community space behind the leasing building that includes a tot lot and sport court. Other amenities include laundry rooms and bicycle storage. Please see the accompanying plans for more detail.

If additional information is needed, please contact Marcus Griffin at marcus@milestonehousing.com or at (727) 204-8128.