

Santa Rosa Concept Design Review

**Meadowood Ranch
Project Description & Design Concept Narrative**



Project Overview

New Growth Living (NGL) is excited to revive a long dormant subdivision project and bring badly needed housing to southwest Santa Rosa. Our new vibrant community will fill the gap between Dutton Meadow and Stony Point Road, it will enhance pedestrian and vehicular circulation of the greater area, and it will bring renewal to the Rain Dance Way and Dutton Meadow streetscapes.

The Project site, APNs 043-111-005 & 006, at 2853 and 2875 Dutton Meadow is comprised of two legal parcels approximately 11.34 acres in size total and is designated as R-1-6 (single family residential) zoning. The major Subdivision's attached single-family dwellings are an allowable use in the R-1 Zoning District with a Conditional Use Permit. Small Lot site planning and project design standards have been applied to the proposed project. Lot sizes range between 2,073 sf to 5,449 sf with lot coverages of 50 and lower.

Property History

In 2006 the City of Santa Rosa approved the subdivision of this property into 76 single family lots in compliance with City's subdivision ordinance. Since that time, the original project proponent proceeded to obtain all of the required environmental permits and clearances, including the acquisition of mitigation lands for the projects impacts to wetlands and species habitat. However, the market conditions following 2008 delayed the construction of the project until 2019, when the last of several extensions to the project's approval expired. The surrounding uses are single family residential, vacant parcels, and self storage to the east.

New Growth Living Proposed Subdivision

NGL is proposing to re-envision the project, by offering a new small-lot subdivision of the 11.3-acre property that will include 90 residential lots, generally 30' x 95' in size, to accommodate the construction of single family homes, single-family attached (zero lot line) duplexes, and associated Accessory Dwelling Units (ADU). Additional parcels will be created for the community's onsite amenities including a recreation center, pet park, communal parking, and open spaces.

The configuration of public streets and private alleys is almost identical to the previously approved tentative subdivision map. Private alleys will provide access to detached 3 car garages and private parking located at the rear of the lots.

The project is within the Roseland Area/ Sebastopol Road Specific Plan and a statutory exemption from CEQA is anticipated for the project. A supplemental biological survey may be undertaken to confirm previous work. Stormwater will be treated onsite in compliance with the boundary of the NPDES MS4 Storm Water Permit and the National Pollutant Discharge Elimination System (NPDES) permit for the City of Santa Rosa, the County of Sonoma, and the Sonoma County Water Agency.

New Growth Living Proposed Housing

The Project is consistent with the General Plan density which allows 2.0 - 8.0 units per acre. The project is proposing 90 development units consisting of 6 single family homes and 84 single-family attached duplexes. The project is also proposing 48 ADUs for a total of 138 housing units. Per the City's adopted urgency ordinance, and the amended code section 20-42.130, ADUs are not subject to the density requirements of the General Plan.

Each single-family home and 42 of the duplex homes will be provided with a detached 3 car garage accessible from the alley in the rear of the lot. Each of these garage structures will support an Accessory Dwelling Unit above the enclosed parking. Uncovered parking spaces will be provided on 42 of the private lots, adjacent to the garages, and on commonly owned parcels near amenities

A proposed community management office and recreation center, with a pool and clubhouse, is located central to the community and a walkable distance from all homes. Several amenities in conjunction with passive open space will be found within the proposed common area landscape lots.

The community will be served by a homeowner's association responsible for maintenance of all common areas. New Growth Living plans to retain ownership and provide Meadowood Ranch as a for-rent community with full time onsite management and amenities commensurate with a class A rental community.

Architecture:

Our welcoming homes have been designed to incorporate a contemporary interpretation of classic Central California Farmhouse style, utilizing a combination of stucco and siding elements and varied roof pitches, along with metal accent features and front porches. The duplex buildings are predominately single story structures, with second story elements added to create vertical variety to the building mass. Multiple elevations and front porches add interest and relief to the street scene, as well as activating the public space within the subdivision.

Unit 1 of each duplex will be a one level 2-bedroom 1,000 s.f., while Unit 2 will include approximately 1,500 s.f. in a two-story form with three bedrooms (including a downstairs master bedroom). The second story will measure approximately 50% of the floor area of the ground floor of that unit, or 25% of the footprint of the combined duplex building. Each 3-bedroom home will include a detached three car garage with a +/-700 s.f. ADU above. The ADUs will include a 50 s.f. private balcony.

Six 2 story detached homes will each include 3 bedrooms with the second floor measuring approximately 50% of the total building footprint. These homes will have a 1,500 s.f. floorplan similar to the attached 3-bedroom duplex units and will also include a three-car garage with ADU above.

In order to activate the street scene, the minimum front building setback is proposed at 8 feet behind back of sidewalk, with 6-foot-deep covered porches projecting up to 4 feet into the setback.

Circulation:

The project will provide the long-awaited east-west connection of Burgess Drive to Dutton Meadow, giving easier and safer and more convenient access to Elsie Allen High School from the neighborhoods to the east of the site. The existing 8' enhanced sidewalk along Rain Dance Way will be shifted and revitalized with new landscaping.

All of the homes in Meadowood Ranch will border on private alleys at the rear of the lots. These alleys will provide access for garage and off-street parking, as well as trash collection. ADUs over the garage structures will also take access from the private alleys.

Parallel visitor parking is provided in the front of the homes on the public streets within the community. Including on-street parking, the overall parking ratio for the project will exceed 4 spaces per lot.

Affordable housing:

In recognition of the City of Santa Rosa's need to increase the availability of affordable housing in the City, the project will incorporate affordable housing restrictions in compliance with the City's inclusionary housing ordinance. 8% of dwelling units as affordable is required for a "for-rent" residential development. The proposed ADUs are exempt from inclusionary requirements as described in City Code.

We believe these homes will provide a new supply of affordable and moderate priced housing to address the "missing middle" range of quality housing opportunities in Santa Rosa. This project will provide a single family lifestyle for residents who are priced out of home ownership but no longer wish to live in an apartment style community with neighbors above and below and no private outdoor space.

Open Space and Recreation:

A private recreation center with pool, clubhouse/management offices and outdoor eating and gathering areas will serve as the main social gathering place for the project residents.

The homes facing Raindance Way will be set back approximately 40 feet from the street, and the existing class 1 multi-use trail will be expanded and will connect to the proposed trail along Common Way to the Colgan Creek trail at Bellevue Avenue.

Development Standards

In our efforts to create a charming community and provide greater housing inventory we propose to utilize the City's Small Lot development standards. As part of the Conditional Use Permit approval we request the following reduction in development standards:

Setbacks: an 8' front yard setback, 0' side yard Garage/ ADU setback. Lot sizes and coverage are in compliance with small lot ordinance and proposed internal side yard setbacks are 5' rather than the 4' minimum. Corner lot side setbacks are also at 10'.

Private Open Space: The project proposes a reduction of up to 20% in the private outdoor space requirement of 400 s.f. minimum and a reduction of the typical minimum dimension of that space from 15' to 11'. We believe the provision of private porches, a recreation center with clubhouse and pool, and distributed pockets of landscaped open space with benches and shade structures more than adequately offsets this reduction.

The project will request several engineering variances to support the proposed design.

- Burgess Drive, running East-West, will comply with the City's Avenue Street standard; however, a bulbmed intersection at Rain Dance Way is requested. This design will preserve an existing transmission power pole and serve as a traffic calming measure for the multi-use trail crossing.

- For interior streets, running North-South, the Minor Street section with reduced 4' wide sidewalks and 4' parkway planters is requested in order to match the previously approved streets of the Bellevue Ranch Phase 7 project to the South.
- A P.U.E reduction from 7.5' to 5' would also be associated with these alignments. In all cases a 20' min. street width will be provided for adequate fire apparatus/ refuse truck maneuvering.

Landscape

An attractive, low maintenance, and durable landscape will be provided to create layers of color and texture complementing the architecture style and setting. Planting will include a mixture of native and climate appropriate trees, shrubs, and groundcover with disease and pest resistance. The landscape and irrigation systems will meet all aspects of the City of Santa Rosa's Water Efficient Landscape Ordinance by utilizing drought tolerant plant species separated into hydro-zones. To maintain a consistent and quality appearance within the community, all front yard and alley landscaping will be maintained by the Homeowners' Association.

Sustainability

The project will be designed to incorporate elements from the City's Climate Action Plan and the City of Santa Rosa's CALGreen requirements w/ adopted Tier 1 Standards. These features can include energy and water efficient design measures such as solar power, the installation of garage electric charging outlets, and water efficient landscaping. The homes will include high efficiency lighting, energy efficient appliances, and low-flow plumbing faucets and fixtures. The builder will also utilize a construction waste recycling program to minimize waste to the extent practicable.