The affordable senior housing component of the Project is located on the southeastern edge of the community on approximately 2.5 acres. The site has been designed with three separate buildings. The primary building is located directly across from the central park, with a second building adjacent to the west and the third building fronting on Mendocino Avenue. The buildings have been separated for funding purposes and can function independently, yet have been designed as an integrated community. Each building has a front entrance located on the proposed public street, providing greater activity on the street with residents coming and going from several entrances rather than from a single point of entry. Each building has a elevator to provide accessibility to all of the units. The project provides indoor community spaces, laundry and management offices, trash/recycling facilities, outdoor courtyards with gathering spaces and community gardens and convenient parking.

The design is based in the principles of health, wellness and active living. Each of the buildings is connected by a walkway which extends around the entire project site connecting the buildings with the street frontages, courtyards and garden areas. The interconnected walkways provide ample pedestrian circulation allowing for walking in ever growing circles based on a resident’s capability. The courtyards are interconnected and provide outdoor gathering and activities space allowing for extensive gardening and encouraging both healthy eating as well as exercise. The focus of each courtyard are the gardens, with raised planters for residents to participate in growing food, flowers and plants.

The primary building supports a variety of program amenities including a large indoor community space for residents, a media room for watching movies or holding talks for smaller groups, an exercise room to encourage physical fitness, a computer room/library reading area as well as central laundry room. The building has a small entry court which extends the lobby space to the public street. The lobby is connected by a circulation spine to the rear parking area, making the lobby an active community area with seating, mail services and management space. The community room is connected to a courtyard which faces the street and is enclosed by a low wall and trellis which allows for glimpses into the active courtyard while also providing privacy. The courtyard boasts a large paving area for gatherings as well as additional gardening opportunities and offers a different solar orientation so that residents can move from courtyard to courtyard during the warmer or cooler times of the day. The courtyard also provides an outdoor connection to the central park which is located directly across the street from the primary building and allows for easy access to programmed activities including a small dog park, that encourages socializing within the wider community. On-street parking allows visitors to park in front of the buildings and provides an area for drop off for para-transit and other on-call vehicles.

The buildings are primarily four (4) stories with areas of 2 and 3 stories identifying the entrees, with unique materials and colors. Entries are accessed under an arcade. The lobby entry façades have a panelized phenolic panel with a warm wood color which is reinforced by use of window details throughout the buildings. The primary building design is a vocabulary of simple forms, with a strong base material/color and articulated bays to give rhythm to the façade. The top story of the buildings change from a primarily stucco body to board siding with change in color providing a visual top to the buildings. The windows are grouped to reinforce the façade articulation using corner and bay windows. The windows have a combination of metal and treated wood stained sunshades to add warmth to the color palate and visual interest. Colors are a balance of earth tones with stronger accents at the entries. The parapet flat roofs hide mechanical equipment and provide the maximum roof space for solar panels.

In addition to health and wellness, sustainability and resilience are also key principles of the design. These principles are evident in the building systems, infrastructure and transit features of the Project. The Project’s transit access will lower vehicle miles travelled and also provide for greenhouse gas reductions. The roof will be designed for maximizing solar energy production through solar panels or solar thermal production. The building systems are being evaluated to determine whether an all-electric building is appropriate. The building design provides shading for west and east facing windows to reduce heat gain loads. Stormwater management will be a feature of the landscaping and integrated into the overall master plan. Water conservation through planting and irrigation design define the landscape character; a greywater laundry wastewater re-use system is being evaluated as well. The building exterior materials are fire resistant and exposed wood will be fire treated. The flat roof has been designed to minimize the ability for fire to gain access to the interior of the building. Backup power will be designed for critical emergency systems and focused areas provided for a cooling center for residents and others, if needed. These measures help provide a safe haven for residents and a more resilient community for the future.
## PLANNING INFORMATION & ZONING SUMMARY

**Zoning: & Planning Policy Guidance**

**City of Santa Rosa**

**Santa Rosa 2035 General Plan**

### Zone

**RKU**

### Lot Area

- **Min:** 9,600 sq ft
- **Max:** 0 sq ft

### Residential Units

- **Min:** 90
- **Max:** 15

### Development Standards

- **Santa Rosa Old City Code C.2-2.12, Table 2-1, Table 2-5**

### Planning Information & Zoning Summary

#### Building Statistics

<table>
<thead>
<tr>
<th>Building</th>
<th>1st Floor</th>
<th>2nd Floor</th>
<th>3rd Floor</th>
<th>4th Floor</th>
<th>Total</th>
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<tbody>
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<td>Building 1</td>
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#### Land Use Delineation Summary

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<tr>
<th>Land Use Category</th>
<th>Gross Area</th>
<th>Residential</th>
<th>Leasing &amp; Management</th>
<th>Commercial</th>
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### Code Summary

#### Applicable Codes

- **City of Santa Rosa Old City Code C.2.2.12, Table 2-1, Table 2-5**

#### Construction Classification

- **RMC RMC A1**

#### Fine Woodline Requirements

- **RMC A1**

#### Allowable Height & Stories

- **Building Code Regulation**

#### Building Area Summary

<table>
<thead>
<tr>
<th>Building 1</th>
<th>Gross Area</th>
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<td>Building 3</td>
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PROPOSED COLOR SELECTION

A. COLOR: STUCCO
B. COLOR: STUCCO
C. COLOR: HORIZONTAL SIDING
D. COLOR: BUILDING BASE
E. COLOR: COPING AND TRIMS
F. COLOR: VINYL WINDOWS
G. COLOR: PHENOLIC PANEL

COLOR SELECTION:

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- B: STUCCO
- C: HORIZONTAL SIDING
- D: BUILDING BASE
- E: COPING AND TRIMS
- F: VINYL WINDOWS
- G: PHENOLIC PANEL

SUNSHADE SYSTEM: METAL FRAME WITH WOOD

WOOD TRELIS SYSTEM TO COURTYARD

CONCRETE PLANTERS

BUILDING 1 - NORTH ELEVATION
IRRIGATION STATEMENT

All irrigation will be designed to meet Santa Rosa Water Efficient Landscape Ordinance and will contain the following components:
- The irrigation system will be designed and installed to meet irrigation efficiency described in the maximum allowed water allowance.
- Weather based, self-adjusting irrigation controller with a rain sensor.
- Emitters to include subsurface drip irrigation and tree bubblers.
- Limited spray irrigation is to be used.
- Trees to be placed on separate valves.
- Container planting to be placed on separate valves.
- Isolation valves to be installed at point of connection and before each valve or manifold.
- Pressure regulation to be installed.
- Separate valves to be installed to irrigate zones of medium and low water use plantings. No high water use plants are being installed in current design.
- Check valves will be installed to prevent low point drainage.

BIKE PARKING - FOR SHORT TERM PARKING

MODEL: MADURAX
MANUFACTURER: OPAL BIKE RACK
FINISH: STAINLESS STEEL
ITEMS: 7 TOTAL

PRIVATE - LIGHT FIXTURES

MODEL: CHATEAU POST TOP
MANUFACTURER: STERNBERG
LIGHTING: TYPE: LED
MATERIAL: CAST ALUMINUM
SPACING: PER PLAN

FURNITURE - BENCHES

MODEL: FUSION SEATING, WITH BACK
MANUFACTURER: SITESCAPES
MATERIAL: STEEL AND IPE
COLOR: T.B.D.

FURNITURE - COURTYARDS

MOBILE FURNITURE IN COURTYARDS AND PLAZAS, INCLUDING CHAIRS, TABLES, AND UMBRELLAS.