BENNETT VALLEY AFFORDABLE HOUSING
PROJECT DESCRIPTION

A narrative that summarizes the proposed project, and any relevant details including on-site operations, parking specifics, amenities, etc. Please include a discussion of the project site context, including what existing uses, if any, adjoin the project site.

Program and Amenities: Bennett Valley Apartments involves the development of an approximately 64,000 square-foot building ranging in height from two to four stories containing 62 residential units in a mix of studios and one-, two- and three-bedroom units (Project). Specifically, the Project includes 19 studio units, 19 one-bedroom units, 8 two-bedroom units and 16 three-bedroom units. All units will be deed restricted for use by households at income tiers between 20 - 60 percent of area median income (AMI). 50% of the units will be reserved for permanent supportive housing for households experiencing homelessness (PSH units). The Project will also include on-site amenities such as a community room, a laundry room, a property management office, a social services office, and approximately 23,000 square feet of usable open space. Included in the open space are a children’s play area (separate play areas for ages 2-5 and ages 5-12), seating areas, a barbecue area, and recreational community gardens. Two surface parking lots will provide 52 parking stalls. In addition, the Project will provide 38 bicycle parking spaces.

Site and Context: The site currently consists of four contiguous legal parcels at the corner of Bennett Valley Road and Rutledge Avenue totaling approximately 1.9 acres (Site). The Site is in a neighborhood of mixed industrial, commercial, and residential uses, and is well served by transportation, multiple community facilities, amenities, and employment opportunities. To the east and southeast of the Site are residential uses. To the west are light industrial uses. Currently situated on the Site are a collection of vacant buildings, all of which are anticipated to be demolished as part of the Project. The Site is currently owned by the City of Santa Rosa (City) and will be conveyed pursuant to a Development and Disposition Agreement. It is anticipated that the Site will be ground leased with the City retaining long term ownership of the land. As owner, the City intends to merge the four parcels into one during predevelopment of the Project.

Historical Recognition: The Project will include a photo exhibit in the lobby documenting the history of the Site and the original building which was constructed in the 1930s as an elementary school. In particular, it will provide a prominent photograph of the framed entry arch to emphasize its symbolic importance. As a stucco surround it is not feasible to preserve the decorative columns as a physical artefact but the photograph documentation will provide a graphic reminder of its specific qualities and character.

Sustainability Approach: The Project will comply with CalGreen Tier 1 requirements, achieve GreenPoint Rated certification, and include many sustainability features. A tight building envelope—particularly through high value insulation and windows—and high efficiency HVAC systems will allow the building to surpass State energy code requirements. A photovoltaic system for electricity and Energy Star
appliances will reduce energy usage even further. Interior materials and finishes will be selected for their durability, ease of maintenance and contribution to good indoor air quality. Low VOC and low formaldehyde finishes, walk-off mats, resilient or hard-surface flooring in all living areas of the residential units along with careful construction practices will also contribute to indoor air quality. Low flow fixtures and efficient irrigation on separate meters will reduce water use. Contractors will be required to provide construction storm water management and a high rate of waste diversion during construction.

**Development Team:** The Project developer is a partnership between Freebird Development Company, LLC and Allied Housing, Inc. The architect is HKIT Architects. The general contractor is anticipated to be Sunseri Construction, Inc. Both the property manager and on-site social services provider are affiliates of Allied. Professional social service providers will offer a wide variety of programs and services from adult education classes and community building activities to more intensive case management for the PSH units.
SUMMARY OF WORK

Bennett Valley Road Housing is a new affordable housing project in a four (4) story I Type A construction to accommodate sixty (62) moderate and low-income families and formerly at-risk residents, and inclusive of one (1) manager’s unit.

The project location is at the corner of Bennett Valley Road and Rutledge Ave. in Santa Rosa. The building will also provide staff and common amenities including a community room, office suite, laundry facilities and spaces for bike and residential storage. Exterior common spaces include a fenced communal courtyard with play areas for children. Parking is located on two exterior lots within project bounds.

PROJECT DATA

Address: 704 Bennett Valley Road, Santa Rosa CA 95404

Building Height (1-story portion) 5' Not Applicable
(3-story portions) 15' 92'

Project Size: 70,052 sq. ft.

Bedrooms: 2

Bathrooms: 2

Gross Floor Area (sq.ft):
1st Floor  =  18,626 sf
2nd Floor  =  14,440 sf
3rd Floor  =  12,241 sf
4th Floor  =  12,299 sf
Total      =  66,621 sf

Density:
18 units/acre = 34 units 80% density bonus = 62 units

Utilities:
- ALL ELECTRIC
- COMMON BUILDING METER.

Ground Floor:
- FAN COIL & STOVE, LIGHTING, RECEPTACLES
- PARKING: 43 spaces (50% reduction per 52 spaces (of which 3 required to be ADA)

Parking Data:

No. of Stories:
Four (4) stories

Setbacks:
Corner 10' 110'
Sides
Front 10' 10'

Site Area:
81,127 s.f. (1.86 acres)

Common Open Space:
T.B.D. Main Courtyard = 12,299 sf

Landscape Area:
20,856 sf

Building Data:

Building Area:
28,481 sf

Landscape Area:
20,856 sf

Common Open Space:
T.B.D. Main Courtyard = 12,299 sf

PROJECT DIRECTORY

Co-Developer
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APPLICABLE CODES & STANDARDS

- CITY OF SANTA ROSA MUNICIPAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ENERGY CODE/BUILDING ENERGY EFFICIENCY STANDARDS
- 2019 CALIFORNIA FIRE CODE
- TITLE 24, CALIFORNIA CODE OF REGULATIONS
- GENERAL NOTES
- CONSTRUCTION HOURS ARE LIMITED TO 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM TO 5:00 PM ON SATURDAY. NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAY AND HOLIDAYS.
- CONSTRUCTION SURVEY SHALL BE CONDUCTED BY A QUALIFIED BAT BIOLOGIST. THE PRE-CONSTRUCTION SURVEY SHALL BE COMPLETED NOT MORE THAN 30 DAYS PRIOR TO THE START OF THESE ACTIVITIES. THE PRE-CONSTRUCTION SURVEY SHALL BE CONDUCTED AT A SUFFICIENTLY EARLY DATE TO ALLOW FOR NOTIFICATION TO THE SANTA ROSA MUNICIPAL CODE. THE PRE-CONSTRUCTION SURVEY SHALL BE CONDUCTED BY A QUALIFIED BAT BIOLOGIST.

VICINITY MAP

704 Bennett Valley Ave Block, Santa Rosa CA

City of Santa Rosa
APR 05 2023
Planning & Economic Development Department

COVER SHEET

BENNETT VALLEY ROAD AFFORDABLE HOUSING
702 & 716 Bennett Valley Road and 921 & 927 Rutledge Ave, Santa Rosa, CA 95404


03/31/2021
EXTERIOR MATERIALS LEGEND:

1. CEMENT PLASTER "GREYISH"
2. CEMENT PLASTER "NOT MY FAULT"
3. CEMENT PLASTER "AFTER MIDNIGHT"
4. FIBER CEMENT PANEL "MARS"
5. FIBER CEMENT SIDING "JUPITER"
6. FIBER CEMENT SIDING "AFTER MIDNIGHT"
7. ALUMINUM STOREFRONT "NATURAL ALUMINUM COLOR, IE, SILVER"
8. METAL SUNSHADES "WHITE"
9. EXTERIOR LIGHT FIXTURE "PIERRE 11" 11W LED
10. VINYL WINDOW "WHITE"
11. ALUMINUM LOUVERS "NOT MY FAULT, MFTR APPLIED FINISH"
12. SHEET METAL PANEL "NOT MY FAULT, MFTR APPLIED FINISH"
13. ROLL-UP DOOR

SOUTH ELEVATION

EAST ELEVATION
CORNER - S.WEST VIEW

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AFFORDABLE HOUSING

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03/31/2021