

Nov 16, 2021

RECEIVED

Pullman, Building C Narrative

701 Wilson St.

Santa Rosa, CA 95401

The site currently contains a 4500 Square foot, single story building that is currently leased by Copperfield's Books as a warehouse, along with multiple sheds and storage containers. The sheds and storage containers are property of the lessee and will be removed upon vacation of the property. Photos are included in this application. We will be taking the current structure down as it has been deemed unsafe for continued use, see attached letter.

This proposal includes an EVA for emergency vehicles on the west end of the site to serve Pullman buildings A & B along with building C.

We are proposing a 5-story apartment building, the construction will be 4 wood-built floors over a 1 story construction podium (1st floor). The first floor will have four units along with 4 covered parking spaces along with mechanical and electrical. The other floors (2-5) will have 9 units each (36 units + 4 on the first floor total 40 units). An elevator will serve the building along with a rooftop patio. Amenities for this project will be shared with Buildings A & B. These include a dog run, dog wash station, pool area, gym, bike storage, office, a conference room and community lounge.

The unit mix is as follows:

16, 1 bedroom, 1 bath units

20, alcove (studio), 1 bath units

4, 1+ bedroom, 1 bath units

All units will be smaller in size than most in the marketplace which will allow for lower rents in order to serve the downtown workforce. This type of product is often referred to as naturally occurring affordable living (without subsidy assistance) and serves those in the gap between low income and marketplace units.