

Fir Ridge Workforce Housing

Brief History

- **North Fir Ridge Subdivision approved in June 1988. It included a condition to set aside a 6.03 acre site for an elementary school site or “*Low and/or Moderate*” Income housing. Upon recordation, an agreement (“*Holding Agreement*”) between the City and Braewood regarding the site was executed.**
- **SRCSD assumed the position of Braewood Corp. in August of 1995.**

Brief History

- SRCSD elected to develop the site for ownership Workforce Housing in August, 2000.
- District obtained City approvals for 16 duet units,
- 20 single family cottages and a common building on December 9th 2004. The concept was to offer below market home ownership to District teachers and employees.
- District received Final Design Review Approval in December 2006. And directly began work preparing final architectural plans.

Brief History

- Final design plans, were completed in 2007 and submitted for review to the City of Santa Rosa. Plans we set aside before approval in response to the start of the Recession in 2008.
- After issuing an RFP, BRIDGE was selected by the District to conduct a feasibility study for Fir Ridge as long term leased housing for teachers and Staff in November 2016.
- District entered into an MOU with extending approvals to 2019



NEIGHBORHOOD CONTEXT MAP

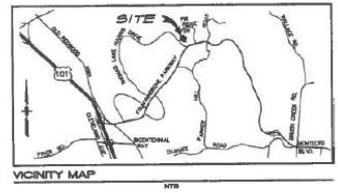
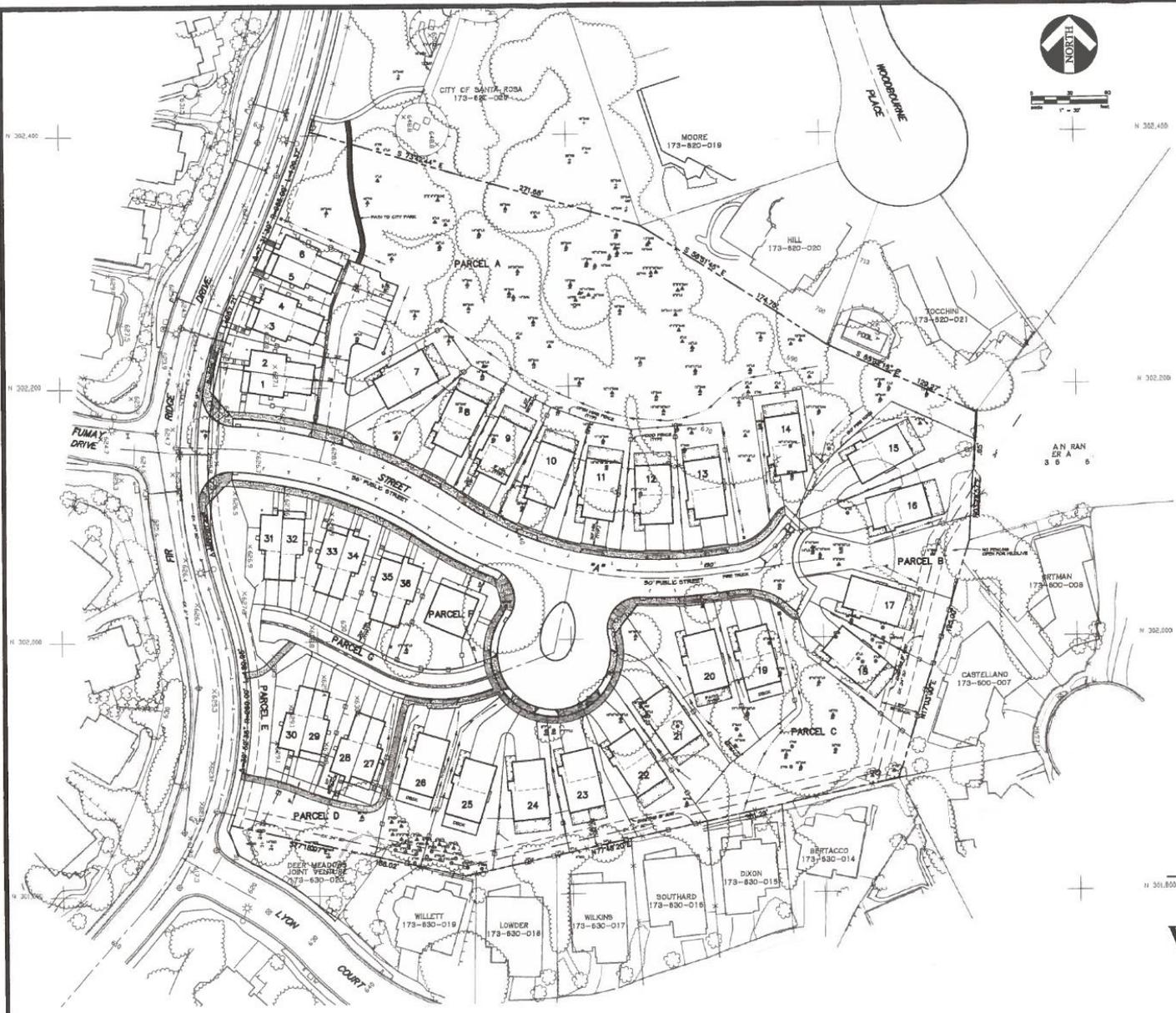
FIR RIDGE WORKFORCE HOUSING for Santa Rosa City Schools

SANTA ROSA, CALIFORNIA
AUGUST 2004

AUG 11 2004

City of Santa Rosa Planning & Development Department
11100 Highway 101, Santa Rosa, CA 95403
Tel: 707.546.4441 Fax: 707.546.4412





LEGEND

OPEN AREA PERCE 0
 ASSESS PRICE 0
 GATE 0

EXISTING TREES SAVE ... & REMOVE ... G MAY REMOVE ... S

NOTE: TREES AND PERMANENT REPORT BY ARBORICULTURAL ASSOCIATES AUGUST 14, 2003. AREAS OF DRUM, BERRIES, AND ORCHARD REMAINS ARE SHOWN FROM AERIAL PHOTOGRAPHY.

DEVELOPMENT CRITERIA

DEVELOPMENT AREA: 6.09 ACRES

NUMBER OF UNITS: 36
 DENSITY: 5.91 UNITS/AC
 LOT SIZES: 3600 SF
 MINIMUM: 3600 SF
 MAXIMUM: 6000 SF
 AVERAGE: 4800 SF

UNIT TYPE / COUNT
 DETACHED 3 BR: 30
 ATTACHED DUET 2 BR: 4
 ATTACHED DUET 3 BR: 2
 TOTAL UNITS: 36

PARCELS REQUIRED: PER POLY-ANNUAL POLICY STATEMENT, TO BE DETERMINED BY USE PERMIT

PROVISIONS
 COVERED (in percent): 36
 IN CROWN: 30
 OTHER OPEN TREES: 4
 GRASS: 32
 PER UNIT: 0.2
 ON-STREET: 54
 TOTAL: 146
 PER UNIT: 4.1

TOTAL PARCEL COVERAGE: 2.94 ACRES

- NOTES**
- MINOR DEVIATIONS FROM THE DEVELOPMENT PLAN SHALL BE ALLOWED TO ACCOMMODATE BUILDING DESIGN REQUIREMENTS DURING THE CONSTRUCTION DOCUMENT PHASE.
 - CORNER LOTS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
 - ACCESSORY STRUCTURES SHALL BE PERMITTED IF THEY COMPLY WITH THE FOLLOWING:
 - A. A MINIMUM SETBACK OF 5' FROM THE PROPERTY LINES
 - B. ARCHITECTURAL COMPATIBILITY WITH THE HOUSE
 - C. A HEIGHT OF LESS THAN 10'
 - D. NOT EXCEEDING THE AVAILABLE SITE COVERAGE TO 40%, AND
 - E. THE REQUIREMENTS OF THE LDC
 - SETBACK DIMENSIONS SHOWN ON THIS PLAN SHALL BE THE BASIS FOR ESTABLISHING BUILDING SETBACK LINES ON THE FINAL PLAN.
 - ROOF OVERHANGS AND CANTILEVERS MAY EXTEND INTO THE YARD SETBACKS UP TO TWO FEET (SUBJECT TO BUILDING CODE REQUIREMENTS).
 - FRONT YARD LANDSCAPING ON EACH LOT AND ON THE CORNER LOTS SHALL BE WATERED WITH AUTOMATIC IRRIGATION.
 - SANTA ROSA'S WATER CONSERVATION IRRIGATION ORDINANCE SHALL BE OBSERVED IN THE SELECTION OF PLANTING MATERIALS AND IRRIGATION DESIGN.

DEVELOPMENT PLAN

FIR RIDGE WORKFORCE HOUSING

for
Santa Rosa City Schools

SANTA ROSA, CALIFORNIA
AUGUST 2004



DETACHED ELEVATION 'A'

DETACHED ELEVATION 'B'

DETACHED ELEVATION 'C'

ELEVATIONS ALONG NEW STREET

SCALE: 1/8" = 1'-0"



DUET ELEVATION 'A'

DUET ELEVATION 'B'

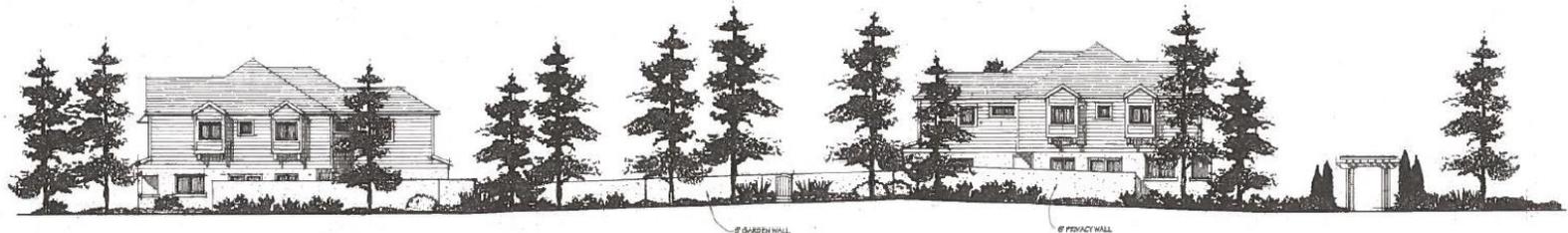
DUET ELEVATION 'C'

ELEVATIONS ALONG FIR RIDGE

SCALE: 1/8" = 1'-0"



ELEVATION ALONG NEW STREET



ELEVATIONS ALONG FIR RIDGE

SCALE: 1/8" = 1'-0"

ELEVATIONS

FIR RIDGE
WORKFORCE HOUSING
for
Santa Rosa City Schools

SANTA ROSA, CALIFORNIA
AUGUST 2004



LEFT SIDE ELEVATION
SPLIT LEVEL



REAR ELEVATION
SINGLE LEVEL O/ GARAGE



RIGHT SIDE ELEVATION
SPLIT LEVEL



ELEVATION 'C' REAR



ELEVATION 'C' TYPICAL LEFT SIDE



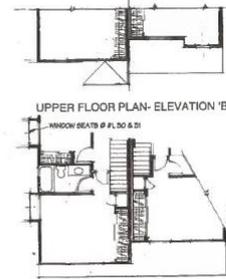
LEFT SIDE ELEVATION
SINGLE LEVEL O/ GARAGE



REAR ELEVATION
SPLIT LEVEL



RIGHT SIDE ELEVATION
SINGLE LEVEL O/ GARAGE



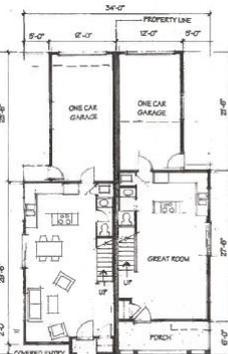
UPPER FLOOR PLAN- ELEVATION 'B'



LOWER FLOOR PLAN- ELEVATION 'B'



UPPER FLOOR PLAN- ELEVATION 'A'



LOWER FLOOR PLAN- ELEVATION 'A'



UPPER FLOOR PLAN- ELEVATION 'C'



LOWER FLOOR PLAN- ELEVATION 'C'

DUET UNITS

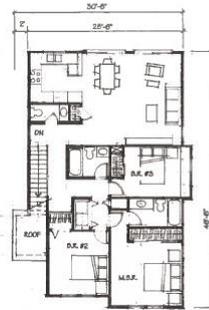
SCALE: 1/8" = 1'-0"



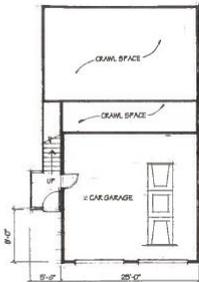
REAR ELEVATIONS



FRONT ELEVATION



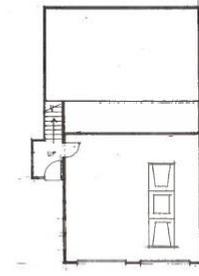
UPPER FLOOR PLAN
SINGLE LEVEL O/ GARAGE



LOWER FLOOR PLAN
SINGLE LEVEL O/ GARAGE



UPPER FLOOR PLAN
SPLIT LEVEL

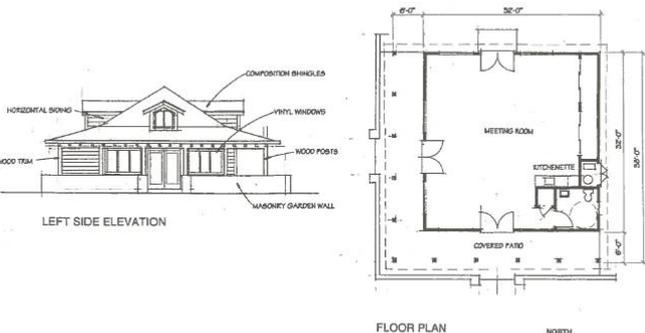


LOWER FLOOR PLAN
SPLIT LEVEL

DETACHED UNITS

+/- 1372 sf

SCALE: 1/8" = 1'-0"



FLOOR PLAN

NORTH

SCALE: 1/8" = 1'-0"

COMMON BUILDING

FLOOR PLANS / ELEVATIONS

FIR RIDGE WORKFORCE HOUSING

for
Santa Rosa City Schools

SANTA ROSA, CALIFORNIA
AUGUST 2004



CIVIL ENGINEERS • URBAN PLANNERS • LAND DEVELOPERS • LANDSCAPE ARCHITECTS
115 TRAVIS STREET, SANTA ROSA, CA 95401
TEL (707) 534-4411 FAX (707) 534-3113



Feasibility Review

- **Study reviewed completed Teacher/Faculty Housing projects in Northern California including financing strategies, target residents, and long term lease structures.**
- **Reviewed a range of lease scenario's to identify revenue levels that would entirely support the construction, property management and generate ongoing reserves for Fir Ridge.**

CASA DEL MAESTRO

Santa Clara Unified School District



CANADA VISTA

San Mateo Community College District



Summary Findings

- **SRCSD has a significant dollar investment in Fir Ridge to date.**
- **First time teachers face a challenging rental housing market with rent increases outpacing rising incomes.**
- **If built, Fir Ridge would be the equivalent if not better than recently built Santa Rosa Class A rental housing.**
- **Preliminarily 2 scenarios appear to be feasible.**