

# 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 9<sup>th</sup> 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











DETACHED ELEVATION 'A'

DETACHED ELEVATION 'B'

DETACHED ELEVATION 'C'

### ELEVATIONS ALONG NEW STREET

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



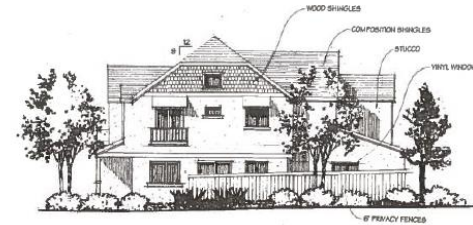
DUET ELEVATION 'A'

DUET ELEVATION 'B'

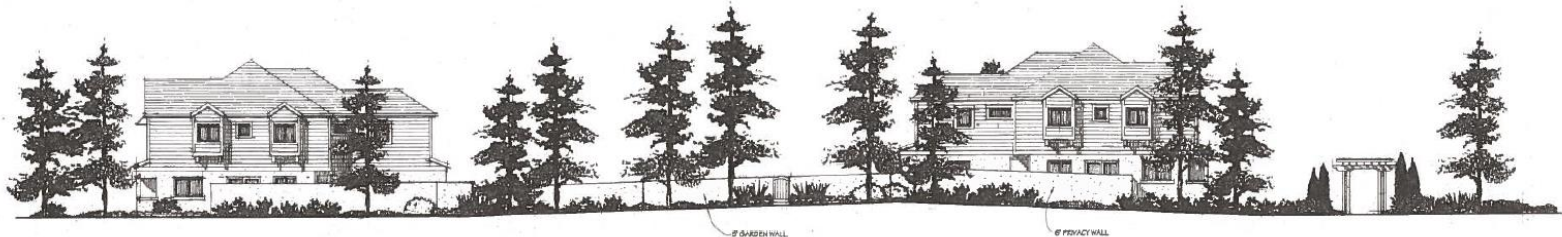
DUET ELEVATION 'C'

### 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



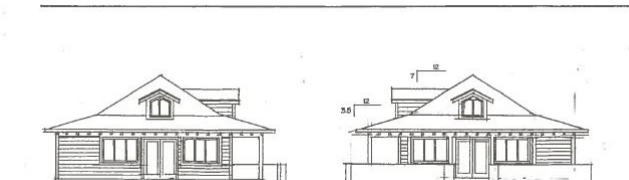
LEFT SIDE ELEVATION  
SINGLE LEVEL O/ GARAGE



REAR ELEVATION  
SPLIT LEVEL



RIGHT SIDE ELEVATION  
SINGLE LEVEL O/ GARAGE

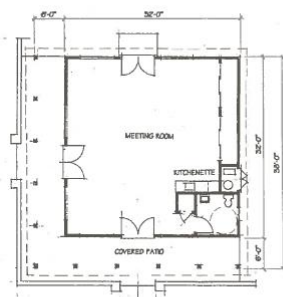


REAR ELEVATIONS

FRONT ELEVATION



LEFT SIDE ELEVATION



FLOOR PLAN

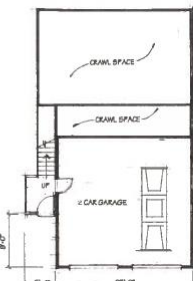
NORTH

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

COMMON BUILDING



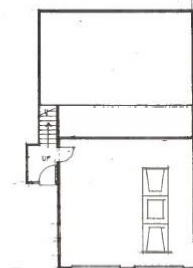
UPPER FLOOR PLAN  
SINGLE LEVEL O/ GARAGE



LOWER FLOOR PLAN  
SINGLE LEVEL O/ GARAGE



UPPER FLOOR PLAN  
SPLIT LEVEL

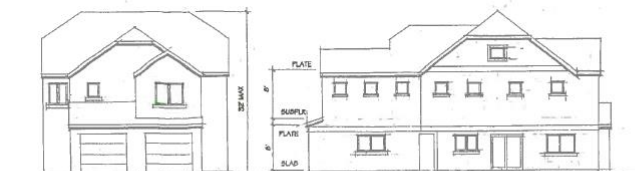


LOWER FLOOR PLAN  
SPLIT LEVEL

DETACHED UNITS

+/- 1372 sf

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



ELEVATION 'C' REAR

ELEVATION 'C' TYPICAL LEFT SIDE



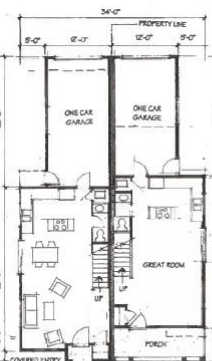
UPPER FLOOR PLAN- ELEVATION 'B'



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"

## 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  
111 TRAIL TRAIL, SANTA ROSA, CA 95401  
TEL (707) 544-4411 FAX (707) 544-4412





# 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 andgenerate 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.**