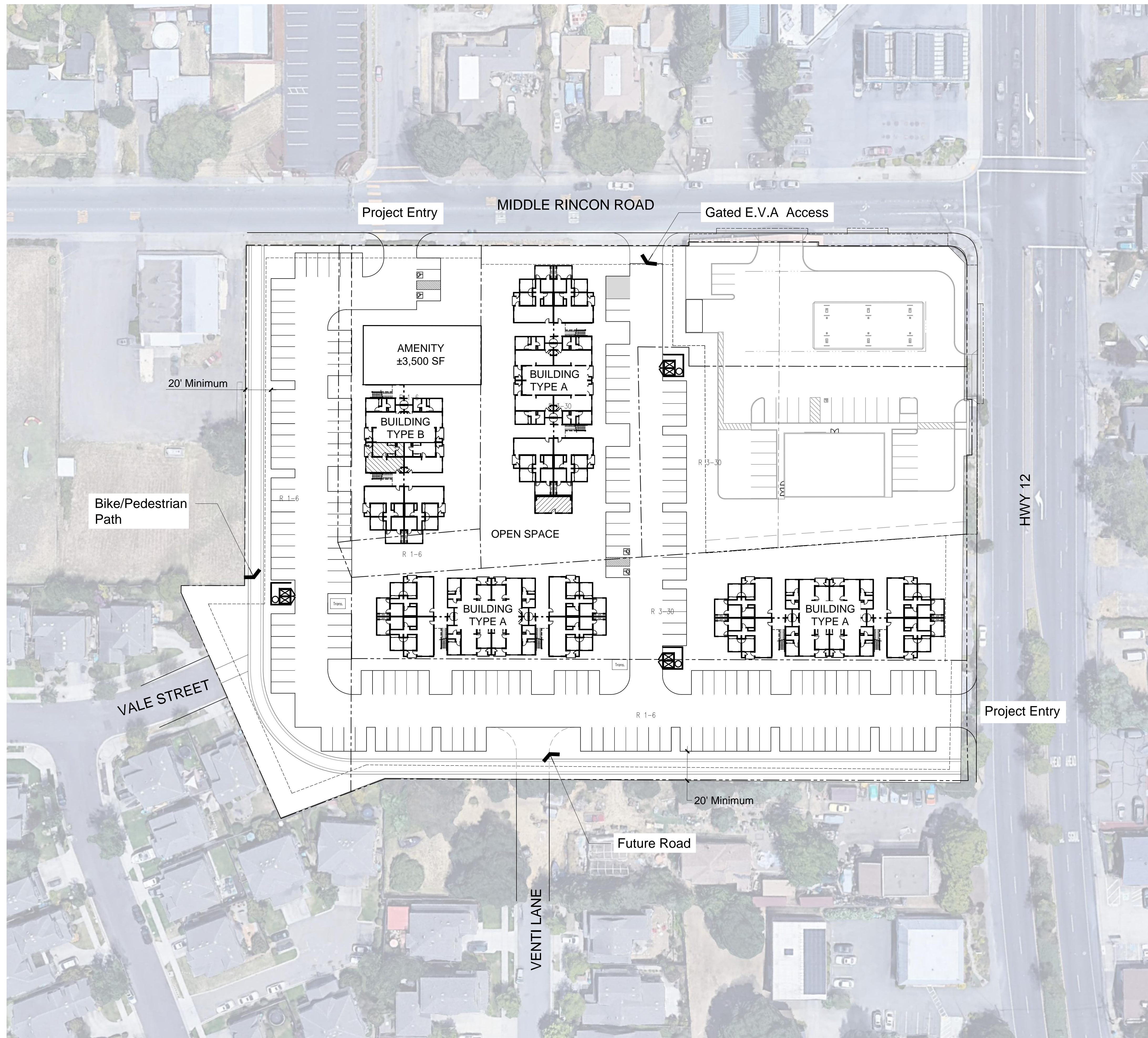


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## PROJECT DESCRIPTION: CROSSINGS ON MIDDLE RINCON

Crossings on Middle Rincon, 4801, 4847, 4865 Sonoma Highway (Highway 12) and 43, 77 Middle Rincon Road in Santa Rosa, Sonoma County, California 95409 (APNs 182-540-021, -022, -023, portions of -024, -025; -026 and -027):

A0711 Santa Rosa L.P. proposes to acquire and develop a 4.83 acre site on seven parcels (APNs 182-540-021, -022, -023, portions of -024, -025; -026 and -027) with address 4801, 4847, 4865 Sonoma Highway (Highway 12) and 43, 77 Middle Rincon Road in Santa Rosa, Sonoma County, California 95409. The corner portion of the site will be subdivided and retained by 7-Eleven, while the remaining portion will be sold to A0711 Santa Rosa L.P. and developed with affordable housing. The affordable housing development will be called Crossings on Middle Rincon and contain 89 affordable apartments in one-, two- and three-story buildings. The unit mix will be four one-bedroom units, 58 two-bedroom units and 27 three-bedroom units. A total of 187 parking spaces will be provided onsite. Onsite amenities includes a community center, community green, sport court, onsite laundry and storage. The project is 100% affordable.



**PROJECT SUMMARY**

**Max Density Per Zone**

**R 1-6:** 2.7 acres x 8 du/ac allowed = 21 du base density  
 State Density Bonus = 135% x 21 du/ac = **28 du**

**R 3-30:** 2.0 acres x 30 du/ac allowed = 60 du base density  
 State Density Bonus = 135% x 60 du/ac = **81 du**

**Building Type A**

0 1-Bedroom  
 16 2-Bedroom  
 8 3-Bedroom  
**24 TOTAL**

**Building Type B**

5 1-Bedroom  
 8 2-Bedroom  
 4 3-Bedroom  
**17 TOTAL**

**R 1-6 (1 building, 3 stories)**

Unit Mix:  
 5 1-Bedroom  
 8 2-Bedroom  
 4 3-Bedroom  
**17 TOTAL**

**R 3-30 (3 buildings, 3 stories)**

Unit Mix:  
 0 1-Bedroom  
 48 2-Bedroom  
 24 3-Bedroom  
**72 TOTAL**

**Required Parking:**

Unit Count	Ratio	Stalls	Unit Count	Ratio	Stalls
5	1	5	0	1	0
8	2	16	48	2	96
4	2	8	24	2	48
<b>TOTAL</b>		<b>29</b>	<b>TOTAL</b>		<b>144</b>

**Total Units Across Site**

5 1-Bedroom  
 56 2-Bedroom  
 28 3-Bedroom  
**89 TOTAL**

**Total Parking Required:**

**Total Parking Provided: 173**

**KEY**

- LAUNDRY ROOM @ LEVEL 1
- MAINTENANCE @ LEVEL 1