Client: City of Santa Rosa

Project Scale: Downtown

Timeline: 2018-2020

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Strategic Development for Downtown

VMWP assisted Dyett and Bhatia in the strategic development of the land use and regulatory framework to facilitate development of housing in the Santa Rosa downtown area. VMWP evaluated particular sites throughout the downtown, including the use of City owned property to determine various thresholds in maximum development capacities. Capacities differed due to variables in required parking, height and construction type and parcel size among other factors. Planning level construction and development budgets were provided to assist in evaluating development feasibility. VMWP then assisted Dyett and Bhatia in the development of regulations which incentivized higher density development within the TOD and downtown district.

VMWP has also since designed, entitled and overseen construction of affordable and market rate developments under the Transit Village zoning designation to take advantage of the density bonus ad regulatory framework set up in the Downtown TOD Plan.

Design Features

- Seven individual site evaluations
- Presented 2 through 7 story building heights
- Active pedestrian-oriented uses at ground floor
- Mixed-use, retail, and residential
- Transit Village