



3575 MENDOCINO AVENUE

SANTA ROSA, CA

New Opportunities for Multi-Generational Community

DESCRIPTION The 3575 Mendocino Avenue site location is within a Priority Development Area, with access to ample transit service, supports the designation of the 13.3 acre site as Transit Village, and provides for a variety of medium density housing opportunities within a walkable pedestrian and transit-oriented community. The development is planned for up to 532 new homes, including 162 affordable senior apartments, with the rest of the community being developed with up to 370 market rate apartments; filling a need for rental apartments within the community.

VISION This new multi-generational community will offer affordable housing opportunities to prior Journey's End residents displaced by the fires as well as others in the community. The affordable housing will connect seniors with an affordable home as well as amenities and services that improve their everyday lives. The market rate homes will help increase the housing stock which was significantly reduced by the loss of homes during the 2017 fires.

PROJECT REQUIREMENTS To develop a safe haven for residents and a more resilient community for the future.

URBAN DESIGN FEATURES

- Pedestrian-oriented streets that encourage walking and biking to the central park and nearby transit
- Communal park provides gathering areas and activities for all ages, income levels and interests
- The network of streets, driveways, walkways and open spaces will connect the community internally and externally to the wider community

ARCHITECTURAL DESIGN FEATURES

- Amenities include: large indoor community room, media room, exercise room, computer/library room, laundry and activity room

GREEN FEATURES

- The roof will be designed to maximize solar energy production
- Stormwater management will be a feature of the landscaping and integrated into the overall master plan
- Shading and orientation to reduce heat gain loads



Client: BRJE Communities, LLC
and North Bay Mendocino
Holdings, LLC

Acres: 13.3 acres for master-plan
2.5 acres for housing

Units: 162 affordable senior units
370 market-rate units

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