

Corona Station Residences Project Narrative

2020-10-30

Overall Project Vision:

This project is designed for 131 units of residential apartments with a large compliment of open green space and amenities for children ages 2-12 and teens 13-17. There is a total of seven buildings with a unit mix of 33 studios, 29 1-bedroom, 36 2-bedroom and 33 3-bedrooms units, including one manager's unit. Six of the buildings are 3-stories and one is 4-stories with an elevator. The site plan maximizes open green space and maximizes the distance away from the SMART train along the North side of the property. The following goals capture the core vision of project:

- A sense of safety, security, and community.
- Community focused, with a variety of highly visible outdoor recreational spaces.
- State of the art and environmentally responsible, advanced green building, super water efficient, and healthy indoor living environments.
- A campus environment with safe walking spaces separated from vehicular traffic.

Building and Site Plan Description:

There are 7 buildings which are placed on 5.29 acres to maximize green space and create a central landscaped open space which is shared by all the tenants. This central landscaped feature is isolated from the vehicular noise along the north and south edges of the site. It also promotes healthy walking and recreation for children and adults without being adjacent to driveway traffic. One can see the extent of the site from east to west along this central landscaped feature, providing a sense of community, privacy and safety. We located the majority of the parking spaces along the North lot line adjacent to the SMART train to maximize sound buffering to the residential buildings. Each of the unit types meet and exceed the minimum unit sizes required. A leasing office with supportive amenities such as a gym, computer lab, meeting space and resident manager's unit are located on the ground floor of Building 6 which is also adjacent to a large community garden feature.

The buildings are designed as conventionally wood framed Type V structures with a NFPA 13 sprinkler system. The foundations will be designed as continuous strip footings with a slab on grade. Seismic hold down systems would augment the plywood sheathed exterior stud bearing walls. TJI floor joists would be used for the floor systems with a cast underlayment system to maximize sound isolation. The roof structure will be framed with prefabricated wood trusses. Exterior materials are designed with medium gauge low maintenance architectural metal panels, vinyl windows, and standing seam metal roofs. Each of the units will include a dishwasher and a washer/dryer. The ground floor units would be adaptable for accessibility per code and at least 5% of units shall provide mobility features per CBC 11B-809. One of the 2-bedroom units would be dedicated to the resident manager. At building number 10 at the East side of the site, the ground floor would be dedicated for amenities such as a leasing office, building maintenance, community room, gym, and a computer lab. It is adjacent to a community garden which will include fruit trees as well as vegetable and herb planting beds.

Site amenities include a basketball half-court, a play field and recreational area for kids ages 13-17, and a "tot-lot" for kids ages 2-12 which are placed in full view of the community and away from vehicular parking.

Project Location & Context:

The project location is on a 6.5 acre site with 1 acre dedicated to the new Corona Road SMART rail stop at the West side of the lot. The remaining 5.5 acres is bounded on the North by SMART railroad and to the South by N. McDowell Boulevard. The East side is adjacent to a small triangular parcel owned by the City of Petaluma. Site development includes upgrading and widening sidewalks for shared bicycle and pedestrian paths along the south side which will be integrated with a new bus stop. There are two main entries/exits to the site from N. McDowell Boulevard. The area is mostly industrial single story buildings with single family home developments nearby. Beyond the SMART rail track to the north is mostly rural parcels with one nearby parcel currently being developed for multi family housing.

Our approach is for a modern, stylish sustainable-industrial aesthetic with a major focus on green open space, trees, walking and bicycling paths and gardens.

Parking:

We have provided 1.2 spaces per unit for a total of 153 parking spaces. Each space is accessed by a two way driveway. 14 spaces are available with charging stations for electric vehicles.

Dwelling Unit Design:

Unit layouts focus on providing the living room/dining areas at the outside corners to maximize window and light exposure. All kitchens will be efficient and functional, with well-planned storage, countertops, energy star refrigerators, sink with a spray wand, a dishwasher and a range with an oven heat indicator warning light, and an energy star range hood ducted to the outdoors.

20 dwelling units on the ground floor will comply with applicable accessibility requirements among the California Building Code Chapter 11A Housing Accessibility and Chapter 11B mobility requirements.

Bathrooms will be ample in size to meet the maneuvering space requirements and be fitted with an adaptable lavatory, mirror, toilet and blocking for grab bars. Tub/shower enclosures also blocked out for grab bars will be installed with adaptable controls and a removable seat where applicable. The flooring will be durable and impervious to moisture to provide a clean and functional space. Each unit will contain storage for clothing, linen, and bulk miscellaneous items. Products and fixtures will be selected for resistance to abuse and ease of repair.

Indoor Environmental Design:

Indoor air quality is maintained with local exhaust to the outdoors from each bathroom and kitchen range hood. In addition, each dwelling unit will meet the performance requirements for whole house ventilation per the ASHRAE 62.2 standard using a heat recovery ventilation system that exhausts stale indoor air and replaces it with fresh outside air while capturing the heat energy for thermal comfort and energy savings. The project will meet all requirements of the US EPA Indoor Air Plus Program.

All plumbing fixtures will meet the 2016 CA Green Building Code requirements as well as the EPA WaterSense criteria. Plumbing piping will be insulated with a minimum of one inch thick (R-4) cellular foam wrap for all hot water piping and for cold water piping within exterior wall cavities or within five feet of the water heater.

Each unit will be independently metered for its electrical use and will include a real-time energy monitoring display within each dwelling as a tool for residents to track their own energy use and minimize their energy bill. Space heating and cooling will be provided by super-efficient PTHP units with

DC inverters. Individual electric hot water heaters will be located in each unit. This all-electric design enables the complete elimination of natural gas utilities.

The combination of these strategies will result in buildings that are super energy efficient and maintains minimal utility costs for the residents while exceeding California Title 24 Building Energy Code compliance standards by a high margin and achieving net zero status is anticipated.