

120 E COTATI AVENUE
COTATI, CA

CITY COUNCIL MEETING

DECEMBER 10, 2024



North bay housing coalition



AGENDA

- **Introductions**
- **Process to Date**
- **Recap Community Meetings**
 - **Concept Plans**
- **Feedback and Next Steps**
 - **Questions**

DEVELOPMENT TEAM



Robin Zimble
Founder,
Freebird Development
Company



Carmen Alcantara
Housing Specialist,
North Bay Regional
Center



Paul McElwee
Principal,
HKIT Architects



Sam McGeehan
Senior Project Manager,
HKIT Architects



Adan Rios
Designer
HKIT Architects

PROCESS TO DATE

- **City Purchase Property** Late 2023
- **City Issued Request for Proposals** March 21, 2024
- **City Council Approval Developer Selection** June 25, 2024
- **Exclusive Negotiating Agreement Signed** July 20, 2024
- **Community Engagement Meeting #1** September 18, 2024
- **Community Engagement Meeting #2** November 20, 2024

COMMUNITY ENGAGEMENT MEETINGS

- Held meetings on 9/18 and 11/20 at City Hall
 - 12 people attended each, of which about 10 people attended both
 - Primarily residents either adjacent to or across from the site
- **Meeting #1**
 - Introduction to Development Team
 - Discussion of Development Goals and Design Goals
 - Two Break-Out Groups with Architectural Style Preference Survey
 - **Meeting #2**
 - Recap of Meeting #1
 - Design Survey Results
 - Early Design Concepts

DEVELOPMENT PROGRAM GOALS

- **Leverage location and size of site to help City meet RHNA numbers** while integrating into existing downtown fabric
 - ✓ Approximately 50 units in 3-story building
- **Serve broad range of household sizes and incomes** at three separate income tiers up to either 60% AMI or 80% AMI
 - ✓ Studios, one-, two-, and three-bedroom units
- **Provide inclusive housing for people with intellectual and developmental disabilities**
 - ✓ 25% of the units set-aside as permanent supportive housing
- **Be a good neighbor!**
 - ✓ Through both community engagement and design

DESIGN GOALS

- Maximize number of units while limiting height to 3 stories
- Articulate buildings to relate and transition to surrounding context
- Activate public streets with lobby and commercial space
- Ensure security through single point of entry
- Incorporate indoor and outdoor community spaces
- Provide adequate amount of parking
- Design project to be environmentally conscious



VICINITY MAP

MEETING #1 SURVEY RESULTS

ARCHITECTURAL STYLE: LIKE



ARCHITECTURAL STYLE: **DISLIKE**



MEETING #2 RENDERINGS

MISSION STYLE



Charles Street and East Cotati Avenue, Corner View

MISSION STYLE



La Plaza and East Cotati Avenue, Corner View

CRAFTSMAN STYLE A



Charles Street and East Cotati Avenue, Corner View

CRAFTSMAN STYLE A



La Plaza and East Cotati Avenue, Corner View

CRAFTSMAN STYLE B



Charles Street and East Cotati Avenue, Corner View

CRAFTSMAN STYLE B



La Plaza and East Cotati Avenue, Corner View

CONCEPT PLANS



PROJECT DATA

FLOOR	STUDIO	1 BR	2 BR	3 BR	AREA
1	0	0	0	0	33,550 SF
2	4	7	7	5	24,150 SF
3	7	4	5	6	20,300 SF

SUBTOTAL: 11 10 12 11
25% 23% 27% 25%

TOTAL UNITS: 44

TOTAL BUILDING AREA: 78,000 SF

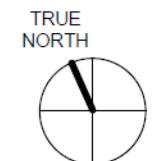
PARKING: 54 TOTAL

KEYNOTES:

1. EXISTING BUS STOP
2. EXISTING BUILDING
3. VEHICULAR ENTRANCE
4. BIKE LANE
5. OPEN SPACE/ WATER TREATMENT AREA

1 LEVEL 1
1" = 40'-0"

0' 20' 40'



- Residential units on 2nd floor with community room, laundry room, and podium courtyard with separate seating area and play area



1 LEVEL 2
1" = 40'-0"

- Residential units on 3rd floor
- Building steps down to two stories on La Plaza and Charles
- Project could gain 4 additional units without step downs for a total of 48 units





LEGEND - EXTERIOR ELEVATIONS

CP-1	CEMENT PLASTER, COLOR: TAN	FC-10	FIBER CEMENT LAP SIDING
CP-2	CEMENT PLASTER, COLOR: WHITE	FC-11	FIBER CEMENT TRIM
CP-3	CEMENT PLASTER, COLOR: BROWN	T-1	TILE ROOF
VW-1	VINYL WINDOW	VW-2	VW-3
MTL-10	JULIET BLACONY	FC-12	

1 La Plaza Street - Elevation
1/32" = 1'-0"

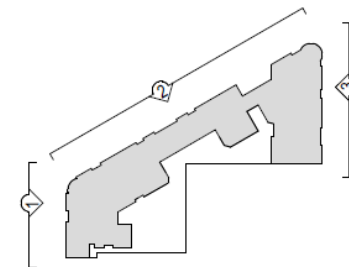


2 Cotati Avenue - Elevation
1/32" = 1'-0"



3 Charles Street - Elevation
1/32" = 1'-0"

KEY PLAN



FEEDBACK AND NEXT STEPS

FEEDBACK

- 9 people (of 13) expressed preference for Mission style although others strongly preferred Craftsman style
- Concerns about parking garage access from E Cotati Avenue and loss of on-street parking
- Streetscape improvements and traffic calming measures for pedestrian safety
- Questions about types of retail/commercial uses

NEXT STEPS

- Traffic Study to determine garage access and streetscape improvements
- Submit formal entitlement application in January
- State HCD SuperNOFA anticipated to be released February 2025 with applications due April 2025; need entitlement approval and Development and Disposition Agreement prior to then

QUESTIONS?



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FINANCING

	INCOME SCHEDULE			
	Number of People			
	1	2	3	4
30% AMI	\$ 29,070	\$ 33,210	\$ 37,350	\$ 41,490
50% AMI	\$ 48,450	\$ 55,350	\$ 62,250	\$ 69,150
60% AMI	\$ 58,140	\$ 66,420	\$ 74,700	\$ 82,980
80% AMI	\$ 77,520	\$ 88,560	\$ 99,600	\$ 110,640

FINANCING

	RENT SCHEDULE			
	Number of Bedrooms			
	Studio	One	Two	Three
30% AMI	\$726	\$778	\$933	\$1,078
50% AMI	\$1,211	\$1,297	\$1,556	\$1,798
60% AMI	\$1,453	\$1,557	\$1,867	\$2,157
80% AMI	\$1,938	\$2,076	\$2,490	\$2,877