

CALISTOGA SENIOR APARTMENTS

The proposed Calistoga Senior Apartments will be located at 611 Washington St, Calistoga, CA. The site is located in close proximity to many amenities and services, including public parks and retail developments. The 0.87 acre site is currently vacant with scattered trees and low lying vegetation.

The proposed development will consist of one (3) three-story corridor building containing a total of 30 one and two bedroom apartment units. There will be a single elevator providing service to each floor. The square footages of the units are anticipated as follows: 1bedroom/1bathroom – 564 square feet and 2bedroom/1bathroom – 840 square feet.

The development will include an on-site clubhouse/community building comprised of approximately 750 square feet, a total of 4 washers and 4 dryers will be located on the respective floors (2 W/D on floor 2 and 2 W/D on floor 3) and there will be adequate on grade parking for tenants and guests.

Each apartment in the proposed development will include the following amenities: range, frost-free refrigerator, oven, dishwasher, garbage disposal, central heating and air conditioning, granite countertops, vertical blinds, low pile senior friendly carpeting and will include CAT 5 wiring. All of the apartments will be designed for energy efficiency and include energy star rated appliances. Each unit will have patios and balconies.

Common amenities include laundry facilities, a perimeter fence, community room with common kitchen and tech area (with high-speed internet connection), secure bicycle storage and on-site management. The anticipated site staffing will include a full-time manager and full-time maintenance technician; one employee will live at the site.

The proposed development will be developed in a single phase. The architecture will be California craftsman themed and borrow elements from the Solage Resort & Indian Springs in Calistoga and the Archetype restaurant located in St. Helena. The development will also take a green approach by incorporating a variety of environmentally focused practices throughout the development, from the use of bicycles to environmentally sustainable landscaping.

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