

TIERNEY / FIGUEIREDO



ARCHITECTS

AIA

**AVENUE 3111 STORAGE and APARTMENTS
RESPONSE TO CONCEPT DESIGN REVIEW COMMENTS**

August 30, 2022

1. Break up the long elevations on East elevation (Sheet A7) with material, color changes, and/or landscaping (green/lush vines, upright/evergreen trees).
Response: East elevation of self-storage has shrubs, heavenly bamboo and is fronted by the carports and screened from Santa Rosa Avenue by the apartment buildings.
2. Wrap material changes around corners to East elevation, Building 3 (Sheet A6). On sage green building (A6) facing Santa Rosa Ave, consider adding height with parapets. **Response: Material wraps around corners and the Santa Rosa elevation of Building 3 now has the façade broken into three elements with higher parapets and varied materials.**
3. Consider placing reveal lines at the window heights (Building 3). **Response: This aesthetic option was considered but not used.**
4. Consider slight variations of parapet height on residential. **Response: Major elements have higher parapets than the primary parapet line and in addition the projecting “bay” window elements have lower parapet heights. This mixture was accentuated in the updated design.**
5. The green roof on storage elevation is jarring. **Response: The color of the green roof was darkened (i.e., not so “bright”) and the roof slope was lowered to there is less visual exposure.**
6. Plants along the long storage elevations will break up the form and create a green building (vines - parthenocissus quinquefolia). **Response: There is substantial tree and shrub planting along the perimeter of the self-storage facility and trellis work at the west (Highway 101) elevation. Vines were not planted at the building walls due to the client’s concern that it would increase the possibility of rodent issues that have occurred under similar circumstances.**
7. Consider photovoltaic carport covers. **Response: South-facing carports at north portion of apartment project may have PV panels to supplement rooftop panels.**
8. Consider taller/upright/evergreen plantings in planter strips to break up facades; possibly taller than storage building. **Response: Trees have been added along**

northerly frontage of project to screen the long self-storage façade. The trees used are Armstrong maples which can grow up to 45 feet in height with only a 12-15 foot width.

9. Consider opportunities to break up symmetry (West elevation Building 1 at Santa Rosa Ave). **Response: The Santa Rosa Avenue façade has been redesigned and broken into distinct elements with varying parapet heights and a mix of materials.**
10. Explore how the building meets the ground, with color and window locations. **Response: The building design is predicated upon the use of interlocking block forms of different material textures and colors and they are not intended to visually create a horizontal “base” element. Vertical narrow steel columns support overhanging floor and balcony elements and tie them to the ground. Window sizes and shapes vary as necessary to visually continue the wall forms and provide varying degrees of light or privacy to the interior spaces.**
11. There is not an existing crossing on south side of intersection. Consider staff or applicant looking into creating a crosswalk connection. **Response: The intersection, with a crossing at the north side then down to this site, was developed in coordination with the City of Santa Rosa in consideration of potential future development.**
12. The East elevation of Building 3 is a lost opportunity and could be made more striking and tied in with plantings. **Response: The Santa Rosa Avenue façade has been redesigned and broken into distinct elements with varying parapet heights and a mix of materials. The landscaping now consists of two rows of staggered trees (smaller trees per Fire Department requirements) with varied groundcover.**
13. The self-storage architecture is a little too opposite in design to the apartments: the east elevation of the north (storefront) roof pitch seems excessive - consider softening it and bring up furthest corner to hide corner element of storage facility. **Response: The two potentially successful approaches discussed at the Concept DR meeting were to either have the buildings housing the two uses (storage and residential) be similar or substantially (and purposefully) different) We have chosen the latter route. We have reduced the roof pitches of the shed roofs at the self-storage buildings. The north wall of the self-storage office building also now extends just north of the long split-face concrete masonry unit wall to its west.**
14. Consider wrapping east elevation with siding. **Response: The east wall (and other outward facing self-storage walls) that was originally stucco is now constructed of split-face concrete masonry units.**
15. Consider softening remaining roof pitches. **Response: All roof pitches have been reduced and the associated tower/building heights at beneath the sloped roofs have also been lowered.**