

FOUNTAINGROVE – PROJECT DESCRIPTION

The Fountaingrove project proposes a high quality apartment community on the site of the Fountaingrove Inn, lost in the fires of 2017. The secure community will provide 239 units on the approximately 9.6 acre site, at a density of 24.9 units per acre. Homes are provided in six different buildings, which create different lifestyle opportunities. Buildings D and E are larger podium buildings with lower level parking garages. Buildings A-C are smaller scale buildings nestled into the hillside with private garage stalls. Building F takes advantage of its prime location with view oriented units. The mix of studio, one, and two bedroom units is further detailed in the submittal set.

The buildings are nestled into the slopes of the hillside, to work in conjunction with the overall topography of the site. Furthermore, the buildings are spread across the site to create the ambiance of a hillside village, and the apartments and common areas are sited to take advantage of the tremendous views from the site.

Amenities for the residents include:

- Interior common rooms in both buildings D and E,
- Outdoor podium level courtyards in buildings D and E, including swimming pools, bar-b-q's and other social opportunities as illustrated in the landscape plans

Architecturally, the buildings are characterized by a Santa Barbara style with light colored stucco, exposed beams, tile roofs, rounded arches, and courtyards. Juliet and full balconies have been strategically incorporated to allow for variety in private outdoor space for some of the residents. Decorative iron and tile accents provide further articulation to the building facades and site design. Resiliency has been considered with regard to the selection of materials. Roofs are proposed to be concrete tile, while decorative accents and trims are proposed to be fiber cement material, tile, and iron. As fire is a topic at the forefront of the community's mind, we have selected an architecture style that shows resiliency toward fire, and we have further respected the history of the site by considering this throughout the design with other elements, such as defensible space.

This new residential community has proximity to transportation features and is ideally located near major employers such as the Kaiser Permanente Santa Rosa Medical Center and the Santa Rosa Junior College. The mix of building types and unit sizes reflect the area demand. The proposed development will provide much needed housing in the area, and will be built using the City approved WUI codes.

Following the Concept Design review, we addressed the comments received in the following ways:

1. We met with Assistant Fire Marshal Ian Hardage to discuss his concerns for the aerial access along the wing of Building E paralleling Mendocino Avenue. Based on our collaborative discussion we revised the building's layout so that the portion of the building above the 30' height limit is longer on the wing paralleling the internal drive aisle than the wing paralleling Mendocino. The required 26' wide fire lane is provided within the 15'-30' of the building for aerial access to the longer side of the building E as requested.
2. We also discussed Ian's concern for two separate access points required when exceeding three stories or requiring aerial access, primarily with regard to buildings A, B, C, and F. The architecture of these four buildings has been designed in a way that the height at the drive aisle facade from grade to the top of the wall connecting into trusses is under the 30'-0" height limit, which would trigger the need for a second access point and aerial access. Thus, as the buildings can be served without triggering the aerial access, the second access was not required. Both the revisions to items 1 & 2 were presented at a subsequent meeting to confirm that our revisions were in line with Ian's direction.
3. Following concept design review, we maintained the verticality of the design that was so well received and continued to work with the existing grades on site to design the buildings into the ground plane. The team worked through the site design to minimize grading and disturbance to the hillside site. Architecturally, we worked to ground the buildings harmoniously in the site, emerging as elements rising out of the ground plane.
4. Our homage to the Round Barn is addressed in two ways. For the public, we have designed an art opportunity at the corner of Round Barn Boulevard and Fountaingrove Parkway that will evoke a remembrance to the round

barn in shape and materiality. This element will be visible to the general public. For the residents of the community, historic pictures will be integrated into the lobby and community areas as further reminders of what came before.

5. While a restaurant/commercial space was considered, it was ultimately not pursued as current market conditions were studied and did not suggest that it was a good idea for this site. Care has been taken to ensure that this site is re-developed as a successful, sustainable part of the community. The site will provide much needed housing that can support the workforce of the adjacent community. The building designs contain flexible spaces that can be programmed for different uses over the life of the project to meet the needs of the residents, and the market at large as conditions change.
6. The material palette, which was highly regarded for the stark contrast between the light stucco and the dark accents and window frames, has been carried out throughout the community of buildings. While all of the buildings work together to form a cohesively designed community, care was also taken to ensure that the community maintained the village concept, with the smaller scale buildings utilizing more residential-scale elements, and the larger podium buildings having more vehicular-scaled elements, as they are in large perceived from the main drive aisles and the major streets. We continued to allow the balconies and battered walls to break up the massing of the buildings as was encouraged at the hearing.
7. From an amenity standpoint, fire pits have been removed from the proposed design with respect for the history of the site. Please refer to the landscape concept down below for a more thorough description of the proposed amenities. All of the buildings have been given amenity areas, as was noted to be considered at the hearings. These zones are further detailed in the landscape plans.
8. We have taken the note to celebrate the corner of Fountaingrove Parkway and Mendocino Avenue as a major intersection. On the overall landscape plan, you will see that a specimen oak tree and signage walls have been designed at this prominent corner of the site. Furthermore, the new tree placement has been designed to be more dynamic with more grove style clustering and varied placement throughout.

FOUNTAINGROVE – LANDSCAPE CONCEPT DESCRIPTION

The Conceptual Landscape Plan for the Fountaingrove Project encompasses significant gathering spaces adjacent the existing native oak trees. The proposed perimeter landscape celebrates the unique character of the project site.

Highlighting the corner of Fountaingrove Parkway and Round Barn Boulevard is space for an art feature in honor of the iconic Round Barn.

For Buildings A, B, C the gathering areas include a small children's play feature and view patio.

Building D is prominently located at the intersection of Mendocino Avenue and Fountaingrove Parkway. The entry to the building is highlighted with special paving and framed by accent trees. The gathering areas include the entry plaza and four roof decks. The roof decks provide an array of activities and group gathering areas. Raised planters provide shade trees and buffer the living spaces from the deck area. Accent pots define use area and help soften large expanses of hardscape. Activities on the decks include a dining and barbecue zone, ping pong tables, movie viewing area, and loungers around the pool.

Building E features a large fountain plaza nestled into the hillside. Stepped seat walls are incorporated into the slope and proved a transition between plaza and existing oak woodland. Flowering accent trees provide shade and add visual interest when viewed from building balconies.

Building F has premium views from the outdoor terrace on the northwest side of the building. Flowering trees are located to frame sightlines and shade the seating areas.

The plant material chosen also takes into consideration utilizing a firewise plant palette. As the planting plan progresses, the placement of the shrubs and trees will take into consideration the canopy spacing for all sloped planting areas within the defensible space zones around the building.

Irrigation design shall follow California Department of Water Resources Model Water Efficient Landscape ordinances (MWELO).



January 13, 2022

VIA email

RE: FOUNTAINGROVE – RESPONSE TO DRC COMMENTS

Project Summary

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Amenities for the residents include:

- Interior common rooms in both buildings D and E;
- Outdoor podium level courtyards in buildings D and E, including swimming pools, bar-b-q's and other social opportunities as illustrated in the landscape plans.

The buildings are nestled into the slopes of the hillside, to work in conjunction with the overall topography of the site. Furthermore, the buildings are spread across the site to create the ambiance of a hillside village, and the apartments and common areas are situated to take advantage of the tremendous views from the site.

Architecturally, the buildings are characterized by a Santa Barbara style with light colored stucco, exposed beams, concrete tile roofs, rounded arches, and courtyards. Juliet and full balconies have been strategically incorporated to allow for variety in private outdoor space for some of the residents and to break up the overall massing of each building. Decorative iron and tile accents provide further enhancement to the building facades. Resiliency has been considered with regard to the selection of materials. Roofs are proposed to be concrete tile, while decorative accents and trims are proposed to be fiber cement material, tile, and iron. Through design and material selection, this architectural style illustrates a resiliency toward fire, that has been further enhanced by considering this throughout the site design with other elements, such as defensible space.

Design Review Committee Comments and Responses

The following are the comments by each board member as summarized by Chair Kincaid, as well as how the project responds to suggestions or input. Chair Kincaid declined to add additional comments for himself as he concurred with those given by the other board members.

Vice Chair Hedgpeth

1. Supports using the vertical and projected elements such as the decks to break up the massing;
2. Supports the “brightness” of the color palette;
3. Supports the dark window frames as contrast;
4. Supports how the building meets the grade – “fantastic”;
5. Base of Building B1 where the podium meets the ground – soften with landscaping or trees at the ground;
 - a. The landscape plan has included trees along this edge to provide the softening as requested.
6. Round barn tribute – use landscape walls and creating a void to represent the loss to the community
 - a. As the Round Barn was adopted by the community as a local landmark, the project plans to pay homage to the destroyed structure without recreating it. At the corner of Fountaingrove Parkway and Round Barn Road, a segmented, battered, board-formed concrete wall will express the overall segmented shape of the building. The wall, at approximately 5-6’ high, will hold a large etched plaque with an image of the structure. A second plaque at the edge of the public sidewalk will provide a short history.
7. Very supportive of the project overall

Member Kordenbrock

1. Consider including a restaurant or retail;
 - a. The ability for the project to support a restaurant or retail venue has been reviewed and determined that the project and site are not able to support this use. The parking required would be enough require a reduction in housing units, which results in making the project infeasible.
2. Likes the alcoves, detailing and balconies;
3. Consider vines at vertical walls where they meet the ground
 - a. Landscaping including trees have been sited to soften the building edges at the ground plane. Vines growing on the walls of the structure pose a maintenance issue as well as a potential fire hazard, so are not proposed. The City’s WUI requirements require a zone along the edges of the buildings at the ground plane that is free of combustible plant material, thus making growing vines on the building infeasible.
4. Nod to barn represented in interior and exterior amenity details
 - a. See response 6 above. In addition to the exterior structure noted there, a number of historical photographs will be placed in common areas of the buildings as wall art.
5. Explore nooks, small spaces for respite along walkways
 - a. Each of the buildings has outdoor amenity areas adjacent to it, or in the case of Building B1 (of the DRB package, Building D of the entitlement package) there are three different podium level outdoor amenity areas. The topography of the site makes walkways crossing through the hillside open space impossible to meet ADA requirements.
6. Consider more native oaks of varying size and species
 - a. In addition to the existing oaks on site, three different species of oak trees are proposed to be added to the landscape as part of the project. There are 38 oak trees proposed.

Member Sharron

1. Keep steep battered walls
2. Keep stark white contrast popping out of the hillside
3. Look at open spaces as opportunities for earth art – hardscape, tree pockets, artsy dynamic landscape
4. Look at adding amenities where we can
 - a. The project includes a broad mix of both indoor and outdoor amenities comfortable for gathering with family or friends or individual use. At grade outdoor spaces that include areas for gathering and play; roof and podium decks include elements such as a swimming pool with outdoor BBQ/dining and big screen TV area, parties and areas of quiet contemplation. Indoor amenities include multiple community rooms, catering kitchen, fitness center and secure indoor bicycle storage.
5. Questioned including fire pits given the history of the site
 - a. Applicant agrees and has removed them from the program.

Member Weigl

1. Appreciated architecture and forms but not completely settled on this style for this particular site
 - a. The rest of the members supported this style of architecture.
2. Make sure all the arch is four-sided architecture like the A1 cluster presented.
 - a. All buildings are “four-sided architecture” where the level of detailing is extended around all facades of the building with equal care.
3. Consider adding affordability by design through floor plan variety
 - a. Units are provided in six different buildings, which create different lifestyle opportunities. Buildings D and E are larger podium buildings with lower-level parking garages. Buildings A-C are smaller scale buildings nestled into the hillside with private garage stalls. Building F takes advantage of its prime location with view-oriented units. By creating variety in the buildings and lifestyle options, as well as including studio units in the mix along with one and two-bedroom units, varying levels of rents, and therefore, affordability is created.
4. A2 does not appear to have amenities like other buildings – ensure residents have access to amenities
 - a. By preserving as many native oaks as possible, this hillside site does not offer large areas for outdoor amenities. That said, space that is available has been maximized for the benefit of the residents including siting the building to take advantage for views for residents, a small outdoor seating area and indoor secure bicycle storage.
5. Orchard style parking created shade canopies
 - a. The bulk of the parking is either under the buildings or in private garages. The surface parking areas that are provided include either trees in the parking areas, or adjacent to them.
6. Sound mitigation at intersection while preserving architectural details and sunlight
 - a. The project has conducted a noise study that provides direction regarding sound mitigation.

7. Define corner at B1 out to the street – identify this spot/create in as a spot of interest
 - a. The building at this intersection is set back roughly 100' from the public sidewalk.
Landscaping includes several ornamental trees as well as a 24" box oak tree at the focal point of the intersection

Member Wicks

1. Make sure detailing on A1 cluster carries through entire project
 - a. All buildings are "four-sided architecture" where the level of detailing is extended around all facades of the building with equal care.
2. Homage to round barn
 - a. See responses above.
3. Excited about project in general

Additional final comments

1. Chair Kincaid – Think through the main corner at - parking lot as proposed across the street is not desired.
 - a. As noted above, the building at this intersection is set back roughly 100' from the public sidewalk. Also, the developed site is roughly 5 feet above the road, that means the main eye level view for a driver at this corner will be of the landscaping on this slope.
Landscaping includes several ornamental trees as well as a 24" box oak tree at the focal point of the intersection. The drive aisle and single row of parking is behind this.
2. Member Weigl – just an idea to consider at corner – B1 steps down is beautiful moving with the land, wondering if we can pull out a portion of the building and create a porte-cochere or bridge between the buildings.
 - a. It is not feasible to pull the buildings together to the point at which a porte-cochere between them is structurally feasible and still meet fire codes.
3. Vice chair Hedgpeth - consider not a full-scale restaurant given those issues but provide potential for breakfast "something" for residents.
 - a. The main community room off of the large podium deck includes a catering kitchen for resident's use.