

# Design Narrative

Project Description: Clark's Corner

Project Location: 120 Fifth Street, Santa Rosa

## **Historical Context**

The Tocchini Building at the corner of Fifth and Davis Streets had many uses over its almost 100-year lifetime. Per the historical report, "...the 1923 structure has been remodeled and repurposed many times...". Located in Railroad Square, it was originally a movie theater, then a tire center, then a hot tub venue, and most recently a nightclub and restaurant. Though in spite of all these changes, it maintained a component of its original character.

## **Historical Contribution Status**

120 Fifth Street is not a contributor to the Railroad Square Historic District. Though it provides context to The District. Per the historical report, The Tocchini Building "...retains its integrity of location, design, setting, and materials, and association with the Tocchini family."

## **Treatment of Historical Context**

Consistent with the Department of the Interior Guidelines, the character of the existing exterior facade that fronts both 5th and Davis Streets is preserved. The proposed additional floors are set back from and in a variable pattern to the existing facade. Selected exterior facade materials include lap siding, stucco, and brick veneer. Per the historical report, "The use of masonry, brick, stone and stucco materials and the detailing and transitions between openings and the transitions among these materials define the character about this area.". Hence, these materials were selected to match the character of the Historical Railroad Square District.

The name for this project, Clark's Corner, is derived from the context of "Clark's Addition". This is the name of the subdivision that created this parcel.

## **Project Description**

This project aims to continue to serve the bustling Davis street frontage with commercial space and add 4 additional stories to provide much-needed transit-oriented housing in Santa Rosa's downtown. The project is about 500' from the downtown SMART station. The redevelopment will add 4 stories of Studio, 1, and 2-bedroom rental units, and a rooftop deck. The additional stories are designed for compatibility with the existing building without mimicking the existing structure. The elevation of the second floor is recessed within the envelope of the exterior facade to provide the maximum utility in the form of new housing while limiting the overall height of the structure. The roof space provides a more private oasis and distant views of Sonoma County's countryside.

## **Active Design**

Active design is the application of conscious design decisions to foster healthy and engaged communities. This project endeavors on an active design approach to promoting healthy living, designed to encourage the very lifestyle changes that encourage walking, biking, and the use of public transportation. This approach aligns with the transportation methods that this development is reliant upon for success.

The active design approach includes presenting the stairs first upon entry, combining artificial and natural light, and opening stairwells up views of the cityscape. The breezeway elements and open ground-floor parking area continue this open-air concept. Active Design is a proven design approach and analyzed by studies in Seattle and New York City. This approach is encouraged by the American Institute of Architects and the Centers for Disease Control and Prevention.

## **Sustainable Design**

Preserving the existing exterior facade will eliminate the need to dispose of about 2200SF of concrete walls. The open breezeways and parking area will reduce heating and air-conditioning loads and consequently the overall building energy usage. Active design and prioritization of stairwells are intended to reduce the energy demand of the building's elevator. The rooftop deck and garden will absorb some portion of the run-off that would otherwise be redirected to the storm sewer system resulting in a net reduction of the overall impervious surface area.