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By Andrew Trippel at 7:19 am, Jul 11, 2019

## **38 Degrees North Phase 2 Concept Design Review Architecture**

The architecture of the Proposed Project adheres to the Santa Rosa Multifamily Residential Building Design Guidelines by introducing a contemporary style while remaining compatible with the single-family homes and previously established apartment complexes in the immediate surrounding area.

### **Form and Materials**

The proposed architecture for the residential apartment buildings is styled as a contemporary mix of framed massing and volumes using a traditional palette of materials, textures, and colors. Building exterior walls will be clad in a combination of fiber cement paneling and lap siding and accented with wood-look tile and screening. The siding will be painted in neutral greys and bold blues to match the hues from the existing Phase 1 buildings. The architectural design, detailing, and materials wrap around continuously to all four sides of each building.

### **Massing / Articulation**

The larger apartment building structures are broken down into smaller articulated massing pieces that either hover off the upper levels or connect down to the ground. These pieces contain different heights which help to vary the roofline and are clad in different materials to create a layering effect on the elevation. The material and color palettes are meant to transition from traditional use of lap siding and trim in Phase 1 to a more contemporary arrangement by introducing warmer tones like wood and more modern forms using smooth fiber cement paneling.

The building elevations are punctuated with inset vinyl windows with fiber cement trim and feature perforated metal balcony guardrails and decorative wood-look slats and screens. For the apartment buildings the peak of the flat parapet is at a maximum height of 39' and for the clubhouse building the peak of the flat roof is 28'. Roof finish material for all buildings is comprised of TPO, HDPE, or other types of thermoplastic rubberized synthetic material.

The commercial component contains 2 levels but is varied in form enough to break down the larger mass. Overlapping materials of lap siding and smooth fiber cement as well as some warm wood accents will contribute to the layering effect in a similar manner as the apartment buildings. Expansive storefront glass on the ground floor will help activate the frontage along the main street and sidewalk, and canopies and awnings will provide cover from sun and inclement weather.

### **Entrances**

The building orientations are arranged to create an active frontage for the surrounding roads and entry drives, frame views of the surrounding open space preserve, and/or access adjacent on-site common open space and amenities such as the Clubhouse, Pool, and Tot-Lot. The main entrances to each apartment building are accessed by concrete sidewalk and are delineated on the façade by an opening underneath a hovering fiber cement-framed open stairwell. The stairwells are screened by vertical wood-look slats that echo the vernacular rural architecture of the surrounding countryside and will allow for light to glow through at night.

**Personalization**

Balconies visually peel off of the buildings' framed massing elements and help to unite the architecture as a whole. But they also become an opportunity for residents to enjoy a private outdoor space and add their own personal touches to the exterior of their units. The balconies will contain plenty of space for outdoor furniture, plantings and storage space.

**Garages**

The tuck-under garages on the 20-plex buildings are designed to blend into the ground floor elevation by using similar detailing and materials. They are painted to match the grey lap siding that surrounds the first floor.