From:	Montoya, Michelle
To:	_DRB - Design Review Board
Cc:	msheikhali@srcity.org
Subject:	Late Correspondence - Item 8.1 - Lago Fresca Apartments
Date:	Monday, February 28, 2022 6:14:00 PM
Attachments:	Robin Swinth.pdf Revised as of 2.28.2022 Applicant Presentation.pdf

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****PLEASE DO NOT REPLY TO ALL****

Chair Weigl and members of the Design Review Board,

The reason for this email is to provide you the revised Applicant presentation with an added 3D video, along with a new public comment for the Concept Design Review project, Lago Fresca Apartments, scheduled for March 3, 2022.

The video attachment is too long to attach. Please find a link to it here: Added 2.28.2022 Applicant Presentation Video.

These will also be added to the agenda.

Thanks,

Monet Sheikhali (she,her)| Senior Planner
Planning and Economic Development |100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543- 4698| Fax (707) 543-3269 | msheikhali@srcity.org

Counter Hours
Monday/Tuesday/Thursday: 8 a.m. – 4:30 p.m.
Wednesday: 10:30 a.m. – 4:30 p.m. (No new permits are accepted after 3:30 p.m.)
Friday: 8 a.m. to noon (No new permits are accepted after 11:00 a.m.)

From:	Robin Swinth
To:	Sheikhali, Monet
Cc:	robin-s@sonic.net; michaelp@accessingenuity.com
Subject:	[EXTERNAL] request for more trees at Lago Fresca Apartments
Date:	Thursday, February 24, 2022 9:35:06 PM

Dear Design Review Board –
Thank you for your volunteer work on behalf of our community.

I am writing with regard to the Lago Fresca Apartment Complex near Summerfield and Hoen.

Santa Rosa needs more housing, and it is good to see taller buildings with higher density so that we make better use of land resources.

The development, however, has way too much hard building surface meeting hard paving surface without landscaping to soften the stark visual impact.

People will be living here, and they deserve to have trees and greenery around them. Many of us will be driving by every day, and we deserve to see buildings with substantial landscaping to soften up the hard edges.

Please request many more trees adjacent to all edges of all four of the buildings.

Thanks for your consideration.

Sincerely,
Robin Swinth

Lago Fresca Apartments

Auxon Lago Fresca, LLC
4744 Hoen Avenue
Santa Rosa, California

50 Apartment Dwellings

Project Site – 2 parcels, 1.3 acres
Zone – CO Office Commercial, Multifamily with Conditional Use Permit
Land Use – Office
Maximum Residential Density – 30 units/acre
Proposed Density – 38.5 units/acre with 28% State Density Bonus
6 Affordable Units are proposed for bonus residential density

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Infill Development-

Project maximizes valuable land resources by building equitable and sustainable housing on underutilized parcels within existing development patterns

Lago Fresca Apartments provides 50 dwelling units, including 6 affordable units, 4 of which are large family, and market rate units that are affordable by design.

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General Plan UD-F-2 Enhance existing neighborhood design

Bennet Valley Neighborhood

Scenic Summerfield Road and Sonoma valley and mountains view corridors

Well connected local streets, bike and pedestrian paths, Matanzas Creek trail

Focal points -Howarth Park and Annadel Trione Park

Visual landmark – Bennett, Taylor and Sonoma Mountains

Within 1 mile of 3 major shopping centers and grocery stores, 5 elementary schools, a middle school, a high school, a city park, a county park, businesses, churches and neighborhood meeting halls

Diverse housing choices in an established neighborhood, farmhouses, fields, and barns from Santa Rosa's rural past

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Design Guidelines 3.2 Quality Multi-Family Residential Design

Architectural design is compatible with the existing surrounding pattern of campus development.

Height of the building from grade to top of structural plate is 30′ or less.

Height to top of ridge is 45′ or less.

Scale of the buildings is compatible with the scale of the structures around the project.

Perceived size of project and visual impact of buildings is softened by articulating their forms with a hierarchy of gable and shed roof dormers, rhythmic use of gable end parapet walls to separate continuous roof forms into distinct bays, repetition of colors, balconies, and entrance marking features.

Hedgpeth Architects

Design Guidelines 1.3 Building placement provides spatial definition of streets

The project enhances the public realm of the Hoen Avenue and Summerfield Road streetscapes. The multifamily units, driveway entrance and landscaped courtyard all front on to public streets and common spaces.

A hierarchy of roof forms, gable end parapet walls, multi-unit windows, colors, materials, metal railings and ornamental metal screens articulate all sides of the four buildings, unifying them into a residential campus.

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General Plan UD-F-4 Building and Landscape design to create a sense of place

Site, building and landscape design provide visual interest at all sides of the development

Variety of massing and roof types, dwelling unit types

Well defined edges between public and private realms

Harmony in the residential campus achieved with palette of colors and materials, and building articulation at large and small scales

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Multi-unit housing type – "missing middle" homes provide affordable housing choices by design

Variety of unit types expressed in the architectural design. Scale of buildings is compatible with single family neighborhoods:

Four 3 bedroom -3 bathroom townhomes

Four 4 bedroom – 2 bathroom flats

Four 2 bedroom-2 bathroom townhomes

Eighteen 2 bedroom- 1 bathroom flats

Twenty 1 bedroom- 1 bathroom flats

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Walkable, livable and sustainable housing that strengthens neighborhood identity

Community Room with rest room, kitchenette, and fireplace located at the ground floor of Building C

All-electric project implementing Powertree services to manage 100% site generated and managed solar energy storage, use, and controls

Storage closets and secure bicycle parking provided at the balconies and patios of each unit or in the secure garages.

Laundry hookup provided within each unit

Residents' mailboxes located centrally in Lobby of Building D

Shielded central trash disposal area located at ground floor of Building B

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General Plan UD-G -9 Pedestrian oriented village character

Elevations at the street fronts, driveway, courtyard elevations and building entrances are activated to enhance pedestrian experience

Visibility of parking facilities is minimized

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Architectural Form

Gable end parapet walls lend a recognizable architectural identity to the project, unifying the four buildings into a campus – village.

Gable end parapet walls adapt to the uses within, lending elevations harmonious variations on a theme

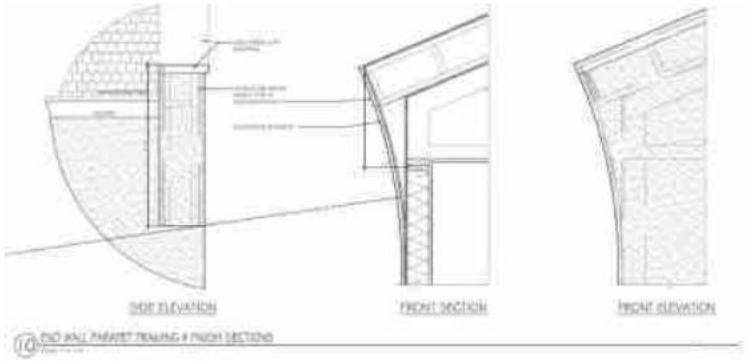
Gable end parapet walls are a residential construction archetype used historically in both vernacular buildings and in high-design architecture.

Cotswolds, England

Hill House, C.R. Mackintosh, Scotland

East elevation

Summer Hill vineyard, Napa



Coping at gable end parapet wall

North elevation

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Architectural materials, details and colors used to create pedestrian scale

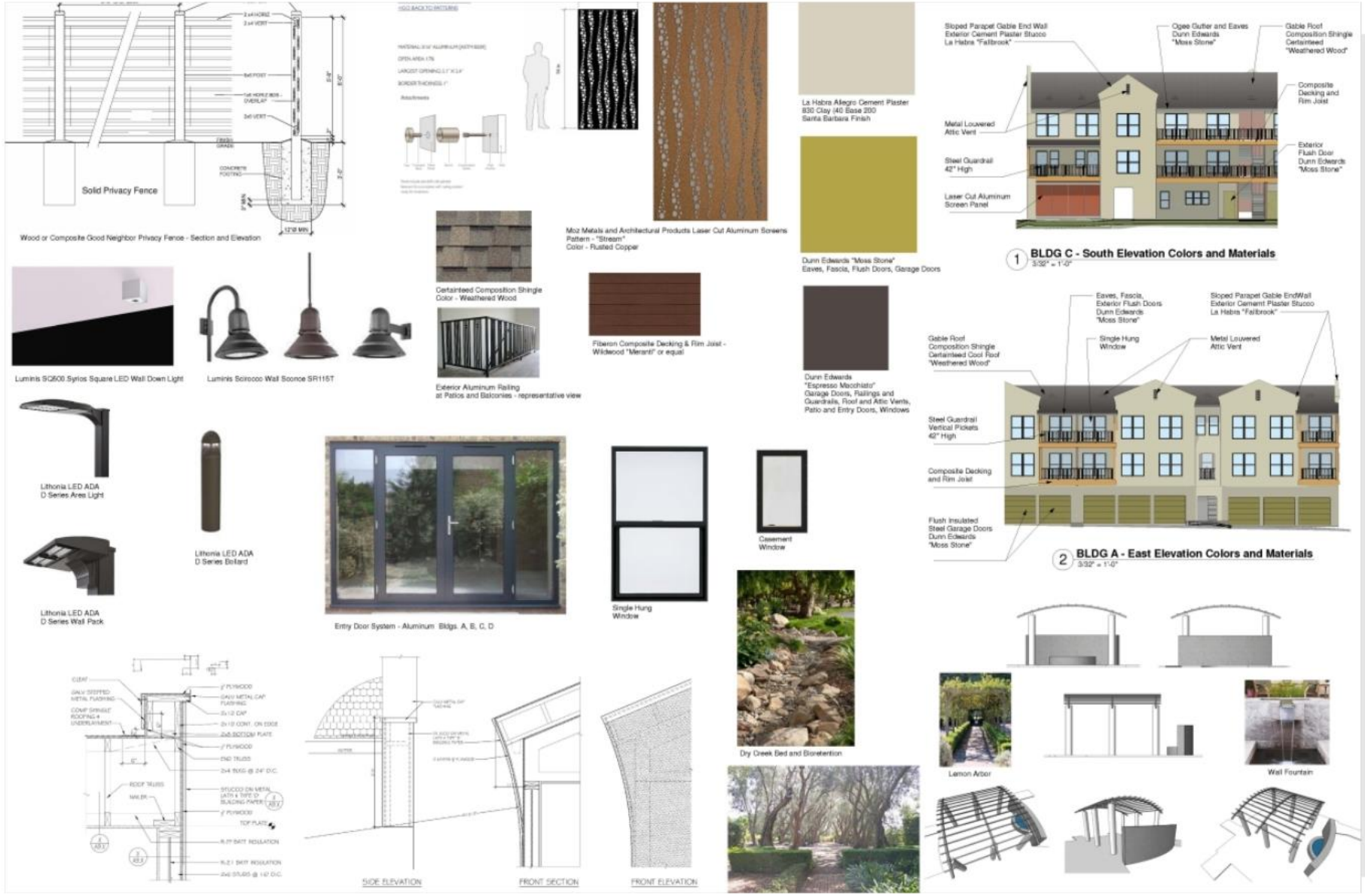
Proportion – Buildings enhance spatial quality of open spaces in between them

Massing – Hierarchy of roofs, activation of ground floor elevations

Repetition- gable end walls, balconies, landscape elements

Materiality - Colors reflect hues and textures of the surrounding landscape.

Detail -metal railings, laser cut metal screening, composite wood decking



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Security through design

Entries to the buildings are oriented to common open areas.

Entries are clearly identified and protected from the weather.

The project design promotes personal safety by locating windows and walkways to assure visual access to common areas, with all open spaces clearly designed for specific uses.

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General Plan UD-G-4 Circulation connects bicyclists and pedestrians

Pedestrian entry from Summerfield Road and vehicular entry from Hoen Avenue, providing through connections for pedestrians and bicyclists.

Parking provided in secure garages and in small lot visible from some of the dwellings in Building D.

Required parking adheres to Santa Rosa City Code Section 20-31.090 "Pre-Approved Concessions and Incentives" to streamline approval of density bonus. 100% required perking is provided on the site. 53 stalls minimum required; 65 stalls are provided.

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Sustainable master planning incorporates strategies to reduce traffic and production of greenhouse gas emissions

Project design implements the Alley form as entry driveway and shifts parking to the rear of the lot. The site plan enhances the experience of the Hoen Avenue streetscape at its termination on Summerfield Road.

The garages off the driveway are an opportunity to place dwelling units above in the tradition of carriage houses along mews.

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General Plan UD-G-7 Pedestrian oriented, human scaled and livable compact design

Garages are set back from the building elevations, flanking the shared driveway, and do not dominate street fronting elevations.

Project supports infill development, encouraging use of bicycle and public transit, as well as traffic reduction with unbundled parking, a parking management plan with placards for residents and guests, at least 1 stall for each unit, and 10 units with 2 stalls, and enforcement of agreements preventing parking on adjacent sites.

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Landscape and Livability

Landscaping and buildings spatially define the Summerfield and Hoen streetscapes and public realm.

An arbor at the pedestrian entrance to the site acts as a gateway to the project, creating a clear distinction between the public and communal residential realms.

The courtyard is landscaped as a rain garden- dry stream bed terminating in a fountain.

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General Plan UD-D-5 Landscaping an outdoor room –

Specimen canopy trees at the planting strip protect pedestrians from traffic on Hoen and Summerfield Roads

The common open space of the courtyard is articulated as an outdoor room by the plant palette, arbor - gateway element, fountain and dry-creek bed focal elements, paving and landscape wall edge elements.

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Landscaping integrated with the master plan provides good neighbor buffers between the project and adjacent properties.

A sense of enclosure at the common open space is created by the organization of the buildings and unit fronts around it.

The project common open space is visible from as many dwellings that it serves as possible.

Planting, paths, walls and fencing distinguish public from semi-private and private open space realms.

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Spatial hierarchy and residential open spaces are clearly defined

Each unit is provided with a minimum of 60 square feet of semi-private open space directly adjacent to the unit in the form of a balcony or patio.

The balcony guardrails are open, defining the edges of the courtyard while giving residents a presence on the street and common area.

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General Plan UD-G-6 Connecting to Community

To promote social interaction, each apartment unit is provided with a balcony or patio, and doors and windows which overlook common use or public spaces -- landscaped courtyard, entry drive, side yards and sidewalks.

Lago Fresca is designed to be an asset to the Santa Rosa community.

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