

# 425/431 Humboldt

IGH Partners



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Live downtown

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## PROJECT DESCRIPTION

### 425/431 HUMBOLDT MIXED USE RESIDENTIAL STRUCTURE

A new Mixed Use Residential Apartment Building featuring 309 units and 194 parking spaces with additional resident parking located one block away in Parking Garage 3 is proposed to be constructed between Humboldt Street and Riley Street on the north side of 5<sup>th</sup> Street in downtown Santa Rosa. The 7 story podium will include a residential leasing lobby at the corner of 5<sup>th</sup> and Humboldt, and a retail space at the corner of 5<sup>th</sup> and Riley. The remainder of 5<sup>th</sup> Street and Humboldt frontages will include live/work units with traditional storefronts, awnings and planter boxes along the pedestrian frontages. Riley frontage will also include 4 live work units and frontage for required utility entrance and access to the building, along with the vehicular entrance to the garage structure. The first two floors will be non-combustible construction. Levels 3-7 will be wood frame construction for the majority of the project's 309 units. Level 3 will include an open air resident amenity plaza and a 5<sup>th</sup> Street overlook terrace at the centerline of the 5<sup>th</sup> Street façade. Level 7 will include a resident amenity Skydeck above the corner of 5<sup>th</sup> Street and Humboldt.

#### Building Architecture

The proposed building at 5<sup>th</sup> Street between Riley and Humboldt is comprised of three distinct parts: a pedestrian scaled base of 2 stories, plaza level residential units and amenities L3-L6, and a termination of the upper building mass where the shaping becomes more pronounced at L7.

The proposed building responds to the downtown context in which it is to be constructed. The immediate surrounding is comprised predominantly of various storefronts having a distinct pattern of human scaled entry shop window and door with a clerestory above. This building, while larger than historic examples along 4<sup>th</sup> and 5<sup>th</sup> Street follows a familiar pattern with retail storefronts and clerestory live/work unit windows above. A regular rhythm of brick masonry piers along the sidewalk with infill storefront system and entry doors helps to ground the building and incorporates traditional retail suites alongside smaller micro retail live/work units.

The Plaza level at L3 serves as primary resident outdoor amenity deck and community lounge, and is the base story of stacked floors of units arising to L7 where the Skydeck above the corner of 5<sup>th</sup> and Humboldt will offer residents a commanding view of downtown Santa Rosa and the hills to the south. Building facades above this podium level will be clad with facing brick, stucco and horizontal fiber cement panel lap siding of a residential scale and character. Different zones of the building façade take on varied articulation and color motifs based upon function and position with regard to the adjacent building fabric. The result is to break down the scale of the façade into forms which respond to the scale of adjacent building structures, both historic and recently constructed.

The primary resident entry to the Leasing Lobby is located at the corner of 5<sup>th</sup> and Humboldt. A retail suite entry is located at the corner of 5<sup>th</sup> and Riley. Vehicular entry to the garage, along with all PG&E and wet utilities is located along Riley façade.

## Pedestrian Experience

The proposed infill building pulls back from the property line at the corners, creating a level of transparency required to respond to the visibility triangles at the 5<sup>th</sup> street intersections in keeping with the added traffic load spilling out from Riley to 5<sup>th</sup>. The majority of this transparency is given over to conditioned space to support retail and minimize concealed corners that can prove challenging in urban settings.

All three street facades will include Live/Work suites with access to the sidewalk, and each of the two primary building entries for Retail and for Leasing Lobby will include awnings, a public art panel and a lit recessed entry door near the corner. Planter boxes are included along the length of the Humboldt and Riley facades for decorative planting. They serve as added filtration medium for storm water captured from the roof plane and podium. Street trees will remain along the primary shopping frontage along 5<sup>th</sup> Street, and the Riley façade will feature additional curb and sidewalk depth to match the pattern of more recent development to the north end of the block. The additional micro retail suites offer the opportunity to add business incubator scale frontage space to the already vibrant downtown mix.

## Resident Amenity Spaces

A bike storage room and fixit shop is proposed within the garage volume behind the live/work units along Humboldt at the north end of the property with access to Humboldt via an outside gate and resident entry lobby. This space will provide dense bike storage system, accessible bike storage, a fixit stand and air system for tires. As with all resident access amenity areas, this space will be access controlled for security.

A co-work space and fitness space will be provided at Level 2 within the podium volume of the base of the structure. Individual lounge and countertop seating along with a breakout conference room will be available to accommodate resident remote work requirements. The fitness space will include weight machines and cardio with a breakout space for yoga.

The Plaza Level amenity deck will include outdoor games space, breakout seating and fire pits along with a viewing deck over 5<sup>th</sup> Street below at the south end of the building. Storm capture filtration media and decorative plantings including small trees will enhance the plant palette of outdoor gravelscape, turf and paver pedestal deck. An indoor community space offering private work cubbies and lounge seating will round out the amenities and connect the main courtyard and the 5<sup>th</sup> Street overlook deck.

Above 5<sup>th</sup> and Humboldt there is a community room with sweeping views of the downtown and the hills beyond. The space is intended as a resident gathering space and will feature a warming kitchen, big screen TV and powder room in the indoor space along with a Skydeck above 5<sup>th</sup> Street.

## Sustainability

The foremost sustainability credential for this project is baked into our team's credo... 'Live green, Live downtown'. Our team will provide 309 residential units in downtown Santa Rosa within ½ mile of the SMART station, and within easy walking distance of locally owned shops and restaurants. Working within the existing boundaries of water, sewer, electrical distribution systems and providing easy access for first responders to our site in downtown Santa Rosa will limit the sprawl of those services. One of our goals is to reduce that sprawl and the long term maintenance of what might otherwise be generated for 300 units of housing on the outskirts of town. Peopling downtown environments to reduce automobile trips creates a sustainability bonus. This is, of course, above and beyond the call to meet Title 24 considerations which will include LED lighting, low water use fixtures and efficient all electric infrastructure, as well as ballasted rooftop solar photovoltaic panels. The building envelope will provide a continuous insulation layer outboard of the building structure, and storm water capture on the roof and Plaza level deck will be filtered through planter elements before giving the water back to it's natural flow at street level.

TOTAL BUILDING AREA	353,377	SF	
CONDITIONED AREA	256,372	SF	
LOT AREA	58,371	SF	
FAR	4.39		
HEIGHT	74'-10"		TOP OF ROOF
LEVELS	7	FLOORS	
RESIDENTIAL AREA	220,148	SF	NRSF
COMMERCIAL AREA	13,166	SF	INCLUSIVE OF RESIDENT LOBBY/AMENITY
L3 TERRACE	8,732	SF	
L7 SKYDECK	1,075	SF	
BALCONIES	10,412	SF	192 PRIVATE BALCONIES TOTAL
CIRCULATION	26,825	SF	
SERVICE	3,489	sf	
UNITS	309	40 Studios (440 SF AVG), 215-1 BR (700 SF AVG), 54-2 BR (1075 SF AVG)	
PARKING SPACES	194	2 level garage	