

Lago Fresca Apartments

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



Project Site – 2 parcels, 1.3 acres
Zone – CO, R-2 with Conditional Use Permit
Land Use – Office



Hedgpeth Architects

Infill Development –neighborhood continuity by design between existing and new development

Lago Fresca Apartments provides 50 dwelling units, including affordable large family units and market rate units that are affordable by design, in a dignified medium-high density living environment.



Walkable neighborhood

Bennet Valley Neighborhood, scenic Summerfield Road and Sonoma mountains view corridor

Well connected local streets, bike and pedestrian paths

Focal points -Howarth Park and Annadel Trione Park

Visual landmarks - Bennett Mountain

Within 1 mile of 3 major shopping centers, 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 available in a well established neighborhood, with contemporary development as well as older farmhouses, fields, and barns from Santa Rosa's rural past, lending the area a strong sense of neighborhood.



Designing for the Neighborhood

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

By keeping the height of the building from grade to top of structural plate and bulk of the buildings to 30' or less, the scale of the buildings is compatible with the scale of the structures around the project.

The perceived size of the project and the visual impact of the buildings is softened by articulating their forms with a complex hierarchy of gable and shed roof forms, a rhythm use of gable end parapet walls to break building fronts into bays, repetition of colors, balconies, and other entrance marking features.



Multi-family architecture and infill urban design

The project enhances the public realm along the streetscape on Hoen Avenue and Summerfield Road. The multifamily units front on to the public street instead of turning their backs to it.

In this multi-building complex, similar architectural roof forms, gable end parapet walls, multi-unit windows, colors, materials, metal railings and ornamental metal screens are used on all sides of the buildings to achieve a unity of design.



General Plan UD-F-4 Creating a sense of place –

Site, building and landscape design provides visual interest

Varied massing and roof types, and unit floor plans

Granular planting design

Maintaining harmony with colors and materials palette, and unifying theme of the campus pattern language.



Multi-family residential design that contributes to the streetscape

Building fronts define street edges with active and landscaped elevations

The variety of housing types available are expressed in the architecture and lend visual interest to the pedestrian experience of the project:

Four 2 bedroom-2 bathroom townhomes

Four 3 bedroom -3 bathroom townhomes

Four 4 bedroom – 2 bathroom flats

Eighteen 2 bedroom- 1 bathroom flats

Twenty 1 bedroom- 1 bathroom flats



Walkable, livable and sustainable multi-family housing that contributes to neighborhood identity

Residents' mailboxes are located near the parking lot in the Lobby of Building D.

Laundry hook-ups are provided within each unit.

A Community Room with rest room, kitchenette, and fireplace is located at the ground floor of building C.

A shielded and covered trash disposal area is located at the ground floor of Building B.

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

Utility rooms are provided in each building.

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



UD-G-9 Pedestrian oriented village character

Balconies, cantilevers, patios, and accent metal screens articulate the building elevations and entrances, including all rear elevation, to enhance the pedestrian visual experience of the project



Architecture

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

The gable end parapet wall adapts to fit the use within, lending the project variations on a theme for visual interest.

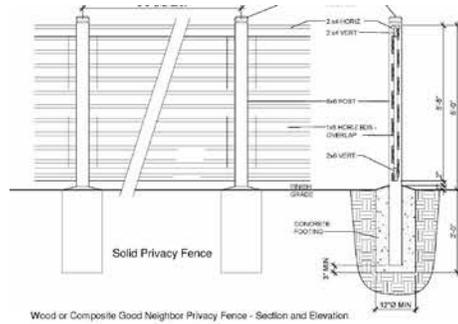
The gable end parapet wall is a construction archetype that has a historic tradition of use in both vernacular buildings and in high-design architecture.



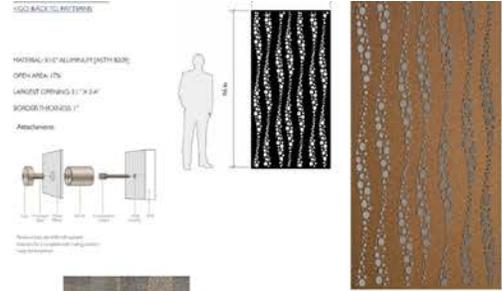
Architectural Materials and Details

Colors reflect hues and textures of the surrounding landscape. Roof color is earth tone.

Massing of the project buildings is minimized by dividing the buildings into segments to break down their scale, articulating the building with gable end fronts, a rhythmic use of a harmonious palette of colors, accents of wood toned composite decking and trim material, decorative metal railings, and laser cut ornamental metal screening.



Wood or Composite Good Neighbor Privacy Fence - Section and Elevation.



Moz Metals and Architectural Products Laser Cut Aluminum Screens
Pattern - "Stream"
Color - Rusted Copper



Lumina SQ500 Syrios Square LED Wall Down Light



Lumina Scirocco Wall Sconce SR115T



CertainTeed Composition Shingle Color - Weathered Wood



Fibron Composite Decking & Rim Joist - Wildwood "Meanst" or equal

Exterior Aluminum Railing at Patios and Balconies - representative view



Lithonia LED ADA D Series Area Light



Lithonia LED ADA D Series Bollard



Lithonia LED ADA D Series Wall Pack



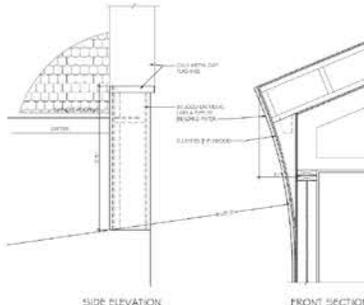
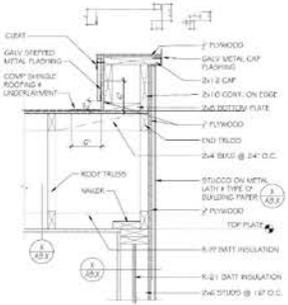
Entry Door System - Aluminum Bldgs. A, B, C, D



Single Hung Window



Casement Window



SIDE ELEVATION

FRONT SECTION

FRONT ELEVATION



La Habra Alegre Cement Plaster 830 Clay (40 Base 200 Santa Barbara Finish)



Dunn Edwards "Espresso Microchista" Garage Doors, Railings and Guardrails, Roof and Attic Vents, Patio and Entry Doors, Windows



1 BLDG C - South Elevation Colors and Materials
3/32" = 1'-0"



2 BLDG A - East Elevation Colors and Materials
3/32" = 1'-0"



UD-G-4 Connecting bicyclists and pedestrians

The project has a pedestrian entry from Summerfield Road and a vehicular entry from Hoen Avenue, providing through connections for pedestrians and bicyclists.

Parking is provided in secure garages and in a small lot visible from some of the dwellings.

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



Sustainable master planning that incorporates strategies to reduce parking and traffic

The project design implements the Alley as entry driveway and shifts parking to the rear of the lot to improve the quality of the streetscape on Hoen Avenue at its termination on Summerfield Road.

This master planning strategy allows the development of dwelling units above the garages.



UD-G-7

Pedestrian oriented, human scaled and livable compact design

The garages are set back from the building elevations and clustered on a shared driveway to ensure that they do not dominate the street fronting elevations.

The project supports infill development that encourages use of bicycle and public transit, as well as traffic reduction with unbundled parking, secure bike storage, and parking placards for residents and guests.



Landscape and Livability

Lago Fresca spatially defines the Summerfield Road streetscape and public realm.

A landscaped planter strip separating pedestrians from traffic and new sidewalk.

An arbor acts as a gateway and buffers the project's interface with the street, making a clear distinction between the public and communal residential realms.

The courtyard is landscaped as a rain garden- dry stream bed ending in a fountain under the arbor.



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

Specimen canopy trees at the planting strip buffer 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, fountain, dry-creek bed element, paving and landscape walls.



ILLUSTRATIVE PLANTING PLAN

LAGO FRESCA APARTMENTS
4744 HOEN AVENUE
SANTA ROSA, CA

DATE: 12/13/01
PLN JOB #: 201-09
SCALE: 1/4" = 1'-0"
DRAWN: SH
L2.1
SHEET 12.1 OF 13



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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 serving it as possible.

Landscaping, paths, and fencing is used to create a distinction between the public, semi-private and private realms in the project.



UG-G-6 Connecting to community

To promote social interaction, the apartment homes contain balconies, patios and windows overlooking the common use landscaped courtyard, entry drive, side yards and sidewalks



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.

These open spaces feature an open rail defining the space and permitting the residents to have a presence on the street and common open space.



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.

