

# Marlow Commons

A progressive medium density attached housing  
community in Northwest Santa Rosa

The project is characterized by an identifiably modernist style, inspired by the de Stijl movement of the early 20<sup>th</sup> century. The residences feature a minimalist aesthetic, two-story box like massing, orthogonal lines, flat roofs with parapets, metal windows and perforated awnings.



Rietveld Schroder House,  
Utrecht, Holland  
Gerrit Rietveld, 1924  
-a signature building of the  
De Stijl movement



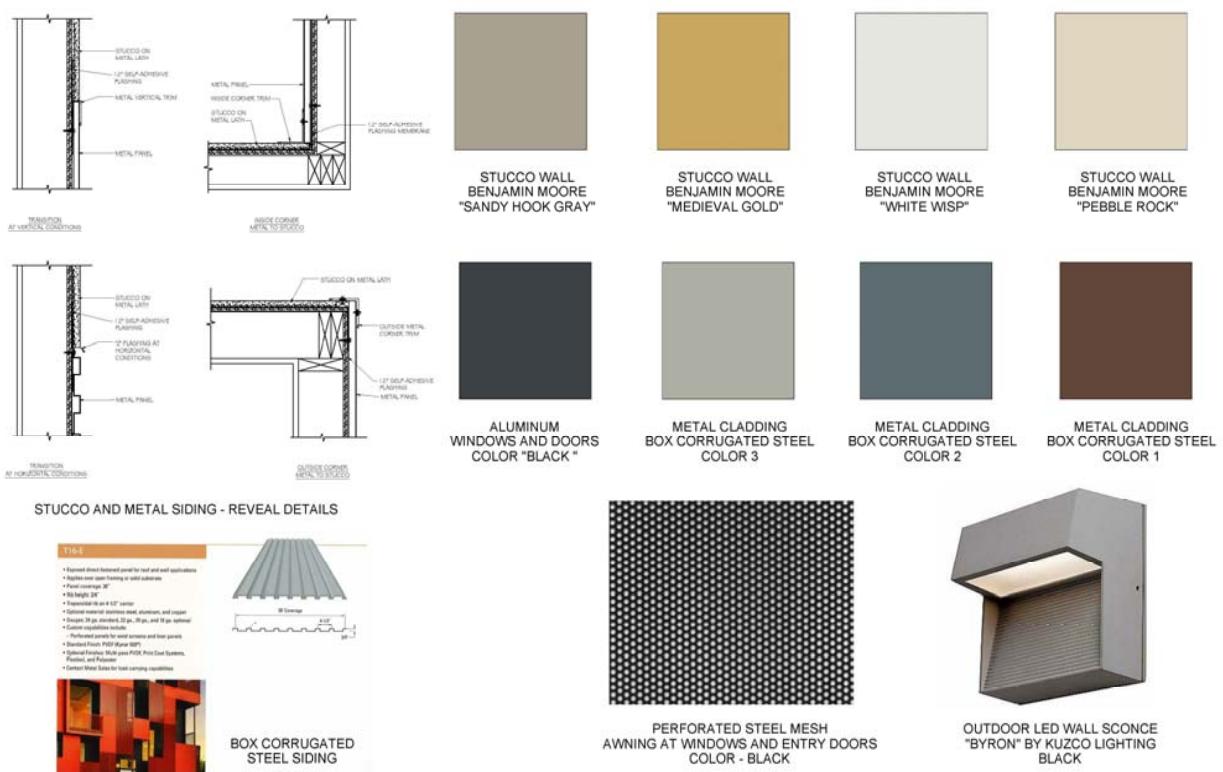
Unit Types "C" and "E"

Within this community of single family houses, 45% of the residences are duplexes. The project blends two archetypes of attached family housing, the zero lot line residence and the duplex, to increase the density of the project.



The materials palette consists of stucco and box corrugated steel siding, juxtaposed as blocks of color.

Metal windows asymmetrically divide the wall surfaces and give scale to the buildings' abstract massing.



COLORS, MATERIALS AND FINISHES

Neutral stucco color tones contrast with deep hues of metal cladding, aluminum clad entry doors, aluminum windows and steel awnings.

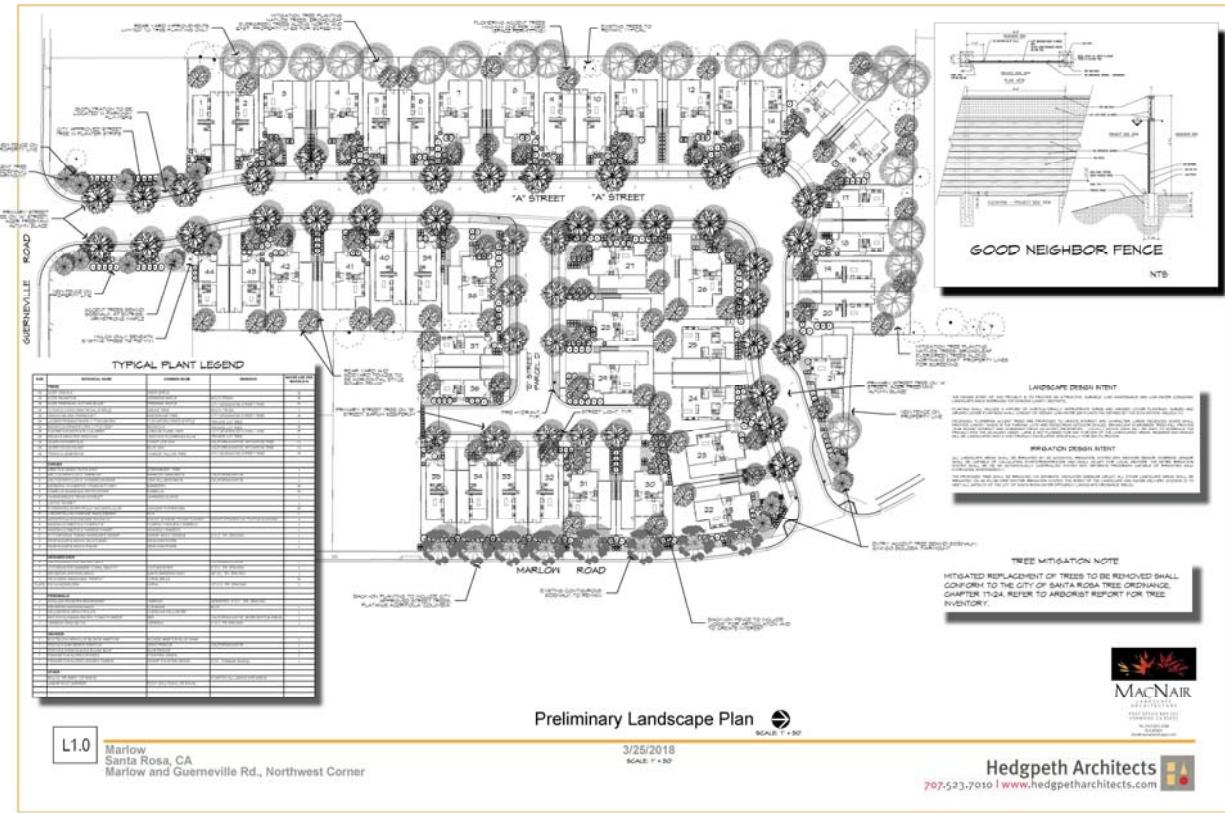


Each dwelling is provided with (2) on site driveway apron stalls and (2) covered garage stalls. In addition, there are also 28 on-street stalls. The parking ratio is 2.81 spaces per unit, exceeding the City standard.



## Site Planning objectives are:

- to minimize the area of paved surfaces and driveways
- to maximize the area of private open space
- to preserve existing viable trees wherever possible



The Mediterranean landscape design centers on low maintenance, low water use, and usability without sacrificing aesthetics and seasonal interest.

Perennials, shrub massing, accent plants and 240 proposed boxed trees act as an natural foil to the modernist architectural style.



Site perimeter wood privacy fences feature horizontal boards and an orthogonal lattice header. Exterior spaces are defined by transitions in the ground plane, from sidewalk to entry path to porch and front door and by extensive use of groundcovers punctuated by shrubs and accent trees.



Trees are located to reduce heat island effects with their dense shade canopy at maturity. The prominent tree canopy promotes a feeling of shared landscape and the presence of nature and fosters a sense of community within Marlow Commons.



Marlow Commons transforms a unique asset in our city, a large, under-utilized, environmentally unencumbered site, with good bike access and walkability to parks, mass transit, schools, and retail and community amenities, into a progressively designed medium density neighborhood.

