



— Santa Rosa - 34 6th Street

Cornerstone

07 - 08 - 2020





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PROJECT INFORMATION



PROJECT DESCRIPTION

The project site is 102,818.77 sf located at 34 6th Street, Santa Rosa, California. The site was previously a railroad yard and is currently within the TV-M-H-SA Zoning District. The project as proposed is based on the draft preferred Downtown Station Area Plan development criteria. The project consists of a 6 story residential/mixed-use building with outdoor community pool and open gathering space for residents and neighbors.

PROJECT INFORMATION

ADDRESS:	34 6th St.”Santa Rosa Station”
PARCELS:	APN 010-166-003 and 010-171-019
PHASE 1 LOT SIZE:	102,818.77 SF (2.3 Acres of a 5.4 acre site)
PROPOSED LOT COVERAGE:	19,950 SF
CURRENT USE:	Undeveloped site
PROPOSED ZONING:	Station Mixed Use
PROPOSED DENSITY:	FAR - 6
FRONT SETBACK:	None
SITE SETBACK INTERIOR:	None
REAR YARD:	None
PROPOSED HEIGHT:	6 stories (6.0 FAR)
VEHICLE PARKING:	75 spaces (0.7 per unit) proposed (DSASP update proposes no minimum parking requirements)
BICYCLE PARKING:	110 (1 per unit) proposed (1 per 4 units required)
AFFORDABILITY	The project proposes to provide 8% restricted affordable units to low income households (9 units)

AREA SUMMARY								TOTAL SITE AREA: 102,818.77 SF					
			RESIDENTIAL							AMENITY	LOADING	FAR*	TOTALS
			UNITS/FLR.	ST	1B	2B	2B FA	NSF	RES GSF	NSF	GSF	GFA	GSF
FLR. ELEV.	F/F	LEVEL											
+67.0	15.0	ROOF							1000				1,000
+55.0	12.0	6	20	2	7	8	3	15,270	17,700			17,700	17,700
+45.0	10.0	5	20	2	7	8	3	15,270	17,700			17,700	17,700
+35.0	10.0	4	20	2	7	8	3	15,270	17,700			17,700	17,700
+25.0	10.0	3	20	2	7	8	3	15,270	17,700			17,700	17,700
+15.0	10.0	2	20	2	7	8	3	15,270	17,700			17,700	17,700
+0.0	15.0	1	10	0	2	5	3	7,910	13,950	6,000	0	18,950	19,950
			110	10	37	45	18						
			TOTAL UNITS	ST	U1B	1B	2B FA	NSF	GSF	NSF	GSF	GFA	GSF
				3.1%	33.6%	40.9%	16.4%	84,260	103,450	6000	0	107,450	109,450
NOTE:	1. AREA ESTIMATES BASED ON CONCEPTUAL DIAGRAMS AND SUBJECT TO CHANGE *FAR ESTIMATES IS 'LOOSE' AND MUST BE REVIEWED IN GREATER DETAIL												

NEIGHBORHOOD PHOTOGRAPHS

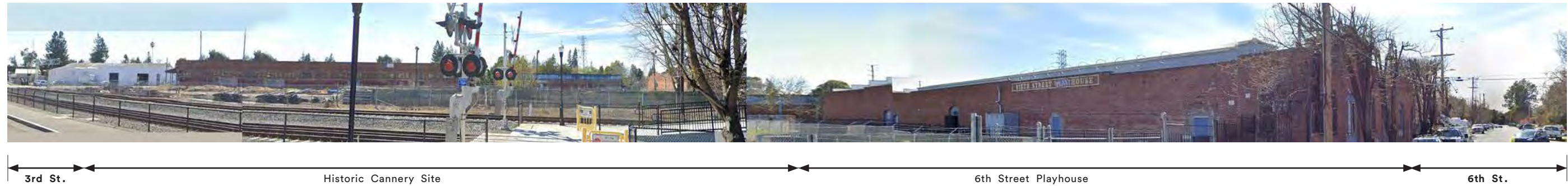
6TH STREET FACING NORTH ADJACENT PROPERTIES



3RD STREET FACING NORTH ADJACENT PROPERTIES



SMART SITE FACING WEST ADJACENT PROPERTIES



SMART SITE FACING EAST ADJACENT PROPERTIES



SITE ANALYSIS MAP



- New Internal Roadway
- SMART Station
- Potential Trolley Route
- High Freq. Bus Route
- Existing Bike Path
- Planned Bike Path
- Pedestrian Improvement
- Streetscape Improvement
- Sun Path & Solar Angle
- Prevailing Wind
- View Corridors

SMART SITE PHASE I



34 6th Street will be the first phase of a development that is set to reimagine a 2.36 acre property which sits at the intersection of two historic Santa Rosa districts. To the East is the Railroad Square Historic District, to the North West is the West End Historic District, and immediately to the West is the Historic Cannery Building. The masterplan for the site comprises a series of predominantly residential buildings with ground floor community and retail spaces, sited and designed to respond to each of these Historic Districts.

The SMART station, regional bike network connections, proximity to downtown, and convenient connections to local and regional road networks, will give the residents a broad array of transit options, creating opportunities to reduce car dependency. These transit oriented strategies, coupled with a highly sustainable

approach to site planning and organization, will allow for the creation of a forward looking, sustainably driven and resilient community.

An internal roadway along the site’s west edge, connecting 3rd Street with 6th Street, allows full access to all buildings, which are organized generally to sit perpendicular to the roadway. This orientation is critical for several reasons. First, it responds to the site’s solar orientation, maximizing daylight and passive heating opportunities in the units and open spaces. Second, it leverages prevailing winds for natural ventilation in the buildings, reducing heating loads while also providing occupant comfort in the open spaces. Finally, this orientation preserves view corridors down 4th Street and 5th Street, and from Historic Railroad Square, giving better visual and physical access through the site and to the creek beyond.

The site’s western edge is formed by the Historic Cannery building and the 6th Street Playhouse, itself a renovation of the Del Monte Cannery.

The architectural language of the cannery buildings, along with their linear massing, is the main design driver for the vocabulary of the new building. The linear forms of the canneries are organized into simple masonry bays with punched windows; the loading docks and appurtenant structures utilize metal and wood to create canopies and raised dock elements. These design features and materials are reinterpreted in the new structures to become continuous residential stoops and canopies at the ground floor, and an organized series of bays of punched windows at the upper stories. The ends of the building address both the Railroad Square Historic District and future multi use trail, and the internal street where the building and subsequent phases will have their entrances. The ends are activated with balconies providing visual interest, and an opportunity to engage with the industrial language of the ground floor through strong vertical elements.

Along 6th Street, the same architectural treatment is more modulated in scale creating a recognizable “townhome” aesthetic. This



treatment, coupled with the continuous stoops, and residential motifs such as bay windows and Juliet balconies, will help mitigate the scale of the 6 story building, as it addresses the West End Historic District.

The southerly edge of the project is set to become the first of a series of community spaces that are included in the masterplan. A pool with associated indoor space, as well as a series of public facilities including grills and play equipment will provide a community amenity. As the masterplan delivery progresses, this “Mews” space will become just one of a series of interconnected open spaces that are set to enliven the project, and to connect it to, and engage with, the wider community.

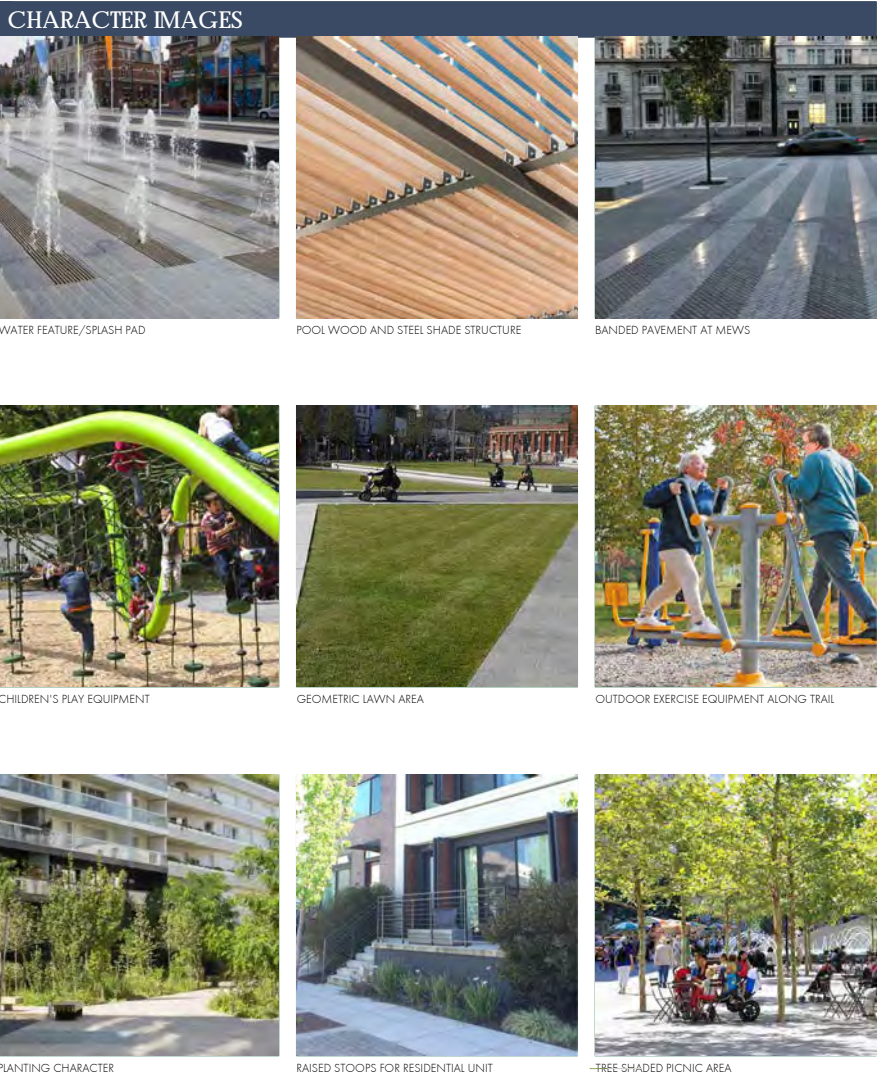








- LEGEND**
- (A) RAISED STOOP - RESIDENTIAL CONDITION
 - (B) SPLASH PADS - WATER FEATURE
 - (C) LAWN AREA FOR GATHERINGS AND PLAY
 - (D) SIDEWALK
 - (E) SHADE STRUCTURE
 - (F) DECK PLATFORMS FOR SEATING
 - (G) SEAT WALL
 - (H) PICNIC AND BBQ AREA
 - (I) PLAY STRUCTURE AND FALL SURFACING
 - (J) EXERCISE EQUIPMENT AND FALL SURFACING
 - (K) POOL DECKING
 - (L) REMOVABLE BOLLARDS
 - (M) MOVABLE FURNITURE
 - (N) CONNECTION TO PEDESTRIAN/BIKE PATHWAY
 - (O) 48" FENCING WITH GATES
 - (P) 72" POOL FENCING WITH GATES
 - (Q) TEMPORARY FENCING
 - (R) TEMPORARY PARKING - AC OR GRAVEL PAVEMENT



- SITE LEGEND**
- PEDESTRIAN PAVEMENT ONE - INTEGRAL COLOR CONCRETE
 - PEDESTRIAN PAVEMENT TWO - INTEGRAL COLOR CONCRETE OR UNIT PAVERS
 - PEDESTRIAN PAVEMENT THREE - TRAIL
 - VEHICULAR ASPHALT
 - PLAY/FALL SURFACING
 - ROOFTOP LANDSCAPED TERRACE
 - SHADE STRUCTURE

- LANDSCAPE LEGEND**
- STORM WATER PLANTING
 - PLANTING AREA
 - LAWN AREA
 - HYDROSEED AREA WITH NATIVE GRASSES AND WILDFLOWERS
 - LARGE SPECIMEN TREE
 - LARGE SHADE TREE
 - MEDIUM SIZED TREE
 - SMALL ACCENT TREE

LANDSCAPE PLAN | PHASE 1

CANDIDATE PLANT LIST				
MEWS, POOL, AND STREETScape	SIZE	WUCOLS	STORM WATER	SIZE WUCOLS
Achillea filipendulina	1 gal	Low	Acer circinatum	5 gal Medium
Agave 'Blue Glow'	5 gal	Low	Asclepias speciosa 'Davis'	1 gal Low
Agave 'Frosty Blue'	5 gal	Low	Bidens laevis	1 gal Medium
Alchemilla sericata	1 gal	Medium	Carex densa	1 gal Medium
Anemopsis californica	1 gal	Medium	Chondropetalum t. 'El Campo'	1 gal Low
Arctostaphylos 'Howard McMinn'	5 gal	Low	Iris douglasiana 'Canyon Snow'	1 gal Low
Arctostaphylos 'Pacific Mist'	1 gal	Low	Juncus patens 'Elk Blue'	1 gal Low
Arctostaphylos 'Sunset'	5 gal	Low	Lomandra l. 'Breeze'	1 gal Low
Aristea inaequalis	1 gal	Low	Rosa californica	1 gal Low
Artemisia californica 'Montara'	1 gal	Low	SITE TREES	
Aspidistra elatior	1 gal	Low	Acer Circinatum	15 gal Medium
Beschorneria	1 gal	Low	Acer macrophyllum	15 gal Medium
Beschorneria albiflora	5 gal	Low	Aesculus californica	15 gal Low
Callistemon 'Green John'	5 gal	Low	Aesculus carnea 'Briotti'	24" Box Medium
Callistemon 'Pink Champagne'	5 gal	Low	Arbutus 'Marina'	15 gal Low
Calycanthus occidentalis	5 gal	Medium	Brahea armata	24" Box Low
Ceanothus 'Joyce Coulter'	5 gal	Low	Cercidiphyllum japonicum	36" Box Medium
Centaurea gymnocarpa	1 gal	Low	Cercis canadensis 'Hearts of Gold'	20 gal Medium
Choisya ternata	5 gal	Medium	Chamaerops humilis var. cerifera	24" Box Low
Dasylyririon longissimum	5 gal	Low	Conrus x kousa/nuttalli 'Venus'	20 gal Medium
Dasylyririon wheeleri	5 gal	Low	Ginkgo biloba 'Fastigiata'	24" Box Low
Dianella tasmanica	1 gal	Medium	Luma apiculata	15 gal Medium
Dicksonia antarctica	1 gal	High	Lyonothamnus f. ssp. Asplenifolius	15 gal Low
Echeveria agavoides	1 gal	Low	Parrotia persica	15 gal Medium
Echeveria imbricata	1 gal	Low	Quercus lobata	24" Box Low
Epilobium canum 'Carmen's Grey'	1 gal	Low	Trachycarpus wagnerianus	15 gal Low
Eriogonum giganteum	1 gal	Low	Ulmus parvifolia 'Allee'	24" Box Low
Garrya elliptica 'James Roof'	15 gal	Low	Ulmus parvifolia 'BSNUPF'	24" Box Low
Grevillea victoriae	5 gal	Low	Ulmus parvifolia 'UPMTF'	24" Box Low
Helleborus foetidus	1 gal	Low	Vitex agnus chastus	24" Box Low
Heracleum lanatum	1 gal	Medium	X chitalpa tashkentensis	15 gal Low
Heteromeles arbutifolia 'Davis Gold'	15 gal	Low	Zelkova serrata	24" Box Low
Heuchera maxima	1 gal	Medium	STREET TREES	
Hydrangea quercifolia	5 gal	Medium	Acer buergeranum	24" Box Medium
Kniphofia thompsonii	1 gal	Low	Acer rubrum	24" Box Medium
Libertia chilensis	5 gal	Low	Cercis canadensis	24" Box Medium
Mahonia x media 'Marvel'	5 gal	Medium	Chinoanthus retusa	24" Box Medium
Mahonia x 'Soft Caress'	2 gal	Low	Ginkgo biloba 'Saratoga'	24" Box Medium
Muhlenberiga rigens	5 gal	Low	Koelreuteria bipinnata	24" Box Low
Nandina domestica 'Emerald Sea'	5 gal	Low	Lagerstroemia indica cv.	24" Box Low
Nandina domestica 'Flirt'	2 gal	Low	Laurus nobilis 'Saratoga'	24" Box Low
Nandina domestica 'Lemon Lime'	2 gal	Low	Parrotia persica	24" Box Medium
Olea europaea 'Little Ollie'	15 gal	Low	Pistacia chinensis	24" Box Low
Rhamnus alaternus	5 gal	Low	Zelkova serrata	24" Box Low
Rhamnus californica 'Leatherleaf'	5 gal	Low		
Rosa chinensis 'mutabilis'	5 gal	Medium		
Rosa 'Vielchenblau'	5 gal	Medium		
Rosmarinus officinalis 'Roman Beauty'	5 gal	Low		
Rubus parvifolius	5 gal	Low		
Rudbeckia californica	1 gal	Medium		
Saliva apiana	1 gal	Very Low		
Saliva spathacea 'Las Pillitas'	1 gal	Low		
Salvia 'Bees Bliss'	1 gal	Low		
Salvia clevelandii 'Pozo Blue'	1 gal	Low		
Sedum palmeri	1 gal	Low		
Sedum spathulifolium	1 gal	Low		
Sedum spurium	1 gal	Low		
Stipa gigantea	1 gal	Low		
Westringia fruticosa	5 gal	Low		
Westringia 'Morning Light'	2 gal	Low		
Woodwardia fimbriata	1 gal	Medium		
Xanthorrhoea glauca	5 gal	Low		
Yucca filamentosa	5 gal	Low		

IRRIGATION STATEMENT

- All irrigation will be designed to meet 2015 Sonoma County Water Efficient Landscape Ordinance and will contain the following components:
- The irrigation system will be designed and installed to meet irrigation efficiency described in the maximum applied water allowance.
 - Weather based, self-adjusting irrigation controller with a rain sensor.
 - Emitters to include subsurface drip irrigation and tree bubblers.
 - Spray irrigation will be designed with water-efficient spray heads and to minimize run-off.
 - Trees to be placed on separate valves.
 - Container planting to be placed on separate valves.
 - Isolation valves to be installed at point of connection and before each valve or manifold.
 - Pressure regulation to be installed.
 - Separate valves to be installed to irrigate zones of low, medium, and high water use plantings.
 - Check valves will be installed to prevent low point drainage.

ASSORTED CANDIDATE SITE AND STREET TREE CHARACTER IMAGES



ACER CIRCINATUM



ACER MACROPHYLLUM



AESCULUS CARNEA 'BRIOTTI'



ACER RUBRUM



CHIONANTHUS RETUSA



CHAMEROPS HUMILIS VAR. CERIFERA



GINKGO BILOBA 'SARATOGA'



KOELREUTERIA BIPINNATA



LUMA APICULATA



PARROTIA PERISCA



QUERCUS LOBATA



ZELKOVA SERRATA

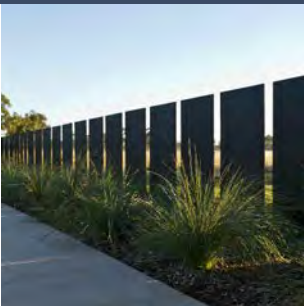
FENCING TYPES



48" FENCE CONCEPT ONE



72" POOL FENCE CONCEPT ONE



72" POOL FENCE CONCEPT TWO



72" POOL FENCE CONCEPT THREE



TEMPORARY FENCING CONCEPT - 48" CHAIN LINK

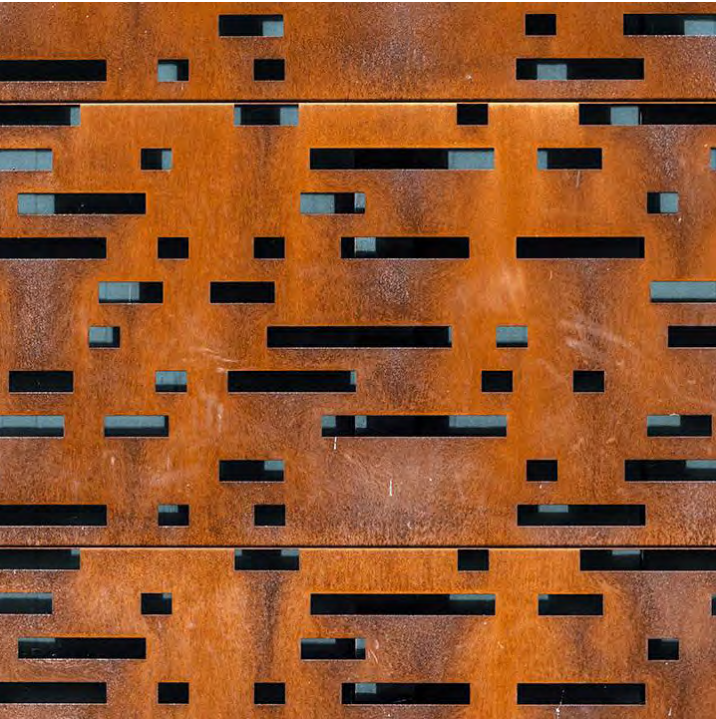
HYDROSEED MIX



NATIVE HYDOSEED MIX

PACIFIC COAST SEED:
BAY/VALLEY 1-3 YEAR PROTECTION WITH ADDITIONAL NATIVE WILDFLOWER MIX

EXTERNAL MATERIALS PALETTE



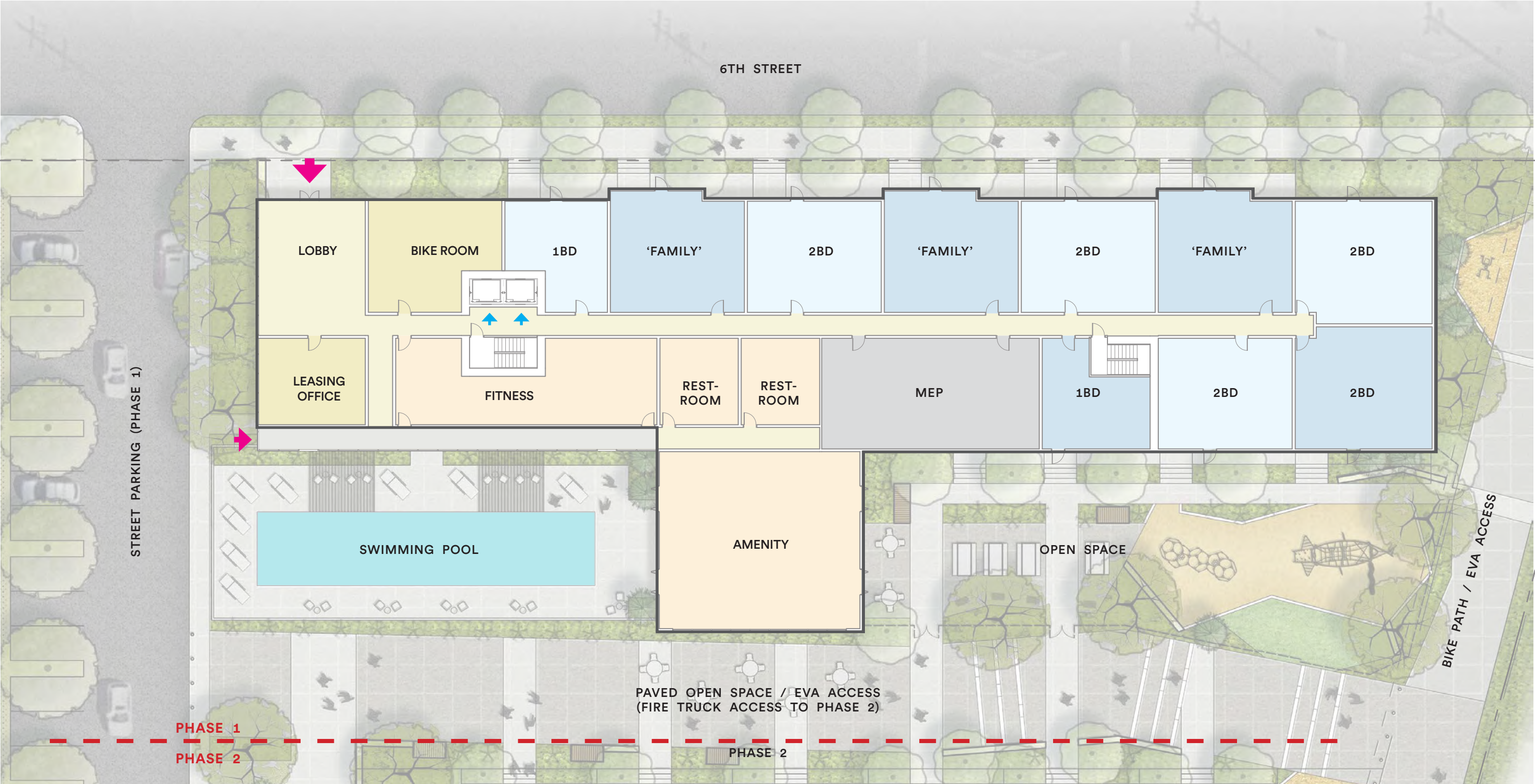


PERSPECTIVE ON EAST END



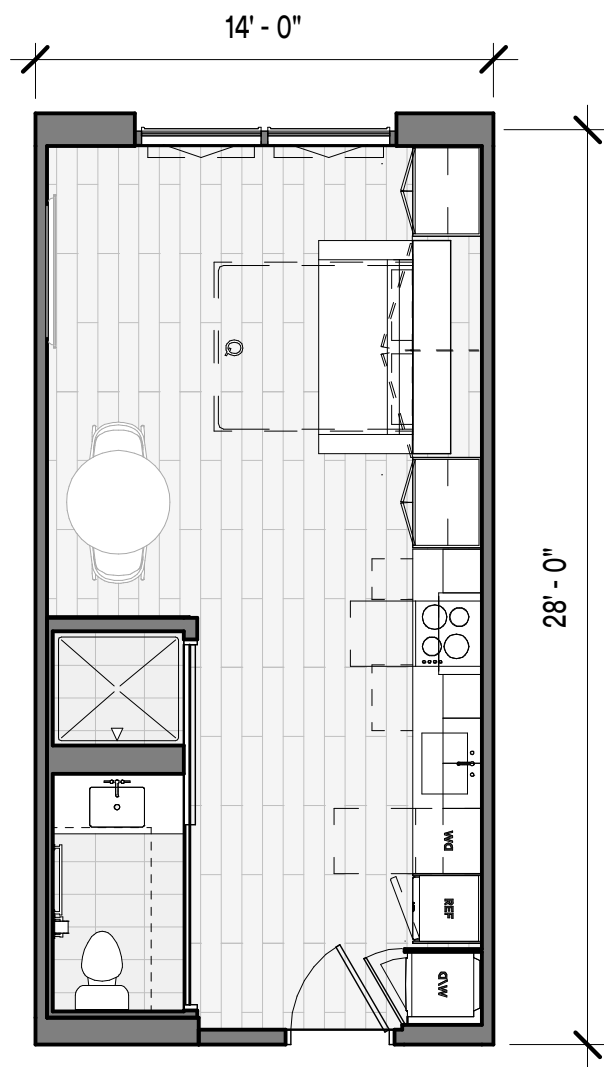


PERSPECTIVE AT NORTH STOOPS

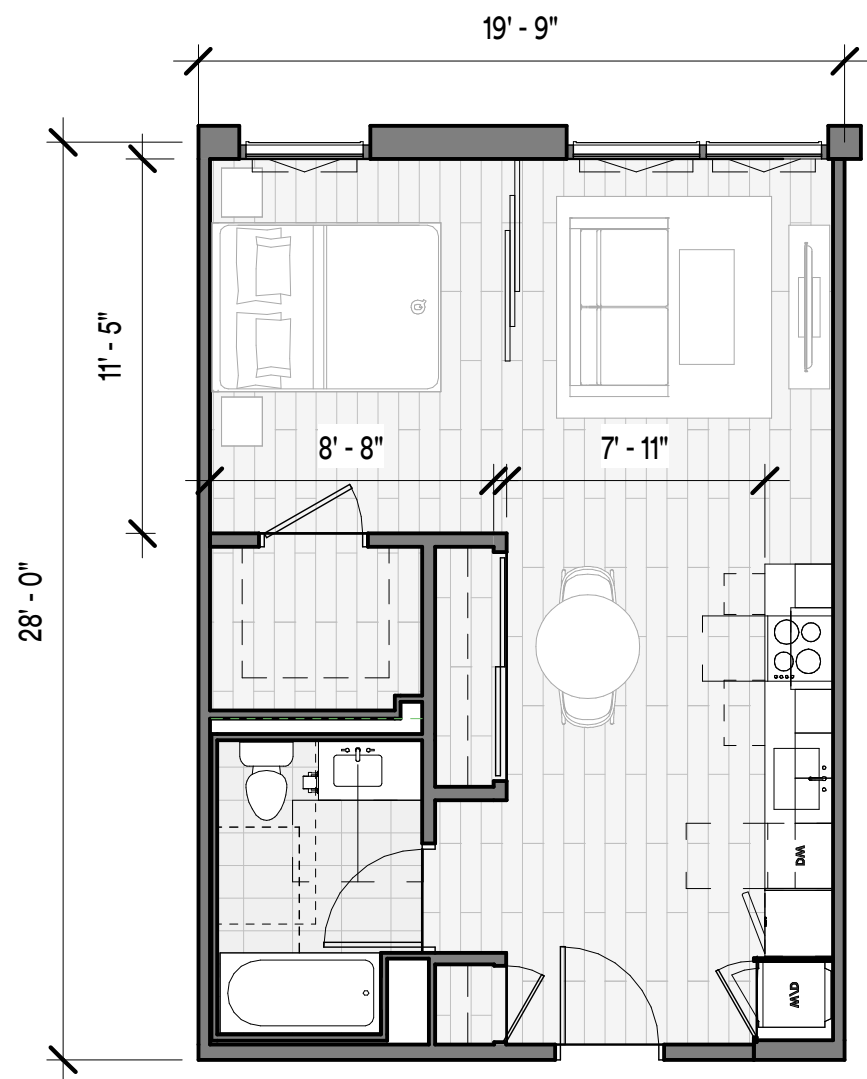




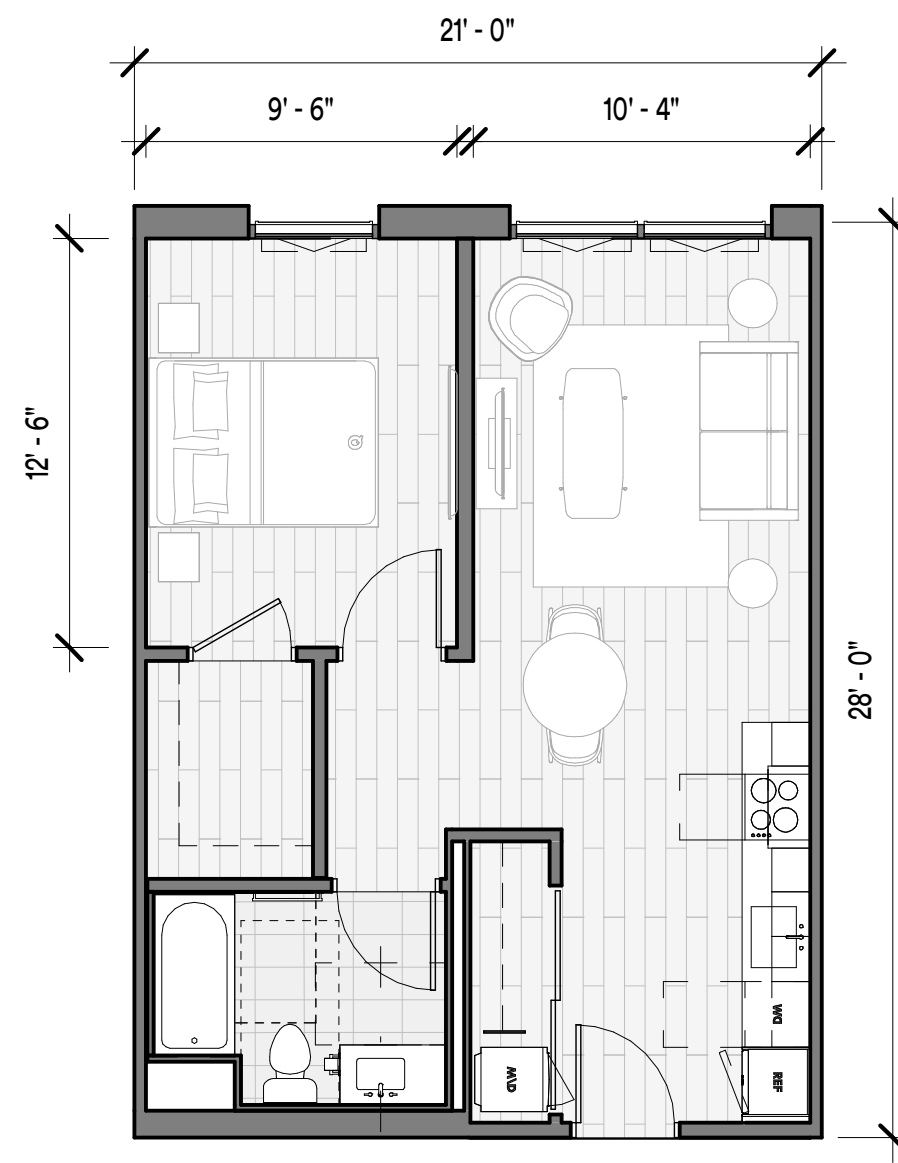
PROTO-TYPICAL UNITS



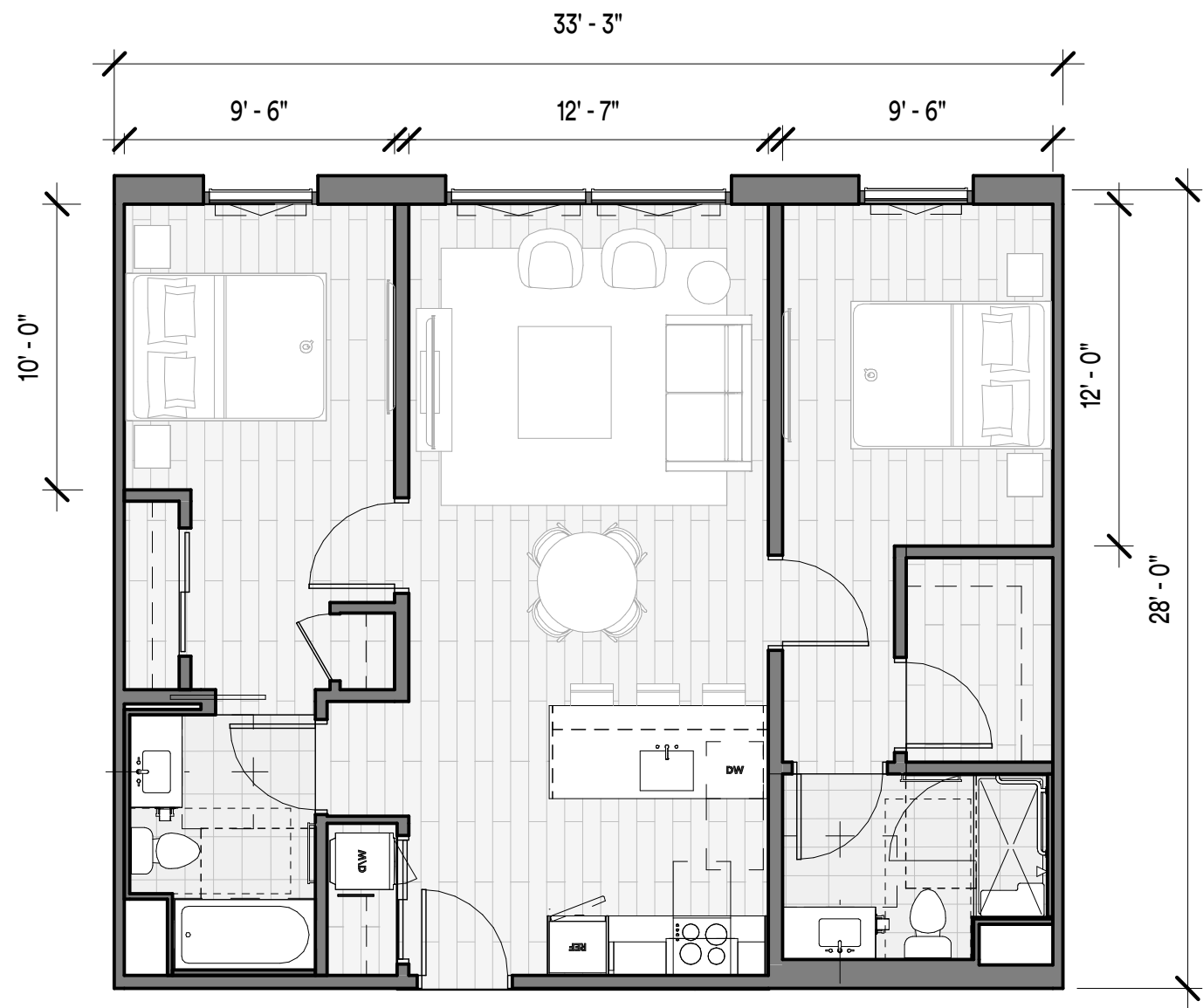
STUDIO
380 SQFT



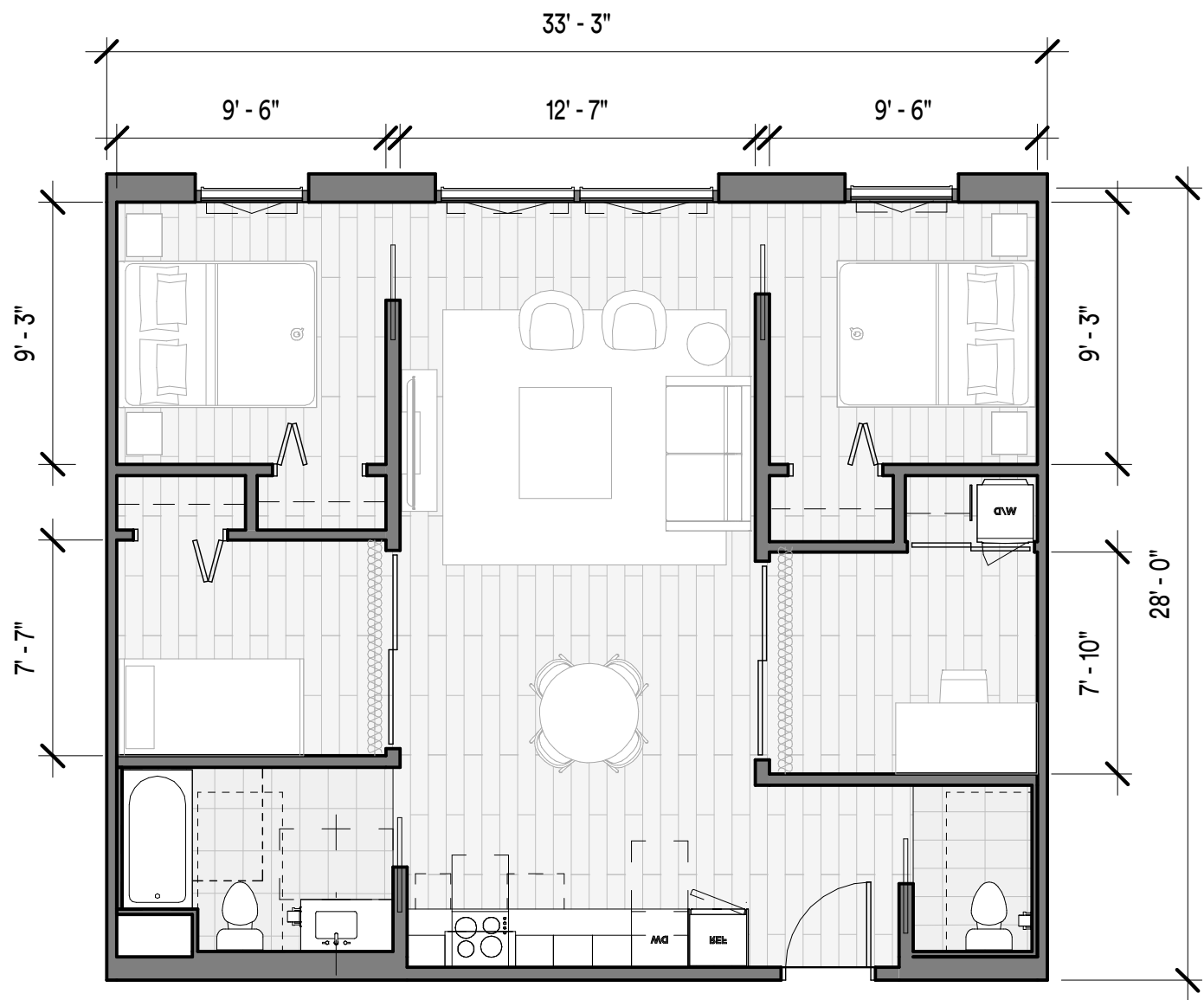
URBAN 1 BEDROOM
550 SQFT



1 BEDROOM
590 SQFT



2 BEDROOM
925 SQFT



'FAMILY'
925 SQFT



ELEVATION EAST



ELEVATION SOUTH



ELEVATION WEST



ELEVATION NORTH