

Pullman Phase II Building C

Pullman Phase II Building C is new construction of 40 unit multi-family market rate housing residential development with 5% being affordable units. The site comprises one parcel of approximately .20 acres and consists of one flat roofed 5 story podium building situated on the corner of Wilson Street and 8th Street in Santa Rosa, California. Located in the NMU/DSA combining zoning district the building has a FAR of 3.19 and 0' setback at the building frontage along 8th street and a 4'-6" building setback along Wilson St. which we will be seeking relief from the standard 5' setback by right due to the very tight site constraints.

The vehicle access to the site is located off Wilson St. with a fire access drive and an exit located on the southwest corner to 8th street. At the ground level tucked under the structure there will be a total of 5 parking stalls, one accessible and one electric charging stall provided. The building will have an entry lobby space, mailroom, trash and recycle room with chutes conveniently located at each residential level, exterior bike storage with additional bike parking is provided at building B. Level 1 includes 4 one-bedroom units, levels 2-5 consist of 9 one-bedroom units accessible via stair or elevator. There is a total of 8 one-bedroom unit configurations with 3 alternative units located at the ground level.

The building design aims for a cohesive composition that helps to blend with the urban context by actively engaging the street corner. By positioning the building nearest to the property line and the corner, it allows for the maximum developable area for building which is limited due to the tight constraints inherent to the site. The primary building entry is located off 8th street is within view and only a short distance from the SMART Trail that provides a dedicated multi-use path to SMART's Downtown Santa Rosa station less than ¼ mile south of the project site. Along Wilson St. a series of ground level patios and landscaped pockets buffer spaces between the public sidewalk and the building helping to activate and enhance the pedestrian experience at the ground level encouraging the walkability in the community. Above, high quality metal balcony systems with metal mesh railing are attached at each unit facing both Wilson St. and the SMART Trail helping to provide additional connectivity between the building and the neighborhood while increasing safety and security.

The building design includes a combination of materials creating a harmonious façade. At the ground level cementitious lap fiber panels and ribbed metal panel system accents create an enhanced material palate at the base of the building that is clearly distinguishable from the main body above and is topped with a large metal trim cap that is sloped upward to create distinct feature at corner of 8th and Wilson. The cap is broken in a few areas helping to break down the massing. The building facades are articulated vertically with rhythm of architecturally detailed balconies and windows that is slightly recessed along Wilson St. creating a varied wall plan while not being detrimental to the impact on the units form a square footage standpoint. Strong horizontal lines are carried though at the base and the top of the building helping to create balance, and canopies help bring the scale of the building down to a human level. The design is inspired by the urban context of the district and its forms. Drawing upon the existing urban edge and the connectivity along the SMART Trail the design embraced and engages the community and anchors the Pullman project at the corner of Wilson and 8th. The aesthetic is contemporary in detail and form and playful in material reflective of the activity sounding the site. The project adds to the redevelopment of the district helping to usher in new vibrant urban residential community infilling the downtown district with life and energy.

To address D.R.B.'s comments received at the Concept Review meeting we have incorporated the following changes. Moved electric vehicle parking stall to be centrally located and adjacent to the accessible parking stall. ***As commented by the board to make a more cohesive design element at the corner of Wilson St. and 8th St. we have changed the exterior material at the ground floor from a metal panel to a stucco system.*** Additionally, we have added another stucco color to the body of the facades to provide more color vibrancy on the building and help tie color scheme back to phase 1. A medium grade stucco texture has been selected and is noted. Additional building articulation has been provided to help break up the large façade facing 8th Street. To address concerns on mechanical screening we have relocated several rooftop condensing units further away from the building edge and are providing additional drawings to illustrate that rooftop mechanical screening is met. Additional green screen trellises are provided at the first level along Wilson St. and at the northeast corner of the building helping to provide additional landscaping.