#### **ATTACHMENT 3**





**8 November** 2017 Santa Rosa, California



# ROSELAND VILLAGE NEIGHBORHOOD CENTER

Programming & Conceptual Architecture

### Sebastopol Road Urhan Vision Plan



June 2007

Prepared for Sonoma County and the City of Santa Rosa

Prepared by





#### 7. Connection to Joe Rodota Trail

There should be strong pedestrian connections between the public plaza, the mixed use development and the Joe Rodota Trail.

#### 8. Architectural Character

The buildings of the Neighborhood Center should possess the following characteristics:

- The scale should complement the scale of buildings found along the corridor, with facade widths no greater than 30 foot increments. Vary the setbacks of each façade that faces a paseo. Avoid a monolithic box-like design.
- Consider stepping the top floor back to allow for outdoor space and reduce the massing along its street frontage.
- Materials should include stucco with a hand troweled plaster appearance, wood frame windows and doors.
- Windows should be symmetrical on the building facade.
- Incorporate archways in building entries, or arcades.
- Entry doors should be recessed from the storefront wall plane
- Use colorful tile details (consider using material made by local artisans)
- Incorporate balconies and French doors in upper floors.
- The roof should have an overhang, with exposed structural elements such as rafters, and tiled roofs
- Roof lines should vary to avoid one long continuous overhang.





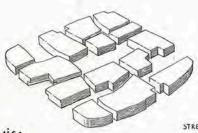
#### 9. Building Heights

Buildings on these properties would range from three- to four-stories in height with retail on the ground floor, office or residential on the second floor, and residential on the third and fourth floors.



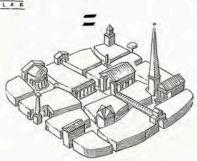
RES PUBLICA

MONUMENTS WITHOUT STREETS or SQUARES



RES ECONOMICA

STREETS and SQUARES WITHOUT MONUMENTS



CIVITAS

TRUE



# **PREVIOUS DESIGN CONCEPT**



# **ARCHITECTURAL EMPHASIS**

12

4  $\circ$ 

unty

0  $\circ$ 

ದ

0

 $\Box$ 

0 ഗ

> ಹ S

0  $\square$ 

ಥ

ಹ

S







# Illustrative Site Plan





# **ILLUSTRATIVE PLAN**

#### LEGEND

- 1) LAWN AREA WITH BERMS
- 2 DINING AREA TREE ALLEE
- 3 PLAY AREA / TREE GROVE
- 4 SHADED PLAZA
- 5 PLANTER SEAT WALLS / ROAD BUFFER
- 6 FOOD TRUCK & OPEN AIR MARKET

#### RELEVANT IMAGERY



VERSATILE PLAY ELEMENTS



PLAY AREA W/ INTERACTIVE ART

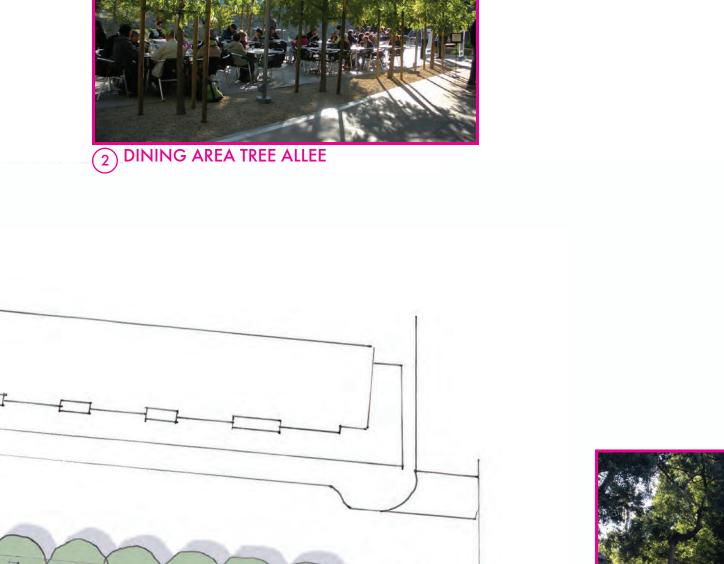


**UNIVERSAL PLAY SPACES** 



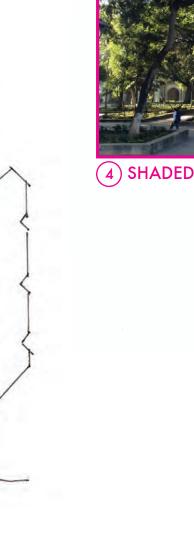
1 LAWN AREA WITH BERMS





3 TREE GROVE

(4) SHADED PLAZA





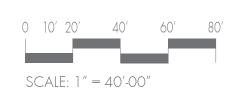


landscape architecture and planning sacramento | santa rosa | san francisco

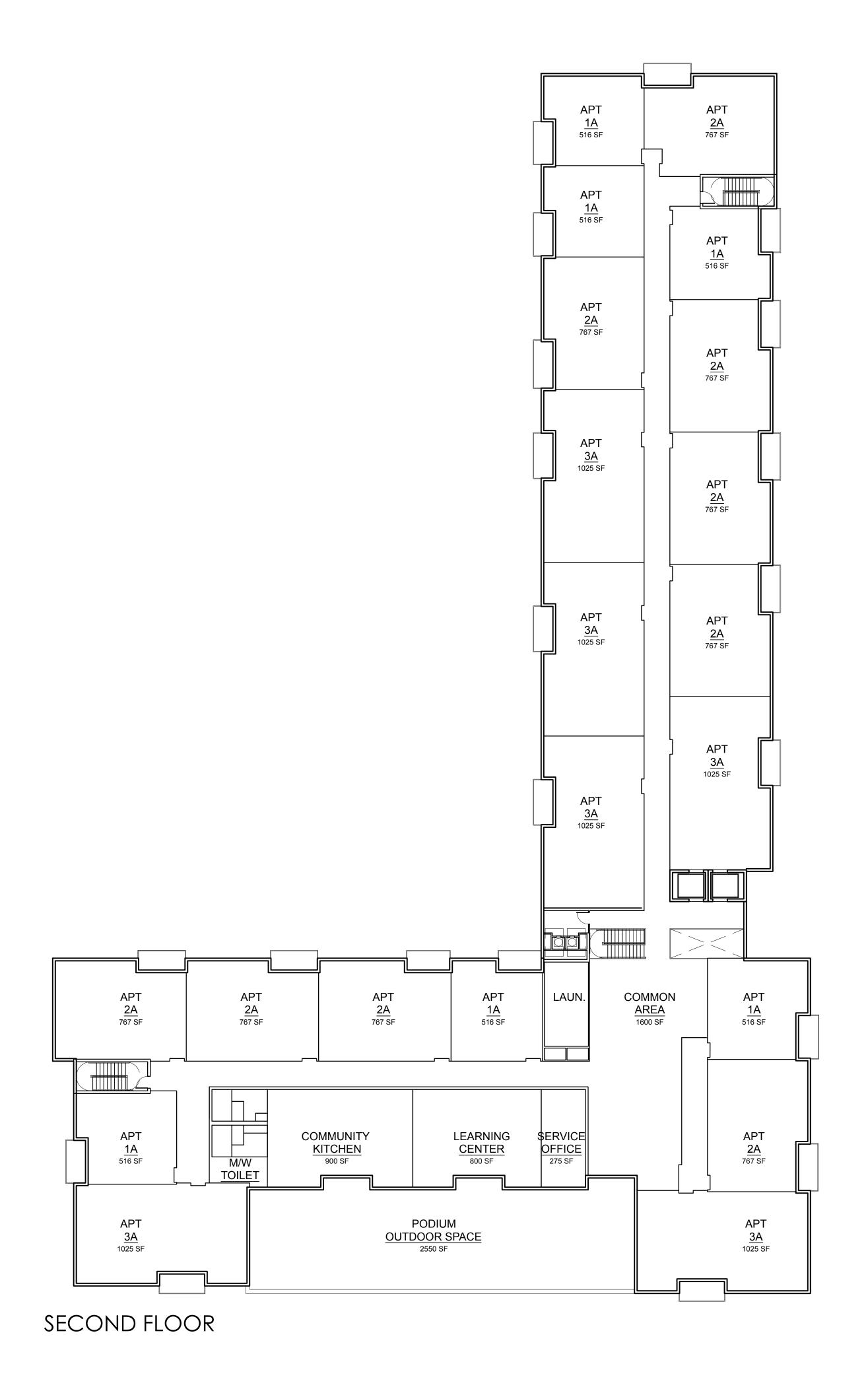
SCHEMATIC DESIGN PRESENTATION • OPTION A: LINEAR ROSELAND PLAZA

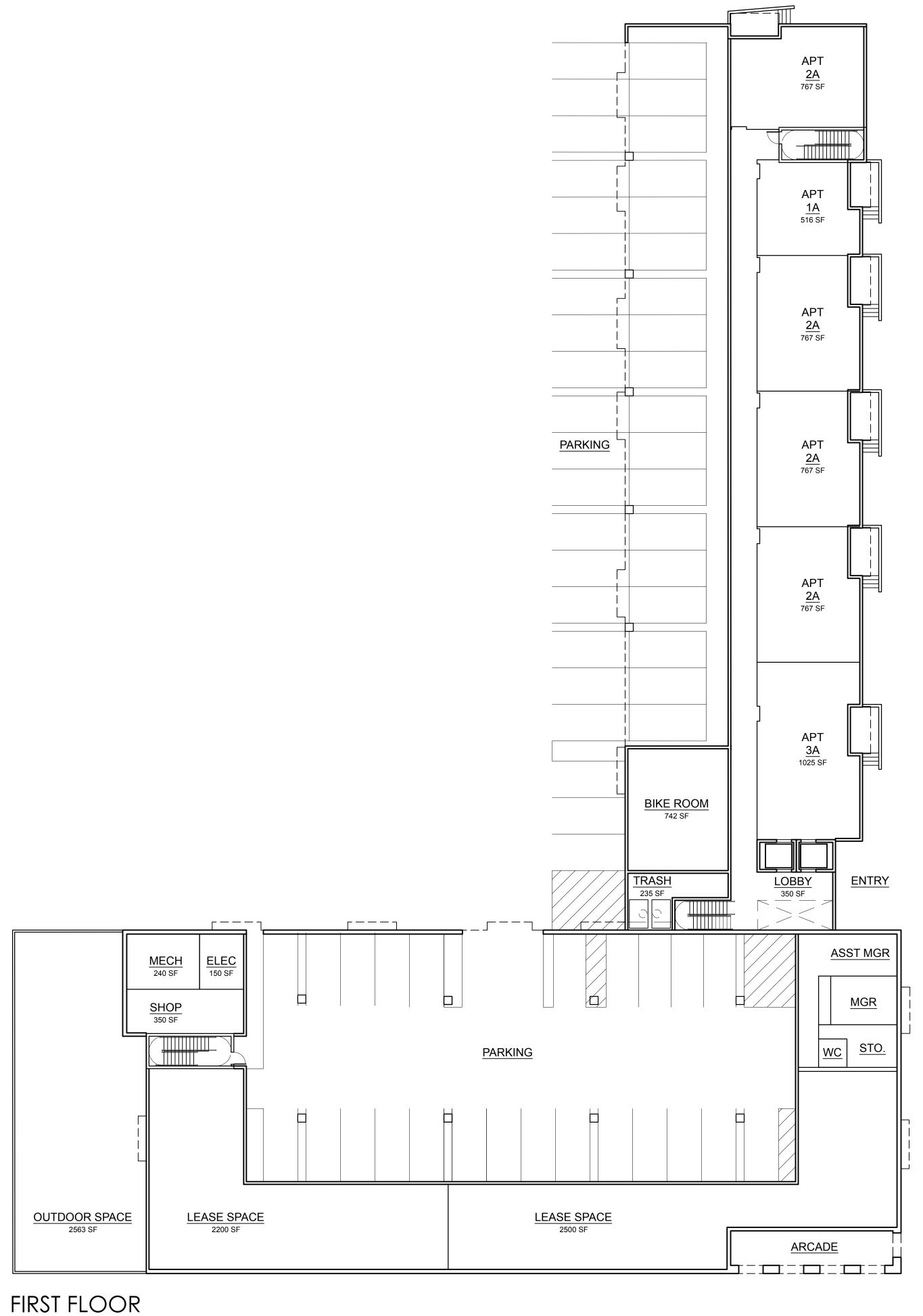
















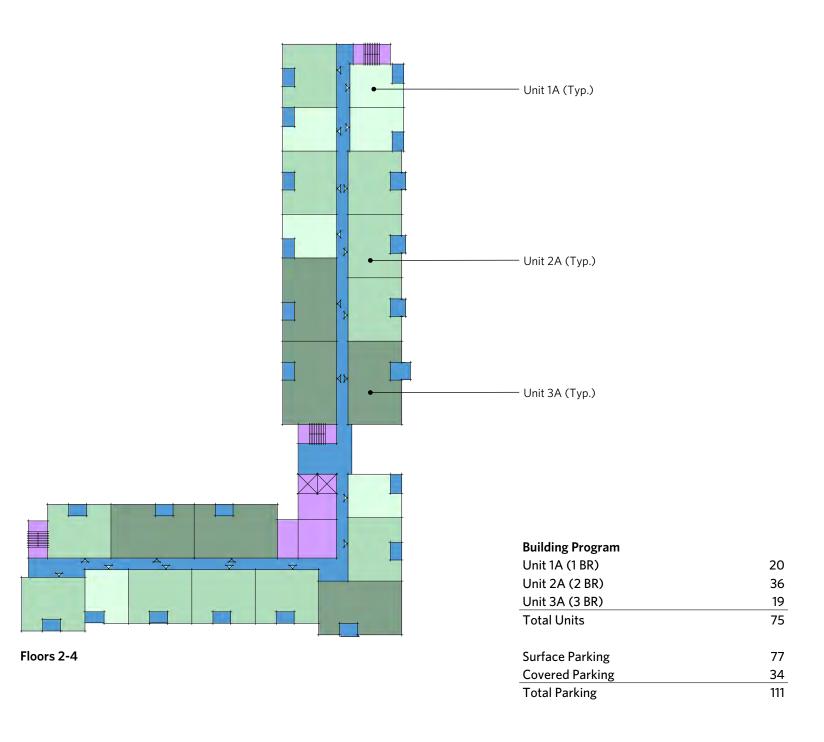












**Building A - Site & Typical Floor Plan** 



# Building Program Unit 1A (1 BR) 20 Unit 2A (2 BR) 36 Unit 3A (3 BR) 19 Total Units 75 Surface Parking 77 Covered Parking 34 Total Parking 111

# **Building A - Axonometric View**







Residential courtyard building in Santa Barbara



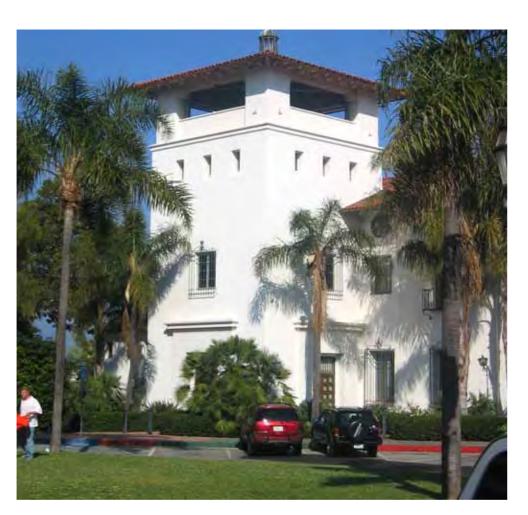
Santa Barbara



Santa Barbara



Santa Barbara residential building



#### Essential Elements of Santa Barbara Spanish Revival

- >>> Simple masses articulated to create picturesque compositions
- >>> White, light color stucco walls
- >>> Combination of roof forms and shapes
- >>> Vertical proportion for windows and doors
- >>> Bay windows, stairways and chimney elements
- >>> Site walls and gardens

# **History & Character**

spanish revival has been a consistent architectural language for Santa Barbara County for more than a century. The style was first developed by the Spanish and had a significant effect on the development of coastal California. The style is based on a broad variety of influences, combining both local and Mediterranean precedents, into a unique architecture for Santa Barbara. This was a vernacular, regional design based on climatic considerations of tile roofs over white washed stucco walls.

The Santa Barbara character of the style was not fully realized until after the earthquake of 1925, when a dramatic era of rebuilding was initiated. The core elements of the style were combined with modern program requirements to create an inventive language for neighborhoods, and an urban environment. The combination of the dramatic setting and the Spanish Revival style has been a contributor to the identity of Santa Barbara.

# Spanish Revival







Santa Barbara Post Office



Manzanita Village, UCSB Campus



Downtown Santa Barbara



Doorway, UCSB Campus



### Essential Elements of UCSB Contextual

- >>> Light color stucco walls
- >>> Composition and spirit of Spanish Revival Architecture
- >>> Elements of glazing contrasted with punched openings of a language that reflects masonry
- >>> Combination of flat, gable and hip roof language
- >>> Use of metal detailing
- >>> Large overhangs

## Image & Character

modern contextual architecture has played an important role in the identity of the UCSB campus. The first ambitious building program by the University incorporated a regional modern aesthetic that responded to local climactic considerations.

The design of buildings in the UCSB environment will respond to the climate as well, and to the fabric of the existing context. While modern architecture follows no set system of proportions or traditions, buildings will follow the larger urban patterns that contribute a humane and welcoming face to the shared public spaces. All buildings throughout UCSB are designed to present a 'gift to the street.' Front doors, windows, porches and verandas are all key elements that contribute to the greater community. Clear passage and visibility to entry doors from the street, a significant ratio of windows or transparency in the front of the building, and setbacks that reflect the general massing and rhythm on adjacent buildings are all important design considerations.

# Spanish Contemporary





























ROSELAND VILLAGE / SANTA ROSA, CALIFORNIA / AUGUST 2017



**South Elevation** 



**East Elevation** 



# **Building A - Conceptual Elevations**



**North Elevation** 



**West Elevation** 

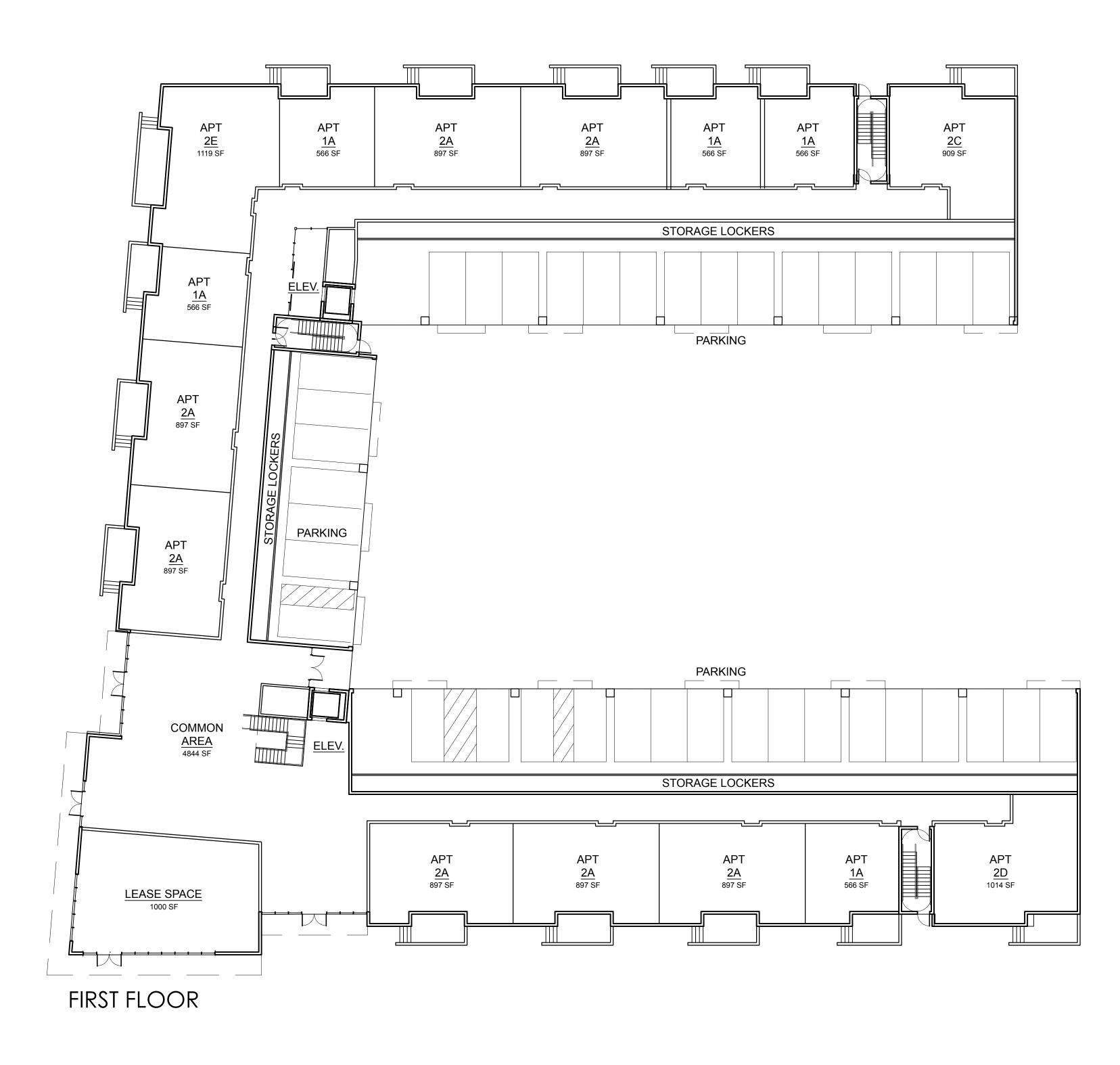


# **Building A - Conceptual Elevations**

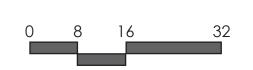




# 1A 566 SF <u>2A</u> 897 SF APT 1A 566 SF APT 1C 600 SF APT 2B 902 SF APT <u>1A</u> 566 SF COMMON AREA









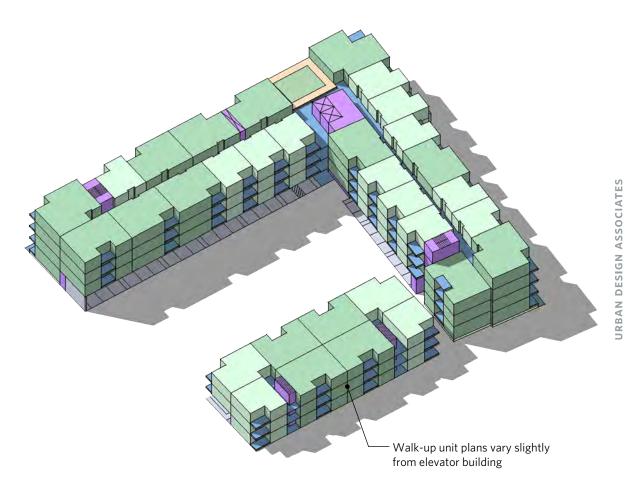








Building B1 Program		Building B2 Program	
Unit 1A (1 BR)	34	Unit 1B (1 BR Walk-Up)	6
Unit 1A+ (1 BR)	6	Unit 1B+ (1 BR Walk-Up)	4
Unit 2A (2BR)	24	Unit 2B (2 BR Walk-Up)	10
Unit 2A+ (2BR)	2	Total Units	20
Unit 2B (2BR)	7		
Unit 2C (2BR)	7	Surface Parking	95
Unit 2D (2BR)	3	Covered Parking	36
Total Units	83	Total Parking	131



**Buildings B1 & B2 - Site Plan** 



Building B1 Program	
Unit 1A (1 BR)	34
Unit 1A+ (1 BR)	6
Unit 2A (2BR)	24
Unit 2A+ (2BR)	2
Unit 2B (2BR)	7
Unit 2C (2BR)	7
Unit 2D (2BR)	3
Total Units	83
Building B2 Program	
Unit 1B (1 BR Walk-Up)	6
Unit 1B+ (1 BR Walk-Up)	4
Unit 2B (2 BR Walk-Up)	10
Total Units	20
Surface Parking	95
Covered Parking	36
Total Parking	131

# **Buildings B1 & B2 - Axonometric View**



**West Elevation** 



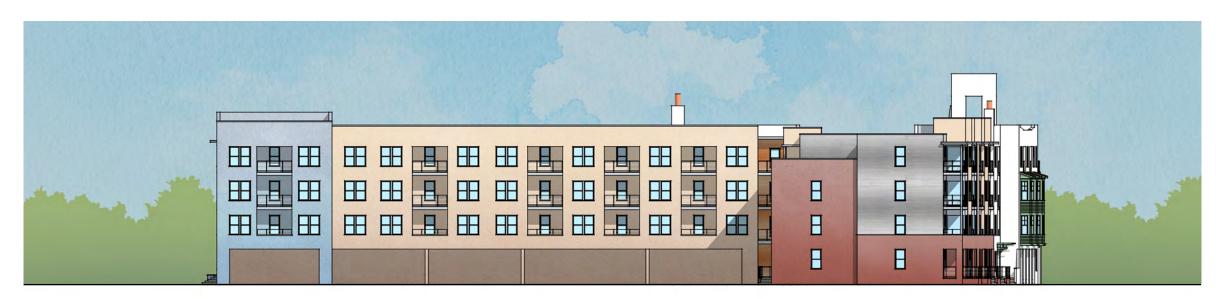
**South Elevation** 



# **Building B1 - Conceptual Elevations**



**East Elevation** 



**North Elevation** 



# **Building B1 - Conceptual Elevations**



# **Perspective View - Aerial Looking NE**





North Elevation



**East Elevation** 



# **Building B2 - Conceptual Elevations: Option A**





South Elevation West Elevation



North Elevation East Elevation



# **Mercado - Conceptual Elevations**



# **Mercado - East Elevation Perspective**



# **Mercado - West Elevation Perspective**



# **Perspective View - Aerial Looking NW**







