



## **Round Barn Village Project Description**

City Ventures is pleased to provide this narrative project description of the Round Barn Village project.

Current Land Use: Vacant underutilized parcels totaling 40-acres.

Proposed Land Use: 237 new for-sale townhomes. 3 floor plans ranging from 1,725 square feet to 1,925 square feet. All floor plans are 3-story with 3 to 4 bedrooms (including an optional bedroom on the ground floor) and have standard 2-car side-by-side garage. The townhomes will be developed on 18 acres of the project site and the remainder 22 acres will remain in open space to be privately maintained by the project Homeowners Association or approved land manager.

### **Project Location**

The project is located east of Highway 101 in the Fountaingrove neighborhood. The project site is characterized by its rolling and steep topography, dense trees and significant vegetation. A small segment of the Nagasawa Creek is located near the northwest perimeter of the site. A significant portion of the site is also paved as a surface parking lot, which was historically used as overflow parking for the adjacent office complex, but is currently fenced off and abandoned (with the notable exception of temporary use as staging for the Tour de California). There is also a pedestrian pathway that encircles most of the project site. The pathway is popular and well-used by nearby residents and employees. The surrounding neighborhood includes open space and single-family homes directly to the east across Fountaingrove Boulevard. A variety of commercial and residential uses, including office complexes, senior care facilities and hospitality uses surround the project in all other directions.

Earlier this year, the City Council approved a General Plan Amendment & Rezone that changed the land use designation from business park/office to medium low density and open space. City Ventures is excited to take this first step in the planning and design of attached for-sale housing in effort to bring more homes to market in Santa Rosa. During the public hearings of the Planning Commission and City Council, there were a handful of design and programming items that were noted as being important as the project proceeded through the planning process, more specifically: 1) density – there was strong interest in pushing the density towards the limit of 13 units/per acre; 2) affordable housing – creative ideas encouraged to provide inclusionary housing on-site; and 3) high quality fire-resistant design - close coordination of building materials and landscaping with Santa Rosa Fire Department.

The project design team, including City Ventures and William Hezmalhalch Architects has created a conceptual plan that is reflective of comments received to date. Following is conceptual design narrative that highlights key features of the development plan.

## **Design Narrative**

### **Appropriate and Connected Use for the Site**

The site is surrounded by an existing trail system that connects the development to the community. The higher density housing is appropriate for the surrounding mix of uses. The site plan includes a central amenity with unique open space nodes sprinkled throughout the site so all homes are in close proximity to a park-like area. The on-site pedestrian circulation connects to all the open space nodes and to the existing pedestrian trails. Two vehicular entries are located on Round Barn Boulevard. Twenty-two acres of the project site will remain open space and maintained by either a HOA or an approved land manager. Guest parallel parking is provided along the central internal road with additional head-in parking located throughout the site.

### **Innovative Architecture**

The progressive farmhouse style evokes the rural nature of the Santa Rosa area. The simple form and massing identify each unit within a building. Steep pitch accent roofs with dark architectural grade, Class A fire resistant, composition shingles with a combination of front and side facing gables are provided. Dark board and batt vertical or horizontal lap fire resistant cementitious wood-like side siding are present at select locations. Complementary, lighter color stucco creates interest to the buildings. Shed roof accents highlight third-story windows. Balconies are provided with a trellis above. Porches or courtyards allow for privacy at the entries. Where possible, homes have views of the surrounding open space. The buildings along the central internal include front-on, side-on and canted orientations.

### **Attention to Place Making/Livability**

Throughout the community, human-scale design is emphasized with each home entry through a porch or courtyard. The open space nodes throughout the community provide relief to the built environment.

### **Sustainability**

All homes will be constructed to the City Ventures' Green Key standard. The homes will be all electric with photovoltaics for each unit provided on the flat roofs. Water efficient fixtures and energy star dishwashers are included in each home. Climate appropriate landscape and low water use irrigation contribute to the sustainability of the development. See next page for more about City Ventures' Green Key standard features.



## Green Key Standard Specifications

- ✧ 2 kW, monthly electric bill reducing, solar panel system
- ✧ Complete elimination of monthly natural gas bills
- ✧ Cutting edge hybrid high efficient all electric water heater
- ✧ Energy efficient heat pumped heating and cooling system
- ✧ Highly modern all induction cooking appliances
- ✧ Pre-wire ready conduit for gasoline free electric car chargers
- ✧ Environmentally preferred urban infill development
- ✧ Open space friendly compact developments
- ✧ Turf limited and invasive plant-free landscape design
- ✧ High efficiency irrigation and integrated drought tolerant plant layout
- ✧ Heat island radiation reducing shade tree plantings
- ✧ Ocean friendly storm water treatment and runoff prevention system
- ✧ Structurally designed lumber saving beam and header systems
- ✧ Lumber saving roof and floor truss systems
- ✧ Construction materials waste recycling program
- ✧ Copper saving PEX water lines
- ✧ High efficiency water saving plumbing fixtures
- ✧ Heat resistant radiant barrier roof sheeting
- ✧ High solar reflective index roofing materials
- ✧ Thermal envelope leakage prevention system
- ✧ Heat and noise resistant dual glazed windows
- ✧ Low solar heat gain coefficient glass
- ✧ Whole house harmful gas removal ventilation system
- ✧ Programmable climate control thermostat
- ✧ Carbon monoxide pollutant prevention garage seal
- ✧ Environmentally preferred low VOC paints, caulking, adhesives
- ✧ Independent 3<sup>rd</sup> party pressurized duct testing on 100% of homes
- ✧ Independent 3<sup>rd</sup> party cooling refrigerant inspection on 100% of homes
- ✧ Energy star appliances

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