

MEMORANDUM

TO: Patrick Streeter
City of Santa Rosa

FROM: Mitch Conner

DATE: January 8, 2018

RE: **Session Climbing + Fitness**
965, 983 South "A" Street – File No. DR17-075

The following is a response to the City of Santa Rosa - Design Review Board's conceptual remarks/recommendations from 11/16/17. We will present our response below during our next DRB meeting.

Item #1 / Landscape Design

The proposed landscaping aesthetic was selected to compliment the image of rock climbing. While we meet or exceed local design criteria the plant palette was selected to give the impression of a "alpine" environment.

Item #2 / Accessorizing the new building

The approach to the exterior building design besides the industrial/agrarian look of a pre-engineered metal building that expresses the super-structure on the east and west elevations, utilizes large scale signage, graphics and art (perforated metal - the south and north elevations) add interest and texture at various scales.

Item #3 / Building façade material selections and window locations.

The exterior building "skin" will be a smooth face insulated metal panel with reveals at certain panel joints. The exterior building insets will be clad in a wood siding or a composite material to look like wood. The roof is a crimped standing seam metal roof.

The window locations and size were determined by their ability to bring natural light into the interior spaces and to allow the passerby or visitor a view inside the building to see the climbing walls and other activities. The upper windows in the clerestory/light monitor are operable to allow warm air to escape complementing the HVAC system.

Windows located behind the climbing walls were either removed or in the case of the southeast corner blanked out in a way that the window like opening and frame become a display opportunity to educate the community or Session clientele of upcoming events or promotions.

There are no window openings on the south wall because it seems out of character to the large mountain metal art piece. The west elevation has windows on the upper part of the wall for the visitor inside to get a glimpse of the outdoor sky and weather and to provide an

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illuminated or lantern type treatment allowing interior man-made light to be seen from the outside at dusk or night. The large northern glass that follows the gable end roof slope shows the volume of the interior space including the building structure and at night, allows the building to be transparent as viewed from Highway 101, South "A" Street and/or the on-site northern parking lot.

Item #4 / Parking Reduction

The applicant prepared a parking and traffic study (attached) with findings that provide the basis for a parking reduction.