



City Ventures

City of Santa Rosa

OCT 11 2018

Planning & Economic
Development Department

Round Barn 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: Round Barn, a residential townhome community: 237 for-sale all electric townhomes, including 3 floor plans ranging from 1,725 square feet to 1,925 square feet. Round Barn includes much needed medium-density housing, protected open space and Oak groves, and a series of interconnected recreational and passive open spaces.

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 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. 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.

Background

City Ventures has been working with City staff and interested stake holders, including property owner Medtronic, on planning and development of this project site for four years. Over the past year, the City has approved development plans to allow for construction of the 237-townhome community. More specifically:

November 2017: The Planning Commission recommended approval of a General Plan Amendment & Rezone to change the land use designation from business park/office to medium low density and open space the GPA & Rezone

February 2018: The City Council approved a General Plan Amendment & Rezone to allow residential development.

April 2018: The Design Review Board considered the proposed development plan at Conceptual Review Meeting.

August 2018: Waterways Advisory Committee Meeting recommended the project for consideration by the Planning Commission

August 2018: The Planning Commission approved the Subdivision Map, Use Permit & Hillside Development Review applications

Design Narrative

City Ventures is excited to take this next step in the design review process for Round Barn Village. During the previous conceptual design review meeting, the DRB was overall positive with the layout and site planning for the project site. That has not changed since the concept review, rather it has been improved with more detailed information the planning and placement of pedestrian connections and useable open spaces. Please refer to the landscape plans for our efforts to create a real sense of community through connectivity and attractive open spaces and recreation areas. We've also expanded on the modern farm house architecture theme we presented in the conceptual plan review meeting. We've expanded the architecture to include three unique yet complimentary elevation schemes. Please see architecture sheets in the plan set for review of the various building floor plans and elevations. Also included in this preliminary design review is our concept for the community recreational space, including a pool and gathering areas.

The project design team, including City Ventures, William Hezmalhalch Architects, and C2 Collaborative Landscape Architects has created a preliminary design review package that is reflective of comments received to date. Following is design narrative that highlights key features of the development plan.

Appropriate and Connected Use for the Site

The site is surrounded by an existing trail system that connects the development to the community. 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. Oak groves within the project site will remain open space and maintained by the HOA. 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. Walking connections are designed to keep residents and guests from getting in their car to visit friends and family within and near the project site – also furthering the desire to walk to nearby work places should area employees move into the community.

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. No natural gas will serve homes in the community! 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 3rd party pressurized duct testing on 100% of homes
- ◇ Independent 3rd party cooling refrigerant inspection on 100% of homes
- ◇ Energy star appliances

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