

FOUNTAINGROVE – PROJECT DESCRIPTION

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By Andrew Trippel at 12:05 pm, May 11, 2020

The Fountaingrove project proposes a high quality apartment community on the site of the Fountaingrove Inn, lost in the fires of 2017. The secure, gated community will provide approximately 224 units on the approximately 9.6 acre site, at a density of 23.3 units per acre. Homes are provided in six different buildings, which create different lifestyle opportunities. Buildings B1 and B2 are larger podium buildings with lower level parking garages. Apartment area A1 is comprised of smaller scale buildings nestled into the hillside with private garage stalls. Apartment area A2 takes advantage of its location with view oriented units. The mix of studio, one, and two bedroom units is detailed on this sheet.

The buildings are nestled into the slopes of the hillside, to work in conjunction with the overall topography of the site. Furthermore, the buildings are spread across the site to create the ambiance of a hillside village, and pedestrian paths link the various buildings and amenities together. The apartments and common areas are sited to take advantage of the tremendous views from the site.

Amenities for the residents include:

- Interior common rooms in both buildings B1 and B2,
- Outdoor podium level courtyards in buildings B1 and B2, including swimming pools, bar-b-q's and other social opportunities
- Hillside walking paths linking a series of garden and outdoor gathering spaces

Architecturally, the buildings are characterized by a Santa Barbara style with light colored stucco, exposed beams, tile roofs, rounded arches, and courtyards. Juliet and full balconies have been strategically incorporated to allow for variety in private outdoor space for some of the residents. Decorative iron and tile accents provide further articulation to the building facades and site design. Resiliency will be considered with regard to the selection of materials. Roofs are proposed to be concrete tile, while decorative accents and trims are proposed to be fiber cement material, tile, and iron.

This new residential community has proximity to transportation features and is ideally located near major employers such as the Kaiser Permanente Santa Rosa Medical Center and the Santa Rosa Junior College. The mix of building types and unit sizes reflect the area demand. The proposed development will provide much needed housing in the area, and will be built using the City approved WUI codes.

FOUNTAINGROVE – LANDSCAPE CONCEPT DESCRIPTION

The Conceptual Landscape Plan, shown on sheet L-1, for the Apartment Building A1 encompasses (2) significant gathering spaces. The first is a tot-lot play area space at the northwest corner which includes a small play feature and equipment designed for smaller children. Accent trees along the retaining wall frame the views over the project site. (2) benches are provided for monitoring children within the rubberized surface play area. The parking stall is separated from the activities with a

planter and concrete seat wall. Access between the (2) buildings are connected with a short meandering walkway between them both.

The second gathering space is less active physically than the other. A fire pit at the retaining wall provides for gathered seating and conversation. The space is bisected by linear pavers with (2) tree grates. Additional concrete seat walls are placed in front of planter areas as shown. The parking stall here again is separated by the planter area. Also, with the building having a Santa Barbara architectural style we are proposing for a mosaic tile to be incorporated at the fire pit wall and underneath the wall caps of the concrete seat walls.

From the plaza area, stairs have been introduced with landings for access down to the hillside walking path and series of garden spaces below. The gravel walking path meanders through the Oak Grove and on down to building B1 with a series of step down to the fire access road. The hillside walking path continues east above and along the access road from the second landing. The flat open space area just beyond the canopy of the Oak Grove is a proposed native meadow/wildflower area.

The plant material chosen also takes into consideration utilizing a firewise plant palette. As the planting plan progresses, the placement of the shrubs and trees will take into consideration the canopy spacing for all sloped planting areas within the defensible space zones around the building.