

City of Santa Rosa
Planning & Economic
Development Department
07/15/2020
RECEIVED

SOLOMON CORDWELL BUENZ

SANTA ROSA - 556 ROSS ST.

CORNERSTONE

07.08.2020

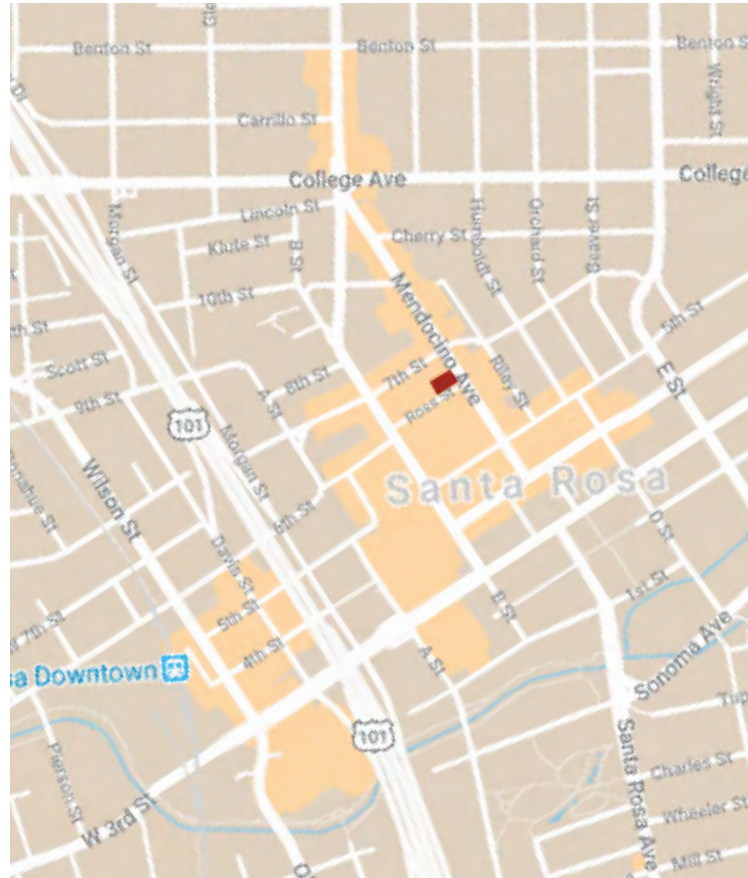




SHEET INDEX

	COVER
A.0.1	SHEET INDEX
A.0.2	PROJECT INFORMATION
A.1	SPECIFIC PLANNING CONTROLS
A.2	CONTEXT MAP
A.3	SITE ANALYSIS MAP
A.4	NEIGHBORHOOD PHOTOGRAPHS
A.5	SITE LOCATION MAP
A.6	DESIGN CONCEPT NARRATIVE
A.7	VIEW FROM MENDOCINO AVENUE
A.8	VIEW FROM ROSS STREET
A.9.1	ROSS STREET PEDESTRIANIZATION CONCEPT
A.9.2	ROSS STREET PEDESTRIANIZATION CONCEPT
A.9.3	SITE CONCEPT PLAN
A.9.4	STREET SECTION AND MATERIAL IMAGERY
A.9.5	GROTTO CONCEPT PLAN
A.9.6	ROOFTOP TERRACE CONCEPT PLAN
A.9.7	PLANTING AND IRRIGATION INFORMATION
A.10A	ARCHITECTURAL MATERIAL PALETTE
A.10B	VIEW FROM ROSS STREET
A.11	GROUND FLOOR PLAN
A.12	TYPICAL FLOOR PLAN (EVEN)
A.13	TYPICAL FLOOR PLAN (ODD)
A.14	LEVEL 8 FLOOR PLAN
A.15	ROOF PLAN
A.16	PROTO-TYPICAL UNITS
A.17	PROTO-TYPICAL UNITS
A.18	EAST ELEVATION MENDOCINO AVENUE
A.19	SOUTH ELEVATION ROSS STREET
A.20	WEST ELEVATION
A.21	NORTH ELEVATION
A.22	SITE CROSS SECTION
A.23	BUILDING SECTION

A.0.2 / PROJECT INFORMATION



VICINITY MAP

PROJECT DESCRIPTION

The project site at 556 Ross Street is currently occupied by an open air parking lot, and is within the CD-10-SA Zoning District.

The proposed project consists of demolition of existing parking lot and construction of a 8 story residential building with ground floor commercial space and internal parking.

PROJECT INFORMATION

ADDRESS: 556 Ross St. Santa Rosa CA, 95401
 PARCELS: APN 010-044-015
 LOT SIZE: 12,722 SF
 PROPOSED LOT COVERAGE: 10,497 SF (82%)
 CURRENT BUILDING TYPE: Surface Parking Lot
 ZONING: CD-10-SA
 DENSITY: No maximum
 FRONT: None (None allowed)
 SITE SETBACK INTERIOR: None (5' adjacent to a residential zone or use, none required elsewhere)
 REAR YARD: None (5' adjacent to a residential zone or use, none required elsewhere)
 HEIGHT/BULK: 8 stories / 98' to top of roof; 74'-9" to highest occupied floor (10 stories / 150' allowed)
 VEHICLE PARKING: 11 spaces (0.10 per unit) proposed (1 space per unit required)
 Parking to be provided off-site as allowed per 20-36.050.C2 and 20-36.050.C.4e.
 BICYCLE PARKING: 109 (1 per unit) proposed (1 per 4 units required)

AREA SUMMARY						TOTAL SITE AREA: 12,722			
RESIDENTIAL						COMMUNITY	PARKING	TOTALS	OPEN SPACE
LEVEL	UNIT COUNT	STUDIO	U1B	1B	2B+	NSF	SPACES	GSF	SF
ROOF								1,000	
8	13	3	3	6	1			9,400	970
7	16	5	3	6	2			10,475	
6	16	5	3	6	2			10,475	
5	16	5	3	6	2			10,475	
4	16	5	3	6	2			10,475	
3	16	5	3	6	2			10,475	
2	16	5	3	6	2			10,475	
1	0							10,350	2,220
TOTALS	109	33	21	42	13	3,900	11	83,600	3,190
		30.3%	19.3%	38.5%	11.9%		0.10 PER UNIT		

A.1 / SPECIFIC PLANNING CONTROLS

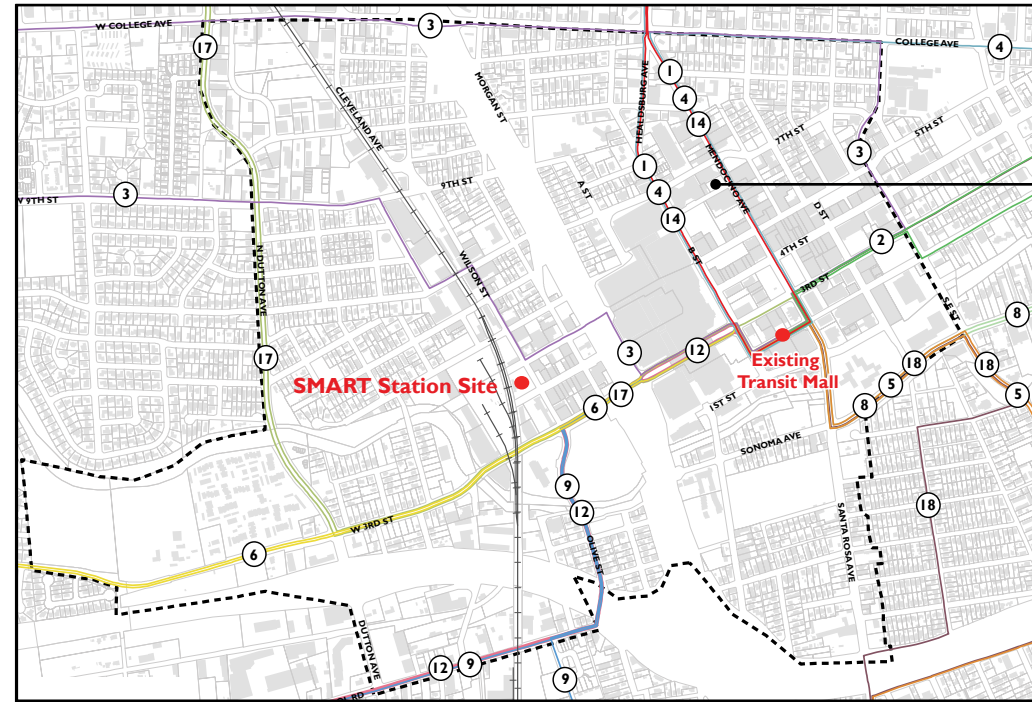
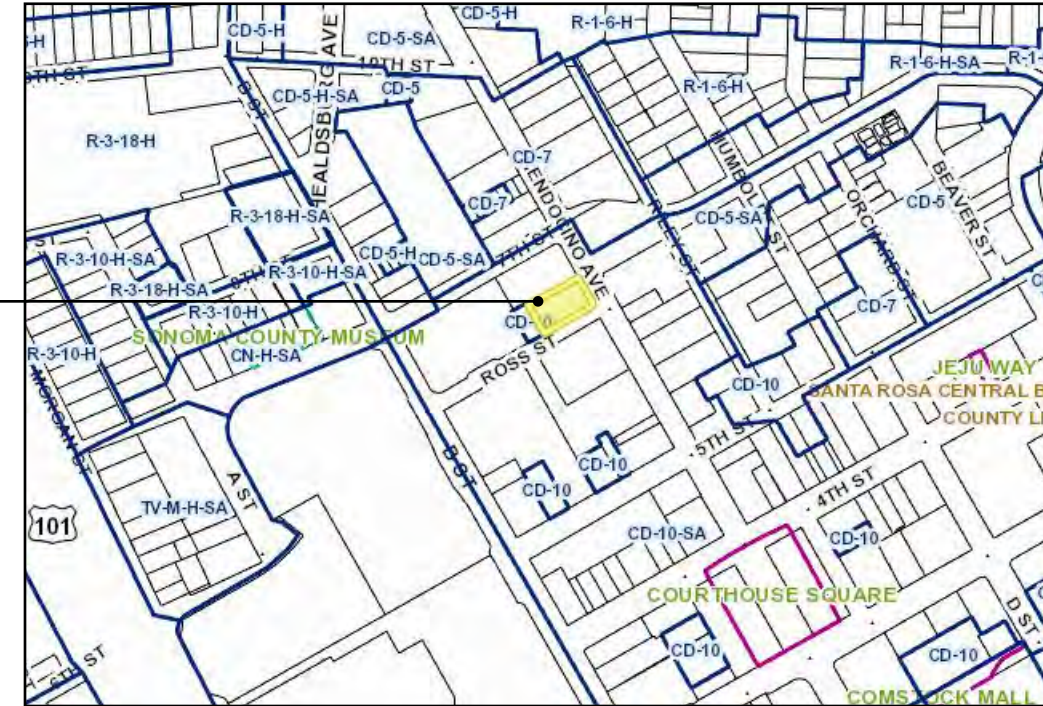


Figure 2-7: CityBus Routes, 2006

556 ROSS ST.

556 ROSS ST.
CD-10-SA



EXCERPT FROM ZONING MAP

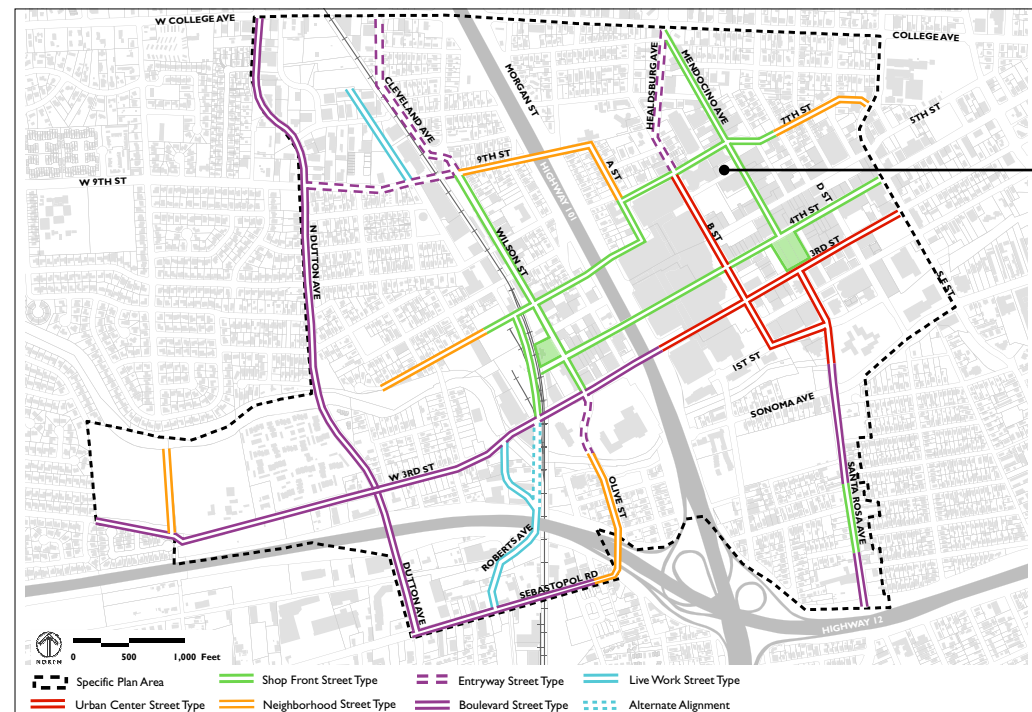


Figure 5-2: Identified Key Streets by Type

556 ROSS ST.

556 ROSS ST.

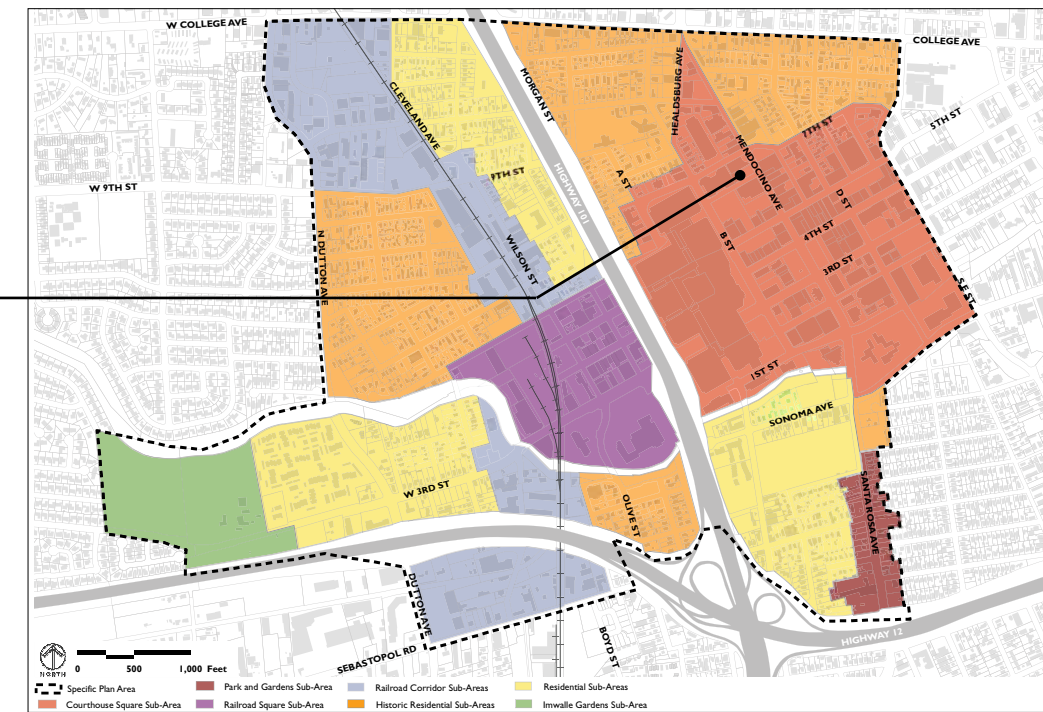
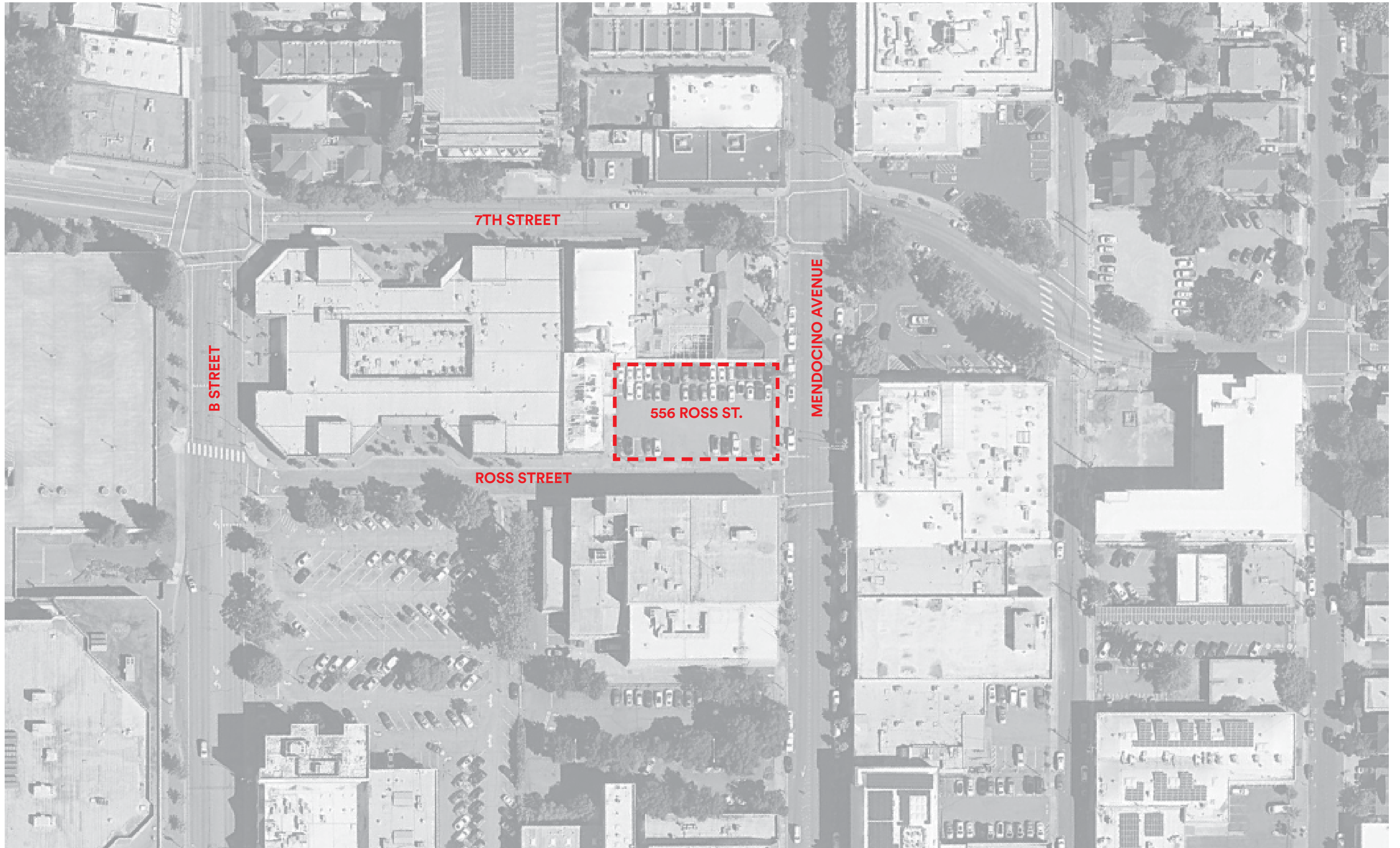
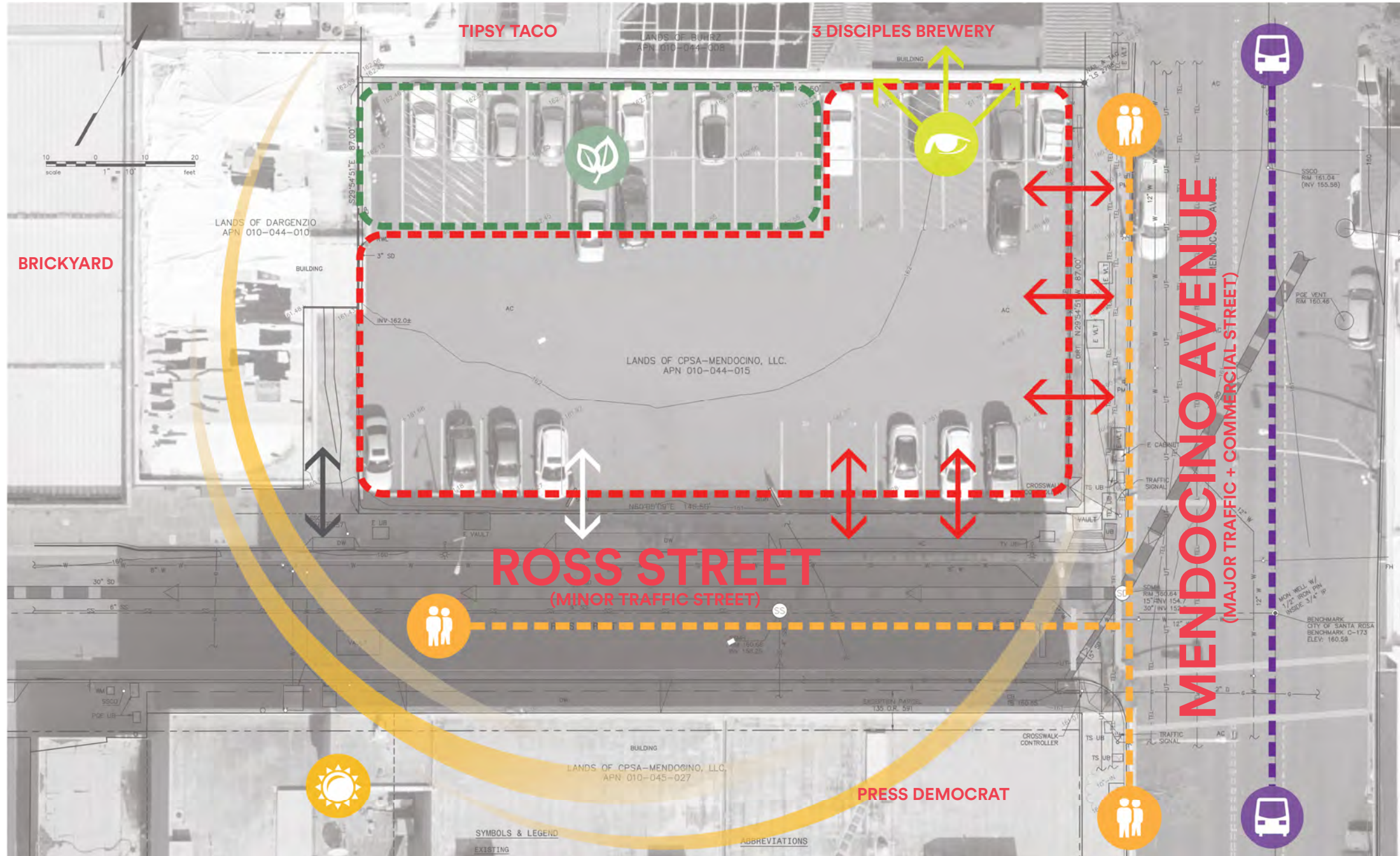


Figure 4-1: Land Use Framework Sub-Areas



A.3 / SITE ANALYSIS MAP



LEGEND

- High Freq. Bus Route
- Pedestrian Route
- Landscaped Open Space
- Sun Path & Solar Angle
- Prevailing Wind
- View Opportunities above
- Active Storefront
- Existing Parking Access
- Adjacent Loading Access

CONSTRAINTS / RISKS

- Adjacent Restaurants - potential privacy and noise issues
- Parcel on NW corner - limited solar access for private open space
- Mendocino Street is commercial arterial / Ross is for local access only
- No existing physical features of note within parcel

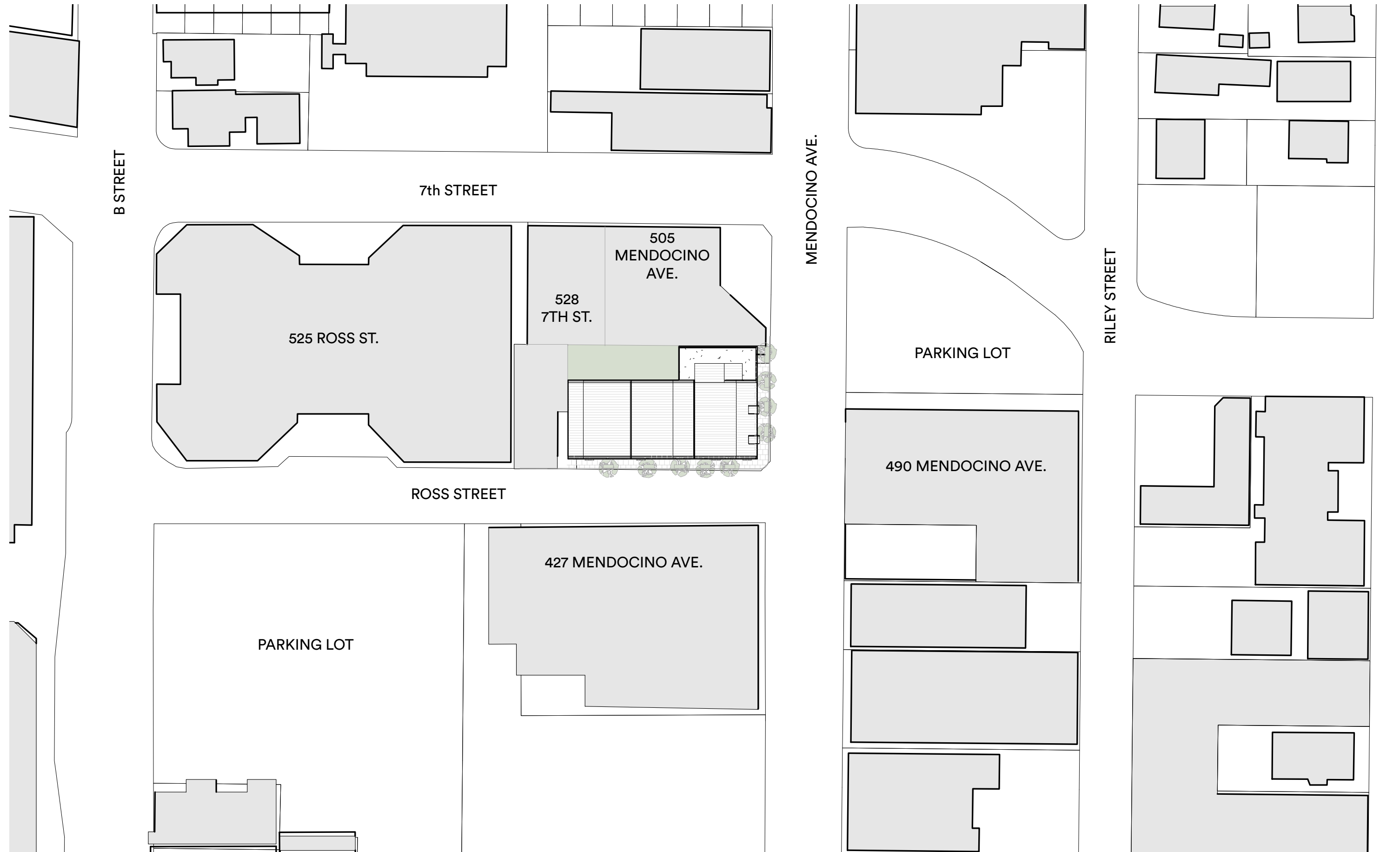
OPPORTUNITIES

- Ross Street could be improved as pedestrian friendly shared use zone
- Potential community serving ground floor space could have access to landscaped private open space
- Expansive views in all directions for residential units if above ground floor

DESIGN SOLUTIONS

- Push building to street edges and set aside site area at NW for landscaped private open space
- Locate Active uses along Mendocino frontage and most of Ross frontage at ground floor to strengthen pedestrian oriented urban fabric
- Concentrate non-residential spaces at ground floor to maximize view opportunities from dwelling units on floors above

A.5 / SITE LOCATION PLAN



DESIGN CONCEPT NARRATIVE



INDUSTRIAL ROOF FORMS



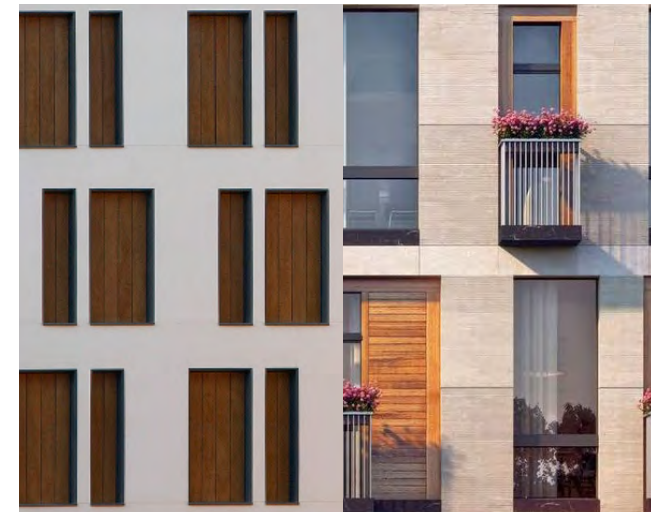
MODERN DETAILS



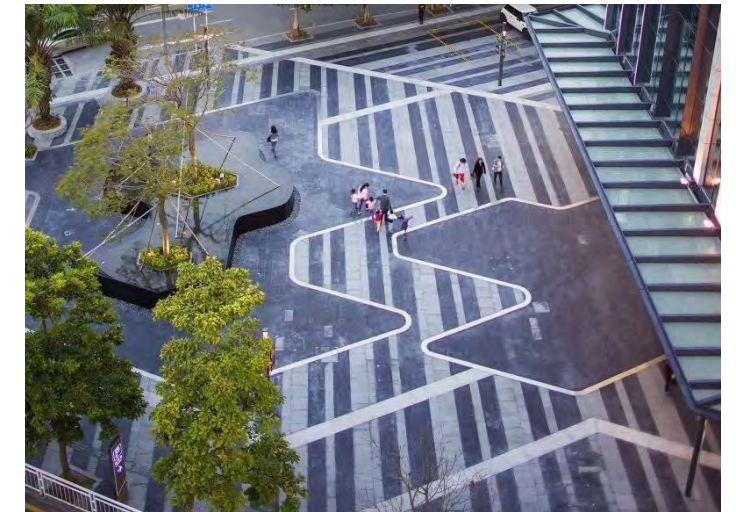
PEDESTRIAN FRIENDLY STREETScape



ROW HOUSE PROPORTIONS



PLAYFUL ARRANGEMENTS



BLURRED VEHICLE/PEDESTRIAN BOUNDARIES

556 Ross Street will be an eight story mixed use building at the corner of Ross Street and Mendocino Avenue, in the Courthouse Square neighborhood of downtown Santa Rosa. The building will comprise 109 “affordable by design” apartments in the upper stories, and a series of significant private and public amenity spaces activating the street level. This new residential community will replace an existing surface parking lot bringing modern, sustainable, and badly needed housing to the city center.

The architectural expression blends the proportions of traditional row houses with vernacular roof forms and materials from the City’s industrial & agricultural history, that are equally recognizable as residential in character. Facade materials will include masonry, cement plaster, metal roofing & cladding, and wood accents bringing warmth to the composition. Modern details, floor to ceiling windows, and Juliette balconies sprinkled playfully across the facades speak to the energy created by downtown residential living.

Urban living is itself a very environmentally sustainable act, especially infill development of underutilized sites. 556 Ross Street will go beyond simply leveraging existing transportation and infrastructure and will feature many sustainability features aimed at energy & water savings, reduction of local heat island effect, and providing healthy indoor air quality.

Ross Street will be re-invented as a pedestrian friendly right of way where occasional vehicle traffic and emergency vehicle access shares space with outdoor dining, arts events, and neighborhood gatherings. Efforts to reduce traffic on Ross include encouraging reduced car trips by residents, visually distinct paving and traffic calming elements, and an increased emphasis on bicycle use and bicycle amenities. The proposed building contains only 11 parking spaces, resulting in a net reduction of 34 cars from current conditions. The exterior terrace at Level 8 will allow easy Fire Department ladder access to the top floor of the building from Mendocino which is the wider of the two streets and where the closest fire hydrant is located.

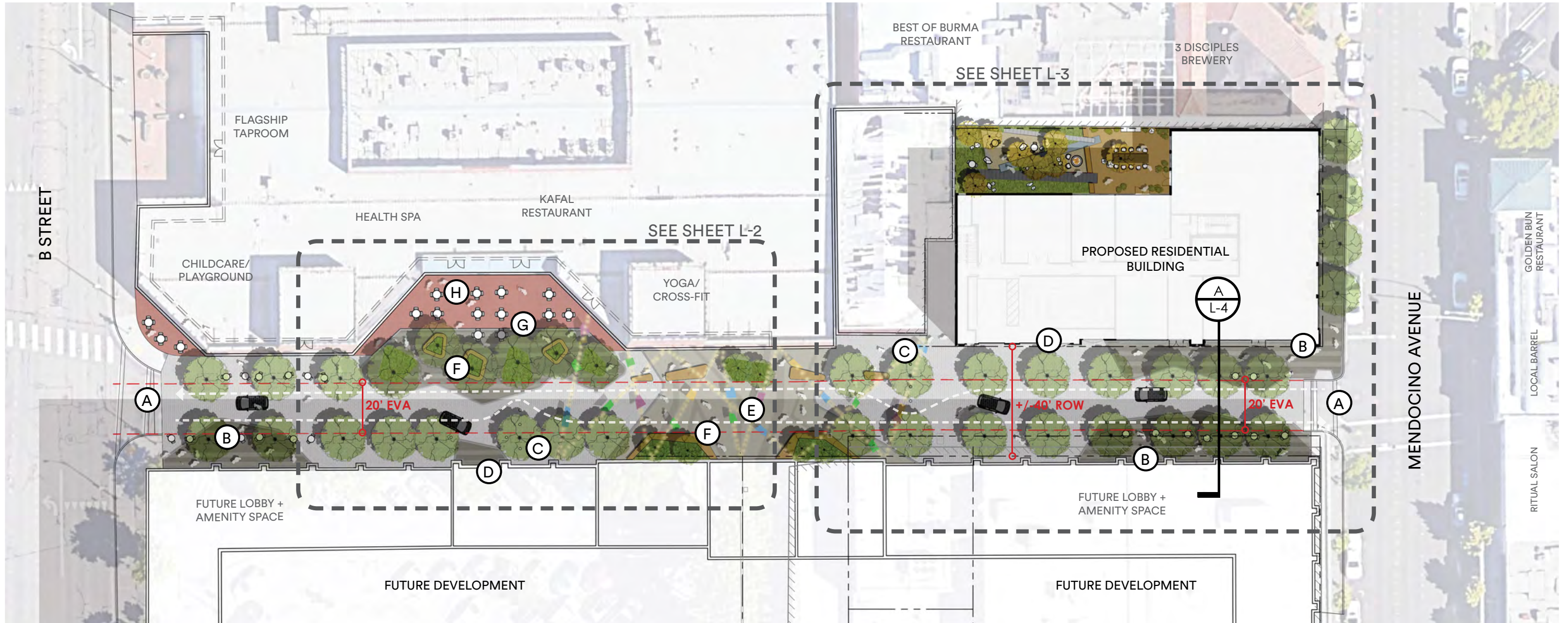
A.7 / VIEW FROM MENDOCINO AVENUE



A.8 / VIEW FROM ROSS STREET



A.9.1 / ROSS STREET PEDESTRIANIZATION CONCEPT



LEGEND

- | | |
|---|--------------------------------|
| (A) CROSSWALKS + RAMP TO CREATE FLUSH DRIVE | (E) ART + PERFORMANCE PLAZA |
| (B) CAFE "SPILL OUT" SPACES | (F) SEATING + PLANTING FEATURE |
| (C) BOLLARDS - LIMITED ACCESS | (G) EXPANDED OUTDOOR PATIO |
| (D) GARAGE ACCESS | (H) EXISTING BRICK PAVING |



Expanded Patio Seating

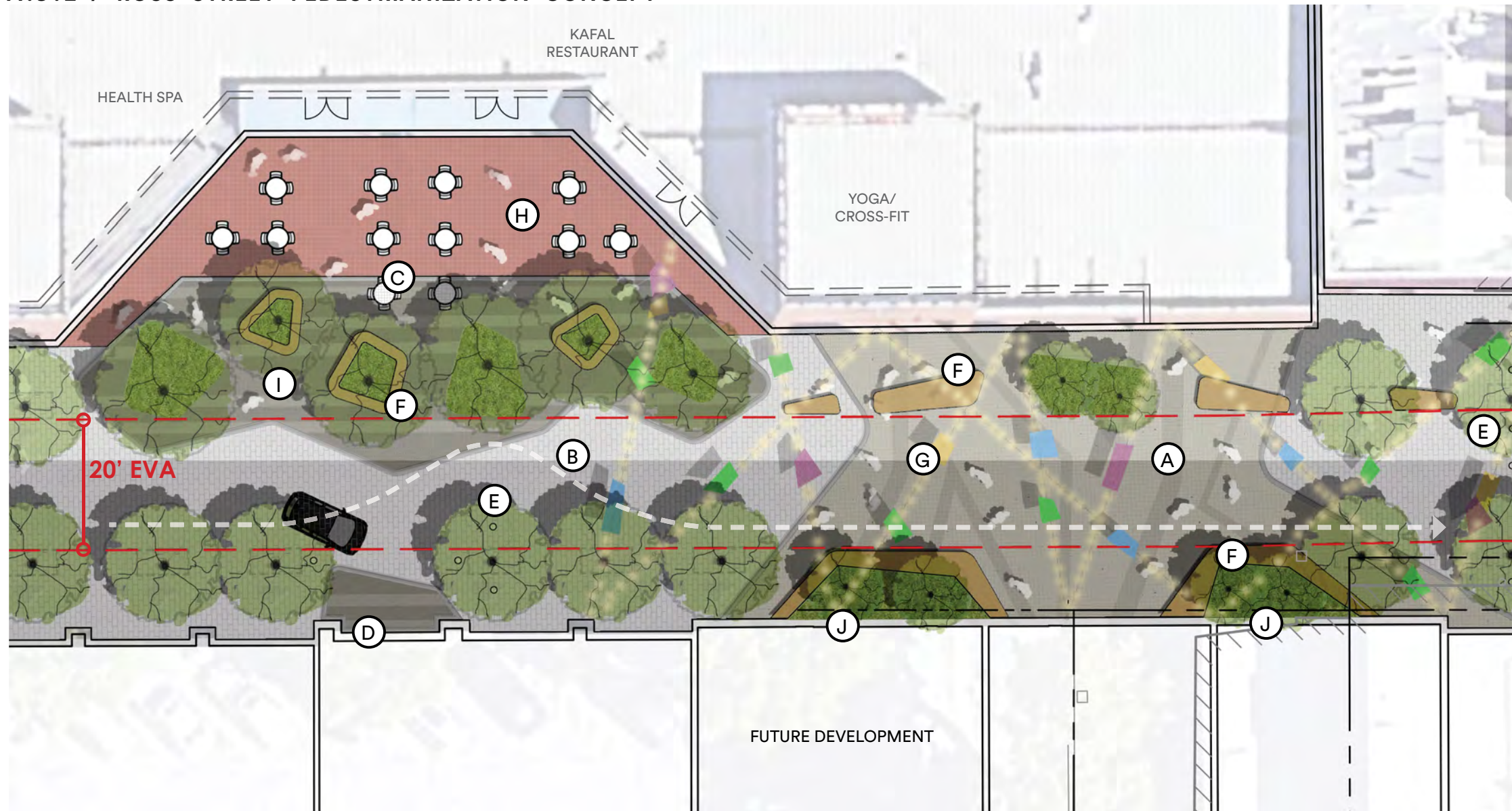


Cafe Space Spillage



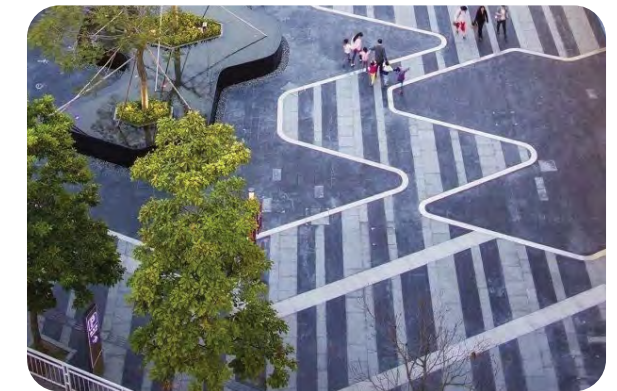
Art and Performance Venue

A.9.2 / ROSS STREET PEDESTRIANIZATION CONCEPT



LEGEND

- (A) PAVING 03 - ART + PERFORMANCE PLAZA
- (B) PAVING 01 - DRIVE AISLE
- (C) CAFE SEATING + AMENITY AREA
- (D) GARAGE ACCESS
- (E) BOLLARDS - LIMITED ACCESS
- (F) SEATING + PLANTING FEATURE
- (G) OVERHEAD LIGHTING + ART
- (H) EXISTING BRICK PAVING
- (I) PERMEABLE PAVING 02 - CAFE + AMENITY AREAS
- (J) VINE PLANTING ON WALLS



Dynamic Paving to Break-up Spaces



Dynamic Paving to Break-up Spaces



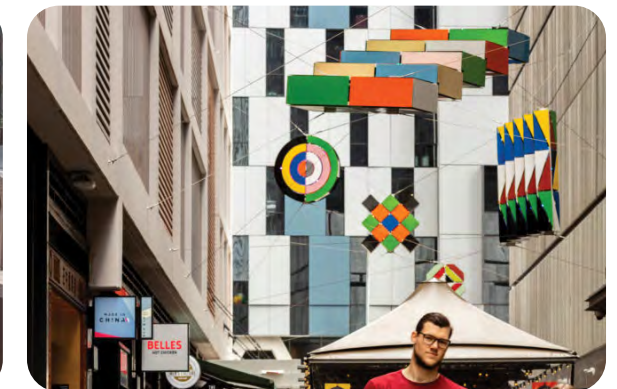
Unique Planters



Platform Seating and Tree Paver Grates



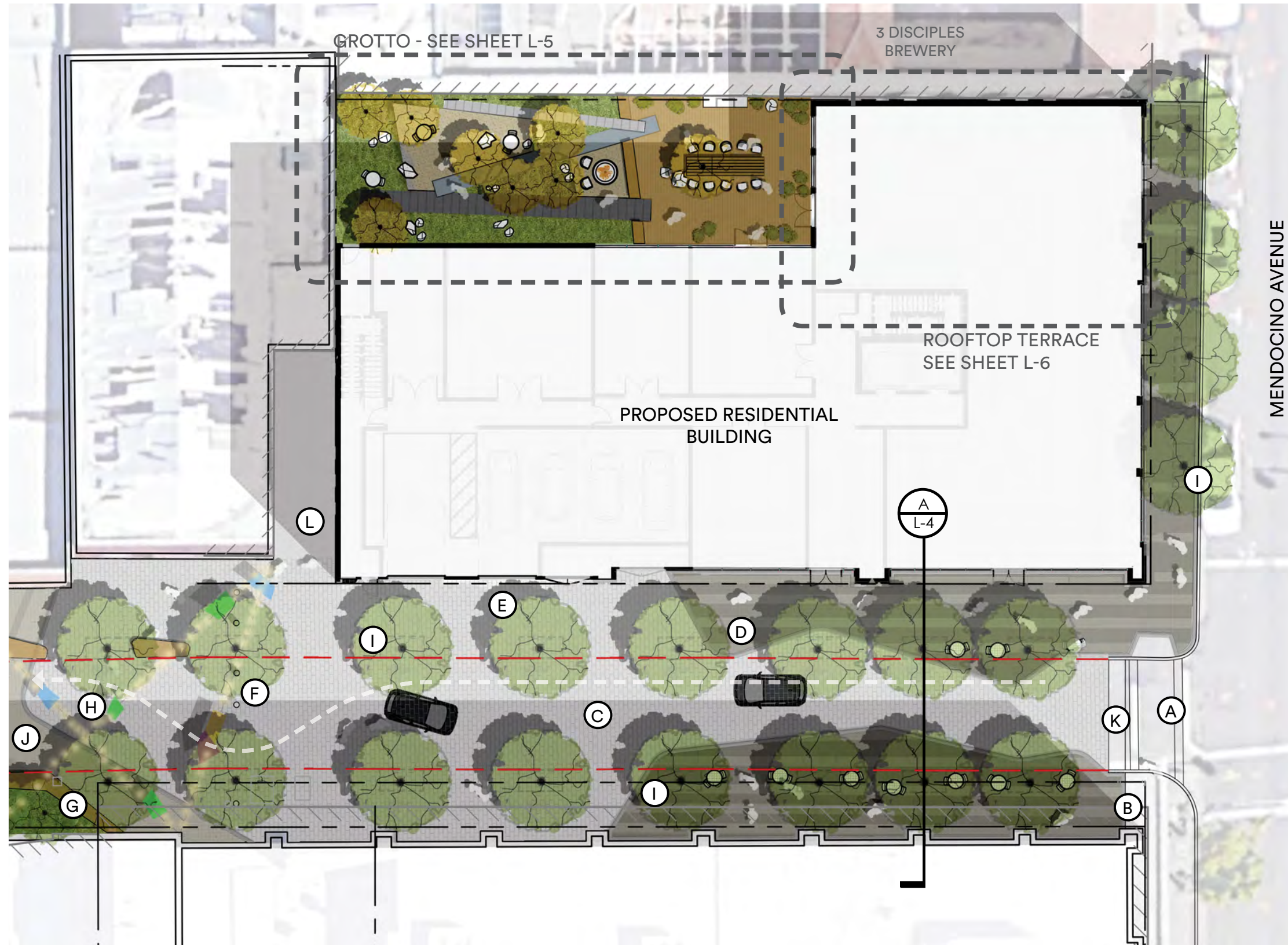
Play and Seating Opportunities



Overhead Art and Lighting



A.9.3 / SITE CONCEPT PLAN



LEGEND

- (A) SHORTENED CROSSWALK
- (B) EXISTING PRESS DEMOCRAT BUILDING
- (C) PAVING 01 - DRIVE AISLES
- (D) PERMEABLE PAVING 02 - CAFE + AMENITY AREAS
- (E) GARAGE ACCESS
- (F) BOLLARDS - LIMITED ACCESS
- (G) SEATING + PLANTING FEATURE
- (H) OVERHEAD LIGHTING + ART
- (I) TREE PAVER GRATE
- (J) PAVING 03 - ART + PERFORMANCE PLAZA
- (K) DRIVE APRON/RAMP - FLUSH CURB
- (L) LOADING ACCESS TO BE RETAINED

SEE L-4 FOR ROSS STREET SECTION AND IMAGERY



A.9.4 / STREET SECTION AND MATERIAL IMAGERY



Dynamic Paving to Activate Spaces



Paving Choices Enhance Space Definition



Tree Paver Grates - Permeable



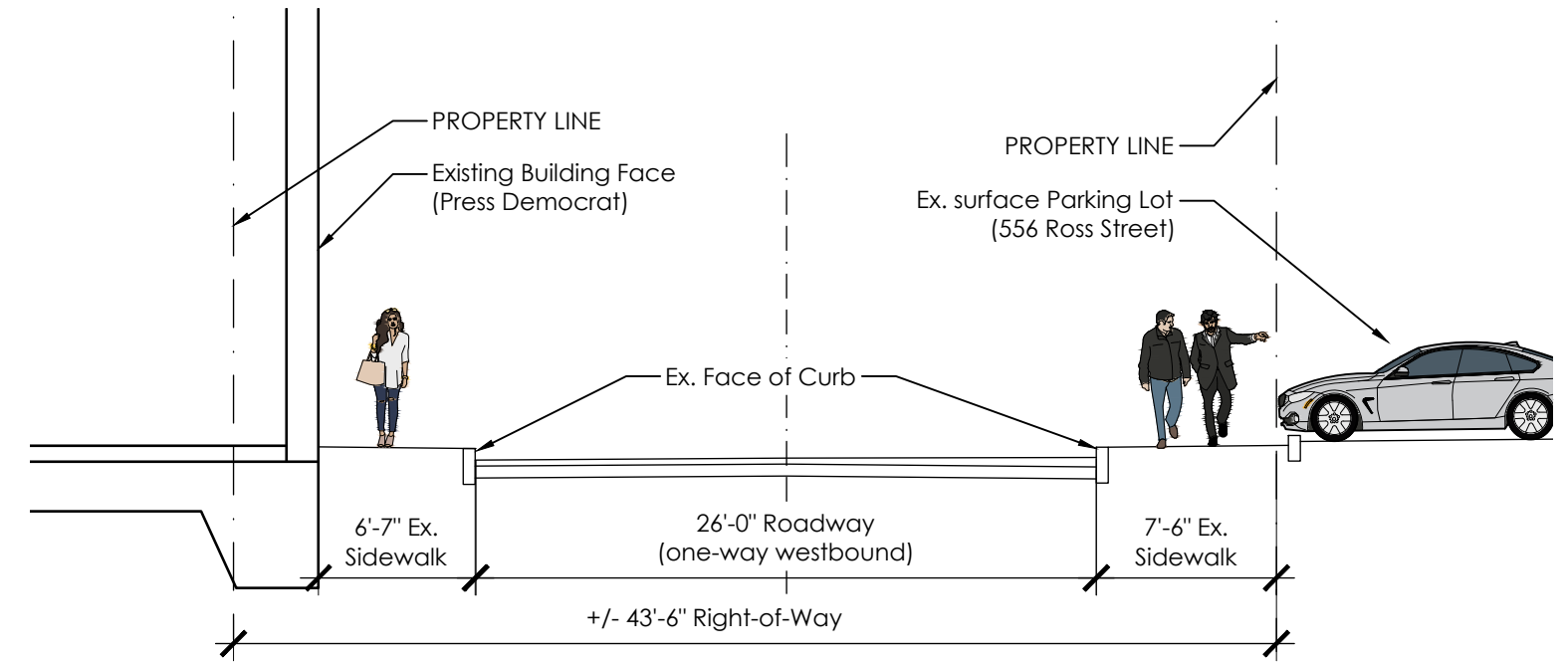
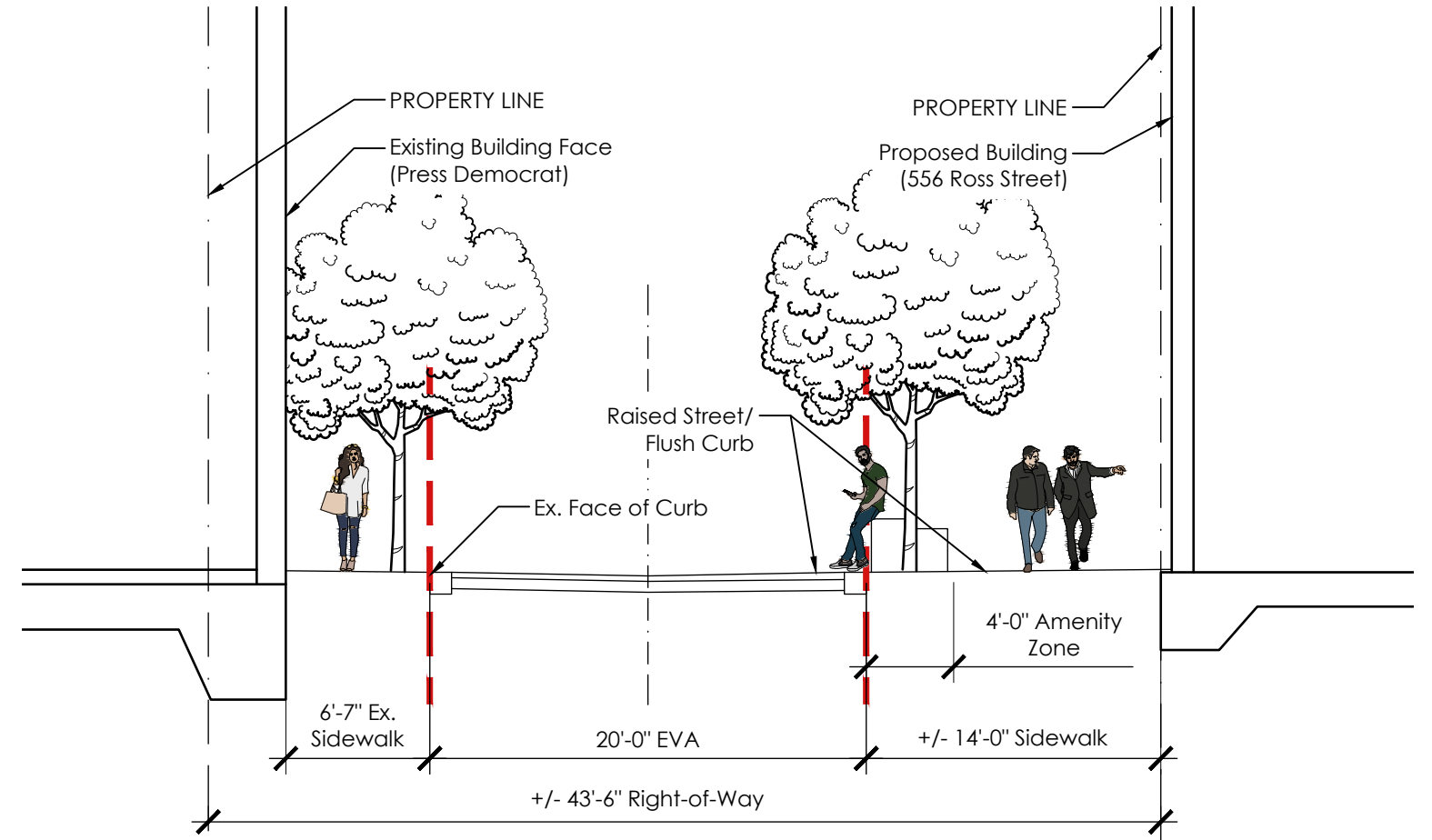
Furnishings for Small Spaces and Protection



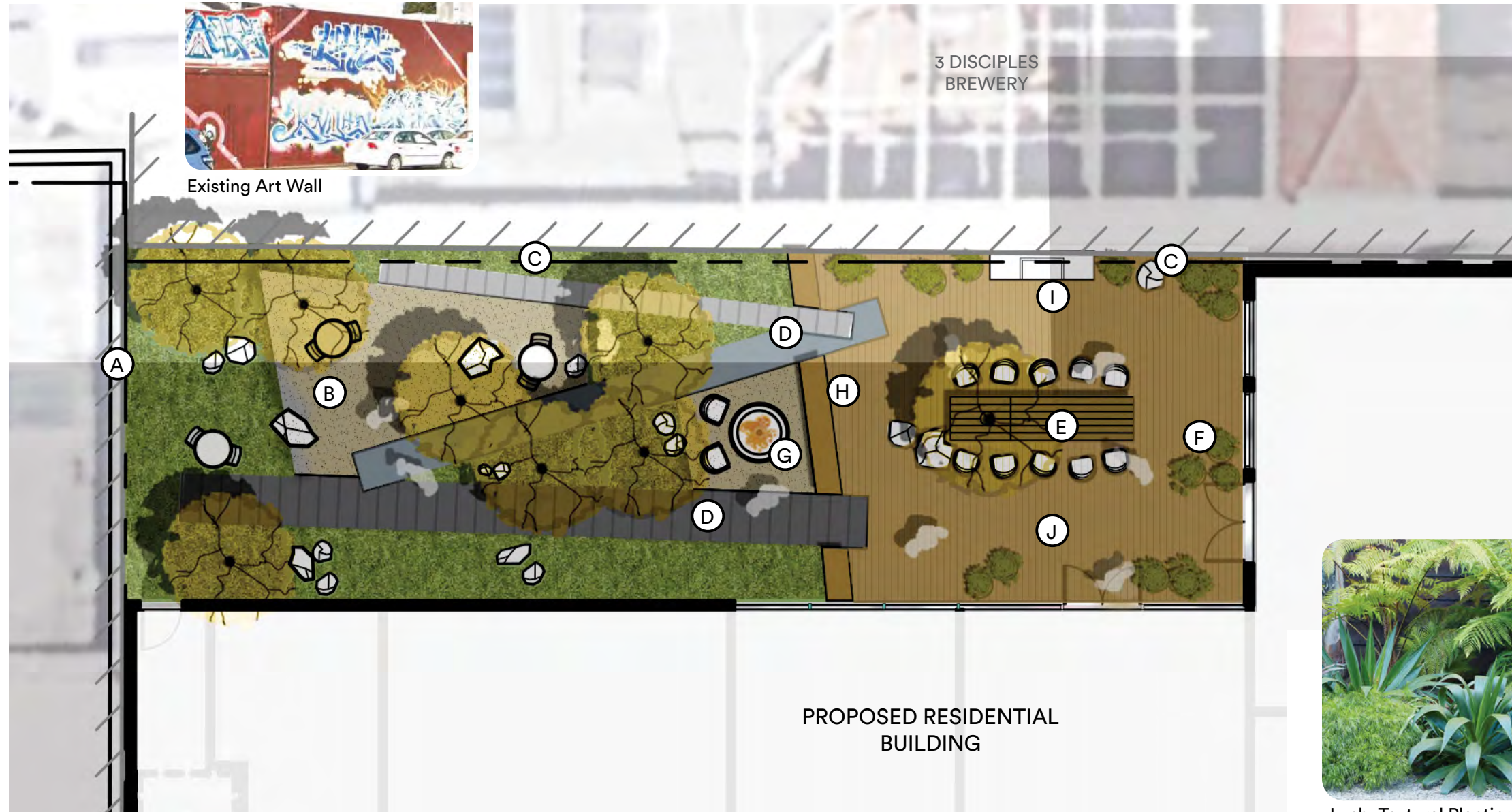
Cafe Spaces



Cafe Space "Spillage"



A.9.5 / GROTTO CONCEPT PLAN

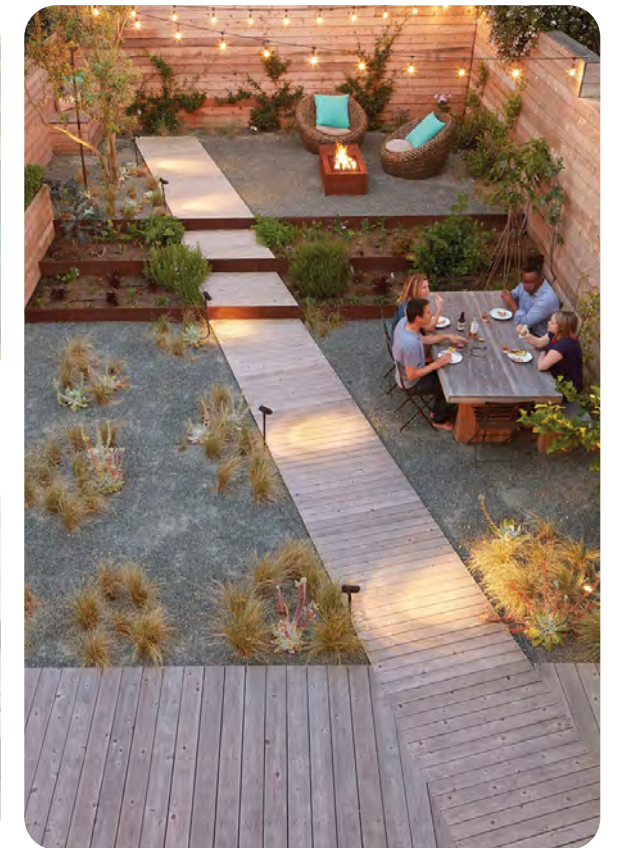


LEGEND

- (A) EXISTING ART WALL ON ADJACENT BUILDING
- (B) AGGREGATE SURFACING
- (C) VEGETATED WALL
- (D) SPECIALTY PAVER PATHWAYS
- (E) GATHERING TABLE
- (F) PLANTER POTS
- (G) FIRE RING
- (H) WOOD SEATWALL
- (I) BBQ/KITCHEN/BAR
- (J) DECKING



Lush, Textural Plantings



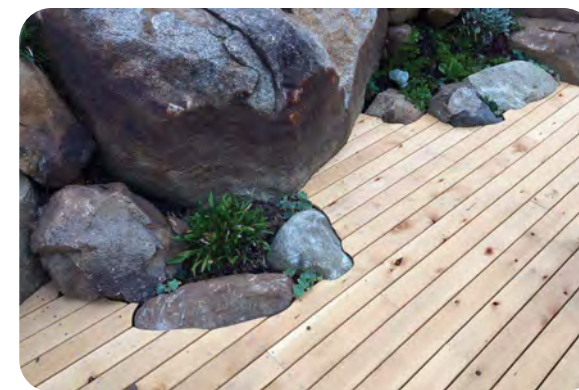
Material Interruptions and Aesthetic



Geometric Planters (match rooftop)



Vegetated Wall

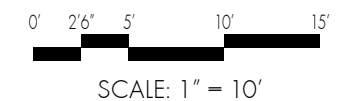


Wood Decking and Boulders

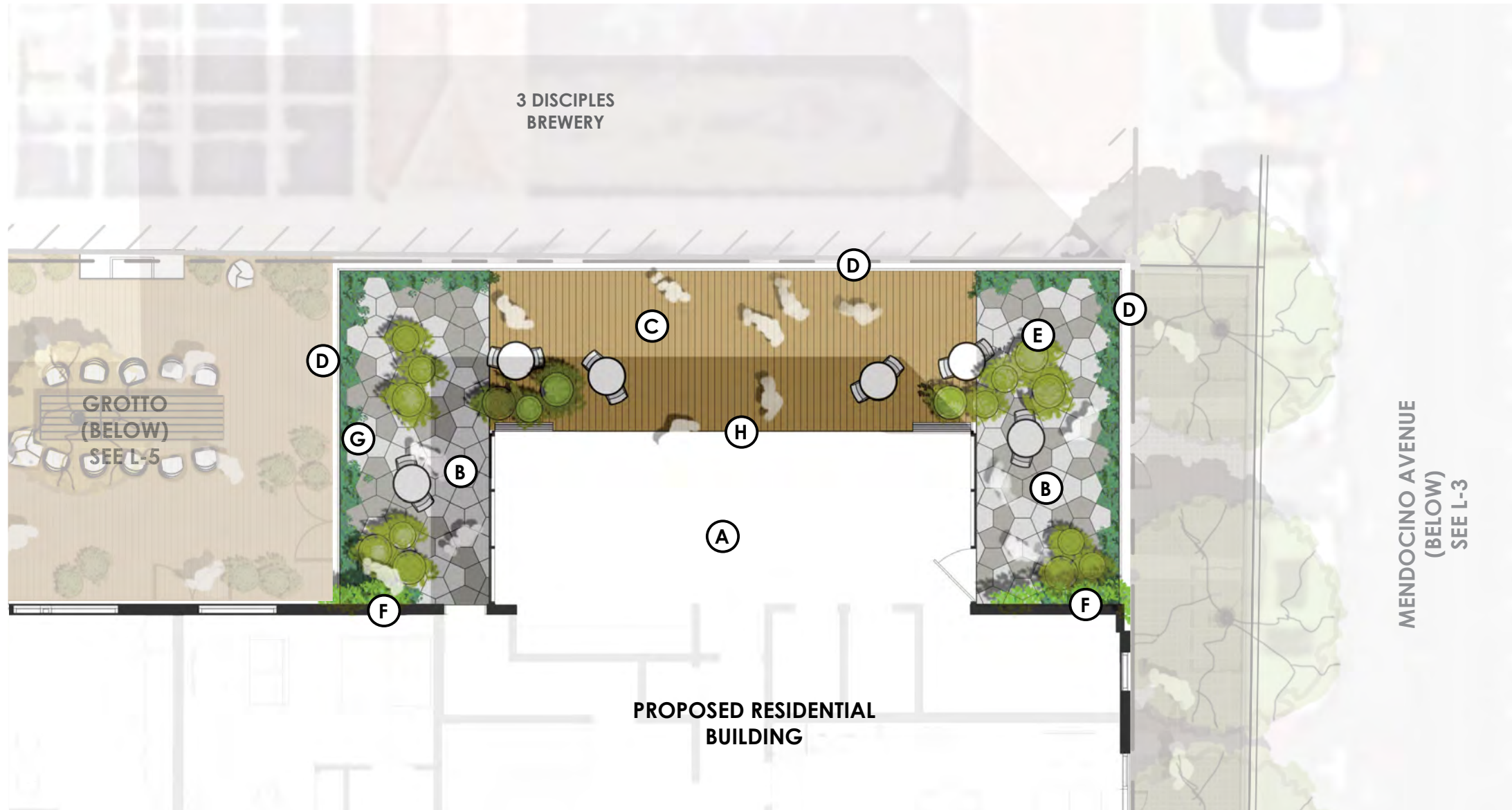


Wood Seatwall

GROTTO CONCEPT PLAN



A.9.6 / ROOFTOP TERRACE CONCEPT PLAN



LEGEND

- (A) RESIDENT LOUNGE
- (B) PEDESTAL PAVERS
- (C) DECKING
- (D) GLASS GUARDRAIL
- (E) PLANTER POTS
- (F) WIRE CABLE SYSTEM WITH VINES
- (G) LOW POCKET PLANTING AT PAVERS + RAIL
- (H) NANOWALL - INTERIOR/EXTERIOR CONNECTION



Rooftop Character



Feathery, Upright Planting in Pots



Wood Decking and Glass Guardrail



Pedestal Pavers



Wire Cable with Vines



Geometric Planters (match grotto)



A.9.7 / PLANTING AND IRRIGATION INFORMATION

CANDIDATE PLANT LIST

SITE AND COURTYARD PLANTINGS

Botanical Name	Common Name	Size	WUCOLS
Abutilon x hybridum	Flowering Maple	5 gal	Moderate
Acacia 'Cousin Itt'	Little River Wattle	1 gal	Low
Acanthus spinosus	Spiny Bear's Breeches	5 gal	Moderate
Acer circinatum	Vine Maple	25" box	Moderate
Acer palmatum 'Sango kaku'	Japanese Maple	25" box	Moderate
Adiantum jordanii	Maidenhair Fern	1 gal	Low
Asarum caudatum	Wild Ginger	1 gal	Moderate
Aspidistra elatior	Cast Iron Plant	1 gal	low
Astilbe chinensis 'Deutschland'	False Goats Beard	1 gal	Moderate
Calycanthus occidentalis	Spice bush	5 gal	Moderate
Cheilanthes covillei	Lip Fern	Plug	Low
Chondropetalum tectorum 'El Campo'	Cape Rush	5 gal	Low
Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	24" box	Moderate
Correa pulchella or 'Dusty Bells' or 'alba'	Australian Fuchsia	5 gal	Low
Danae racemosa	Poet's Laurel	5 gal	Low
Dicksonia antarctica	Soft Tree Fern	5 gal	High
Fatsia japonica 'Spider's Web'	Spider's Web Fatsia	5 gal	Moderate
Festuca californica 'Phil's Silver'	California Fescue	1 gal	Low
Festuca californica 'Willit's Giant'	California Fescue	1 gal	Low
Helleborus foetidus	Bear's Foot	1 gal	Low
Heuchera maxima	Island Alum Root	1 gal	Moderate
Heuchera 'Rosada' or 'Wendy'	Island Alum Root	1 gal	Moderate
Liriope platyphylla 'Kunming'	Giant Liriope	1 gal	Moderate
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	Low
Lomandra longifolia 'Platinum Beauty'	Mat Rush	1 gal	Low
Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	1 gal	Moderate
Mahonia 'Soft Caress'	Soft Caress' Mahonia	2 gal	Low
Mahonia x media 'Marvel'	Hybrid Mahonia	1 gal	Moderate
Muhlenbergia capillaris 'Regal Mist'	Pink Muhly Grass	1 gal	Moderate
Muhlenbergia rigens	Deer Grass	5 gal	Low
Polypodium californicum	California polypody	1 gal	Low
Polystichum munitum	Western Sword Fern	1 gal	Moderate
Salvia spathacea 'Las Pilitas'	Hummingbird Sage	1 gal	Low
Satureja douglassi	Yerba buena	1 gal	Low
Salvia apiana	White Sage	1 gal	Low
Sesleria autumnalis	Autumn Moor Grass	1 gal	Moderate
Stachyris salicifolius	Willow Leaf Spiketail	5 gal	Unknown
Trillium chloropetalum	Giant Wake Robin	1 gal	Moderate
Trillium ovatum (californicum)	Pacific Coast Trillium	1 gal	Moderate
Westringia fuficosa 'Morning Light'	Morning Light Coast Rosemary	5 gal	
Woodwardia fimbriata	Giant Pacific Chain Fern	1 gal	Low

ROOFTOP PLANTINGS

Botanical Name	Common Name	Size	WUCOLS
Achillea millefolium sp.	Yarrow	1 gal	Low
Bambusa multiplex sp.	Bamboo (golden varieties)	5 gal	Low
Carex sp.	Sedge (small varieties)	1 gal	Low
Chondropetalum tectorum 'El Campo'	Cape Rush	5 gal	Low
Festuca idahoensis 'Siskiyou Blue'	Blue Fescue	1 gal	Moderate
Equisetum	Horesetail	1 gal	Moderate
Sedum 'Angelina'	Sedum 'Angelina'	1 gal	Low
Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	1 gal	Low
Sesleria autumnalis	Autumn Moor Grass	1 gal	Moderate
Verbascum bombyciferum 'Polar Summer'	Mullien	1 gal	Low
Verbascum 'Banana Custard'	Mullien	1 gal	Low
Verbena bonariensis	Tall Verbena	1 gal	Low
Yucca 'Bright Star'	Yucca 'Bright Star'	1 gal	Low

STREET TREES

Botanical Name	Common Name	Size	WUCOLS
Acer x freemanii 'Armstrong'	Armstrong Maple	24" Box	Moderate
Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	24" Box	Moderate
Betula nigra 'BNMTF'	Dura Heat River Birch	24" Box	Moderate
Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	24" Box	Moderate
Celtis australis	European Hackberry	24" Box	Moderate
Ginkgo biloba 'Autumn Gold'	Maidenhair tree	24" Box	Low
Ginkgo biloba 'Princeton Sentry'	Maidenhair tree	24" Box	Low
Nyssa sylvatica	Sour Gum, Tupelo	24" Box	Moderate
Pistacia chinensis	Chinese Pistache	24" Box	Low
Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	24" Box	Moderate
Ulmus 'Frontier'	Frontier Elm	24" Box	Moderate
Zelkova serrata 'Green Vase'	Green Vase Zelkova	24" Box	Moderate

IRRIGATION STATEMENT

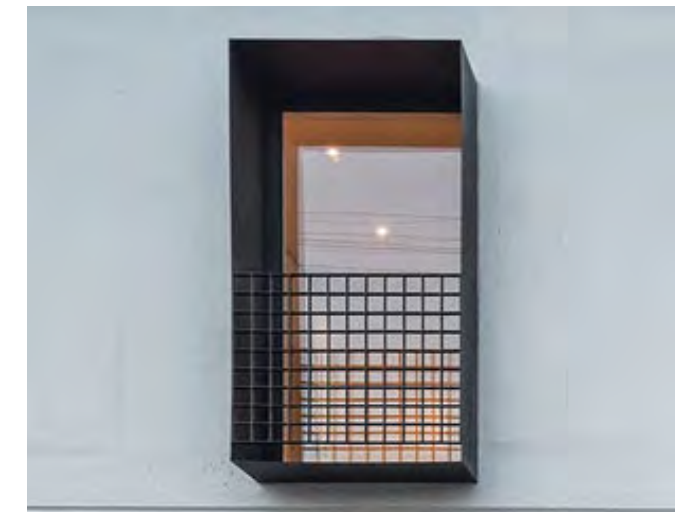
All irrigation and planting design will comply with the criteria of local and state Water Resources Model Water Efficient Landscape Ordinances and will apply them for the efficient use of water in the landscape design plan. A separate sub-meter and backflow preventer per City Standards will be provided as part of the project before the irrigation point of connection. A master valve and flow sensor will be provided near the irrigation point of connection and connected to the automatic irrigation controller to sense and shutdown the system in case of a catastrophic event (i.e., broken valve or line). All trees will receive two (2) bubblers - one surface bubbler and one rootzone bubbler in a vertical sleeve extending up to 36" below finished grade. All groundcover, shrub, and perennial planting areas will receive a high-efficiency subsurface inline drip system. All zones will be controlled by an automatic irrigation controller utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

PLANTING AND IRRIGATION INFORMATION

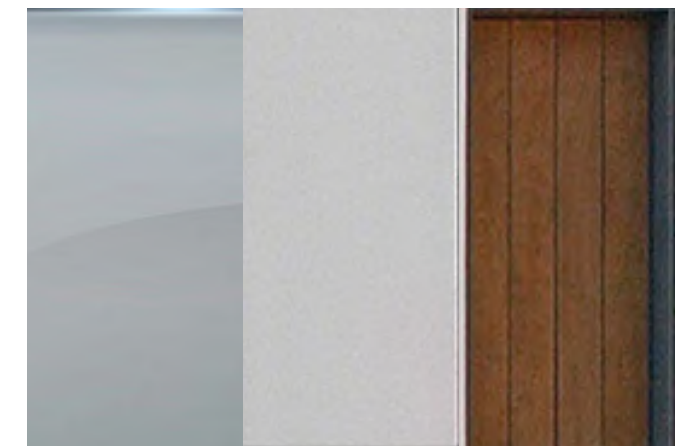
A.10A / ARCHITECTURAL MATERIAL PALETTE



STANDING SEAM CLADDING



ALUMINUM FRAMED JULIETTE BALCONIES



HIGH PERFORMANCE GLAZING

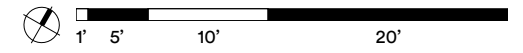
PAINTED CEMENT PLASTER

WOOD FEATURE TRIM

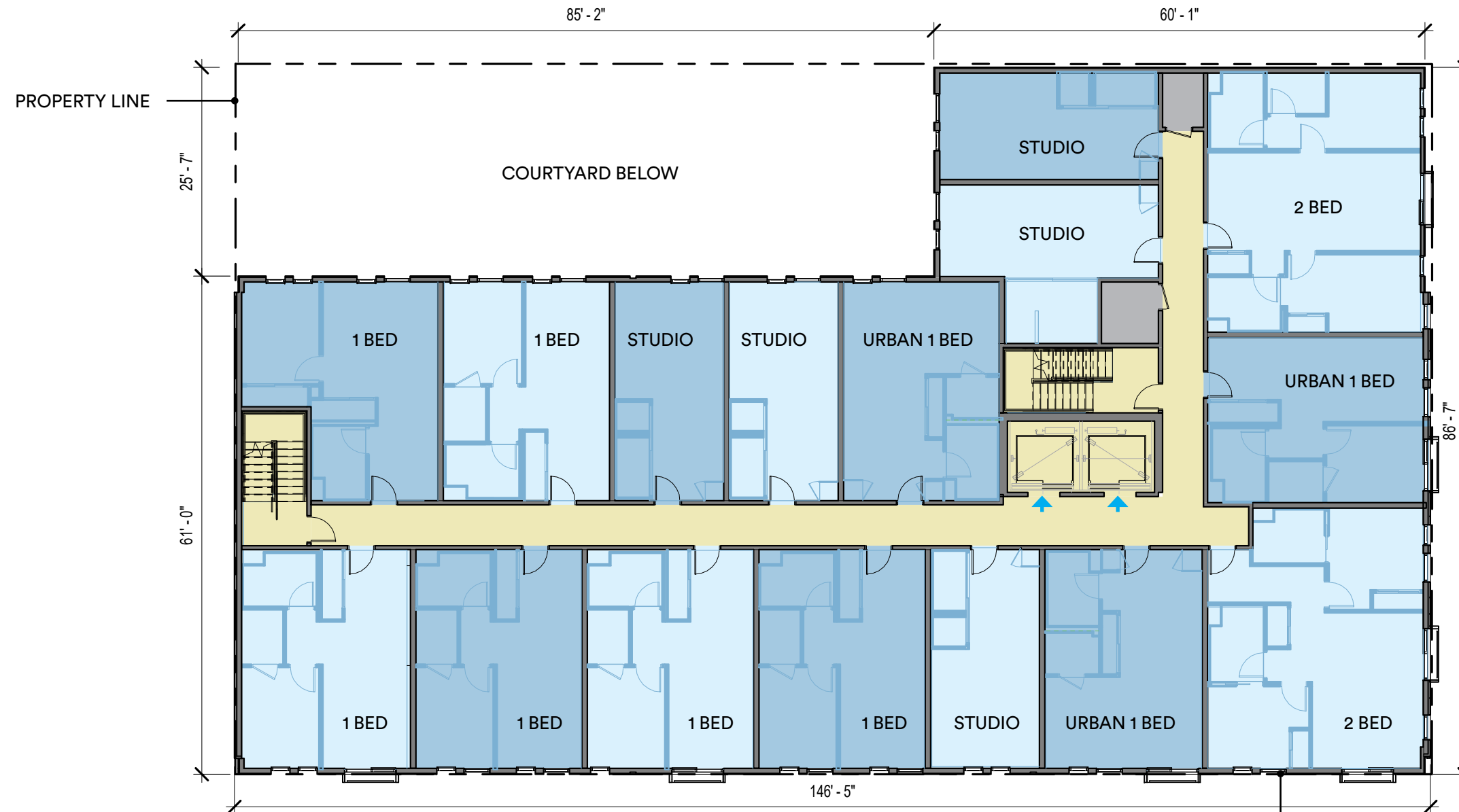
A.10B / VIEW FROM ROSS STREET



A.11 / GROUND FLOOR PLAN

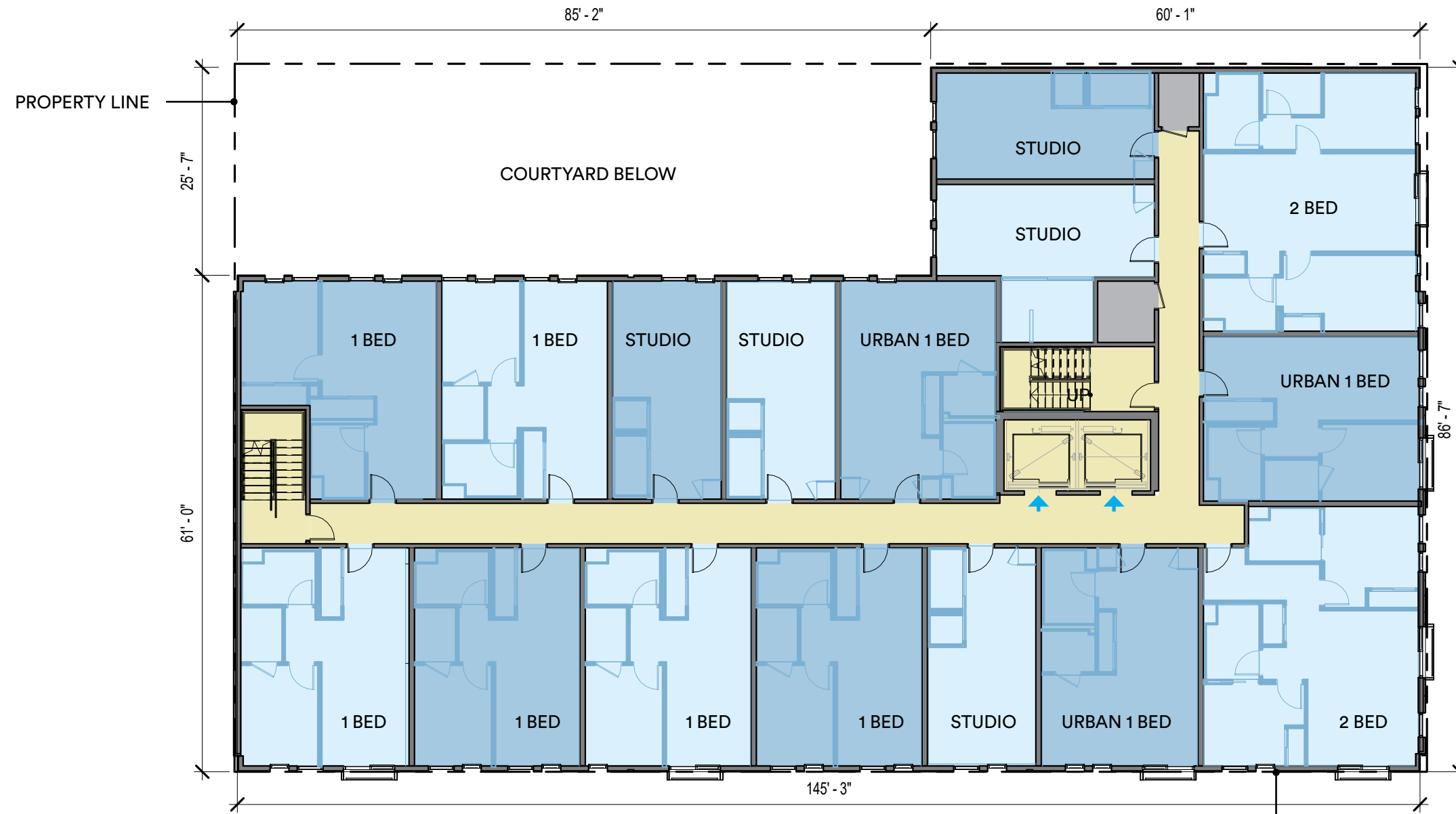
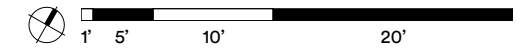


A.12 / TYPICAL FLOOR PLAN (EVEN)



WINDOW LOCATIONS VARY BETWEEN EVEN AND ODD FLOORS. OTHER FLOOR PLAN ELEMENTS ARE CONSISTENT BETWEEN FLOORS.

A.13 / TYPICAL FLOOR PLAN (ODD)

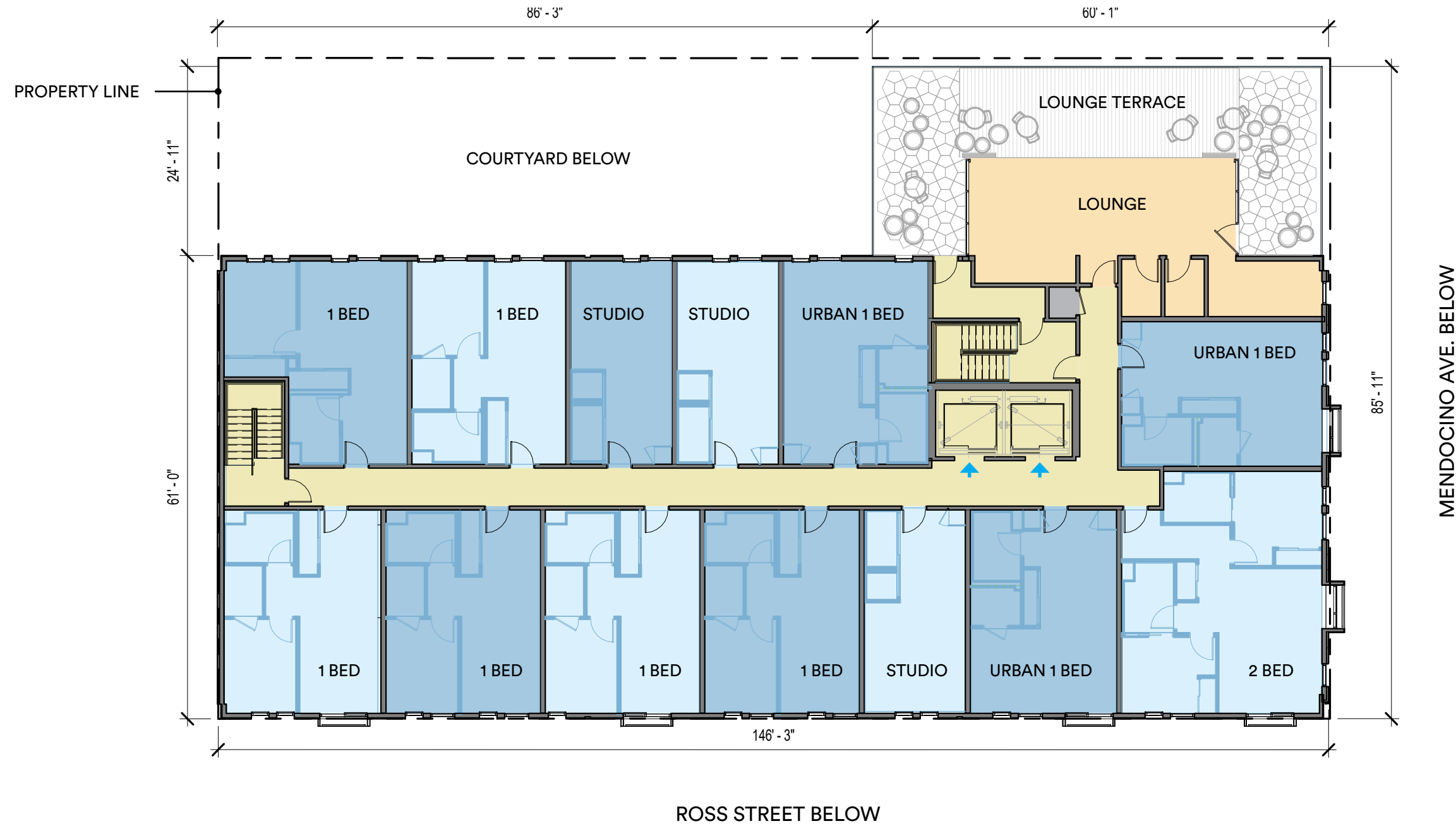
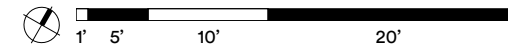


ROSS STREET BELOW

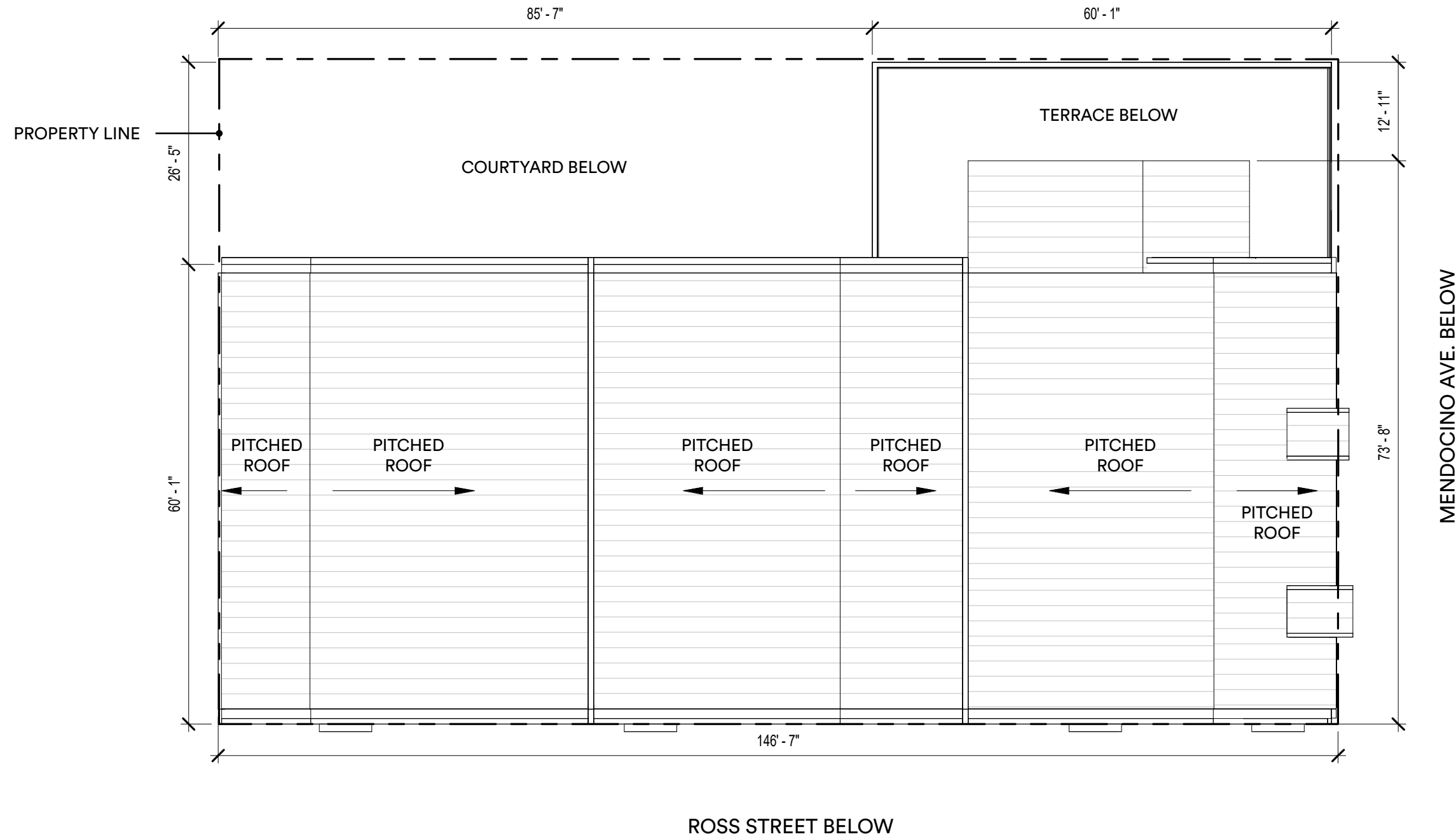
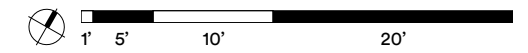
MENDOCINO AVE. BELOW

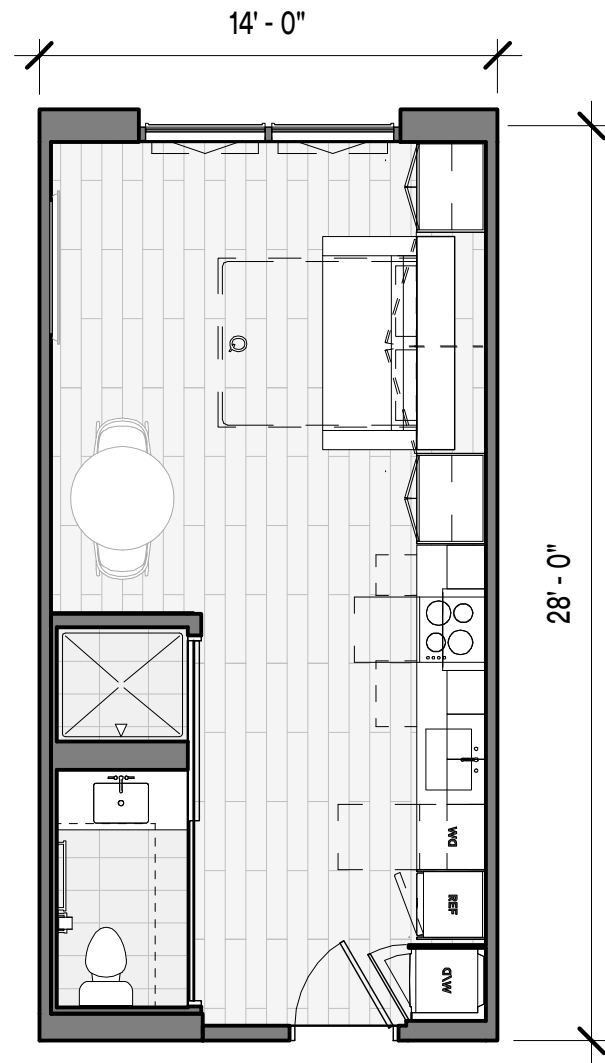
WINDOW LOCATIONS VARY BETWEEN EVEN AND ODD FLOORS. OTHER FLOOR PLAN ELEMENTS ARE CONSISTENT BETWEEN FLOORS.

A.14 / LEVEL 8 FLOOR PLAN

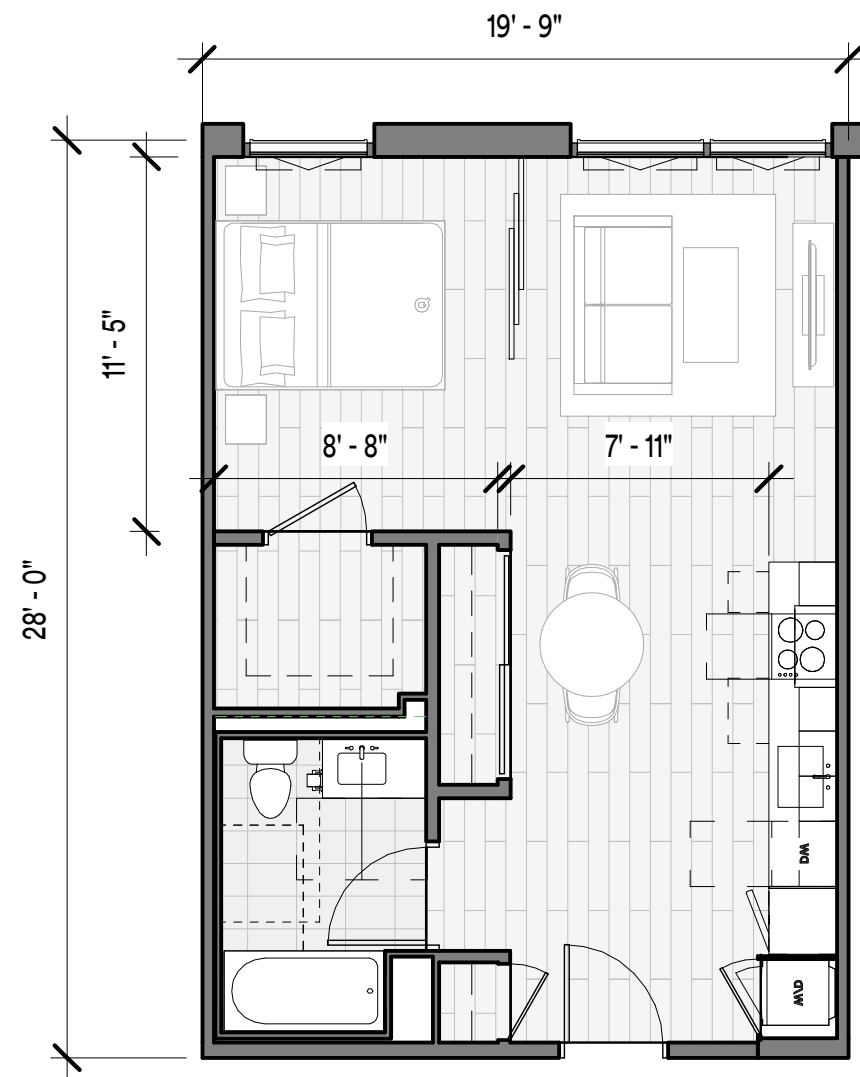


A.15 / ROOF PLAN

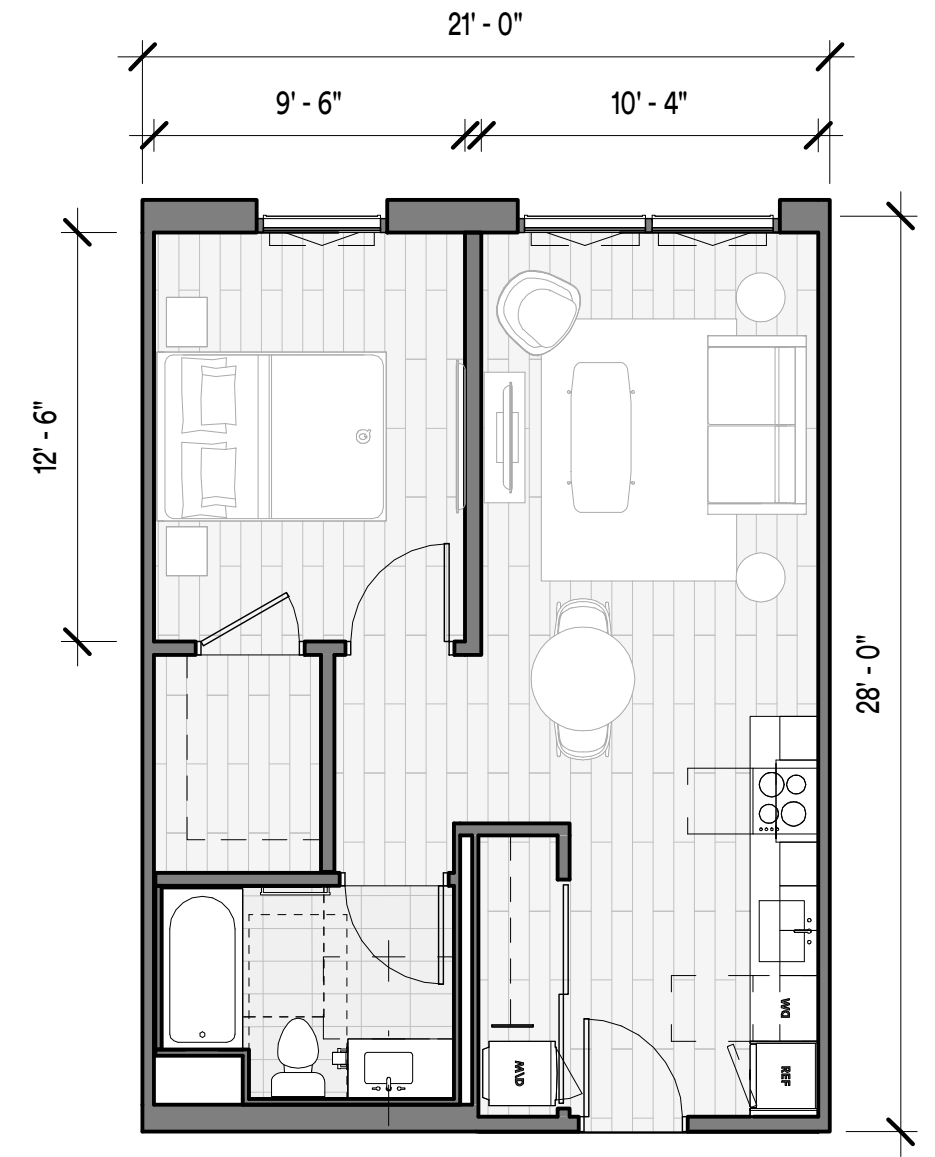




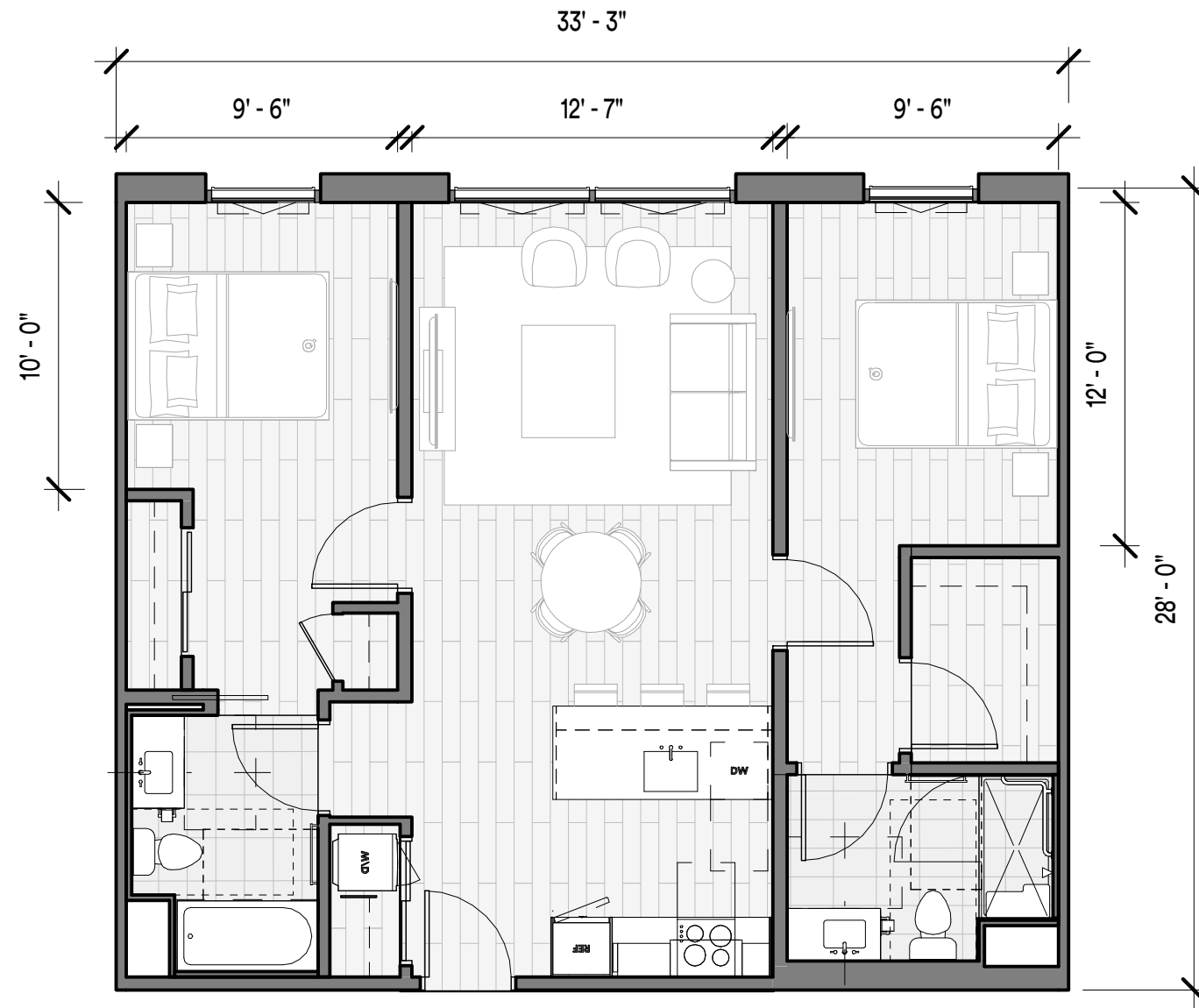
STUDIO
380 SF



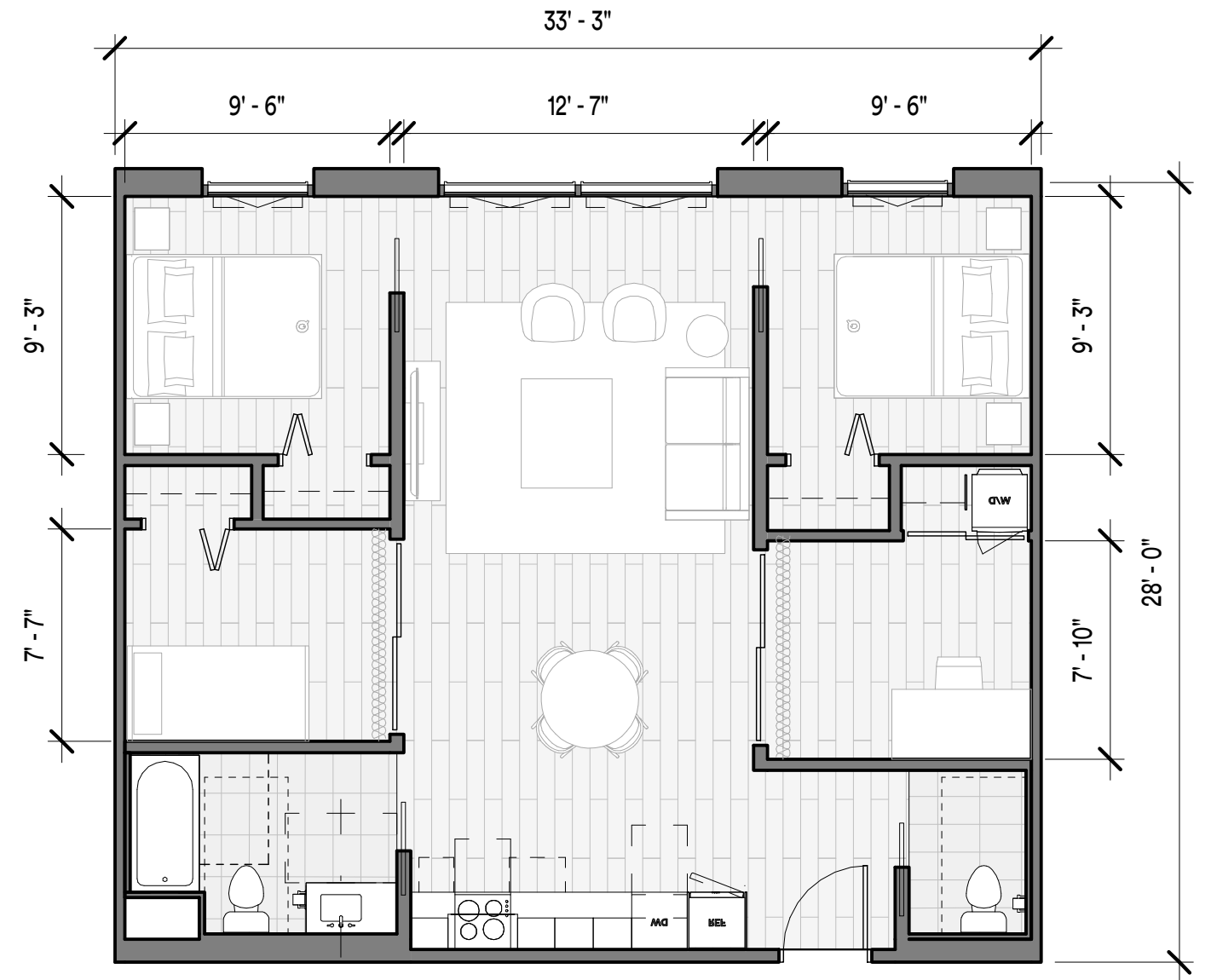
URBAN 1 BEDROOM
550 SF



1 BEDROOM
590 SF



2 BEDROOM
925 SF



'FAMILY'
925 SF

RIDGELINE
EL. 98' - 0"

Level 8
EL. 74' - 9"

Level 7
EL. 64' - 9"

Level 6
EL. 54' - 9"

Level 5
EL. 44' - 9"

Level 4
EL. 34' - 9"

Level 3
EL. 24' - 9"

Level 2
EL. 14' - 9"

Level 1
EL. 0' - 0"



RIDGELINE
EL: 98' - 0"

Level 8
EL: 74' - 9"

Level 7
EL: 64' - 9"

Level 6
EL: 54' - 9"

Level 5
EL: 44' - 9"

Level 4
EL: 34' - 9"

Level 3
EL: 24' - 9"

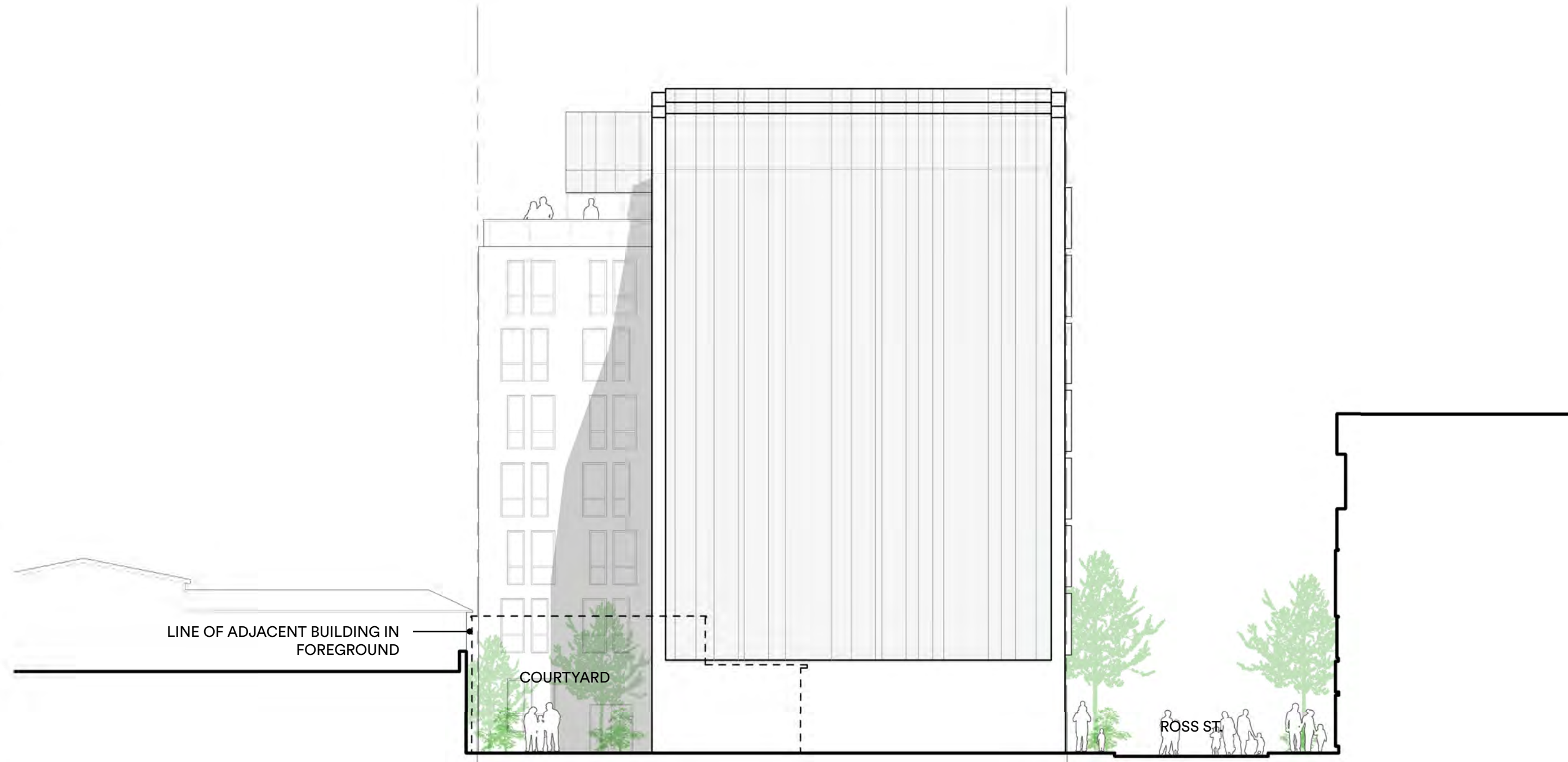
Level 2
EL: 14' - 9"

Level 1
EL: 0"



MENDOCINO AVE.

- RIDGELINE
EL:98' - 0"
- Level 8
EL:74' - 9"
- Level 7
EL:64' - 9"
- Level 6
EL:54' - 9"
- Level 5
EL:44' - 9"
- Level 4
EL:34' - 9"
- Level 3
EL:24' - 9"
- Level 2
EL:14' - 9"
- Level 1
EL:0"





A.22 / SITE CROSS SECTION



RIDGELINE
EL. 98' - 0"

Level 8
EL. 74' - 9"

Level 7
EL. 64' - 9"

Level 6
EL. 54' - 9"

Level 5
EL. 44' - 9"

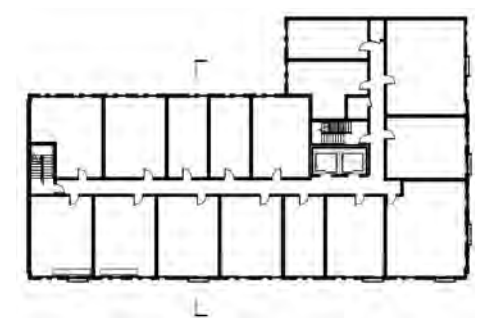
Level 4
EL. 34' - 9"

Level 3
EL. 24' - 9"

Level 2
EL. 14' - 9"

Level 1
EL. 0"

ROOF TERRACE
BEYOND



- RIDGELINE
EL. 98' - 0"
- Level 8
EL. 74' - 9"
- Level 7
EL. 64' - 9"
- Level 6
EL. 54' - 9"
- Level 5
EL. 44' - 9"
- Level 4
EL. 34' - 9"
- Level 3
EL. 24' - 9"
- Level 2
EL. 14' - 9"
- Level 1
EL. 0"

