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DESIGN CONCEPT NARRATIVE

ELM TREE STATION
874 N. WRIGHT ROAD
SANTA ROSA, CALIFORNIA

The proposed Elm Tree Station Retail Market and Fuel Facility project promotes superior design by having the following design goals:

1. Preserve the natural features of the site to the greatest extent possible.
2. Provide increased connectivity to existing transportation networks and enhance users' experience of existing networks.
3. Advance the City's alternative fuel goals.
4. Use sustainable energy sources and create a "green" transportation facility.
5. Integrate a variety of transportation types into one facility.
6. Provide a new model for the traditional gasoline service station by consolidating related transportation uses and utilizing new energy technologies.

SITE DESIGN

The project consists of two parcels; the westerly 0.73 acre parcel fronts Wright Road. The adjacent 0.25 acre parcel to the east is to be developed with a small retail building intended to compliment the market use and the Joe Rodota Trail. This parcel will include an extension of the Joe Rodota Trail, providing a bicycle and pedestrian circulation route from the trail to North Wright Road without requiring crossing the projects driveway curb cuts onto North Wright Road. In addition, the parcel will also contain bicycle racks and a covered picnic area for use by bicyclists, pedestrians, market users and drivers waiting for their automobiles to charge at the electric vehicle charging stations. This will also create a "bicycle park" located between Santa Rosa and Sebastopol which will function as a natural rest stop for bicyclists using the Joe Rodota Trail.

The westerly parcel will be developed with a service station and grocery market. In addition to the gasoline fuel pumps, four electric vehicle charging stations, two of which are covered, will allow charging of electric vehicles and create another node in Santa Rosa's and Sonoma County's electric vehicle charging network. Two of these charging stations (the covered spaces) will be designated for electric vehicle parking only.

Bioswales on the southerly and easterly boundaries of the site provide storm water retention for the site. Those two property lines have low ivy-covered fences. The trees being removed (poplars, pine, elm and one oak tree) are being mitigated with oak trees, primarily at the perimeter of the site. The north side of the market building will be screened with chanticleer pear trees and the picnic area on the eastern parcel will be surrounded by olive trees. The extension of the existing bike path, picnic area and new oak and olive trees will enhance the park-like setting on the eastern parcel.

The gasoline fuel pump canopy will have photovoltaic panels mounted on the roof. The trash enclosure, apartment parking space and two of the electric car charging stations will be covered by a sloping steel framed roof structure; this roof will also have photovoltaic panels.

With the facilities described above, Elm Tree Station is designed and intended to serve a wide variety of transit types: pedestrians, bicyclists, electric vehicles and traditional gasoline vehicles. This makes Elm Tree Station a unique transportation center that meets many of the City's transit and energy policy goals.

BUILDING DESIGN

The market building is wedge-shaped in plan form to conform to the vagaries of the site's shape and will contain a neighborhood market on the first floor and a one- bedroom apartment on the second floor; this second floor occurs only at the southeast corner of the building. The apartment is intended to be occupied by a market employee and has a southerly exposure which overlooks the service station and eastern parcel. This residential occupancy will help provide "eyes on the property" security for the project as well as provide additional housing.

A patio area with seating has been created at the east side of the market facing onto the bicycle-pedestrian path through Lot #2. This patio opens is accessed through storefront doors in a glass facade adjacent to the interior coffee counter. It is also adjacent to the patio area on Lot #2 that is covered by a timber trellis. The sidewalk in front of the market has small patio tables and chairs, as well as space for produce and flower displays.

Architecturally, the building consists of interconnected sloped and flat roof forms with dynamic, clean lines wrapped in a stucco exterior finish. A glazed storefront system is featured on the south "retail" elevation, while punched openings predominate on the other elevations. Steel horizontal sunshades extend out from the stucco facades and are complimented by the standing seam metal on the sloped roofs. Market signage will be placed over the steel sunshade above the storefront glazing as well as on the west side of the western tower form. Steel stair railings with metal mesh infill panels complete the building's contemporary aesthetic.