

**Design Concept Narrative
1 Santa Rosa Avenue**

*Prepared by ISRA LLC
July 7, 2020*

The “1 Santa Rosa” development introduces much desired high-density housing into downtown Santa Rosa. The project will transform a vacant commercial bank building (with surface parking) into a contemporary apartment living environment that offers plentiful resident amenity spaces and activated street level uses to help enliven and frame the adjacent Courthouse Square. Importantly, the Project is adjacent to the 2nd Street Transit Mall that creates extremely convenient connectivity to public transit, while its proximity to the Square and downtown commercial amenities will promote walking and bicycling rather than automobile use. Indeed, 1 Santa Rosa will not provide on-site parking, but, instead, will offer resident parking at the adjoining parking garage across 2nd Street through a proposed parking arrangement with the City.

The design intent of this 120-unit multifamily building includes creating a strong presence at the corner, with the building’s most stylistic elements occurring at the prominent 3rd Street/Santa Rosa Avenue intersection. The architecture strives to be complementary to the adjacent buildings in form and mass, but punctuate the corner with a grand lobby entrance as part of a chamfered corner that extends to the roof. The building’s form creates an exterior façade with a definitive base, middle and top utilizing banding on the second floor and a stepped back top floor that also introduces new material and color. Exterior façade materials include a combination of panelized cladding, stucco and storefront glazing. The rear portion of the building on 2nd Street rises only five stories primarily to maximize natural light into the building’s courtyard and create some diversity in the project’s massing.

The project is designed to create an interesting pedestrian-level experience at the sidewalk level. All of the ground floor units fronting on Santa Rosa Avenue have stoops flowing out of the recessed unit entries creating an opportunity for coming and going of residents out of multiple points in the building and along Santa Rosa Avenue, in addition to the main lobby at the corner. Additionally, a ground floor café anchors the corner at 2nd Street/Santa Rosa Avenue to provide a focal point for this end of the building.

The project’s landscaping and community spaces provide multiple opportunities for residents to experience both active and more tranquil common areas. The ground floor courtyard will be lushly landscaped with seating areas for residents to enjoy. Studio units at the courtyard will also have their own private patios. It’s envisioned that residents will regularly traverse the courtyard as they walk from their cars parked in the nearby garage and enter the building. Off the courtyard, the indoor amenity space (still being programmed) can spill into the courtyard when weather permits and will also be the location of the bicycle parking. There will be a green roof and a bioretention planter on the fifth floor roof in the rear of the building providing a more palatable view than just of the transit mall. The primary outdoor gathering place in the building will be the rooftop deck that overlooks Courthouse Square. The deck is

designed to have at least three separate “rooms” allowing multiple groups to utilize the deck independently. Rooftop amenities contemplated include a fire pit, BBQ/wet bar, and various seating areas in addition to a viewing deck overlooking the Square. Generous planting will be installed and will include citrus trees that can be harvested by the residents.

The building will include energy efficient MEP systems and appliances. All landscaping will be climate appropriate. The building will meet the City’s Green Building Standards.

Please find attached to this Narrative a memo from Lowney Architecture detailing how 1 Santa Rosa Avenue responds to the City of Santa Rosa’s Core Area Design Guidelines.

July 7, 2020

MEMORANDUM

TO: Andrew Trippel
City Planner
City of Santa Rosa

SUBJECT: One Santa Rosa

RE: City of Santa Rosa Core Area Design Guidelines Response

Please find below our responses in blue to the City of Santa Rosa Core Area Design Guidelines, itemizing how the proposed project One Santa Rosa meets each goal and sub-goal.

Goal 2.3.1: Surrounding buildings establish the context for the design of new buildings. Whether new buildings are detailed in a historical, contemporary or eclectic manner, incorporating similar rhythms and proportions found in adjacent buildings improves the compatibility between new and old.

A. Building elevations should reflect the uses occurring within the building.

The building elevations clearly express the uses within. Where the building's two most prominent elevations meet, fronting Courthouse Square, the chamfered form with two-story glazed opening reveals the public lobby of the building. Its distinctive form fronting Courthouse Square emphasizes the scale and importance of the building, and its openness reveals the residential lobby, indicating clearly the building's primary function.

The front stoops on 2nd Street indicate the individually-accessed residences within; and above, across all the elevations, the regular rhythmic pattern of pairs of large and small windows signals obviously the familiar pattern of living and bedroom areas of a residential building, with the parapet and set-back at the 7th floor further allowing the residential character to be revealed.

Finally, at the corner of 2nd Street and Santa Rosa Avenue, a public café is defined by transparent walls, a way to both invite the public into the space and to show the level of activity to the street.

B. As a general rule, align infill buildings with existing buildings along the street frontage.

The existing buildings along Santa Rosa Avenue and Third Street have zero foot setbacks, as does the proposed project. On Second Street, the adjacent parcel hosts a ground level parking lot. Instead, the proposed project aligns with the zero lot line created at the rear façade of 516 Third Street.

- C. Encourage the inclusion of colonnades, public spaces and outdoor dining.

The coffee shop directly adjacent to the transit hub will provide riders with a chance to purchase a hot drink while they wait for their bus. Two semi-public outdoor spaces are included for the use of the residents and their guests: the courtyard and the roof deck. The roof deck overlooks Courthouse Square, creating a link between the public square and the semi-public roof space.

- D. A zero-foot setback is generally preferred in the downtown. This creates a continuous street façade.

The project has been modified from an earlier version to address this very issue. The façade on all three street-facing elevations conforms to the guideline.

- E. Façades on in-fill buildings should be compatible with the existing building frontage.

The abutting property, 520 Third Street, presents a fairly simple contemporary grey-metal façade. The facade of 1 Santa Rosa inserts a “reveal” or notch between the two buildings but maintains the relationship to the street and the approximate height. In addition, the overall design of the project calls on contemporary materials and avoids historicizing detail. In this way it respects the pre-existing condition of this minimalist contemporary structure adjacent.

Goal 2.3.2: Encourage continuous building frontages with minimum gaps so as not to undermine the spatial rhythm of the street corridor.

- A. To the greatest extent feasible, downtown buildings should be built to the property line when the property line is adjacent to the street. However, new development on the existing City Hall site may be set back from the property line at the discretion of the Design Review Board.

The project is built to the property line on all three street-facing frontages in support of this goal.

- B. Divide buildings into increments or bays along the street frontage of about 50 feet. Wider buildings should be subdivided along the street elevation with columns, pilasters, change in material, varying parapet heights, or the like, to create a rhythm that breaks up the wall plane. The most common lot in core area Santa Rosa is 50 feet wide. Historically, the most common building width is also around 50 feet wide. By repeating this increment in new construction, a rhythm is created that relates to the historic pattern.

As demonstrated in the numerous photographs of historic buildings in the downtown zone, the rhythm of openings in the façade and along the street front echoes patterns seen on historically significant buildings in the district. The grouping of windows according to the residential occupancies creates a clear A-B-A rhythm, which both scales and delineates the façade, a feature of many classical revival buildings.

- C. Incorporate special treatment which emphasizes the corner of buildings that occupy the corner of a block. While the general rule is for the building front to be placed at the back of the sidewalk, a cutaway or diagonal entry may be an effective approach.

The main entry is a prime example of exactly the kind of treatment described here, with a diagonal cut addressing Old Courthouse Square, and including a two-story high space to emphasize the importance of this corner.

- D. Commercial buildings are encouraged to exhibit an urban character and compliment the mixed use and residential character of adjacent areas. The objective is for building design to reinforce active streets with visual interest for pedestrians to avoid dull, scale-less, inarticulate buildings that deaden the streetscape.

While this is not a commercial building, the project has been designed to enliven the street, with doors and stoops along Santa Rosa, and a pedestrian-friendly café entry at the corner of Santa Rosa and Second. The doors, which have a slight setback, articulate the main facade. The stoops are enhanced by trees, which provide further visual interest for pedestrians.

The project is designed with multiple scales in mind, ranging from the pedestrian at the street level to the civic on the corner of 3rd Street and Santa Rosa. As it fronts Courthouse Square, the building features a four-story transparent facade which can be seen from across the plaza and which emphasizes the main entry of the building. The mass is broken up into a base, with pedestrian-scaled openings and elements, a middle, and a top to further break down the scale of the building.

Goal 2.3.3: Provide multi-tenant, pedestrian-oriented development at the street level.

- A. Buildings should provide street-level, pedestrian-oriented uses on all street fronts.

The large, dramatically open entrance at the corner of 3rd Street and Santa Rosa Avenue, the visible entry points at each tree-flanked stoop along Santa Rosa, and the café at the corner of 2nd and Santa Rosa combine to activate the street with a variety of points of pedestrian ingress and egress from the building. It is relevant to note that the abutting property, 520 Third, as well as other surrounding buildings, have very few access points from the street, virtually no leased retail and no residents whatsoever. With the addition of the airy, soaring lobby, the residential stoops, and the café, the design for One Santa Rosa will greatly increase enhances the street life in the area, notably as compared to the currently vacant building that occupies the site.

- B. Buildings design should encourage multi-tenant occupancy at the lower two floors.

The combination of an active retail use at 2nd and Santa Rosa, a grand entry at 3rd and Santa Rosa, and the intimate stoop entries for the four ground level units creates the sense of multiple different occupancies along the Santa Rosa façade. The emphasis of the belt course at the top of the 2nd floor, and the 2-story high entry lobby help to reinforce this impression.

- C. Design buildings specifically for their sites. Repetitive or corporate building “trademark” designs used in other communities or other locations than Santa Rosa should not be used.

The foundation of the design is historic precedents from downtown Santa Rosa, utilizing similar strategies of opening, forms, and detail, executed with modern means, coupled with a sensitivity to the specific nature of the climate and sun angles to generate a unique solution to the site.

Goal 2.3.4: Accentuate the primary entrances of buildings.

- A. Large buildings which front multiple streets should provide multiple entrances. Building entrances which connect to a central lobby should be distributed on different street facing facades.

In addition to the private residential entries, three main building entries are provided on this building. The main entry, into the lobby, faces the corner of Santa Rosa and Third, welcoming pedestrians from both streets and Courthouse Square. The Café entry faces Santa Rosa. On Second Street, a gated entry point to the courtyard provides a secure entrance for residents as they arrive from the transit hub.

- B. Clearly identify entries to upper office or residential floors. Visitors will often park on-street or in a structure and approach the building from the street. Access should be readily apparent.

The two-story entry is positioned at the prime corner of the site, and its two-story open space is a clear gesture to the street, which makes it easy to see and understand the civic scale of the building. The private residential entries are also appropriately scaled to their use, providing detail and rhythm along the street, but at a scale that is deferential to the main building entry.

- C. Primary building entrances should be accentuated. These entrances should be designed so that they are not easily confused with entrances into ground level businesses.

As described above, the main entry features a grand scale, calibrated to its surroundings, which speaks to the building program, while the pedestrian entries provide a polite counterpoint. The café is lodged in the ground floor in such a way to have a separate presence from the residential building, with transparent facades at the busiest corner of the site. In both material and detailing, it speaks to a publicly accessible space, as potential customers will be able to easily go both in and out and to recognize its function.

- D. Provide entry doorways to ground floor establishments at least every 50 feet.

The maximum distance between doors on the ground floor is 28 feet.

- E. Design main entries to be prominent and easy to identify and distinguishable from the storefront. Recessed entries are encouraged.

At the café, the entry is set back from the main façade to form an outdoor vestibule, further emphasized by a canopy above. The main entry door, placed closest to the zone of maximum pedestrian traffic, is clearly discernible and visually separated from the rest of the storefront with larger glass panes. In addition, the non-entry storefront on Santa Rosa is buffered by a planter with a variety of local and adapted species, while on the 2nd Street side, a wood wainscot helps to hide potential service areas while directing pedestrians to the corner entry.

- F. Civic art and artistic crafting of building materials can help distinguish building entrances.

The building entry is distinguished by a six-story proscenium, which uses a contrasting color to give the entry prominence. The double-height lobby entry is fully glazed to make it feel welcoming and inviting.

Goal 2.3.5: Encourage the inclusion of local character.

- A. The use of quality local materials is encouraged. Local character should be included in the design.

The three-tier horizontal scale of the building is reminiscent of nearby buildings surrounding Courthouse Square. We also took inspiration from the classical stone detailing found on the Rosenberg building and many of the local banks when we selected v-groove fiber cement panels. The scale and nature of the joint pays homage to the masonry examples, using a more modern material.

- B. Care should be taken to avoid nostalgic reproductions and use the materials in a meaningful manner.

While the rhythm and similarity of openings is a clear nod to historic architecture, the detailing and materiality demonstrates that this building is of its time. Cornice elements and details refer to the organizing elements of past facades, but utilize crisp, modern detailing with modern materials to achieve their effect.

Goal 2.3.6: Control on-site structure parking.

- A. Parking should occur at interior courts or above or below grade. As much as possible, parking should be avoided at grade.

The project proposes to use an underutilized resource of the community and turn it into an asset by leasing parking at Garage 12 across 2nd Street. Currently, during peak hours in the holiday shopping season, the garage occupancy maxes out at around 50%. Instead of building additional parking, the project team will increase efficiencies for the garage in the long term, adding revenue to city coffers while avoiding the carbon footprint associated with having its own parking facility.

- B. Where above ground structured parking is located at the perimeter of a building, this should be screened in such a way that cars are not visible from adjacent buildings or the street.

Please see A. above.

- C. Above ground parking should be designed in such a way that neighboring buildings are not adversely affected by headlights.

Please see A. above.

- D. For properties that are zoned with the Station Area Street Combining District, ground floor parking is not permitted within 20 feet of the street frontage or back of sidewalk, which-ever is greater.

Please see A. above.

Goal 2.3.7: Encourage superior design with well-crafted and detailed building facades, particularly at the street level.

- A. While supporting architectural diversity, extreme stylistic statements may not be appropriate unless there is an underlying thread of neighborhood compatibility. The desire to make your building different for the sake of difference is not enough. A building should be distinct in order to add richness to the neighborhood fabric. However, it should not simply scream at the neighboring buildings for attention.

The design for the project makes a conscious effort to fit into the scale and rhythms of the neighborhood. The underlying approach has, from the beginning, to be a Santa Rosa downtown building rather than an avant-garde expression of the latest trends in architectural thinking. The product is clearly contemporary without its modernity being the main point.

- B. Buildings should be built as high-quality, long-term components to the urban fabric.

This building is designed to be a permanent yet flexible addition to the downtown core. Currently, the project is designed to maximize the number of residential units to provide much-needed housing. Residents will bring additional life to the downtown core, as well as new consumers for the many businesses in the area. The Café creates a meeting place for both the transit hub users and the building's residents, as well as supporting the nearby theater. However, it also provides future flexibility on the ground floor, should commercial space be desired over residential units.

- C. Use high quality, durable and low maintenance materials in downtown buildings. This is particularly true of the first floor, where heavy use can damage materials and finishes. Preferred materials include: tile, brick, split faced concrete block, concrete cementitious horizontal siding, masonry veneer, and powder coated aluminum or traditional wood store-fronts. Discouraged materials include: EIFS (exterior insulation and finish system) and vinyl siding.

The current design calls for the use of Equitone Natura panels for the first two floors of the building, not only for its hardness and durability, but also for its beauty and texture. For the upper floors on the Santa Rosa Avenue, 3rd Street, and portions of the 2nd Street facades, the upper floors will feature a cement panel system, selected for its durability. On Second Street, Third Street, and Santa Rosa Avenue, the panels will have a v-groove profile. At the scale of the selected panels and the distance from the pedestrian view, the v-groove resembles a stone joint. EIFS and vinyl siding are not used.

- D. Residential grade material(s) such as plywood or composite panel siding or composite siding need regular repainting and do not stand up well to the sun in our climate. When neglected, these materials become shabby. Additionally, their residential character is not consistent with the urban character of the Downtown.

The project will only use high-quality durable materials as befits the prominent location downtown.

- E. Materials should be presented in horizontal bands. Building materials should be graduated with the heavier materials closer to the ground.

The project team proposes to use the panels in a way that expresses horizontal bands on the building, with Equitone on the first two levels, cement panel for levels 3 through 6, and a different color and material for the 7th floor.

Goal 2.3.8: Create buildings that provide human scale.

- A. Include features that articulate the upper floor wall plane, such as windows, balconies, awnings, etc. Recessed windows are encouraged as they create a sense of wall depth and add a shadow accent. When an upper floor(s) has a residential use, balconies or “continental” balconies add a valuable element to the streetscape as well as extending the volume of the unit to the outside.

The design utilizes several strategies to meet this guideline. First, to the degree possible with the skin system being utilized, we have recessed all the openings to create a shadow line and articulation in the façade. At the ground level, entry doors are recessed enough to create interest, but not so much that they attract nuisance behaviors.

The top residential floor features a wrapping full depth balcony which not only provide these units with a livable outdoor space, but also crown the façade with a differentiated mass, further accentuated by the choice of color.

- B. Design buildings to contribute to an interesting streetscape. Interest can be created by including “human scale” elements which give one a sense of his or her relationship to a structure, details such as: balconies, awnings, canopies, arcades, wall insets, reveals, etc.

The façade features windows and doors that relate directly to the human scale and calibrate the upper façade which features windows of similar size and shape. To further break down the scale of the building, belt lines, cornices, and setbacks are used to break the building into horizontal layers. The corners of the building are occupied by transparent zones, allowing pedestrians to gain a sense of the depth of the building, and will have canopies and other elements at pedestrian scale.

- C. Buildings should be designed with a variety of scales, creating a scale and level of detail at the street level appropriate to the pedestrian.

In addition to the finer grain detail of the ground level, the facades are broken up into zones using horizontal banding, such as string courses and panel joints. The 'plinth' comprising the first two stories is offset by a different material texture and color as well as a cornice line. The zone from the 3rd to the 6th floor is a different color and texture, culminating in the top floor, which steps back and is defined by the white color.

- D. Clearly articulating different uses at lower building levels will aid in creating a sense of human scale in mid-rise buildings. Addressing human scale may further be achieved through architectural detailing and variation in the three dimensional character of the building mass as it rises skyward. Monolithic, vertical extrusions of a maximum building footprint are strongly discouraged.

See C. above.

- E. Individual storefronts within the rhythm of the building are encouraged.

While the program does not support a ground floor made up of storefronts, the team has been careful to create a rhythmic progression from the large opening fronting the square, to the individual stoops along Santa Rosa, culminating in the glass inset of the café.

- F. Where existing adjacent buildings have a consistent massing, this should be reinforced.

The building massing matches very precisely with the closest neighbors—the MOTS building to west, and the theater complex to the south. The full height of the building maps very closely to the MOTS building, while the stepped down façade along Santa Rosa corresponds to the height of the theater building and garage.

Goal 2.3.9: Encourage buildings with active and open facades that interest those walking by and create an active pedestrian-oriented streetscape.

- A. Do not stylize or add ornament to buildings in a garish, conspicuous manner in order to call attention to the building without regard for the context of the surrounding neighborhood.

Garish, conspicuous stylizing is not included. The exterior materials have been carefully selected to fit within the local context.

- B. It is important in the downtown to encourage pedestrians with interesting storefronts and activities that can be seen through glass. Blank walls discourage pedestrian activity.

To activate the ground floor façade, during business hours and at night, a vibrant stoop and gardenscape frames the activity of the daily life of the residents. This is supplemented with a café that will benefit the residents and enliven the transit hub corner. In addition, the two-story, glazed main entry will contribute to the life and activity on the street.

Goal 2.3.10: To encourage buildings that will accommodate a variety of uses over time to permit the natural evolution that takes place in a city center.

- A. A building is at the end of its lifespan when factors including operation or maintenance costs, repair or reconstruction costs, pressure for more flexible spaces, among other things, outweigh the cost of building a similar building.

See B below.

- B. Buildings should have built-in flexibility to their design and recognize that buildings frequently undergo alterations to conform to uses not considered in the original design.

As the current pandemic is teaching us, no one can predict what kinds of changes to the built environment might occur. The changes to retail that have been occurring over the past decade have been vastly accelerated by shelter-in-place and social distancing. In the meantime, California continues to suffer shortages of housing. The project is designed to address this need, both short-term and long-term, by maximizing the number of units.

Cities across California are coming to the realization that an active use, even if it is less active than thriving retail, is necessary at the street level. The proposed project seeks to address not only the unfulfilled demand for housing, but also for a long-term solution in a location where empty storefronts would be an eyesore.

Finally, should a time come when the demand for ground floor retail or commercial space in this location outstrips the need for housing, the construction system used on the lower floors, a concrete podium would allow the ground and second floor (i.e. the area that could conceivably be desirable as retail) could be renovated without affecting the residential units above.

- C. Consideration should be given to floor-to-floor heights and structural grids as they may impact possible future uses.

See B above.

- D. Preservation and adaptive reuse of significant historic buildings is more desirable than re-placement.

The existing building is neither significant historically, nor is it amenable to renovation for an appropriate use downtown.

- E. Buildings date the historical development of the city. It is important that any mimicry of past architectural styles not be exercised in such a way that the historical records become confused.

While the design calls upon patterns and scaling measures from the past, the execution, materials, detailing, and construction methods are contemporary.

Goal 2.3.11: Encourage buildings that minimize energy consumption.

- A. Integrate attached structures and equipment such as solar heat collector panels, antennas, large satellite dishes, and so on, into the project architecture or screen from view.

While the project could provide space for solar panels on the roof, the California electrical grid is one of the most sustainable in the country, with more than 42% of power generated from renewable resources. The project team has elected to take advantage of this green power by making the building all-electric.

- B. Building elevations should respond to their solar orientation.

The building is oriented as a u-shape, primarily oriented north-south. The east-facing windows will receive solar impact during the coolest part of the day but will fall into shade during the hottest hours.

On the west, the two wings shorten the exposed western façade which will also benefit from the bulk of the MOTS building next door, casting much-needed shade during the late summer hours when it is hottest outside.

On the south, the number of windows exposed to all day heat gain are minimal. During the summer, the altitude of the sun in the sky means that these windows received only glancing sunlight as the afternoon progresses.

- C. Facades should not necessarily be fenestrated or shaded the same on all elevations.

While the project takes as its inspiration the regular and rhythmic use of similarly scaled windows on the street facing sides of the building, there is differentiation through various mass breaking elements, such as the stepped down mass on 2nd Street and the separating gasket between the project and the MOTS building on 3rd. In addition, the courtyard facing west elevation comprises a highly regular field of identical windows that is markedly different from the more public faces.

- D. Facades should not necessarily be fenestrated or shaded the same on all elevations.

Fenestration in the South-facing courtyard is partially shaded by the adjacent building and the wing walls along Third and Second streets. The facades facing Third Street and Santa Rosa face Northeast and Northwest, and need minimal shading for cooling values.

- E. Light shelves and transom windows can provide shading as well as bring daylight deeper into building interiors.

Light shelves and transom windows are not in use on this project. Natural daylighting inside residential units is provided by large windows in the living spaces. Larger windows are used in the living rooms than the bedrooms, but both types of window are sized to bring in large quantities of daylight.

- F. Better daylighting reduces HVAC loads.

The windows sizes are calibrated to the uses within the building, with larger windows fronting onto living spaces, and smaller windows placed in bedrooms, where privacy is at a premium. This also reflects the typical usage within the residential units, with more communal activities in the larger spaces taking place in the mornings and early evenings, while the bedrooms are largely unused during the day.

Goal 2.3.12 Incorporate sustainable building principles into all new development.

- A. Site and building design that improves energy efficiency is encouraged. Incorporate natural cooling and passive solar heating. This may include extended eaves, window over-hangs, awnings and tree placement for natural cooling, and building and window orientation to take advantage of passive solar heating.

See 2.3.11.B above.

- B. Use of green or sustainable building materials, including recycled content materials that are consistent with the underlying architectural style and character of the building are encouraged.

The primary façade materials have been selected both for their appearance and for their sustainability. The Equitone Natura panel is durable and VOC-free. The cement panels on the upper levels typically contain at least 8% recycled content. Interior finishes and materials will also be selected with sustainable goals in mind.

- C. Green site design is encouraged. Utilize native trees and plants where possible, incorporating permeable paving and designing resource-efficient landscapes and gardens.

The project utilizes permeable paving to the maximum degree possible in the courtyard to assist in stormwater infiltration. Tree and plant selections have been drawn primarily from a list of native or adaptive plants to minimize irrigation demand.

Goal 2.3.13 Reduce the appearance of a building’s scale and streetscape presence, help control wind at the ground floor and create a continuous street wall edge.

- A. New development should provide a minimum of a six-foot building step back to ensure a visual break in multi-story structures along key streets within the Station Area. Features such as open balconies can project into the step back while still providing the visual break. Consideration should be given to surrounding buildings and the step backs provided on those buildings. A “cookie-cutter” design, with numerous buildings along one frontage stepping back at exactly the same point should be avoided. Step backs should be provided on buildings that have frontage on the following streets:
 - Step back above the fifth floor: Third Street – Highway 101 to E Street B Street – Seventh Street to First Street Santa Rosa Avenue – Sonoma Avenue to Third Street First Street – B Street to Santa Rosa Avenue

To accommodate the maximum number of much-needed housing units, the project steps back at the top of the 6th level rather than the 5th. The portion that steps down matches closely to the elevation of the adjoining theater across 2nd Street, reinforcing the street wall. The higher 7th floor relates directly in height to the neighboring MOTS building.