

425 Humboldt Project Narrative  
DRB Comments (Draft)

The project planner, Adam Ross, asked us to address the DRB comments shown below in bold:

- i. **Consider a multi-park solution: a lift system, even if added later on.**
- ii. **Explore pedestrian-friendly ways for access from the street.**
- iii. Great building; good material and palette choices. Currently there is an office building on the corner; **consider keeping a corner office.**
- iv. Lovely project, tastefully done. The nods to sustainability are appreciated. Central courtyard tastefully done, with pleasant, calm nooks. Tree scape treatments are appreciated.
- v. Lovely project. The 5-foot setback on the north side is appreciated. Thanks to the applicant for using a local design team.
- vi. Beautiful project. Good blend of affordable and market rate units, with good use of Floor Area Ratio.
- vii. Concurrence re: using a local design team. **Pedestrian bridges could be more airy. Explore visual design/treatment of the underside of balconies. At next submittal show materials of the diamond-shaped shingles.**

*Consider a multi-park solution: a lift system, even if added later.*

Parking “stackers” have been a potential solution for this building since the beginning of design. However, it is believed by the project team that the Santa Rosa market will not be receptive to this very urban solution. Additionally, stackers and their maintenance are very expensive and will not fit in the current design.

*Explore pedestrian-friendly ways for access from the street.*

A great deal of attention has been devoted to the design of the streetscape, including sidewalk and street plantings. The three pedestrian entries to the building are thoughtfully detailed, highly transparent, and very visible from the sidewalk and street. The parking lot screening along Riley Street will now be the clear finished vertical wood members CLT (cross-laminated timber) that the building floors are constructed from. This will bring a great deal of warmth and detail to that façade.

*Consider keeping the current tenant in a corner office.*

The current tenant in the single-story building being demolished has the first right of refusal to lease the corner office space in the new building in the northeast corner, in the same location as their current office.

*Pedestrian bridges could be more airy.*

Like the rest of the building, the pedestrian bridges are intentionally mass-timber and have a larger profile than steel or other materials. However, they will be kept as airy as possible once structural requirements are finalized. Instead of being painted charcoal grey as depicted in the DRB submittal they will now be clear finished wood, which will allow them to feel much lighter and warmer in character.

*Explore visual design/treatment of the underside of the balconies.*

The balconies on floors 4-8 will be exposed wood on the bottom (the 3<sup>rd</sup> floor balconies are a part of the concrete podium structure and will be concrete). This will create a very warm and interesting balcony design as viewed from below.

*At the next submittal show materials of the diamond-shaped shingles.*

A metal shingle product has now been selected and is shown on the color/material board. It will have a Galvalume finish comprised of zinc, aluminum and silicon which offers a subtle sheen (sparkle) without being highly reflective.