

## Pullman Phase II Building C

Pullman Phase II Building C is new construction of 40 unit multi-family market rate housing residential development with 5% being affordable units. The site comprises one parcel of approximately .20 acres and consists of one flat roofed 5 story podium building situated on the corner of Wilson Street and 8<sup>th</sup> Street in Santa Rosa, California. Located in the NMU/DSA combining zoning district the building has a FAR of 3.23 and 0' setback at the building frontage along 8<sup>th</sup> street and a 4'-6" building setback along Wilson St. which we will be seeking relief from the standard 5' setback by right due to the very tight site constraints.

The parking entrance to the site is located off Wilson St. with a fire access drive and an exit located on the southwest corner to 8<sup>th</sup> street. At the ground level tucked under the structure there will be a total of 5 parking stalls, one accessible and one electric charging stall provided. The building will have an entry lobby space, mailroom, trash and recycle room with chutes conveniently located at each residential level, exterior bike storage with additional bike parking is provided at building B. Level 1 includes 4 one-bedroom units, levels 2-5 consist of 9 one-bedroom units accessible via stair or elevator. There is a total of 8 one-bedroom unit configurations with 3 alternative units located at the ground level.

The building design aims for a cohesive composition that helps to blend with the urban context by actively engaging the street corner. By positioning the building nearest to the property line and the corner, it allows for the maximum developable area for building which is limited due to the tight constraints inherent to the site. The building entry is located off 8<sup>th</sup> street is within view and only a few steps from the Smart Trail which will hopefully serve as an amenity to building tenants. A series of ground level patios and landscaped pockets buffer spaces between the public sidewalk and the building helping to activate and enhance the pedestrian experience at the ground level encouraging the walk ability in the community. Above unit balconies face both Wilson St. and the Smart Trail helping to provide additional connection between the building and the neighborhood while helping to increase safety and security.

The building design uses enhanced materials at the ground level which help to create a base for the building that is clearly distinguishable from the main body above and is topped with a large cap that is sloped upward to create distinct feature at corner of 8<sup>th</sup> and Wilson. The cap is broken in a few areas helping to break down the massing. The building facades are articulated horizontally with rhythm of architecturally detailed balconies and windows that is slightly recessed along Wilson St. creating a varied wall plan while not being detrimental to the impact on the units form a square footage standpoint. Strong horizontal lines are carried though at the base and the top of the building helping to create balance, and canopies help bring the scale of the building down to a human level.