

BRITTAIN LANE

DESIGN CONCEPT NARRATIVE

City Ventures is pleased to submit our proposal for 851 Brittain Lane, a 5.92 acre site in the Southwest Quadrant. The proposed project puts forth a vibrant mix of for-sale, sustainably designed homes, and outdoor amenity spaces. At the foundation of our proposal are the City of Santa Rosa's Design Guidelines. The following description outlines how the project has taken the thoughtful principles set forth by the City, and incorporated them into our site design.

The Project strives to exemplify the values of Section 3.2, Multiple-Family Residential, which addresses residential sites with 8-30 dwelling units per acre. Brittain Lane, with 13.9 dwelling units per acre, falls into the lower-middle end of this range. The site, which is mostly vacant excepting a small single-family home on the frontage, is surrounded on two sides (north and east) by existing single-family homes. These existing homes are mostly single-story, of an eclectic, traditional architecture. The project strives to complement the existing neighborhood. The proposed homes are traditional in style, with shingle siding, traditional trim, and gabled roofs. Additionally, the homes are proposed at two-stories rather than the three stories allowed by the zoning code, which we believe creates density feathering and a particularly nice transition to the more intense commercial land use designations to the west and south.

City Ventures builds sustainable, solar all-electric projects. These homes come with amenities like nest thermostats, EV charging in all garages, low-flow water fixtures, and low impact landscaping. They are built with sustainable building materials, high efficiency UV coatings, and high efficiency appliances. The homes proposed are for-sale. We feel that in the context of California's current climate, these measures are necessary and desirable, and they give homeowners something to be proud of. Because of the way we have designed these attached townhouse-style condominiums, these homes live and feel like single family homes. Many of the families who buy these homes are first time home buyers. The combination of energy efficiency and livability inherent to these homes is consistent with the vision that the City puts forth in section (I) of the Multiple-Family Residential design guidelines.

Additionally, and more specifically, Brittain Lane aligns with the City's design principles in the following ways:

II. SITE DEVELOPMENT GUIDELINES

A. EXISTING CONDITIONS/ SITE CONSTRAINTS

The existing site, though mostly vacant, has two beautiful mature oak trees along Sebastopol Road. These trees have been preserved in our site plan, with one of the trees defining the critical corner of Sebastopol Road and Brittain Lane. The project entry aligns with the other mature oak in such a way where this natural resource bolsters the sense of a grand entry and will create a feeling of warmth and "homecoming" at the project's frontage. As connected through well landscaped pathways and paseos, these existing trees lead to the project's most prominent outdoor amenity spaces, which include features like a grand paseo, kids play area, and bocce court. Additionally, the landscape architect has carefully selected a plant palette that will integrate into the greater surrounding community.

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As discussed in more detail above, the project has been designed to complement the existing neighborhood. In regards to sound attenuation, while the acoustics of this site do not necessitate sound walls, the homes will incorporate high quality windows and doors to ensure that they meet the City's decibel requirements for interior spaces.

B. NEIGHBORHOOD AND STREET PATTERN

The proposed homes are designed to activate the public streets. The frontage buildings along both Brittain Lane and Sebastopol Road are oriented to embrace those streets, with front doors facing out to the existing neighborhood. These new streetwalls have been designed with attention to articulation, varying planes, and lush landscaping to continue the organic feel of the surrounding residential neighborhood. From a vehicular standpoint, site entries have been designed on both Sebastopol Road and Brittain Lane. Pedestrian connectivity occurs through a series of paseos that connect to both the public streets and a new spine road through the site. Each home will come with a secure, dedicated bicycle parking space in the garage, and guest bicycle parking will be spread throughout the site to enhance walkability and bikeability.

C. SPACE HIERARCHY

Brittain Lane proposes almost 45,000 square feet of open space, comprised of bocce courts, social seating, barbecue areas, lounge seating areas, a small picnic lawn, a grand paseo, kids play area, and private patios and yards. The common open space is located both centrally and internally to the site, making it comfortable for the residents and creating a distinction between public and private space. In that same regard, homes that front along public streets utilize private, fenced patios and landscaping to create a buffer between public and private space.

D. ORIENTATION

The ingress/egress points of the site are centralized around one main spine road with landscaped sidewalks. Smaller offshoot roads provide a logical hierarchy between walkable, higher use areas, and smaller drives which serve individual garages. Wayfinding will be simple, and bolstered by easily visible addresses and other design cues, such as strategically placed decorative paving.

E. SECURITY THROUGH DESIGN

The proposed homes are townhouse-style condominiums. These homes inherently create a secure environment, as front doors face streets – both public and private, common open spaces, and private open spaces. Additionally, lighting will be dispersed to create evenly lit areas and avoid dark corners, while at the same time being conscientiously designed to avoid excess lighting, glare, or spillover. Fencing at private patios is anticipated to be between 36-42" high.

F. COMMON OPEN SPACE

Brittain Lane proposes almost 45,000 square feet of open space, comprised of bocce courts, social seating, barbecue areas, lounge seating areas, a small picnic lawn, a grand paseo, kids play area, and private patios and yards. The common open space is located both centrally and internally to the site. Seating areas are designed to encourage social interaction and create a sense of community. Seating placement strategically allows for both active and passive use, such as solitary reading benches in the grand paseo area as a counterpoint to social seating and barbecue area seating. Amenities focus on

providing activities for different age groups. The kids play area will accommodate play for children under five.

G. SEMI-PRIVATE OPEN SPACE

Please see sections above.

H. PEDESTRIAN CIRCULATION

Please see sections above.

I. LANDSCAPING AND SITE FURNITURE

City Ventures utilizes low impact landscaping and water conscious landscape design. A mix of drought tolerant plant palette and thoughtfully timed drip-irrigation will ensure that projects aligns with best practices. Trees will be planted consistent with the City's guidelines. As shown on the landscape plan, lush landscaping has been planned throughout the site. Separated sidewalks are contemplated along both Sebastopol Road and Brittain Lane. Site Furniture provides multiple types of seating, as discussed above. The barbecue area and turf lawn allow for picnic spaces and outdoor eating.

J. PARKING

The site is designed to accommodate 164 cars in dedicated garages (2 per unit) and 46 surface parking spaces oriented through the site off the main spine road. Additionally, new on street spaces are contemplated along Brittain Lane.

K. LIGHTING

Please see sections above.

L. COMMON FACILITIES & AMENITIES

Mailboxes will be located in accessible locations and in preferred USPS drop off areas. Mailboxes will be ganged and lit as required by the design guidelines. The project will have individualized laundry in each home and individualized trash pick up. Trash receptacles have been designed into dedicated garages, outside of the required parking area. All homes will meet or exceed the City's storage requirements. Transformers have been located in such a way as to be screened from view through thoughtful landscape design. The project, which is solar all-electric, will not have gas meters to screen or locate.

III. BUILDING DESIGN GUIDELINES

A. FORM AND MATERIALS

Please see sections above for discussion on building form and articulation. The inherent visibility of each building necessitates that all sides be given equal treatment. High quality finishes will be used on all sides of each building. All homes, whether deed restricted affordable or market rate, will have the same level of finishes.

B. ENTRANCES

Please see sections above

C. MASSING/ ARTICULATION

Please see sections above

D. PERSONALIZATION

Each home comes with private decks, patios, or yards, which are the exclusive use of those residents. Residents will have an opportunity to provide their own personal touches, such as planters, soft scape plantings, vegetable boxes, and private outdoor furniture. As part of the project, an HOA will ensure that these private spaces meet the visual standards of the community.

E. GARAGES/ CARPORTS

Garages have been integrated into each home, as a part of each home, for maximum design consistency. No carports are proposed.

In addition to the foregoing, which centers around section 3.2 of the Design Guidelines, Brittain Lane also aligns with section 4 of those Guidelines. In particular, the project has put tremendous focus on sections 4.1, 4.2, and 4.3.

Section 4.1, which focuses on landscaping, underscores the importance of trees. In addition to the discussion above, regarding preservation of existing trees on site, in particular, the two focal oak trees, the project proposes new street trees along the public streets, as well as rows of trees along the new spine road. Maples, Marina Strawberry trees, Birch, Redbuds, Crape Myrtles, Bay Laurels, Chinese Pistache, and Magnolia trees are just some of the species currently contemplated. These tree species will be more defined as the project moves through the permitting process. Trees will be sized appropriately so that they are in scale with the architecture, and do not overwhelm or underwhelm the homes and open spaces of which they're a part. As stated above, prolific frontage landscaping is used to create a buffer and a connection to the organic feel of Brittain Lane. All plants selected will be picked based on appropriateness as far as water usage, aesthetics, climate, and whether they're native to the area. See above sections for discussion on irrigation.

Section 4.2 is in regard to Off-Street Parking, which is discussed in the sections above.

Finally, section 4.3 is in regard to infill development. This site, which is currently underutilized, is proposed to be consistent with the City's land use vision. The above sections detail steps taken to connect to and complement the existing neighborhood. In addition to that discussion, the primary "grand" entry is off the larger public street, Sebastopol Road. The homes and buildings have been oriented to be respectful. No trash pick-up or noisy activity areas are proposed adjacent to the existing residential areas to the north and east of the project.

As stated in our application, City Ventures, values the incredible relationship that we have built with the City of Santa Rosa, and we are grateful to continue this partnership. We are eager to pursue a project that will bring vibrancy to the project site and complement the neighborhood. We look forward to working with you to bring this community to fruition.