



June 11<sup>th</sup> 2012

---

## New Mixed Use Development at 6<sup>th</sup> and Davis Streets Santa Rosa California

### **Design Statement**

The site at 6<sup>th</sup> and Davis is an intriguing one for development. It has both great opportunities and challenges. It has been zoned and identified in the General Plan for Residential development, but it is not your normal downtown residential site. The site is basically 3 sided and located between the freeway and the offramp at the entrance to downtown Santa Rosa.

The challenges are to design and create a welcoming and attractive development adjacent to the freeway with all the accompanying traffic and noise.

The opportunities are that the site is located on the 6<sup>th</sup> Street linkage corridor, at the Gateway to Santa Rosa and to create a development at an important and neglected corner of downtown.

We have chosen to place a Mixed Use Building at the corner of 6<sup>th</sup> Street. Zoning required the building be built right to the property line, but comments from the neighbors indicate that most people would prefer a building with more of a setback. We have attempted to reconcile those two views with a building that has a perimeter 'veranda' type canopy. This concept can be found on many historical buildings, and would fit with our downtown location. The Residential Livework of the Mixed Use being to the East, leaving the Commercial corner, a space with frontage on three sides. The building is required to be 2 storey, and so upstairs is the 'Live' of the Livework units, and some outdoor space for those occupants.

Phase 2 of the development will be Studio Residences. The site is more 'metropolitan' than a family neighborhood, and so studio more appropriate to downtown, especially once the train comes to town. Originally conceived of one tower, consulting the neighbors, we discovered they would prefer a smaller less impact development. Which turned out well, as we have kept the building to two stories above parking, with half of the accommodation below the level of the side of the freeway. The buildings all face away from the freeway, with minimum or no openings to that side. The studios have all been configured to face North West, with outdoor space balconies. This gives them the best protection from both the noise and the sun. The facades have been modeled and with the balconies, give a lot of relief and shadows to break up their mass, and lessen the visual impact of the building, and make it more in keeping with the smaller residential buildings of the neighborhood opposite.

All the buildings are to be constructed from SIPS panels, which will conform to the newer strict Energy requirements.