

**EXHIBIT 11 -
Central Healdsburg Avenue Plan Consistency Analysis
(Mill District - Lot 1 Amenity Building)**

CHAP Guidelines	Consistency Analysis ✓ - Consistent ✗ - Inconsistent ?- Insufficient information	
Walkable Frontage Guidelines		
1. Frontage should have either a building facade or an outdoor room at the sidewalk edge to the greatest extent possible. Building facades can be set up to 15 ft from the sidewalk to allow for landscaping between the sidewalk and building.	The Amenity Building is set adjacent to the back of sidewalk on Saw Mill Circle. Because of the curvature of Saw Mill Circle, a triangular planter is located at the back of sidewalk for approximately half of the frontage.	✓
2. Surface and structured parking are not allowed between buildings and sidewalk but may be present on the side of buildings for up to 30% of their length.	Three temporary parking spaces are proposed on the side of the Amenity Building. The accessible space will be relocated when the hotel development is completed on Lot 1. The hotel's accessible parking will be addressed in a subsequent design review process.	✓
3. Parking facilities and curb cuts must be located at least 30' from intersections with Urban Frontages.	The entry to the hotel entry court and the service entry/loading dock below the Amenity Building are both more than 30 ft from the intersection of Sawmill Circle and Healdsburg Avenue.	✓
4. Parking must be buffered from the sidewalk according to the guidelines in the Off Street Parking portion of the Design Guidelines, as well as the parking standards found in the Healdsburg Design Review Manual.	The three temporary parking spaces are setback from the sidewalk.	✓
5. Blank wall widths should not exceed 18' along primary lot frontages and 20' along secondary lot frontages to ensure that frontages do not create long stretches of inactive space along the public realm. Blank walls should be softened with architectural details (preferred) or landscaping.	The south building elevation includes a blank wall that is intended for a public art installation. The east facade includes a blank wall along the base of the building. Landscaping is proposed along the base of the facade to soften the structure. The north elevation has a blank wall that will be obscured when the hotel (which adjoins it) is constructed.	✓

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6. Windows should contain 100% clear glass along frontages when possible. For this frontage type, shades and frosted glass may be used as temporary or partial coverage for added privacy and sun protection.	All glass is clear.	✓
Building Orientation Guidelines		
7. Buildings should be sited to maximize their presence along the public realm, which is defined as streets, walkways, waterways, public plaza, outdoor rooms, and open spaces. The street frontage of a lot should provide direct access to and from the public realm.	The Lot 1 Amenity Building is oriented towards Saw Mill Circle and the entry court/plaza area on the interior of the site. Direct access to the street frontage is not proposed because the Site Amenity is a private facility and the designers wanted to de-emphasize its entry to avoid confusion.	✓
8. The most active spaces of a building and use should front on the public realm. [...] More passive uses such as parking lots, storage areas, [...], should be relegated away from the public realm as much as possible and should be appropriately screened where present.	The active groundfloor uses in the fitness center face Saw Mill Circle and the entry court/plaza area with large bifold windows engaging the public realm.	✓
9. Locating active spaces and their building doors/entrances and windows to look about onto public spaces, streets and parking areas increases natural surveillance and "eyes on the street" as recommend by Crime Prevention through environmental design strategies.	The active uses and spaces in the Lot 1 Amenity building will provide natural surveillance overlooking Sawmill Circle.	✓
10. Building massing and orientation of roof ridgelines should consider solar access and methods for incorporating renewable energy options such as solar generated heat and electricity systems.	The roofs of the Amenity Building are either flat or have a gentle (3:12) pitch and could accommodate solar panels. Trellises and awnings are proposed on the pool deck to provide solar shading.	✓
Building Access Location Guidelines		
11. Entrances should be located to provide direction to persons approaching a building on foot, thereby encouraging a sense of equality between pedestrians and drivers.	The entry to the Site Amenity Building is located on the west facade and is geared towards pedestrian access as the users of	✓

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	the facility are expected to arrive primarily on foot or bicycle.	
12. The primary frontage of a building should contain the primary entrance(s) to the uses within the buildings secondary or more minor entrances may be located on secondary lot frontages along secondary streets, parking lots, alleys and pedestrian pass-through.	As noted above, the primary entrance for users of the Amenity Building is located on the entry court. The loading berth and an adjacent service entry is located adjacent to Saw Mill Circle. A secondary emergency egress is located at the northeast corner of the building, with a private sidewalk connecting it to the public realm on Saw Mill Circle.	✓
13. Building entrances should be directly connected (i.e., using the shortest possible path) to sidewalks, courtyards, pedestrian paths, walkways internal to the site from parking lots, pedestrian pass throughs, and public plazas and open spaces.	All building entrances are close to sidewalk entry points.	✓
Off-Street Loading and Driveway Guidelines		
14. Driveways and ramps should be located and designed to minimize contact among drivers, pedestrians, and bicyclists as well as with vehicles on adjacent streets. Minimizing driveways also creates more space for on-street parking, street trees, and street furnishings	There are two driveways associated with the Site Amenity Building on Lot 1: a commercial driveway entry that will serve the Amenity Building and the hotel and a driveway to the loading berth on the easterly edge of the Lot 1 frontage on Saw Mill Circle. Both are sited and designed to minimize conflicts between vehicles and pedestrians.	✓
15. Driveway and entry widths should be narrow in order to minimize their presence along streets.	The driveway width for the hotel will be established during the design review for the process. The driveway width for the loading dock was established to ensure adequate maneuvering room for vehicles backing up to the loading berth.	✓
16. Uneven sidewalk surfaces should be avoided where driveways slopes cross sidewalks....	The sidewalk is level as it crosses the driveway entries.	✓

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17. Sidewalk paving patterns, color and materials should continue across driveway...	The sidewalk is being constructed in conjunction with the Saw Mill Circle public improvements. Sidewalk paving will be continuous across the driveway entries on Lot 1.	✓
Building Design and Massing Guidelines		
18. Building massing should not be overly-complicated. Simple volumes in a well-organized, clear hierarchy should define the main building form.	The street-facing façades of the Amenity Building (south and west facades) are simple and modern, with very simple massing that relates to the functionality of the spaces within the structure.	✓
19. In general, building form should provide a “base” and a “top” that are human-scaled both in terms of form and articulation. A well-defined “base” may be defined by thicker walls and richly textured materials such as ceramic tile, masonry, granite, marble and/or darker colored materials and/or panels. A recognizable “top” may utilize roof overhangs, simple parapets, richly textured materials (e.g., tile or masonry treatments) and/or differently colored materials.	The Amenity Building has a horizontal "base" along the Saw Mill Circle frontage that is single story with the pool terrace above. The westerly component of the building is two stories in height with vertical design features, including gabled parapets on the roof	✓
20. Articulation should be provided through human scale elements (e.g., architectural elements and detailing, fenestration, materials, and/or variation in materials) on large, continuous building masses to provide visual interest.	Window detailing, trellises, and fascia details along with variations in massing and materials help the buildings relate to the human scale.	✓
21. Ground-floor levels for non-residential buildings and multi-family lobbies should be proportionally higher and architecturally distinguished from upper levels to create generous and inviting spaces and to distinguish uses in mixed-use buildings.	The ground floor of the fitness center has a generous ceiling height and is articulated with a balcony/overhang above the windows on the south facade and fold up windows on the west facade. The entry to the building is purposefully de-emphasized as the facility will not be publicly accessible.	✓

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22. Exterior building massing should reflect and make visible the use and activity within the building. For example, the use of bays and vertical elements should reflect an interior change of use or function, such as stairwells, lobbies, and other public elements.	The use of large windows on the west and south facades of the fitness center/clubhouse building allows for a visual connection between the indoor uses and the outdoor realm.	✓
23. Variation in building height is strongly discouraged.	The Amenity Building is one- and two-stories in height. It is anticipated that the hotel buildings will be up to 50 feet in height, stepping back from Healdsburg Avenue. The Amenity Building will help create a "stepping back" from Saw Mill Circle as well.	✓
<i>BUILDING ACCESS GUIDELINES</i>		
24. A building's frontage should include a legible series of "zones," transitioning from public, to semi-public, to private spaces. Readable zones can offer a welcoming first impression while at the same time maintaining privacy where needed. Semi-public transitions include porches, stoops, forecourts, lobbies, awnings and stairs, and even garage doors. All create an inviting transition and provide spaces that encourage social interaction at frontages along the public realm that may increase safety by providing "eyes on the street."	The Saw Mill Circle frontage and the frontage along the hotel entry court are designed to be activated by public use and encourage social interactions. The large windows in the fitness center and balcony of the upstairs clubhouse may increase safety by providing "eyes on the street."	✓
25. A clear, hierarchical distinction should be made between primary entrances and secondary entrances. Primary entrances should be clearly expressed to impart a sense of prominence through scale, detailing and ornamentation that clearly denotes their stature as the main access to a building.	The entry to the Amenity Building is intentionally designed as a secondary entry as the facility will not be publicly accessible and by not emphasizing the entry, the designers hope to avoid confusion for hotel guests and others who may wish to access the fitness facilities.	✗
26. Primary entrances should be framed by sheltering elements such as awnings, arcades, porches or stoops. This creates a protected space for visitors to pause as they enter or leave the building.	See above (#25).	✗

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27. Garage doors and entrances should be deemphasized to increase the perception of active frontages and/or be made a decorative element. This can occur through recessing garage doors and the bottom-floor façade containing the garage door, including windows on the garage door, limiting the garage door to a single car width, placing a living space above the garage, embellishing garages with landscape structures such as arbors, and using richly textured materials.	As shown on <u>Exhibit 5</u> , Sheet A3.01, the garage door would be recessed about 5' from the street and painted a dark blue to match the plaster that frames the door. This treatment was selected based on feedback received at the Planning Commission workshop.	✓
28. The design of entrances and garage doors should complement the architectural style and scale of the building and its architectural elements.	The metal panel garage door for the loading dock will be recessed as shown on <u>Exhibit 5</u> , Sheet A2.01. The recessed entry also provides access doors to several of the utility spaces adjacent to the loading dock. This will help soften the impact of the garage door/loading dock/service entries on the public realm along Saw Mill Circle.	✓
<i>BUILDING WINDOWS AND TRANSPARENCY GUIDELINES</i>		
29. Window materials, placement, configuration and proportions should fit with the chosen architectural style of the overall building.	The large window proportions are consistent with the modern aesthetic of building.	✓
30. Windows should be set in a logical, rhythmic pattern with a clear relationship between ground floor and upper floor windows.	There is a clear pattern and rhythm to the windows in the Amenity Building.	✓
31. Ground floor windows should be maximized to allow greater interaction between the public realm and activity within a building.	Ground floor windows are maximized in the component of the building that will be actively used.	✓
32. Upper floor uses should locate more public spaces along frontages that face the public realm and more private spaces alongside or rear frontages. Windows should reflect this relationship through appropriate sizing, thus maximizing the amount of glazing on upper floor facades while maintaining privacy.	The balcony for the clubhouse overlooks Saw Mill Circle.	✓
33. Window design should maximize interior daylighting while reducing glare through the use of passive shading devices that maintain visibility between the	Floor to ceiling glazing maximizes daylight in the fitness center and clubhouse and trellises, bifold window "awnings" and the	✓

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exterior and interior of the building, such as overhangs and trellises.	balcony overhang will help to reduce glare.	
34. Mirrored and tinted glass is strongly discouraged. Other glass products, such as special ‘Low-E’ films, or awnings and overhangs can be used to maintain transparency while providing solar protection and heat reduction for building interiors.	Clear, low reflectivity glazing is used throughout.	✓
<i>BUILDING FAÇADE ARTICULATION - ARCHITECTURAL DETAILING GUIDELINES</i>		
35. All visible sides of a building should have a consistent style and use of articulation. For example, the primary exterior design and finish should be used on all façades of a building visible from streets, trails, walkways, and publicly-accessible plazas.	Materials are consistent on the west and south facades of building. The north and east facades are lacking articulation. The future hotel building will connect to the north facade, so articulation is unnecessary. The landscape plans show trees and shrubs along the east facade, but no species is identified.	?
36. Articulation should be distinct and provide enough contrast to create a dynamic façade.	Massing and articulation provide a distinctive, modern architectural style with horizontal and vertical elements.	✓
37. Façade articulation and detail should be in harmony with that of other uses along the street. Careful consideration should be given to the design of facades (i.e., scale and level of architectural detail) in order to attune both sides of a street with building walls that are compatible with each other.	The massing and articulation of the Amenity Building will establish a precedent on the northwest corner of the Mill Site that will inform future design processes for development on Lot 1 and neighboring parcels. The materials and form of the Amenity Building will complement the approved design for the Lot 4 condominiums.	✓
38. Façade elements (e.g., windows, doors, bays, joints, balconies) should display a logical rhythm and order.	Façade elements display an order relating to interior use. The windows in the fitness facility have a logical rhythm and order.	✓
39. To the greatest extent feasible, the following materials should be avoided: Reflective building materials that create glare along the ground level; Low-quality	All materials are of high quality and are non-reflective, including the proposed metal cladding,	✓

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materials, such as scored plywood (i.e., T-111) siding, vinyl siding, thin brick veneer.	corrugated galvanized siding, and standing seam metal roof.	
40. Articulation of building facades should provide visual interest and shade and create a sense of enclosure along the public realm with features such as awnings, canopies and/or overhangs.	Awnings and canopies are provided along the west and south facades. A second story balcony serves as a canopy above the fitness center windows facing Saw Mill Circle. The three bays of windows in the fitness center have bifold windows that, when open, create awnings above those openings. Landscaping is used to create visual interest and a pedestrian scale along these two frontages.	✓
41. To ensure that awnings and canopies provide protection from the sun, create a sense of enclosure, create a comfortable walking environment and pedestrian scale, these elements should: be proportional to the façade on which they are placed and not obscure architectural elements and details. They should be no wider than a single storefront or architectural bay, whichever is narrower, and should not be dominant or overwhelming elements; provide a minimum of 8 feet of vertical clear space above a pedestrian circulation space; be consistent with the architectural style of the building and not be internally illuminated.	The "awnings" along the west and south facades of the Amenity Building correspond to the window massing in the fitness facility and are consistent with this policy.	✓
42. Balconies and entry porticos should avoid heavy walls and small openings, which can make them dark and uninviting, as well as obstruct light into interiors. Visually-permeable railings create a more inviting appearance and allow light into spaces.	All balcony railings are glass and landscape planters are proposed along the edge of the pool terrace to soften the edges of the roof.	✓
<i>BUILDING ROOF GUIDELINES</i>		
43. The profile created by roof forms should be simple and should reflect a building's floor plan and massing.	Profile of roof responds to building's floorplan. The forms are simple and linear.	✓
<i>UTILITY GUIDELINES</i>		

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44. Mechanical equipment, meters, and roof mounted equipment should be located and designed to minimize visual impacts and their presence along streets, sidewalks, pedestrian corridors, and other public spaces.	Insufficient information is provided to assess compliance with utility guidelines. Roof top equipment should be centrally-located to minimize visibility from street. The location of meters will be determined through the building permit process.	?
45. Roof-mounted utilities (e.g., plumbing and heating vents) should be grouped to minimize their visual impact.	See above	?
46. The location of utilities should be considered during the design process of the site and building and should not be an afterthought. To the greatest extent possible, these facilities should be accommodated within the structure or within parking areas away from streets, walkways, open space and public plazas.	See above	?
47. Utility enclosures should be designed as an integral part of the building architecture and be finished with materials that match the primary building. See the Screens, Walls and Fences section for further detail.	There are no utility enclosures proposed. The trash/recycling storage facilities are within the interior of the Amenity Building adjacent to the Loading Dock	✓
<i>LIGHTING GUIDELINES</i>		
48. Ample, attractive lighting should be incorporated into spaces where people will gather, linger or walk, including open spaces, play areas, courtyards, parking lots, walkways and the landscaping that surrounds them.	The lighting plans include ample lighting for outdoor uses on the pool terrace and on the ground level adjacent to the west and south frontages on Saw Mill Circle.	✓
49. Cobra-head lighting fixtures do not provide the lighting appropriate for pedestrians and shorter light standards should be used to direct more intense light onto smaller spaces.	No cobra-head fixtures are proposed.	✓
50. All exterior building lighting should be an integral part of a building's architectural design.	Wall-mounted and recessed lighting is proposed to illuminate public spaces along the building facades.	✓

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51. Where appropriate, accent lighting should be used to highlight interesting architectural features, signs, and storefront displays.	Accent lighting is proposed.	✓
52. With the exception of street lighting, all lighting should be designed consistent with the Model Outdoor Lighting Ordinance jointly published by the Illuminating Engineering Society and the International Dark Sky Organization in order to deliver quality illumination whenever and wherever it is needed without unduly intruding on the nighttime environment. ³ The most appropriate standards are for Zones LZ3 for Healdsburg Avenue and the vicinity of the transit center and LZ2 for all other portions of the Plan area. Lighting should comply with dark sky strategies and best practices for down lighting, shielding and avoidance of light spillage.	Lighting will comply with dark sky strategies and be shielded and downward focused.	✓
53. LED lighting is strongly encouraged because it provides a more natural and whiter light and is energy-efficient.	All fixtures will be LED.	✓
54. Low-pressure sodium lights are strongly discouraged due to their unnatural color.	All fixtures will be LED.	✓