

# MILL DISTRICT

HEALDSBURG CALIFORNIA

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Date: November 11, 2021  
RE: Mill District Amenity Plan

## Location of Amenity

In early versions of the Mill District Master Plan, the pool and fitness amenity were planned on the east end of Lot 2. As plans for the Mill District evolved over the last several years, the amenity complex was relocated from its location on Lot 2 to Lot 1 for the reasons listed below:

- Bring the amenities closer to the hotel, centralize operations and services
- Focus the hotel and commercial uses around the plaza on Lot 1
- Provide a more residential environment for the center of the Mill District

The Final Map that was approved and recorded had already contemplated this change.

Earlier renderings for the amenity showed the amenity facility at street level, providing the hotel/amenity area a 'resort' feel. The revised plan is to elevate the pool one floor above street level, with the fitness facilities at ground level facing the hotel plaza and Sawmill Circle; thus creating an improved urban edge. This change creates a pedestrian experience consistent with the rest of downtown Healdsburg with 1-2 story buildings addressing the sidewalk and street frontage while also providing improved privacy for the amenity users.

## Amenity Phasing

Replay is developing the Mill District in phases, with different financial partners involved in individual phases of residential and hotel development. The first phase of residential development (Lot 4) is further advanced than the Mill District Hotel and it is critical that the residential amenity be completed at the same time as the residential units to deliver a complete experience for the residents. To ensure we can deliver the residential amenity on time, we are planning to commence construction of the overall amenity complex in phases. The first phase will be the residential pool/clubhouse and the second phase will be the hotel pool which will be constructed at the same time as the hotel.

The enclosed package shows the delineation of the Phase 1 and 2 sections of the amenity. These will be built as separate buildings with connection points designed to give the appearance of a single building from the exterior and allow for shared emergency egress points.

We are seeking to obtain a design review and conditional use permit (if applicable) for just the residential portion of the amenity. We have provided elevations for the hotel and its associated amenity for context. It is our intention that once the hotel and its amenities are designed with the management company's final input, we would seek a separate design review and conditional use permit for that portion.

## Residential Amenity Description

Sitting on the corner of Sawmill circle, adjacent to the future hotel arrival, sits a 2-story amenity solely dedicated to the residential owners. Upon entry, guests are greeted with an innovative bicycle storage solution complimenting the outdoor wellness focused spirit of its user. Level 1 houses approximately 2,000 SF fitness and movement studio

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complete with an abundance of natural light, his and hers' locker rooms, and private saunas. Level 2 opens up to the outdoors with a large pool deck and 60' long lap pool. Next to the pool is a 900 SF Clubhouse for private use or as a place to catch up with neighbors.

## Use and Access

The residential amenity will be located on Lot 1 of the Mill District, in an area defined as a condominium. We will create a condominium plan consisting of two condominium air space modules to separate the residential amenity from the future hotel site. Residential owners that are part of the Mill District Master Association will be ensured access to the residential amenity through a use and contribution agreement granting access and providing a mechanism to fund operating costs of the amenity. This use and contribution will be recorded along with our condominium documents.

## Parking for the Hotel

Parking access for the hotel was originally envisioned as a ramp accessing the hotel around the amenity facility. After analyzing the pedestrian interface and needs of the hotel, we determined that vehicular lifts for parking access would be more suitable for the hotel. By placing car lifts in hotel building 2 (along Healdsburg Avenue), this allows space for a shared loading dock and refuse staging for the residential amenity and hotel on the southeast corner of the Lot 1. This location away from pedestrian and hotel valet helps reduce potential congestion when deliveries/pick-ups need to be made. This car lift location also reduces the pedestrian impacts of hotel parking access by bringing the parking entrance closer to hotel drop-off and reducing the need to cross a sidewalk at the ramp entrance.

At this point of the design process, we have engaged H and S Associates who are experts in life safety systems, fire and building code application, to provide firefighting and life safety requirements as it relates to our current design. We intend to meet with the Healdsburg fire department and building official to ensure that the preliminary design is feasible and that all concerns can be mitigated.

We look forward to meeting with the Planning Commission to discuss our current progress on the amenities program of the Mill District.