

# MILL DISTRICT

HEALDSBURG CALIFORNIA

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**RECEIVED**

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**PLANNING & BUILDING DEPT.  
CITY OF HEALDSBURG**

Date: February 9, 2022

RE: Poolhouse Amenity Building Major Design Review

We are pleased to submit the enclosed application for Major Design Review for the Poolhouse, the main amenity facility for residents of the Mill District. The Poolhouse is located on Lot 1 of the Mill District, adjacent to the planned hotel. The Poolhouse is considered Phase 1 of the amenities at the Mill District, with a potential second phase in the future should the hotel require additional amenity features for hotel guests. The Poolhouse has been designed so that a potential future amenity building could be constructed as a separate building to the North, giving the appearance of a single facility from the exterior while providing privacy walls and screening to keep the uses separate on the pool level.

The enclosed application and architectural plans consider the Phase 1 Amenity only, with the potential location of Phase 2 shown in some plans for context.

Representatives from Replay and SB Architects attended a Planning Commission Workshop on December 7, 2021 and have incorporated many of the comments and suggestions received into the plans for the Poolhouse. The key comments made during the workshop and the adjustments made to modify the plans to address these comments are described below.

Use of a lighter color for the service door and loading dock area was recommended. We have applied a lighter shade to this area and intend to paint the metal service door and walls of the recessed area a single color, to reduce the visual impact of the garage door while reducing the dark appearance of this recessed entry area.

Several comments were made considering potential water usage of the landscaping, evaporative loss from the pool, and the proposed green wall area on the south wall of the Poolhouse. We have selected low-water-use plants and grasses for the landscaped areas surrounding the Poolhouse ground floor and on the pool level above to minimize irrigation needs and meet the LID requirements of the site. The pool deck area will feature connection points to enable a cover to be extended over the pool while not in use, to reduce evaporative water loss and excessive heat loss.

To further reduce water consumption, we have revised the green wall concept on the south wall of the Poolhouse. Rather than geometric shapes housing living plants, we are planning to configure this wall to allow exterior art installations. The wall will be designed to support heavy installations, with the ability for artists to incorporate lighting and shadows on the wall. This feature will serve to reduce irrigation and maintenance needs while also continuing Healdsburg's tradition of public art into the Mill District.

The enclosed plans include a schedule of windows and doors to provide additional detail on the exterior finishes, including a detail of the proposed vertical bifold doors between the fitness studio and the parking and plaza area. These operable windows will be separated from the pedestrian area by large, raised planters, providing a physical and landscaping barrier between the sidewalk and fitness studio windows. These windows and planters also feature prominently in the renderings to provide a better visual of their appearance.

The clubhouse on the second floor of the facility features large windows overlooking the pool area, Sawmill Circle, and the hotel plaza area. To address concerns that this area would be hot due to the large west-facing windows, these windows will feature rolling solar shades that can be deployed to prevent excessive solar heating. These shades are virtually transparent and will appear as though the windows are slightly tinted from the exterior when rolled down.