

MILL DISTRICT, LOT 6

PROJECT DESCRIPTION

Introduction

Mill District Lot 6, is a .485 acre site to the south side of the Lot 5 Park, on the corner of South Street and Healdsburg Avenue. Lot 6 is a part of the Mill District Development as approved by the City of Healdsburg in June, 2019. There are Existing Project Approvals in place, including the Development Agreement and subsequent amendments, a Conditional Use Permit, Tentative Map, Final Map, and CEQA study. Major Design Review is required for parcels within Mill District, as an additional discretionary approval to ensure consistency of the proposed design with the governing documents.

Lot 6 is designed as a four-story structure, with private parking at-grade, and three levels of residential units above a concrete podium. Access to the parking garage is via a secured garage door, with card-key access for property owners and their guests. The building footprint is constrained by the Tree Protection Zone on the north side, the setback line from Lot 4 on the east side, and the PUE on the south side.

Lot 6 is also proposing a 1,500 SF stand-alone, single story commercial structure which fronts Healdsburg Avenue. The program for this building has yet to be determined, but it is expected to be limited to a light retail use that does not generate a large volume of refuse or excess noise to minimize impacts on users of the adjacent park or residents.

Project Design

This design proposes 12 for-sale, whole-ownership condominiums, ranging in size from a 500 sf Studio to a 2,600 sf Penthouse. This is consistent with the density defined by the 3rd Administrative Amendment to the Mill District Development Agreement, which allows for 15 units on Lot 6, which can be increased or decreased by 5 total units based on design.

The exterior of the structure is a mix of glazing, stucco and wood and metal siding. The exterior materials will be incorporated at the ground level, so that there is no distinct difference identifying the garage level. The building massing and exterior design features are consistent with Lot 4 at Mill District which is currently under construction, and the project has been designed as a continuation and complement to the architecture on Lot 4. The height of the building is within the 50' height restriction.

The building incorporates views of the adjacent redwood trees, and we have continually engaged arborists to monitor the health of the trees, define the tree protection zone, and ensure a design that protects the trees during and after construction. The redwood trees are a key component of the park and the Mill District design and are integrated in the programming and design of Lot 6.

The building is a modified U-shape, with exterior circulation above an open-air courtyard featuring extensive landscaping.

There is one elevator and two stair cores. Each level will include a trash room, using trash chutes which terminate at the garage level. The HOA will manage taking the trash to the street on specific pickup days.

Notable Design Considerations

Sustainable Features:

The dwelling units are organized around a central courtyard, which will allow for natural ventilation through the units. The courtyard incorporates a full-height vertical trellis to filter and soften the intensity of the south-facing sun. Trellises are also incorporated into south-facing bedroom windows to provide shading and privacy. Openings in the wall at ground level will provide opportunities for natural ventilation and light in the garage. The roof is designed to tilt toward the south to maximize solar panel efficiency.

Pedestrian Friendly Design:

The courtyard at ground level is even with the sidewalk creating a varied street edge which provides visual interest to passing pedestrians. Planters designed into the courtyard space will incorporate ample vegetation and seating elements to invite residents to linger in a kind of outdoor room. Walkways border the courtyard above activating the space.

Residential and Historic Exterior Materials:

The exterior finishes pay tribute to the site's history as a lumber mill, with wood siding as the dominant material. Metals and stucco are also incorporated and will be earthy and natural tones.

Thoughtful Landscaping:

Vegetation surrounds the footprint at the base of the structure and is designed to climb a trellis along the south facade. Planters will be incorporated into the architecture of the courtyard and levels above.

Development Agreement Compliance

The governing documents for the site include the Mill District Development Agreement dated July 3, 2019, and subsequent amendments. These documents define a maximum allowable height of 50' feet, and specify the development of 15 residential units and approximately 1,500 SF of commercial on Lot 6.

The affordable housing requirements for Mill District have been met by the construction of Lot 7 at Mill District, so Lot 6 does not include any deed-restricted units.

The project approvals include a Shared Parking Analysis prepared by W-Trans Traffic Engineering Consultants, which considers all planned parking areas and parking demands generated by the various uses within the Mill District and sets the off-street parking requirements for residential properties at Mill District to 1.75 spaces per unit. We are proposing to meet the parking requirement by providing a single parking stall for each unit on Lot

6, each of which is designed to accommodate an optional vehicle stacker. This will allow each resident of Lot 6 to choose between one or two parking spaces. This market-based approach will support sustainability goals of Mill District by eliminating un-needed parking, which has been shown to increase vehicle trips and emissions, while allowing each resident to park two vehicles if they so choose. With this option, the total parking provided could be greater than or less than the required 1.75 spaced per unit, depending on the residents' specific needs. In addition to the 12 proposed resident parking stalls, there will be two ADA parking stalls, of which one is for an ADA van and the other is for an ADA EV stall.

Lot 6 is requesting the same parking variances as approved for Lot 4, which allow for structural design and maneuverability of vehicles within the private parking garage.

- i. Parking stalls are 9'-0" wide, and structural columns may encroach into this space.
- ii. Any parking stall adjacent to a solid wall must be 1'-6" wider, a total width of 10'-6"

Lot 6 is investigating the use of solar panels on the roof. It is our understanding that the solar panels will not count against the 50' maximum building height.

Lot 6 will provide ample usable open space for residents, with a combination of private usable open space on balconies attached to units and group open space including planted areas and a proposed deck area on Lot 6. In addition to these open spaces, Lot 6 is immediately adjacent to the redwood grove and Mill District Park, providing additional outdoor recreation opportunities for residents.

Program Summary

A summary of the development program for Lot 6 is shown in the table below:

Building Statistics	
Number of Units	12
Average Unit Size	1,697
Unit Size Range	500-2,600
Building Height	50'
Lot Size (S.F.)	21,114
Floor Plate (Residential Building) (S.F.)	8,806
Floor Plate (Commercial Building) (S.F.)	1,508
Gross Buildable Area (S.F.)	37,408
Site Coverage	49%
F.A.R.	1.77