

From: [John Emmett Fallon](#)
To: [Murray, Susie](#)
Subject: [EXTERNAL] 101 Brookwood Avenue and 882, 884, 1000 2nd Street
Date: Thursday, July 15, 2021 9:38:50 PM

Dear Ms. Murray,

Thank you for receiving comments about this proposal.

Zoom Area Code Restriction

I tried to call into the July 12 meeting, but because my cell phone number is not a local one I was not able to join. Unfortunately I had not planned to be near a computer at this time, and by the time I made it to one the meeting had ended. I was not available this evening for the Design Review Board meeting either unfortunately.

If possible, I might suggest that you come up with a different way of admitting/denying participants. I can imagine that running a public meeting can be difficult, and that figuring out who should and should not be admitted is even more difficult. I just want to let you know about my experience in case there may be a feasible way to include participants who, like me, might not have a local phone number.

Proposal

This is a significant parcel in Santa Rosa, and I am excited to see it developed. I do have some reservations about the current proposal however.

Santa Rosa's Creeks are a unique feature that we should better use. Just yesterday I walked along the bridge on Brookwood to see water in the creek — even in our drought conditions — and a beautiful, lush setting. It would be a shame to block off this resource that could be a point of civic pride and community engagement with nature.

The proposed four level garage seems excessive for this three story building. I worry that the garage will, adjacent to the creek, create ripe conditions for a homeless encampment. At a time when Santa Rosa should be thinking more like an urban city, the opportunity cost of this proposal is too great. This lot could be of much greater benefit to the community if it were a medium to high density mixed use parcel. This lot could be instrumental in providing mixed-income housing on upper levels, and commercial activity on street level which could include a grocery store, cafes/restaurants, retail stores etc. Offices (including medical offices) could be leased on the levels in between.

The structures on this lot could be arranged so as to create vistas and clear access to the creek, while also providing an acoustic barrier to block traffic from the street. City-owned land by the creek could be brightly lit at night with park benches and picnic tables, and a walking trail. Street access from Brookwood and 2nd street can create a flow of vehicular, pedestrian, and bicycle traffic to make this a parcel a nexus of urban life. As we continue to face the challenges of wildfires I think it is imperative that we attempt to build a more urban, rather than suburban, city.

Let's be the best we can be! Let's have a walkable, bikeable city with commercial activity that supports residences downtown. We want 24 hour activity for safety, vibrancy, and to attract tourism. This site could be a catalyst for and an extension of the existing downtown.

I understand that the city may have limited ability to intervene with private development interests, but the opportunity this parcel presents is truly unique and compelling; this could be a development project that helps bridge Santa Rosa into a more desirable future, and I urge you to think of this lot in this kind of aspirational mindset. If I can assist in any way to help realize a more community-focused vision for this site please let me know.

Many thanks,
Jack Fallon

From: [Murray, Susie](#)
To: [Curt Nichols](#); [Tom LeBeau](#)
Subject: FW: [EXTERNAL] 1000 2nd St MOB
Date: Tuesday, July 13, 2021 9:46:45 AM

FYI

Susie Murray | Senior Planner
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

Please consider the environment before printing.

I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is offering in-person City Hall support by appointment only. The Planning and Economic Development Department has recently launched its Planning Application Portal which contains process checklists for the majority of planning entitlements. You can also check on the status of your permit application here. For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.

-----Original Message-----

From: Rob Main <Rob@tep.net>
Sent: Monday, July 12, 2021 12:05 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: RE: [EXTERNAL] 1000 2nd St MOB

Thank you Susie - It will be interesting to hear the presentation and if there is any negative feedback - hard to imagine, it looks like a good location for that type of building/use.

Rob Main, P.E.
President

TEP Engineering
880 Second Street
Santa Rosa, CA 95404
Direct Dial 707-308-4203

-----Original Message-----

From: Murray, Susie <SMurray@srcity.org>
Sent: Monday, July 12, 2021 12:01 PM
To: Rob Main <Rob@tep.net>
Subject: RE: [EXTERNAL] 1000 2nd St MOB

Rob,

Here's a link to public meetings: <https://santa-rosa.legistar.com/Calendar.aspx>. Locate the Design Review Board meeting scheduled Thursday, July 15th, open the agenda, and you can review the attachments for the last item on the agenda. If you have any questions, I encourage to participate in either today's Neighborhood Meeting or the Concept Design Review meeting on Thursday. I've attached the public notice that includes login information for both meetings.

Let me know if you need anything else.

Susie

Susie Murray | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404 Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org

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-----Original Message-----

From: Rob Main <Rob@tep.net>

Sent: Tuesday, July 6, 2021 1:46 PM

To: Murray, Susie <SMurray@srcity.org>

Subject: [EXTERNAL] 1000 2nd St MOB

Susie

As an immediate neighbor of the proposed MOB, I am interested in reviewing the site plan and other available plans of the proposed MOB. I don't anticipate significant objections as any building may be better than the current homeless "residents". Do you have any PDFs to email to me?

Thank you,

Rob Main P. E.

TEP Engineering

880 2nd St

707 292 9142

From: [Santa Rosa Building Dept](#)
To: [Murray, Susie](#); [Sevilla, Lisa](#)
Subject: FW: [EXTERNAL] 101 Brookwood Avenue, Suite 203
Date: Wednesday, April 6, 2022 8:59:31 AM
Attachments: [image001.png](#)
[FULLY EXECUTED Lease Agreement Ste 203 Christine Ford, DDS.pdf](#)
[CHRISTINE M. FORD NOTICE.pdf](#)

From: Thomas Davenport <tdavenport@beyerscostin.com>
Sent: Tuesday, April 5, 2022 5:19 PM
To: CMOOffice <CMOffice@srcity.org>; Santa Rosa Building Dept <building@srcity.org>
Cc: Planning Shared <planning@srcity.org>
Subject: [EXTERNAL] 101 Brookwood Avenue, Suite 203

Dear madam or sir:

I represent Dr. Christine Ford who holds a leasehold of 101 Brookwood Avenue, Suite 203 in Santa Rosa. I've attached a copy of her lease for your information.

You will note that the lease continues through the end of this year. We hope that the City is aware of this leasehold and refrains from granting any demo permits to the property owner. I've also attached correspondence from the property owner confirming that the leasehold is acknowledged and extends through the end of this year.

Please contact me with any questions.

Thanks,

Tom

Thomas Davenport

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Subject: FW: [EXTERNAL] 101 Brookwood Avenue

From: Pat St. Clair <stclair@sonic.net>

Sent: Tuesday, August 23, 2022 11:36 AM

To: Murray, Susie <SMurray@srcity.org>

Subject: [EXTERNAL] 101 Brookwood Avenue

The proposed building and parking garage at 101 Brookwood are too large and out of character for the neighborhood and disruptive to animal habitat.

Thank you.

Pat St. Clair

Subject: FW: [EXTERNAL] RE: Response to DRB comments

From: Briana Morrison <bmorrison@carlilemacy.com>

Sent: Tuesday, August 23, 2022 4:12 PM

To: Murray, Susie <SMurray@srcity.org>

Cc: Curt Nichols <cnichols@carlilemacy.com>

Subject: [EXTERNAL] RE: Response to DRB comments

Hi Susie, attached are the notes I took from the Concept DR meeting.

I don't have anything formal about our design responses but here are pieces from the notes I took at our individual meetings:

- Architect found commonalities in the various buildings that were referenced by the Board: base at building to connect to the ground, application of different materials and color changes, articulation of a base/middle/top, and articulation at stairs. Updates to the building were made to emphasize these points:
 - The ground plain of the building was pushed in to articulate it and provide more room for a landscaping at the frontages. This provides an amenity to the public and some buffer for the patients inside.
 - Glass was added at the inner stairwell to create a new plane and break up the mass.
 - The stucco color is in warm tones and changes at the different levels.
 - The brow was enhanced and expanded to create an overhang and shadow line that breaks up the building mass.
 - A recessed metal panel was added at the roofline to create a break line from the stucco to the sky.
- The glass "jewel box" corner was lifted off the ground plane to make it more of a feature. It includes ceramic frit on the glass at different densities to create a more interesting and less sterile building element at such a highly visible corner.
- Building entry on south side was enhanced to make it more prominent and inviting.
- The parking garage was broken into zones as you travel along Brookwood. The west end now includes a kinetic art element (in a nod to the creek) following the patterning of the building windows. The same patterning transitions to green screens on the eastern end of the garage. Lights have been added to the garage façade to emphasize this patterning at night and to provide a nighttime artistic element.
- Solar panels were added to the parking garage to provide shade and interest.
- The building added a floor and the parking garage added two floors (in response).
- Additional renderings have been added.

Some items which were not responded to:

- Consider adding an entrance off the street—not right for this market and proposed tenants.
- Consider adding housing—we understood this as a general comment for downtown not directed at this project.

Other items updated in response to City review:

- Sidewalk planter strip has been added to be used for stormwater treatment.
- Northwest-bound turn lane off Brookwood added.

Please let me know if you need more info! Thank you,

Briana Morrison (she/her)

Associate Principal, Landscape Architect, ASLA

CARLILE • MACY

15 Third Street, Santa Rosa CA 95401

From: Murray, Susie <SMurray@srcity.org>
Sent: Tuesday, August 23, 2022 3:42 PM
To: Briana Morrison <bmorrison@carlilemacy.com>
Cc: Curt Nichols <cnichols@carlilemacy.com>
Subject: Response to DRB comments

Hey there,

Do you have a summary of the comments received from the DRB and how they were addresses or why they weren't?

Susie

Susie Murray | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



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Brookwood Medical (101 Brookwood Ave)

Concept Design Review Board

July 15, 2021

- Tim McCarthy-Smith: lives at 38 North Apartments, drives past this site daily
 - What is the impact on traffic at Brookwood Ave turning left out of the project?
 - Response: Looking at right in, right out
 - Thinks the architecture is ugly and an eye sore
- Wolski:
 - Not a fan of parking garages so prominent, but likes green screen
 - Likes the creek trail, will be useful for people joining others at appointments
 - Underwhelmed by building
- Wix:
 - Agrees with Wolski
 - Not a fan of parking garage at corner and turn, but likes how this is done, green screens soften it
 - Likes mosaic of window pattern on solid faces, would like to see how storefront is developed at corner, opportunity for playfulness in glass with different colors, “jewel element”
 - Pretty good project overall, looking forward to seeing it more developed
- McHugh:
 - Likes landscaping, curious to know more about trees and shrubs
 - Not warm and easy with building, rectangular, kinda boxy, dull
 - Would like something more interesting like the creativity shown in staff presentation (San Juan, etc)
- Burch:
 - Great start to a good project
 - Agree with Henry about wanting to see playfulness in glass storefront, dominant visual element, really cool opportunity to do something unique, landmark opportunity
 - Elevation architecture is hard to look at, corner will grab a lot of attention, striking element
 - Would like to see great renderings
 - Likes mosaic window pattern but doesn't think it'll be seen
 - Likes green screen, sees opportunity to break garage up a bit from corner that picks up windows, “corner, middle, end”
 - Brookwood is heavily trafficked but low speed
 - Likes corner artwork at Memorial parking garage
- Sharron:
 - Use of creek trail with gathering areas is great, nice for workers and those waiting for loved ones, police from around the corner?, bringing people to creek
 - View constraints as opportunities
 - Agrees with Burch on artistic theme for corner
 - Not a fan of huge parking garage, likes efforts to perforate frontage
 - Confident in planting ability
 - Parking garage can be a large canvas, opportunity for public artwork or mural as a public amenity rather than hide it
 - Think about nighttime with beautiful lighting

Brookwood Medical (101 Brookwood Ave)

Concept Design Review Board

July 15, 2021

- Weigl:
 - Like John, wildly underwhelmed by building
 - Because this in downtown station area plan, subject to FAR
 - Doesn't think building is big enough
 - Add a story, double parking garage height, put housing on south end (senior housing?)
 - Overdevelop site?
 - Thinks it's strange to not access building from 2nd or Brookwood for people who walk or bike
 - Would assume this is for Providence tied into Memorial Hospital
 - Physicians Medical Office Building in Torrance—likes it from Gensler website
- Burch:
 - Admires Weigl's adventurous spirit with his comments to promote creative solutions to land use in a public forum
 - Wants to see this extend some of the good stuff going on nearby
 - No fake stone, no wine country architecture
- Sharon:
 - Immense amount of eyes on the property
 - Likes Drew's creative input to rethink the building
 - Reiterates Weigl's comments to open up the site with access and make it more friendly
 - Create a real centerpiece, a focal point to an important part of the town
- Tom LeBeau:
 - Medical isn't retail, it's hospitality
 - Separate entrances for patients and medical staff
 - Don't want people coming in from streets, directed to covered patient canopy with less traffic
 - Wants things to feel clean and warm
 - Hopes Board will look at future project in context of the site and the users