

From: [Pat St. Clair](#)
To: [Jones, Jessica](#)
Subject: [EXTERNAL] Fwd: Pullman Building Phase 11
Date: Monday, June 6, 2022 5:18:00 PM

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

Subject: Pullman Building Phase 11
Date: 2022-06-06 17:03
From: "Pat St. Clair" <stclair@sonic.net>
To: CTMcKay@srcity.org

This does not have enough parking spaces, needs at least 10% affordable housing units, has no facilities for children, and sounds like it is for adults only. Needs more than a minor design review.

Thank you,
Pat St. Clair



January 27, 2022

Loren Brueggemann
Phoenix Development Company of Minneapolis LLC
30 Meyers Ct
Novato, CA 94947

RE: LETTER OF SUPPORT FOR PULLMAN BUILDING C

Dear Mr. Brueggemann:

On behalf of the Santa Rosa Metro Chamber, I am writing to express our support for the second phase of the Pullman development project by Phoenix Development Company at 701 Wilson Street. With the project's proximity to the Railroad Square SMART Station, it represents a needed investment in transit-oriented development while addressing our critical housing shortage.

Santa Rosa's housing shortage is impeding business growth and causing economic and environmental damage, as our residents are forced to commute long distances to find housing. These extra-long commutes result in increased air pollution, traffic congestion, growing inequity, and stressed employees resulting in reduced workforce productivity. Housing is one of the largest challenges for local employers who need to recruit and retain employees in order to stay and grow in Santa Rosa. An increase in housing near transit will bring tremendous returns to Santa Rosa, economic and environmental alike.

Housing development is critical to a vibrant Railroad Square area and will help employers to recruit and retain a high-quality workforce. This type of investment will bring a high economic return on investment, bringing new residents within walking distance of Railroad Square businesses and encouraging new business development.

The proposed development aligns with the City's goals and vision for the downtown Santa Rosa and Railroad Square. We thank you for your work to fill this critical need and urge the City of Santa Rosa to support this project.

Respectfully,

A handwritten signature in black ink, appearing to read "Peter Rumble". The signature is stylized with a large, looping "P" and "R".

Peter Rumble
CEO
Santa Rosa Metro Chamber

RECEIVED

By Andrew Trippel at 4:47 pm, Jan 28, 2022

50 Old Courthouse Square, Suite 110, Santa Rosa, CA 95404

P 707-545-1414 | F 707-545-6914

WWW.SANTAROSAMETROCHAMBER.COM



January 31, 2022

City of Santa Rosa
Planning & Economic Development Department
Andrew Trippel, Senior Planner
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

RE: LETTER OF SUPPORT FOR PULLMAN BUILDING C

Dear Mr. Trippel:

On behalf of the Santa Rosa Metro Chamber, I am writing to express our support for the second phase of the Pullman development project by Phoenix Development Company at 701 Wilson Street. With the project's proximity to the Railroad Square SMART Station, it represents a needed investment in transit-oriented development while addressing our critical housing shortage.

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Housing development is critical to a vibrant Railroad Square area and will help employers to recruit and retain a high-quality workforce. This type of investment will bring a high economic return on investment, bringing new residents within walking distance of Railroad Square businesses and encouraging new business development.

The proposed development aligns with the City's goals and vision for the downtown Santa Rosa and Railroad Square. We urge you to support this project. Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Peter Rumble". The signature is fluid and stylized, with a large loop at the end.

Peter Rumble
CEO
Santa Rosa Metro Chamber

RECEIVED

By Andrew Trippel at 6:40 am, Feb 07, 2022

50 Old Courthouse Square, Suite 110, Santa Rosa, CA 95404

P 707-545-1414 | F 707-545-6914

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From: [Trippel, Andrew](#)
To: [Wendy Krupnick](#)
Subject: RE: [EXTERNAL] Pullman Phase II - Building C
Date: Monday, February 28, 2022 7:29:00 AM
Attachments: [Applicant-Presentation-reduced.pdf](#)

Good morning,

Thank you for your comments regarding the Pullman Phase II – Building C project. Your comments will be included in the project's record and shared with the applicant. You may also wish to communicate directly with the applicant. The applicant's email address is lorenb@phoenixdevco.com.

The project's commitment to reserving 4% of units for income-restricted housing reflects compliance with the City's Inclusionary Housing Ordinance that was adopted by City Council in 2019. You may wish to share your concerns with the City's current inclusionary housing policies with your local elected officials. At the pre-application Neighborhood Meeting and Concept Design Review before the Design Review Board, the development team provided detailed presentations about how the project is designed to provide housing that is affordable to many in the workforce who exceed 80% AMI, as well as its transit-focused orientation. I've attached the applicant's Concept Design Review presentation for you.

Thanks again for your comments about the project. We do accept comments throughout the project's Planning review process, so please don't hesitate to email me if you would like to add additional comments to the project record.

Best regards,

Andrew

Andrew Trippel, AICP | Senior Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Wendy Krupnick <wlk@sonic.net>
Sent: Saturday, February 26, 2022 8:54 PM
To: Trippel, Andrew <atrippel@srcity.org>
Subject: [EXTERNAL] Pullman Phase II - Building C

Dear Mr. Trippel,

I am writing to object to the proposed **Pullman Phase II - Building C** development.

Market rate housing does nothing to help alleviate our housing crisis or pressing housing needs. Only providing 4% of units as affordable is an insult to our community and a waste of the precious little infill land remaining in the city. With its proximity to transit and downtown, this would be the perfect place for low income workers, seniors and others who desperately need housing in our region.

Please work with the developer to find more funding for significantly more affordable units before this project is allowed to move forward.

Thank you for considering my comments.

Wendy Krupnick

Santa Rosa

[EXTERNAL] 701 Wilson Street

Lauren Fuhry <la.fuhry@gmail.com>

Mon 5/23/2022 5:58 PM

To: McKay, Conor <CTMcKay@srcity.org>

Hi there,

My name is Lauren Fuhry, I live at 779 Summerfield Road in Santa Rosa, and I strongly support the proposed development at 701 Wilson Street. Santa Rosa desperately needs more housing built and this project's location close to the SMART station is ideal for new development. Thanks for your work to bring much needed new housing to our vibrant community!

Kind regards,

Lauren Fuhry

[EXTERNAL] Support for Pullman Phase II- Building C Design Review

Kristin Kiefer <kkiefer.2012@gmail.com>

Thu 5/26/2022 3:13 PM

To: McKay, Conor <CTMcKay@srcity.org>

Good afternoon Connor,

I live at 377 Gate Way in Santa Rosa and am writing to support design review approval of the Pullman Phase II- Building C development going before the Zoning Administrator on Tuesday, May 31. This housing development includes 40 much-needed housing units that are in close proximity to public transit and downtown amenities. The development team has worked with city staff and the design review board to refine the project's design aesthetics and propose attractive apartments with amenities that will enhance the neighborhood it is planned for. Current conditions of this site are dangerous and unsightly. Approving this development will mean more people living closer to public transit and amenities- thus stimulating local businesses and encouraging alternative modes of transit over private vehicle use.

Best,

Kristin Kiefer