# Downtown Asset Surplus Strategy -Study Session #3

City Council Meeting

October 11, 2022

# Creating a Downtown City Asset Strategy

- The first study session in the downtown series was on August 23, 2022, Parking District Update, which provided a full update to Council on the current state of downtown parking.

- The second in the series presented on September 13, 2022, focused on the Housing Action Plan, adopted in 2016 to facilitate the production of “Housing for All”. It also covered the 2019 Santa Rosa Civic Center Feasibility Analysis, which analyzed rebuilding the Santa Rosa City Hall Complex, to make way for housing and address deferred maintenance of City buildings.

- Today's presentation covers the Surplus Lands Act, combines information and direction from the previous two sessions as well as the original January 2022 study session, and requests direction on the surplusing of downtown City owned assets.

# Surplus Lands Act (SLA)

## Updates to the SLA government code section 54222

Government owned property must:

be declared surplus by its governing body prior to disposition or request for proposal (RFP) for development, even with continued use such as government facilities.

Be made available to housing sponsors for affordable housing through a notice of availability to the State Department of Housing and Community Services (HCD) prior to being made available to private developers through the RFP process.

# City Council Surplus Policy

**PRIOR TO COUNCIL REVIEW AND DECLARATION AS SURPLUS:**

HOUSING AUTHORITY REVIEW FOR RECOMMENDED ACTION TO COUNCIL

PLANNING COMMISSION REVIEW FOR RECOMMENDED ACTION TO COUNCIL

COUNCIL MAY ELECT TO FOLLOW THEIR POLICY IN ADDITION TO THE SLA OR BYPASS IT AND PROCEED WITH SLA REQUIREMENTS BRINGING THE ACTIONS DIRECTLY TO COUNCIL.

# January 2022 Study Session

Staff originally reviewed and considered all downtown assets for viability and marketability and in a prior Study Session on January 25, Staff presented the top three sites for consideration of redevelopment as:

1) *625 and 637 3rd Street (Third Street Garage/Parking Garage 5); and*
2) *700 5th Street (Parking Lot 10); and*
3) *500 5th Street (Parking Lot 11)*

*White House Site was not included at the time due to the civic center portion of strategy.

**Council Direction from Jan 25 was:**

1) *Do NOT surplus parking lot 10, due to the specific needs of adjacent business*
2) *Consider surplusing White House site- with more info requested/needed on Civic Center Analysis*
3) *Surplus Garage 5 and Lot 11 – More information requested/needed on Parking*

# Downtown Asset Series of Study Sessions

**25 Jan 2022**

Prior to surplus of sites from the January meeting, it was identified that Council and Staff needed additional information

**23 Aug. 2022**

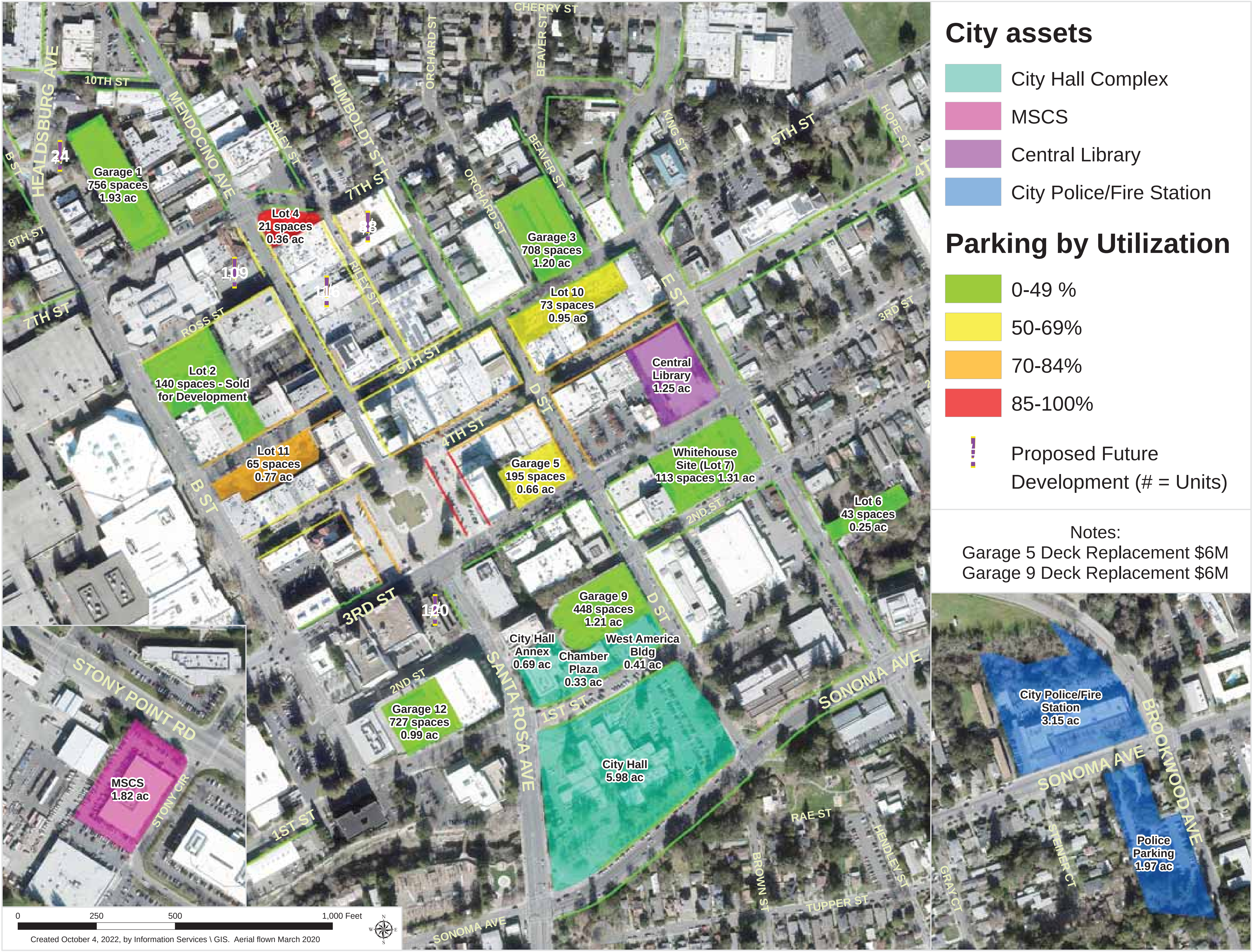
Updated parking study for downtown presented

**13 Sep. 2022**

Full 2019 Santa Rosa Civic Center feasibility Analysis presented

**13 Sep. 2022**

2016 Housing Action Plan review


City assets
City Hall Complex
MSCS
Central Library
City Police/Fire Station
Parking by Utilization
0-49 %
50-69%
70-84%
85-100%
Proposed Future Development (# = Units)
Notes:
Garage 5 Deck Replacement $6M
Garage 9 Deck Replacement $6M
Garage 1
756 spaces
1.93 ac
Lot 4
21 spaces
0.36 ac
Garage 3
708 spaces
1.20 ac
Lot 10
73 spaces
0.95 ac
Lot 2
140 spaces - Sold for Development
Central Library
1.25 ac
Lot 11
65 spaces
0.77 ac
Garage 5
195 spaces
0.66 ac
Whitehouse Site (Lot 7)
113 spaces 1.31 ac
Lot 6
43 spaces
0.25 ac
Garage 9
448 spaces
1.21 ac
City Hall Annex
0.69 ac
Chamber Plaza
0.33 ac
West America Bldg
0.41 ac
Garage 12
727 spaces
0.99 ac
City Hall
5.98 ac
MSCS
1.82 ac
City Police/Fire Station
3.15 ac
Police Parking
1.97 ac
24
38
109
116
120
HEALDSBURG AVE
10TH ST
MENDOCINO AVE
HUMBOLDT ST
ORCHARD ST
CHERRY ST
BEAVER ST
KING ST
5TH ST
HOPE ST
RILEY ST
7TH ST
8TH ST
B ST
ROSS ST
E ST
D ST
3RD ST
4TH ST
2ND ST
1ST ST
SANTA ROSA AVE
SONOMA AVE
RAE ST
BROWN ST
HENDLEY ST
TUPPER ST
STONY POINT RD
STONY CIR
BROOKWOOD AVE
STEINER CT
GRAY CT
0 250 500 1,000 Feet
Created October 4, 2022, by Information Services \ GIS. Aerial flown March 2020

# Requested Council Direction

- Should these City owned assets remain on the surplus list?
  - *625 and 637 3rd Street (Third Street Garage/Parking Garage 5)*
  - *500 5th Street (Parking Lot 11)*
  - *730 3rd Street (Parking Lot 7) “White House Site”*
- Should any additional assets be placed on the surplus list?
- Bypass City Council Surplus Policy and follow SLA or both?

# Next Steps

- Bring back a Council Surplus Resolution action for each identified City Asset, with future development requirements
- City Council closed session for consideration of price and terms for long term lease or sale
- Submit a notice of availability to HCD making the property available to approved affordable housing sponsors

# Next Steps Continued

- Negotiate with interested housing sponsors
- Enter into agreement with housing sponsor for development
- If no interest from approved affordable housing sponsors, then...
- Project sounding, issuance of RFP to private developers