

CONSISTENCY ANALYSIS WITH THE DOWNTOWN STATION AREA SPECIFIC PLAN

Goals and Guidelines	Consistency Determination	Consistency Analysis
Land Use		
GOAL LU-2: SIGNIFICANT NEW DEVELOPMENT IS FOCUSED IN OPPORTUNITY AREAS AND ON CATALYST SITES. Policy LU-2.5. Monitor market conditions and assess opportunities to provide additional incentives for developments that include significant community benefits such as affordable housing, 3-bedroom units, childcare, grocery stores, publicly accessible urban open space, on-site performance space, public art, and green building features. Incentives may include bonus FAR, expedited permitting, fee reductions, and other items. Policy LU-2.6. Require commercial uses that exceed 15,000 square feet to have a multi-storied format, rather than be spread out horizontally, and integrate other uses. Allow single-story development only if it can be shown to be complimentary and compatible with the vision and desired character for the area where it is proposed. Policy LU-2.7. Require new development within the Core Mixed Use, Station Mixed Use, Maker Mixed Use, and Neighborhood Mixed Use designations to achieve the mid-point or higher of the maximum FAR in all cases where FAR is established. Exceptions are allowed where parcel configuration, historic preservation or utility constraints make the mid-point impossible to achieve. On properties where no FAR is established the building's height shall be controlled through the applicable zoning.	CONSISTENT	The project will include the community benefit of publicly accessible open space in the form of a paved multi-use creekside path along Santa Rosa Creek with benches and picnic tables. The project is designed in a multi-storied format with an FAR greater than the mid-point of the maximum FAR. The project is designed at an FAR of approx. 2.34 which will exceed the mid-point (2.0) of the maximum FAR of 4.0.
GOAL LU-3: THE DOWNTOWN STATION AREA WILL BE ECONOMICALLY VIABLE AND RESILIENT OVER THE LONG-TERM. Policy LU-3.1. Expand and diversify the Downtown employment base by attracting new employers, including firms active in technology, medical/bio, additive manufacturing, engineering, and media that provide well-paying jobs with potential for career advancement; and by nurturing and retaining small businesses and start-up firms. Ensure that buildings are designed to accommodate these uses.	CONSISTENT	The project is a medical office building which will provide space for a variety of medical specialties and procedures which will employ well paid medical professionals.

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Mobility		
GOAL MOB-2: A COMFORTABLE, CONVENIENT BICYCLE AND PEDESTRIAN NETWORK THAT IS A VIABLE, ATTRACTIVE ALTERNATIVE TO THE AUTOMOBILE. Policy MOB-2.5. Design pedestrian and bicycle trails to be highly visible and accessible from creek-adjacent development: • Allow and encourage property owners to provide direct access to trails that abut their properties through the installation of access gates where fencing currently exists. • Any fencing along trails should be as low and visually permeable as possible, such as three-foot high split rail fencing. • Work with property owners and Sonoma County to address safety, security, and maintenance in selecting creek access points and designing fencing. Policy MOB-2.10. Close gaps in the sidewalk network and ensure continuous pedestrian access throughout the Downtown Station Area. Currently, short gaps exist along Brookwood and West Third Street, and utility infrastructure on College poses a barrier to pedestrian travel.	CONSISTENT	The project will include a paved multi-use creekside path along Santa Rosa Creek to accommodate bicycles and pedestrians. Connections to the creekside path from the public sidewalks along Second Street and Brookwood Avenue will be provided through the project. The project will construct sidewalk along its Brookwood Avenue frontage to connect to the bridge over Santa Rosa Creek which will close the identified gap.
Public Services and Sustainability		
GOAL PSS-1: RESPONSIVE POLICE AND FIRE SERVICES THAT ENSURE A HIGH LEVEL OF PUBLIC SAFETY. Policy PSS-1.3. Require that new development adequately addresses public safety considerations in building design and site planning.	CONSISTENT	The project has been reviewed by the fire department and has been designed to address needs for fire access and to provide eyes on the creek for public safety.

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GOAL PSS-3: ADEQUATE UTILITY INFRASTRUCTURE AND WASTE MANAGEMENT SERVICES TO SUPPORT HOUSING AND EMPLOYMENT GROWTH. Policy PSS-3.7. Encourage the regular maintenance of stormwater facilities on private property, including inlets and conduits, in order to reduce the occurrence of localized flooding during heavy storms.	CONSISTENT	The private stormwater facilities have been designed in conformance with the current Sonoma County Flood Manual and will be maintained by the property owner.
GOAL PSS-5: HEALTHY AIR AND WATER QUALITY AND A SAFE, LIVABLE URBAN ENVIRONMENT. Policy PSS-5.4. Ensure that development projects within the Downtown Station Area require their contractors, as a condition of contract, to reduce construction-related emissions through the implementation of Bay Area Air Quality Management District (BAAQMD) recommended best practices for mitigating construction-related emissions.	CONSISTENT	The project has been conditioned to reduce construction-related emissions through the implementation of BAAQMD recommended best practices.
GOAL PSS-6: THRIVING TREES, CREEKS, AND NATURAL RESOURCES THAT CONTRIBUTE TO A DISTINCTIVE SENSE OF PLACE. Policy PSS-6.1. Preserve and enhance biological and riparian resources throughout the Downtown Station Area. Policy PSS-6.2. Encourage both public and private entities to plant of native or locally-adapted street trees and landscaping as well as the installation of green infrastructure, including living walls, rain gardens, permeable pavement, and green roofs, as development occurs.	CONSISTENT	The project will preserve the adjacent section of Santa Rosa Creek and provide new native plantings to extend the creek's riparian area into the site. The project landscaping will include native species and locally-adapted street trees as well as vine covered trellises along the walls of the parking structure.
GOAL PSS-7: EFFECTIVE EMERGENCY RESPONSE AND PROTECTION FROM HAZARDS. PSS-7.4. Evaluate options for ensuring emergency power at critical and community facilities, including microgrids, solar capture and storage, distributed energy, and back up generators. Consider the ability to reduce utility costs and carbon emissions in the assessment.	CONSISTENT	The project will include a solar panel array above the top level of the parking structure and will include back up generators.