
Subject: FW: [EXTERNAL] 120 5th Street

From: Hugh Futrell <hf@hughfutrellcorp.com>

Sent: Tuesday, August 23, 2022 3:33 PM

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

Subject: FW: [EXTERNAL] 120 5th Street

Susie, these are the personal observations I sent on the Association Board executive committee. Michael Clark called me this morning; if appropriate feel free (obviously) to pass on my observations. Thanks again for the super speedy response. Hugh

From: Hugh Futrell [<mailto:hf@hughfutrellcorp.com>]

Sent: Tuesday, August 23, 2022 3:24 PM

To: 'Kris Wilson'

Cc: 'Mike Montague'; 'Marianne Neufeld'; 'Dee Richardson'

Subject: RE: [EXTERNAL] 120 5th Street

Everyone: Just for further background.

The rather rudimentary drawings in the hyperlink would not be what the City actually approves. They represent quasi-minimum requirements for a "preapplication" meeting with the neighborhood and a joint meeting of Design Review Board/Cultural Heritage Board so the applicant can obtain initial feedback that can guide it as the design team prepares a concept review application for a later meeting with DRB/CHB. Prior to any such formal application the City will expect an extensive historic survey by a qualified consultant as you know.

From a core issues perspective, DRB and CHB will (or should) focus in on:

- (1) Does construction of four stories rising above the historic façade acceptably preserve or effectively destroy the historic characteristics of the existing building?
- (2) While potentially allowed by zoning, does a building rising two stories above the three story adjacent Railroad Square Terrace building breach a design height precedent for the heart of Railroad Square which arguably is the south side of 5th Street to the south side of Third Street, between Davis and Wilson?
- (3) Does the absence of project parking so seriously compromise street parking and economic activity in the RRSQ core that the project should be denied?
- (4) The quality of compatible design between the street-level historic façade and the floors above. (The preapplication statement speaks of "careful" design, and the initial elevation shown should not be considered the applicant's last word but obviously the projecting decks are not harmonious with the historic façade (I refer to harmony and not duplication).

Hugh

From: Kris Wilson [<mailto:kris@railroadsquare.net>]

Sent: Tuesday, August 23, 2022 2:58 PM

To: Hugh Futrell

Cc: Mike Montague; Marianne Neufeld; Dee Richardson

Subject: Re: [EXTERNAL] 120 5th Street

Thanks Hugh,

My night time reading is set!

Kris

Sent from my iPhone

On Aug 23, 2022, at 2:44 PM, Hugh Futrell <hf@hughfutrellcorp.com> wrote:

See hyperlink from Susie Murray.

From: Murray, Susie [<mailto:SMurray@srcity.org>]
Sent: Tuesday, August 23, 2022 1:45 PM
To: Hugh Futrell
Subject: RE: [EXTERNAL] 120 5th Street

Hi Hugh,

The notice is for a Neighborhood Meeting and Concept Review. These are both pre-application meetings; we have not received a formal application yet. We will post the Joint Cultural Heritage & Design Review Board meeting agenda likely on Friday, September 2nd. Here's a link to the plans they submitted:  [5th St - 120 - PRJ22-016\(PRAP22-028. DR22-032. LMA22-013\)](#). I'm expecting some revisions so I suggest you look at the agenda as well.

Susie

Please note that I will be on vacation beginning September 15, 2022, and returning to work on October 11, 2022.

Susie Murray | Senior Planner | Staff Liaison to the Cultural Heritage Board

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Tel. (707) 543-4348 | Fax (707) 543-3269 | SMurray@srcity.org



From: Hugh Futrell <hf@hughfutrellcorp.com>
Sent: Tuesday, August 23, 2022 1:16 PM
To: Murray, Susie <SMurray@srcity.org>
Subject: [EXTERNAL] 120 5th Street

Good morning Susie. I saw the neighborhood/concept DR/CHB notice on-line (oddly have not received anything in mail even though one of our buildings is next door) and wonder is there an application file available? Tried to find something in the document center but could only find the postcard notice. Hugh

HUGH FUTRELL

Chief Executive Officer

200 Fourth Street, Suite 240

Santa Rosa, CA 95401

707 568 3482 x111

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From: [Michael Clark](#)
To: email@railroadsquare.net
Cc: [Murray, Susie](#); [Clark Co](#)
Subject: [EXTERNAL] 120 5th Street Development Upcoming Neighborhood & Concept Review Meetings
Date: Tuesday, August 23, 2022 8:18:10 PM
Attachments: [120 5th Street Neighborhood and Concept Meetings.png](#)

Hi,

I am reaching out to the Historic Railroad Square Association regarding our proposed development at 120 5th Street. My Father, Greg, has been in contact with some members of the Association individually about the project. As we grow close to the upcoming City meetings, we want to invite the Association to provide feedback.

I've attached the meeting announcement for your reference. The meetings are presently scheduled:

1. Neighborhood Meeting: August 31st
2. Cultural Heritage and Design Review Board Joint Concept Review Meeting: September 7th

We invite you to provide your feedback on any aspect of the project. Special areas of interest for the Association will likely include:

1. Gathering input from stakeholders on the proposed ground floor use options. Evaluating Parking versus Commercial uses on the ground floor.
2. Provision of new façade openings in the existing building, similar to what was entitled to the property in the 2014 Monsoon Restaurant Plan.
3. A new opening on the 5th Street frontage.
4. An artistic mural on the 5th Street Frontage.

I understand a previous iteration of this project went through a Project Development Committee process with the Railroad Square Association in 2017. We are happy to engage in this again as we further refine this iteration of the project.

Please feel free to contact me if you have any questions. Thank you!

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Sincerely,
Michael Clark, P.E., P.M.P.
(707) 540-2129 | michaelclark.dev
DRE # 02186202

From: [Clark Co](#)
To: anadas@santarosametrochamber.com
Cc: [Murray, Susie](#); [Michael Clark](#)
Subject: [EXTERNAL] 120 Fifth Street Santa Rosa RRSQ
Date: Thursday, August 25, 2022 2:02:18 PM
Attachments: [120 5th Street Neighborhood and Concept Meetings.png](#)
[5th Street 120-PLAN Conceptual Design Presentation.pdf](#)
[5th Street 120-PLAN Conceptual Planset.pdf](#)

Hi Anada Sweet,

Thank you for contacting me back regarding Santa Rosa Metro Chamber advocacy/policy re multi-unit RRSQ housing at RRSQ location and reference to "generation housing."

We are excited to present our project to Santa Rosa and look to notice all groups who might be interested in housing and ground floor use at this location, whether advocating for a different proposed use or not, in order to seek and confirm Santa Rosa neighbors wants and desires in our community.

Thank you.

Greg Clark (707) 829-1304

From: [Clark Co](#)
To: rkendall@srcharities.org
Cc: [Murray, Susie](#); [Michael Clark](#)
Subject: [EXTERNAL] Neighborhood Meeting Tomorrow ZOOM 5PM re Project 120 Fifth St at Davis Street
Date: Tuesday, August 30, 2022 3:31:57 PM

Hi Rebecca Kendall,

Thank you so much for responding to my email regarding our 35 unit building project at 120 5th St Santa Rosa, CA Railroad Square as well as discussing the potential for synergies with our proposed ground-floor space and Catholic Charities resources.

We talked about Catholic Charities potential willingness to support the building project as well as thinking about partners who might be willing to provide resources or feedback regarding ground floor use at the project site that would benefit more persons in the community with such space, which after elevators, stairways and cleanliness services might be between 6,000-6,600 sq ft. if no parking were offered with the project.

The project I forwarded you last week has 3 plan potentials for ground floor uses which include alternatives, b) and c) without providing parking which we understand is not required with current zoning at this location: a) small commercial space and parking; b) Family Services like child day care for the community workforce; or c) a Food Market that includes prepared food which might help the RRSQ community with their present needs being a food desert; (the nearest deli/market Dave's Market on West 3rd and Dutton Ave.)

Please feel free to reach out to me, my son Michael and Suzie Murray (Santa Rosa City Planner) regarding your thoughts being our very close neighbor.

Thank you.

Greg Clark (707) 829-1304