

From: [Montoya, Michelle](#)
To: [_DRB - Design Review Board](#)
Cc: [Ross, Adam](#)
Subject: Late Correspondence - Item 8.2 - Downtown Station (Smart Site) Development
Date: Wednesday, January 5, 2022 1:08:00 PM
Attachments: [Late Correspondence.pdf](#)

-INFORMATION ONLY PLEASE DO NOT REPLY TO ALL –

Dear Chair Weigl and Members of the Design Review Board,

Please see attached late correspondence for item 8.2, Downtown Station (Smart Site) Development, found on tomorrow's agenda. The correspondence will also be added to the agenda as an item attachment.

Thank you,

Michelle Montoya | Administrative Secretary

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4645 | mmontoya@srcity.org (Currently Working Remotely)



December 14th, 2021

City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404



RE: Letter of Support for 34 W 6th Street – Downtown Station project

Dear Santa Rosa Design Review Board,

Greenbelt Alliance supports and has officially endorsed the proposed development by Cornerstone located at 34 W 6th Street in downtown Santa Rosa. With the development's nexus to the Railroad Square SMART Station, this project exemplifies the Climate SMART development we've all been waiting for. As the most prominent site in the historic Railroad Square District, the proposed development will be the catalyst to bring about new life in this part of town through a residential/mixed-use building accompanied with an outdoor community pool and open gathering spaces for residents and neighbors to explore.

For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live - healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable - and defend the Bay Area's natural and agricultural landscapes from sprawl development. Our Climate SMART Development Endorsement program helps further these goals by providing independent validation of smart infill housing (development of vacant land within urban areas) and mixed-use projects (allowing for various uses like office, commercial and residential).

Greenbelt Alliance is pleased to endorse 34 W 6th Street – Downtown Station project.

The 34 W 6th Street – Downtown Station project development proposes a 6-story, residential mixed-use building comprising 110 market-rate studio, one-, and two-bedroom apartments with 10% of units reserved for low-income qualified households. The development will go beyond simply leveraging existing transportation and infrastructure and will feature many sustainability features aimed at energy & water savings, reduction of local heat island effect, and providing healthy indoor air quality.

This is the kind of climate-smart development that we need in the Bay Area to meet our housing goals, reduce greenhouse gas emissions, and make sure that local residents are able to grow and thrive in their own communities as housing costs rise. To be resilient in the face of climate change starts with better identifying climate-related risks to our communities, built environment

and natural systems, and taking an educated, holistic, and equitable view on how to address them. Creating higher density living enhances the quality of life in supporting a diverse array of retail goods and services, arts and cultural activities, and outdoor recreation opportunities. Community spaces are imperative to good developments, and the proposed 34 W 6th Street – Downtown Station project is set to provide the first of a series of community spaces within the masterplan. A community pool with associated indoor space, including public facilities with grills and play equipment will allow residents, neighbors, and the community to enjoy to the fullest extent possible. This project is a huge step to show how projects can survive and thrive without parking.

We urge you to approve the proposed project. The proposed development not only aligns with the City's planning vision and goals for Downtown, but charts the path for fulfilling a vision for Downtown, and Railroad Square for that matter, in promoting an "energetic commercial and cultural center" with the necessary housing, public spaces, and community amenities in creating the vibrant community we all desire.

Sincerely,



Zoe Siegel
Director of Climate Resilience
Greenbelt Alliance