

Morrison Karsten Group



50 Santa Rosa Avenue, Suite 400
Santa Rosa, California 95404
t: 707 . 636 . 0646 | f: 707 . 636 . 0644

www.archiLOGIX.com

City of Santa Rosa
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Planning & Economic
Development Department

MKG & ArchiLOGIX 528 B STREET Mixed Use Development PROJECT DESCRIPTION

A mixed-use development is proposed at 528 B Street in downtown Santa Rosa. The site is centrally located between the Downtown and College Avenue on/off 101 freeway access points. Currently a roughly 2,400 sf office building situated on a roughly 8,400 SF (60'x140') lot that was acquired by Morrison Karsten Group (MKG) in 1995, when MKG completely remodeled the building, so it would better accommodate their commercial real estate office requirements and MKG has occupied the building since it was remodeled. The existing 1-story structure will be demolished to make way for a 5-story, 36,650 sf mixed-use building with thoughtful architecture and site design.

The property is located within several policy district boundaries: the St. Rose Historic Preservation District, the General Plan Downtown boundary, the Downtown Station Area Specific Plan boundary (more specifically the Courthouse Square Sub-Area and this section of B Street is subject to the Entryway Street Type Streetscape Standards) and zoning district CD-5-H-SA. Redevelopment of the site requires both Santa Rosa City Design Review and Cultural Heritage Board approvals. See the Downtown Policy District Overlay Map and the Multiple Policies Guidelines Matrix supplement to this narrative which highlight the challenges in incorporating the intent of multiple policies. The 528 B St. site is within the Downtown Santa Rosa Priority Development Area that covers neighborhoods within walking distance of frequent transit service (i.e.; SMART and the Transit Mall). 528 B St. is an infill site that is within a ½ mile of the downtown SMART rail service station and candidate for Council-adopted plans and policies that prioritize higher density mixed use development.

The property is situated in the designated Downtown Parking District and is immediately to the west of the City-owned Garage #1 at 521 7th Street, which has 750 parking stalls. This proximity to convenient parking enhances the usability of the property, provides design flexibility, and provides long-term rental and ownership value. Redevelopment of the property under current zoning (CD-5-H-SA) would not require any on-site parking for commercial uses allowing maximum efficiency of the developable area. No on-site parking is proposed for the residential units due to the proximity of the project to Garage #1 at 521 7th Street. This development proposes partnering with the City to provide parking passes for residents and employees of the developer to provide a creative solution in lieu of providing on-site parking. To that end, by doing away in requiring onsite parking there is far greater flexibility for a mixed-use project that realizes Council goals to provide mixed use housing developments in the downtown near transit.

In 2007, MKG engaged a local architect, engineering consultants, and general contractor consultant to design a 4-story, 22,000 SF multi-tenant office building at the site including budgeting analysis and

value-engineering design services. The building design was approved by both the City of Santa Rosa Cultural Heritage and Design Review Boards and was also well received by the neighborhood. With approvals in hand, MKG anticipated starting construction when the 2008 recession hit. MKG subsequently elected not to build, deciding to wait until a change in market conditions warranted more favorable development conditions.

The objective is to develop a 5-story mixed use office and residential apartment building, with the first floor devoted to multi-tenant commercial office space, and floors 2-5 devoted to residential apartments, with a total of 24 apartment units: four (4) studio units, sixteen (16) 1-bedroom units and four (4) 2-bedroom units, all with private balconies. -This development is consistent with a Class 32 categorical exemption from CEQA as the *site is no more than 5 acres and the site is substantially surrounded by urban uses*. This infill project is in compliance with the 2007 Downtown Station Area Specific Plan and would tier off of the Program EIR.

The development team of MKG and ArchiLOGIX will oversee the entire design and construction process and will also occupy the ground floor space in the building. MKG will provide onsite property management and leasing services. The apartments are designed to maximize living efficiencies of our modern society and provide critically needed housing in proximity to Santa Rosa's central business district and transit opportunities in the downtown core!