



*Achieve  
Ambitions*



# City Hall Campus

City of Santa Rosa

Subcommittee Discussion

*September 25, 2019*

# Agenda

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- *Introductions & Project Background*
- *Phase I Schedule*
- *Preliminary Project Considerations*
- *Discussion on Development of Land Use Options*
- *Discussion on Project Vision*
- *Next Steps*

# Introductions & Project Background



- *A proposed City Hall Campus project to replace and consolidate outdated and inadequate City facilities and to address the underutilization of City land in the downtown core*
- ***Core question:*** *Is such a project viable, and if so, what is an optimal path to accomplish it?*

# Phase I Schedule & Deliverables



Santa Rosa City Hall Analysis <i>Project Schedule as of 9/20/2019</i>		2019																									
		August				September					October				November				December					January			
Base Scope		5-Aug	12-Aug	19-Aug	26-Aug	2-Sep	9-Sep	16-Sep	23-Sep	30-Sep	7-Oct	14-Oct	21-Oct	28-Oct	4-Nov	11-Nov	18-Nov	25-Nov	2-Dec	9-Dec	16-Dec	23-Dec	30-Dec	6-Jan	13-Jan	20-Jan	
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- ***Work to Date:***
  - *Property analysis: analysis of 9 City-owned properties: sizes, conditions, market valuations, key attributes*
  - *'Placeholder' project program: Rough probable size of various facilities based on City information*
  - *Initial pass at Site Identification: Where might a project program conceivably fit?*
- ***Requesting feedback on:***
  - *Conceptual vision for the Project*
    - *What makes for an ideal City Hall in Santa Rosa?*
    - *Co-location Considerations (e.g. Library or Public Safety)*
  - *Input regarding site selection for further analysis*

# Preliminary Project Considerations

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- *Replace aging city facilities and **free-up** surplus city property for other uses*
- *City Hall and Central Library could be in **one building** downtown and use existing City garages for fleet, staff and visitor **parking***
- *Public Safety building(s) needs to be an **essential services structure** (special code requirements) and could be **de-coupled** from City Hall facility's location*

# Existing Program



	Staff	GSF per staff	GSF	Fleet Parking	Visitor Parking	Staff Parking	Total Parking
City Hall	135		47,000	33	17	155	205
City Hall Annex	83		24,000	10	-	-	10
Chamber Building	34		10,000	-	-	-	-
Fire Administration	25		11,000	10	7	30	47
Municipal Services North	9		6,786	10	10	22	42
Municipal Services South	122		28,000	58	14	110	182
Other (approx. gsf)	11		2,742	8			8
<b>GENERAL GOVERNMENT</b>	<b>419</b>	<b>299*</b>	<b>129,528</b>	<b>129</b>	<b>48</b>	<b>317</b>	<b>494</b>
<b>CENTRAL LIBRARY</b>			<b>20,000</b>		<b>20</b>		<b>20</b>
Police	261		46,714				
Fire Station	12		10,298				
<b>PUBLIC SAFETY</b>	<b>273</b>		<b>57,012</b>	<b>122</b>	<b>11</b>	<b>150</b>	<b>283</b>
<b>TOTAL</b>	<b>692</b>		<b>206,540</b>	<b>251</b>	<b>79</b>	<b>467</b>	<b>*797</b>

\*current gross sq. ft per staff



# City Site Map





# City Sites Development Potential Summary



	Site Name	Site Size	City Program Fit	Notes
1	City Hall Campus	7.30 ac / 318,000 sf	Could easily fit full City program	Includes City Hall, City Hall Annex; bisected by 1 <sup>st</sup> Street, which could be closed to be a full parcel
2	Whitehouse Site (parking)	1.31 ac / 57,000 sf	Could fit City program except Public Safety in a multi-story building (up to 10 stories)	Proximate to #3 for campus concept
3	Central Library	1.25 ac / 54,450 sf	Could fit City program except Public Safety in a multi-story building (up to 10 stories)	Proximate to #2 & 7 for campus concept
4	Municipal Services Center South	1.82 ac / 79,300 sf	Could potentially fit City program subject to zoning	Zoning requires a development plan
5	Public Safety Building	3.15 ac / 137,200 sf	Zoning restriction	Currently zoned for multifamily development; may require a permit for other uses
6	Public Parking Garage 9	1.21 ac / 52,700 sf	Could fit City program except Public Safety in a multi-story building (up to 7 stories)	Could combine with City Hall site for additional combined size
7	Public Parking Lot 10	0.95 ac / 41,400 sf	Could fit City program except Public Safety in a multi-story building (up to 10 stories)	Proximate to #3 for campus concept; Site is limited due to shape
8	Public Parking Lot 11	0.77 ac / 33,500 sf	Could fit City program except Public Safety in a multi-story building (up to 10 stories)	
9	Public Parking/ROW	0.25 ac / 10,890 sf	Would not fit program	

# Discussion on Project Vision

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- *City Hall-to-City interface (“Urban design feedback”)*
  - Is being a civic presence downtown important?
  - Interwoven with city life or destination resource?
- *Where do staff commute from today (and tomorrow)?*
- *How would Library and City Hall interface? Shared spaces?*
- *Future of City-owned parking facilities*

# Next Steps

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- *City to meet with County for County program information and discuss potential project synergies*
- *JLL to develop conceptual scenarios with high-level costing information for each*
- *Work with City on financing alternatives*
- *Preliminary project feasibility and project planning*



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