



MKG & ArchiLOGIX: The Flats @ 528B ST PROJECT DESCRIPTION



The proposed mixed-use development is located at 528 B Street in downtown Santa Rosa. The site is centrally located between the Downtown and College Avenue. Currently a 2,400-sf office building is situated on a (+/-) 8,400 SF (60'x140') lot that was acquired by Morrison Karsten Group (MKG) in 1995. MKG completely remodeled the building so it would accommodate their growing commercial real estate business.

The existing 1-story structure was constructed in 1969 and is not a contributing structure to the St. Rose historic district. The existing building will be demolished to make way for a 5-story, ~32,360 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*) as well as this section of B Street that is subject to the *Entryway Street Type Streetscape Standards*.

The parcel is zoned CD-5-H-SA. Redevelopment of the site requires approval by both the City of Santa Rosa Design Review and Cultural Heritage Boards. The 528 B Street 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). This is an infill site that is within a ½ mile of the downtown SMART rail service station. The proposed project is an excellent example of infill development that implement City of Santa Rosa adopted plans and policies that prioritize higher density mixed-use buildings.

The property is situated in the Downtown Parking District and is adjacent to the City-owned parking garage structure #1 at 521 7th Street, which has 750 parking stalls. The proximity to convenient parking enhances the development potential of the property, provides design flexibility, and provides long-term rental and ownership value. Development of the property under current zoning (CD-5-H-SA) would not require any on-site parking for commercial uses.

The CD-5 district requires 1 covered parking space and .5 uncovered spaces per attached multi-family unit, totaling 36 parking spaces for the residential use. However, no on-site parking is proposed for the residential units due to the proximity of the City-owned parking garage #1 structure. The development team has met with and communicated intent to partner with the City to provide parking passes for residents and commercial employees. To that end, by doing away with onsite parking there is far greater flexibility for a mixed-use project that realizes Council goals to provide a mix of uses and increased housing opportunities in developments in the downtown near transit.

In 2007 MKG engaged a local architect, engineering consultants, and general contractor 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 now 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 24 residential apartments units: twenty (20) 1-bedroom units and four (4) 2-bedroom units, all with private balconies.

The 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 complies with the 2007 Downtown Station Area Specific Plan and CD-5 zoning district design guidelines and development standards.

The development team of MKG and ArchiLOGIX will oversee the entire design and construction process and will also occupy the ground floor office 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!