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Morrison Karsten Group
REAL ESTATE INVESTMENT MANAGEMENT AND ADVISORY SERVICES

August 3, 2020

VIA EMAIL

Susie Murray
Senior Planner
Planning & Economic Development
100 Santa Rosa Avenue
Santa Rosa, CA 95404

**RE: The Flats @ 528B St.
Trash Removal Plan**

Dear Susie,

You asked that we provide you with a trash removal plan for our redevelopment project (The Flats @ 528B St.) located at 528 B Street. With that in mind please note the following:

When is trash/recycling/waste currently picked up?

As with other properties on the east side of B Street between 7th Street and 10th Street, the trash/recycling/waste bins for the subject property are currently picked up from the sidewalk curb on Tuesday mornings, generally between 8am & noon, as times vary week to week.

Where will the property's trash/recycling/waste bins ("bins") be stored prior to being put out for pick up?

All bins will be stored in the designated trash bin room located on the ground floor of the building. The trash room as designed will be able to accommodate eleven (11) 96 c.f. bins as referenced per the attached Recology trash bin exhibit. See attached ground floor plan exhibit for trash bin room location.

Where will the bins be located outside for pick up?

In conjunction with consultation with Recology, on-site property management will place the bins on the sidewalk adjacent to the curb Monday evenings in advance of the Tuesday morning trash pick. Bin quantities have been analyzed for the worst-case scenario whereby, if necessary, all 11 bins are set outside for pickup. Since the northbound lane on B Street is single lane with no street parking or bike path adjacent to it, Recology will be required to place the emptied bins back onto the sidewalk. See attached ground floor plan exhibit showing sidewalk dimensions and bin locations that show a clear ADA path of travel when bins are staged for pickup.

When will bins be returned to the trash bin storage room?

On-site property management will remove all emptied bins within two hours after all bins have been picked up.

Will pick up once a week be sufficient to satisfy the demands of the property?

If required to meet the demands of the building, ownership will contract with Recology to provide for an additional pick-up day, with such day and time to be determined. Should that happen, the same operating provisions as outlined hereinabove will be administered and adhered to.

I hope this serves to provide you with the information you require. Should you have any further questions please let me know. Thank you.

Respectfully,

Morrison Karsten Group

Thomas L. Karsten, Jr.
Executive Vice President

pc: Peter Stanley
Kristin Kiefer

Plastic carts

RecologySF.com



32 gallon



64 gallon

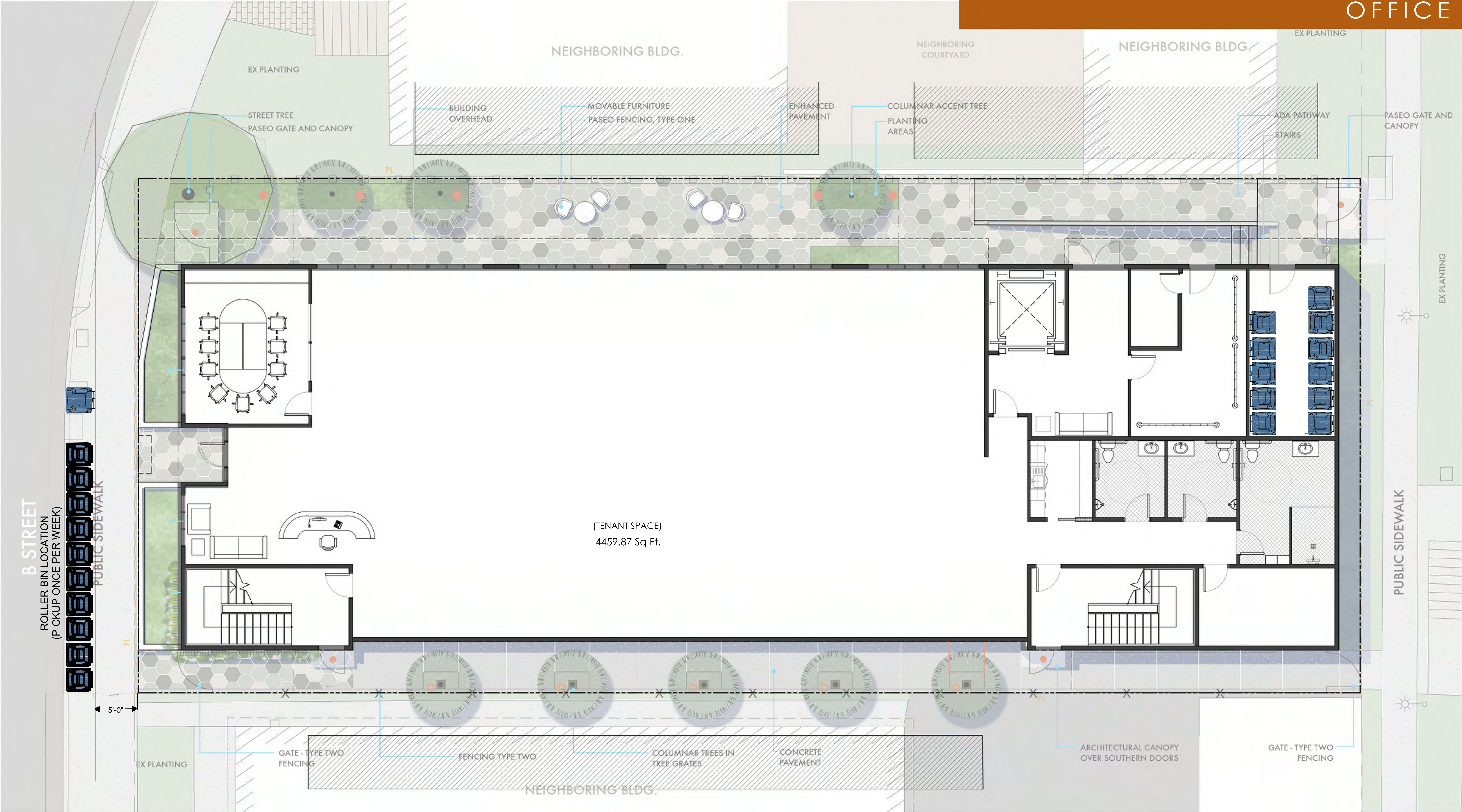


96 gallon

Dimensions may vary slightly. Measurements shown are exterior dimensions.

R
Recology.
Sunset Scavenger
Golden Gate
WASTE ZERO

GROUND FLOOR PLAN
OFFICE



SCALE: 3/16" = 1'-0"

GARBAGE PICKUP PLAN

THE FLATS @ 528B
528 B. STREET
SANTA ROSA, CA 95401

CITY OF SANTA ROSA
DESIGN REVIEW PACKAGE
02/18/2020



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