

From: [Sher Ennis](#)
To: [Ross, Adam](#)
Subject: Re: [EXTERNAL] TIME SENSITIVE REPLY REQUESTED - SMART Village Residential Development (Phase 1)
Date: Friday, May 21, 2021 3:28:05 PM
Attachments: [image001.jpg](#)

Thanks Adam,

Thanks - I'm relieved this wasn't a big snafu. So far everyone I've talked to in the neighborhood is supportive of this project. I'm pleased the applicant changed the street level cladding. I would personally have preferred brick in keeping with the warehouses in the area, but what they chose is way better than the original stucco.

I'll send emails and post info to the neighborhood next week.

You have a great weekend too.

~Sher

-----Original Message-----

From: Ross, Adam <ARoss@srcity.org>
To: SHER ENNIS <sennis@aol.com>
Sent: Fri, May 21, 2021 2:58 pm
Subject: RE: [EXTERNAL] TIME SENSITIVE REPLY REQUESTED - SMART Village Residential Development (Phase 1)

Hi Sher,

Thanks for bringing this to my attention. There is another flyer going out today for the June 2, 2021, Neighborhood Meeting you found. So no need to reschedule the meeting. The Notice of Application went out when we received the formal submittal of the project. I do need to update the Project's webpage to show the formal submittal documents and will have that up early next week. However, the Neighborhood Meeting information is found on the srcity.org/Developments webpage, which has the newest materials included there. I hope that makes sense? So be on the lookout this weekend for the Neighborhood Meeting flyer. There will also be two onsite signs installed on the property for the meeting as well. The latest those will go up are on Sunday. Let me know if you have any questions and have a great weekend.

Adam Ross |Interim Senior Planner

Planning & Economic Development |100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | aross@srcity.org

From: SHER ENNIS <sennis@aol.com>
Sent: Friday, May 21, 2021 12:39 PM
To: Ross, Adam <ARoss@srcity.org>
Subject: [EXTERNAL] TIME SENSITIVE REPLY REQUESTED - SMART Village Residential Development (Phase 1)

Hello Adam,

I hope you've weathered the pandemic with a minimum of stress.

I'm writing to let you know about a discrepancy between what was actually mailed about this project and what appears on the City website.

The postcard sent out (image below) does not have any meeting information on it. What's posted at <https://srcity.org/DocumentCenter/View/32422/34-W-6th-St---Notice-of-Neighborhood-Meeting---June-2-2021> is not an accurate representation of what was mailed. **Is there time to get an accurate mailer out and comply with notification timeframes? Will the meeting need to be rescheduled?**



I'm the West End Board member tasked with communication about projects in our neighborhood. Our mailing list has 399 subscribers. I don't want to send anything out or post to our website and FaceBook pages until I'm certain this meeting date will stand.

I also found that the original page for this project (<https://srcity.org/3373/SMART-Phase-1-Village-Residential>) doesn't reflect the meeting, is missing the updated proposal materials and still lists Andrew as the planner. Could you please get that updated?

Sorry to have thrown a fly in the ointment...

~ Sher Ennis
~ (707) 324-3112

From: [Paul Poling](#)
To: [Ross, Adam](#)
Subject: [EXTERNAL] SMART Village Phase 1
Date: Tuesday, May 18, 2021 8:25:08 AM

Hello,

My family & I live in the West End Neighborhood, at 135 W 6th, about a block down from the planned development. We're excited that it's moving forward. The "outdoor community pool and open gathering space for residents and neighbors" is especially exciting. Could you explain that the plans for the pool? Would neighbors purchase some sort of neighborhood pass to access the pool? I don't know if you've had to deal with neighbor opposition to the project, but I could help rally some support for it, depending on those details.

The plans show the "existing bike path" (dotted line) as reaching 3rd street, from the south. It does not. The bike path (the Rodota) currently parallels the train tracks until intersecting the Green Memorial path, but goes no further. So the project's bike/EVA path would *not* connect the north & south portions of the bike trail, nor connect to the Green. Would you mind revising the document by either removing the Green-3rd street dotted line, or else clarifying that the Project or the City will be completing that connection?

Thank you!
Paul Poling
602 920 6294



MEMORANDUM

Date: 10/19/20

To: Pauline Block, Cornerstone Properties
Andrew Trippel, Senior Planner, City of Santa Rosa

From: Historic Railroad Square Association, Ad Hoc Project Review Committee

Subject: Proposed SMART Village Project – 34 6th Street

The Historic Railroad Square Association Project Review Committee met on September 2, 2020 to review the SMART Village project proposed by Cornerstone. The project plans can be found on the City's website at this link: SRCity.org/SMARTVillage1. The project was included in a joint hearing by the City's Design Review Board and Cultural Heritage Board on Wednesday, September 16, 2020.

The Historic RRSQ Association Project Review Committee was generally supportive of the project depicted in the plans finding the proposed architecture and landscape to be of high quality. The Historic RRSQ Association is submitting the following Committee comments to the applicant and the City's Design Review Board for their consideration:

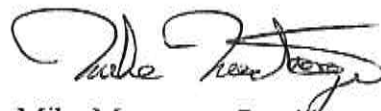
1. Parking – While this is a transit oriented development by virtue of its location adjacent to the SMART station, there is concern that the adequacy of the minimal parking proposed is somewhat experimental and unproven as yet in Santa Rosa. Accordingly, we would suggest consideration of possibly using some of the adjacent undeveloped area shown as "hydroseeded field" as overflow parking until the parking assumptions can be validated.

2. Coordination With Adjacent Proposed Project – We would strongly suggest that the design of this project and the adjacent Cannery project be coordinated. This is particularly needed with regard to the design of the proposed drive lane and parking located adjacent to both projects and the pedestrian extension of 4th Street through both projects to the Santa Rosa Creek Trail. Please consider including the pedestrian extension of 4th Street with this initial phase to connect to the portion through the Cannery project.
3. Multi-Use Trail/EVA – This is shown as extending only as far south as 4th Street with this project. Please consider extending this to connect to 3rd Street to provide the benefit of additional connectivity for the initial project and its surrounding neighborhood.

Please don't hesitate to let us know if there are questions or additional information is needed.



Kris Wilson, Executive Director
Historic Railroad Square Association



Mike Montague, President
Historic Railroad Square Association

From: [Trippel, Andrew](#)
To: [Esteban Promis](#); [Ross, Adam](#)
Cc: [Trippel, Andrew](#)
Subject: RE: [EXTERNAL] Concept Design Review
Date: Wednesday, September 16, 2020 12:20:31 PM
Attachments: [image002.jpg](#)

Good afternoon,

Thank you for your comments on the projects described below. Your comments will be included in the project's record and summarized for review authorities and the public during public meetings scheduled for the projects on September 16 and September 17.

Please feel free to contact us with any questions or additional comments.

Best,

Andrew

Andrew Trippel | Acting Supervising Planner – Current Planning

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Esteban Promis <epromis@gmail.com>
Sent: Wednesday, September 16, 2020 11:13 AM
To: Trippel, Andrew <atrippel@srcity.org>
Subject: [EXTERNAL] Concept Design Review

Good morning,

My comments are in regards to 556 Ross Street as well as SMART Site Village.

I am voicing my support for both projects. 556 Ross St seems to me to be exactly what Downtown needs, and it incorporates design aspects which are very attractive and becoming for the area. I like the roof design facing Ross St as it gives it an almost farmhouse type feel...an ode to our agricultural roots here in Sonoma Co. The streetscape is inviting and open, and the pedestrian walkway is unique and hopefully something we see more of. The height would also allow for a larger population here in the downtown area that would be a benefit to local businesses. I think more people may be wanting to relocate to a more urban setting that is not in an immediate fire zone risk. (I also support the 1 Santa Rosa Ave. for these same reasons).

SMART Site: Before Covid I was a daily commuter on SMART to my work in San Rafael. Again, infill in this area would be a boon for Railroad Square, and the height works well with the surrounding

buildings (if the Canary Apts gets built, as well as the new AC Hotel height). The color scheme works well and the design is not too modern so as to stand out and not fit. My only wish is that the site incorporate some sort of parking garage for SMART commuters as well as apartment dwellers. I would park in the 7th St. garage and walk to the Downtown Station, and crossing the overpass at 6:00am would often be a bit sketchy and unnerving due to the transient population there. But otherwise, the SMART Site Village would make coming to Downtown RR Square much more of a destination for Santa Rosa residents.

Thank you,

Esteban Promis
2532 Washoe CT
Santa Rosa 95405

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INGRID ESTRADA
CAO
Keysight Technologies

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CEO Sonoma Media Investments
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VP, Field Operations Northeast Bay Area
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Novato Community Hospital
Sutter Health

FRED VELA
Regional Vice President
Wells Fargo Bank

CYNTHIA MURRAY
President & CEO

KATE MURRAY
CAO



September 9, 2020

Design Review Board and Cultural Heritage Board
City of Santa Rosa,
Santa Rosa, CA

RE: Support for the SMART Village Residential Development (Phase 1) project

Dear Design Review Board and Cultural Heritage Board:

North Bay Leadership Council strongly supports the SMART Village Residential Development (Phase 1) project, an infill development of a portion of the multi-parcel, 5.4-acre SMART Site (34 W. 6th Street). This project is a great catalyst to getting the Railroad Square area to fully realize its potential as a transit-oriented community that links to the downtown and West End. This project will implement the vision of city staff, provide much needed housing and create new jobs while increasing the economic vitality of the City of Santa Rosa.

The SMART station, regional bike network connections, proximity to downtown, and convenient connections to local and regional road networks, will give the residents a broad array of transit options, creating opportunities to reduce car dependency. These transit oriented strategies, coupled with a highly sustainable approach to site planning and organization, will allow for the creation of a forward looking, sustainably driven and resilient community.

Phase 1 development (2.36 acres) proposes a 6-story, residential mixed-use building consisting of 110 market-rate studio, one-, and two-bedroom apartments with 10% of units reserved for income-qualified households. On- and off-site vehicle parking is proposed, and the applicant will work with TransForm to obtain GreenTRIP Certification and help craft alternative transportation strategies to reduce vehicle use and parking requirements.

Public amenity spaces would include potential uses such as fitness center with outdoor swimming pool and open space/play area. The SMART Site Master Plan would include a new public street along the site's western boundary to connect W. 6th and W. 3rd streets, and a public promenade to establish a future pedestrian connection between 4th Street/Downtown Santa Rosa Station and the Santa Rosa Creek Greenway.

North Bay Leadership Council urges your approval of this project and looks forward to seeing this first phase under construction. This is exactly the kind of project that will help the City of Santa Rosa meet the needs of its residents, today and tomorrow.

Sincerely,

Cynthia Murray
President & CEO

775 Baywood Dr., Suite 101 • Petaluma, CA 94954
707.283.0028 • Fax: 707.763.3028 • www.northbayleadership.org

From: [Murray, Susie](#)
To: [Ross, Adam](#)
Subject: FW: [EXTERNAL] LETTER OF SUPPORT FOR SMART VILLAGE (PHASE 1)
Date: Tuesday, September 15, 2020 1:31:04 PM
Attachments: [GA SMART Village LOS.pdf](#)
[image001.jpg](#)

FYI

Susie Murray | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



Please consider the environment before printing.

From: Zoe Siegel <zsiegel@greenbelt.org>
Sent: Tuesday, September 15, 2020 10:10 AM
To: _DRB - Design Review Board <_DRB@srcity.org>; _CHB - Cultural Heritage Board <_CHB@srcity.org>; Murray, Susie <SMurray@srcity.org>; Trippel, Andrew <atrippel@srcity.org>
Cc: Teri Shore <tshore@greenbelt.org>
Subject: [EXTERNAL] LETTER OF SUPPORT FOR SMART VILLAGE (PHASE 1)

Dear Design Review Board, Cultural Heritage Board, Andrew Trippel,

Greenbelt Alliance is pleased to endorse SMART Village Phase 1. Attached please find our letter of support in advance of the Design Review Board/Cultural Heritage Board meeting on Wednesday. We are looking forward to attending and supporting this project.

Regards,

Zoe

--

Zoe Siegel (she/her/hers)
Director of Special Projects | [@thezoiesel](#)
(510) 367-4464 | *Let's connect on [LinkedIn](#)*

Greenbelt Alliance

312 Sutter Street, Suite 402 | San Francisco, CA 94108
greenbelt.org | [Facebook](#) | [Twitter](#) | [Instagram](#)

Schedule a meeting with me through [Calendly](#)

September 15, 2020

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



RE: LETTER OF SUPPORT FOR SMART VILLAGE (PHASE 1)

Dear Design Review Board, Cultural Heritage Board, Andrew Trippel,

Greenbelt Alliance supports and has officially endorsed the proposed SMART Village Phase 1 infill development by Cornerstone located at 34 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, Phase 1 of 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 SMART Village Phase 1

The SMART Village Phase 1 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 SMART Village Phase I 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
Zsiegel@greenbelt.org


Teri Shore
Advocacy Director
Greenbelt Alliance
Tshore@greenbelt.org

From: [Trippel, Andrew](#)
To: [Ross, Adam](#); [Murray, Susie](#)
Subject: FW: [EXTERNAL] Re: Sept 16 Special Joint Meeting Agenda
Date: Tuesday, September 15, 2020 4:05:40 PM
Attachments: [image002.jpg](#)

Andrew Trippel | Acting Supervising Planner – Current Planning

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: oldbldgs@gmail.com <oldbldgs@gmail.com>
Sent: Saturday, September 12, 2020 2:54 PM
To: Trippel, Andrew <atrippel@srcity.org>
Cc: DeBacker, Mark <mdebacker@srcity.org>; Pacheco Gregg, Patti <PPachecoGregg@srcity.org>; Murray, Susie <SMurray@srcity.org>; Garrett, Cappie <cgarrett@srcity.org>; Casey Edmondson <caseyjedmondson@gmail.com>; oldbldgs@sonic.net; Rose, William <WRose@srcity.org>; Hartman, Clare <CHartman@srcity.org>; DeBacker, Mark <mdebacker@srcity.org>
Subject: [EXTERNAL] Re: Sept 16 Special Joint Meeting Agenda

Thank you Andrew, this is helpful.

Glad to see that it states the importance of retaining the brick facades.

The Resolution references the required mitigation measures in the Negative Dec.

Is it possible to get a copy of Bd Member Clark's report & mitigation measures please?

All the best

Sent from my iPhone

Respectfully,

Mark D

On Sep 12, 2020, at 12:18 PM, Trippel, Andrew <atrippel@srcity.org> wrote:

Good afternoon,

The [SMART Village Residential Development – Phase 1](#) project that will be reviewed on September 16th is located on parcels addressed 34 W 6th St. and 2 4th Street (see 2020 Aerial Data below). Petersen Survey data (1977) refers to a building on the Site of Santa Rosa Woolen Mills on “6th Street opposite Lena’s” as the Northwestern Freight Office

th

(see attachment), and there was an existing structure on the 34 W 6th St. parcel as evidenced in 1987 aerial data that is gone by 2000 (see 1987 and 2000 Aerial Data below). I manually reviewed all CHB resolutions from 1987-2000 and didn't find a resolution for demolition of this structure that would have been located on the SMART Site.

In response to your resolution request, attached please find CHB Resolution No. 190 approving partial demolition of the Cannery Building located at 3 W. 3rd and partial demolition of Plant #5 located at 60 W 6th. Both parcels/structures are adjacent to the SMART Site. The resolution doesn't include any conditions of approval that would impact proposed development on the SMART Site.

Does this information respond to your request? I'm happy to do more research if needed.

2020 Aerial Data (SMART Site in yellow boundary)
<image002.jpg>

1987 Aerial Data
<image008.png>

2000 Aerial Data
<image010.jpg>

Best Regards,

Andrew

Andrew Trippel | Senior Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org

<image011.jpg>

From: DeBacker, Mark <mdebacker@srcity.org>

Sent: Friday, September 11, 2020 4:31 PM

To: Trippel, Andrew <atrippel@srcity.org>

Cc: Pacheco Gregg, Patti <PPachecoGregg@srcity.org>; Murray, Susie <SMurray@srcity.org>; Garrett, Cappie <cgarrett@srcity.org>; Edmondson, Casey <CEdmondson@srcity.org>; Casey Edmondson <caseyjedmondson@gmail.com>; oldbldgs@sonic.net

Subject: Re: Sept 16 Special Joint Meeting Agenda

Hi Andrew,

Hope that you are able to avoid the terrible air today.

If possible, please provide a copy of the CHB Resolution that accompanied the Major Landmark Alteration Permit for the previous demolition work at this site (the cannery).

I believe that it included conditions for the redevelopment of the site that the Boards should be aware of.

This should be made available to the members of both Boards before the meeting next week.

Thanks!

Mark DeBacker
registered architect

On Sep 11, 2020, at 10:07 AM, Pacheco Gregg, Patti
<PPachecoGregg@srcity.org> wrote:

Dear Board Members:
Please Do Not Reply to All

The September 16, 2020 Special Joint CHB/DRB Meeting Agenda has been posted online and is viewable on your iPads: <https://santa-rosa.legistar.com/Calendar.aspx>

The Agenda and Disclosure are attached.

The Joint Meeting will begin at 5PM. Below is the logon information. I will send the link again on meeting day.

<https://zoom.us/join>

Webinar ID: 968 9411 1264

Phone: (toll free) 888 475 4499

Webinar ID: 968 9411 1264

Warm Regards,

Patti Pacheco Gregg | Administrative Secretary

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3232 | Fax (707) 543-3269 | ppachecogregg@srcity.org

<image001.jpg>

<2020-09-16-CHB-DRB-Agenda.pdf>

<Attachment 1-Disclosure Form.pdf>

<1977 Petersen Survey HRI.pdf>

<CHB - Resolution 190.pdf>

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Best Regards,

Andrew

Andrew Trippel | Senior Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org

<image011.jpg>

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Cc: Pacheco Gregg, Patti <PPachecoGregg@srcity.org>; Murray, Susie <SMurray@srcity.org>; Garrett, Cappie <cgarrett@srcity.org>; Edmondson, Casey <CEdmondson@srcity.org>; Casey Edmondson <caseyjedmondson@gmail.com>; oldbldgs@sonic.net

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registered architect

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Warm Regards,

Patti Pacheco Gregg | Administrative Secretary

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<2020-09-16-CHB-DRB-Agenda.pdf>

<Attachment 1-Disclosure Form.pdf>

<1977 Petersen Survey HRI.pdf>

<CHB - Resolution 190.pdf>

From: [Hartman, Clare](#)
To: [Rose, William](#); [Ross, Adam](#); [Trippel, Andrew](#); [Lyle, Amy](#); [Crocker, Ashle](#); [De La Rosa, Raissa](#)
Subject: Fwd: [EXTERNAL] Fwd: New Downtown Santa Rosa Developments Earn Climate-SMART Endorsement
Date: Tuesday, September 15, 2020 4:35:41 PM
Attachments: [image001.jpg](#)
[image003.png](#)

FYI in case you didn't see this yet. C

Clare Hartman, AICP | Interim Assistant City Manager

Community Development & Engagement

[100 Santa Rosa Avenue | Santa Rosa, CA 95404](#)

Tel. [\(707\) 543-3185](#) | Chartman@srcity.org



Sent from my iPad

Begin forwarded message:

From: "Mahre, Kali" <KMahre@srcity.org>
Date: September 15, 2020 at 3:06:51 PM PDT
To: "Lienau, Serena" <SLienau@srcity.org>
Cc: "Hartman, Clare" <CHartman@srcity.org>
Subject: FW: [EXTERNAL] Fwd: New Downtown Santa Rosa Developments Earn Climate-SMART Endorsement

Good afternoon,

FYI only. If you choose to respond to the citizen's email, please cc me for logging purposes.

Thanks!

Kali Mahre | Senior Administrative Assistant

City Manager's Office | 100 Santa Rosa Avenue, Room 10 | Santa Rosa, CA 95404

Tel. (707) 543-3011 | Fax (707) 540-3030 | kmahre@srcity.org

Please note, if you do not receive a reply on a Tuesday afternoon, I am assisting with the City Council meeting.



PLEASE NOTE: The City Manager's Office is currently closed to help curb a resurgence

of coronavirus infections occurring in Sonoma County and nationwide.

From: Teri Shore <tshore@greenbelt.org>

Sent: Tuesday, September 15, 2020 9:34 AM

To: _CityCouncilListPublic <citycouncil@srcity.org>

Subject: [EXTERNAL] Fwd: New Downtown Santa Rosa Developments Earn Climate-SMART Endorsement

FYI



FOR IMMEDIATE RELEASE

September 15, 2020

Contact: Zoe Siegel, Director of Climate Resilience, zsiegel@greenbelt.org
(510) 367-4464

Teri Shore, Advocacy Director, Greenbelt Alliance, 707 934 7081,
tshore@greenbelt.org

CLIMATE-SMART ENDORSEMENT AWARDED TO DOWNTOWN SANTA ROSA DEVELOPMENTS

Greenbelt Alliance Supports Two New Large Residential Projects in City Core Close to SMART

Public Review by City Boards This Week

Greenbelt Alliance supports and has officially endorsed the new residential developments proposed in downtown Santa Rosa that are being reviewed for city approval this week. The two large developments that could transform the city's center are located at [556 Ross Street](#) and the "SMART" Village at [34 6th Street](#) next to the Railroad Square SMART station.

The two multi-story apartment home complexes proposed by Cornerstone Properties meet and exceed the criteria for the Climate SMART development endorsement program. They are the first Santa Rosa developments to receive the Climate SMART endorsement. The Greenbelt Alliance Climate SMART Endorsement Program provides an essential environmental perspective on building housing within existing communities in the Bay Area. Read more [here](#).

Ross Street is being reviewed by the city Design Review Board at 4:30 pm Sept.

17. The Sixth Street SMART Village is set for review by a joint meeting of the Cultural Heritage and Design Review Boards at 5 pm on Sept. 16.

“The proposed developments align with the City’s goals, planning blueprints, and in creating a vision for the downtown as an energetic commercial and cultural center,” said Zoe Siegel, Director of Climate Resilience for Greenbelt Alliance. “With the much-needed housing and the incorporation of private and public spaces, this project will help create a vibrant more climate-friendly downtown.”

At Ross Street, the plan is to repurpose a parking lot and alley at the site of the current Press Democrat building for an eight-story, mixed-use building comprised of partial ground floor commercial space and 109 residential units consisting of "affordable by design" studio, one-, and two-bedroom apartments with 10 percent of units reserved for income-qualified households. The alley would be converted to a pedestrian and bike path.

The SMART Village project in Railroad Square consists of a 6 story residential/mixed-use building with outdoor community pool and open gathering space for residents and neighbors.

“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,” said Teri Shore, Advocacy Director, Greenbelt Alliance, based in Santa Rosa.

Greenbelt Alliance is rising to the challenge because we envision a Bay Area of healthy, thriving, resilient communities made up of lands and people that are safe during climate disasters and recover quickly from wildfire, floods, and drought, where everyone is living with nature in new and powerful ways for generations to come. That’s why we educate, advocate, and collaborate to ensure the Bay Area’s lands and communities are resilient to a changing climate.

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Teri Shore
Regional Director, North Bay

Greenbelt Alliance
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greenbelt.org | [Facebook](#) | [Instagram](#) | [Twitter](#)

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Teri Shore
Regional Director, North Bay

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greenbelt.org | [Facebook](#) | [Instagram](#) | [Twitter](#)

From: [Trippel, Andrew](#)
To: [Michelle Gervais](#)
Cc: [Ross, Adam](#)
Subject: RE: [EXTERNAL] Cornerstone's SMART Concept Design Review application
Date: Wednesday, August 5, 2020 6:48:53 PM
Attachments: [image001.jpg](#)

Hi Michelle,

Projects are reviewed under the regulations in place at the time that application for required Planning entitlements is submitted. As you know, with the Downtown Plan update we are transitioning away from a maximum building height requirement to Floor-Area Ratio (FAR) as the method to determine maximum building height. In the [Draft Land Use Chapter](#) of the Downtown Plan update currently circulating for review, an FAR of 6.0 is recommended for the SMART Site. As you know, FAR does not directly limit the height or number of stories of a building; it simply controls the amount of building space allowed on a given lot.

If the 6.0 FAR is approved, future phases would be subject to the FAR in effect when entitlement application is made. It's certain that future phases would be proposed under FAR regulations; therefore, it's impossible to say what building height(s) may be proposed. We can say that (1) there's no plan to eliminate discretionary review/approval for building heights exceeding two stories in historic districts, and (2) Building and Fire code compliance typically becomes more costly when structures exceed 65+ feet.

Does this help?

Andrew

Andrew Trippel | Senior Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Michelle Gervais <Michelle@GervaisAssociates.com>
Sent: Wednesday, August 5, 2020 9:28 AM
To: Trippel, Andrew <atrippel@srcity.org>
Cc: Ross, Adam <ARoss@srcity.org>
Subject: Re: [EXTERNAL] Cornerstone's SMART Concept Design Review application

Thank you so much, Andrew, for the well wishes and for all the helpful information. Yes, I will sign up for email notifications.

I did have a follow-up question after a cursory review of the attached materials: I see that the focus for now is the 6th Street housing and related amenities as well as the roadway that would extend

from 4th (where ours ends) to 6th. Also I see a rough concept of site planning for the balance of the site. Do you have any sense of the intended heights of these buildings?

Many thank again!

~Michelle

On Aug 5, 2020, at 7:35 AM, Trippel, Andrew <atrippel@srcity.org> wrote:

Hi Michelle,

Great to hear from you! Yes, I am doing great, thanks for asking. I trust that you and those close to you are healthy and managing through this period as well as can be expected!

Required concept review for the proposed future development of 34 W 6th Street is tentatively scheduled for September 16-17, 2020. A project webpage will be created at the same time that required 10-day advance noticing of the review meetings is prepared. In the interim, I am attaching the conceptual design plan set that was submitted with concept review applications.

We will include you on the mailed noticing list. If you would like an email notice, please consider visiting <https://srcity.org/2370/Email-Notifications> to sign up for email notifications.

Best,

Andrew

Andrew Trippel | Senior Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org

<image001.jpg>

From: Michelle Gervais <Michelle@GervaisAssociates.com>

Sent: Tuesday, August 4, 2020 11:36 PM

To: Trippel, Andrew <atrippel@srcity.org>

Subject: [EXTERNAL] Cornerstone's SMART Concept Design Review application

Hi Andrew. I hope this finds you very well!

Susie tells me that Cornerstone has submitted their Concept Review application for the SMART site. I haven't found that yet on the city's website, so I wonder if you could

either send me a link or send a copy of the plans to me.

Also, I would like to be added to the noticing list for this project.

Many thanks in advance. Take good care!

~Michelle

* * * * *

[Michelle Gervais](#)

GERVAIS & ASSOCIATES

Development Strategies & Project Management

strategic planning * community engagement * project management

public affairs * entitlements * financial analysis * licensed real estate broker

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1275 Fourth Street, #257, Santa Rosa, CA 95404

<SMART Site Concept Submittal_Reduced_070820.pdf>