

Neighborhood Meeting



CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678

February 19, 2010

To Neighboring Property Owners and Interested Parties:

You are invited to attend a neighborhood meeting that has been scheduled to introduce a project known as The New Railroad Square Project located at 34 6th Street, and associated parcels (File No. PRAP09-008). The meeting is scheduled as follows:

Project Description: ***Conditional Use Permit for The New Railroad Square Project for the following project components:***

- *Alcoholic beverage sales*
- *Outdoor dining*
- *Restaurant serving alcohol*
- *Residential – single family attached*
- *Parking structure abutting residential*

Note: Please see attached project description for more information.

Applicant: ***Railroad Square Associates LLC***

Meeting Date: ***March 3, 2010***

Meeting Time: ***6:30pm***

Meeting Location: ***Chop's DeMeo Teen Club, 509 Adams St. Santa Rosa Ca. 95401***

The applicant and/or the applicant's representative will be at the meeting to answer questions about the project and a City representative will be there to answer questions about the City's participation with regard to the proposed project.

The project file is available for public review in Room 3 at City Hall (100 Santa Rosa Avenue) between 8:30 a.m. and 4:30 p.m. weekdays (closed holidays).

Should you have any questions or comments, contact Railroad Square Associates LLC, at 415.272.3847, or Bill Rose, Senior Planner, at wrose@srcity.org or 707-543-3253.

Project Description – The New Railroad Square

The Railroad Square development is a proposed mixed use, transit-oriented development located at the future Sonoma-Marín Area Rail Transit (SMART) station in downtown Santa Rosa, California. Developed by the Railroad Square Associates LLC (“RSA”), the complete 291,000 SF project will ultimately be developed over 4 distinct blocks. These blocks include the South, Center and North Blocks of the “SMART parcel” (located adjacent to the SMART rail line); and the property to the west of the Center Block, referred to as the Plant No. 5 Block, currently owned by the Santa Rosa Cannery, partners in RSA.

The project will include the following elements:

- South Block-15,000 SF of first floor retail with approximately 45,000 sf of office above.
- Center Block-30,000 SF of first floor retail with 68 units of senior affordable housing above. An alternative would reduce the retail to 15,000 SF and provide for up to 48 spaces of parking.
- North Block-Approximately 118 units of market rate condominiums with 229 parking spaces.
- Plant 5-Parking garage with approximately 200 spaces.
- Site Improvements including new streets and walkways, a central plaza with a restored water tower, and a pedestrian and bike connection to a path that runs along Santa Rosa Creek

When complete, the project will include over 186 units of housing (68 affordable rentals and 118 for sale), 30-45,000 sf of retail, 45,000 sf of commercial office space, site improvements including new streets and plazas, and nearly 500 parking spaces, both structured and surface.

A Conditional Use Permit is required for the following project components:

- Alcoholic beverage sales
- Outdoor dining
- Restaurant serving alcohol
- Residential – single family attached
- Parking structure abutting residential

The New Railroad Square

