

MEMORANDUM

Date: 9/10/2020

To: Railroad Square CBD Board

From: Ad Hoc Project Review Committee

Subject: Proposed SMART Village Project – 34 6th Street

The Project Review Committee met on September 2 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 is scheduled for a joint hearing by the City's Design Review Board and Cultural Heritage Board on Wednesday, September 16 at 5:00 pm.

The proposed project includes 110 residential units in a six (6) story building to be located along West Sixth Street between the Sixth Street Playhouse and the railroad tracks on approximately 2.3 acres of the total 5.4 acre site. A conceptual plan for the remainder of the property shows three additional residential buildings and open space areas but only the initial 2.3 acres is proposed to be developed at this time.

A 20' wide multi-use trail and emergency vehicle access (EVA) is proposed to be constructed along the edge of the railroad tracks extending from West Sixth Street to opposite the existing terminus of Fourth Street. Along the opposite side of the property adjacent to the Sixth Street Playhouse and the Cannery site, a drive lane with perpendicular parking is proposed and will provide a total of approximately 75 parking spaces for the project. A 26' wide pedestrian "mews" and EVA is proposed along the southerly side of the building connecting the multi-use trail/EVA to the drive lane with parking. An outdoor pool area and children's play area are proposed amenities.

The Committee was generally supportive of the project depicted in the plans finding the proposed architecture and landscape to be of high quality. The Committee recommends the Board consider forwarding the following 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.