

Summary of first AT&T site tour and informational meeting - September 23, 2009

The tour started at 10:00 a.m. with a walk around the building and block to see the site within the context of surrounding and nearby land uses. Inside the building, the tour included the basement and floors 1, 3, 5 (floors 2 and 4 are essentially the same as floor 3). The building tour ended approximately 11:15, and the meeting continued at the City Hall Annex for further discussion, adjourning at noon. Prior to adjournment, staff offered to get the building plans if anyone wanted to view them. Two people stayed for about 15 minutes to inspect building plans.

The following summarizes the main points of the discussion and questions/answers during the tour and meeting. Answers to some questions were not available at the meeting and are provided in this Summary.

1. The Redevelopment Agency purchased the building to control this important, centrally located and blighted site and to guide the future uses.
2. The Agency purchased the property for \$3 million in March 2007.
3. The Agency negotiated with the property owner at 1 Santa Rosa Avenue, which is vacant, and the negotiations were terminated after a time without an agreement. The developer team which is selected may negotiate with the owner of this property or others.
4. The structural engineering report prepared by MKM associates, which is posted on the on the City's Former AT&T [Website](#) (the "Website"), demonstrates several scenarios for window and atrium openings in the structure and the following:
 - a. Floor to ceiling height: ranges from approximately 14 feet to approximately 17 feet.
 - b. Building height: approximately 78 feet plus a 5 foot parapet wall.
 - c. Building footprint dimensions: approximately 127 ft. x 131 ft.
5. Site dimensions: approximately 200 ft. 131 ft.
6. General Plan and zoning limit a structure to 10 stories and 150 feet, but a height easement on this site limits building height to 148 feet.
7. AT&T holds fee title (5.55 feet) and an access easement (6.45 feet) totaling 12 feet along the face of the AT&T building at 516 Third Street with the easement extending over the subject site. Together the fee title and easement extend from the southerly property line northerly for approximately 60 feet. In addition, AT&T holds a maintenance easement of 5.69 feet by 11 feet between the buildings located at 516 and 520 Third Street on the north side of the sites (Third Street). These easements are described on the Website under the heading "Title

Reports, Surveys, Easements and Site Restrictions” – see ALTA survey and Declaration of Covenants, Conditions and Restrictions.

8. As described in the Easement Limiting Access (Sonoma County Official Records No. 86-05312) Passenger cars are restricted from utilizing the Transit Mall on the south side of the building. Vehicles which do not solely carry passengers, such as delivery vehicles, are not restricted from the Transit Mall. This easement is newly added to the Website under the heading “Title Reports, Surveys, Easements and Site Restrictions.”
9. A range of public policy objectives are stated in the RFQ. For any objective, the Agency encourages a proposed development to be financially self-sufficient.
10. All responders should become familiar with the General Plan, Downtown Station Area Specific Plan, Zoning, Design Review Guidelines and other land use controls, which are posted on the website.
11. Retail, business service, office and residential uses are all permitted. Active retail use on the first floor is required. There is no maximum density maximum for residential uses.
12. There is no affordable housing requirement for the site.
13. Many important documents and links are on the website.
14. Building plans are not available on the website. AT&T provided building plans to the Agency during the purchase/sale of the site. It is uncertain as to the accuracy of the plans relative to as-built conditions. These plans are available for inspection by appointment. In addition, the Building Division may also have plans on microfilm that are available for inspection.
15. The building plans contain the best representation of the floor plan.
16. The level of assistance that the Agency might provide is undermined at this time and, if any, will be determined subject to the approval of the Agency during the economic feasibility analysis in Phase 1.
17. Agency financial assistance or sale of the Property below its appraised fair market value could subject the project to prevailing wage requirements. These factors will be analyzed during the economic feasibility analysis in Phase 1.
18. Why does the RFQ in Section E., Selection Criteria contain “Developer’s level of understanding of the Santa Rosa housing, retail and/or office market and potential for proposed downtown residential units, commercial/retail or office space,” but this not listed under Section C. RFQ Submission Requirements?

The quoted language was inadvertently included and will be deleted by an amendment to the RFQ, as these matters will be analyzed with the selected developer during the planning and feasibility phase.