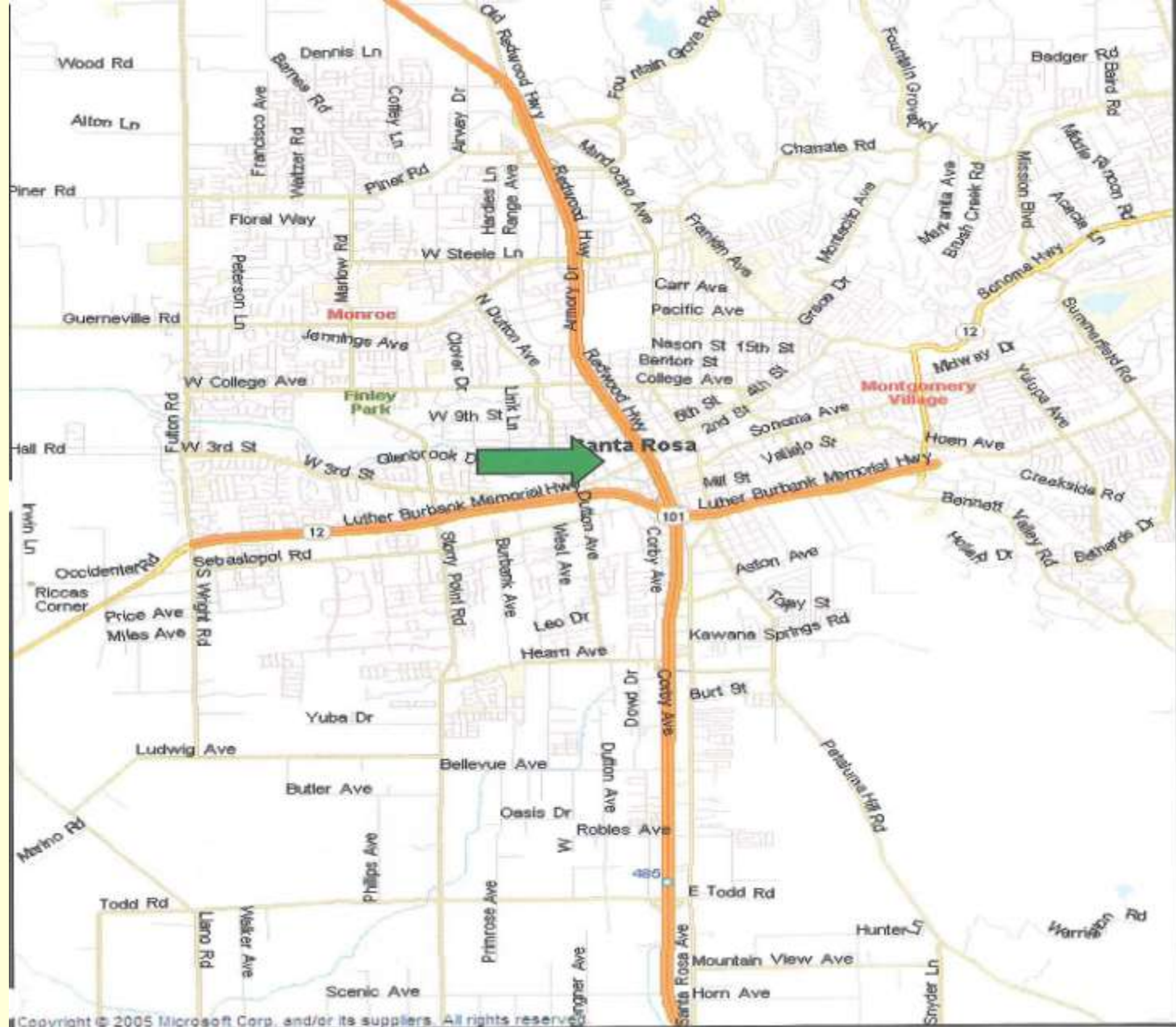


New Railroad Square



Railroad Square Associates



City Map



Aerial View



1908 Cannery Looking West



East Facing Wall & Loading Dock



Southern Wall & Canopy



3 West Third Street Cannery Interior



60 West Sixth Street Cannery (Plant 5)



North Wall of 60 West Sixth Street (Plant 5)



Plant 5 Interior



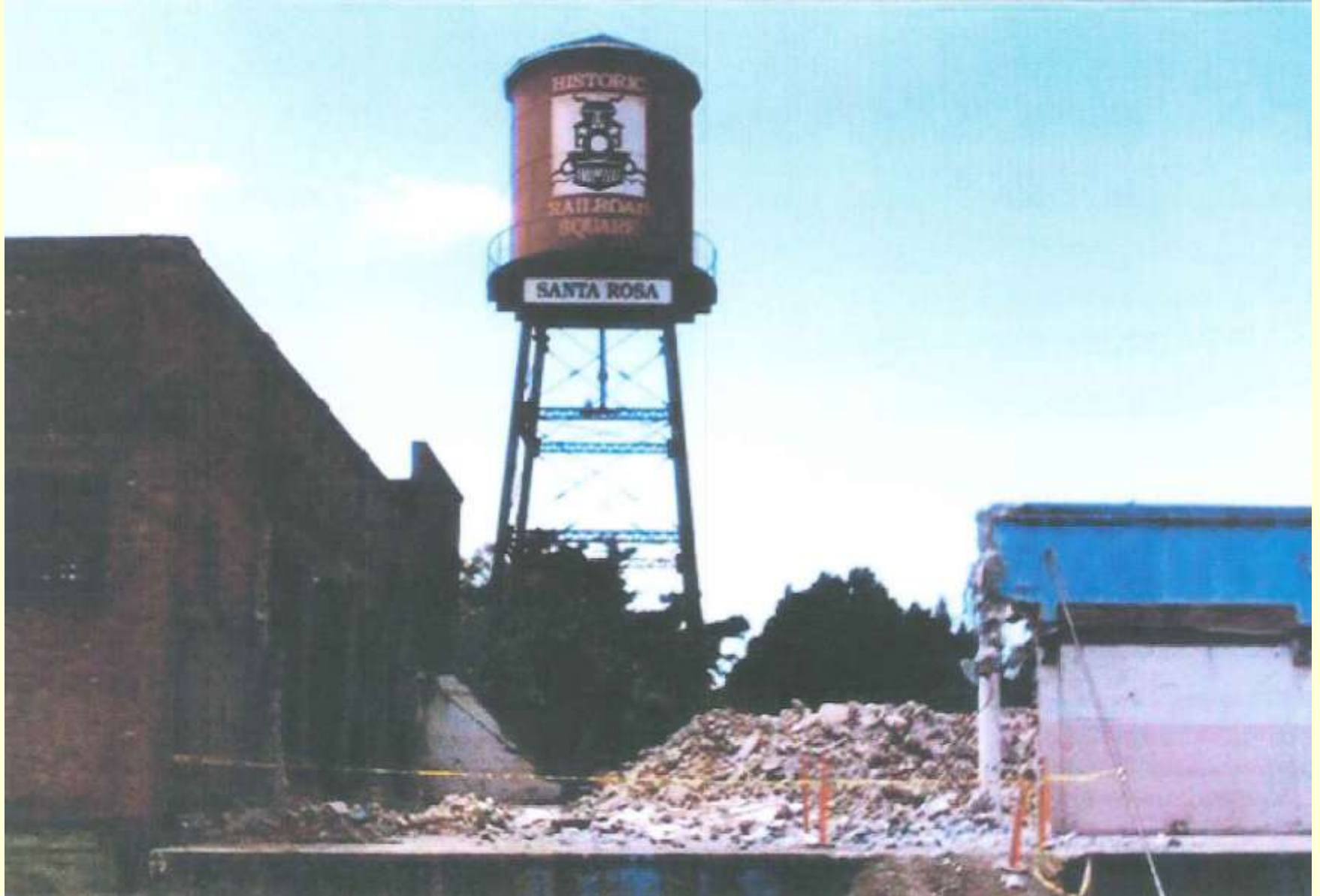
Demolition



Braced Walls and Demolition



Demolition Partially Complete



8-story Water Tower & Opening of Pedestrian / View Corridor



ed SMART rail line will have a stop at the depot, above left, in central Santa Rosa at Railroad Square. JOHN BURGESS / The Press Democrat

Aerial of Site 2009



20082
 1 4000
 11.24.04
 in

project number
 scale
 date
 sheet by

PROJECT LOCATION 1" = 500' **PROJECT INFORMATION** **DRAWING INDEX** **PROJECT TEAM**



UNITS:
 14 Lofts Units at First Level
 18 One Bedroom Townhouses at First Level
 36 Two Bedroom Flats on 3rd, 4th, and 5th Levels
 12 Three Bedroom Flats

80 Total Units

PARKING:
 82 Standard Spaces
 38 Spaces in Tandem
 2 Handicap Accessible Spaces

122 Total Parking Spaces

8 Motorcycle Parking Spaces

DRAWING INDEX

1	Title Sheet
2	NE Aerial Perspectives
3	NW Aerial Perspective
4	3rd Street View from Creek
5	4th Street View
6	Aerial Sectional View West Side
7	Aerial Sectional View East Side
A1.0	Site Demolition Plan
A2.1	First Level Plan
A2.2	Second Level Plan
A2.3	Third Level Plan, (4th, 5th Sim.)
A4.1	Building Section
UA-1	Loft Unit UA-1
UA-2	Townhouse Unit UA-2
UB-1	Flat Unit UB-1
UC-1	Flat Unit UC-1

PROJECT TEAM

ARCHITECT:
 David Baker & Partners Architects
 481 Second Street, Loft C127
 San Francisco, CA 94107
 415.896.6700 TEL
 415.896.6103 FAX
 attn: Bradley Sugarman

DEVELOPER:
 Santa Rosa Cannery:

John Stewart
 1388 Sutter Street, 11th Floor
 San Francisco, CA 94109
 415.345.4400 TEL
 415.614.9175 FAX

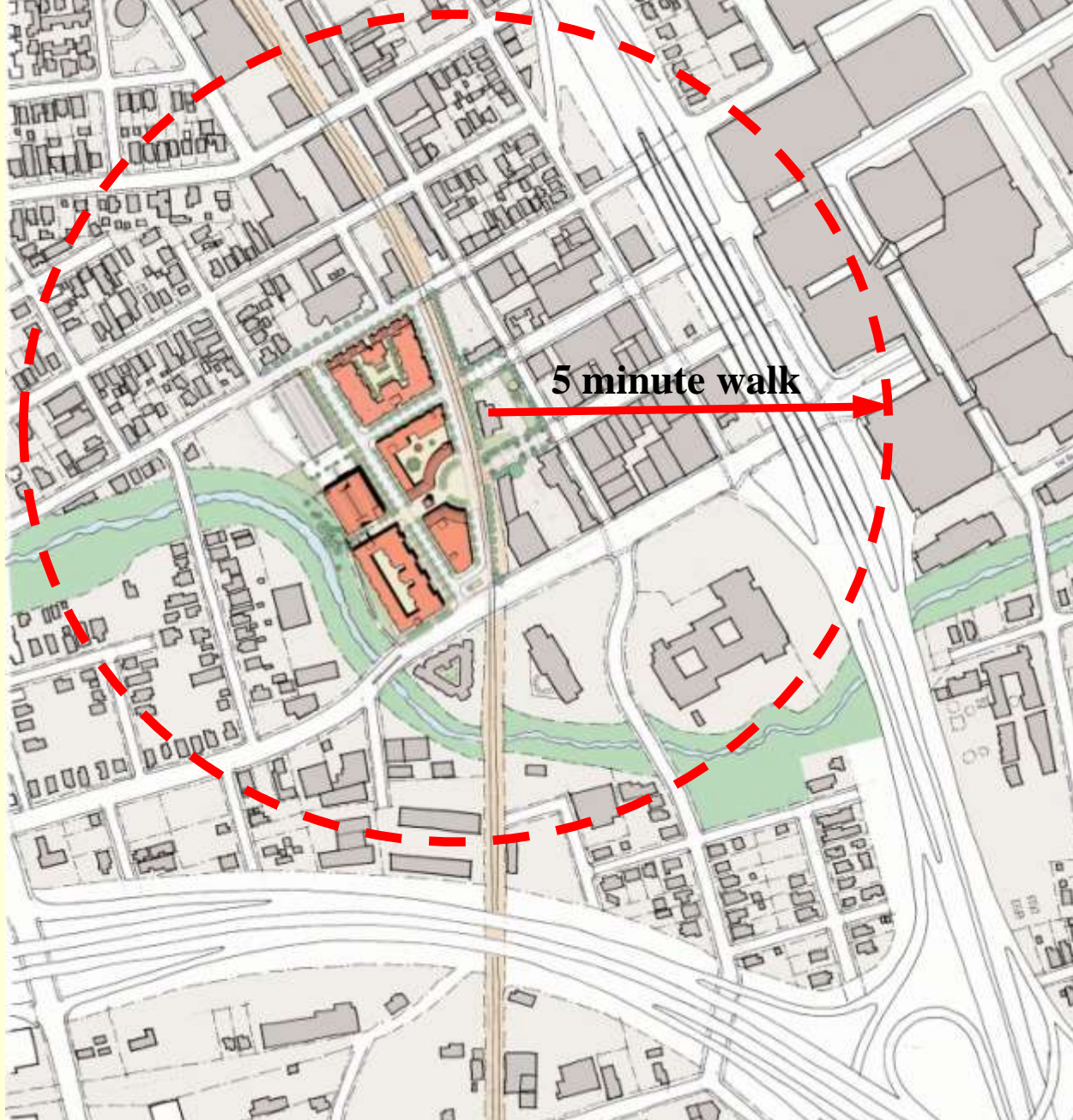
Richard Devine
 160 Sansome Street, Suite 700
 San Francisco, CA 94104
 415.788.7983 TEL
 415.956.6880 FAX

Title Sheet
 Santa Rosa Cannery

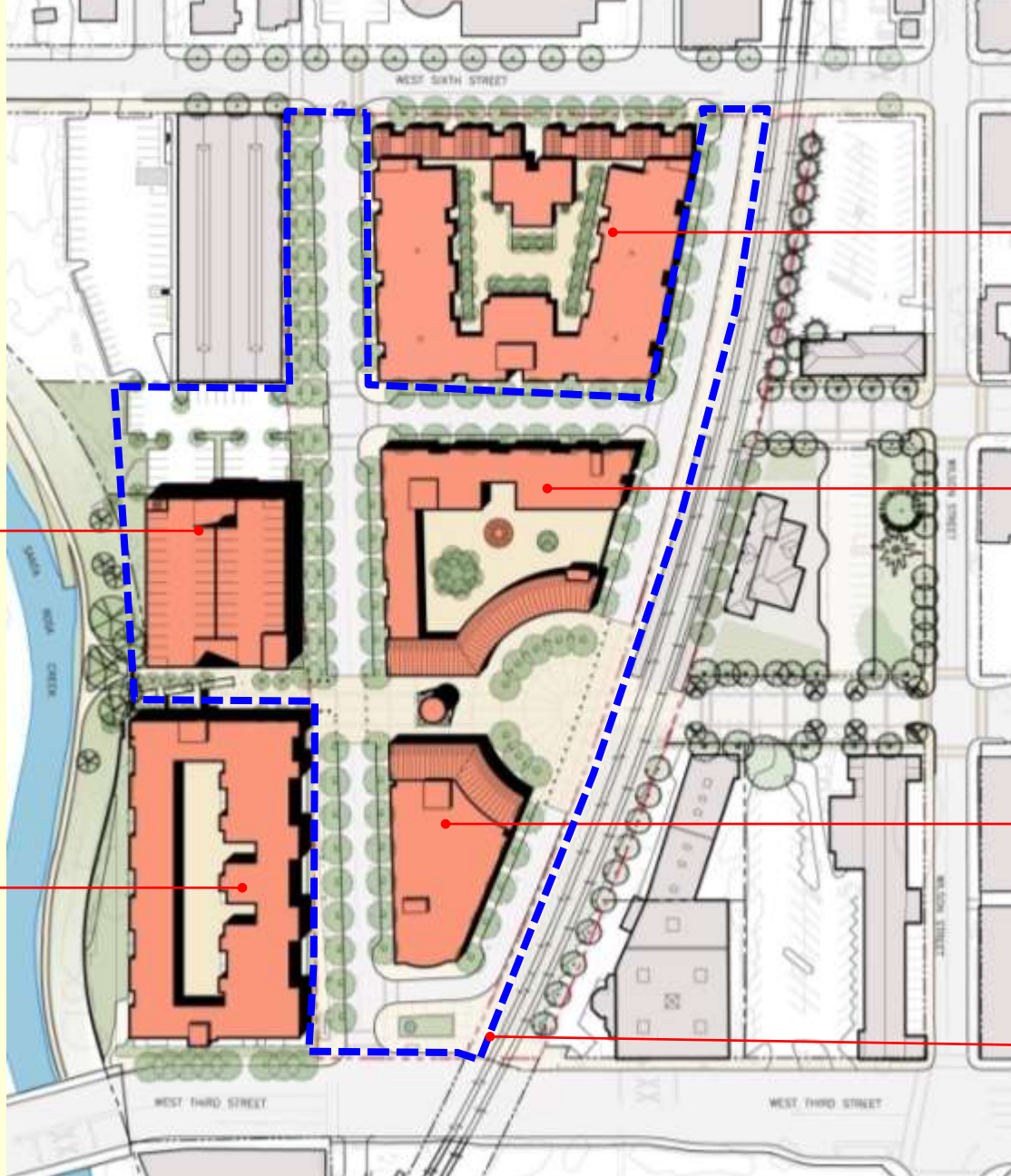
david baker + partners
 dbap@aol.com
 415.896.6700
 415.896.6103



Future Development at 3 West Third Street



Railroad Square Historic District



Plant No. 5
200 – 250
Structured
Parking Spaces,
with Commercial
facing 4th Street

The Cannery
93 Units, 5-Story
Residential within
and above historic
Cannery base

Block 1
118-units, 3-5 Story
Residential with 3-level
wrapped podium
parking

Block 2
Market Hall / Retail
with 68 units of
Affordable Residential
above on 3 levels

Block 3
Retail / Restaurant
with 3 levels of
Commercial Office
above

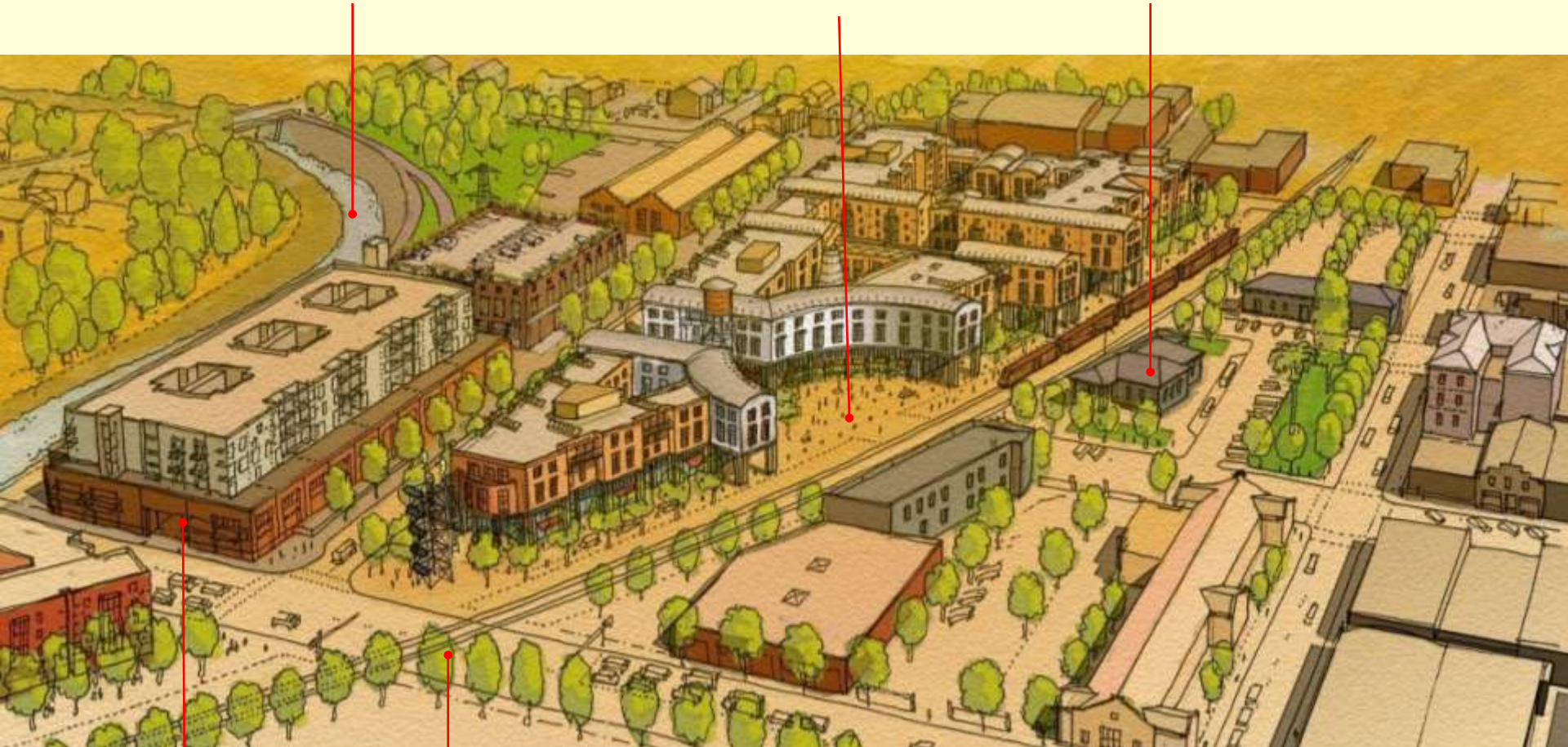
Phase 1 Limit

Site Master Plan

Santa Rosa Creek

4th Street Plaza

Depot



Cannery

Third Street

New Railroad Square Aerial View

6th Street Townhouses

Residential Lobby

Structured Parking

Commercial

Office Lobby

Restaurant

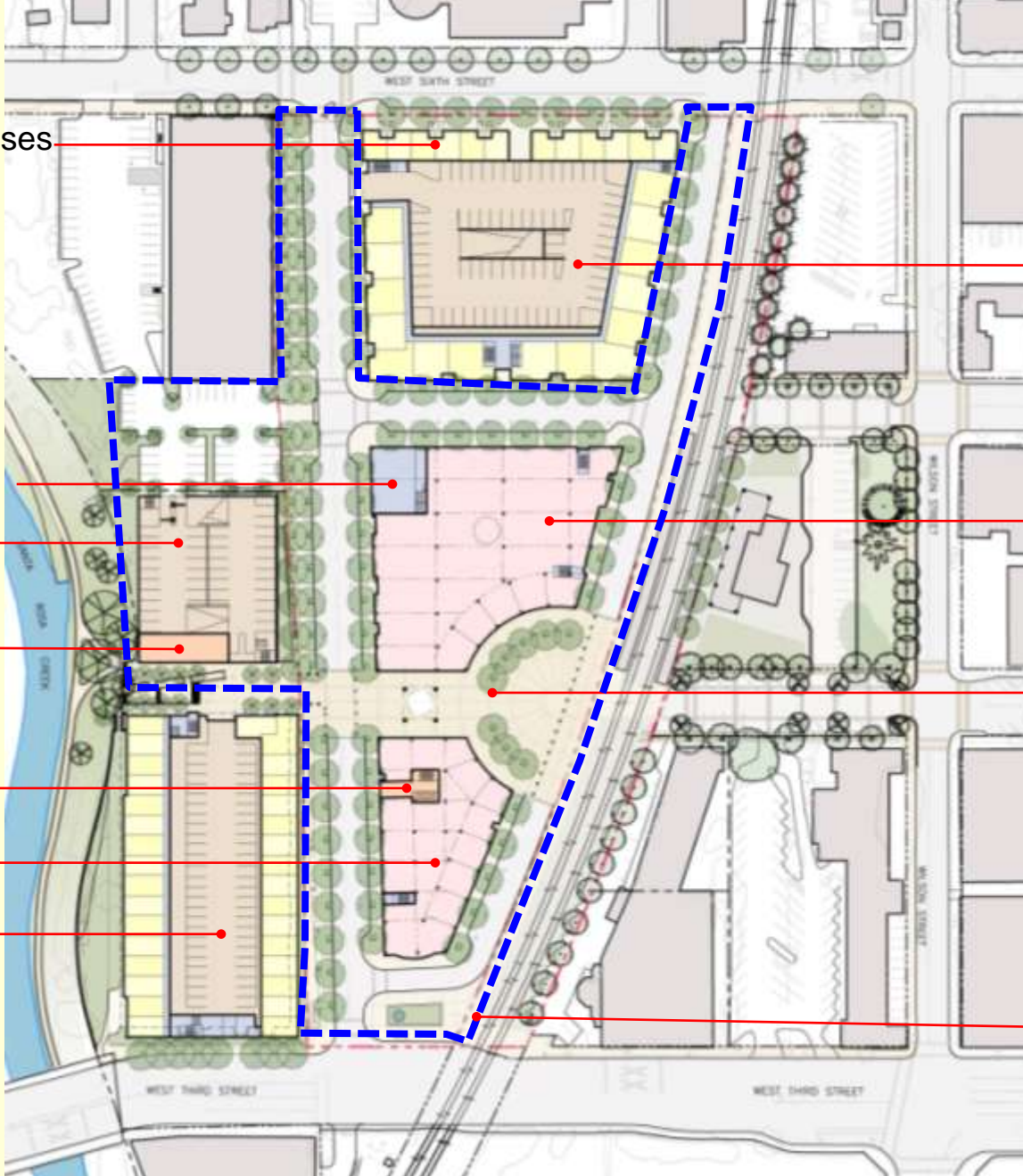
Cannery

Residential Parking

Market Hall /
Retail

4th Street Plaza
with relocated
water tower

Phase 1 Limit



Ground Floor Plan

6th Street Townhouses

Residential
(Market Rate)

Residential
(Affordable)

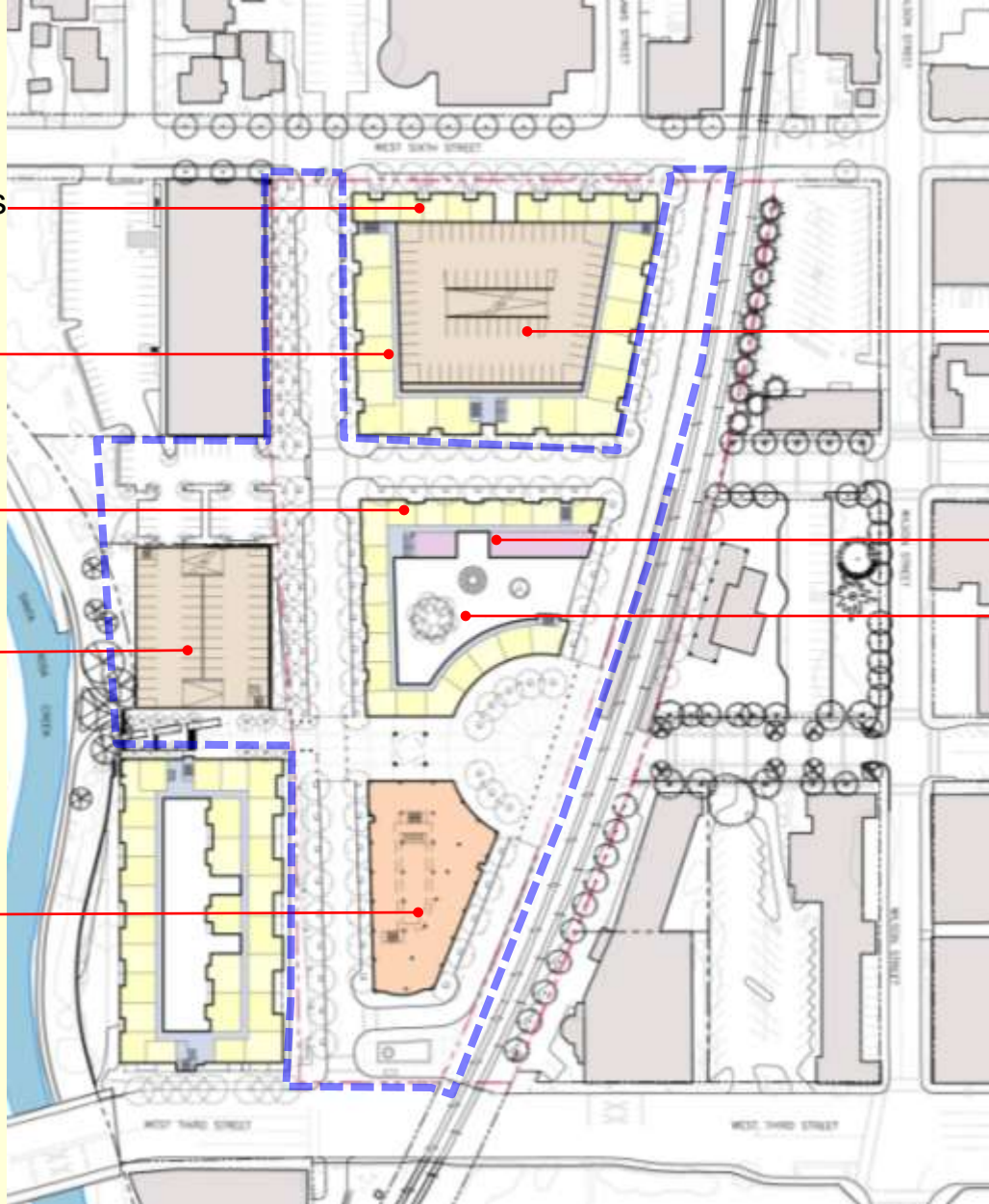
Structured Parking

Commercial
Office

Residential Parking

Community Rooms

Courtyard



Third Floor Plan

6th Street Townhouses

Residential
(Market Rate)

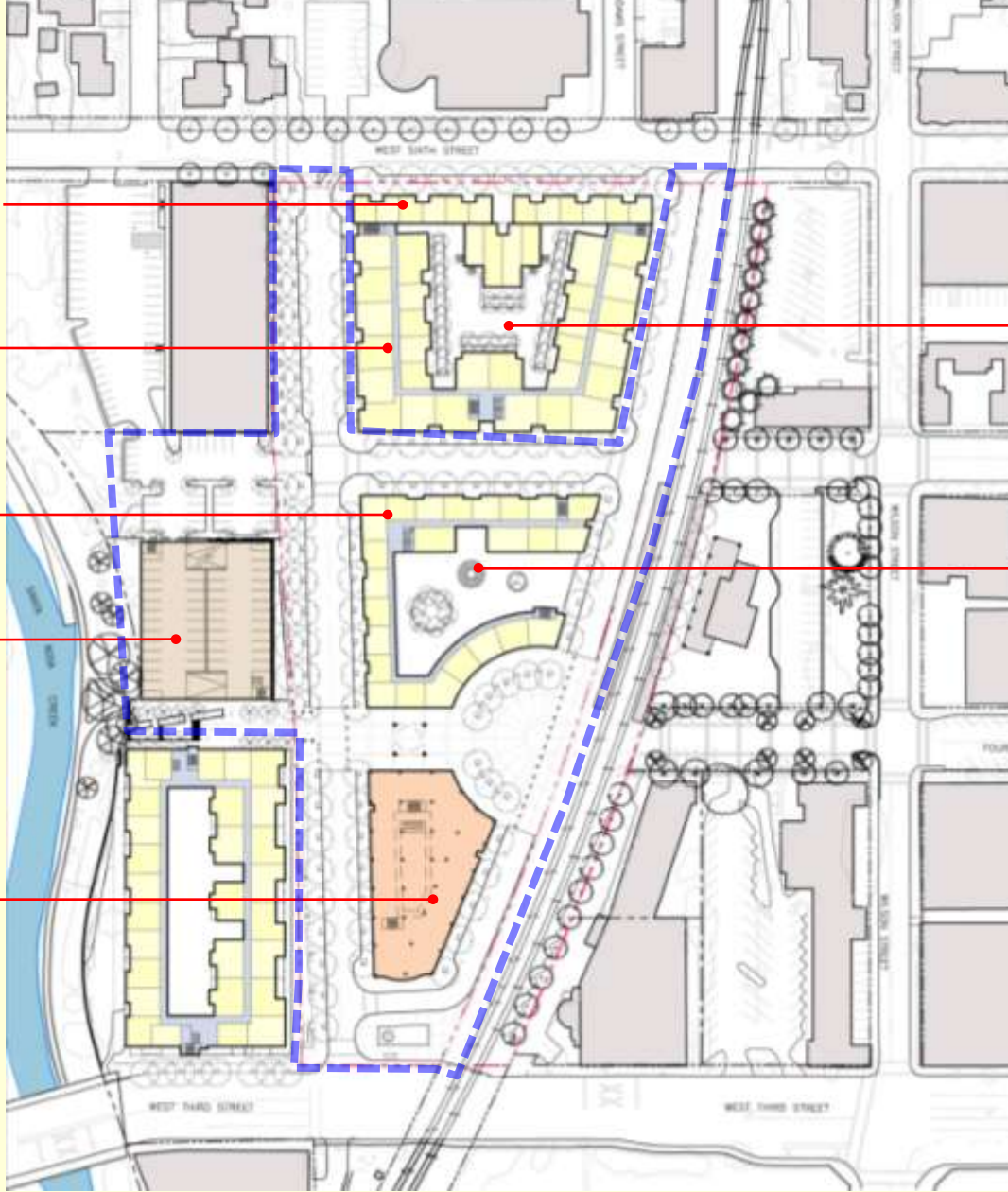
Residential
(Affordable)

Structured Parking

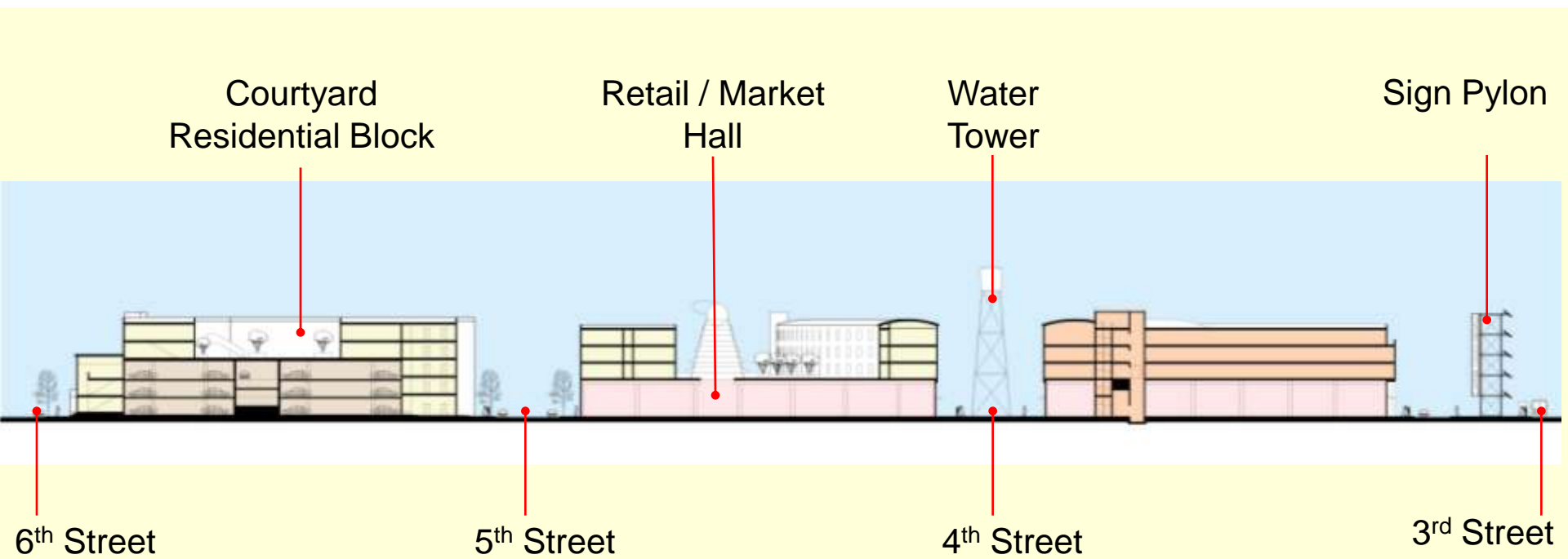
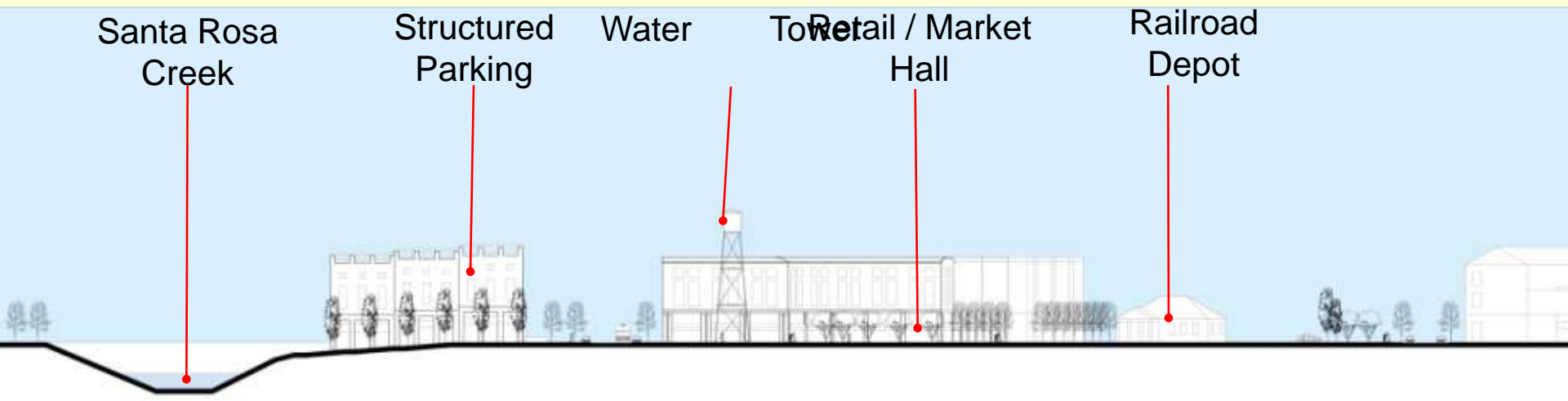
Commercial
Office

Courtyard

Courtyard



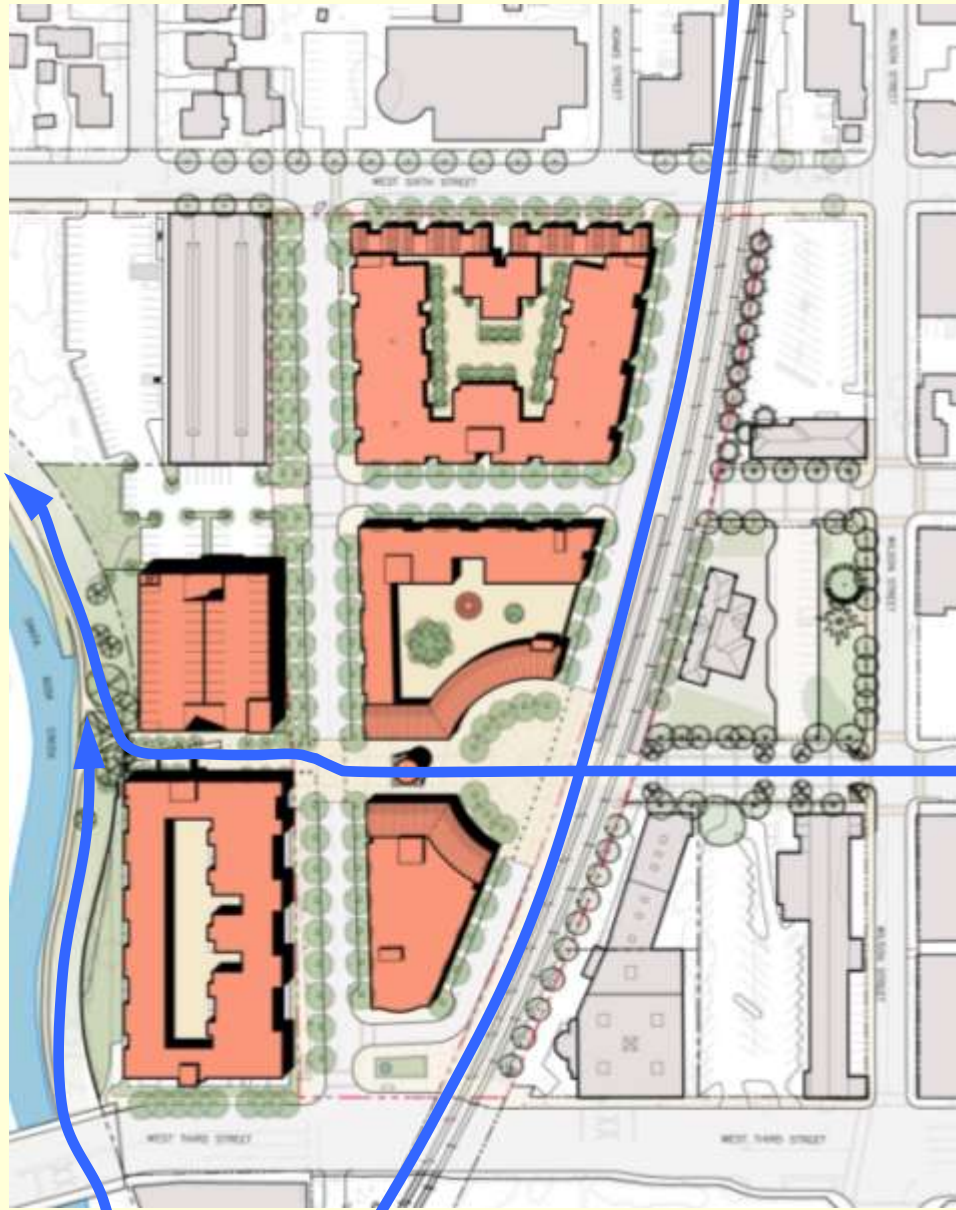
Upper Floor Plan



Site Sections



To West End



To Windsor

Downtown

To Petaluma

Bicycle Routes



<u>Total Site Area</u>	7.8 acres	
<u>Land Use Program</u>	216 Market Rate DUs 68 Affordable DUs 44,000 square feet Retail 44,900 square feet Commercial	
<u>Parking</u>	330 spaces 200-250 spcs. ±60 spaces	Resid. Structured Public Structured On-street
<u>Total Building Area</u>	400,000 s.f. 195,000 s.f.	Building Area Garage Area
<u>Floor Area Ratio</u>	2.5	

Project Data

Critical Funding Required to Proceed

Prop 1C Infill Grant - \$12 million

- Application Due April 1
- Awards may be announced this Summer
- Contingent on resolution of State budget

Stimulus Package Funding - \$2.4 million

- Scoring Criteria for Infill Grant

Local Affordable Housing and Tax Increment

Financing - \$3 million

- Scoring Criteria for Infill Grant

Critical Funding Required to Proceed

New Market Tax Credit - \$10 million

- Next (last?) round of allocations awarded Fall '09
- Contingent on other funds being in place
- Contingent on project approvals to be competitive

Local Affordable Housing and Tax Increment Financing - \$5 million

MTC - \$1 million

Bank Financing - \$20 million

Next Steps and Schedule

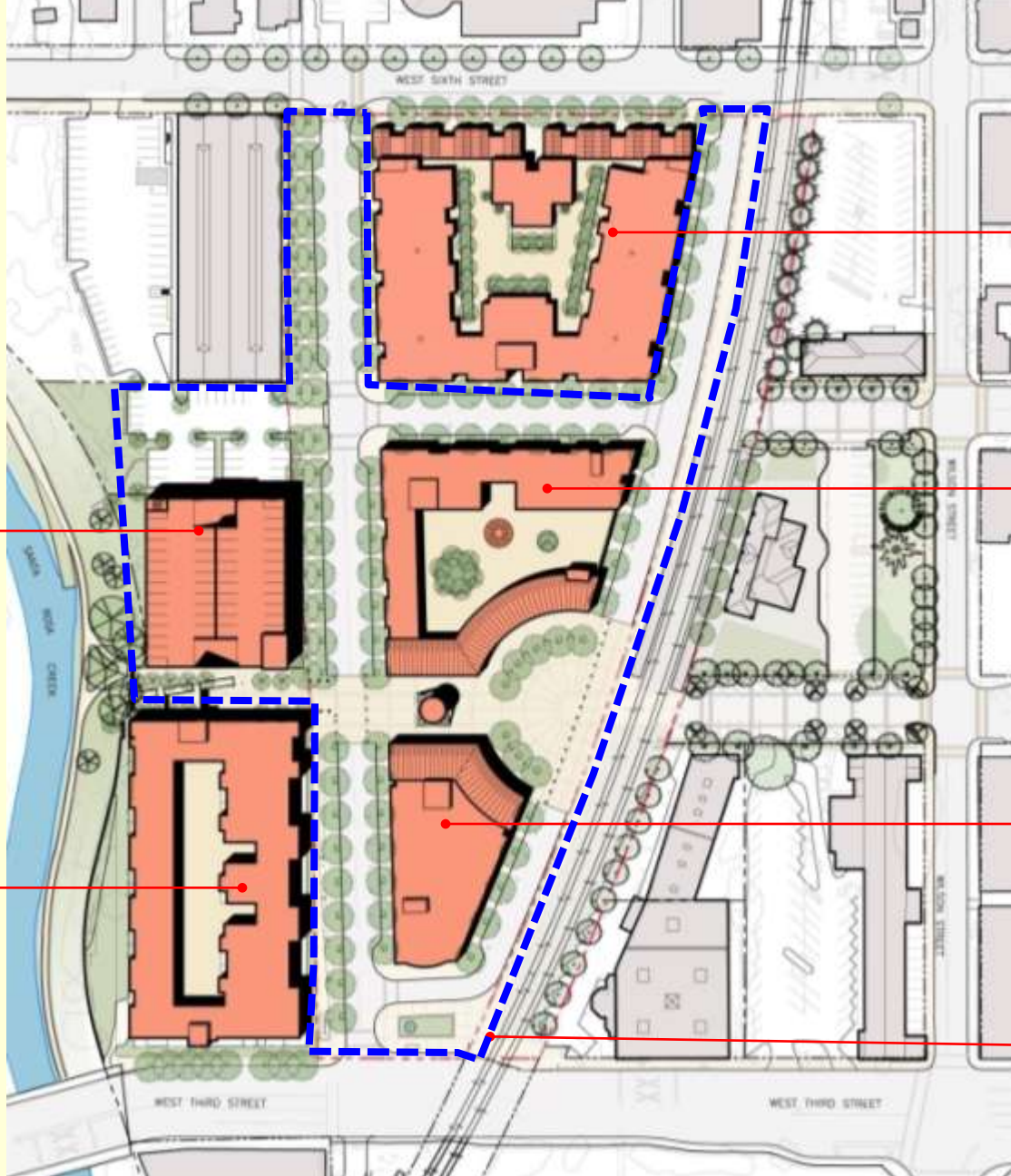
Submit Infill Grant Application – April 1, 2009

If Infill Grant Received – soonest Summer 2009

- Begin design and approval process
- Begin further community outreach
- Begin negotiation of Community Benefit Agreement

New Market Tax Credit Award – Late 2009 Early 2010

Earliest Construction Start – Mid to Late 2010



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Structured
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with Commercial
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