

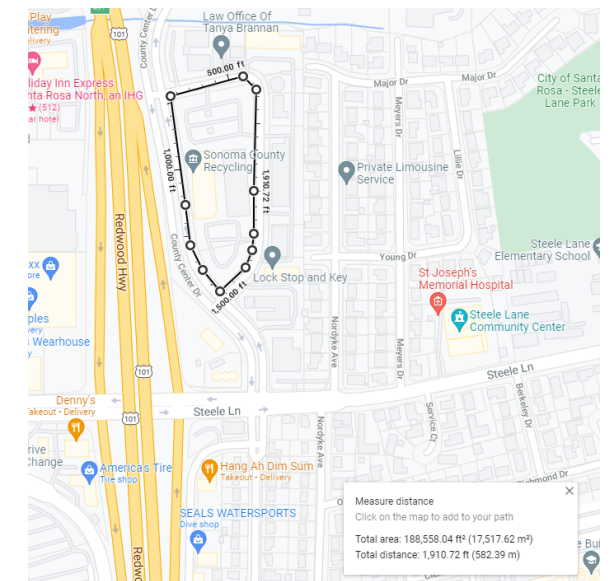
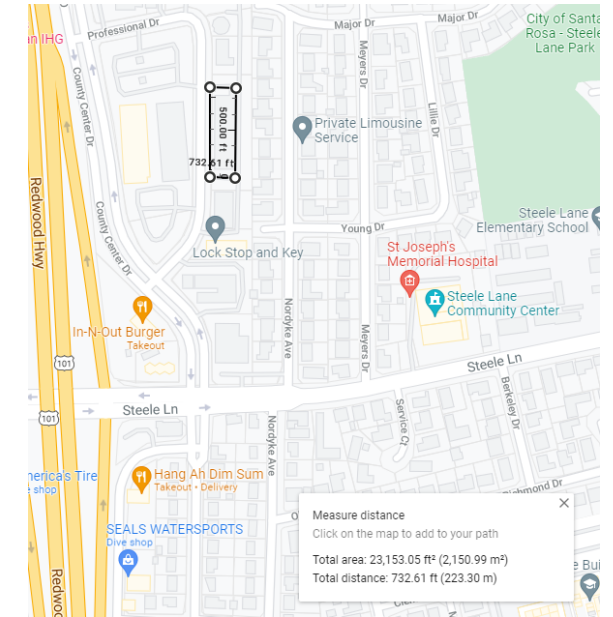
County Admin Center
45.5 ac

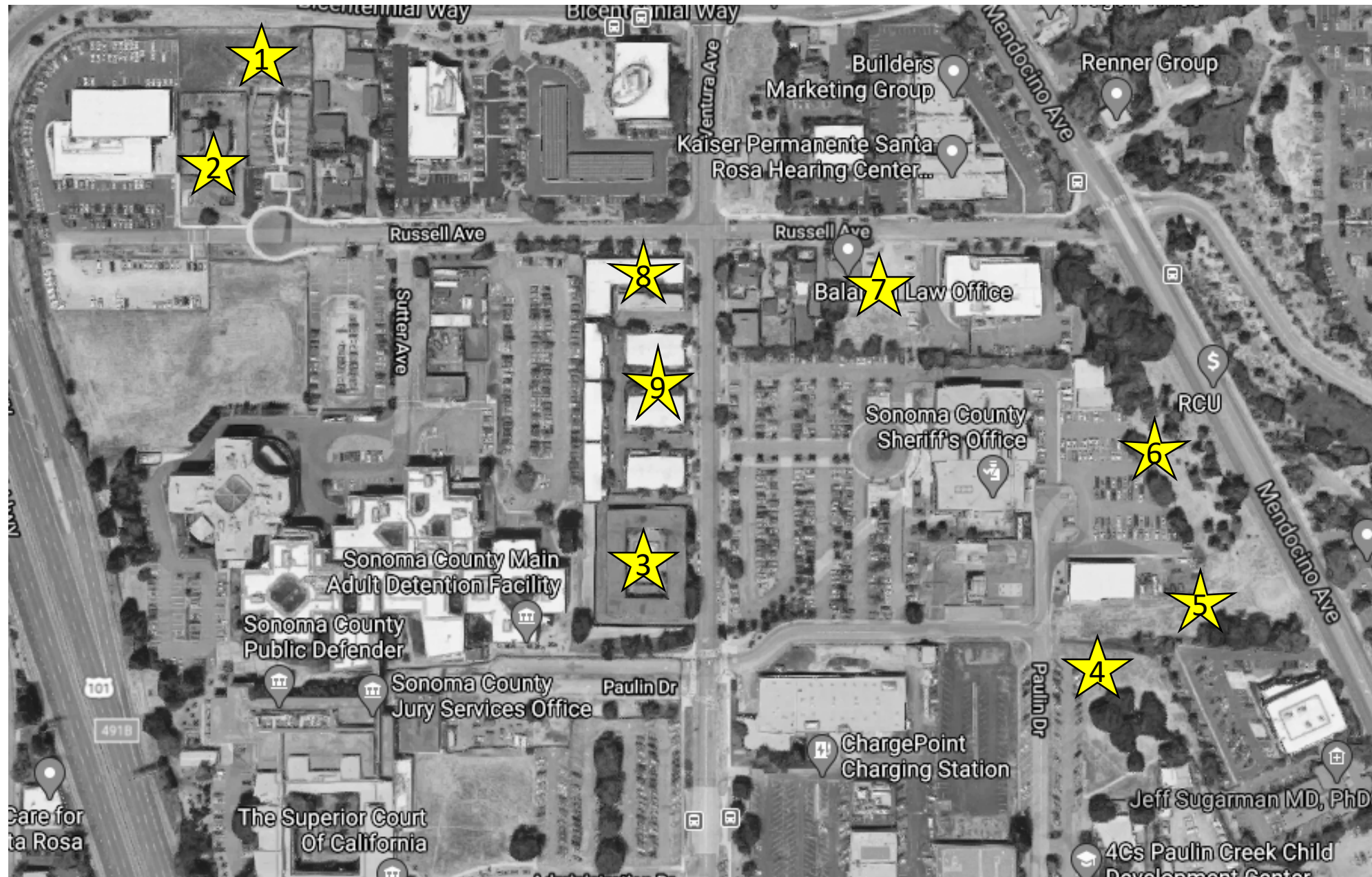
La Plaza
4.32 ac

Professional Drive
0.53 ac

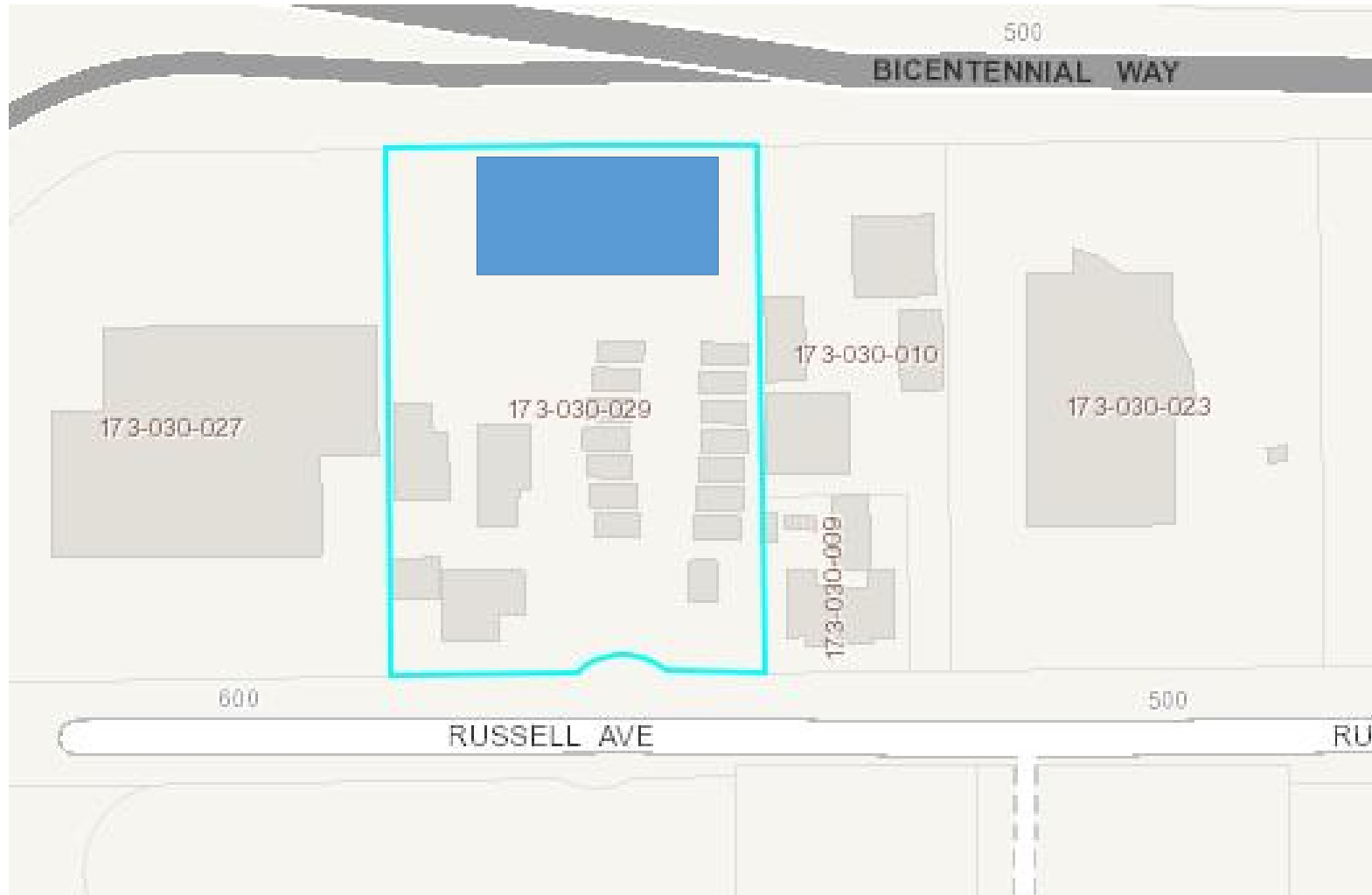
Total
50.35 ac

 Future County Use





1



Russell Ave Behind Veterans Village

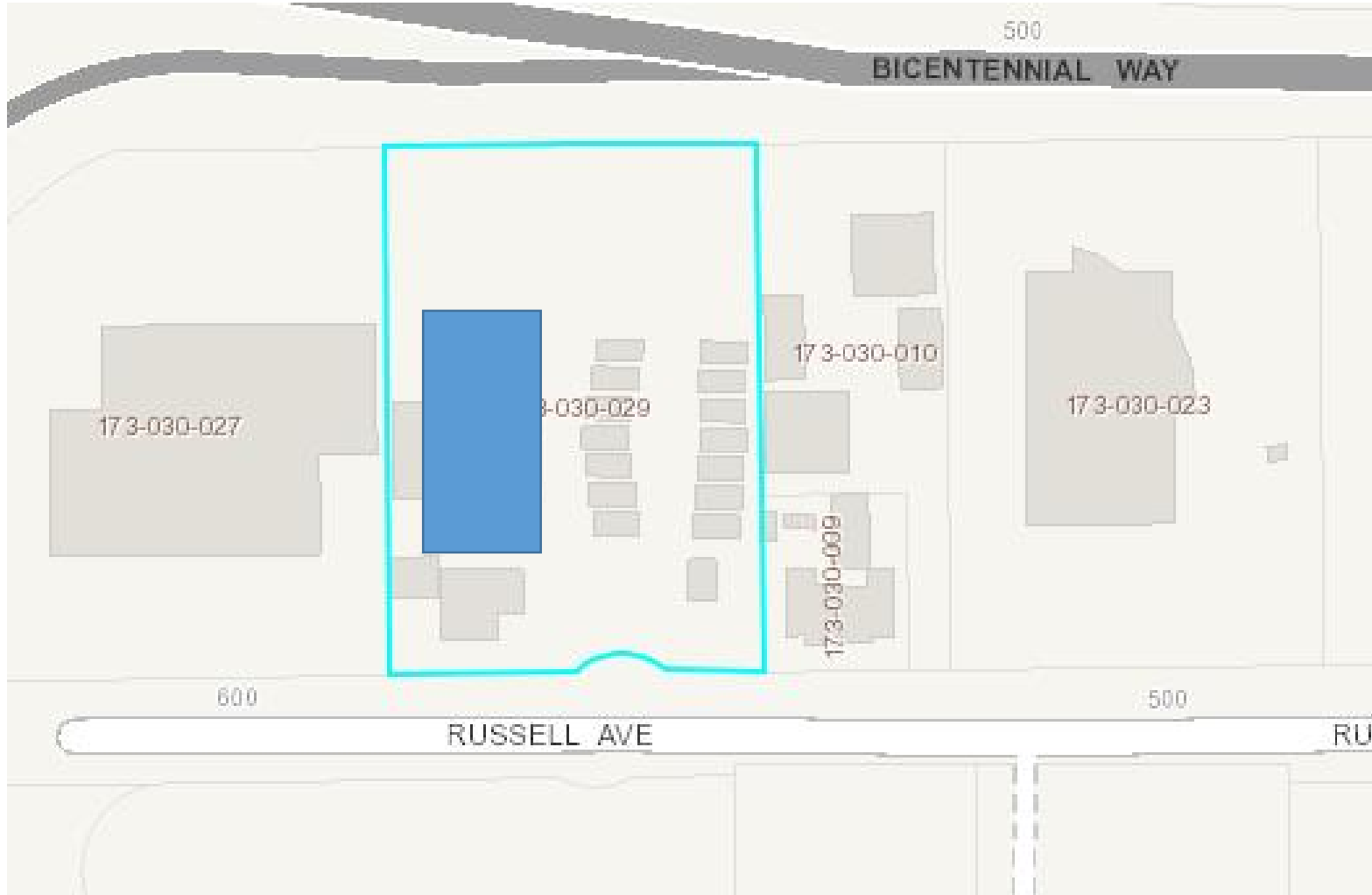
Positive:

- + County owned
- + Could assist with the Fleet Circulation issue
- + Ease of access

Negative

- Difficult access
- Residents could object

2



Russell Ave Btwn Veterans Village and Light Fleet

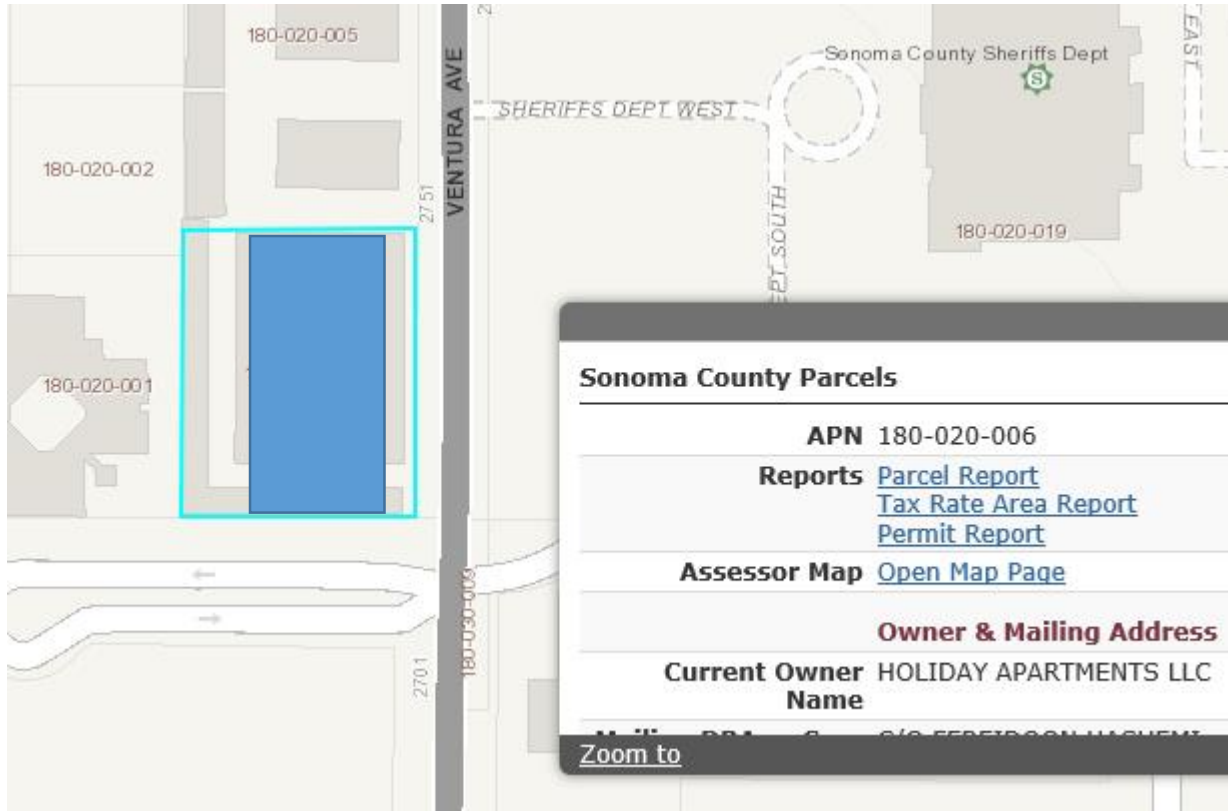
Positive:

- + County owned existing houses
- + Could assist with the Fleet Circulation issue

Negative

- Relocation costs required
- Displacement of veterans

3



Holiday Apartments

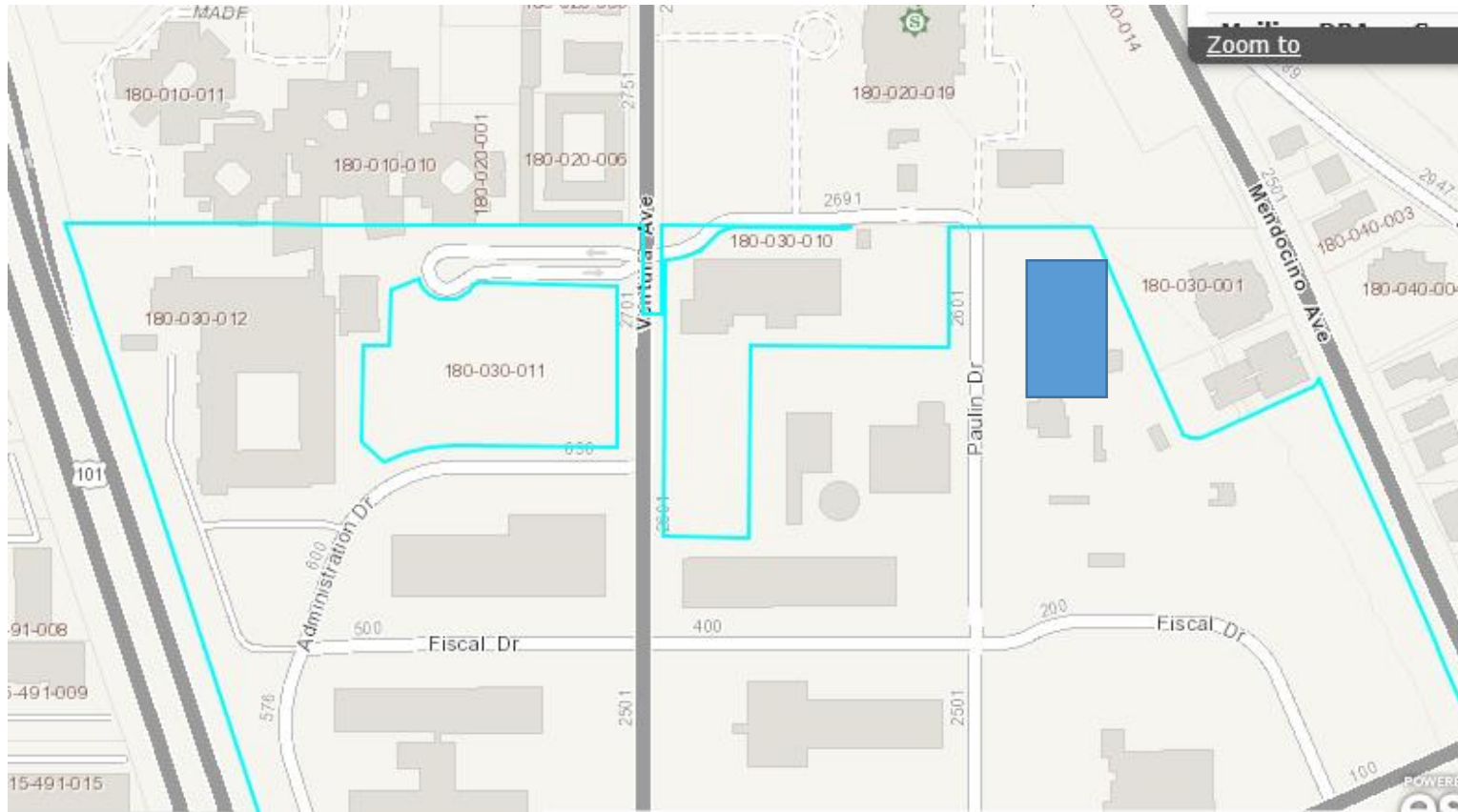
Positive:

- + Ease of access
- + Consistent with surrounding Government functions

Negative

- Site acquisition and relocation required
- Proximity to Sheriff may have perception of conflict of interest

4



Paulin west of FJC

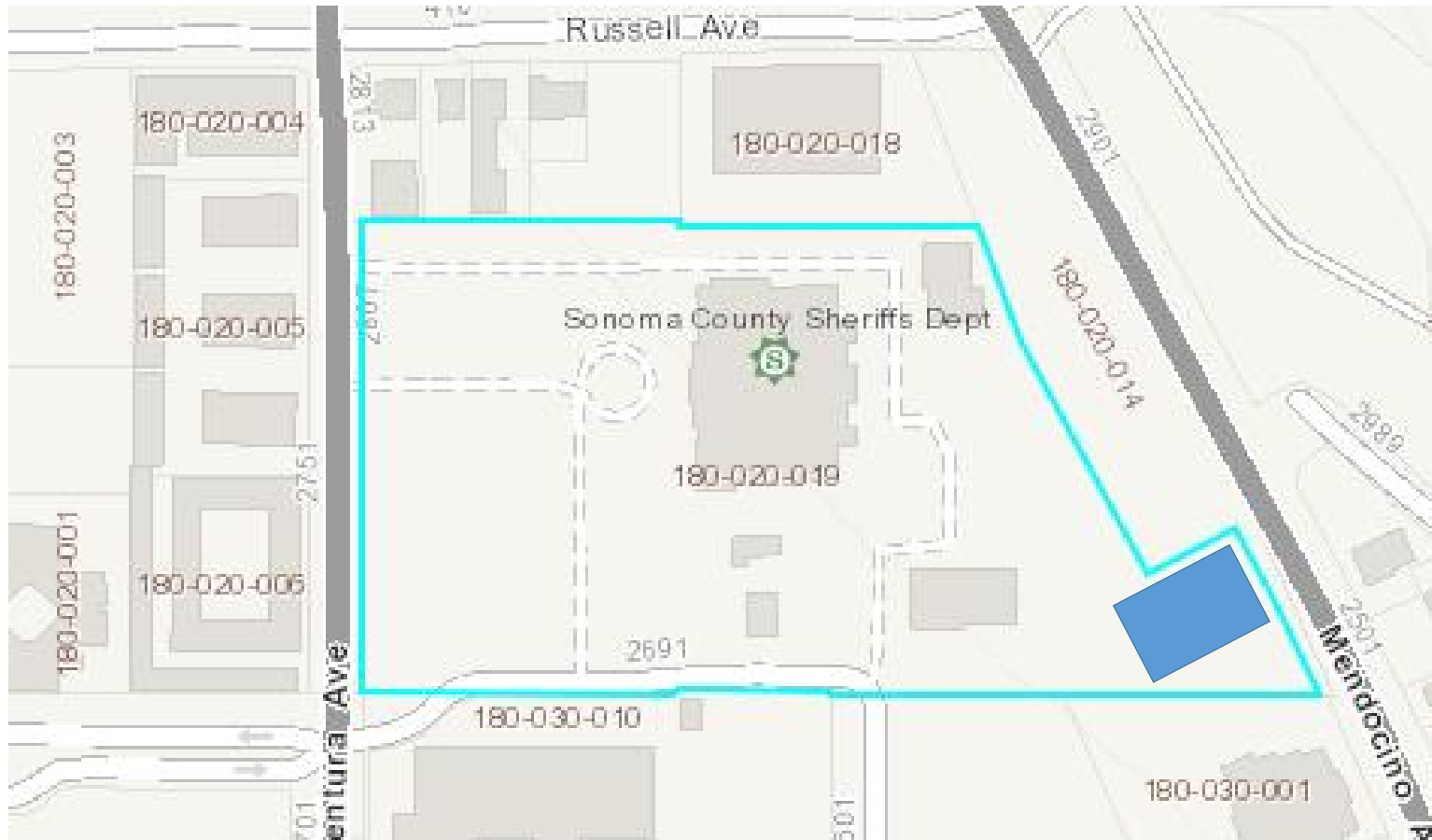
Positive:

- + Ease of access
- + County owned site
- + Site vacant
- + Consistent with surrounding Government functions
- + minimal impact on future development

Negative

- Proximity to Sheriff may have perception of conflict of interest

5



Mendocino east of Evidence Storage

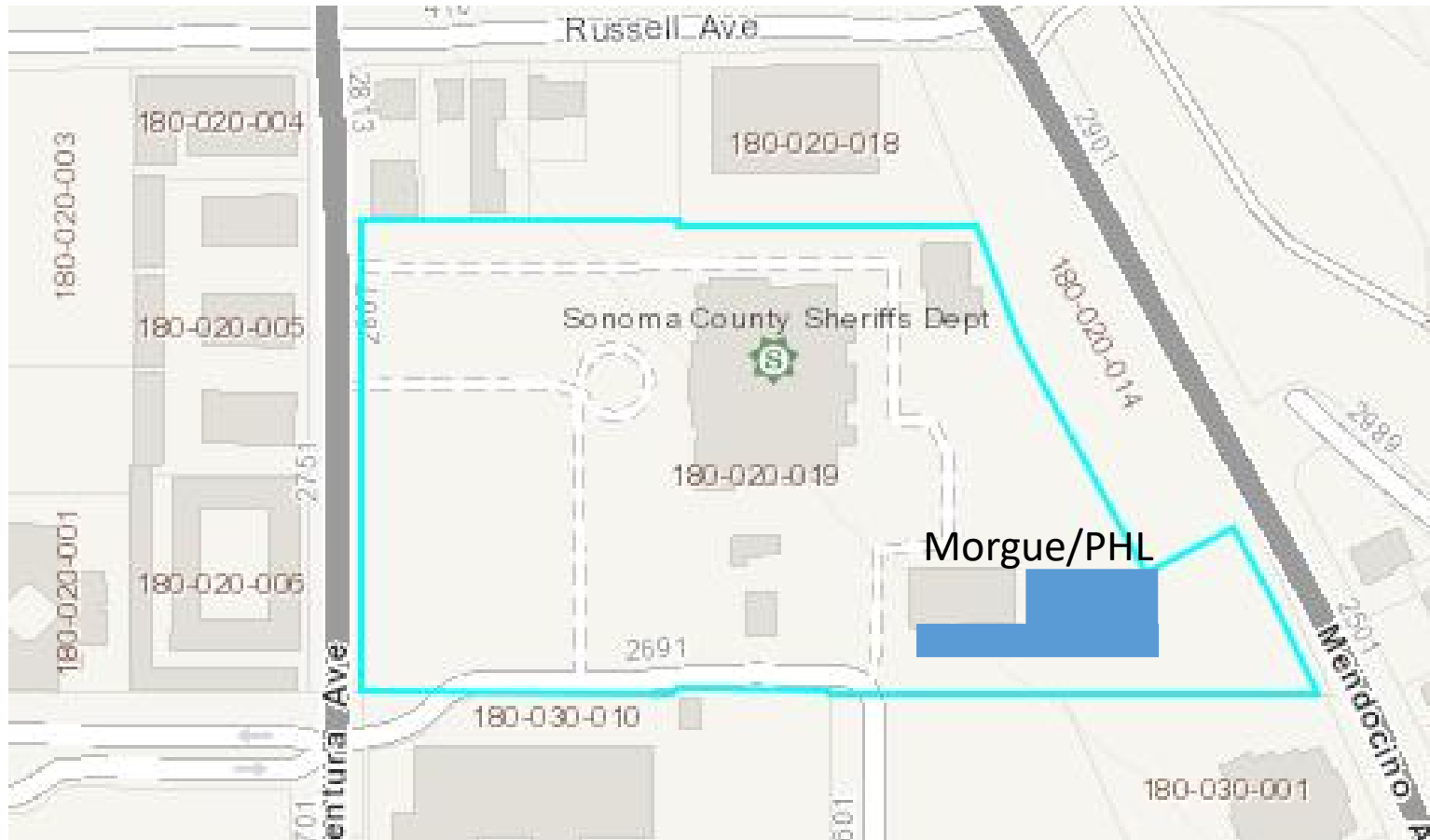
Positive:

- + Ease of access
- + County owned site
- + Site vacant
- + Consistent with surrounding Government functions
- + minimal impact on future development

Negative

- Needs roadways
- Public presence on Mendocino
- Proximity to Sheriff may have perception of conflict of interest
- Vehicular access constraint

5a



Mendocino east of Evidence Storage

Positive:

- + Ease of access
- + County owned site
- + Site vacant
- + Consistent with surrounding Government functions
- + minimal impact on future development

Negative

- Needs roadways
- Public presence on Mendocino

6

Berm East of Sheriff Parking

Positive:

- + Ease of access
- + Site vacant
- + Consistent with surrounding Government functions
- + minimal impact on future development

Negative

- Requires site acquisition from the City
- Rumored hill stabilization
- Proximity to Sheriff may have perception of conflict of interest
- Public access constraints



7

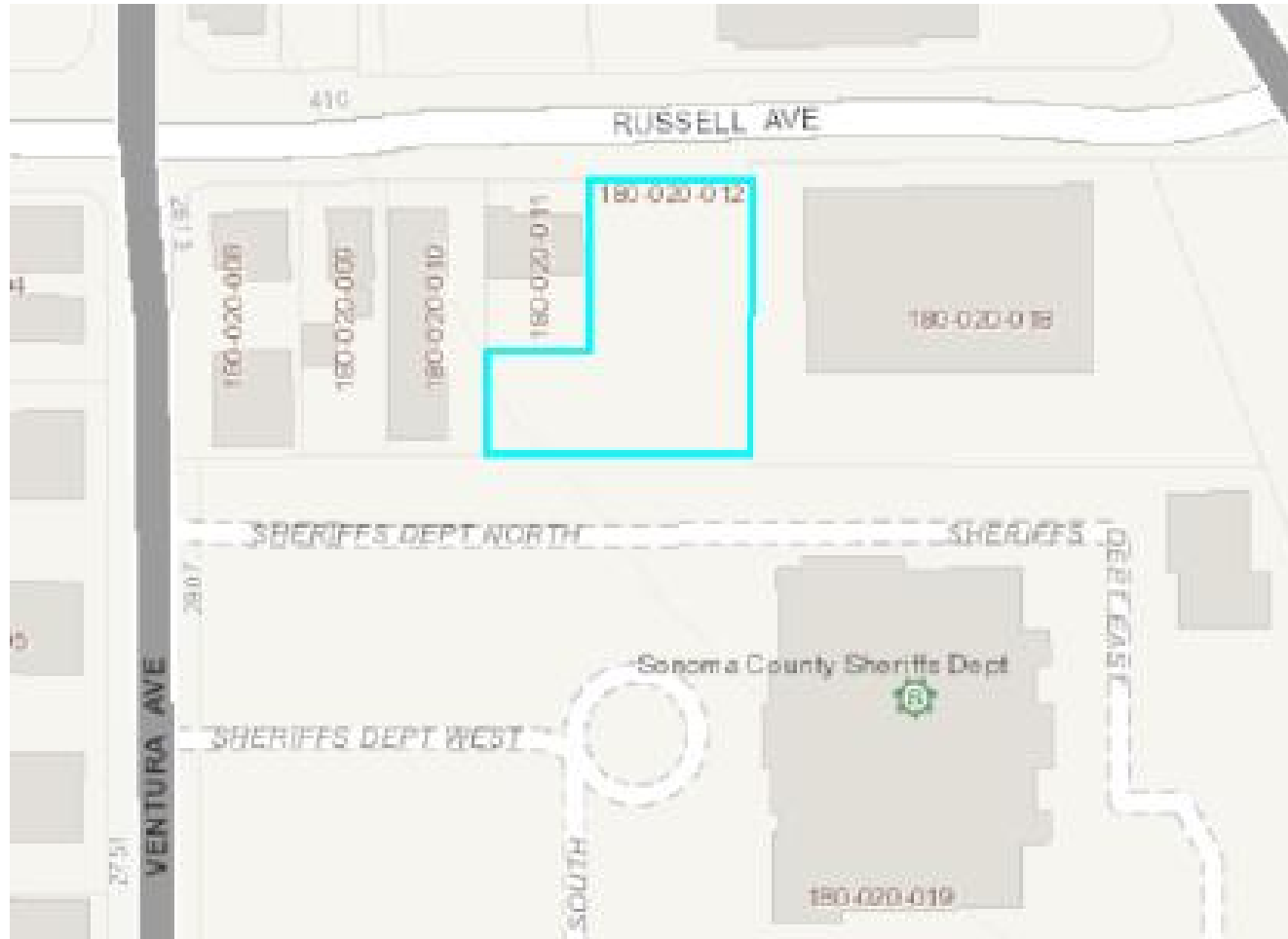
Russell Ave Adjacent Calif Criminal Invest and SO

Positive:

- + Proximity to Sheriff
- + Ease of access
- + Site vacant
- + Consistent with surrounding Government functions
- + minimal impact on future development

Negative

- Requires site acquisition from private owner
- Proximity to Sheriff may have perception of conflict of interest



8



504 Russell Ave Positive:

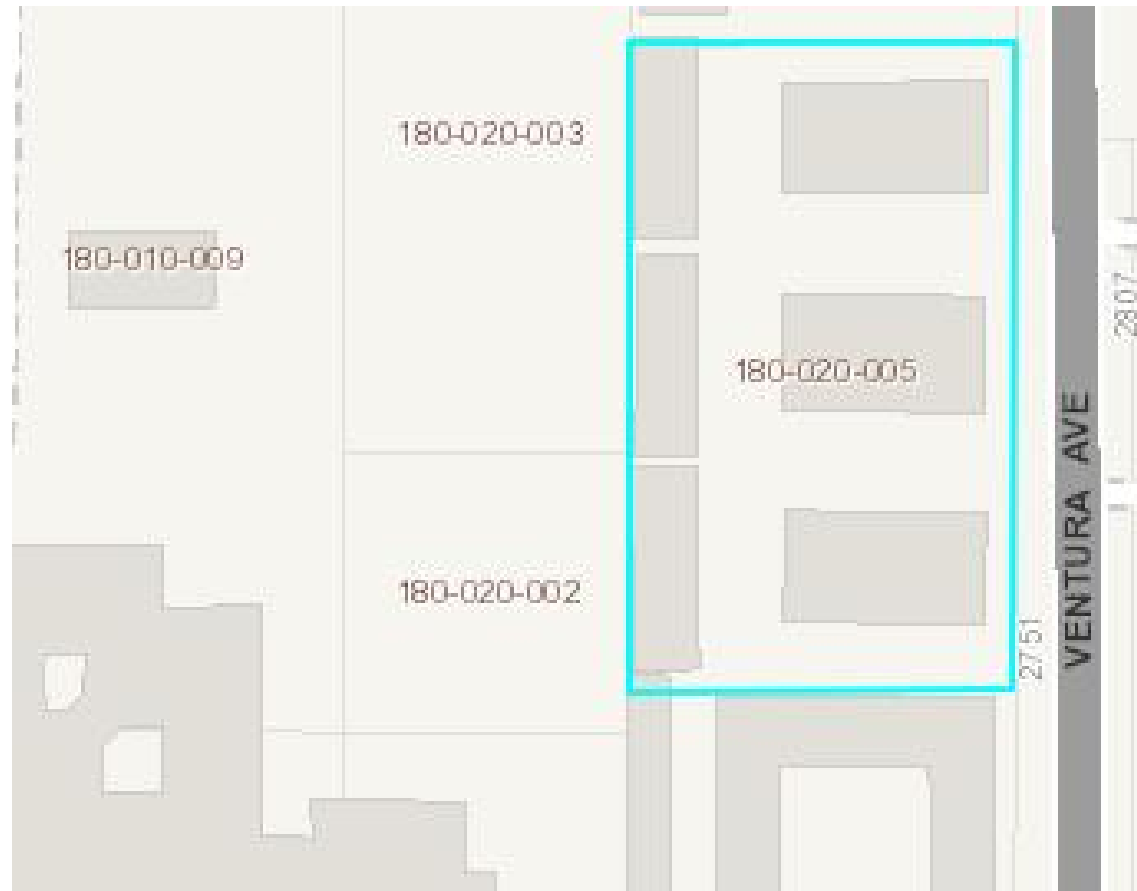
Positive

+ Ease of access

Negative

- Requires site acquisition from private owner
- Site area is limited (approx. 18,000 sf)
- Proximity to Sheriff may have perception of conflict of interest

9



Ventura Palms

Positive

+ Ease of access

Negative

- Requires site acquisition from private owner
- Relocation costs
- Sandwiched between two private properties
- Zoning change
- Proximity to Sheriff may have perception of conflict of interest

10



1400 Neotomas

Positive

- County owned
- 3.24 acre site offers sufficient room for both new morgue and existing County building
- Off-site location but good access to Highway 12 & 101
- code description "County Hospital" is close enough to "County Morgue"
- cemetery is located across the street will mitigate use objections
- PH Lab proximity to DHS' admin building at 1450 Neotomas
- access from Bennett Valley Rd and Neotomas Ave will allow design flexibility to address the security concerns
- Room for reefers

Negative

?

11

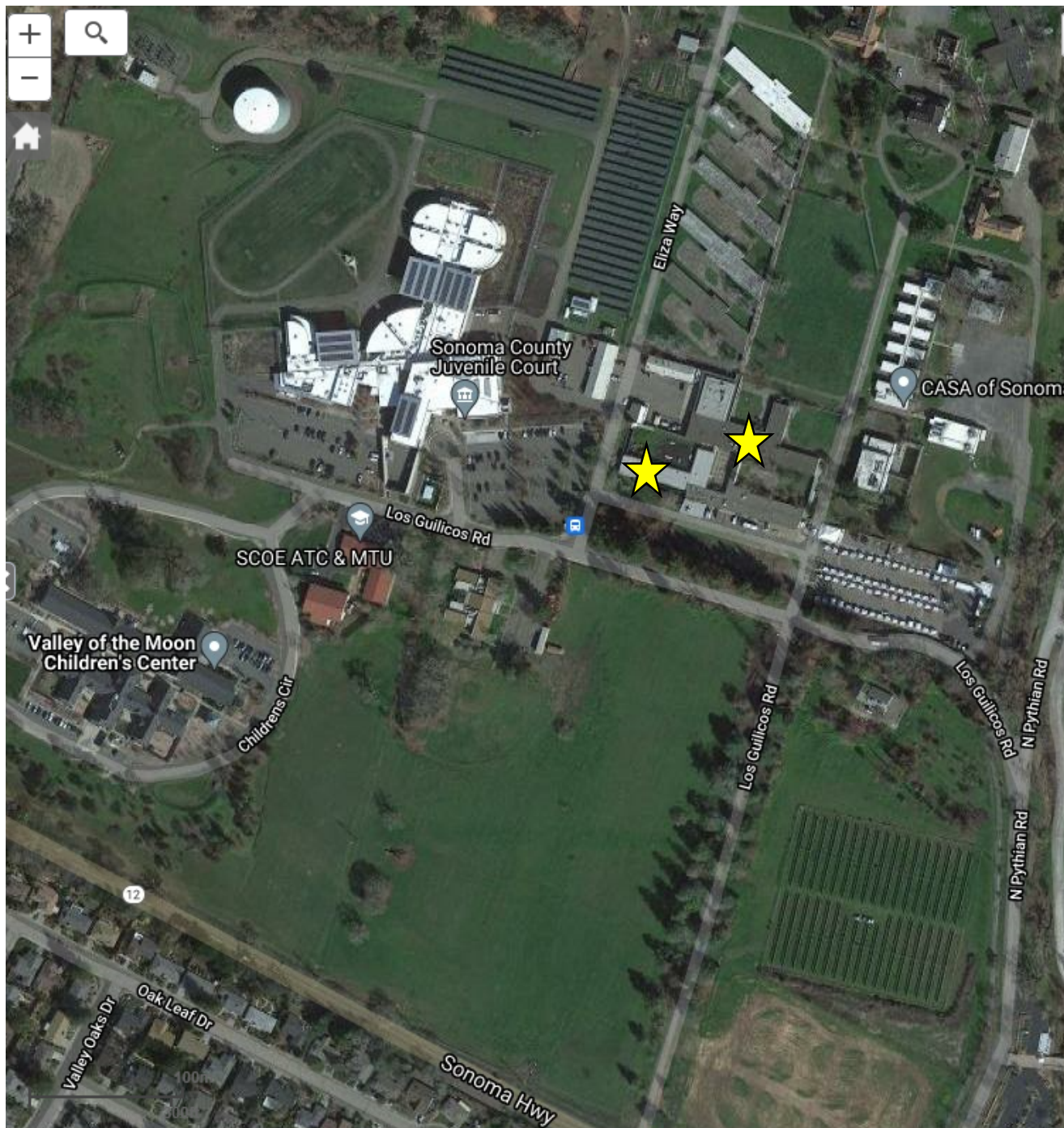
Los Guilicos

Positive

- County owned
- Ample site area
- Off-site location but good access to Highway 12 & 101
- Room for reefers

Negative

- Burn zone
- Proximity to existing functions
- No demolition allowance
- Not supported



12



PRMD Parking Lot

Positive:

- + Out of perimeter
- + Ease of access
- + County owned site
- + Site vacant
- +

Negative

- Prominent location
- Will be surrounded by housing
- Likely objections from existing housing



PROJECT FEATURES



State-of-the-Art ±92,940 SqFt medical office building to be delivered 4Q 2023 - 13% load factor



2 short, flat, walking blocks from the Hospital via Second Street along Montgomery Drive



Walkable nature path directly on the Subject Property, along Santa Rosa Creek, to the front door of Hospital



Floor heights on the 1st and 2nd floors suitable for ASC and Cancer uses



Calming natural outdoor environment along Santa Rosa Creek



Located on the edge of vibrant Downtown Santa Rosa



Major Building Signage is available



Ample parking in a 4-story parking structure with a ±4.2/1,000 parking ratio



Upgraded air filtration system for smoke



Back up power in case of power outage

Lease Option 1

101 Brookwood, Santa Rosa

Positive:

- + New medical development available late 2022
- + Ability to plan specialize buildout
- + More likely to include required infrastructure
- + Each floor is around 23,235 sf
- + Proximity to planned CGC
- + Ease of access

Negative:

- 4 story facility will be shared with other tenants
- Rent estimated at \$40/sf full service (over \$900k per year)
- Unsure of adequate parking/staging area



Lease Option 2

3536 Mendocino, Santa Rosa

Positive:

- + Existing medical building
- + 20,555 sf available on floors 2 & 3 of the south wing
- + Proximity to current CGC & hospitals
- + Ease of access

Negative:

- 3 story facility will be shared with other tenants
- Rent quoted at \$37/sf full service (over \$760k per year)
- Unsure of adequate parking/staging area
- Expect extensive improvements to existing space