



# SONOMA MOUNTAIN VILLAGE

## FINAL DEVELOPMENT PLAN



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### Appendix

**Appendix A: Municipal Services Plan**

## SECTION 1: PROJECT SUMMARY

Sonoma Mountain Village is a mixed-use community organized so that homes are within a five-minute walk of a town square, jobs, services, shopping and entertainment. The primary components of the project are shown in Table 1. The project will obtain certification as a One Planet Community development. The One Planet Community program is a third-party international certification program for sustainable development. The project will redevelop an existing vacant technology campus and includes adaptive reuse of existing buildings. The project will be developed in six phases constructed over a period of 12 to 20 years.

**Table 1. Project at a Glance**

175.1 acres in three parcels
1,694 homes plus 198 second dwelling units
4,438 residents
825,307 square feet of commercial, retail and services
4,414 jobs (including 2,576 permanent on-site jobs)
23.46 acres of parks

This Final Development Plan has been prepared in accordance with Section 17.06.250 of the City of Rohnert Park Zoning Ordinance. The Final Development Plan incorporates information contained in the Preliminary Development Plan application as well as subsequent refinement of the Plan concepts and feedback from City Representatives.

## SECTION 2: PROJECT DESCRIPTION

### Project Location

Sonoma Mountain Village is located in the southeast portion of the City of Rohnert Park, California. The site boundaries are Bodway Parkway on the east, Camino Colegio on the north, the former Northwestern Pacific Railroad right-of-way (currently owned by North Coast Railroad Authority) on the west, and vacant land north of Railroad Avenue on the south. The site is located within the City of Rohnert Park city limits and in the City's Redevelopment Project Area. Figure 1 provides an aerial photograph of the project site.

The total site area is 175.1 acres, made up of three parcels, the large northern one being 98.06 acres (APN 046-051-045) the large southern one being 76.93 acres (APN 046-051-040) and a small northern parcel on Bodway being 0.15 acres (APN 046-051-042).



Figure 1. Site Location and Boundary

## **Existing Conditions**

The City of Rohnert Park General Plan and Zoning Ordinance designate the site for industrial land uses, and the City approved a Master Plan for development of an industrial technology campus onsite.

In the 1980s, Hewlett Packard developed a technology campus on the northern portion of the site. Agilent Technologies acquired and occupied the site in the 1990s, and undertook grading and construction of drainage improvements on the southern portion of the site. The northern portion of the site contains 700,000 square feet of buildings on 11 acres, 30.5 acres of parking lots, 21.78 acres of recreational facilities (such as a baseball diamond and soccer field) and landscaping. The southern portion of the site supports grassland that is mowed annually and a small PG&E electrical substation located in the most southwesterly portion of the site.

Three of the existing buildings onsite are vacant; one is occupied by the Sonoma Mountain Business Cluster, a non-profit business incubator, and its residents; and another is occupied by Codding Enterprises, LLC. Electricity for both occupied buildings is provided from a 1.14 megawatt solar photovoltaic rooftop array.

## **Project Objectives**

The overall goal of the Sonoma Mountain Village Planned Development is the development of a mixed-use pedestrian-oriented community. This Final Development Plan recognizes site constraints and opportunities together with housing and commercial needs of the region, addresses the need for job generation and sustainable development, and implements the policies, goals, themes and objectives of the Rohnert Park 2000 General Plan.

The purpose of this Plan consistent with the aim of the proposed zoning code is to provide a method of ensuring that this area of the City is planned and phased in a way consistent with the vision for the area; compatible with the existing community and responsive to the overall objectives of the General Plan.

The objectives of Sonoma Mountain Village are the following:

- To Help Fulfill the City of Rohnert Park's Redevelopment Goals
- To Reduce Greenhouse Gas Emissions as Compared to Standard Development Practice
- To Reduce Water Use and Impacts as Compared to Standard Development Practice
- To Create a Replicable Model for Sustainable Development
- To Create Jobs in Diverse Sectors Including Green Jobs
- To Increase Revenues to the City
- To Improve Public Safety
- To Provide Community Retail and Services
- To Create a Local Village Square
- To Enhance Housing Opportunities
- To Provide Parks and Recreational Facilities
- To Provide Pedestrian-Friendly Neighborhoods and Access to Transit
- To Invite and Adopt Community Input

Specific characteristics of the project that contribute to attainment of these objectives are discussed in detail in Section 4 of this Final Development Plan.

### **General Plan Designations**

The project proposes a General Plan designation of Mixed Use, Public/Institutional, and Parks/Recreation. The Mixed Use designation is proposed for 144.7 acres of the site; the Public/Institutional designation is proposed for 3.1 acres; and the Parks/Recreation designation is proposed for 27.3 acres of the site, which includes an existing 3.8 acre open space/wetland preservation area in the northwest corner of the project site.

### **Planned Development Zone and SMV P-D Zoning District**

The project proposes a zoning designation of Planned Development (P-D) and to adopt land use and development criteria and zones (or transect zones) specific to the SMV project site. The land use and development criteria are defined in the SMV P-D Zoning District, Chapter 17.06 Article XV.A of the City of Rohnert Park Zoning Ordinance. The Zoning District code describes the required urban and architectural design patterns, while also regulating the uses of the buildings and lots within the project site.

All zoning provisions, building standards and administrative requirements in the SMV P-D Zoning District are linked to the definitions and provisions of the Rohnert Park Municipal Code and all other City ordinances and requirements. Wherever the SMV P-D Zoning District differs from the municipal code, new definitions or code language are specifically provided in the SMV P-D Zoning District. Thus, the SMV P-D Zoning District will function as a part of the existing City land use regulations, enabling consistent application of the SMV P-D Zoning District and development provisions.

The SMV P-D- Zoning District identifies seven transect zones for the SMV project site. The assignment of these transect zones throughout the site is shown on Figure 2. Key development standards and the anticipated land uses for each zone transect are summarized in Table 2. The SMV P-D Zoning District defines the permitted land uses and specific requirements for each transect zone; development standards applicable to the entire project site (such as bicycle and vehicle parking requirements, signage, lighting, and waste); street types for the project; and design review requirements for development applications within the project site. The development standards regulate lot sizes, setbacks, open space requirements, architectural and landscaping standards, maximum building height, and lot coverage.

Figure 2. SMV Planned Development Zoning and Regulating Plan

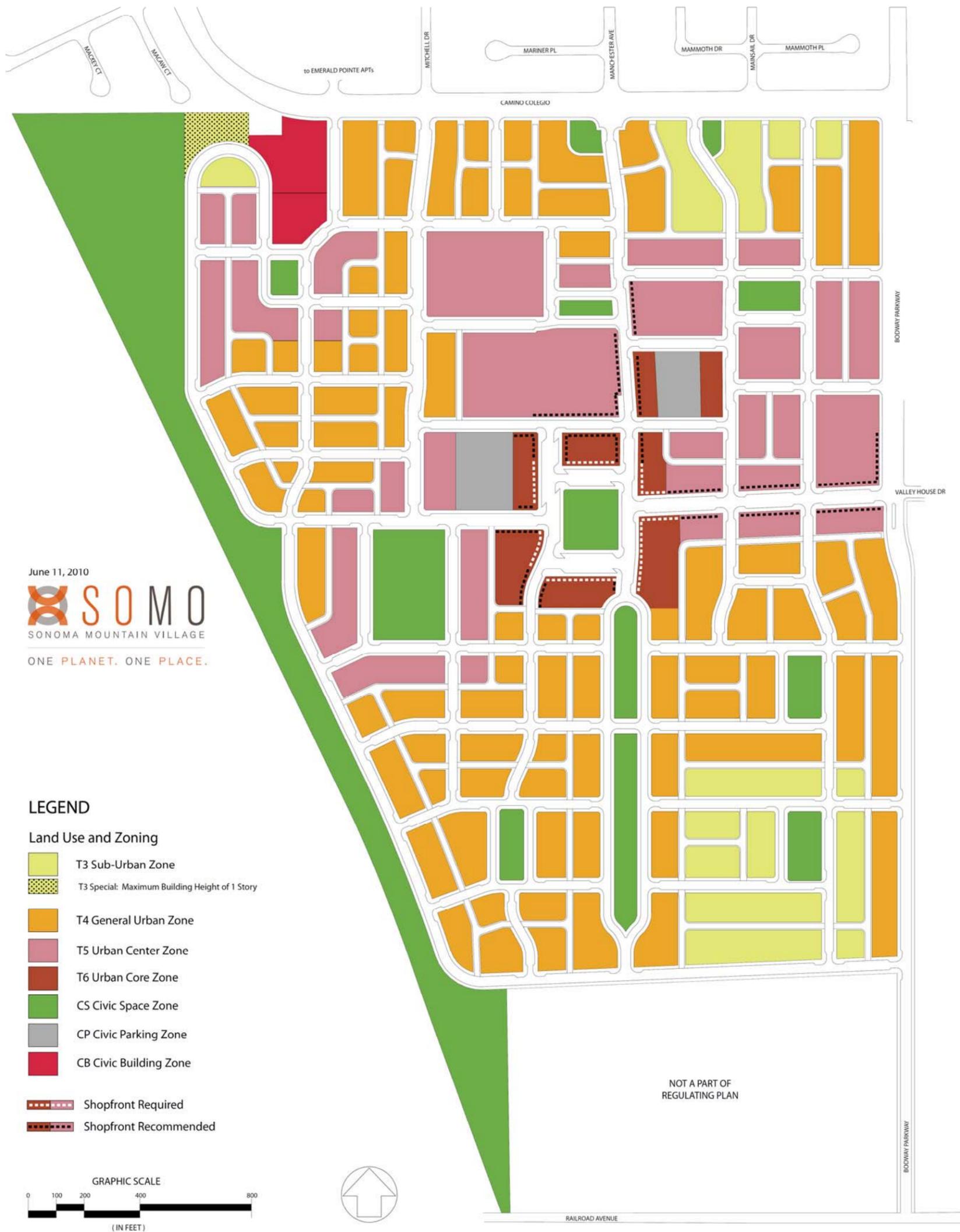


Table 2. Development Standards and Land Uses by Zone Transect

Zone Transect	Description	Acres	Allowed Building Types and Land Uses/Building Functions	Amount (Number of Residential Units/Square Footage)				Building Height	Lot Dimensions, Coverage, Density
				Residential Units	Office (sf)	Retail (sf)	Other (units or sf by use)		
T-3 Sub-Urban	Low density residential, allowing home occupations. Relatively deep setbacks; blocks may be large and roads irregular to related to natural conditions.	17.8	<i>Allowed Types and Uses:</i> detached single-family dwellings. <i>Building Functions:</i> Restricted residential, restricted lodging, restricted office, and restricted retail.	65 detached dwellings	--	--	Up to 51 second dwelling units	Principal building 3 stories max; accessory structure 2 stories max. Specially designated area in NW corner of site is limited to 1 story max for Principal and accessory buildings.	60 ft. width min, 120 ft. max; 60% coverage max./min. 2 units per acre, max. 5 units per acre. Specially designated area in SE corner of site has 80 ft. width min
T-4 General Urban	Mixed-use, primarily urban residential. Consists of a wide range of building types: single, sideyard and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks	75.4	<i>Allowed Types and Uses:</i> detached single-family dwellings. <i>Building Functions:</i> Restricted residential, restricted lodging, restricted office, and restricted retail	362 attached (rowhouse) dwellings; 259 detached dwellings	--	--	Up to 147 second dwelling units	Principal building 3 stories max, 2 stories minimum; accessory structure 2 stories max	18 ft. width min, 96 ft. max; 70% coverage max./min. 10 units per acre, max 30 units per acre.
T-5 Urban Center	Higher density mixed-use buildings that accommodate retail, offices, rowhouses and apartments. Consists of a tight (compact) network of streets with wide sidewalks, with street trees and narrow street frontages	42.1	<i>Allowed Types and Uses:</i> detached single-family dwellings. <i>Building Functions:</i> Restricted residential, restricted lodging, restricted office, and restricted retail	893 dwellings	425,978 sf	91,801 sf	(total includes 45,000 sf grocery, and 11,528 sf of promenade.)	Principal building 5 stories max, 2 stories minimum; accessory structure 2 stories max	18 ft. width min, 180 ft. max; 80% coverage max. or 100% with structured parking/min. 15 units per acre, max 45 units per acre.
T-6 Urban Core	High density with a variety of uses including civic buildings. Consists of larger blocks and street trees and narrow street frontages	9.4	<i>Allowed Types and Uses:</i> detached single-family dwellings. <i>Building Functions:</i> Restricted residential, restricted lodging, restricted office, and restricted retail	115 multi-family dwellings	--	100,000 sf	25,000 sf theater; 100-room hotel 91,000 sf; 15,000 sf daycare; 30,000 health club	Principal building 7 stories max, 3 stories minimum	18 ft. width min, 700 ft. max; 90% coverage max. or 100% coverage with structured parking/min. 25 units per acre, max. 70 units per acre.
CS Civic Space	Public site permanently dedicated to open space use	27.3	<i>Allowed Types and Uses:</i> Site use and design determined on an individual basis by Use Permit. <i>Building Functions:</i> N/A	--	--	--	--	--	--
CP Civic Parking	Site dedicated to municipal parking and/or transit	1.3	<i>Allowed Types and Uses:</i> Civic parking to be governed by local codes. <i>Building Functions:</i> parking structure	--	--	--	Parking structures, total of 800 parking spaces	--	--

Sonoma Mountain Village Final Development Plan

Zone Transect	Description	Acres	Allowed Building Types and Land Uses/Building Functions	Amount (Number of Residential Units/Square Footage)				Building Height	Lot Dimensions, Coverage, Density
				Residential Units	Office (sf)	Retail (sf)	Other (units or sf by use)		
CB Civic Building	Site dedicated to buildings generally operated by not-for-profit entity for culture, education, government or other municipal use	1.8	<p><i>Allowed Types and Uses:</i> Site use and design determined on an individual basis by Use Permit. Office and retail space allowed.</p> <p><i>Building Functions:</i> Civic/municipal use</p>	--	--	--	35,000 sf of Civic buildings	--	--
<b>Totals</b>		175.1		1,694 units	425,978 sf	191,801 sf (includes 45,000 sf grocery, and 39,472 sf restaurant)	Up to 198 second dwelling units; 25,000 sf theater; 100-room hotel 91,000 sf; 15,000 sf daycare; 30,000 health club; and 11,528 sf of promenade.		

**Land Uses**

Sonoma Mountain Village is envisioned as an urban village that incorporates a mix of housing types and affordability, interconnected and pedestrian-oriented public streets, civic buildings and a civic square, a variety of parks, and vertically-integrated mixed-use buildings in the village square.

Sonoma Mountain Village plans 1,694 residential units plus 198 second dwelling units with a wide range of unit types, office space, retail, grocery, theater and civic uses, as shown in Table 3 and described below. The Final Development Plan Rendering shown in Figure 3 calls for compact and mixed-use development arranged around a central Village Square, which is comprised of a 1.04-acre park site and the Urban Core transect zone (representing the highest density and widest variety of land uses). The Final Development Plan Rendering defines the character of the project by including narrow, pedestrian-friendly streets with short blocks, a wide variety of mixed-use buildings that provide basic services within a five-minute walk of every home, civic buildings and civic spaces adjacent to neighborhoods of apartments, cottages and single-family homes, frequent street trees, and several small parks throughout the site. At buildout, the Sonoma Mountain Village project site is expected to support 44.32 acres of building footprints, 46.11 acres of paved surfaces, 58.48 acres of private lots, and 27.3 acres of parks and open space.

**Table 3. Land Uses**

<b>Use</b>	<b>Amount</b>
Office	425,978 sq. ft.
Overall Retail (inclusive of three categories below)	191,801 sq. ft.
<i>General Retail</i>	<i>107,329 sq. ft.</i>
<i>Grocery</i>	<i>45,000 sq. ft.</i>
<i>Restaurant</i>	<i>39,472 sq. ft.</i>
Daycare	15,000 sq. ft.
Health Club	30,000 sq. ft.
Movie Theater	25,000 sq. ft.
Hotel – 100 rooms	91,000 sq. ft.
Enclosed Promenade	11,528 sq. ft.
Civic Space	35,000 sq. ft.
Total Residential Units <small>(incl. 2<sup>nd</sup> DUs)</small>	1,892 units
Parking Structures	800 spaces

Figure 3. Final Development Plan Rendering



Residential

Sonoma Mountain Village will construct a total of 1,892 residential dwelling units. The project will support a wide variety of housing types – including single-family detached, cottages, estate homes, condominiums, apartments, lofts, rowhouses, live/work units, family and senior cohousing, and second dwelling units. The plan includes a mix of rental and for-sale housing with a wide range of pricing. The Final Development Plan Rendering provides for 324 detached single-family units, 419 attached single-family units, 951 multifamily for-rent units, and 198 second dwelling units.

Affordable housing: Sonoma Mountain Village will meet the City’s General Plan requirement to provide 15 percent inclusionary housing. A total of 254 dwelling units affordable to families or individuals at or below 80% of the Area Median Income (AMI) will be constructed. The project applicant will either provide land in multiple locations at no cost to one or more affordable housing developers or construct the inclusionary housing units. The schedule for construction of the affordable housing units is provided in the Project Objectives discussion in Section 4 of this Final Development Plan.

Sonoma Mountain Village will also strive to provide an additional 254 dwelling units that are “affordable by design.” These units will be available for sale and for rent between 80% AMI and 120% AMI through a variety of programs. This will include one-third of the second dwelling units as well as affordable apartments, studios, cottages, and possible cohousing developments.

Commercial and Office

Sonoma Mountain Village will include 425,978 square feet of office space, 191,801 square feet of general retail (including a grocery store and restaurant space), and 172,528 square feet of other commercial and service uses throughout the central and northern portions of the project site. These other commercial and service uses are expected to include a daycare, movie theater, 100-room hotel, and promenade as listed in Table 3 above. The onsite commercial, retail, and office land uses are expected to create 2,576 permanent onsite jobs. The ongoing operation of the existing onsite business incubator is expected to create an additional 1,198 permanent jobs in the project region.

The office space will be located in the T-5 Urban Center transect zone. Retail uses will be located in both the T-5 Urban Center and T-6 Urban Core transect zone. Some of the retail and office uses will be located in the existing buildings onsite, providing for adaptive reuse of those buildings. Figures 4, 5 and 6 provide a sequence of pictures that illustrate the plan already underway with the existing zoning to adaptively re-use the existing buildings.



**Figure 4. Facade of Existing Building 1 in 2007**



**Figure 5. Drawing of the Adapted Facade of Building 1**



**Figure 6. Construction Underway on Adaptive Re-use in 2008**

Civic

Sonoma Mountain Village will include a Public Safety Facility site in the northwest portion of the project site. This facility is expected to be approximately 35,000 square feet in size. A water storage tank sized to hold 0.97 million gallons is expected to be located adjacent to the Public Safety Facility.

Parks and Recreation

The SMV Planned Development Zoning and Regulating Plan and Final Development Plan Rendering provide for 23.46 acres of parks and open space within the project site. They also incorporate an existing 3.8 acre open space/wetland preservation site located in the northwest corner of the project site. Park sites would be designated Parks/Recreation under the City's General Plan, and designated Civic Space under the proposed SMV Planned Development Zoning and Regulating Plan. The parkland dedication plan is provided in Section 3 of this Final Development Plan and summarized in Table 4.

The project will provide 12 new parks and 14.14 acres of open space onsite. One park site is envisioned as a Town Square, which would be surrounded by lands in the Urban Core zone transect. The Town Square would serve as a central gathering place for the community, and could be used for farmer's markets and other community events. Other recreation amenities include an international size all-weather soccer field, a dog park, and a bicycle path along the western edge of the property that connects to the community's street network and the planned regional bike path along the Sonoma Marin Area Rail Transit (SMART) railway. The project may also install a pedestrian/bicycle crossing over the SMART train tracks to connect the southern end of Lancaster Drive with the project and the SMART pedestrian/bicycle path. Resident gardening areas are planned in the small parks throughout the community.

**Table 4. Parks and Open Space**

	Number	Total Acres
Plaza Park (Town Square)	1	1.04
Pocket Parks	4	0.73
Neighborhood Parks	4	2.43
Civic Park	1	2.11
Special Purpose (Soccer, Dog)	2	3.01
Open Space	1	14.14
<b>Total</b>	<b>13</b>	<b>23.46</b>

**Phasing**

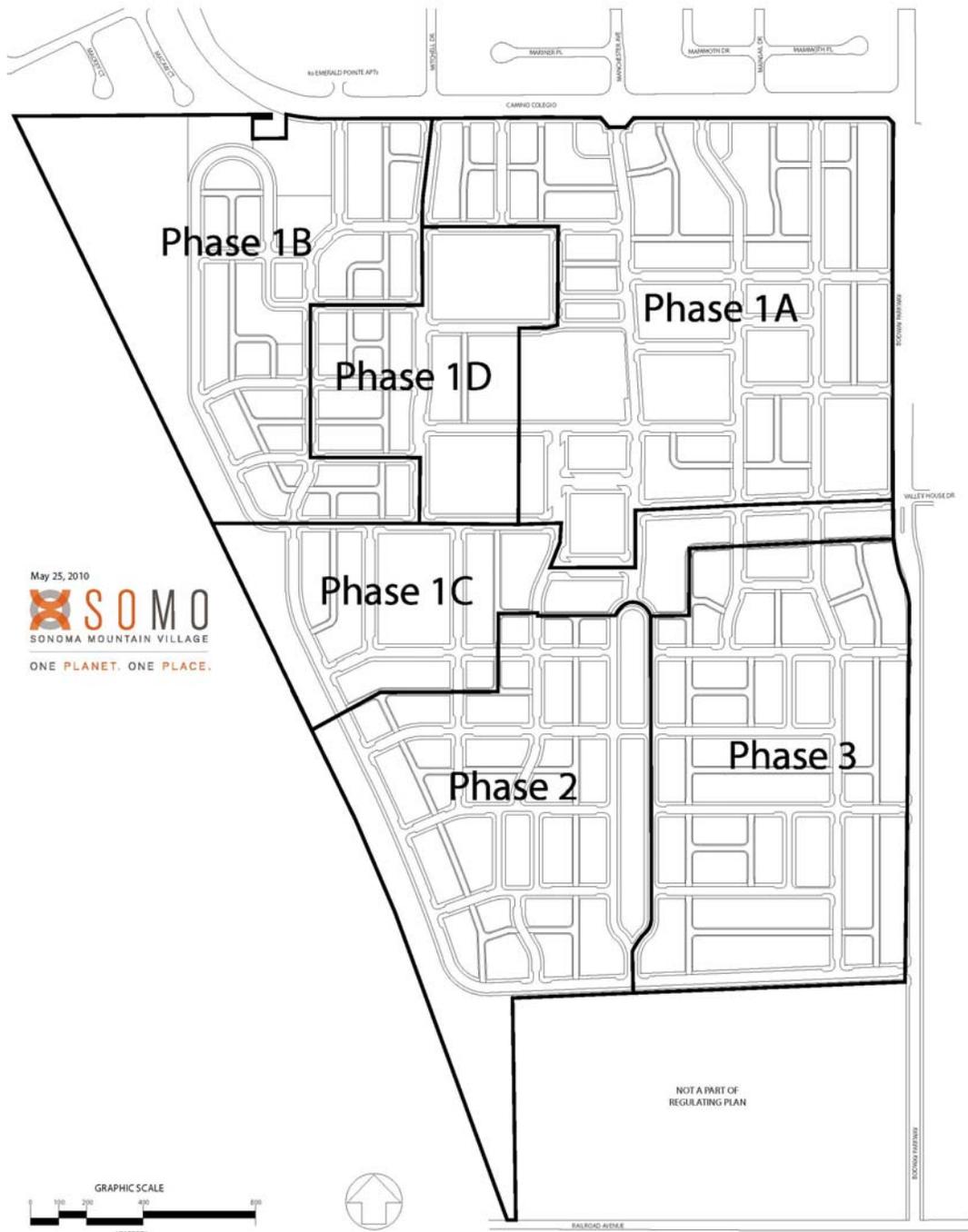
The multi-staged project is anticipated to be built over the next 12 to 20 years. The Planned Development phasing schedules are based upon the Development Agreement, City’s Growth Management Ordinance and General Plan, which require the orderly and controlled development of the Planned Development pursuant to the criteria that each development phase has the financial capability to fund the necessary infrastructure and development facilities that are associated with it.

Each project phase will be implemented individually but will support the entire project in its completed form. The development phase delineations have been determined based on studying several factors, including market forecasts and absorption rates, infrastructure requirements and site circulation. The recycling of existing buildings and infrastructure, which make up the commercial core, is underway and major construction is expected to begin in one year.

The phasing will be based on market conditions, timing of approvals and the time required to construct the necessary infrastructure. Sales from developing the first phase will provide capital for the second phase and so on. The project consists of six phases shown in Figure 4 and summarized below. As shown in Figure 7, it is expected that the northern portion of the project site, which is already paved and contains minimal resource constraints, will support earlier project phases and that later project phases will be constructed on the southern portion of the site, which consists of undeveloped pasture land. The phases will be built based on a number of variable conditions and it should not be assumed that the phases will be built in consecutive order.

Table 5 shows the currently-planned home types to be constructed in each phase, as listed in the phase descriptions below. While the total housing counts are accurate, the exact mix of housing may need to be revised during the mapping process.

Figure 7. Project Phasing Plan



Phase 1A - Beginning in 2010 and running for 5 years

45.2 acres ▪ 628 homes and 44 second dwelling units

Phase 1 is broken up into four parts. The first phase focuses on adapting some of the existing structures to create the Urban Center (zone T-5) and Urban Core zones (zone T-6). Phase 1A is proposed for the northeast corner of the site, along the existing roads Camino Colegio and Bodway. This phase includes the Village Square, the north half of the mixed-use retail corridor along Valley House Drive, and a broad mix of housing types from condos and apartments above commercial to rowhouses, single-family detached, live-work and small cottages.

The first phase sets the tone for the project, featuring a movie theater, restaurants, shops, significant job centers, a grocery store and diverse housing sizes and prices.

Phase 1A is entirely within the developed footprint of the existing technology campus. Presently, it includes three existing buildings and a portion of a fourth, large paved parking lots, bermed earth along Camino Colegio and Bodway planted with grass and trees, and small decorative lawn areas with redwood trees near the existing Event Center building.

Phase 1B – up to 5 years

32.1 acres ▪ 319 homes and 28 second dwelling units

Phase 1B is proposed for the northwest corner of the site, along the existing railroad and Camino Colegio. This phase is primarily residential and includes a higher fraction of multifamily units situated close to the approved SMART train station, bicycle/pedestrian path, and within easy walking distance of bus and shuttle services at the town square. This phase includes a fire station and may also include a temporary soccer field.

Phase 1B is entirely within the developed footprint of the existing technology campus. Presently, it includes existing parking lots, a constructed wetland, an antenna testing facility, a soccer field and baseball diamond, water storage tank and a well.

Phase 1C – up to 3 years

17.3 acres ▪ 286 homes and 0 second dwelling units

Phase 1C is proposed for the middle of the site, completing the south side of the town square and mixed-use retail along Valley House Drive. This phase includes an all-weather soccer field, hotel, and a mix of mostly higher-density housing. It will extend the Urban Center (zone T-5) as well as further develop the General Urban (zone T-4) and Sub-Urban zones (zone T-3).

Phase 1C is partially within the developed footprint of the existing technology campus. Phase 1C presently includes Valley House Drive, decorative lawn areas with poplar and redwood trees, and land prepared for development by Agilent but not built on. The existing southern field of the site was graded by Agilent, the topsoil pushed into large berms at the east and west edges, and managed using site-specific practices, including cover cropping, plowing and other practices appropriate for site stewardship. Since acquiring the site, Sonoma Mountain Village has continued these practices.

Phase 1D – approximately 1 year

15.4 acres ▪ 94 homes and 8 second dwelling units

Phase 1D finishes the northern portion of development by completing the adaptive reuse work on existing buildings.

Phase 1D is proposed for the middle of the existing developed portion of the site. This phase includes one existing building and a portion of another. The housing is a relatively dense mix of rowhouses, multifamily and single family close to the Village Square.

Phase 1D is entirely within the developed footprint of the existing technology campus. The phase area presently includes the existing Sonoma Mountain Business Cluster small business incubator, commercial office and warehouse space, the Coddling Steel Frame Solutions light industrial factory, a large central plant with chillers, boilers, cooling towers and other equipment for heating and cooling the commercial buildings, a majority of the existing 1.14 MW solar photovoltaic array and large paved parking areas.

Phase 2 – up to 2 years

33.1 acres ▪ 153 homes and 61 second dwelling units

Phase 2 is located at the southwest corner of the site. It will extend the General Urban zone (zone T-4) from the Urban Core to the southern edge of the site. This phase has a higher proportion of single family detached housing in recognition that it borders County land. The plan calls for a park land bordering the SMART rail line on western edge and four neighborhood parks.

The existing conditions consist of graded and managed open land, a PG&E substation and service road, and small area of landscaped poplar and redwood trees.

Phase 3 – up to 4 years

31.9 acres ▪ 214 homes and 57 second dwelling units

Phase 3 is the southwest corner of the site, lying entirely within the undeveloped footprint of the existing technology campus. It will extend the General Urban zone (zone T-4) from Valley House drive to the southern edge of the site.

The existing conditions include a large berm of topsoil scraped from the site by Agilent, a plowed field, and land managed according to practices appropriate for the site's character and condition.

**Table 5. Phased Construction**

	1A	1B	1C	1D	2	3	Totals
Acres	45.3	32.1	17.3	15.3	33.1	31.9	175.1
<b>RESIDENTIAL</b>							
100-ft wide lots	0	0	0	0	0	4	4
80-ft wide lots	0	0	0	0	0	10	10
60-ft wide lots	17	10	0	0	0	24	51
40-ft wide lots	27	18	0	8	61	33	147
30-ft wide lots	14	24	5	12	33	0	88
Cottages (25 x 50-ft lots)	12	0	6	0	6	0	24
<b>Single Family Detached</b>	<b>70</b>	<b>52</b>	<b>11</b>	<b>20</b>	<b>100</b>	<b>71</b>	<b>324</b>
18-ft wide Rowhouse	46	18	0	17	24	64	169
25-ft wide Rowhouse	51	24	0	24	29	79	207
Townhouses	22	0	0	21	0	0	43
<b>Single Family Attached</b>	<b>119</b>	<b>42</b>	<b>0</b>	<b>62</b>	<b>53</b>	<b>143</b>	<b>419</b>
Apartments	105	60	50	5	0	0	220
Condo/loft/flats	334	165	225	7	0	0	731
Second Dwelling Units	44	28	0	8	61	57	198
<b>Multifamily</b>	<b>483</b>	<b>253</b>	<b>275</b>	<b>20</b>	<b>61</b>	<b>57</b>	<b>1149</b>
<b>Total Units</b>	<b>672</b>	<b>347</b>	<b>286</b>	<b>102</b>	<b>214</b>	<b>271</b>	<b>1892</b>
<b>NONRESIDENTIAL</b>							
Office (sq. ft.)	285,978	0	10,000	130,000	0	0	425,978
Retail/Grocery (sq. ft.)	149,224	1,667	35,910	1,666	1,667	1,667	191,801
Movie Theater (sq. ft.)	25,000	0	0	0	0	0	25,000
Promenade (sq. ft.)	11,528	0	0	0	0	0	11,528
Hotel (sq. ft.)	0	0	91,000	0	0	0	91,000
Daycare (sq. ft.)	15,000	0	0	0	0	0	15,000
Health Club (sq. ft.)	30,000	0	0	0	0	0	30,000
Civic (sq. ft.)	0	0	0	0	35,000	0	35,000
<b>Total Square Feet</b>	<b>516,730</b>	<b>1,667</b>	<b>136,910</b>	<b>131,666</b>	<b>36,667</b>	<b>1,667</b>	<b>825,307</b>

**Design Standards**

The purpose of the Sonoma Mountain Village Design Standards is to ensure compliance with the SMV P-D Development Standards and to produce a harmonious, pleasing and desirable appearance of buildings, signage parks and landscapes.

The SMV Design Review Board will review all submittals for consistency with the SMV Design Standards. The composition and responsibilities of the Design Review Board are set forth in the SMV P-D Zoning District. The Design Standards and Design Review process will be applied to proposed new buildings and exterior remodeling and/or exterior surface improvement of existing buildings. When design review is required, the applicant shall submit scaled architectural drawings showing building elevations, exterior surfacing materials and colors, scale drawings of all signs and lighting, and other information as required by the Design Review Board. In order for the City to process an application for development within

the Sonoma Mountain Village project site, the applicant must first obtain written approval from the Sonoma Mountain Village Design Review Board that the project meets the requirements of the Design Standards.

The SMV Design Standards will be submitted at a later date and will supplement the Final Development Plan. At a minimum, the SMV Design Standards will address the following design elements:

**A. New Construction / Additions to Existing Buildings**

1. Form (massing, building type and architectural style)
2. Solar Access (to daylighting and energy production)
3. Energy Source (verify access to 100 percent renewable energy)
4. Roofs (pitch, materials, color)
5. Architectural features (materials, trim, windows, details, expression lines)
6. Security and exterior lighting
7. Loading docks and waste collection areas
8. Utilities (visible elements such as meters, PIVs, and valves)
9. Wireless communication antennas

**B. Signage**

1. Type (size, location, attachment)
2. Appearance (materials, color)
3. Lighting (brightness, hours of use, mounting)

**C. Adaptive Reuse of Buildings**

**D. Site and Landscape**

1. Site furniture (benches, waste containers, bicycle racks, etc)
2. Trees and Plants
3. Paths (surfaces, colors, width)
4. Irrigation systems

**E. Public Art**

**F. Exterior Lighting**

1. Location
2. Brightness & Photometrics
3. Color
4. Allowed fixtures
5. Hours of Use

## **SECTION 3: IMPROVEMENTS AND FACILITIES**

### **Municipal Services Plan**

A Municipal Services Plan has been prepared for the project. The plan identifies the infrastructure necessary to serve each phase of the project. The Municipal Services Plan addresses infrastructure needs for Sanitary Sewer, Domestic Water, Reclaimed Water, Storm Drainage Conveyance and Storm Drainage Treatment. The plan is provided as Appendix A to this Final Development Plan.

### **Parkland Dedication Plan**

The Parkland Dedication Plan, provided below as Figure 8, identifies the location and size of each of the park and open space sites included in the project. The Parkland Dedication Plan was reviewed by the Parks and Recreation Commission on June 21, 2010. The Parks and Recreation Commission recommended to the Planning Commission that the parkland dedication is consistent with City standards and requirements.

### **Street and Alley Plan**

The Street and Alley Plan, provided below as Figure 9, identifies the characteristics and locations of six street types (including alleys) throughout the project site. The Street and Alley Plan and detailed design and development standards for each street type are included in the SMV P-D Zoning District.

### **Bicycle Circulation Plan**

The Bicycle Circulation Plan, provided below as Figure 10, identifies the locations of bicycle paths included in the project. The plan includes a Class 1 Bike Lane (which are off-street facilities) through the open space site along the western and southern project site boundaries and a Class 1 Bike Lane along the eastern side of Bodway Parkway south of Valley House Drive. A Class 1 Bike Lane connection to Lancaster Drive is also included, subject to approval by SMART. This facility would cross over the SMART train tracks to connect the southern end of Lancaster Drive with the project and the SMART pedestrian/bicycle path. The Bicycle Circulation Plan includes Class 2 Bike Lanes and Bicycle Boulevards (which are on-street facilities) throughout the central portion of the project site. The plan also identifies streets on which no bicycle facilities would be provided.

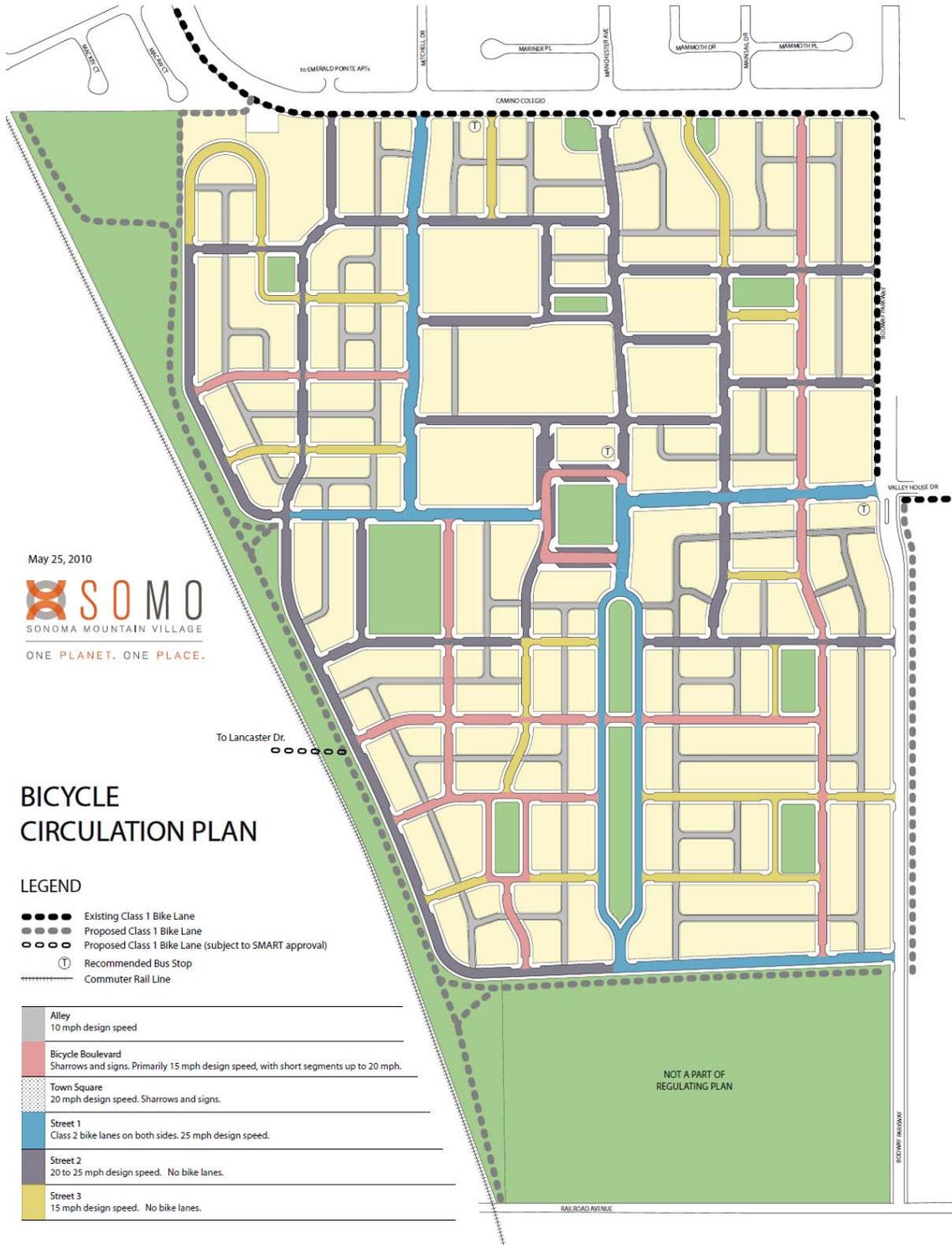
Figure 8. Parkland Dedication Plan



Figure 9. Street and Alley Plan



Figure 10. Bicycle Circulation Plan



## SECTION 4: PROJECT OBJECTIVES DISCUSSION

This section of the Final Development Plan reviews identifies how the project will achieve each of the stated project objectives.

### To Help Fulfill the City of Rohnert Park's Redevelopment Goals

Sonoma Mountain Village contributes to all six of Rohnert Park's identified redevelopment goals. The formerly gated site is now opened up to the public. Major private investment in construction and private businesses will exceed \$1 billion over ten years, and will continue over time because of the Innovation Hub jobs incubator and the diverse commercial base, featuring retail, hotel, restaurant, theater, health, daycare, office, assembly and research functions. That diverse base makes the city's tax base more durable. The business incubator and strong collaboration with Sonoma State University builds on the culture of innovative technology from the site's previous use.

The project is a recognized leader in land use by conserving open space with compact development and by ensuring a pedestrian-oriented neighborhood where basic services are within a five-minute walk of every home. The use of many narrow streets reduces the heat island effect, encourages bicycling and walking, and makes community-building and revenue-generating street closures for festivals possible. Sonoma Mountain Village is planned around a mixed-use town square. Rather than isolate commercial and residential uses, best practice now advises that mixing these and other uses is preferable to reduce municipal costs for providing services, to increase the city tax base and to cut greenhouse gas emissions.

The project features 30 percent affordable housing, with half deed restricted and the other half affordable by design.

### To Reduce Greenhouse Gas Emissions as Compared to Standard Development Practice

The Project is intended as an example of how development can fully contribute toward reaching the State of California's 2050 greenhouse gas reduction goals set out in Assembly Bill 32. 100 percent of the heating, cooling, water heating, lighting and plug loads will be served with on-site renewable power. Major planning, services and transit elements are designed to dramatically reduce GHG emissions from cars and trucks, and a number of other strategies are proposed to reduce GHG impacts from water, food, materials, construction activities and through sequestration in trees and soil.

### To Reduce Water Use and Impacts as Compared to Standard Development Practice

The Project is designed to use less drinking water than the site's historical allocation through efficient fixtures, the use of reclaimed water, minimization of turf areas, greater use of sheetflow and swales to move stormwater, and the use of hydrozoning, advanced irrigation and compost to build topsoil.

### To Create a Replicable Model for Sustainable Development

Sonoma Mountain Village is planned to create a replicable model of sustainable living. A One Planet Living Center will be constructed near the Village Square as part of Phase 1A and a Sustainability Concierge service will provide residents and visitors with information about resource sustainability, ecological footprint accounting, and help exchange ideas toward solving the present environmental crisis.

Because the claim of “sustainable” is widely and inconsistently used today, the Project commits to using the following standards and third-party certifications to demonstrate the environmental and social commitments of this project.

### **Rohnert Park Green Building Ordinance**

Requires individual buildings to follow the LEED (Leadership in Energy & Environmental Design) Rating System for commercial and Green Point Rated for residential. These programs encourage the use of environmentally preferable materials, energy and water efficiency, indoor air quality and more.

### **SMV P-D Zoning District**

New Urbanist planning code which defines street sections, building heights and set-backs, street trees and other elements of the civic realm with the purpose of encouraging walking and transit.

### **One Planet Communities**

A third-party international certification program administered by BioRegional for certifying development that is scientifically sustainable. The program uses the ecological footprint method to tabulate impacts from carbon emissions, water use, impacts on soil and animal populations from diet and consumer behavior, and impacts to forests and other environments from material extraction and manufacturing.

The requirements of One Planet Communities exceed the City’s requirements in many ways, including requiring renewable energy, the use of local materials, implementation of marketing programs to promote sustainable lifestyle choices, increased requirements for bicycle parking, grocery/restaurant lease language and a farmer’s market promoting the use of local organic produce and fair trade products, and a detailed monitoring program lasting at least through 2020 to review progress.

The goals of the One Planet Communities program are to build a world-wide network of communities to demonstrate One Planet Living in action, establish One Planet Living Centers in each of the communities as a focus for education, and to promote the imperative for One Planet Communities and its ten guiding principles as a catalyst for change with governments, businesses and individuals. One Planet Communities must adopt the following guiding principles and receive certification from BioRegional’s Review Board for their plans to achieve them: Zero Carbon, Zero Waste, Sustainable Transport, Sustainable Materials, Local and Sustainable Food, Sustainable Water, Natural Habitats and Wildlife, Culture and Heritage, Equity and Fair Trade, Health and Happiness.

## To Create Jobs in Diverse Sectors Including Green Jobs

One critical priority is to replace many of the jobs lost when Agilent Technologies left the project site. Sonoma Mountain Village is projected to bring 4,414 jobs into Rohnert Park by 2020, including the 1,000 technology and high-quality service jobs expected from the nonprofit public-private partnership at Sonoma Mountain Business Cluster. The goal is to create a diverse jobs base with floorspace for 1,704 office jobs, 732 jobs in service and retail, 140 civic jobs, 640 construction jobs and 1,198 regional technology and service positions. A first-source hiring program is planned to promote local employment as well.

1,844 (72%) of the permanent on-site jobs are office and civic jobs, and 732 (28%) are service/retail jobs. Of the total jobs generated, including construction and the regional jobs generated by the incubator, 79% are in sectors with average to above-average salaries for Sonoma County. Table 6 below shows the expected job count for the Sonoma Mountain Village project.

**Table 6. Jobs**

<b>Permanent On-Site Jobs</b>	Bldg 1	Bldg 2	Bldg 3	Bldg 4	New	Sq.Ft.	<b>Jobs Per 1,000</b>	
							Sq.Ft.	Jobs
Office (general)	148,200	100,841	0	137,778	10,000	396,819	4.00	1,587
Office (business incubator)	0	29,159	0	0	0	29,159	4.00	117
Retail (general)	17,329	0	0	0	90,000	107,329	2.50	268
Retail (restaurant)	14,472	0	0	0	25,000	39,472	6.00	237
Retail (grocery)	0	0	0	0	45,000	45,000	2.50	113
Movie Theater	0	0	25,000	0	0	25,000	1.00	25
Promenade	11,528	0	0	0	0	11,528	0.43	5
Hotel	0	0	0	0	91,000	91,000	0.35	32
Daycare	0	0	0	0	15,000	15,000	1.50	23
Health Club	0	0	0	0	30,000	30,000	1.00	30
Civic Space	0	0	0	0	35,000	35,000	4.00	140
	<b>191,529</b>	<b>130,000</b>	<b>25,000</b>	<b>137,778</b>	<b>327,400</b>	<b>825,307</b>		<b>2,576</b>

<b>Permanent Regional Jobs by 2020</b> (assume 50/yr 2010-2013, 100/yr 2014-2018, and 150/yr 2019-2020)	<b>Jobs</b>
Office (business incubator) Net Full Time Equivalent Service to Project*	1,000
	198
	<b>1,198</b>

<b>Construction Jobs Through 2020</b> (assume constant levels from 2010-2020)	<b>Jobs</b>
Residential Construction	494
Commercial Construction	146
	<b>640</b>

<b>Grand Total of all Jobs in 2020</b>	<b>4,414</b>
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*\*No indirect jobs are included except for the 198 shown under "Net FTE Service to Project"*

**To Increase Revenues to the City**

The construction of Sonoma Mountain Village will generate increased revenue for the City in the form of taxation and permit fees generated from the 1,694 residential properties, offices, retail and hotel. Annual tax revenues are estimated to be \$1.42 million in residential property taxes, \$549,000 in sales tax and \$300,000 in hotel tax. Approximately \$62.2 million will be collected in one-time development fees. Additionally, because it is located within the Rohnert Park Redevelopment Project Area, the project will contribute substantially to the generation of tax increment revenue, advancing the capacity for undertaking additional redevelopment activities in the City.

**To Improve Public Safety**

Codding Enterprises has committed to the dedication of a site for a fire/police facility at Sonoma Mountain Village. The site plan is designed to increase the numbers of people walking, cycling and watching the neighborhood as well as featuring mixed-use neighborhoods which help deter crime because blocks are occupied at all hours of the day and night.

To Provide Community Retail and Services

The community will provide community-serving retail and services to the surrounding neighborhoods and the new community, including a grocery store, shops and restaurants, a movie theater, hotel, daycare, health club, farmers' market and an educational facility for sustainable living.

To Create a Local Village Square

The Village Square at Sonoma Mountain Village is the heart of the community. In a neighborhood, which currently doesn't have a central civic plaza, Sonoma Mountain Village will provide a gathering place for a farmers' market, art shows, picnics, theater and more. The Square is also intended to serve as a place for learning, civic events and meeting neighbors. In a major earthquake or other disaster it becomes a natural meeting point. On a day-to-day basis, the Village Square will serve as a convenient place to stop for lunch, coffee, a newspaper, a haircut and more.



**Figure 11. Conceptual Elements of the Village Square**

To Enhance Housing Opportunities

Sonoma Mountain Village is an open community, where the property owners intend to create an inviting, inclusive place. No streets are gated. Another essential ingredient for creating such a welcoming and lively community is a wide diversity of housing types and prices. The following diverse housing types are programmed:

**Table 7. Diversity of Housing Types**

Rowhouses	Lofts
Live/work	Apartments
Condominiums	Lifelong Living Center
Single-family Detached	Family Cohousing
Cottages	Senior Cohousing
Estate Homes	

The plan includes a mix of rental and for-sale housing with a wide range of pricing. This mix will help satisfy the City’s affordability requirements, and the smaller for-sale units which are affordable by design will provide opportunities for homeownership.

The planned development also includes 198 second dwelling units which provide homeowners the choice of using them as a home office, an income-generating rental unit, for accommodating a larger family or as a way of caring for a relative.

The Project Applicant accepts the obligations in the City’s General Plan to provide 15 percent inclusionary housing, and will do so on site using a mix of extremely low income, very low income, and low income units. The mix will be based on need, and determined by the Project Applicant and City of Rohnert Park planning staff as part of the Development Agreement.

Project Applicant will meet the requirement for 15 percent inclusionary housing by providing sufficient land in multiple locations to construct 15 percent (254 units) at no cost to one or more affordable housing developers. The land dedication will be based on the affordable housing developer’s commitment to make all 15 percent available at or below 80% AMI. Project Applicant reserves the right to build the inclusionary housing itself, but is unlikely to do so because it presently lacks the highly specialized skills required to secure tax credit financing.

Project Applicant further agrees to strive to provide an additional 15 percent (254 units) that are available for sale and for rent between 80% AMI and 120% AMI through a variety of programs. One-third of all second dwelling units (66 units) will be counted toward this goal.

This proposed housing mix will assist the city in meeting its regional housing requirements. The act of including second dwelling units, as shown in the housing schedule, will also add affordability to the rental program together with affordable apartments, studios and cottages. Further housing opportunities will be made available by offering sheet-graded sites to separate organizations such as cohousing groups and non profits who would then take the responsibility for the development, management and or sale of its units.

**Table 8. Housing Commitments**

Commitments		Verification
Low Income Housing	Provide land in two or more locations on site, free of charge to one or more affordable housing developers for 15 percent (254) deed-restricted affordable housing units at 80% Area Median Income or below. Build low income housing at a rate that equals or exceeds that shown in Table 9	Deed restricted process will follow the ordinary inclusionary housing requirements. Build velocity for low income housing is regulated by issuing or withholding permits.
Diversity of Housing	Achieve at least 71% on the Simpson Diversity Index as defined in LEED-ND (Neighborhood Development) Pilot Version Neighborhood Pattern & Design Credit 3: Diversity of Housing, earning the maximum number of credits for diversity in housing types provided.	Review of LEED-ND (Neighborhood Development) Pilot application.

**Table 9. Minimum Rate of Constructing Deed Restricted Housing**

In order to receive a permit to build unit number...	Project Applicant must complete the following	Cumulative Total Deed Restricted Units Completed
1	Letter of Intent with an affordable housing developer to build 60 or more units	0
50	Contract with AH developer to build 60 or more units	0
100	Permits to build first 30 units	0
150	Complete construction on 30 units	30
250	Complete construction on 30 additional units	60
450	Complete construction on 30 additional units	90
650	Complete construction on 30 additional units	120
850	Complete construction on 30 additional units	150
1050	Complete construction on 30 additional units	180
1250	Complete construction on 30 additional units	210
1450	Complete construction on 30 additional units	240
1650	Complete construction on 14 additional units	254

**To Provide Parks and Recreational Facilities**

In keeping with Rohnert Park’s original philosophy of having every house in close proximity to a park, the community and the surrounding general public will have access to 12 new small parks plus a centrally-located town square, open space within the site boundary and open space offsite as necessary to satisfy resource agencies’ mitigation requirements. The on-site parks are 23.46 acres in total area. Amenities include an international size all-weather soccer field, and a bicycle path along the western edge of the property that connects to the community’s street network and the planned regional bike path along the Sonoma Marin Area Rail Transit railway. Resident gardening areas are planning in the small parks throughout the community.

To Provide Pedestrian-Friendly Neighborhoods and Access to Transit

By organizing the community around a Village Square with groceries, jobs and daycare, the intent is to promote a culture of walking, cycling, transit and carshare programs. Streets are laid out in a network, allowing alternate routes and permitting most streets to be narrower than typical, with slower traffic. There are no “dead ends”. The Project will provide significant public trails for pedestrian and bicycle access to the Cotati/Rohnert Park SMART Train station and throughout the site, and will support the establishment of a shuttle to connect Sonoma Mountain Village with Sonoma State University and the Cotati/Rohnert Park Train Station. The Applicant wishes to install a pedestrian/bicycle crossing over the SMART train tracks to connect the southern end of Lancaster Drive with the Project and the SMART pedestrian/bicycle path.

To achieve the underlying goals of compact development, narrow streets, mixed-use neighborhoods and live/work housing, it is necessary to make certain changes to the General Plan and to establish a set of regulating codes which support these goals commonly referred to as a “SMV P-D Zoning District”.

To Invite and Adopt Community Input

And, finally, the success of Sonoma Mountain Village depends strongly on community input. Sonoma Mountain Village, LLC has on-going communication with individuals, as well as many groups, such as the Sierra Club Conservation Committee, Accountable Development Coalition, Bicycle Coalition, Sonoma State University Faculty and Advisors, Rohnert Park Tennis Community, Cotati Creek Critters and the M- and L-Section Neighbors. By fall of 2009, there were over 2,500 interested website registrants with whom Codding Enterprises regularly communicates.