



FINAL DEVELOPMENT PLAN

Originally Approved: August 24, 2010
Revised and Approved: March 9, 2021

Table of Contents

Section 1: Project Summary.....	1
Section 2: Project Description.....	2
Planned Development Zoning and Regulating Plan.....	4
Illustrative Site Development Plan.....	8
Phasing Plan.....	11
Section 3: Improvements and Facilities.....	14
Municipal Services Plan.....	14
Parkland Dedication Plan.....	14
Street and Alley Plan.....	16
Bicycle Circulation Plan.....	21
Section 4: Project Objectives Discussion.....	22

APPENDIX

A: SOMO Village Design Guidelines

B: Municipal Services Plan

SECTION 1: PROJECT SUMMARY

SOMO Village (the “Project”) is a mixed-use, sustainable community designed in such a manner that homes are within a five-minute walk of a Village Center, jobs, services, shopping and entertainment. The primary features of the Project are shown in Table 1. The Project is intended to achieve designation as a “One Planet Community,” a third-party international certification program for sustainable development (see Section 4). The Project will redevelop portions of an existing technology campus and surrounding vacant land and also encompasses adaptive reuse and substantial improvement of existing buildings in the existing technology campus. The community’s full build-out will be developed in six phases constructed over an estimated 10 to 15 years.

Table 1. Project at a Glance

176 acres in three parcels
1,694 homes plus 56 accessory dwelling units
4,081 residents
823,000 square feet of commercial and/or light industrial, retail and services (including 700,000 square feet of existing buildings)
3,815 jobs (including 3,175 permanent on-site jobs)
38.5 acres of parks and open space (including habitat for the California Tiger Salamander (“CTS”) and a wetlands observatory preserve)

BACKGROUND

Then referred to as Sonoma Mountain Village, the original Final Development Plan was approved in August 2010. The 2010 plan also provided for 1,694 homes and approximately the same amount of commercial/light industrial space. In this respect, the previously approved project is very similar to the revised project. To date, implementation efforts since 2010 have focused on non-residential building improvements and re-tenanting of the existing commercial/light industrial buildings.

In connection with approval of the original Final Development Plan, the City of Rohnert Park (“City”) also enacted the Sonoma Mountain Village Planned Development Zoning District, Chapter 17.06, Article XV.A, Sections 17.06.810 through 17.06.870 of the City of Rohnert Park Municipal Code (the “Project Code”).

This Revised Final Development Plan (“Amended Plan”) is in accordance with Section 17.06.250 of the City of Rohnert Park Zoning Ordinance and substantially incorporates information contained in the original, approved Final Development Plan, but provides for refinement of the original Plan concepts.



SECTION 2: PROJECT DESCRIPTION

PROJECT LOCATION

SOMO Village is located in the southeast portion of the City of Rohnert Park, California. The Project site boundaries are Bodway Parkway on the east, Camino Colegio on the north, the Sonoma-Marín Area Rail Transit (“SMART”) right-of-way on the west, and vacant land north of Railroad Avenue on the south. The Project site is located within the City of Rohnert Park city limits. Figure 1 provides an aerial photograph of the Project site.

The total original site area is 175.14 acres and made up of three parcels: a large northern parcel of 98.06 acres (APN 046 051 045), a large southern parcel of 76.93 acres (APN 046 051 040), and a small parcel abutting Bodway being 0.15 acres (APN 046 051 042). In addition, SOMO Village proposes expanding 17 feet into the adjacent public right-of-way along Bodway Parkway between Camino Colegio and Valley House Drive through an acquisition from the City of Rohnert Park. This expansion would increase the total project site area to approximately 176 acres.

Figure 1. Site Location and Boundary



EXISTING CONDITIONS

The City of Rohnert Park General Plan and Zoning Ordinance originally designated the Project 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 1990’s, and undertook grading and construction of drainage improvements on the southern portion of the site. The northern portion of the site contains 700,000 gross square feet of buildings (613,000 square feet net rentable) on 11 acres, 30.5 acres of parking lots, 21.78 acres of recreational facilities (such as a baseball diamond and soccer field) and open space. 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.

Over the past 13 years, the Developer has substantially renovated and improved the original technology campus. Presently the technology campus is leased by a diverse group of tenants from the technology sector (Comcast), the food sector (Morton & Bassett Spices, Traditional Medicinal) and an educational organization (Credo High School), among others.

PROJECT OBJECTIVES

The overall goal of the SOMO Village Planned Development is the development of a mixed-use pedestrian-oriented community that builds upon the existing light industrial/commercial core by adding diverse residential housing types, new retail, and a variety of parks and open space. This Revised 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 General Plan.

The purpose of this Revised Plan is to ensure that the Project is planned and phased in a way which implements the Developer's vision for the Project is compatible with the surrounding community, is compliant with the Project Code, and is responsive to the overall objectives of the City's General Plan.



The development objectives of the Project are the following:

- Create new and diverse housing opportunities that help to reduce the substantial housing shortage currently facing the City and County of Sonoma
- Help achieve the City's growth objectives
- Reduce greenhouse gas emissions as compared to standard development practice
- Reduce water use and impacts as compared to standard development practice
- Create a replicable model for sustainable development
- Create jobs in diverse sectors including green jobs
- Increase revenues to the City
- Improve public safety
- Expand community retail and services
- Create a local community center
- Provide parks and recreational facilities
- Provide pedestrian-friendly neighborhoods with convenient transit access
- 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 has a General Plan designation of Mixed Use, Public/Institutional, Open Space – Environmental Conservation, and Parks/ Recreation. The Mixed Use designation is assigned to 139.1 acres of the Project site; the Public/Institutional designation is assigned to .75 acres of the Project site; the Parks/Recreation designation is assigned to 12.13 acres of the site; and the Open Space – Environmental Conservation designation, which includes a 4.77 acre wetlands conservation easement at the Project's northwest corner and 21.54 acres set aside as a CTS open space habitat on the southerly portion of the Project.



PLANNED DEVELOPMENT ZONE AND SMV P-D ZONING DISTRICT

The Project has a zoning designation of Planned Development (P-D) and the Project Code provides for land use, development criteria, and “transect” zones specific to the Project site. The land use and development criteria are defined in the Project Code, which describes the required urban and architectural design patterns, and prescribes the acceptable uses of the buildings and lots within the Project site.

All zoning provisions, building standards and administrative requirements in the Project Code are linked to the definitions and provisions of the Rohnert Park Municipal Code and all other City ordinances and requirements or are specifically provided for in the Project Code. The Project Code functions as a part of the existing City land use regulations, enabling consistent application of the zoning and development provisions.

The Project Code identifies seven transect zones for the SOMO Village project site. The location of these transect zones throughout the site is shown on Figure 2. Key development standards and the anticipated land uses for each transect zone are summarized in Table 2. The Project Code 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. (NOTE: a companion document to be used in conjunction with the Project Code is the SOMO Village Design Guidelines, which provides specific design guidance related to architectural typologies, public realm, landscaping, and other design objectives).

Figure 2. SMV Planned Development Zoning and Regulating Plan



Table 2. Development Standards and Land Uses by Transect Zone

Zone Transect	Description	Acres to Road Centerline	Allowed Building Types and Land Uses/Building Functions	Amount (Number of Residential Units/Square Footage)				Building Height	Lot Dimensions, Coverage and Density
				Residential Units	Commercial/Light Industrial (sf)	Retail (sf)	Other (sf by use)		
T-3 Suburban	Low density single-family detached residential. Greater setbacks (i.e., 20 ft.) than other residential zones. Landscape planting typically more naturalistic	1.8	<i>Allowed Types and Uses:</i> Detached single-family dwellings and accessory dwelling units (ADUs)	Up to 10 SFD units and accessory dwelling units allowed	--	--		1 story max	60 to 120 ft wide max at principal frontage; 2-9 units per acre
T-4 General Urban	Medium density residential. Consists of a range of building types: single-family and townhomes. Setbacks and landscaping are variable. Streets typically define medium-sized blocks	75.3	<i>Allowed Types and Uses:</i> Detached single-family dwellings and townhomes. <i>Building Functions:</i> Restricted residential, restricted office, and restricted retail	910 units including townhomes and SFD (including up to 56 accessory dwelling units allowed)	--	--		Principal building 1 to 3 stories max; accessory structure 2 stories max	18 ft width min, 90 feet max; 70% coverage; 6-30 units per acre
T-5 Urban Center	Higher density and mixed-use buildings that can accommodate retail, office, services, townhomes and multifamily. Consists of a tight (compact) network of streets with wide sidewalks, with street trees and narrow street frontages	26.5		672 dwellings			Retail, office, services allowed at ground floor*	Principal building 5 stories max, 2 stories minimum; accessory structure 2 stories max	18 ft width min, 250 ft max; 80% coverage max or 100% with structured parking; 15-45 units per acre
T-6 Urban Core	High density with variety of uses. Consists of mixed-use blocks and street trees and buildings set close to wide sidewalks	5.7	<i>Allowed Types and Uses:</i> Apartments, for-sale condominiums, and rowhouses. <i>Building Functions:</i> Restricted residential, restricted office, and restricted retail	158 multi-family dwellings		103,000 sf	10,000 sf daycare; 10,000 sf 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 25-70 units per acre

Zone Transect	Description	Acres to Road Centerline	Allowed Building Types and Land Uses/Building Functions	Amount (Number of Residential Units/Square Footage)				Building Height	Lot Dimensions, Coverage and Density
				Residential Units	Commercial/Light Industrial (sf)	Retail (sf)	Other (sf by use)		
T-7 Commercial/Light Industrial	Campus-like environment for corporate headquarters such as research and development facilities, general office, light manufacturing and warehouse/distribution and retail	18.54	<p><i>Allowed Types and Uses:</i> R&D facilities; office, light manufacturing and assembly; industrial processing; general services, warehousing, storage and distribution; service commercial uses; retail.</p> <p><i>Building Functions:</i> Office, restricted retail, light industrial, and warehouse/distribution</p>		700,000 sf* (existing)		NA	Per existing building heights	Per existing buildings' lot dimensions
CS Civic Space	Public site permanently dedicated to parks and open space use	46.2	<p><i>Allowed Types and Uses:</i> Site use and design determined on an individual basis by Use Permit. Building Functions: NA</p>	--	--	--	--	--	--
CB Civic Building	Site dedicated to buildings generally operated by not-for-profit entity for culture, education, government or other municipal use	1.1 (Actual parcel size will be .75 acres)	<p><i>Allowed Types and Uses:</i> Site use and design determined on an individual basis by Use Permit.</p> <p><i>Building Functions:</i> Civic/municipal use (e.g., fire station)</p>	--	--	--	5,500 sf	--	--
Totals		175.14		1,750 units	700,000 sf	103,000 sf*	25,500 sf		

* The Project has a total of 103,000 sf. Of this amount, up to 30,000 sf could get constructed within the existing commercial buildings in T-7. Similarly, any retail constructed in T-5 would also be allocated from the 103,000 sf retail total.

LAND USES

SOMO Village is envisioned as an urban village that builds upon the existing commercial and light industrial uses already present in the Project by incorporating a mix of housing types and affordability, pedestrian-oriented public streets, a neighborhood public safety building, a Village Center, a variety of parks, and vertically-integrated mixed-use buildings proximate to the Village Center. The existing light industrial and commercial uses would remain in place for the foreseeable future.

SOMO Village plans 1,694 residential units plus 56 accessory dwelling units with a wide range of unit types, light industrial, office space, retail, restaurant, grocery, and civic uses, as shown in Table 3 and described below. The Illustrative Site Development Plan shown in Figure 4 calls for compact and mixed-use development arranged around a central Village Center. The Illustrative Site Development Plan defines the character of the Project by illustrating narrow, pedestrian-friendly streets with small blocks, mixed-use buildings that provide basic services within a five-minute walk of every home, a fire station, and several parks in varying sizes adjacent to neighborhoods of apartments, cottages, townhomes, single-family homes, and lush streetscapes.

Table 3. Land Uses

Use	Amount
Total Residential Units (incl. 56 ADUs)	1,750 units
Existing Commercial/Light Industrial	700,000 sf
General Retail	103,000 sf
Fitness/Childcare Centers	20,000 sf
Civic Buildings (Fire Station)	5,500 sf
Parks	12.13 acres
Open Space -Environmental Conservation	26.31 acres
Commercial Parking	800 spaces

Figure 3. Land Use Diagram



Figure 4. Illustrative Site Development Plan



Residential

SOMO Village will provide up to 1,694 residential dwelling units, and up to 56 accessory dwelling units for a total of 1,750 homes. The Project will support a wide variety of housing types – including single-family detached, cottages, condominiums, apartments, lofts, townhomes, live/work units, family and senior co-housing, and accessory dwelling units. The plan includes a mix of rental and for-sale housing with a wide range of pricing. The Final Development Plan demonstrates a site capacity for 482 detached single-family units, 382 townhomes, 830 multifamily and mixed-use units, and 56 accessory dwelling units. The actual build-out by product type may vary in response to market considerations, but would remain true to the form-based transect zone requirements.

Affordable Housing

SOMO Village will meet the City's inclusionary housing requirement by providing 15 percent affordable housing. If all 1,694 primary homes are built, a total of 254 affordable dwelling units will be constructed for families or individuals at or below 80% of the Area Median Income (AMI), with respect to rental housing, and up to 120% of AMI, with respect to owner-occupied housing. Developer will either provide land in multiple locations to one or more affordable housing developers and/or secure homebuilder commitments to construct the inclusionary housing units within market rate subdivisions.

Commercial and Light Industrial

SOMO Village will include 700,000 gross square feet of commercial office and light industrial space, within the existing technology campus buildings, up to 103,000 square feet of newly constructed mixed-use retail (including a potential grocery store and restaurant space, and 20,000 square feet of childcare and fitness center space. The onsite commercial, retail, and office land uses are expected to create 3,175 permanent on-site jobs, many of which are already created.

The commercial office and light industrial space are located in the existing buildings in the T-7 Commercial/Light Industrial transect zone. Retail uses will generally be located in the T-6 Urban Core transect zone. Some of the retail and office uses may be located in the existing buildings onsite provided that these uses comply with the California Building Standards Code as adopted by the Rohnert Park Municipal Code. Ground floor retail, office and services space is also allowed in T-5 areas fronting Valley House Drive. Figures 4, 5 and 6 provide a sequence of images that illustrate the Project vision that is already underway using the current zoning to adaptively re-use the existing buildings.



Figure 5. Facade of Existing Building 1 in 2007



Figure 6. Drawing of the Adapted Facade of Building 1



Figure 7. Adaptive Re-use of Building 1 Completed in 2008



Civic

SOMO Village will include a Public Safety Facility site in the northwest portion of the project site. This facility will be situated on a .75-acre parcel.

Parks, Recreation and Open Space

The SMV Planned Development Zoning and Regulating Plan and Illustrative Site Development Plan provide for 38.5 acres of parks and open space within the Project site. This acreage is comprised of 4.0 acres of new public parks, 6.7 acres of private wetland observatory preserve which is located within an existing conservation easement and includes public paths and a redeveloped ball field, 5.0 acres of existing private parks, and 22.74 acres of open space habitat for the California Tiger Salamander (CTS). While included in the Civic Space Transect Zone, the environmentally sensitive CTS area has limited public access except for the 1.2 acres comprising the new SMART Path. The CTS area would be designated Open Space – Environmental Conservation under the City’s General Plan as would be the wetlands preserve area (6.7 acres including the redeveloped ball field). The new public park sites would be designated Parks/ Recreation under the City’s General Plan. All of the park and open space land uses would be designated Civic Space under the proposed SMV Planned Development Zoning and Regulating Plan. The park and open space plan is summarized in Table 4.

Excluding the CTS area, the project’s parks and open space consist of nine new parks disbursed throughout the site. Two existing “Village Center” private parks, totalling 5.1 acres, will anchor the Urban Core and Commercial/Light Industrial transect zones. The Village Center will serve as a central gathering place for the community and will be an attractive location for farmer’s markets, theater, outdoor concerts, or just sitting under a redwood tree reading a novel. Other Project recreational amenities include a dog park, various playgrounds, sport courts and the pedestrian and 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 SMART railway that now extends to the Cotati SMART Station. Two unique park amenities will include: (1) a splash pad; and (2) a wetlands observatory viewing and walking area that will provide a naturalist park area for viewing seasonal wildlife.

Table 4. Parks and Open Space

	Number	Total Acres
Public Parks	6	4.00
New SMART Path	1	1.20
Village Center and Green (Private)	1	5.00
Ball field (Private)	1	1.93
Wetlands Observatory Preserve (Private)	1	4.77
CTS Open Space Habitat	1	21.54
TOTAL	11	38.50



PHASING

The community’s build-out is estimated to occur over several years. The Project phasing schedules are based upon the Development Agreement for the Project, City’s Growth Management Ordinance and General Plan, which require the orderly and controlled development of the Project 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 retrofitting of existing buildings, which make up the commercial/light industrial core, is underway and infrastructure construction is expected to begin as soon as project approvals and permits are obtained.

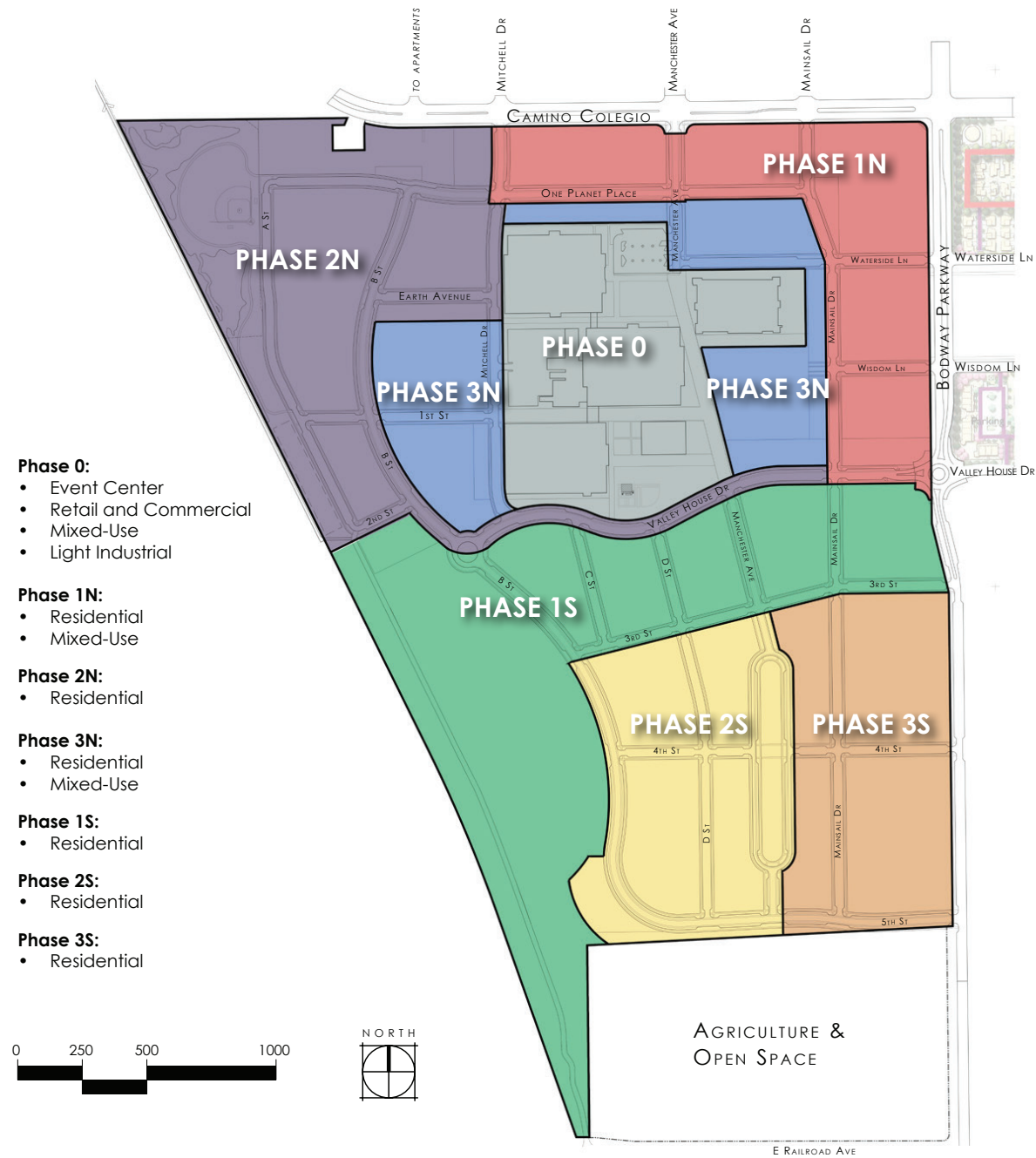
The phasing will be based on market conditions, timing of approvals and the time required to construct the necessary infrastructure. Sales from developing the first phase will provide capital for the second phase and so on. Project development consists of six phases (excluding “Phase 0” comprising the existing commercial/ light industrial buildings), which are shown in Figure 8 and summarized below.

As shown in Figure 8, the northern portion of the Project site, which is already paved and contains minimal resource constraints, will support earlier Project phases. Later Project phases will be constructed on the southern portion of the Project site, which consists of undeveloped grasslands. The phases will be built based on a number of variable conditions and the illustrated phasing rollout may differ in actual implementation.

Table 5 summarizes the potential residential product types and commercial development planned for each phase. However, the exact mix and amount of housing by phase as well as commercial development may vary as long as it complies with SOMO Village’s form-based zoning defined under the SOMO Village Planned Development Zoning District.



Figure 8. Project Phasing Plan



REVISED

NORTH PARCEL CONCEPTUAL PLAN

Phase 0

22.58 acres – 700,000 sf of commercial/light industrial¹

Phase 0 acknowledges the existing commercial/light industrial buildings that were originally constructed as part of the Hewlett Packard Technology Campus. The buildings have been renovated and re-tenanted since then and are mostly occupied with a variety of private firms involved in food manufacturing and distribution, a charter high school, general office, and a restaurant/catering company, among other uses. Phase 0 includes over 5 acres of parks in the Village Center. The Village Center, wrapped around the existing restaurant/conference center building and a large commercial building, will serve as SOMO Village’s primary “meeting place” and, in addition to providing a place for residents to gather, will be host to a variety of public events, including outdoor concerts, farmers’ market, holiday fairs, and other events. The Village Center features a stage and amphitheater-type seating arrangements. The Village Center is largely completed, but may include additional improvements constructed over time and at the Owner’s discretion. Nevertheless, the Village Center is already operational and open for public access and enjoyment. The Village Center includes a park which lies to the north and includes a large grass area that is open to the public and can accommodate such activities as picnicking, Frisbee tossing, children’s soccer and other activities.

¹ Up to 30,000 sf of this space could be converted to retail/restaurant space and, if this occurs, this space would be applied against the Project’s 103,000 sf of entitled retail/restaurant space.

Phase 1N

21.84 acres • 289 homes (including up to 56 accessory dwelling units)

Phase 1 will commence at the “front door” of SOMO Village, at Valley House Drive and Bodway Parkway, and wrap around the periphery of the Project’s northeast boundary from Bodway Parkway and up along Camino Colegio. Phase 1 is projected to include 289 units, including 88 multifamily rental units and 150 single-family homes developed in a combination of townhomes, cottages and detached homes. Up to 52 accessory dwelling units are programmed for this phase as well although some of these ADUs could be spread into other phases. A neighborhood park will be constructed that will include a tot lot, an all-ages playground and a picnic area. In addition, while located in Phase 0, a new dog park will be constructed during the Phase 1 build-out. A mixed-use residential/retail development is anticipated to anchor the project’s entrance at Valley House Drive and Bodway Parkway (although the retail component may be deferred until a later phase when sufficient neighborhood demand warrants new retail uses). Development of Phase 1 is intended to fill in the current void that exists between the existing buildings and the established residential neighborhood on the north side of Camino Colegio, as well as the newly developing Willow Glen project on the east side of Bodway Parkway. Phase 1 also includes the proposed inclusion of 17 feet of existing public right-of-way that would

be acquired at Bodway Parkway between Camino Colegio and Valley House Drive. Finally, Phase 1 will include the construction of a landscaped roundabout at the intersection of Bodway Parkway and Valley House Drive providing a landmark entrance to SOMO Village. Phase 1 also will include the public street dedication for the future Bodway Parkway right-of-way from Valley House Drive to Railroad Avenue, as well as dedication of the public easement of the SMART Path extension (in Phase 1S) between 2nd Street and Railroad Avenue.

Phase 2N

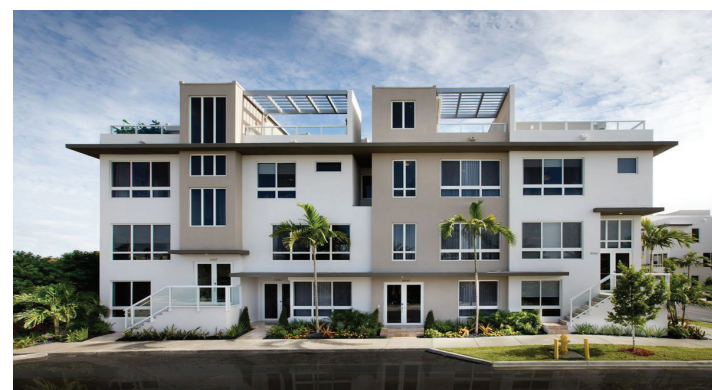
34.02 acres • 213 homes

Phase 2 is programmed for 124 medium density single-family homes, primarily developed as cottages, townhomes and detached homes (and four ADUs). Phase 2 will also include a multifamily affordable housing development, which will provide approximately 84 multifamily rental units. Phase 2 features the construction of a new public safety/fire station at the intersection of Mitchell Avenue and Camino Colegio. Several new parks and open space areas will be created in Phase 2, including a Wetlands Observatory Preserve, a developed ball field, a "splash pad" park, a large neighborhood park with sports courts and picnic areas, and a neighborhood pocket park. Lastly, Phase 2 will also see an interim road connection joining Valley House Drive and B Street that will be utilized until the Phase 1S roundabout is constructed. In addition, the entire length of Valley House Drive will be improved during Phase 2N at which time it will be dedicated as a public street.

Phase 3N

17.70 acres • 419 homes and retail and commercial mixed-use

Phase 3N is likely the final phase of the Project and returns development activity to the Village Center area, where the majority of existing light industrial and commercial buildings are in use. Phase 3N reimagines the core of the existing technology campus by developing several residential/retail mixed-use buildings. By this stage, SOMO Village will have been established and populated enough to support SOMO Village's retail center development. One or more mixed-use buildings are planned for ground floor storefront retail with two to seven stories of housing on the upper floors. Parking for these buildings, as well as existing commercial buildings, may be shared in a parking structure that would be a component of the mixed-use buildings and envisioned for the block to the west of Mainsail Drive and north of Valley House Drive. Residential development in Phase 3N, being in the Urban Core, is higher density, including 329 units developed as multifamily and mixed-use housing. The northerly edge of Phase 3N will see lower density residential, respecting the residential product types that were constructed across the street in Phase 1. The western edge of Phase 3N is planned for multifamily housing.



SOUTH PARCEL CONCEPTUAL PLAN

Phase 1S

40.91 acres • 379 homes

Phase 1S residential program consists primarily of high-density multifamily product and also marks the commencement of vertical development activity on the Project's southern parcel below Valley House Drive. The first four blocks west of Bodway Parkway are programmed for the build-out of multifamily apartments and condominiums. Further, this phase of the Project is intended to include one or possibly two affordable rental housing communities in one or two of the designated multifamily blocks. The western portion of this phase of development bordering the CTS open space, will feature primarily lower density townhomes and cottages. The roundabout at the westerly end of Valley House Drive will be constructed during Phase 1S, replacing the interim connection between B Street and Valley House Drive that was installed during Phase 2N.

Phase 1S also will include the creation of the 21.54-acre CTS open space habitat area. Construction of the habitat area is a mitigation measure necessary to provide a protective area for the native California Tiger Salamander and intended to create a buffer from the new residential and mixed-use phases in Phase 1S, 2S, and 3S of the Project. The existing fire road that bisects the CTS area will be upgraded as an extension of the SMART bike and pedestrian path and will include benches and interpretive signage along its route.

Phase 2S

20.76 acres • 195 homes

Phase 2S is programmed for lower density residential as development retreats from the commercial core. Housing units projected for this phase include 115 townhomes, 33 cottages, and an additional 47 single-family detached homes. Many of these homes will front on park or open space areas, providing a pleasant, neighborhood setting away from the bustle of the higher density mixed-use activity to the north of Valley House Drive. A key amenity to be developed in Phase 2S is the large linear park that is envisioned to be the primary neighborhood gathering area for the southern portion of the Project. This 1.4 acre park will facilitate a variety of passive and active uses for people of varying ages, from toddlers to seniors.

Phase 3S

18.63 acres • 255 homes

Phase 3S will complete the build-out of the southern parcel by developing 255 lower density homes that will anchor the east side of the linear park. The housing mix programmed for Phase 3S consists of a combination of townhomes and single-family detached homes. Along a new extension of Bodway Parkway, to be constructed by the Developer, the street will be lushly landscaped, providing a buffer to the vacant land situated to the east of Phase 3S, as well as to the south, which is buffered by the agricultural and open space.

Construction Management Plan for All Phases

Acknowledging that development of each phase will occur amidst active commercial and light industrial activities, a construction management plan (CMP) will be implemented and geared towards minimizing the inconvenience and maximizing the safety of the new residents who move to SOMO Village in each phase. The CMP will address construction traffic, dust, noise, etc. and will include, but not be limited to, the following types of items:

- Truck access will be primarily routed to Valley House Drive/Mitchell Drive intersections and access will be discouraged or prevented on residential streets
- Construction areas will be kept blight/nuisance free
- Paved access streets will be swept daily if visible soil materials are carried onto street
- Chain link temporary fencing will secure construction areas from neighboring residents and businesses
- Major truck trips and deliveries will be scheduled to avoid peak traffic hours
- Construction staging areas will be limited to secured areas within each phase
- Temporary pedestrian and bike paths will be constructed as needed during each phase's construction
- Parking management for all construction workers will be implemented to ensure that they do not park along occupied residential blocks

The CMP will be subject to City review and approval.

Table 5. Estimated Produce Allocation By Phase

(Actual product allocation may vary during build-out)

	Phase 0	1N	2N	3N	1S	2S	3S	TOTAL
RESIDENTIAL								
Gross Residential Land Acreage		15.39	13.93	14.33	13.00	11.83	15.12	83.60
SF Detached		136	88	56	36	80	86	482
SF Attached		14	36	34	14	115	169	382
Multifamily/ADU		139	89	329	329			886
Total Residential		289	213	419	379	195	255	1,750
NON-RESIDENTIAL SF								
Office/Light Industrial	700,000							700,000
Retail/Restaurant ²				103,000				103,000
Civic Building			5,500					5,500
Childcare/Fitness Center				20,000				20,000
Total Non-Residential	700,000		5,500	123,000				828,500
PARKS (Acreage)								
	5.0	0.8	3.73		1.2	1.4		12.13
OPEN SPACE (Acreage)								
			4.77		21.54			26.31

DESIGN GUIDELINES

The Project is subject to certain design standards set forth in both the Project Code and the SOMO Village Design Guidelines. The purpose of the SOMO Village Design Guidelines is to ensure a harmonious, pleasing and desirable appearance of buildings, signage parks and landscapes. The SOMO Village Design Guidelines will be implemented by a Design Review Board that will consist of three members.

The Design Review Board will review necessary submittals for consistency with the SOMO Design Guidelines. The composition and responsibilities of the Design Review Board are set forth in the Project Code. Except where the Project Code provides for an alternative review process for minor design, minor modifications and administrative use applications, the SOMO Village Design Guidelines and Design Review process will be applied to new construction at the Project including proposed new construction and exterior remodeling and/or exterior surface improvement of existing buildings. When Design Review is required, the applicant will 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. The SOMO Village Design Guidelines are attached as Appendix A.

² Up to 30,000 sf of this space could get constructed within the existing Office/Light Industrial buildings. Any retail/restaurant space constructed in the Office/Light industrial buildings would be allocated from the entitled 103,000 sf of retail/restaurant 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 B to this Revised Plan.

PARKLAND DEDICATION PLAN

The Parkland Dedication Plan, provided below as Figure 9, identifies the location and size of each of the park and open space sites included in the Project. The plan includes a combination of public and private parks. Figures 9a-c provides conceptual plans illustrating the uses for each park.

STREET AND ALLEY PLAN

The Street and Alley Plan, provided below as Figure 10, identifies the characteristics and locations of seven 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 Project Code.

BICYCLE CIRCULATION PLAN

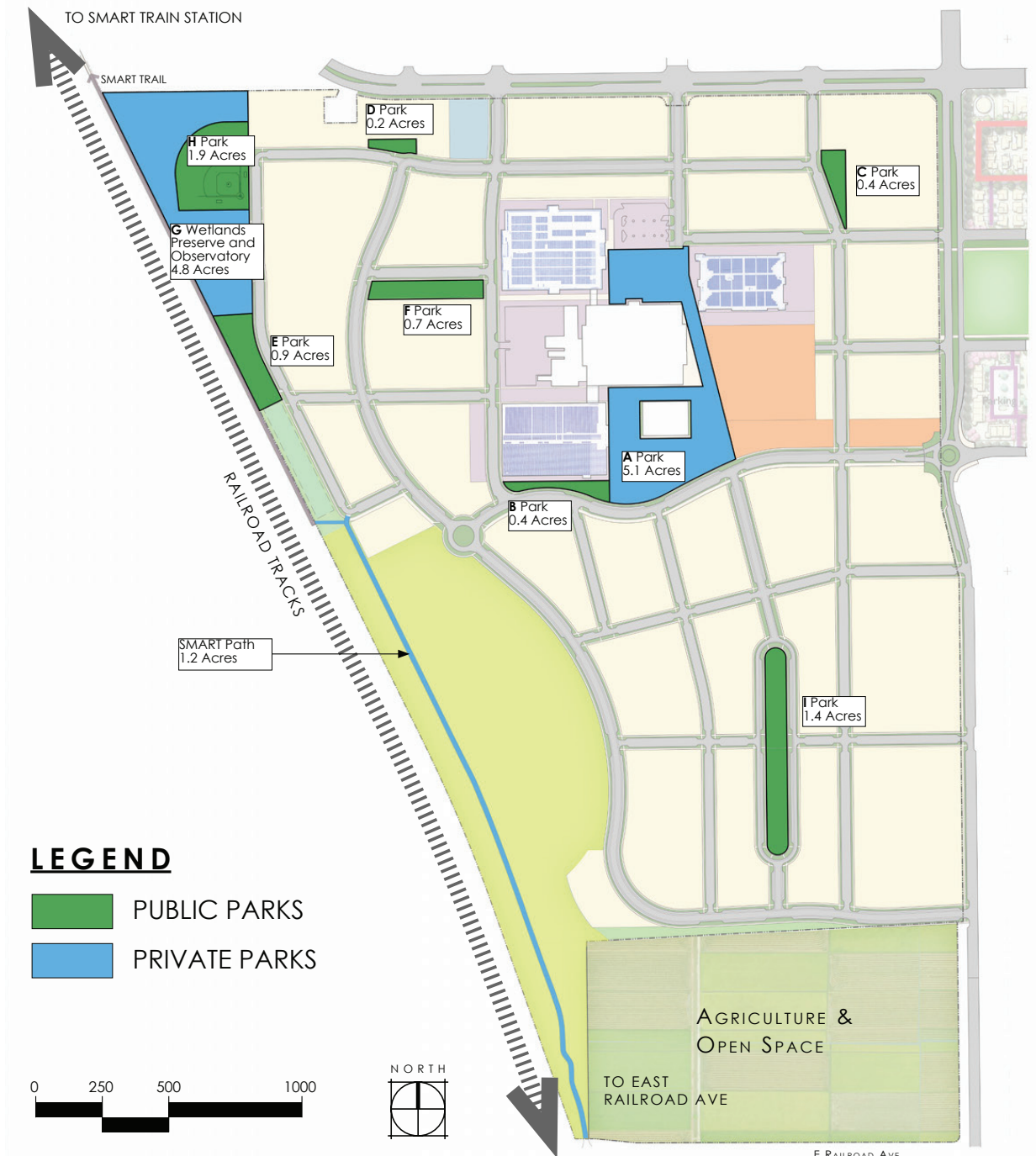
SOMO Village will enhance biking in the area through the development of new bicycle lanes throughout the community. The Bicycle Circulation Plan is consistent with the City's Bicycle Master Plan in that Class 1 bikeways are located along major streets (Bodway, Camino Colegio and Valley House Drive) and virtually every additional new internal SOMO Village street includes either a Class 2 or Class 3 bikeway. The new bikeways all provide convenient access to

the SMART Trail that connects with other parts of the City and transit. The Bicycle Circulation Plan, provided below as Figure 11, 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. The existing Class 1 Bike Lane on Camino Colegio will also remain and be upgraded. A new Class 1 Bike Lane will be constructed on Valley House Drive between Bodway Parkway and the SMART Path. The Bicycle Circulation Plan includes Class 2 Bike Lanes and a shared pedestrian/bicycle boulevard running north/south in the central portion of the project site. A new Class 1 Bike Lane will be constructed on the south side of Valley House Drive.

SMART TRAIL

A trail connecting SOMO Village and the Cotati SMART Station already has been constructed. The connection starts on the westerly side of the site past the roundabout where Valley House Drive terminates. The SMART Trail will also extend down to Railroad Avenue and will include improvements to the existing maintenance road that runs parallel to the SMART tracks southeasterly to Railroad Avenue. A public access easement will be dedicated over the existing maintenance road. The trail will be separated from the maintenance access to the existing PG&E substation at the southernmost portion of the site. It is anticipated that there will be a connection to the trail near the B Street/5th Street intersection if allowed by the CTS regulating agencies. Additionally, a SMART trail connection will be created within the Wetlands Observatory Preserve, including a Class 1 Bike Lane segment located in Phase 2N with the public access easement being dedicated as part of Phase 1.

Figure 9. Parkland Dedication Plan



REVISED

Figure 9a. Park Descriptions

**PARK A:
SOMO GREEN**

- (A) OPEN GRASSY AREA
- (B) SEATING AREAS WITH SHADE TREES
- (C) LARGE SCALE BENCHES
- (D) PICNIC TABLES
- (E) BIKE & PEDESTRIAN BOULEVARD



30' school community garden lease

**PARK A:
VILLAGE GREEN**

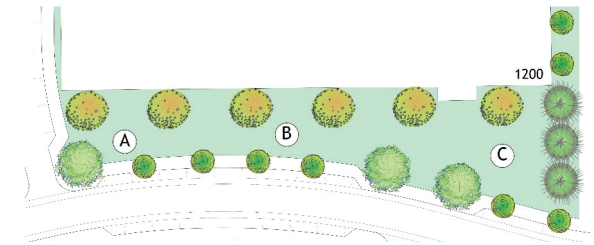
- (A) EXISTING BUILDING
- (B) CONCERT STAGE
- (C) RECYCLED MATERIAL BLEACHERS
- (D) ART FOUNTAIN BY LOCAL ARTIST
- (E) LAWN
- (F) OUTDOOR PATIO SEATING
- (G) GRAVEL SEATING AREAS WITH FIRE PITS
- (H) EXISTING REDWOOD GROVE
- (I) FOOD FOREST FRUIT ORCHARD
- (J) DECOMPOSED GRANITE PAVING MIXED WITH CONCRETE IN COURTYARD
- (K) RESTROOM
- (L) COVERED GATHERING SPACES
- (M) CHILDREN'S PLAYGROUND



Figure 9b. Park Descriptions

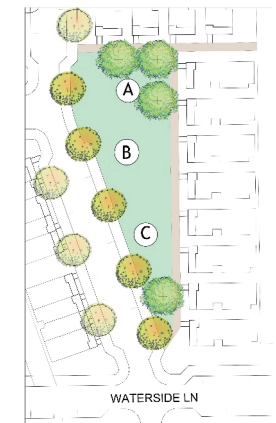
PARK B: DOG PARK

- (A) ENTRY ENCLOSURE WITH WATER STATION AND SANITATION STATION
- (B) LARGE DOG AREA
- (C) SMALL DOG AREA



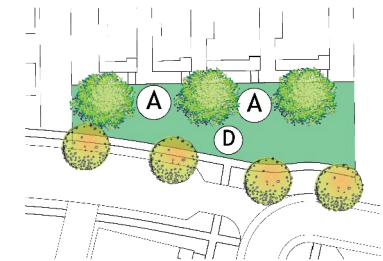
PARK C: NEIGHBORHOOD PARK

- (A) SHADY GROVE WITH PICNIC SEATING
- (B) TOT LOT PLAYGROUND
- (C) ALL-AGES PLAY



PARK D: NEIGHBORHOOD PARK

- (A) SHADY GROVE WITH PICNIC SEATING
- (D) OPEN GRASSY AREA



PARK E: SPLASH PAD PARK

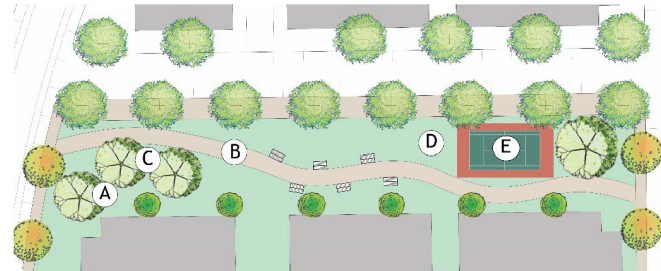
- (A) SHADY GROVE WITH PICNIC SEATING
- (B) SPLASH PAD
- (C) TRAILS
- (D) DISCOVERY PLAYGROUND



Figure 9c. Park Descriptions

PARK F: LARGE NEIGHBORHOOD PARK

- (A) SHADY GROVE WITH PICNIC SEATING
- (B) WALKWAY WITH BENCHES
- (C) ALL-AGES SWINGS
- (D) OPEN GRASSY AREA
- (E) ACTIVE USE SPORTS COURT



PARK G: WETLANDS OBSERVATORY PRESERVE

PARK H: BALLFIELD

- (A) BALLFIELD
- (B) BIRD & WILDLIFE VIEWING STATION
- (C) TRAILS ON HIGH-GROUND AREAS
- (D) NATURAL AREAS
- (E) CONNECTOR PATH TO SMART PATH



PARK I: LINEAR PARK

- (A) OPEN GRASSY AREA
- (B) REC ZONE: BOCCÉ COURTS WITH SHADED SEATING AREAS
- (C) SHADED GROVE
- (D) REC ZONE: BASKETBALL COURT
- (E) SCULPTURE WALK

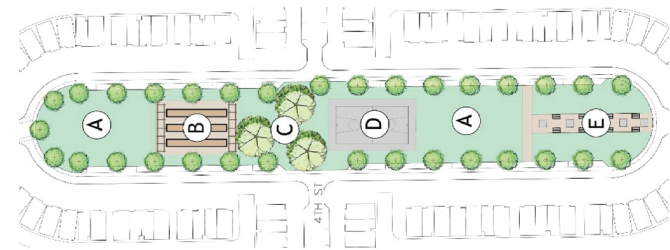
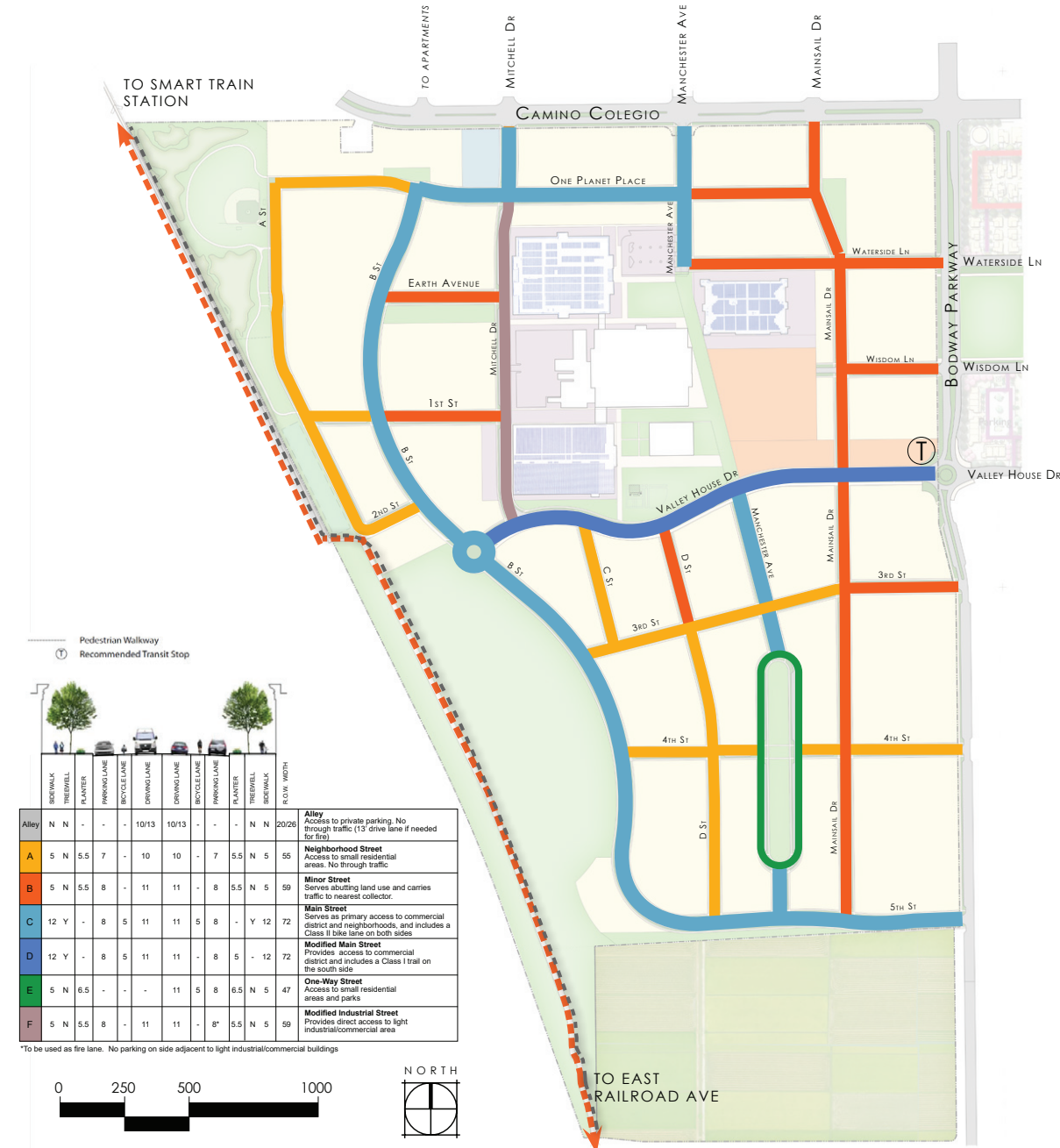


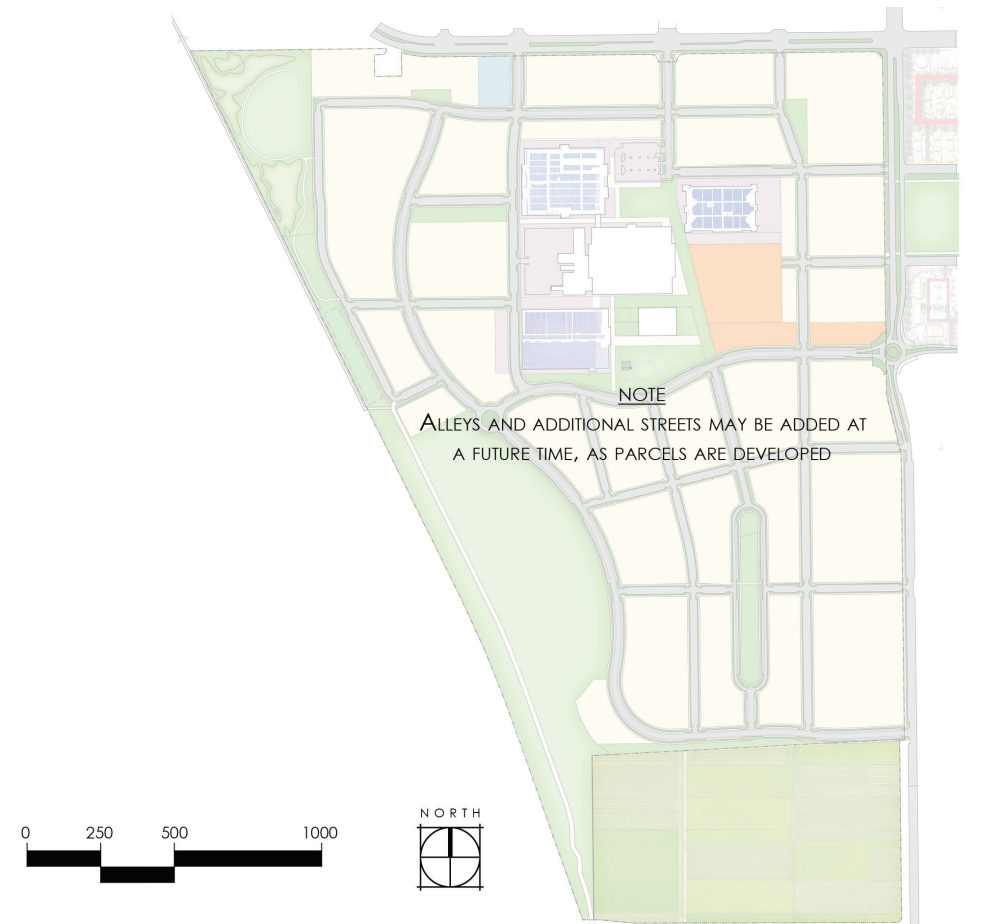
Figure 10. Street and Alley Plan



NOTE:
NEIGHBORHOOD STREETS AND ALLEYS MAY BE ADDED OR REALIGNED AT A FUTURE TIME AS PARCELS ARE DEVELOPED

REVISED

Figure 10a. Street Section - Alley A



ALLEYS	
Street Type	• Access to private parking for buildings. 30' maximum height. No through traffic.
Right of Way Width	• N/A
Pavement Width	• 20 feet
Design Speed	• 10 mph
Curb Radius	• N/A
Sidewalk	• N/A
Bike Lane	• N/A
Planter Type	• N/A
Trees	• N/A
Street Lighting	• N/A



20' ALLEY SECTION

REVISED

Figure 10b. Street Section - Alley B



ALLEYS	
Street Type	• Access to private parking for buildings 3 stories or higher. No through traffic.
Right of Way Width	• N/A
Pavement Width	• 26 feet
Design Speed	• 10 mph
Curb Radius	• N/A
Sidewalk	• N/A
Bike Lane	• N/A
Planter Type	• N/A
Trees	• N/A
Street Lighting	• N/A



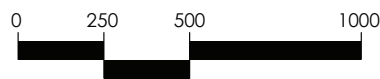
26' ALLEY SECTION

REVISED

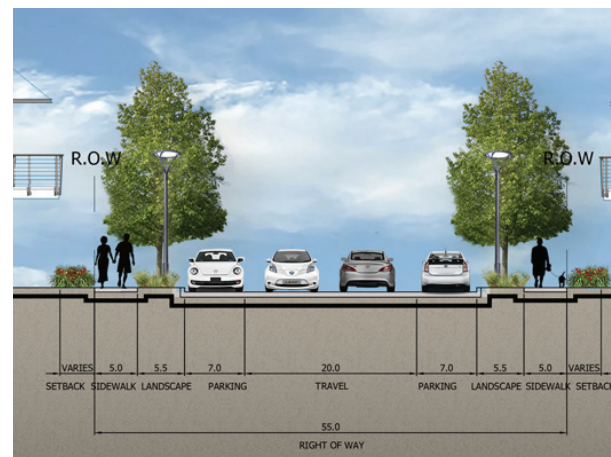
Figure 10c. Neighborhood Street Section



NOTE:
NEIGHBORHOOD STREETS MAY BE ADDED OR REALIGNED AT A FUTURE TIME AS PARCELS ARE DEVELOPED

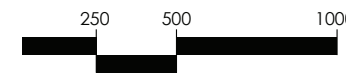


NEIGHBORHOOD STREET	
Street Type	• Access to Residential Areas
Right of Way Width	• 55 feet
Pavement Width	• 34 feet
Design Speed	• 15 mph
Curb Radius	• 15 feet
Sidewalk	• 5 feet wide level. Alley entry slopes up before level sidewalk
Bike Lane	• N/A
Planter Type	• 5.5 feet continuous planter
Trees	• Average of 30 feet on center
Street Lighting	• Min 0.20 and Max 0.4 average maintained footcandles

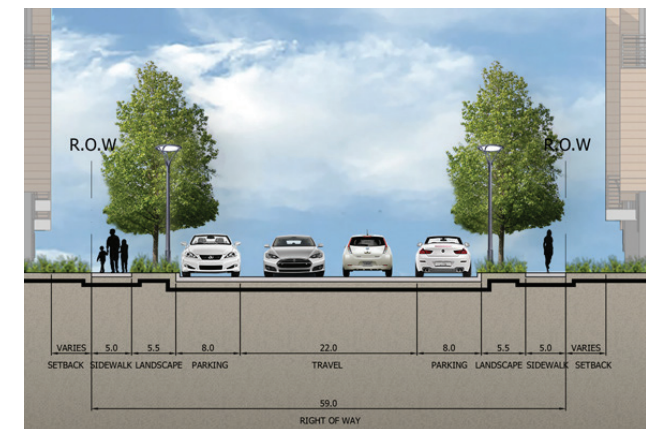


NEIGHBORHOOD STREET

Figure 10d. Minor Street Section



MINOR STREET	
Street Type	• Serves abutting land use. Carries traffic to collector streets
Right of Way Width	• 59 feet
Pavement Width	• 38 feet
Design Speed	• 20 mph
Curb Radius	• 20 feet
Sidewalk	• 5 feet wide level. Alley entry slopes up before level sidewalk
Bike Lane	• N/A
Planter Type	• 5.5' feet continuous planter
Trees	• Average of 30 feet on center
Street Lighting	• Min 0.20 and Max 0.5 average maintained footcandles • Full Cutoff Fixture Required • Max 16 foot pole height

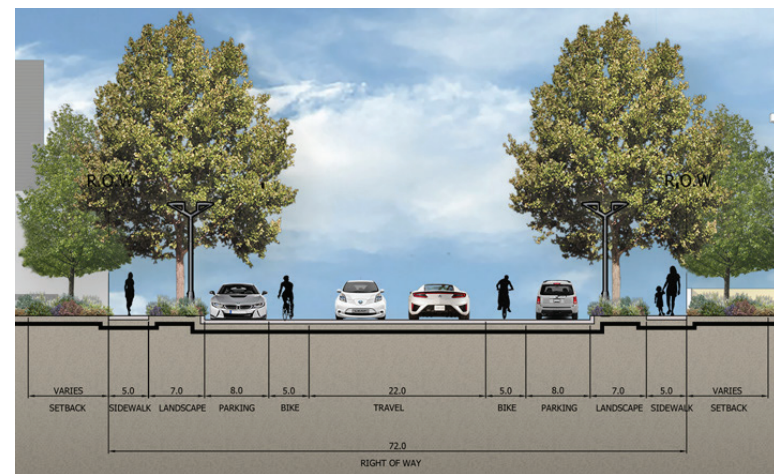


MINOR STREET

Figure 10e. Main Street Section



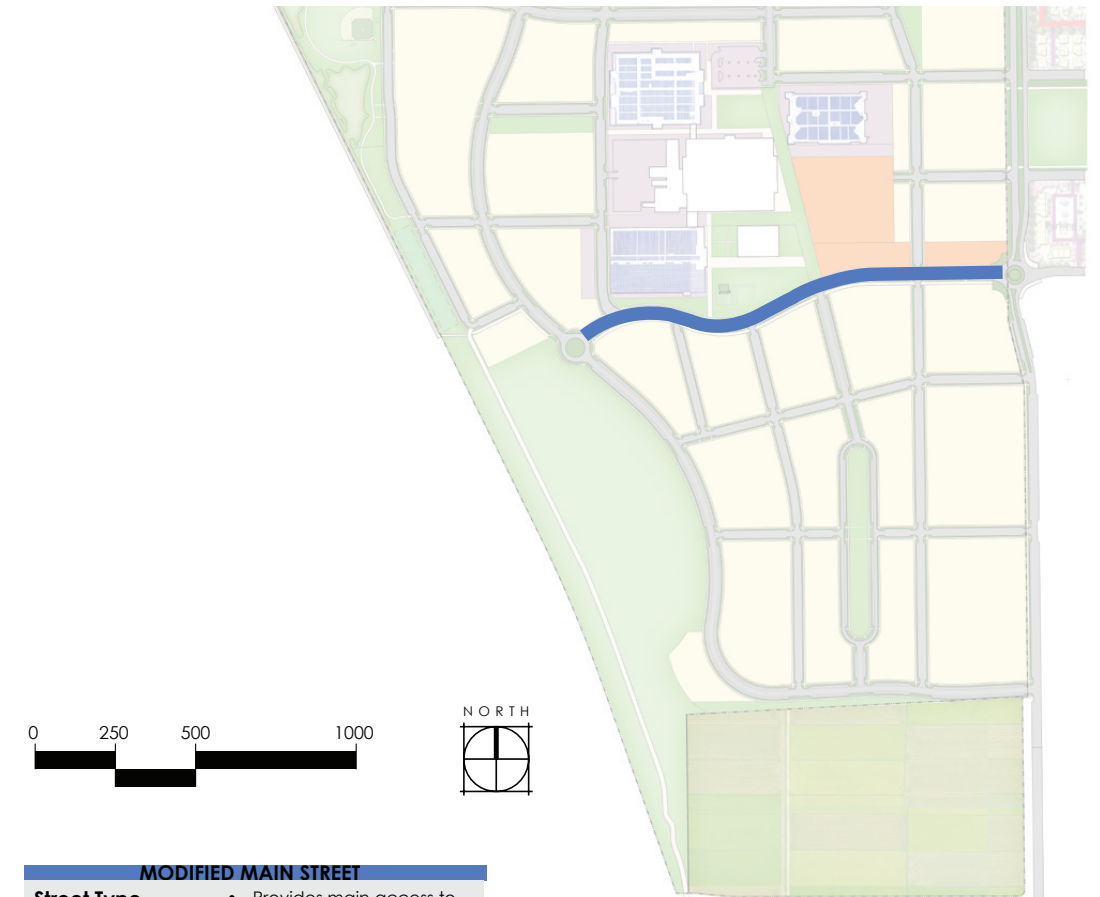
MAIN STREET	
Street Type	• Provides primary access to commercial districts & neighborhoods w/ Class II bike lanes
Right of Way Width	• 72 feet
Pavement Width	• 48 feet
Design Speed	• 25 mph
Curb Radius	• 20 feet
Sidewalk	• 5 feet wide level. Alley entry slopes up before level sidewalk
Bike Lane	• Striped 5 feet wide lanes
Planter Type	• 4' x 4' tree well or 7 feet continuous planter
Trees	• Average of 30 feet on center
Street Lighting	• Min 0.50 and Max 1.0 average maintained footcandles • Full cutoff fixture required • Max 14 foot pole height



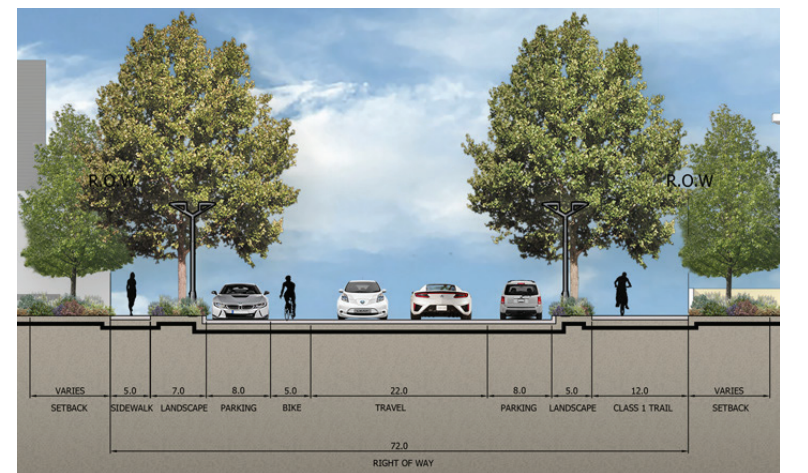
MAIN STREET

REVISED

Figure 10f. Modified Main Street Section



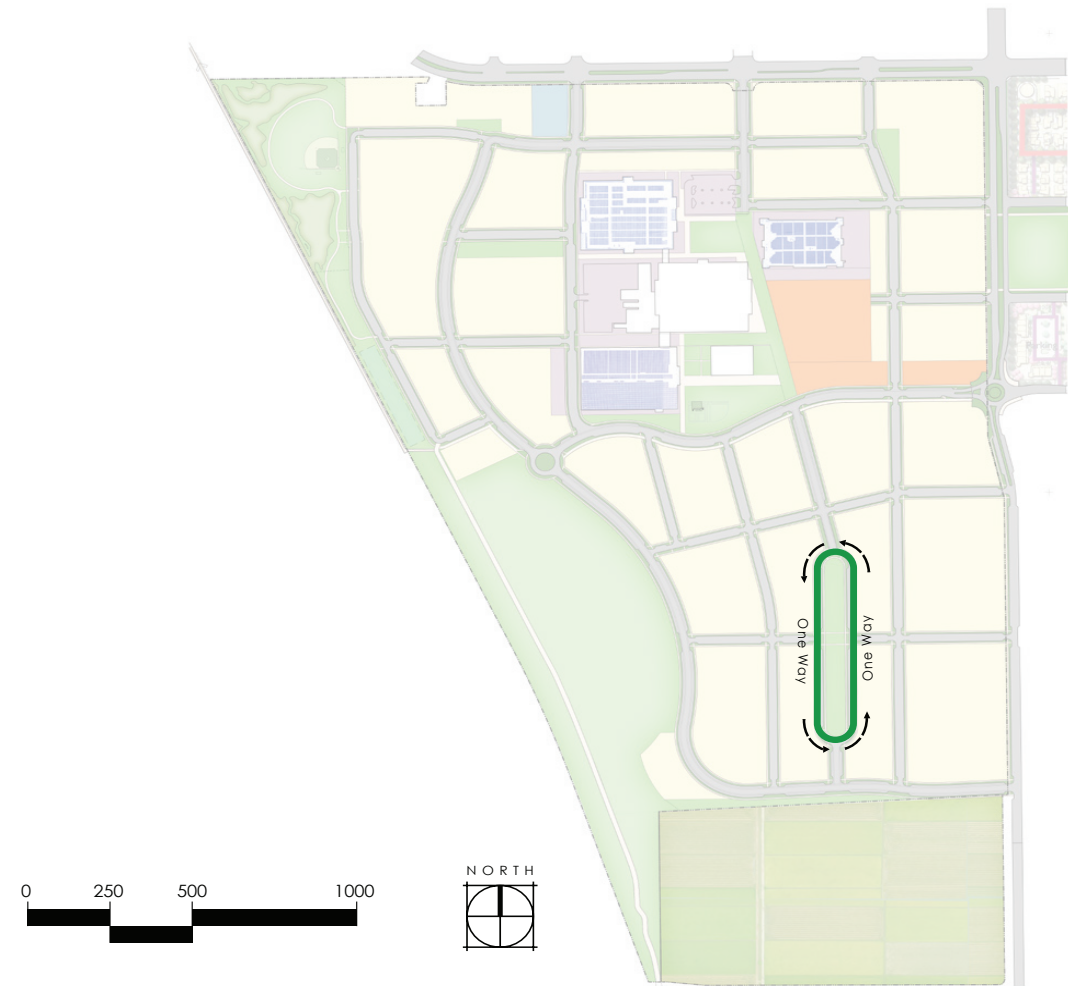
MODIFIED MAIN STREET	
Street Type	• Provides main access to commercial district with a Class I trail on the south side
Right of Way Width	• 72 feet
Pavement Width	• 43 feet
Design Speed	• 25 mph
Curb Radius	• 20 feet
Sidewalk	• 5 feet wide level. Alley entry slopes up before level sidewalk
Bike Lane	• Striped 5 foot wide lane & Class I trail
Planter Type	• 4' x 4' tree well or 5 & 7 feet continuous planter
Trees	• Average of 30 feet on center
Street Lighting	• Min 0.50 and Max 1.0 average maintained footcandles • Full cutoff fixture required • Max 14 foot pole height



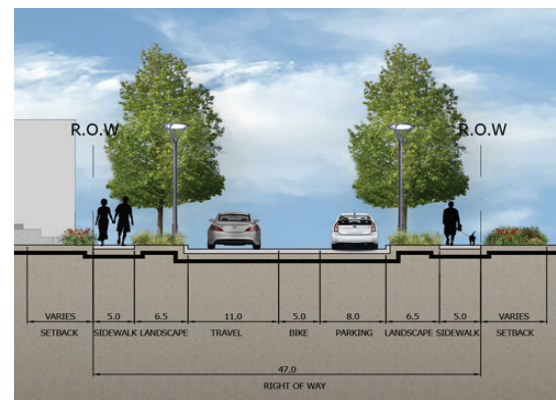
MODIFIED MAIN STREET

REVISED

Figure 10g. One-Way Street Section



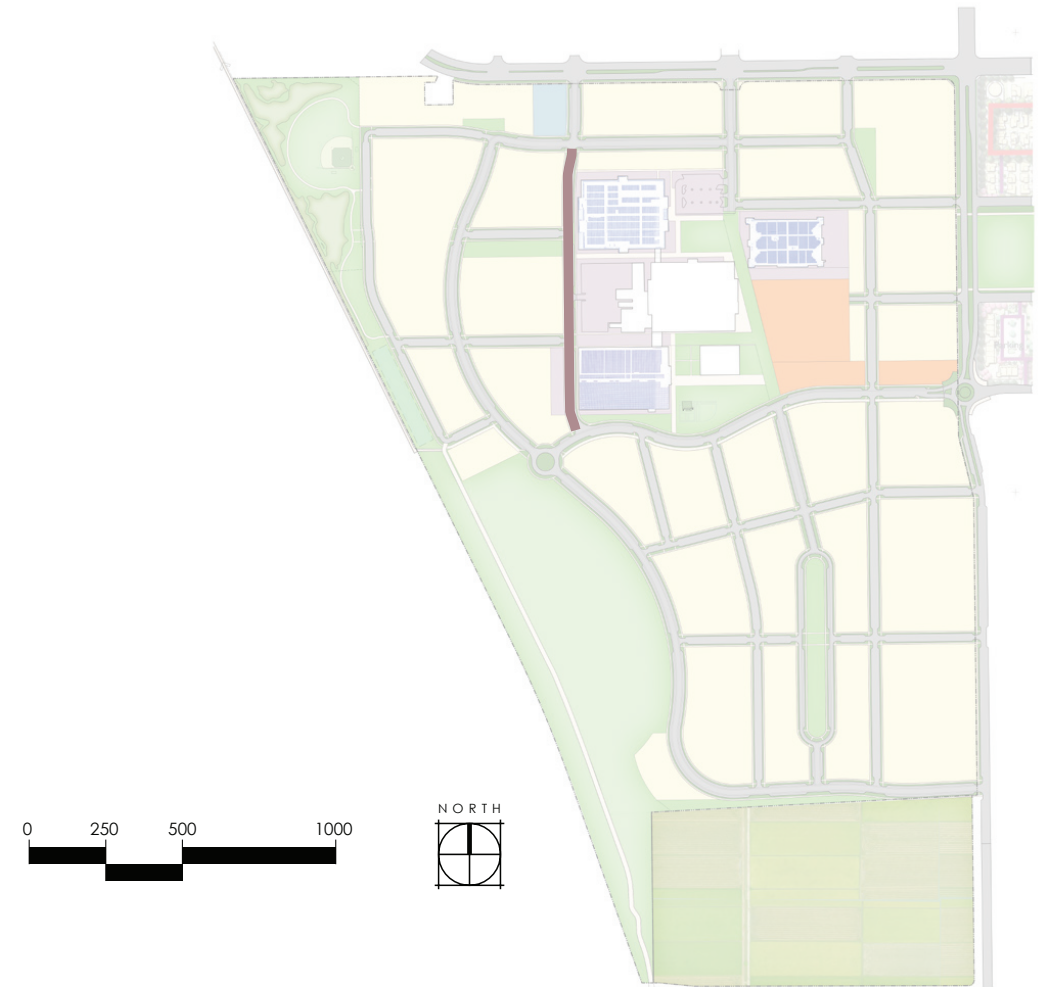
ONE-WAY STREET	
Street Type	• Access to Residential Areas / Parks
Right of Way Width	• 47 feet
Pavement Width	• 24 feet
Design Speed	• 10 mph
Curb Radius	• 20 feet
Sidewalk	• 5 feet wide level. Alley entry slopes up before level sidewalk
Bike Lane	• Striped 5 feet wide lanes
Planter Type	• 6.5 feet continuous planter
Trees	• Average of 30 feet on center
Street Lighting	• Min 0.50 and Max 1.0 average maintained footcandles • Full Cutoff Fixture Required • Max 14 foot pole height



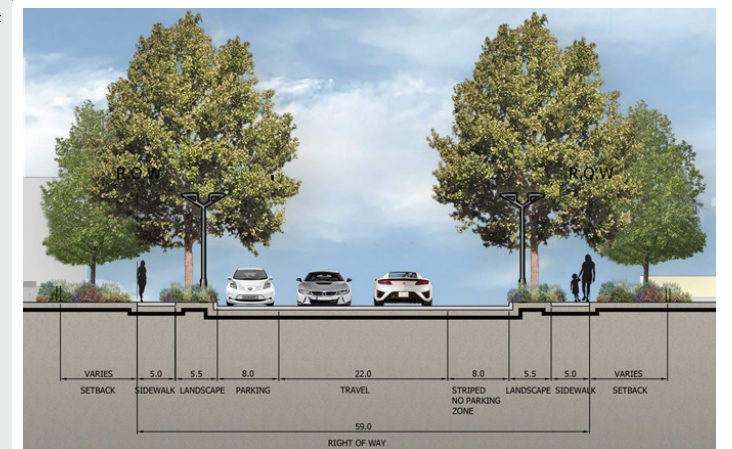
ONE-WAY STREET

REVISED

Figure 10h. Industrial Street Section



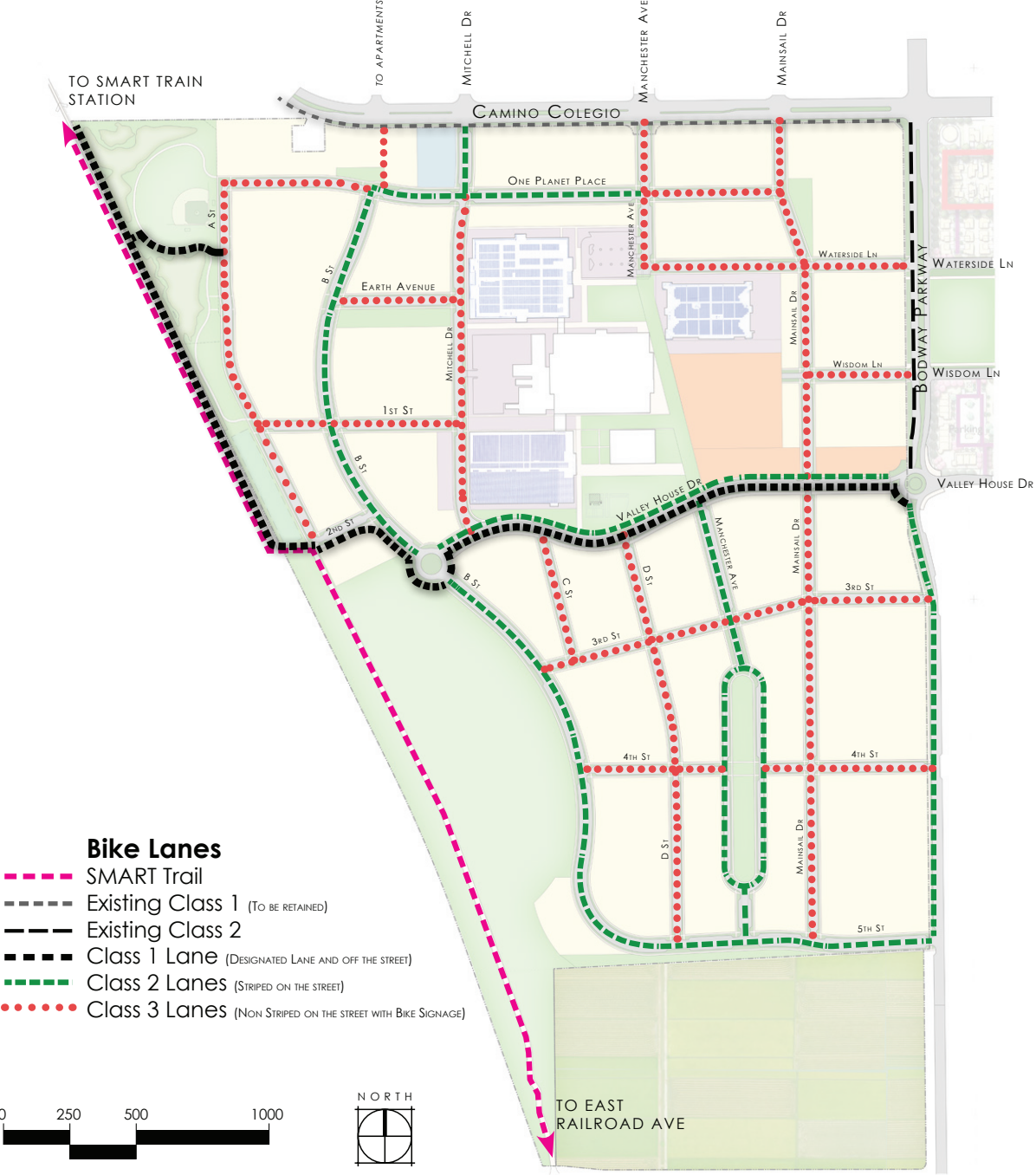
MODIFIED INDUSTRIAL STREET	
Street Type	• Serves abutting land use. Carries traffic to collector streets
Right of Way Width	• 59 feet
Pavement Width	• 38 feet
Design Speed	• 20 mph
Curb Radius	• 20 feet
Sidewalk	• 5 feet wide level. Alley entry slopes up before level sidewalk
Bike Lane	• N/A
Planter Type	• 5.5' feet continuous planter
Trees	• Average of 30 feet on center
Street Lighting	• Min 0.20 and Max 0.5 average maintained footcandles • Full Cutoff Fixture Required • Max 16 foot pole height



MODIFIED INDUSTRIAL STREET

REVISED

Figure 11. Bicycle Circulation Plan



REVISED

SECTION 4: PROJECT OBJECTIVES DISCUSSION

This section describes how the Project will achieve each of the stated Project objectives.

To Help Fulfill the City of Rohnert Park's Development Goals

SOMO Village contributes to all of Rohnert Park's redevelopment goals. Major private investment in construction and private businesses will exceed \$1 billion over ten years, and will continue over time because of the diverse commercial and light industrial base featuring retail, restaurant, health, daycare, office, light manufacturing, assembly and research functions. That diverse base makes the city's tax base more durable.

The Project will be 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. SOMO Village is planned around a mixed-use Village Center. 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 will also feature 15 percent deed-restricted affordable housing, adding up to 254 affordable homes to the City's housing stock.

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 (GHG) reduction goals set out in Assembly Bill 32 and subsequent State legislation. One hundred percent of the heating, cooling, water heating, lighting and plug loads is estimated to be served with 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 potable water than the site's historical allocation through efficient fixtures, strategic use of reclaimed water, minimization of turf areas, greater use of sheet flow and swales to move storm water, and the use of hydro-zoning, advanced irrigation and compost to build topsoil.

To Create a Replicable Model for Sustainable Development

SOMO Village is planned to create a replicable model of sustainable living. The Village Center is intended to include a One Planet Living Center as part of Phase 1 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:



Project Code

The Project Code facilitates a new urbanism, form-based planning code, which defines street sections, building heights and setbacks, street trees and other elements of the civic realm with the purpose of encouraging walking and transit.

One Planet Communities

One Planet Communities is 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 (<https://www.bioregional.com/one-planet-living>) 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 occurring over several years 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 within 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 energy, zero waste, materials and products, travel and transport, local and sustainable food, sustainable water, land and nature, culture and community, equity and local economy and health and happiness.



	Health and happiness	Encouraging active, social, meaningful lives to promote good health and wellbeing
	Equity and local economy	Creating safe, equitable places to live and work which support local prosperity and international fair trade
	Culture and community	Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living
	Land and nature	Protecting and restoring land for the benefit of people and wildlife
	Sustainable water	Using water efficiently, protecting local water resources and reducing flooding and drought
	Local and sustainable food	Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein
	Travel and transport	Reducing the need to travel, encouraging walking, cycling and low carbon transport
	Materials and products	Using materials from sustainable sources and promoting products which help people reduce consumption.
	Zero waste	Reducing consumption, re-using and recycling to achieve zero waste and zero pollution
	Zero carbon energy	Making buildings and manufacturing energy efficient and supplying all energy with renewables

To Create Jobs in Diverse Sectors Including Green Jobs

An important priority of the Project is to replace many of the jobs lost when Agilent Technologies left the Project site. When the Developer purchased the property in 2005, the technology campus sat vacant. As of 2018, SOMO Village has leased 92% of space, generating 2,132 jobs to date. Build out of SOMO Village is projected to increase this job creation to approximately 3,175 permanent jobs and approximately 640 construction jobs. These job numbers do not include jobs created at Credo High School, which replaced the Sonoma Mountain Business Cluster. A first-source hiring program is planned to promote local employment as well.

Of the total jobs generated, including construction jobs, over 80% are in sectors with average to above-average salaries for Sonoma County. Table 6 below shows the expected job count for the Project through 2030.

Table 6. Jobs

Permanent On-Site Jobs	Bldg 1100	Bldg 1200	Bldg 1300	Bldg 1400	Bldg 1500	Total sf	Jobs Per 1,000 sf	Jobs
Commercial/Light Industrial	21,000	111,000	142,000	270,000	156,000	700,000	4.00	2,800
Retail (general)						83,000	2.50	208
Retail (restaurant)						20,000	6.00	120
Daycare						10,000	1.50	15
Health Club						10,000	1.00	10
Civic Space						5,500	4.00	22
								3,175
Construction Jobs Through 2030 (assume constant levels from 2020-2030)								Jobs
Residential								494
Commercial								146
								640
Grand Total of all Jobs in 2030								3,815
<i>* No indirect jobs are included</i>								

To Increase Revenues to the City

The construction of SOMO Village will generate increased revenue for the City in the form of taxation and permit fees generated from the 1,750 residential properties, offices, and retail. Annual tax revenues are estimated to be \$1.42 million in residential property taxes, and \$549,000 in sales tax. Approximately \$62.2 million will be collected in one-time development fees.

To Improve Public Safety

The Project will include site dedication and construction of a fire station. The site plan is designed to increase the number 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 Project is intended to provide various community-serving retail and services to the surrounding neighborhood, including a grocery store, shops and restaurants, daycare, health club, farmers' market and an educational facility for sustainable living.

To Create a Local Village Center

The Village Center of the Project will be the heart of the community. In a neighborhood which currently doesn't have a central civic plaza, SOMO Village will provide a gathering place for a farmers' market, art shows, picnics, outdoor concerts, theater and more. The Village Center is also intended to serve as a place for learning,

Figure 12. Conceptual Elements of the Village Center



civic events and meeting neighbors. In a major earthquake or other natural disaster, it will facilitate a natural meeting point. On a day-to-day basis, the Village Center will serve as a convenient place to stop for lunch, coffee, a newspaper, a haircut and more.

To Enhance Housing Opportunities

SOMO Village will be an open community, where the Developers intend to create an inviting, inclusive place. A welcoming and lively community will be fostered by the wide diversity of housing types and prices as well as the mix of retail, parks, open space, and the Village Center providing cultural activities. The following diverse housing types are possible:

Table 7. Diversity of Housing Types

Townhomes	Lofts
Live/Work	Apartments
Condominiums	Lifelong Living Center
Single-family Detached	Family Cohousing
Cottages	Senior Cohousing
Estate Homes	Student Housing

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 to families that may otherwise not be able to afford to purchase a home.

The Project also includes up to 56 accessory 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. These units are expected to be affordable by design.

The Project will meet the City's General Plan requirement of providing 15 percent inclusionary housing, using a mix of very low income, low income and moderate-income units. The affordable housing units and targeted income mix is specified in the Development Agreement for the Project.

The Developer will meet the affordable housing obligation by providing sufficient land in multiple locations of the Project site to construct 15 percent (approximately 254 units if all 1,694 homes are built) 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 for rental housing and up to 120% AMI for owner-occupied housing. The Developer reserves the right to build the inclusionary housing itself, but most likely will outsource the affordable housing development to one or more third parties who specialize in this type of development.

This proposed housing mix would assist the City in meeting its regional housing requirements. Inclusion of accessory dwelling units will also add affordability to the rental program together with affordable apartments, studios and cottages.

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 8 new parks plus a centrally located town square at the Village Center. The on-site parks are 17 acres in total area and include a variety of amenities, including playgrounds, a community garden, running/ biking path connecting to SMART and a wetlands observatory preserve. In addition, the Project will have 21.54 acres of sensitive habitat area that underscores the Project's respectful commitment to environmentally sustainable living.

To Provide Pedestrian-Friendly Neighborhoods and Access to Transit

By organizing the community around a Village Center with groceries, jobs and daycare, the intent is to promote a culture of walking, cycling, transit and car share 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 throughout the site, and will support the establishment of a shuttle to connect SOMO Village with Sonoma State University and the Cotati/Rohnert Park Train Station.

The underlying goals of compact development, narrow streets, mixed-use neighborhoods and live/work housing, have already been provided for by the implementation of the Project Code.