

# ROHNERT PARK

## Planned Development - Preliminary Application



LOCATION MAP



VICINITY MAP

## PROJECT DESCRIPTION

Rohnert Crossings is a 32 acre mixed-use urban village proposed in the center of the city adjacent what will be the SMART station. The site is within the Central Rohnert Park Priority Development Area Plan (PDA), and is intended to support the PDA vision of creating a more active central district.

The plan proposes 70,000 sf of retail uses, designed to be the start of a new downtown, 50,000 sf of commercial uses, 250 townhomes and 150 multifamily dwellings. Rohnert Crossings will be connected to surrounding neighborhoods through an extensive network of streets and pedestrian paths, and contain 5.4 acres of parks and open spaces integrated into the blocks.

In its design, Rohnert Crossings specifically addresses the following PDA objectives and supports the creation of a 'Downtown' by:

- Creating higher-density mixed-use development within one half mile of the SMART train station;
- Creating a new retail corridor along an established commercial street;
- Providing pedestrian-oriented walkable blocks, compact building footprints, and plenty of community open space;
- Creating a character that resonates with the community's existing assets by proposing tree-lined streets, generous open spaces, public amenities, and distinct residential districts;
- Providing a mix of housing options supporting a diversity of needs (800-1,600 sf 1-3 bd flats and Townhomes).

We anticipate entitlement will include the following processes:

- 1. Preliminary Development Plan (PDP) Application**  
Review of this application and subsequent hearings with Parks and Rec and Planning Commission.
- 2. Final Development Plan (FDP) Application**  
Application Review, General Plan Amendment, Rezoning, and any applicable Use Permits. Public Hearings with Parks and Rec, Planning Commission and City Council.
- 3. EIR**

## SHEET INDEX

PAGE	TITLE
0	Cover Sheet
1	ALTA Land Title Survey
2	Proposed Illustrative Site Plan
3	Proposed Land Use Plan
4	Proposed Parking Plan
5	Proposed Phasing Plan
6	Proposed Circulation Plan
7	Parks and Open Space Plans
8	Proposed State Farm Dr. Street Sections
9	Proposed State Farm Dr. Building Elevations
10	Renderings
11	Character Reference Imagery

## PROJECT DIRECTORY

### Applicant

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### Surveyor

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LEGEND

- 1. RETAIL VILLAGE
- 2. COMMERCIAL
- 3. MIXED USE MULTIFAMILY / RETAIL
- 4. MULTIFAMILY
- 5. OPEN SPACE / COMMON AMENITY
- 6. TOWNHOME RESIDENTIAL

\*A detailed description of proposed development program by block and use is described in the table on page 3

PROPOSED DEVELOPMENT STANDARDS								
Zone	Bldg Type	Max Units / acre	Setbacks			Height and Bulk		
			Front	Side	Rear	Max Height	Max Bldg Coverage	Max Bldg FAR
CN	Retail / Comm.	NA	0'	0'	0'	35'	60%	1.2
MU	Mixed Use	35	0'	0'	0'	55'	60%	2.5 (4)
MF	MultiFamily	35	0'	0'	0'	55'	60%	2.5
OS	Open Space / Amenity(3)	NA	0'	0'	0'	25'	25%	.25
RH	Residential Townhomes	30	8'	5'(1)	3'(2)	35'	60%	2.0

Notes:

- (1) Corner townhome conditions on side streets will have 5' setback from the ROW
- (2) 3' is measured to the edge of the access aisle, not a property line
- (3) These are common amenity facilities such as public restrooms, gazebos, clubhouses
- (4) FAR includes residential and commercial space in mixed use bldgs



Alternate Plan (not including CORP Yard)



PROPOSED DEVELOPMENT BY PARCEL

Padre  
Town Center

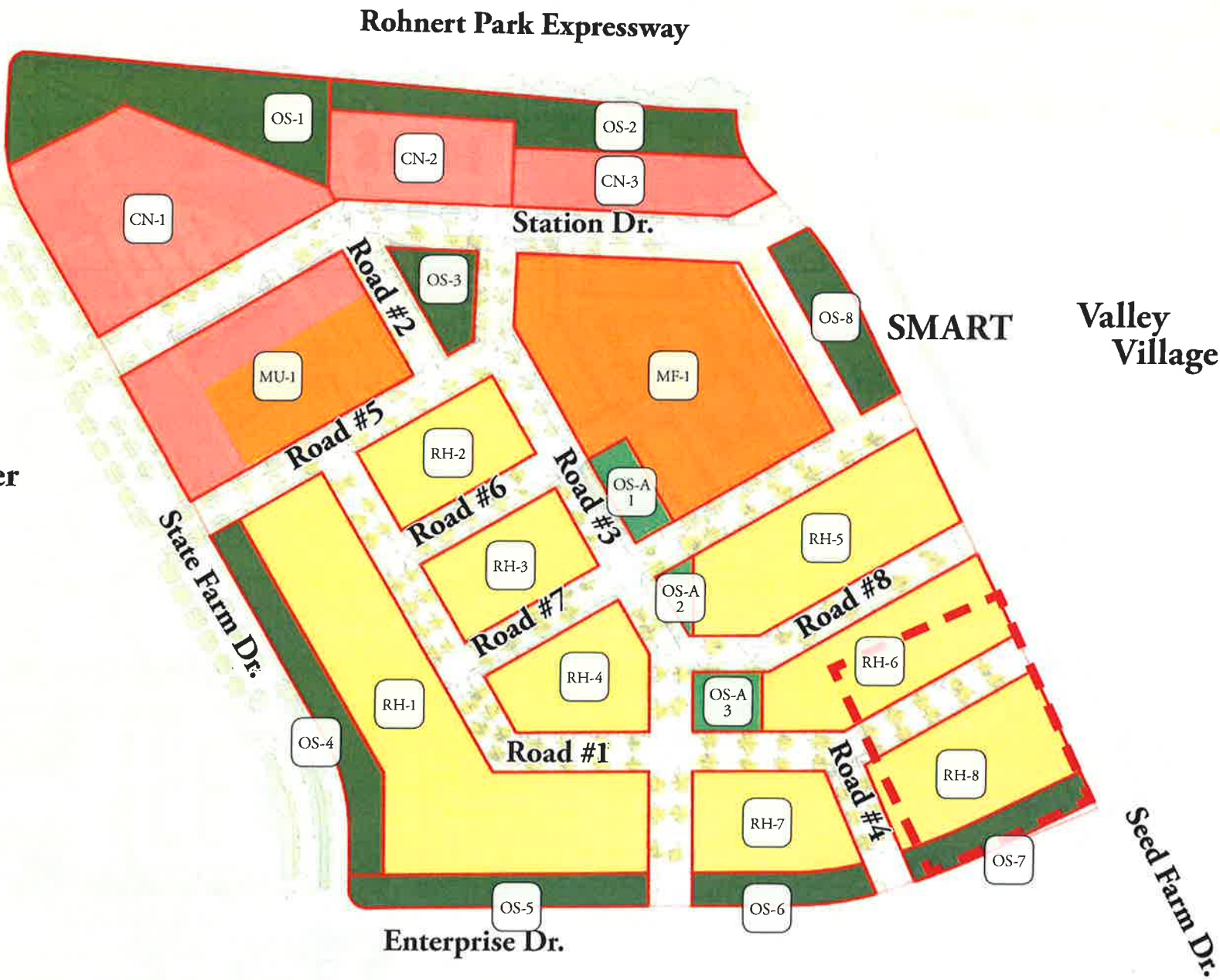
City  
Center

Golf Course

Land Use		Area (ac)	Building Sub Area	Building Area	Units	DU/ AC
Retail / Commercial		Area		Bld. Area	Units	DU/ AC
C-N-1	Neighborhood Com.	2.06		42,000	-	-
C-N-2	Neighborhood Com.	0.77			-	-
C-N-3	Neighborhood Com.	0.72		50,000	-	-
M-U-1	Neighborhood Com.	1.90		28,000		
subtotal:		5.45		120,000		
Multifamily Residential		Area		Bldg Area	Units	DU/ AC
MF-1		2.83		125,000	90	32
M-U-1*		-		72,000	60	32
subtotal:		2.83		197,000	150	
Residential						
R-H-1	Res. High Density 1	2.99		154,500	77	26
R-H-2	Res. High Density 2	0.72		37,500	19	26
R-H-3	Res. High Density 3	0.72		37,500	19	26
R-H-4	Res. High Density 4	0.78		40,500	20	26
R-H-5	Res. High Density 5	1.45		75,000	37	26
R-H-6	Res. High Density 6	1.15		59,500	30	26
R-H-7	Res. High Density 7	0.81		41,500	21	26
R-H-8	Res. High Density 8	1.06		54,000	27	26
subtotal:		9.68		500,000	250	26
Open Space and Recreational Districts		Area		Bld. Area		
OS-1	RPX Frontage Park - West	1.21				
OS-2	RPX Frontage Park - East	1.08				
OS-3	Central Park	0.31		1,000		
OS-4	Main Street Park	0.69				
OS-5	Enterprise Drive Park - West	0.51				
OS-6	Enterprise Drive Park - Center	0.31				
OS-7	Enterprise Drive Park - East	0.34				
OS-8	SMART Station Park	0.48		1,000		
OS-A-1	Amenity 1	0.22		1,500		
OS-A-2	Amenity 2	0.08				
OS-A-3	Amenity 3	0.22		1,500		
subtotal:		5.44		5,000		
TOTAL				822,000	400	

Streets		Area	Bld. Area
S-1	Project Area ROW	8.56	-

\*M-U-1 parcel area tallied under Retail / Commercial section



CORP Yard\*

\*Subject to Property Transfer

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ROHNERT CROSSINGS  
Rohnert Park, Ca





PARKING SUMMARY		
	Use	#
	State Farm Drive	162
	Surface Lots (Commercial)	140
	Surface Lots (Residential)	190
	Street Parking (Internal)***	400
	Townhomes	500
TOTAL		1392

PARKING BY USE			
Use	SF of Units	Required	Proposed
Retail *	70,000	280	280
Commercial *	50,000	200	200
Multifamily **	150	300	300
Townhomes (2 per unit)	250	500	500
Guest Parking (1 per 4 units)	--	100	100
Unallocated street parking		-	12
TOTAL		1,380	1,392

\* Some of these provided on adjacent street parking

\*\* 110 of these will be provided on street (directly adjacent)

\*\*\* Anticipated stormwater system may replace portions of this





PROPOSED PHASING	
<span style="border: 2px solid orange; padding: 2px;"> </span>	Phase 1
<span style="border: 2px solid green; padding: 2px;"> </span>	Phase 2
<span style="border: 2px solid pink; padding: 2px;"> </span>	Phase 3
<span style="border: 2px solid teal; padding: 2px;"> </span>	Phase 4
<span style="border: 2px solid blue; padding: 2px;"> </span>	Phase 5

  CORP Yard\*

\*Subject to Property Transfer



Padre  
Town Center

City  
Center

Golf Course

LEGEND	
	Public 2 - Way
	Private 2 - Way
	Private Alley
	Dedicated Pedestrian Paths
	No vehicular access through to SMART parking
	Potential Bus Routes

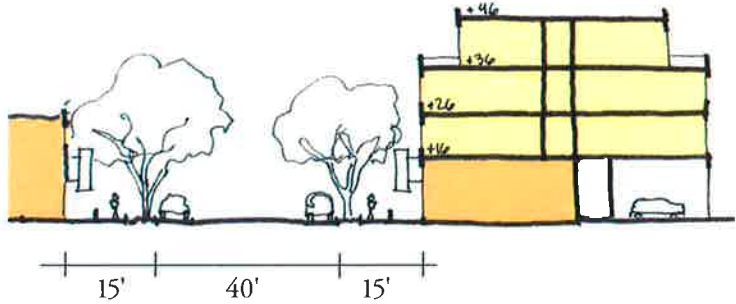
CORP Yard\*

\*Subject to Property Transfer

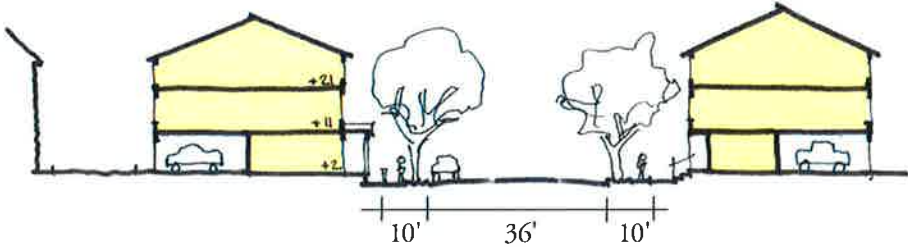
R/R Right-In Right-Out

Notes:

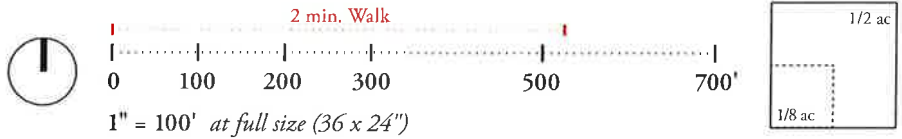
1. All public and private roads to have pedestrian sidewalks on both sides
2. 'Pedestrian Paths' notes dedicated routes for pedestrians through the site and connecting to surrounding off-site networks



(A-A) Typ Commercial Street Section - 70 ROW



(B-B) Typ Res Street Section - 60 ROW



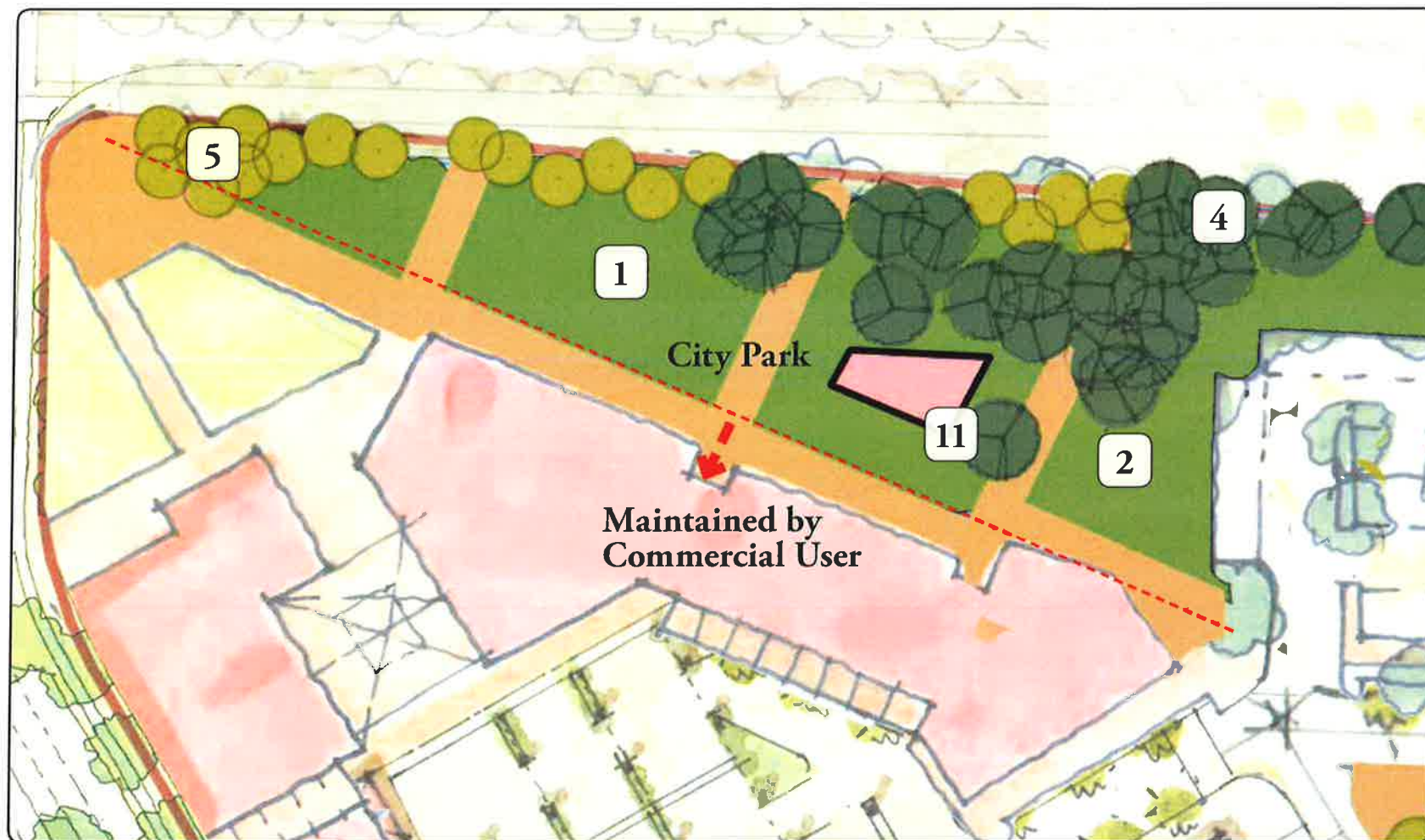
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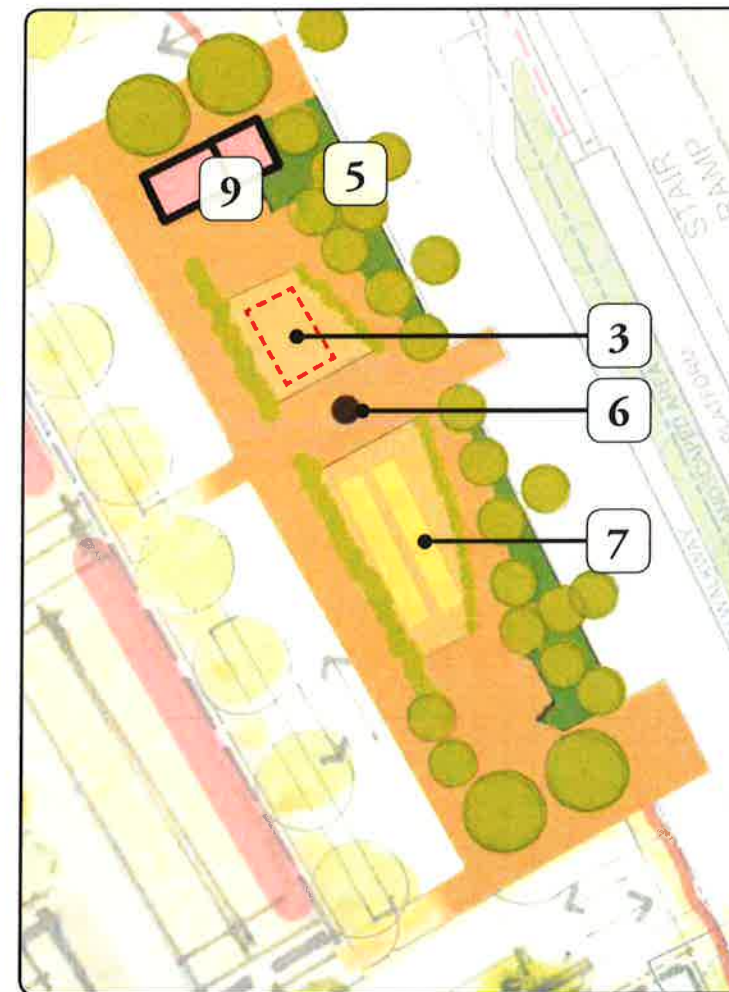
# ROHNERT CROSSINGS

Rohnert Park, Ca

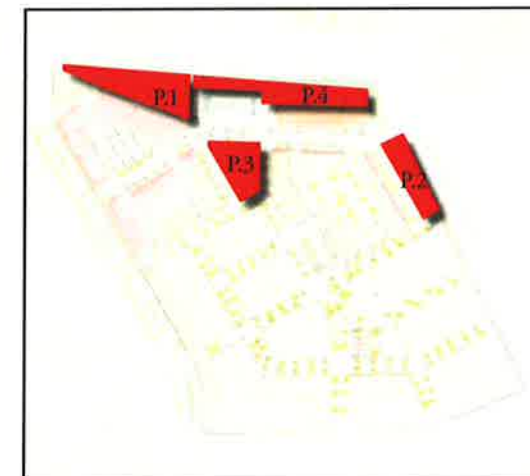




P.1 Neighborhood Park

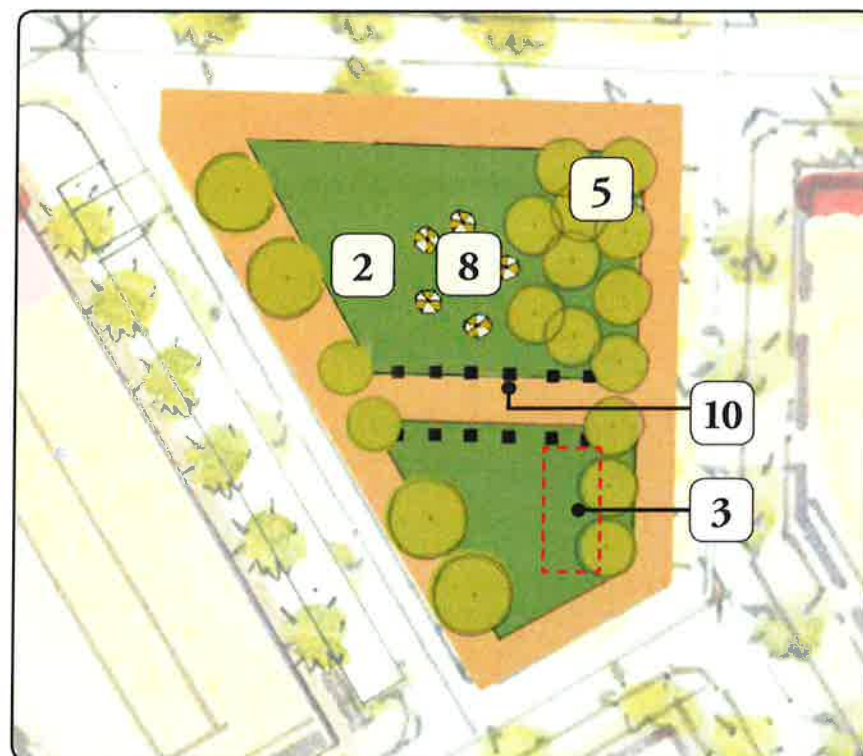


P.2 Neighborhood Mini-Park

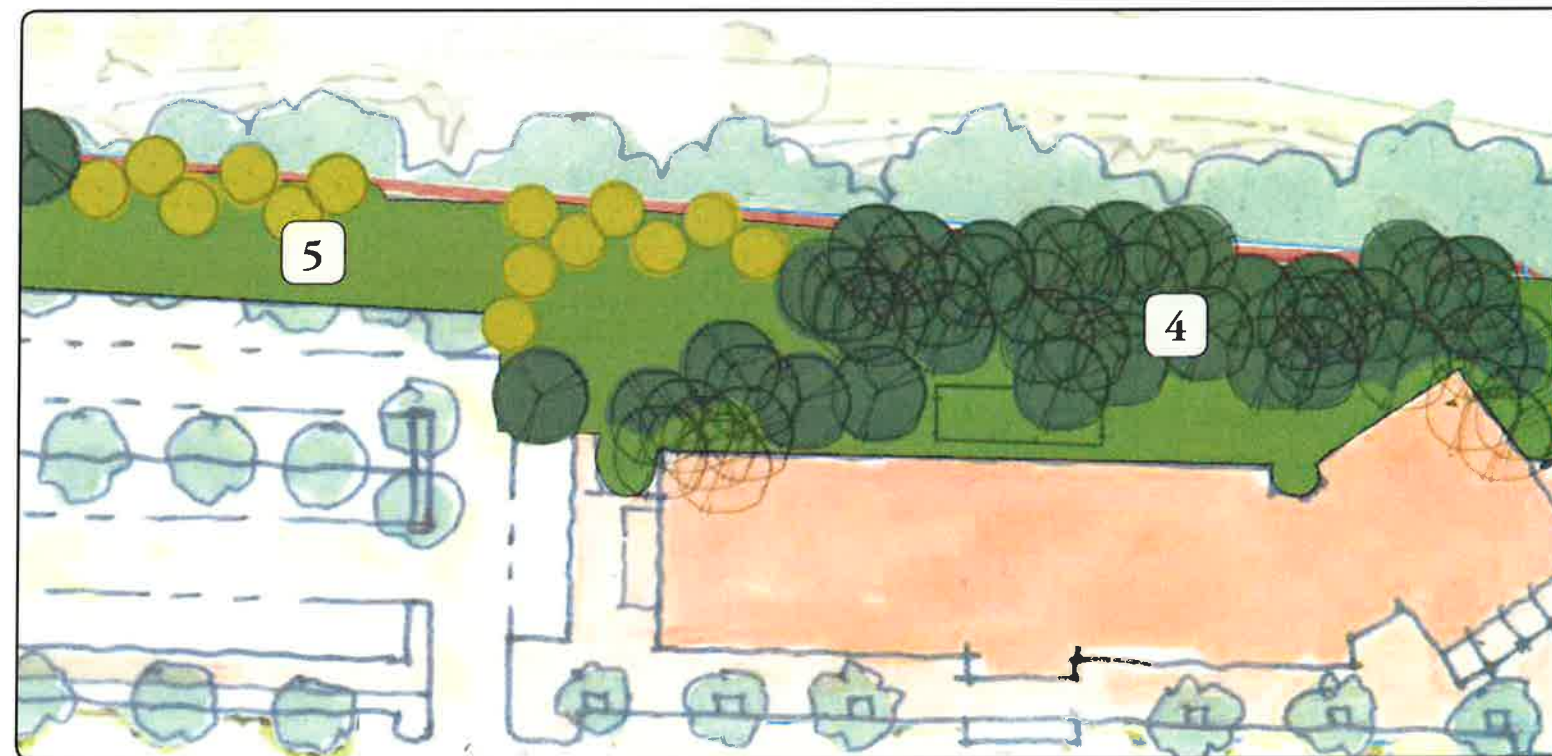


Key Plan

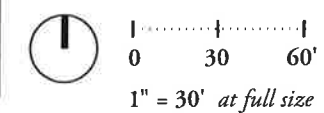
LEGEND	
1	Event Lawn
2	Picnic Area
3	Play Structure
4	Existing Trees (typ.)
5	Proposed Trees (typ.)
6	Sculpture / Art Feature
7	Bocce Court
8	Outdoor Seating
9	Kiosk, Clock Tower, Public Restroom
10	Outdoor Chess Boards
11	Gazebo



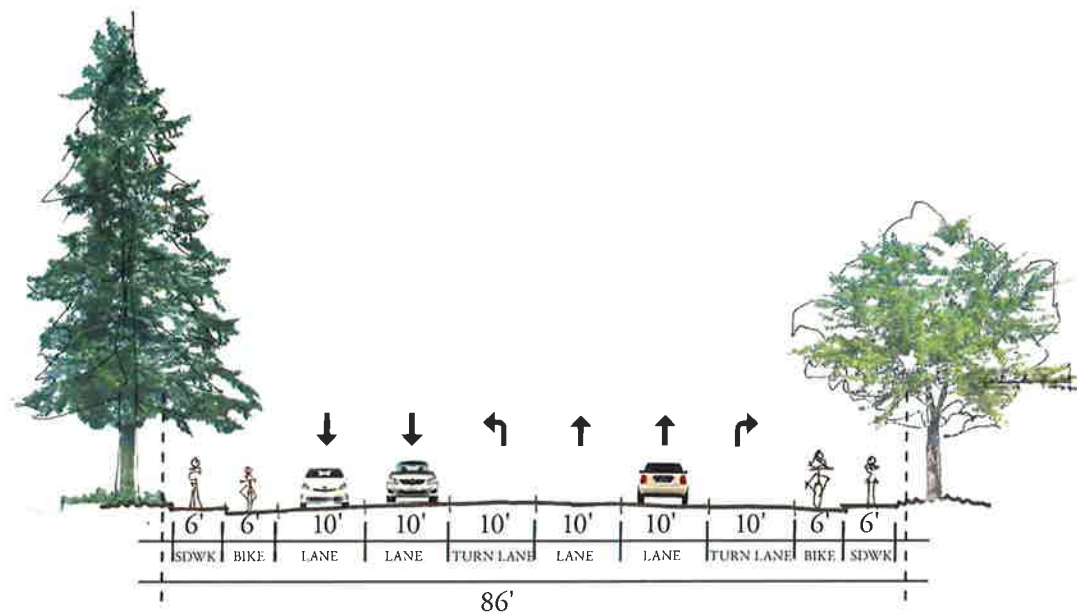
P.3 Neighborhood Plaza



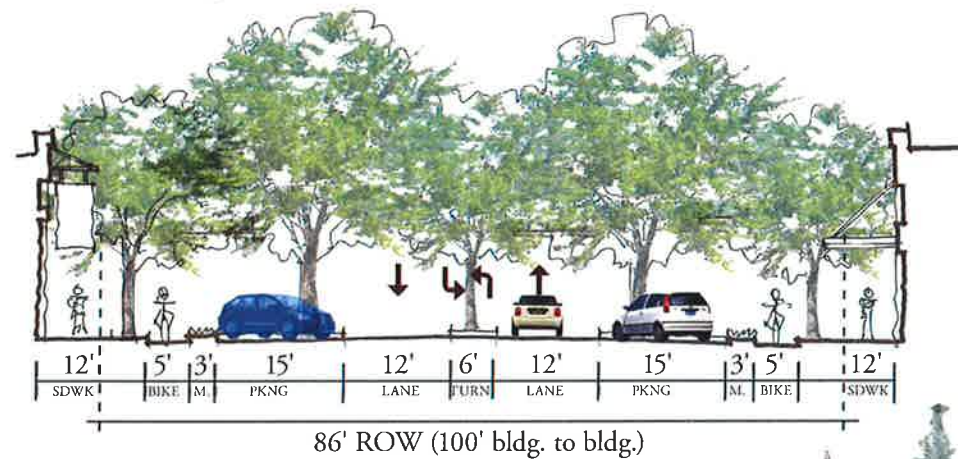
P.4 Neighborhood Mini-Park



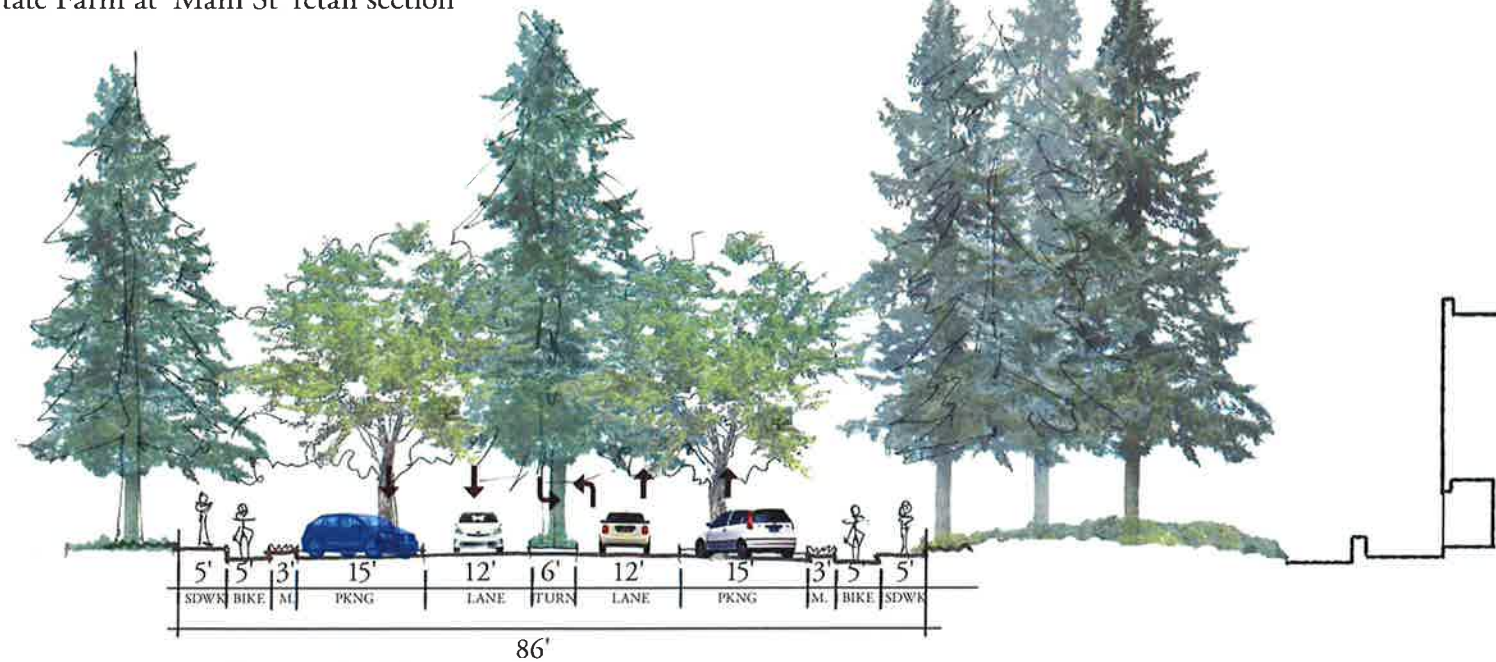




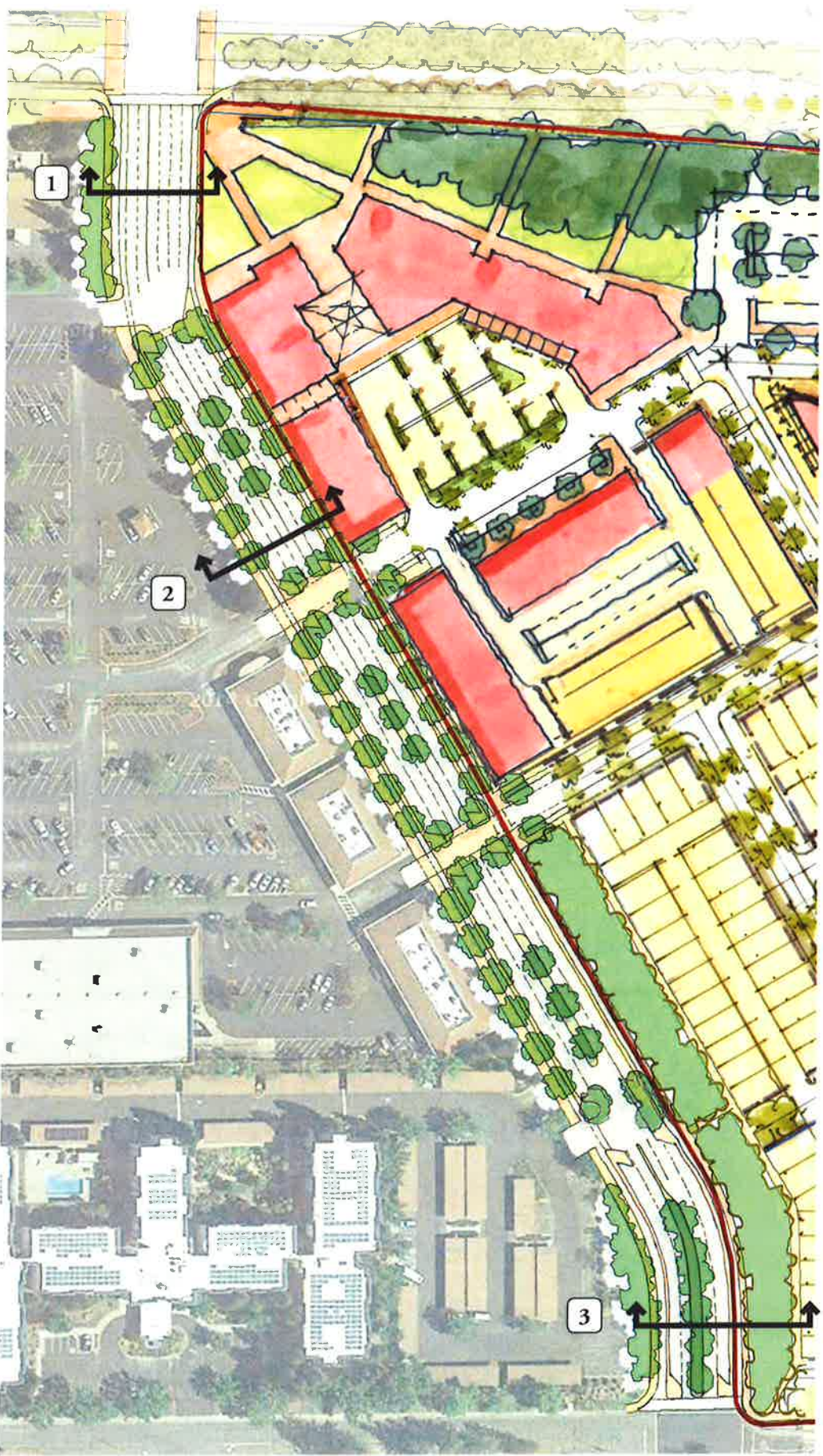
Section 1 - State Farm south of RP Expressway



Section 2 - State Farm at 'Main St' retail section



Section 3 - State Farm north of Enterprise Dr.







Elevation 1 - Proposed Retail Buildings fronting on State Farm



Elevation 2 - Proposed Mixed-Use Buildings fronting on Station Dr.







SMART train station - looking south over Seed Farm Square



'Main St' looking towards north



Main St- looking south down existing State Farm



Station Drive looking towards SMART train



Keyplan

\*images for reference only - actual designs may vary.





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