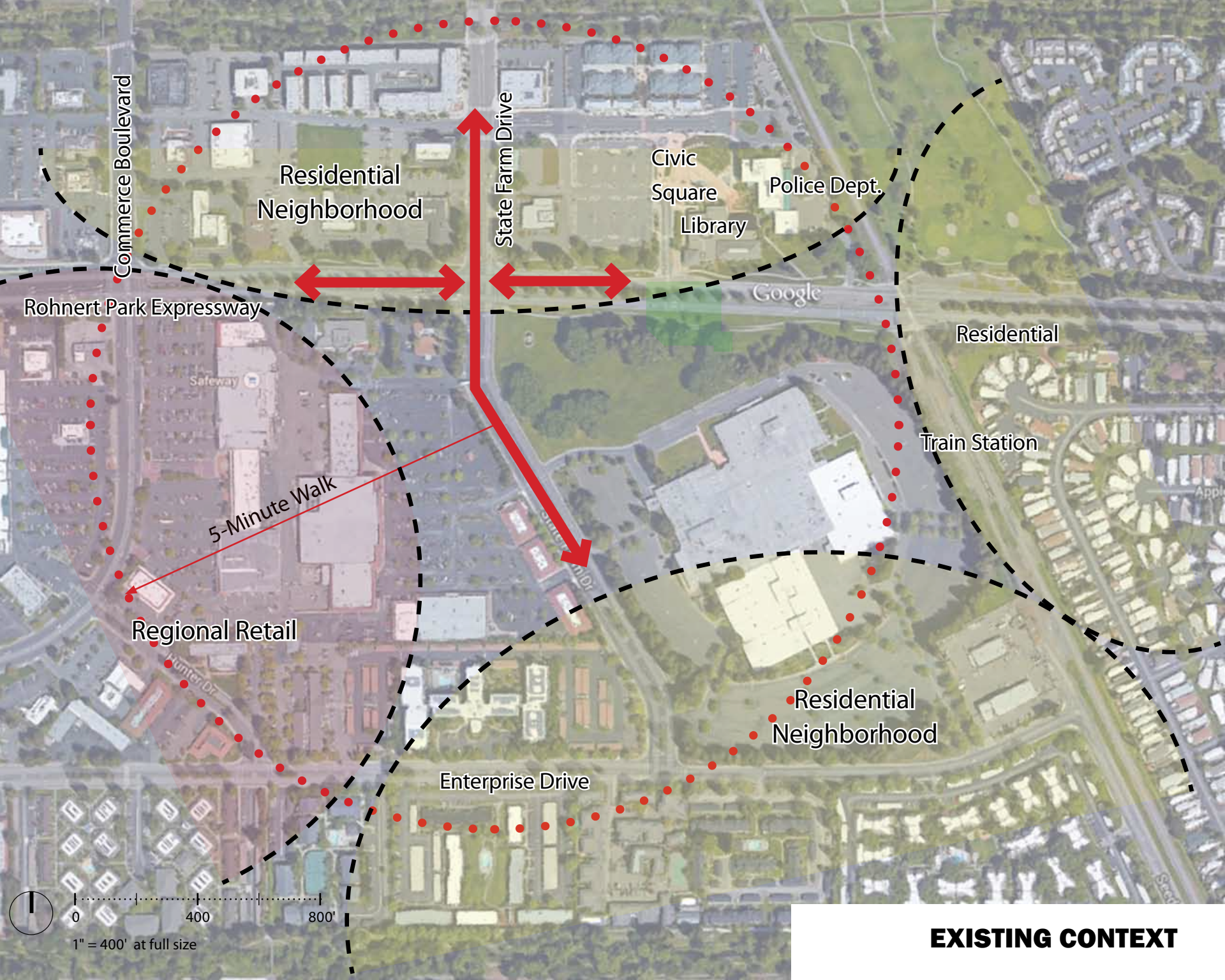
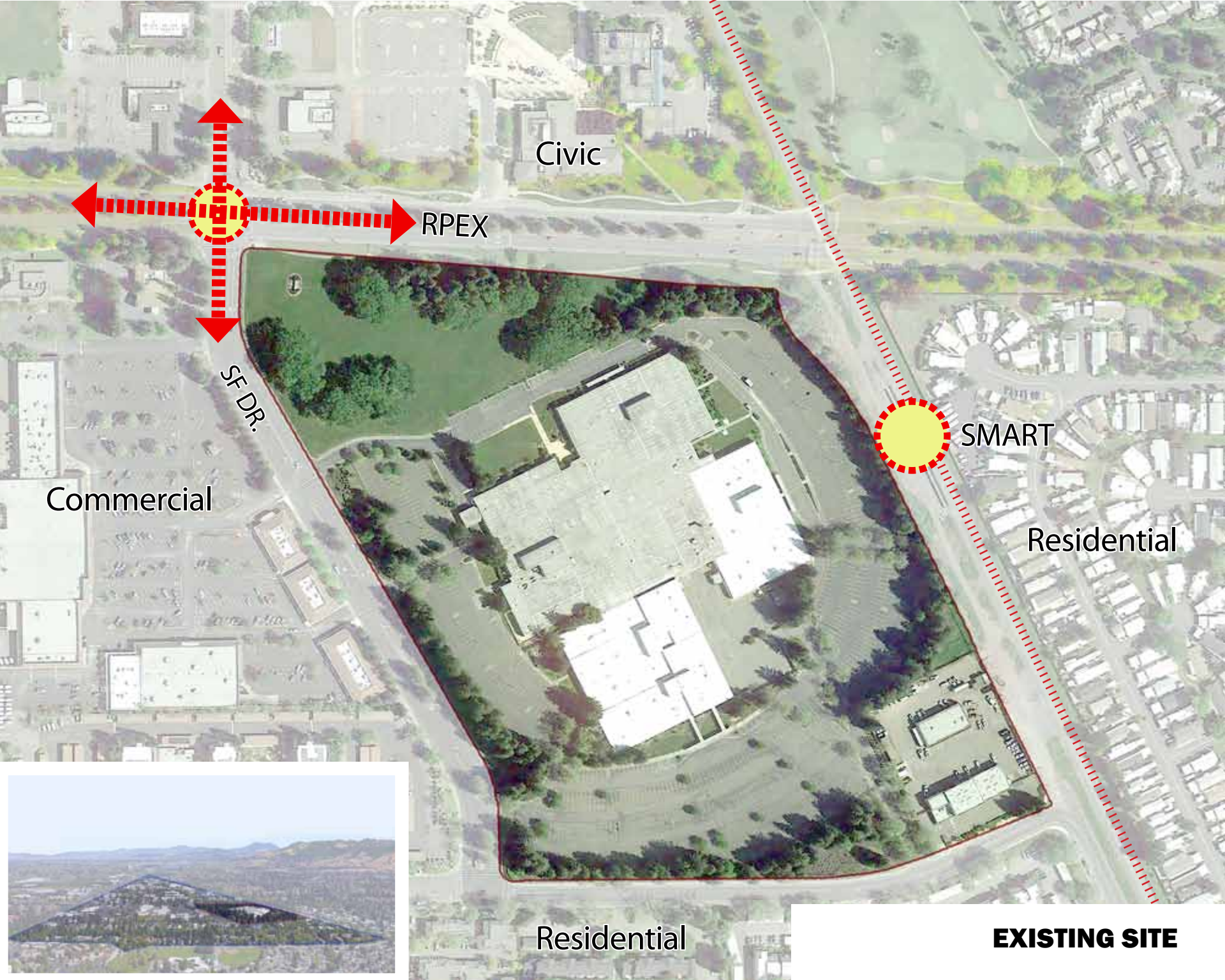




# Rohnert Crossings



**EXISTING CONTEXT**



Civic

RPEX

SF DR.

Commercial

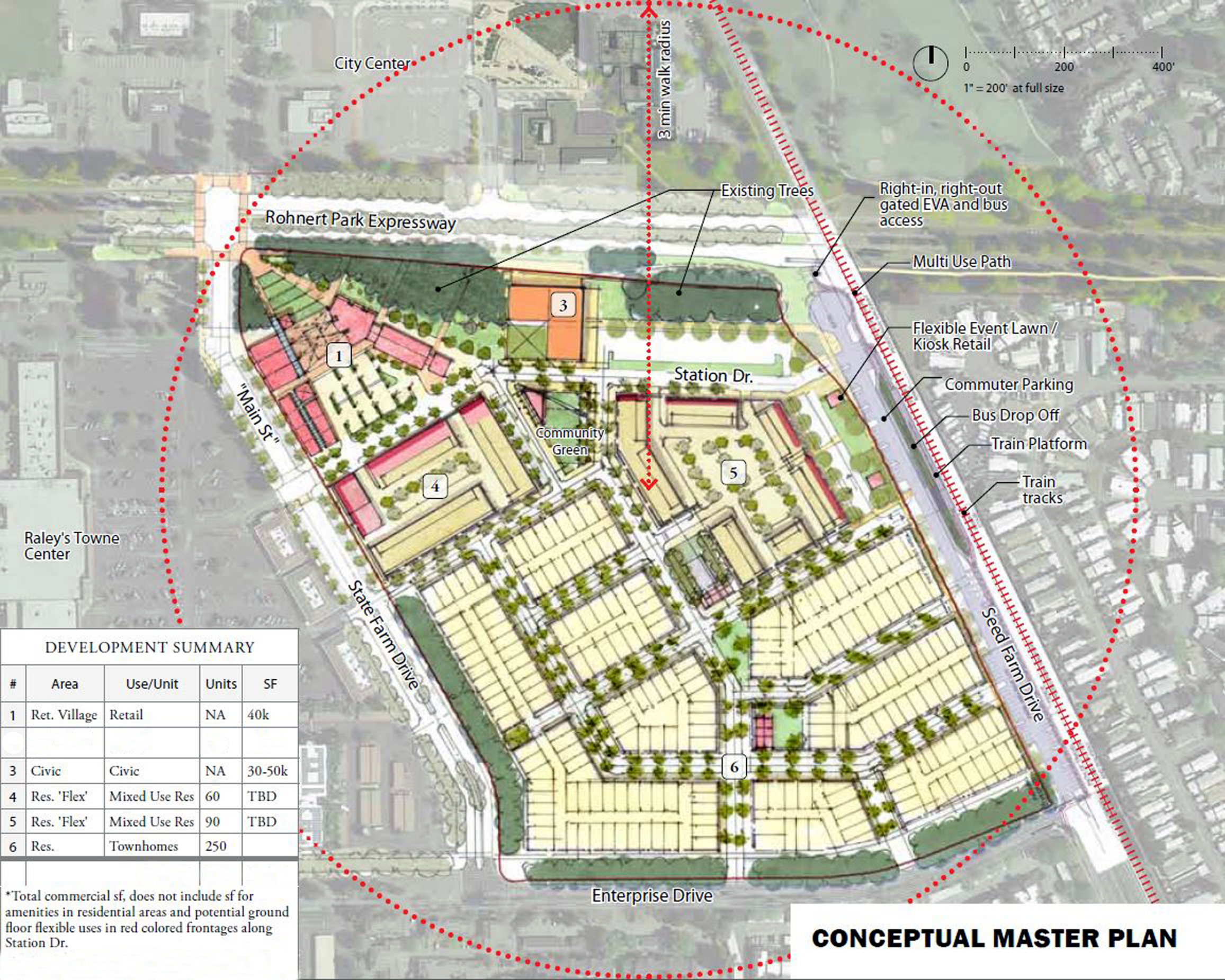
SMART

Residential

Residential

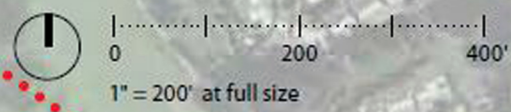
**EXISTING SITE**





City Center

3 min walk radius



Rohnert Park Expressway

Existing Trees

Right-in, right-out gated EVA and bus access

Multi Use Path

Flexible Event Lawn / Kiosk Retail

Commuter Parking

Bus Drop Off

Train Platform

Train tracks

"Main St"

Station Dr.

Community Green

Raley's Towne Center

State Farm Drive

Seed Farm Drive

Enterprise Drive

**DEVELOPMENT SUMMARY**

#	Area	Use/Unit	Units	SF
1	Ret. Village	Retail	NA	40k
3	Civic	Civic	NA	30-50k
4	Res. 'Flex'	Mixed Use Res	60	TBD
5	Res. 'Flex'	Mixed Use Res	90	TBD
6	Res.	Townhomes	250	

\*Total commercial sf, does not include sf for amenities in residential areas and potential ground floor flexible uses in red colored frontages along Station Dr.

**CONCEPTUAL MASTER PLAN**



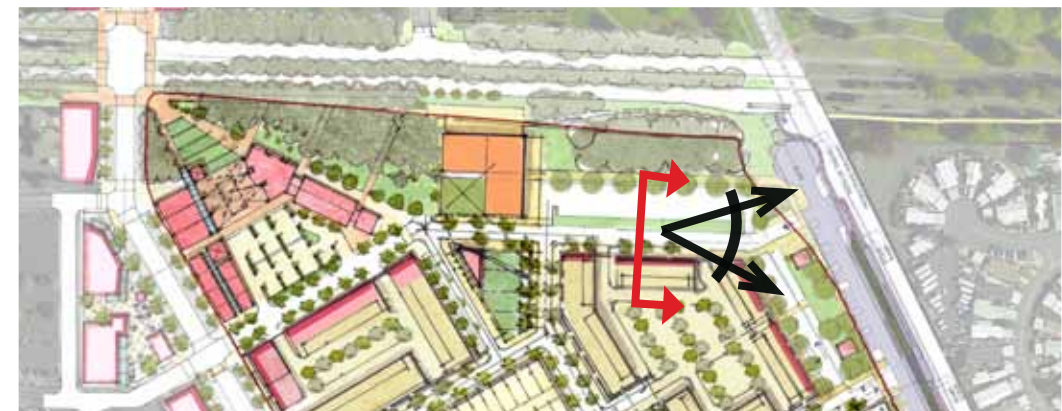
**AERIAL PERSPECTIVE - MAIN ST**



**PERSPECTIVE - MAIN ST**



**RETAIL CHARACTER**



**PERSPECTIVE - STATION DR.**



**AERIAL PERSPECTIVE - STATION SQ**



**PERSPECTIVE - TOWNHOMES**



**LANDSCAPE CHARACTER**



# Rohnert Crossings

[www.rohnertcrossings.com](http://www.rohnertcrossings.com)