The Project site is a large, urban infill site comprised of 13.3 acres bounded by Highway 101 to the west, the Mendocino Overchange to the north, Mendocino Avenue to the east and Russell Creek to the south. The site is centrally located on Mendocino Avenue, a major arterial that connects the Project site with downtown Santa Rosa to the south and greater Sonoma County to the north. The surrounding properties are commercial with hotel, office and medical services which are provided by Kaiser Hospital to the south. The Mendocino Avenue/Santa Rosa Avenue transportation corridor is designated a Priority Development Area, an area designated for increased residential development around existing and future planned bus transit.

The Project site’s location within a Priority Development Area, with access to ample transit service, supports the designation of the 13.3 acre site as a Transit Village, and provides for a variety of medium density housing opportunities within a walkable pedestrian and transit oriented community. The development is planned for up to 532 new homes, including 162 affordable senior apartments, with the rest of the community being developed with up to 370 market rate apartments; filling a need for rental apartments within the community. This new multi-generational community will offer affordable housing opportunities to prior Journey’s End residents displaced by the fires as well as others in the community. The affordable housing will connect seniors with an affordable home as well as amenities and services that improve their everyday lives. The market rate homes will help increase the housing stock which was significantly reduced by the loss of homes during the 2017 fires.

The master planned community is designed around the concept of connectivity, connecting the community’s residents and visitors via pedestrian oriented streets that encourage walking to the central park and nearby transit. The park will be a place that connects the entire intergenerational community providing gathering areas and activities for all ages, income levels and interests. The network of streets, driveways, walkways and open spaces will connect the community internally and also connect the Project site externally to transit service, bike lanes and future bike ways that connect to the wider community. This network doubles as an emergency access for the Fire Department, providing access to all buildings and areas of the Project site.

To reinforce this connected vision, the Project will integrate extensive bike parking and enhanced transit information and education into the development. The connectivity and pedestrian/transit emphasis supports the goal of providing a healthy community, not only for the seniors but for all future residents. The connectivity network provides for multiple easily accessed paths for daily walks to destinations such including the central park.

The affordable housing component will provide 162 affordable rental apartments for the growing population of lower income seniors in Santa Rosa and Sonoma County. As an independent living community it will provide enhanced services for its residents, assisting them to maintain their independence and enjoy their golden years, with friends and activities including community gardens, exercise rooms, media room and community room as well as services that support an active lifestyle, health and welfare, sustainable finances and other important support for seniors.

The market rate apartment homes will include up to 370 apartments in a variety of housing opportunities including studios, one, two and three bedroom homes. It is anticipated that the market rate apartments will be within a number of buildings including "3 story walkups" with truck under parking and 4 story apartment buildings with a combination of structured garage and surface parking. There will also be community amenities for the residents which may include an integrated or separate community building with amenities such as exercise gym, gaming activities, business center, and possibly a pool or other amenities yet to be determined.

The master planned community represents a unique opportunity to redevelop a site severely impacted by the 2017 wildfires, offering a vision of renewal for former residents and for future residents of the community.
RENDERED VIEW - LOOKING SOUTHWEST FROM CENTRAL PARK
LOOKING NORTHWEST FROM CENTRAL PARK
DISTANCE: 0.45 MI
MENDOCINO OVE.
HIGHWAY 101
BICENTENNIAL AVE.
FOUNTAINGROVE PKWY.
RUSSELL CREEK
EXISTING BUS-
STOP
PATH OF TRAVEL TO
HIGH-FREQUENCY BUS-STOP
CLOSEST HIGH-
FREQUENCY
BUS-STOP
DISTANCE: 0.20 MI

LAND USE:
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
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### TV-R ZONING STATISTICS (MAXIMUM HOLDING CAPACITY)

<table>
<thead>
<tr>
<th>Site Area</th>
<th>13.3 acres</th>
</tr>
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<tbody>
<tr>
<td>TV-R Density</td>
<td>25-40 du/ac</td>
</tr>
<tr>
<td>TV-R Height</td>
<td>4 Stories</td>
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</tbody>
</table>

- **TOTAL NO. OF UNITS AT 40 du/ac:** 532 units
- **AFFORDABLE SENIOR HOUSING:** 162 units ALLOWABLE
- **MARKET-RATE MULTI-FAMILY HOUSING:** 370 units ALLOWABLE

### ILLUSTRATIVE SITE PLAN STATISTICS

<table>
<thead>
<tr>
<th>No. of Floors</th>
<th>Unit Count</th>
<th>Parking Spaces</th>
<th>Parking Ratio</th>
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</thead>
<tbody>
<tr>
<td>AFFORDABLE SENIOR HOUSING</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buildings 1, 2, 3 &amp; 4</td>
<td>162</td>
<td>114</td>
<td>0.70</td>
</tr>
<tr>
<td>TOTAL</td>
<td>162</td>
<td>114</td>
<td>0.70</td>
</tr>
</tbody>
</table>

| MARKET RATE MULTI-FAMILY HOUSING - CONCEPT STUDY | | |
| Building 4A | 4 | 180 | 280 | 1.55 |
| Buildings 4B (1-4) | 3 | 118 | 174 | 1.48 |
| Buildings 4C (1-3) | 3 | 72 | 82 | 1.14 |
| TOTAL | 370 | 536 | 1.40 |

### ILLUSTRATIVE SITE PLAN SUMMARY

- **TOTAL UNITS PROVIDED:** 532 units (MAX. ALLOWED PER ZONING: 532 units)
- **DENSITY PROVIDED:** 40 du/ac (MAX. ALLOWED PER ZONING: 40 du/ac)