

## Development Summary

The Specific Plan assumes that up to 3,250 dwelling units, 197,500 square feet of office and institutional uses, and 296,000 square feet of retail uses could be developed over the next twenty years.

### SPECIFIC PLAN

- 3,250 new residential units
- 296,000 square feet new commercial / retail space
- 197,000 square feet new civic / office use

### FUTURE OPPORTUNITIES/CHALLENGES

- Need catalyst development project
- Existing industrial uses – future redevelopment
- Sebastopol Road area revitalization
- Development of streetscape palettes
- Santa Rosa Avenue Corridor Plan

1. New Pocket Park
2. Retain Inwalle Gardens as open space
3. Mixed use development & street improvements at Santa Rosa Avenue
4. Infill residential & live/work development in Maxwell Court
5. Donahue Street extension into Maxwell Court
6. New development & street improvements on Wilson Street
7. SMART Joint Development Project including restored water tower & pedestrian connection to Santa Rosa Creek
8. SMART Station Site
9. New development fronting Third Street
10. Mixed use development in Sebastopol Road area
11. Reconnection of Roberts Road
12. New underpass & street improvement at Sixth Street
13. Fourth Street reconnection at Santa Rosa Plaza
14. New development & street improvements at Santa Rosa Plaza parking garages
15. New development along Santa Rosa Creek
16. Reunited Courthouse Square
17. Relocated City Hall
18. Potential performing arts center on City Hall site
19. Daylight Santa Rosa Creek



## Downtown Station Area Specific Plan



### OVERVIEW

The Downtown Station Area Specific Plan is a community-based vision for the downtown area of the City of Santa Rosa that focuses on creating a transit supportive environment in and around the planned commuter rail station site in downtown Santa Rosa. The plan promotes a mixture of residential, retail, office and open space land uses in a pedestrian-friendly urban environment.

- Long-range land use plan for area within ½-mile of planned Sonoma Marin Area Rail Transit (SMART) commuter rail station in downtown, in the heart of Santa Rosa.
- The Plan Area encompasses nearly 650 acres of land, including Santa Rosa's civic, cultural and commercial core, as well as several historic neighborhoods.
- The Downtown Station is one of 14 potential stations planned by the SMART agency for a start-up level of commuter rail service along the Northwestern Pacific rail corridor.
- The Downtown Station Area Specific Plan was adopted by the City Council on Oct. 9, 2007.
- Funded through a \$450,000 grant from MTC's pilot Station Area Planning Grant Program



## Community Involvement

**THE VISION** of the downtown area that the citizens of Santa Rosa hold for its future includes bicyclists, pedestrians, transit users and drivers sharing an attractive network of streets; it includes a mix of housing, shopping and jobs in a compact area; and it includes preserving the history, character, and natural benefits of the existing environment while allowing for change.

- Station Area Specific Plan is the result of an 18-month collaborative planning effort.
- Vision based on input received during a series of community workshops and guidance from a Technical Advisory Committee.
- Input synthesized into a long-range land use plan by project consultant and city staff.

### SPECIFIC PLAN GOAL AND OBJECTIVES

Create a land use framework for guiding public and private improvements towards transit supportive uses and design.

- Intensify land uses
- Improve connectivity through area
- Close pedestrian and bicycle gaps
- Integration of bus / shuttle service with rail
- Create walkable / livable environments

