



NORTHWEST SPECIFIC PLAN AREA

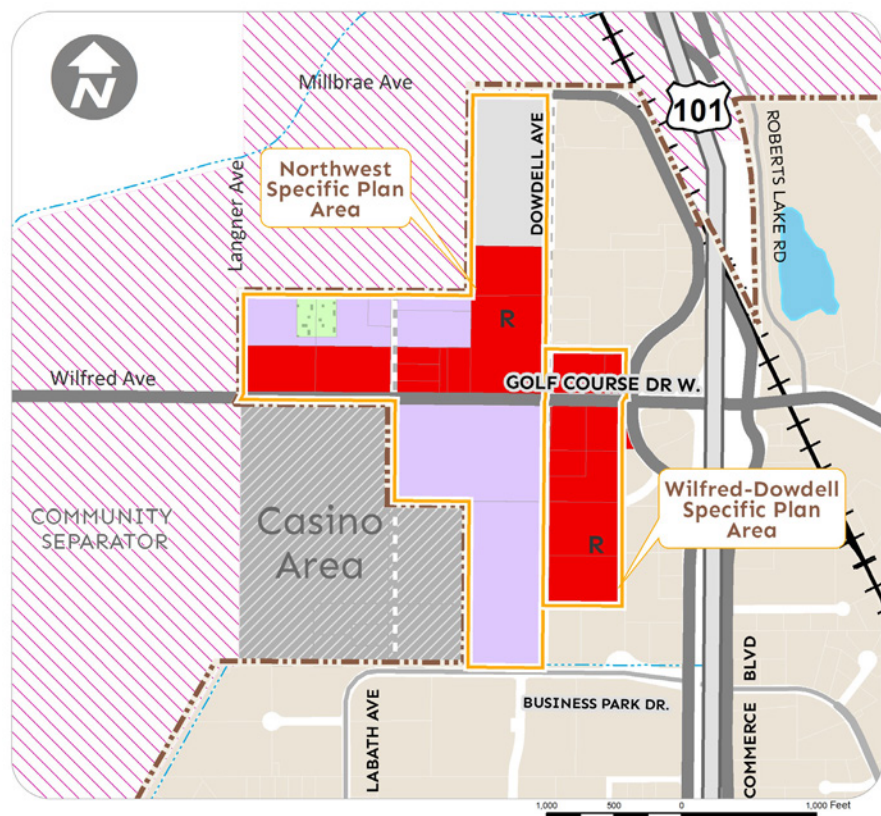
Rohnert Park, CA

Features

- Located west of Highway 101, generally between Dowdell Avenue and Langner Avenue and Business Park Drive on the north and south.
- The total development program is 90 acres with 398 multi-family units, 58,400 SF of office space, 218,200 SF of light industrial/office, 458,700 SF of retail and 100 hotel rooms.
- The development area borders on the north and east side of Gratan Resort & Casino.

Brief Description:

The Northwest Specific Plan is available for commercial, higher density residential and some light industrial uses. The includes a conceptual land use layout plan depicting a hotel and retail along the north side Golf Course Drive West, one and two-story flex/office/light industrial space in the northeast corner, two detention areas, three and four-story multi-family spread throughout the area, and some additional retail and/or office space. A small Main Street encompassing a mixed-use vertical development with ground floor retail is shown in the southern part of the area, running from Dowdell Avenue into the Casino.



Legend

Specific Plan Areas	Industrial	Mixed Use
City Limits	Commercial - N	Public/Institutional
Community Separator	Commercial - R	Parks/Recreation
Creeks		

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