



WILFRED-DOWDELL SPECIFIC PLAN AREA

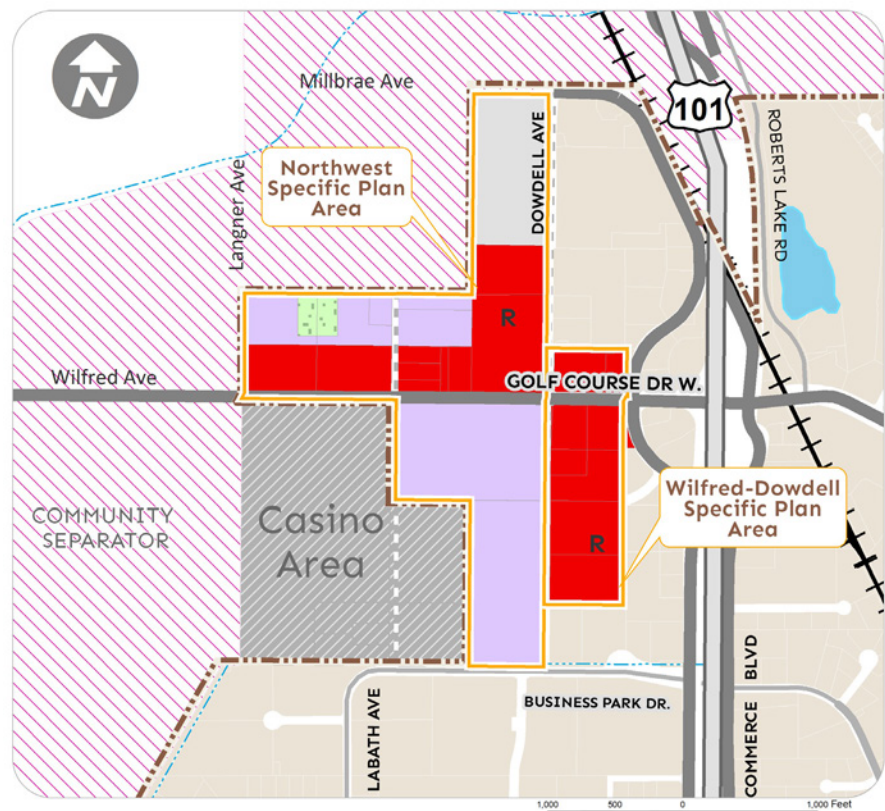
Rohnert Park, CA

Features

- The area is conceptually divided into "Village North," the 4.58 acres north of Golf Course Drive West and "Village South," 20.19 acres south of Wilfred Avenue.
- An EIR was approved for the Specific Plan with development options that could include a drive-thru restaurant, commercial, entertainment or recreation space, offices and personal service establishments.
- Adjacent to Hwy 101 and 3 miles from Sonoma State University where over 9,400 students are enrolled

Brief Description:

The Wilfred-Dowdell Specific Plan is part of a vital commercial center development focused on meeting the needs for goods and services of residents and tourists in Rohnert Park. As a convenient shopping center, the development will enhance the economic vitality of the City, offering a mix of service, retail and commercial space. It will be arranged with visitors in mind and be inviting to people of all ages with attractive storefronts, wide pedestrian sidewalks and pedestrian-oriented linkages to connect the various areas. A small plaza with benches, landscaping and fountains will offer gathering spaces and further encourage visitors to walk the area and browse from store-to-store.



Legend

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

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