

NORTH REDWOOD CORRIDOR COMMUNITY CHARRETTE



Design Schemes

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Scheme 1

| | |
|----------------------------|-------------|
| Lifestyle Retail: | 58,000 sf |
| Medium Box Retail: | 67,000 sf |
| Large Box Retail: | 70,000 sf |
| Mixed Use (retail/office): | 50,000 sf |
| Townhouses: | 50-70 units |



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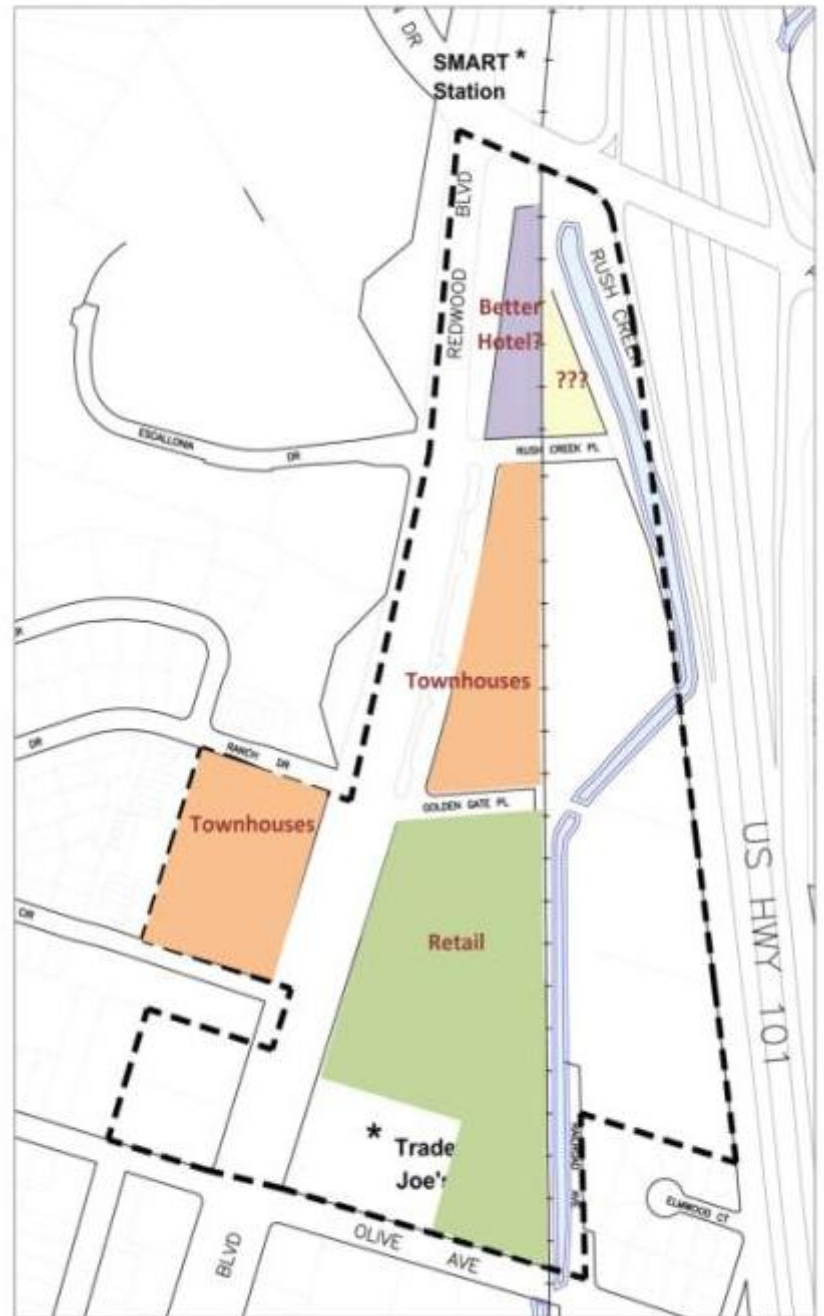
- A. Retains the Dairymen's building (or portions thereof) as part of a small lifestyle retail center (small artisan shops and restaurants) around a public plaza.
- B. Places medium box retail buildings across from Trader Joes and north of the lifestyle retail.
- C. Includes a larger box retail between the railroad and freeway, such as a home improvement store with garden center.
- D. Adds townhouses on the vacant site west of Redwood Blvd.
- E. Includes a mixed use (office over retail) at the corner of Olive and Redwood.
- F. Narrows Redwood Blvd., adding land to the west to create a wide pedestrian/bicycle promenade.

Images for Scheme 1 (from The Barlow lifestyle center in Sebastopol)



Scheme 2

Lifestyle and Medium Box Retail: 110,000 sf
Townhouses/Apartments: 160 units



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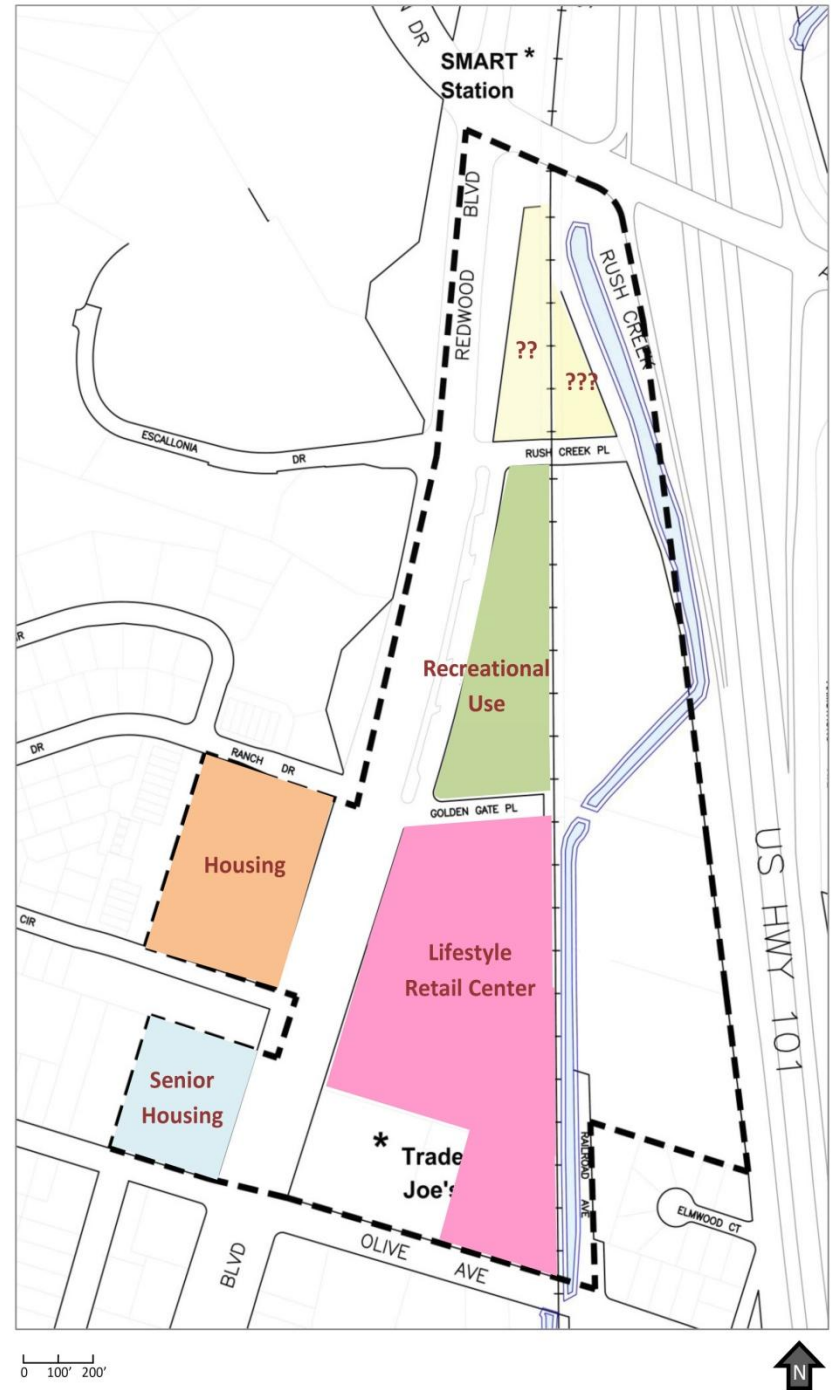
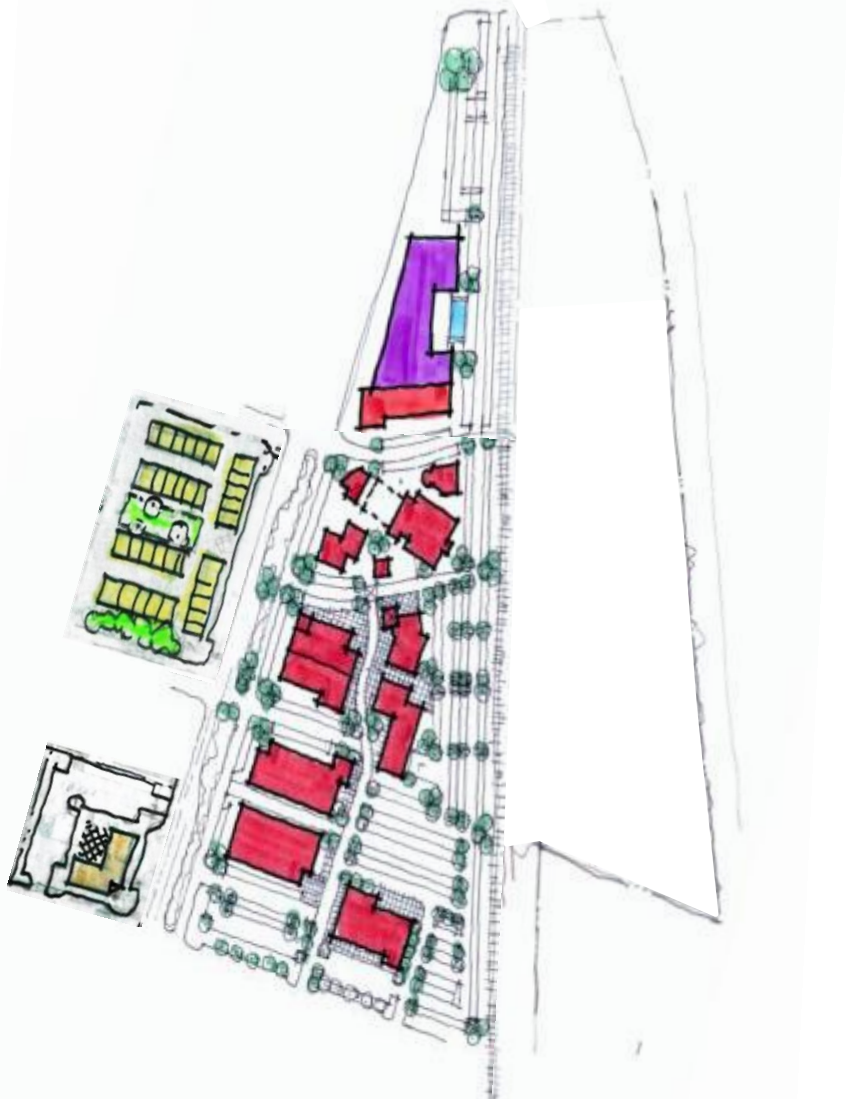
- A. Creates a mix of retail spaces up to 20,000 sf around Trader Joes, with a restaurant/plaza focal point.
- B. Second story recreational use (gym/club).
- C. Adds housing to the north and west.
- D. Includes a roundabout on Redwood Blvd.
- E. Improves the wide median on Redwood Blvd., adding landscaping, seating, pedestrian/bike path, etc.

Image for Scheme 2



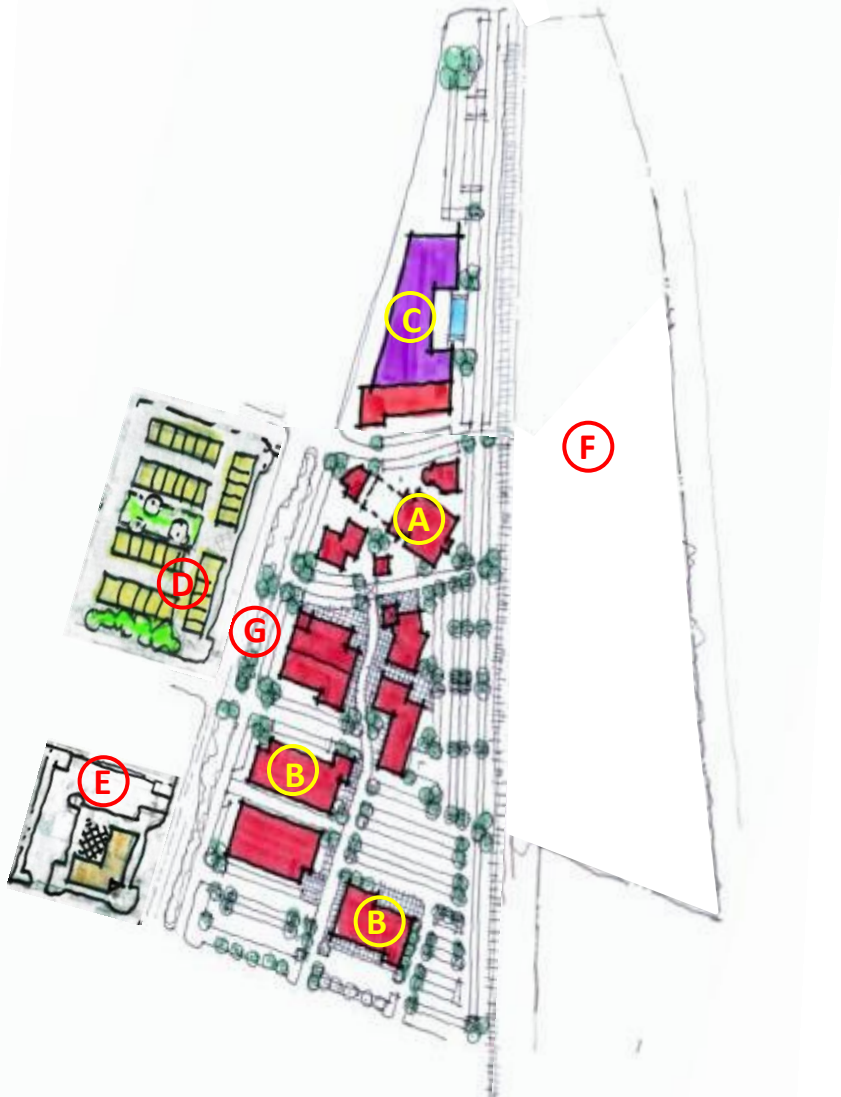
Scheme 3

| | |
|----------------------------------|-------------|
| Lifestyle and Medium Box Retail: | 105,000 sf |
| Recreational Facility: | 40,000 sf |
| Townhouses: | 50-70 units |
| Senior Housing: | 40 units |



Scheme 3

| | |
|----------------------------------|-------------|
| Lifestyle and Medium Box Retail: | 105,000 sf |
| Recreational Facility: | 40,000 sf |
| Townhouses: | 50-70 units |
| Senior Housing: | 40 units |



- A. Retains the Dairyman's building (or portions thereof) as part of a small lifestyle retail center (small artisan shops and restaurants). Retains the structural framework of a portion of Dairyman's for a plaza/entertainment space.
- B. Adds medium box retail buildings around Trader Joes.
- C. Includes a recreational use (club/gym) to the north.
- D. Adds townhomes west of Redwood Blvd.
- E. Adds senior housing at the corner of Olive and Redwood.
- F. Leaves the Water District offices and bus yard as-is.
- G. Narrows Redwood Blvd. median, includes angled parking along retail frontage.

Image for Scheme 3: Bird's Eye View



Image for Scheme 3: Outdoor Theatre and Plaza in front of repurposed Dairymen's retail building



Image for Scheme 3: View along Redwood Boulevard

