

# ROHNERT PARK

## PRIORITY DEVELOPMENT AREA PLAN

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THE CITY OF ROHNERT PARK IS PREPARING A PRIORITY DEVELOPMENT AREA PLAN AROUND THE ROHNERT PARK SMART STATION. This provides a unique opportunity to create a vision that meets the community's needs with walkable neighborhoods, affordable homes, quality jobs, and environmentally sustainable development.

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### **VIBRANT NEIGHBORHOODS**

This plan should promote a mix of new homes, shops, and jobs as well as good urban design features to help make the area around the Rohnert Park SMART Station a thriving center of the community. Rohnert Park currently lacks a downtown. By creating a great downtown neighborhood around the SMART station, we can help strengthen the community's identity, increase the local customer base, and ease the pressure of sprawl on our farms, ranches, and watersheds. Streets with trees, benches, bus shelters, plazas, art, and other street furniture will help make the area a more attractive place where people will want to visit and live.

### **SAFE AND PLEASANT PLACES TO WALK AND BIKE**

Making the area safe and pleasant for pedestrians and bicyclists will be essential to the plan's success. Adding wider sidewalks, bike lanes, and visible crosswalks will help residents and workers to easily explore the area. Implementing traffic calming features will be necessary to slow down speeds along Rohnert Park Expressway and increase safety. Bicycle and pedestrian infrastructure between Sonoma State University and across Highway 101 is needed to provide the community safe and convenient connectivity to the SMART station. Rohnert Park must also aggressively encourage the completion of the SMART pathway within the city limits. A reduction in surface parking lots and an upper limit on the total

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## A GREAT SMART STATION NEIGHBORHOOD WILL STRENGTHEN COMMUNITY IDENTITY AND THE LOCAL CUSTOMER BASE, WHILE PREVENTING SPRAWL

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number of parking spaces for the area would also help cultivate a more walkable and bikeable community.

### **HOMES WE CAN ALL AFFORD**

Ensuring that homes are available for a full range of incomes and needs is critical for creating an inclusive and complete community. Seniors, families, students, and people with special needs should all benefit from growth and development near transit. Affordable housing for rent and purchase should be distributed throughout the plan area. Moreover, people who work in the area should be able to find homes nearby, resulting in reduced traffic congestion and benefiting the environment and local economy. Any new residential construction in the plan area should provide a full range of housing choices and should include at least 20% affordable units for low-and-very-low income households.

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## QUALITY JOBS FOR LOCAL RESIDENTS

The plan should bring a mix of professional and services jobs to the area that pay family-supporting wages with benefits. Policies in the plan should encourage existing businesses to stay in the area. In addition, the City of Rohnert Park should target the construction, engineering, planning, and architectural work created by this plan toward local firms, nonprofit affordable housing developers, and residents.

## GREEN BUILDINGS AND INFRASTRUCTURE

Green buildings and infrastructure should be included in any new development proposal, as it helps save money and protects our limited natural resources. Green buildings and infrastructure incorporate water and energy efficiency, recycled and reused materials, renewable energy, and waste reduction strategies. The plan should encourage new developments to be LEED or Build It Green certified.

## TO GET INVOLVED OR LEARN MORE

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Rohnert Park needs to create a walkable, vibrant neighborhood around the SMART station.

