

Preferred Alternative Diagram

LEGEND

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|--|-----------------------|--|--|
| | Urban Growth Boundary | | Roadway Widening |
| | Lakes/Creeks | | Proposed Road Diets |
| | Highways | | New Major Roads |
| | Major Roads | | New Minor Roads |
| | SMART Transit Center | | Improved Pedestrian/Bicycle Connections |
| | SMART Rail Line | | New or Widened Auto Overpass including Pedestrian/Bicycle Enhancements |
| | Transit Hub | | New Pedestrian/Bicycle Rail Crossing |
| | Transit Mall | | High Frequency Bus Route (10-15 min. headways) |
| | Transit Park-and-Ride | | |
| | Areas of Change | | |

General Plan Land Use

- | | | | |
|--|--|--|------------------------------|
| | Country Residential (0.05-0.2 units per acre) | | Transit Village Mixed Use |
| | Very Low Density Residential (0.2-2.0 units per acre) | | Retail and Business Services |
| | Low Density/Open Space (2.0-8.0 units per acre) | | Office |
| | Low Density Residential (2.0-8.0 units per acre) | | Business Park |
| | Medium Low Density Residential (8.0-13.0 units per acre) | | Light Industrial |
| | Medium Density Residential (8.0-18.0 units per acre) | | General Industrial |
| | Medium High Density Residential (13.0-30.0 units per acre) | | Public/Industrial |
| | Transit Village Medium (25.0-40.0 units per acre) | | Parks and Recreation |
| | Mobile Homes (4.0-18.0 units per acre) | | Open Space |
| | | | Agriculture |
| | | | Parcel Lines |
| | | | Creeks |

Areas of Change

Areas of Change are areas where the City will focus efforts on addressing housing, services, connectivity, and/or infrastructure needs to make these complete neighborhoods.

- | Areas of Change | |
|-----------------|--|
| | Fountain Grove/Mendocino Interchange |
| | Francisco Avenue |
| | Rosewood Village |
| | Marlow Center and Lance Drive Annexation |
| | Coddington |
| | West College Neighborhood Center |
| | Downtown Station Area |
| | Mendocino Corridor |
| | 4th Street Corridor |
| | Flamingo Center |
| | Montecito |
| | St. Francis Shopping Center |
| | Montgomery Village |
| | Howarth Commercial |
| | Bennett Valley |
| | Santa Rosa Marketplace/South Park |
| | Hearn Corridor |
| | Roseland |
| | Stony Point Circle |
| | Oakmont |
| | Southeast Greenway |

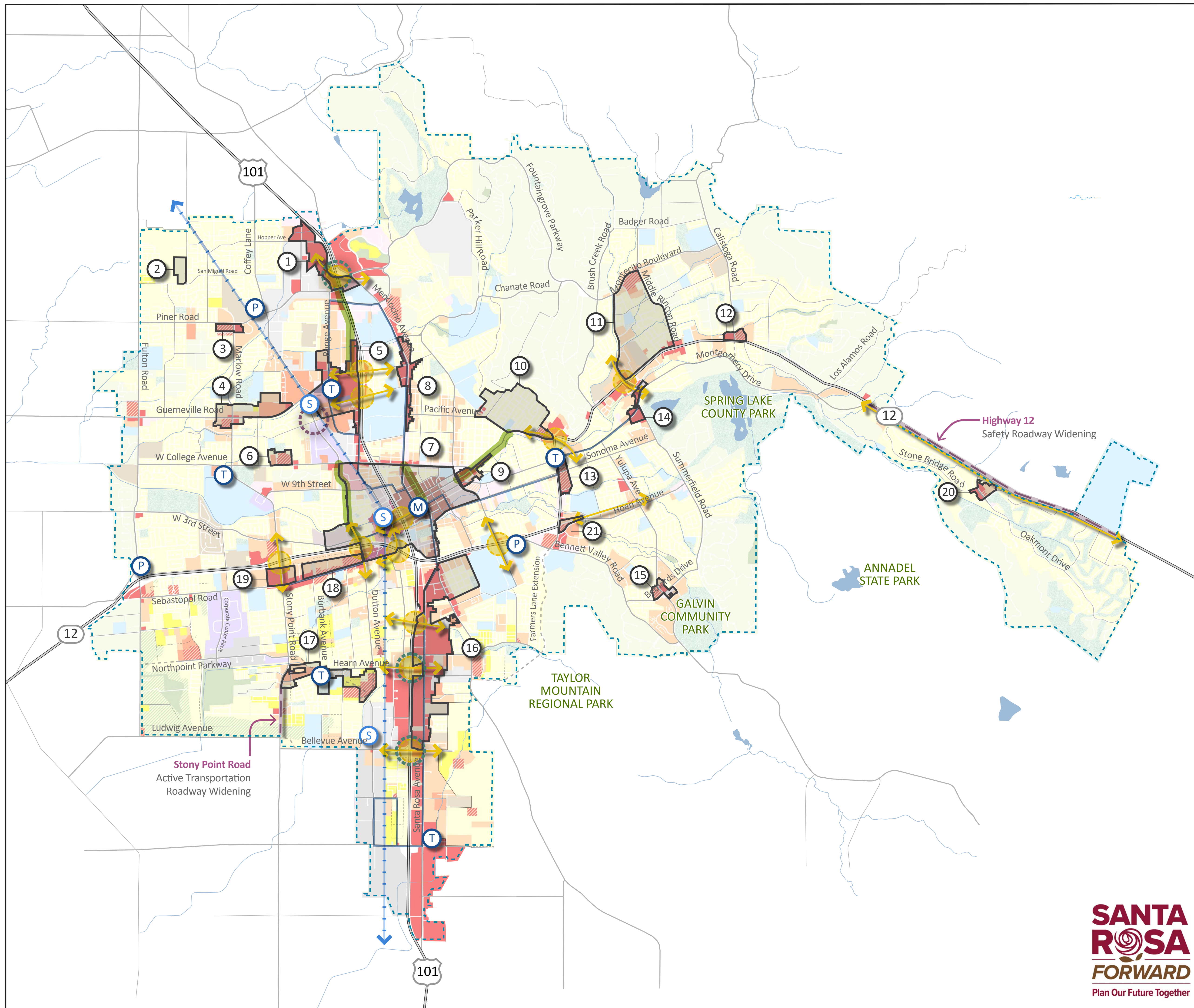


Diagrama de la Alternativa Preferida

LEYENDA

- Límite de crecimiento urbano
- Lagos/Arroyos
- Carreteras
- Carreteras principales
- Línea ferroviaria SMART
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- Centro de transporte
- Mall de transporte
- Estacionamiento a lado de estación de transporte
- Áreas de Cambio
- Ampliación de calles
- Propuestas de restricciones vehiculares
- Nuevas carreteras principales
- Nuevas carreteras menores
- Mejoras en las conexiones para peatones y bicicletas
- Nuevo paso elevado ampliado que incluye mejoras para peatones y ciclistas
- Cruces ferroviarios nuevos para peatones/bicicletas
- Rutas de bus de alta frecuencia (salidas cada 10 a 15 min.)

Plan General de Uso de la Tierra

- Residencial Rural (0.05-0.2 unidades por acre)
- Residencial de Densidad muy Baja (0.2-2.0 unidades por acre)
- Densidad Baja/Espacio Abierto (2.0-8.0 unidades por acre)
- Residencial de Densidad Baja (2.0-8.0 unidades por acre)
- Residencial de Densidad Media Baja (8.0-13.0 unidades por acre)
- Residencial de Densidad Media (8.0-18.0 unidades por acre)
- Residencial de Densidad Media Alta (18.0-30.0 unidades por acre)
- Transit Village - Densidad Media (25.0-40.0 unidades por acre)
- Casas Móviles (4.0-18.0 unidades por acre)
- Transit Village-Uso mixto
- Servicios Minoristas y Empresariales
- Oficina
- Parque Empresarial
- Industria Liviana
- Industria General
- Público/Institucional
- Parques y Recreación
- Espacio Abierto
- Agricultura
- Límites de Parcela
- Arroyos

Áreas de Cambio

Las áreas de cambio son áreas en las que la ciudad centrará sus esfuerzos para abordar las necesidades de vivienda, servicios, conectividad y/o infraestructura para hacer que estos vecindarios estén completos.

- Áreas de Cambio
- 1 Fountain Grove/Mendocino Interchange
 - 2 Francisco Avenue
 - 3 Rosewood Village
 - 4 Marlow Center and Lance Drive Annexation
 - 5 Coddington
 - 6 West College Neighborhood Center
 - 7 Downtown Station Area
 - 8 Mendocino Corridor
 - 9 4th Street Corridor
 - 10 Flamingo Center
 - 11 Montecito
 - 12 St. Francis Shopping Center
 - 13 Montgomery Village
 - 14 Howarth Commercial
 - 15 Bennett Valley
 - 16 Santa Rosa Marketplace/South Park
 - 17 Hearn Corridor
 - 18 Roseland
 - 19 Stony Point Circle
 - 20 Oakmont
 - 21 Southeast Greenway

