



SunRidge Mixed-Use Center

RANCHO CORDOVA, CALIFORNIA

Nodal mixed-use centers intended to provide for a variety of everyday neighborhood services set amidst a activity and gathering spot.

Conceptual site plans were prepared for an approximate 30.5-acre parcel planned for mixed-use development as part of the 2,600 acre SunRidge Specific Plan in Rancho Cordova. Mixed-use developments within the SunRidge Specific Plan are intended to include a variety of employment, retail, office professional and medium density residential land use opportunities.

Designed as a true mixed-use neighborhood, the plan provides for a "Main Street" retail component, 72 townhomes, public open space and wetlands preservation. The design is focused around a village square with office / commercial to the north and residential to the south. Axial pedestrian promenades emanate

from the square to the south through the residential neighborhood, to the north through the retail and to the east and west terminating in the open space focal elements. The office / commercial component involves roughly 45,000 SF of street level retail with second story office and residential opportunities. The 72 townhomes offer both private yards and abundant public open space access, both within the neighborhood and to other parts of the community through and integrated trail system. Other public open space opportunities are both urban in the form of plazas and squares as well as more natural in association with the detention basins and wetland areas.

