



COLLEGE PARK

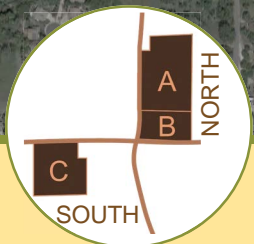
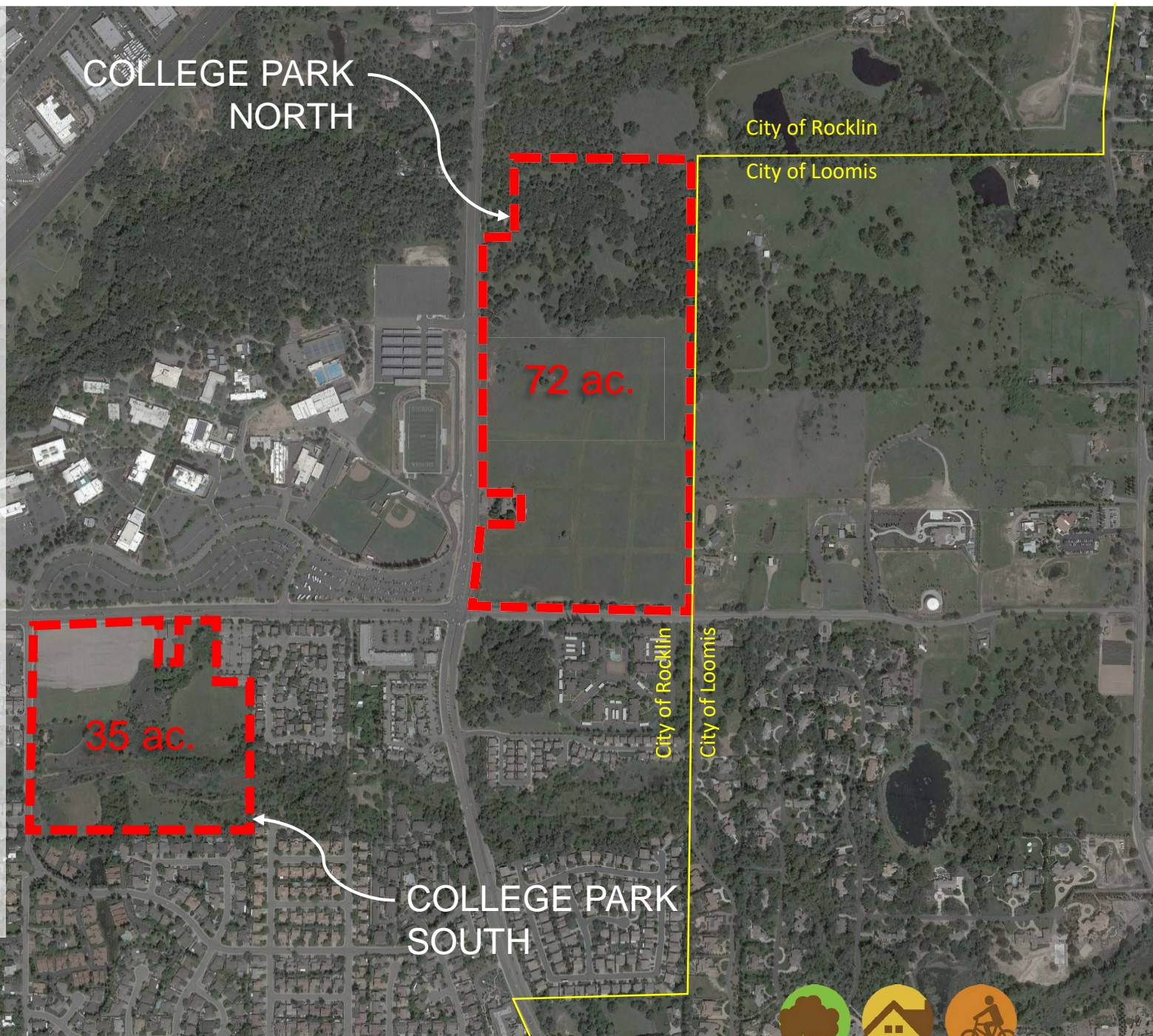


RocklinCollegePark.com



facebook.com/RocklinCollegePark

- Sierra College Objectives
 - Near term revenue generation through the sale of portions of the 72 and 35 acres for residential uses
 - Retain other portions for long term revenue generation through build lease opportunities and/or public/private partnerships
- Initiated RFP process from development community in 2015
- Selected Dan Cole as Master Developer
- Declared properties “surplus” in 2016
- Preliminary application submittal to City in 2016
- College and Dan Cole enter into contract with Cresleigh Homes in 2018
- Following the Neighborhood Meeting in December 2018, proposed single-family homes at College Park South, Site C-1, were reduced from 37 to 25 homes.



PROJECT BACKGROUND



COLLEGE PARK
NORTH

A

Site A
56.1 acres
Cresleigh Homes
(near term revenue)

B

Site B
15.9 acres
Sierra College/Dan Cole
(long term revenue)

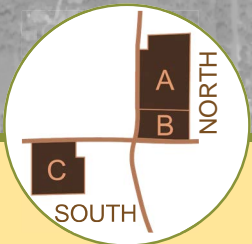
C-2

C-1

Site C-2
26.3 Acres
Sierra College/Public-
Private Partnerships
(long term revenue)

Site C-1
8.7 Acres
Cresleigh Homes
(near term revenue)

COLLEGE PARK
SOUTH



PROPOSED FUTURE OWNERSHIP

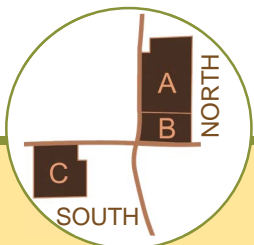


COLLEGE PARK | 2

Dan Cole

Sierra Evergreen East, LLC

- Co-founder of The Evergreen Company in 1981 and principal and co-founder of CPG West/Allegiant Develop Company
- Has developed over 6 million sq. ft. of office and retail uses in Sacramento, Folsom, Roseville and Rocklin
- Currently developing senior living, multi-family and single-family projects in Rocklin & Sacramento



MASTER DEVELOPER

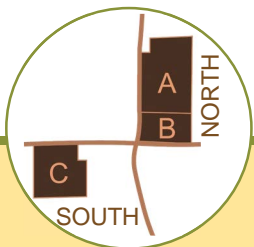


COLLEGE PARK | 3

Deana Ellis

Cresleigh Homes

- Cresleigh was founded in 1991 and has been active in the Sacramento region since its founding
- Constructed over 5,000 single family homes
- Approaching 1,000 units of constructed multi-family homes
- Developed 4 residential projects in Rocklin over the past 20+ years



RESIDENTIAL BUILDER



COLLEGE PARK | 4

GENERAL PLAN AMENDMENT

- Existing General Plan land use designation is Mixed Use
- Amend designation consistent with proposed use

REZONE

- 72 acres
Amend the Sierra College Area General Development Plan (GDP) consistent with the uses proposed
- 35 acres
Amend the Sierra College Area GDP to add the property and allow the development as proposed

SIERRA COLLEGE AREA GENERAL DEVELOPMENT PLAN

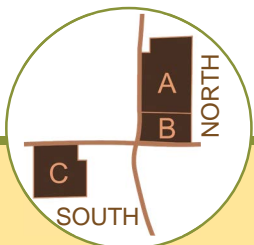
- Provides for allowed uses, densities and intensity of development

DESIGN GUIDELINES

- Architectural themes
- Entry feature design
- Landscaping design
- Lighting design
- Plant material/pallet

DEVELOPMENT STANDARDS

- Landscape setback dimensions
- Height limitations
- Floor area ratio limitations
- Parking ratios
- Residential lot coverage limitations



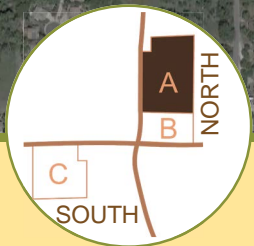
REQUESTED ENTITLEMENTS





VISION

A
Residential
Parks / Open Space Network



PROJECT LOCATION & VISION

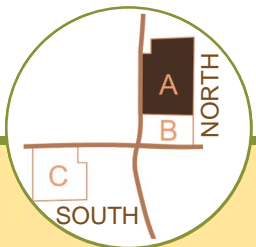


Sierra College Boulevard



Rocklin Road

Imagery is not representative and has been selected as a sample of architectural style, material and form.



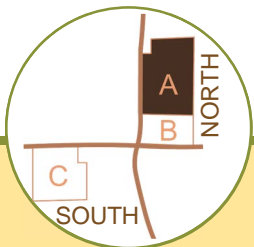
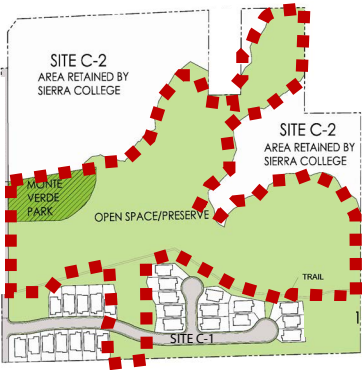
PROJECT VISION NORTH VILLAGE RESIDENTIAL

Sierra College Boulevard



Rocklin Road

El Don Road



PROJECT VISION PARKS/OPEN SPACE/DETENTION



COLLEGE PARK
NORTH

I-80

Sierra College Boulevard

Rocklin Road

A

B

VISION

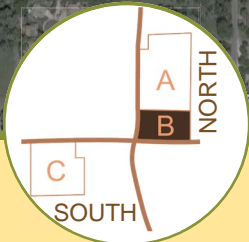
B

Retail
Senior Living
Office
Multi-Family

C-2

C-1

COLLEGE PARK
SOUTH



PROJECT LOCATION & VISION

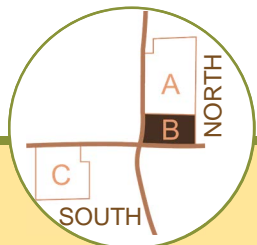


COLLEGE PARK | 9

Sierra College Boulevard



Rocklin Road



PROJECT VISION
RETAIL/SENIOR LIVING/OFFICE/MULTI-FAMILY

COLLEGE PARK | 10

VISION

C-1

Residential
Parks / Open Space Network

I-80

COLLEGE PARK
NORTH

Sierra College Boulevard

Rocklin Road

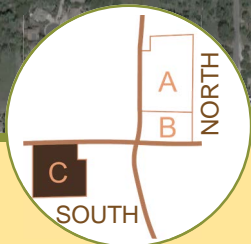
C-2

C-1

COLLEGE PARK
SOUTH

A

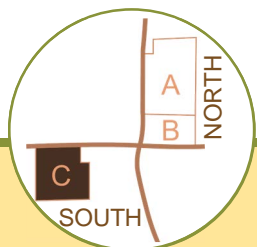
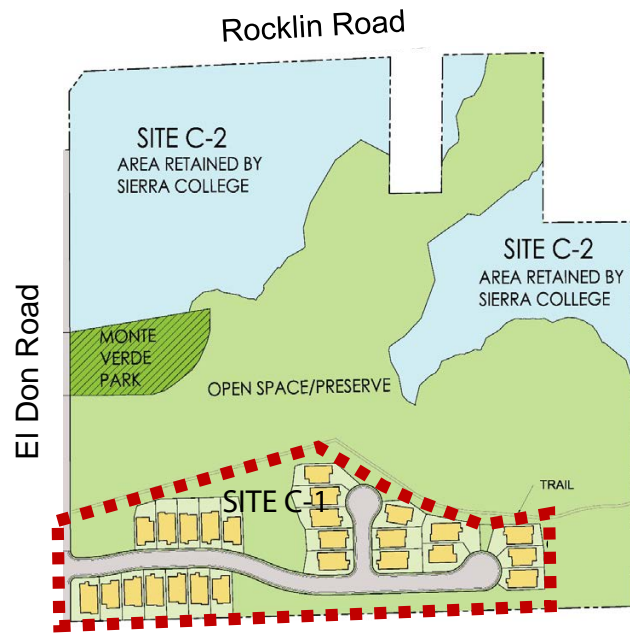
B



PROJECT LOCATION & VISION



COLLEGE PARK | 11



PROJECT VISION SOUTH VILLAGE RESIDENTIAL

VISION

C-2

College Public/Private Partnership Uses
Existing Park
Preserved Riparian Area

I-80

COLLEGE PARK
NORTH

Sierra College Boulevard

Rocklin Road

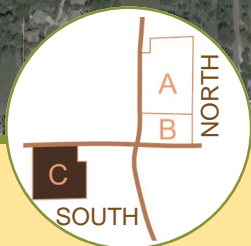
A

B

C-2

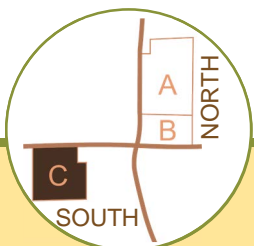
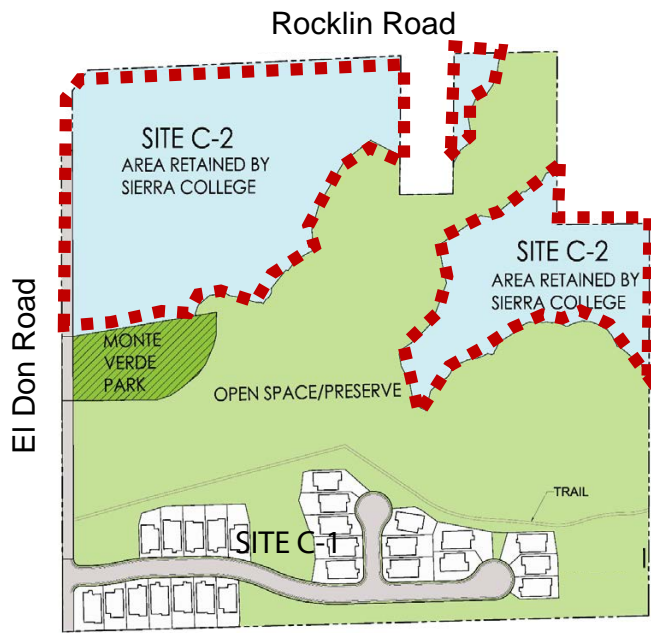
C-1

COLLEGE PARK
SOUTH

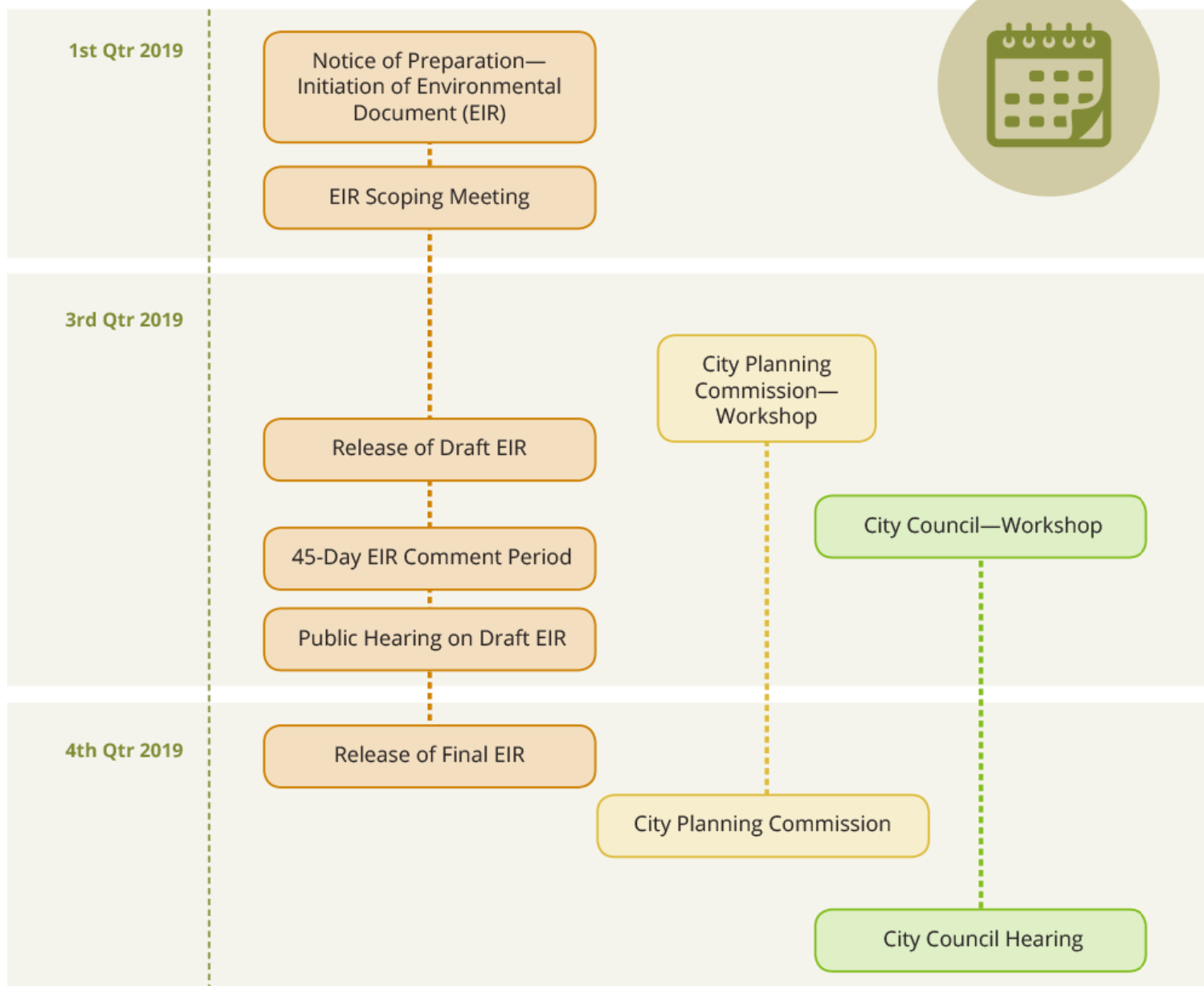


PROJECT LOCATION & VISION





PROJECT VISION COLLEGE PARTNERSHIPS



Since the project is in the early stages of planning and the timeline subject to change, we encourage you to sign up for email project updates at www.RocklinCollegePark.com.

