

EXISTING STRUCTURES

Food Center Building

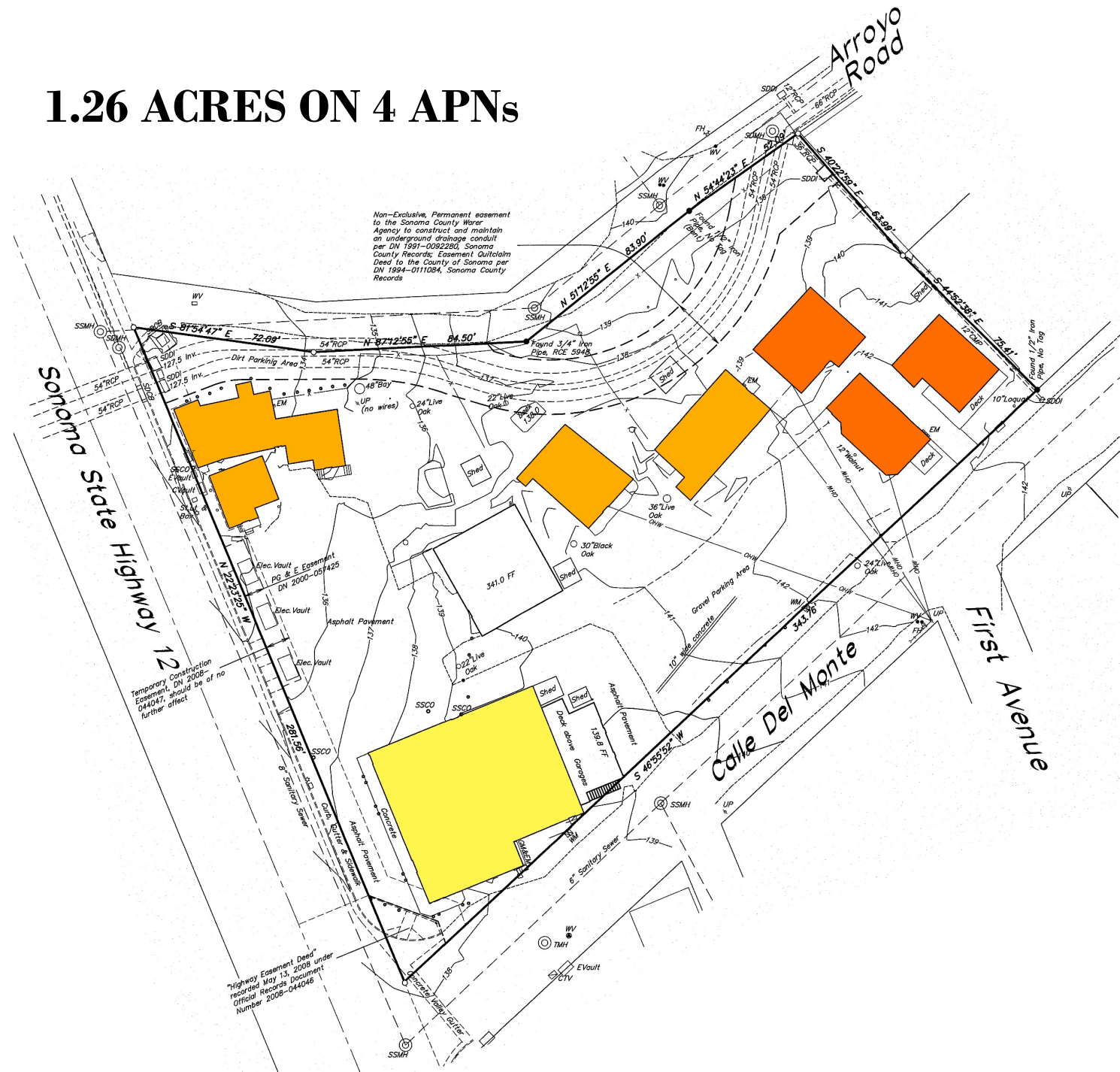
- 2-level mixed-use
- 3,000sq.ft. market/liquor store
- 2 studios at ground level
- 3 modified 1-bed apartments
- 6 private rooms sharing a bath

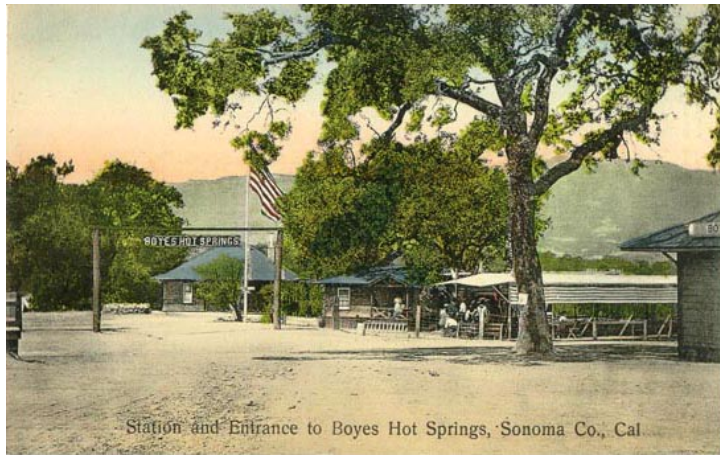
7 cottages (8 originally)

- 450 - 1,100sq.ft. each
- with 1-3 bedrooms
- Plus a storage shed/garage

**all structures on site have
seriously deteriorated**

1.26 ACRES ON 4 APNs





Station and Entrance to Boyes Hot Springs, Sonoma Co., Cal

**A SPOT IN THE
SPRINGS WHERE
YOU ONCE COULD
ALWAYS COUNT
ON BEING FED
BOYES' BEST**



Boyes Springs Food Center

THE VALLEY'S MOST CONVENIENT
MARKET FOR SHOPPING



SUMMERTIME

Who doesn't enjoy these wonderful Summer days we are having in the Valley. Swimming, golfing, horseback riding—all sorts of enjoyment. Even eating is more of a joy in the Summer with all the fresh fruits and vegetables that are available. And the place to get them—where you can be absolutely positive of their freshness—is the Boyes Springs Food Center. Nothing but the best ever goes over the counters at the Food Center. Be wise — buy wise, at the Boyes Springs Food Center!

Free Delivery

on all orders of \$5.00 or more, meat included
TELEPHONE 2098

Open weekdays 8 a. m. to 10 p. m. Sundays 8 a. m. to 9 p. m.

**“BE WISE –
BUY WISE,
AT THE
BOYES SPRINGS
FOOD CENTER!”**



**MORE THAN 40 YEARS AGO,
MARY'S PIZZA SHACK
OPERATED ON THIS SITE
UNTIL IT WAS BADLY FIRE
DAMAGED, AT WHICH TIME
THEY CHOSE TO RELOCATE
DOWN THE HIGHWAY.**

A PROJECT OF THREE PARTS

8 New Townhomes

2-4 Beds – 1,000-1,725sq.ft.

All-New Mixed-Use

21 Apartments in Total:

4x Studios, 10x 1-Beds,

6x 2-Beds, 1x 3-Bed,

4,000sq.ft. Shops/Restaurant

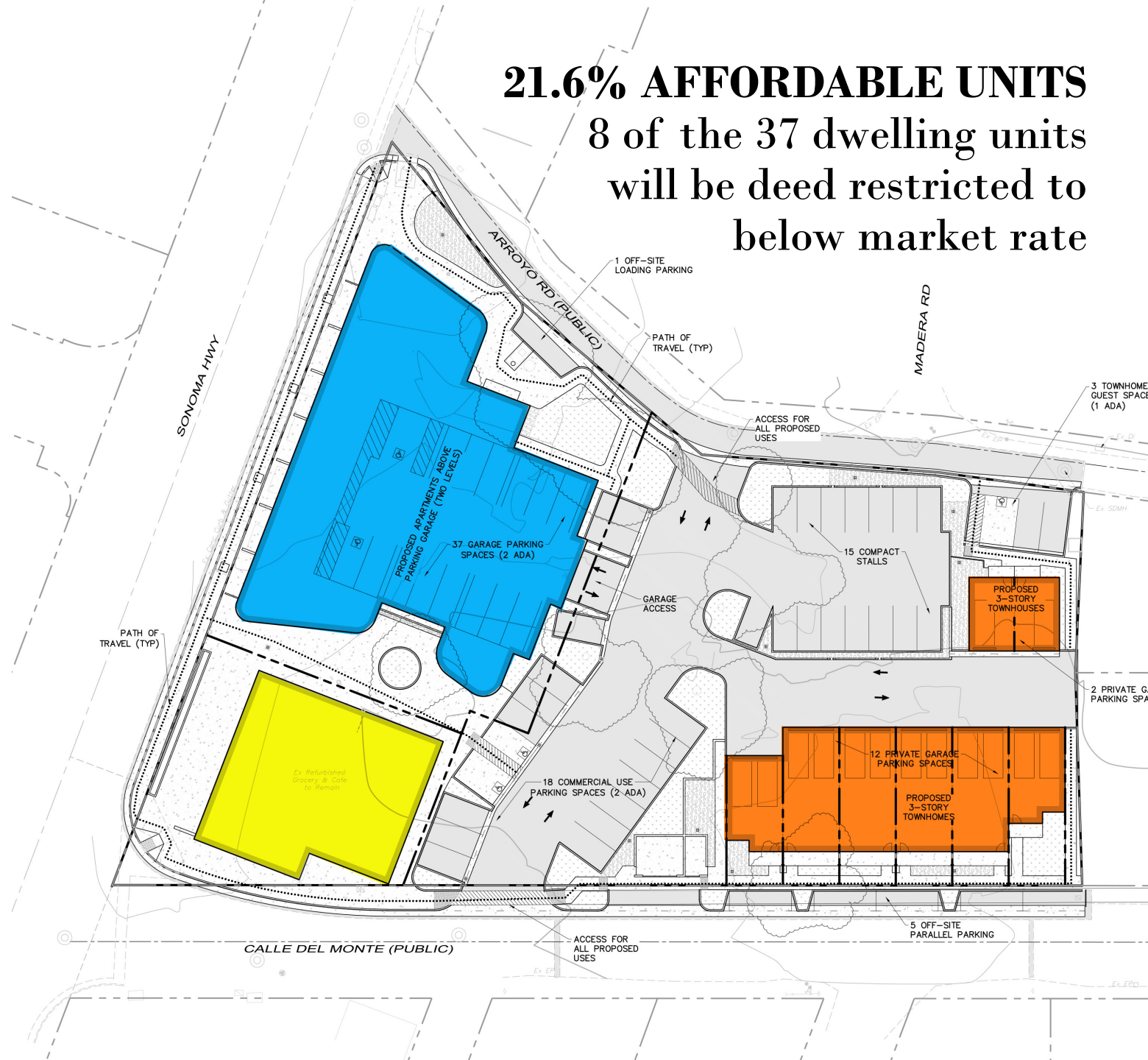
Renovated Mixed-Use

8x 1-Bed Apartments,

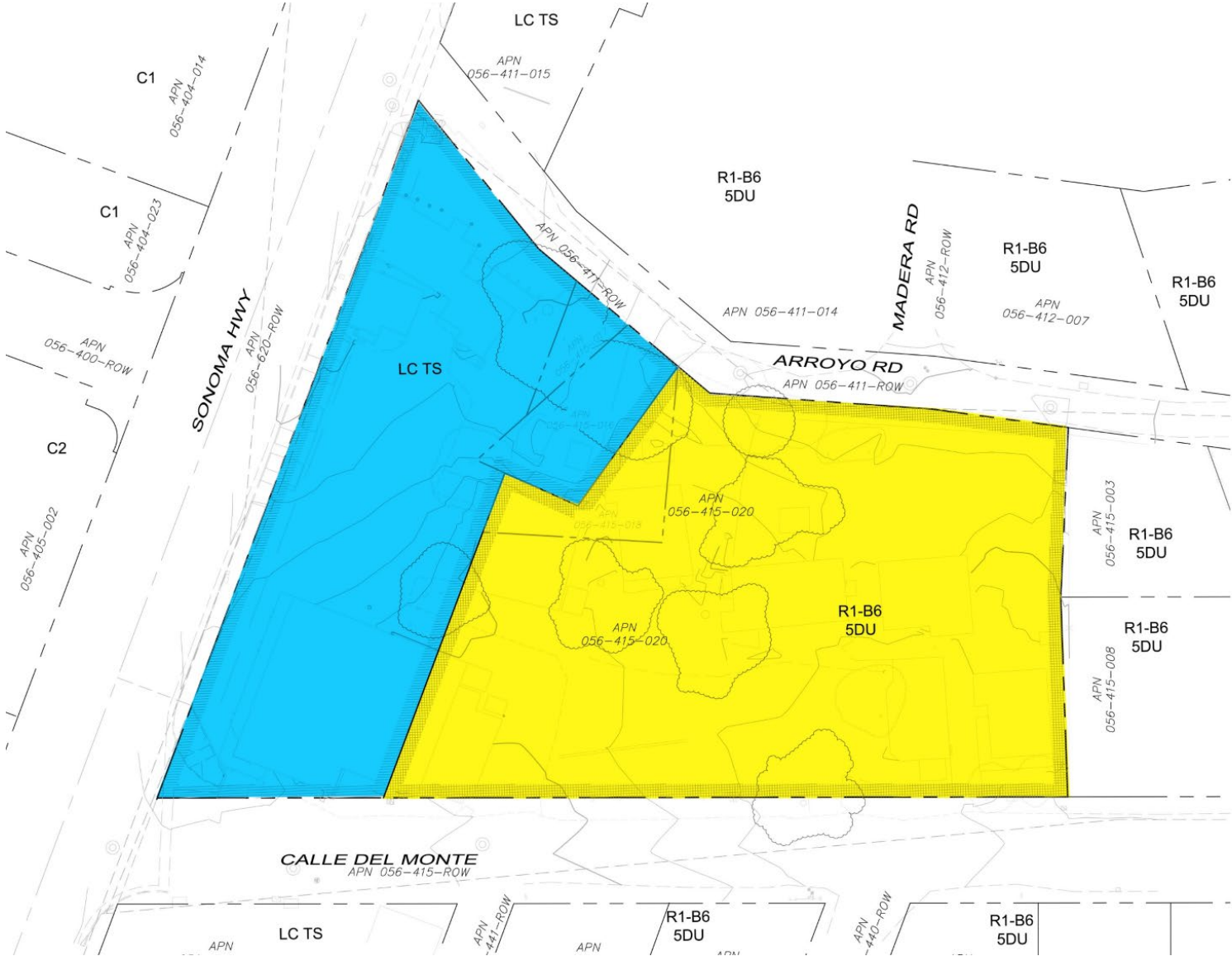
3,000sq.ft. Store & Deli

21.6% AFFORDABLE UNITS

8 of the 37 dwelling units
will be deed restricted to
below market rate



EXISTING GENERAL PLAN – YELLOW IS LOW DENSITY 5 DU/AC

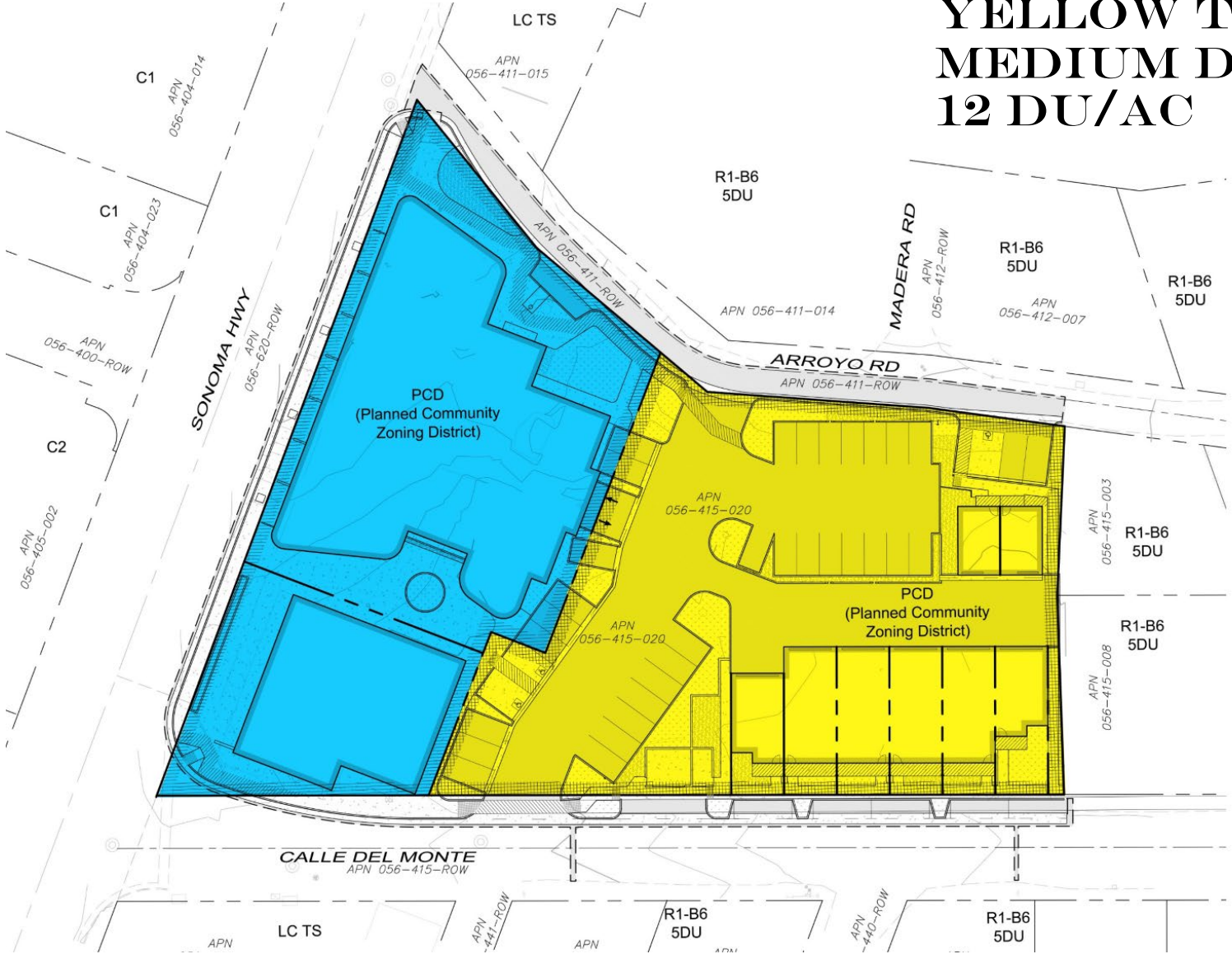


GENERAL PLAN DOES NOT QUITE ALIGN WITH PROPOSED



PROPOSED SITE PLAN BOUNDARY ADJUSTMENT

**YELLOW TO BECOME
MEDIUM DENSITY
12 DU/AC**





DRAWING NOTES

- .001 ELEVATOR
- .015 CMU TRASH ENCLOSURE WITH PAINTED METAL GATES AND ROOF
- .017 SEAT WALL WITH AT GRACE PLANTER, SLD
- .019 CONCRETE PLANTER, SLD
- .037 SECTIONAL GARAGE DOOR
- .043 BICYCLE PARKING
- .045 CONCRETE STAIR
- .046 ACCESSIBLE CONCRETE RAMP
- .049 BENCH, SLD

LEGEND

- PROPERTY LINE
- RESTAURANT / DINING AREA
- KITCHEN / RESTAURANT BACK OF HOUSE
- RETAIL
- PARKING
- RESIDENTIAL
- PATIO / USABLE OPEN SPACE
- PLANTED AREA
- COMMON AREA

1 OVERALL PLAN - GROUND FLOOR
1/8" = 1'-0"





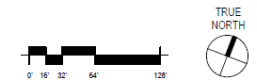
DRAWING NOTES

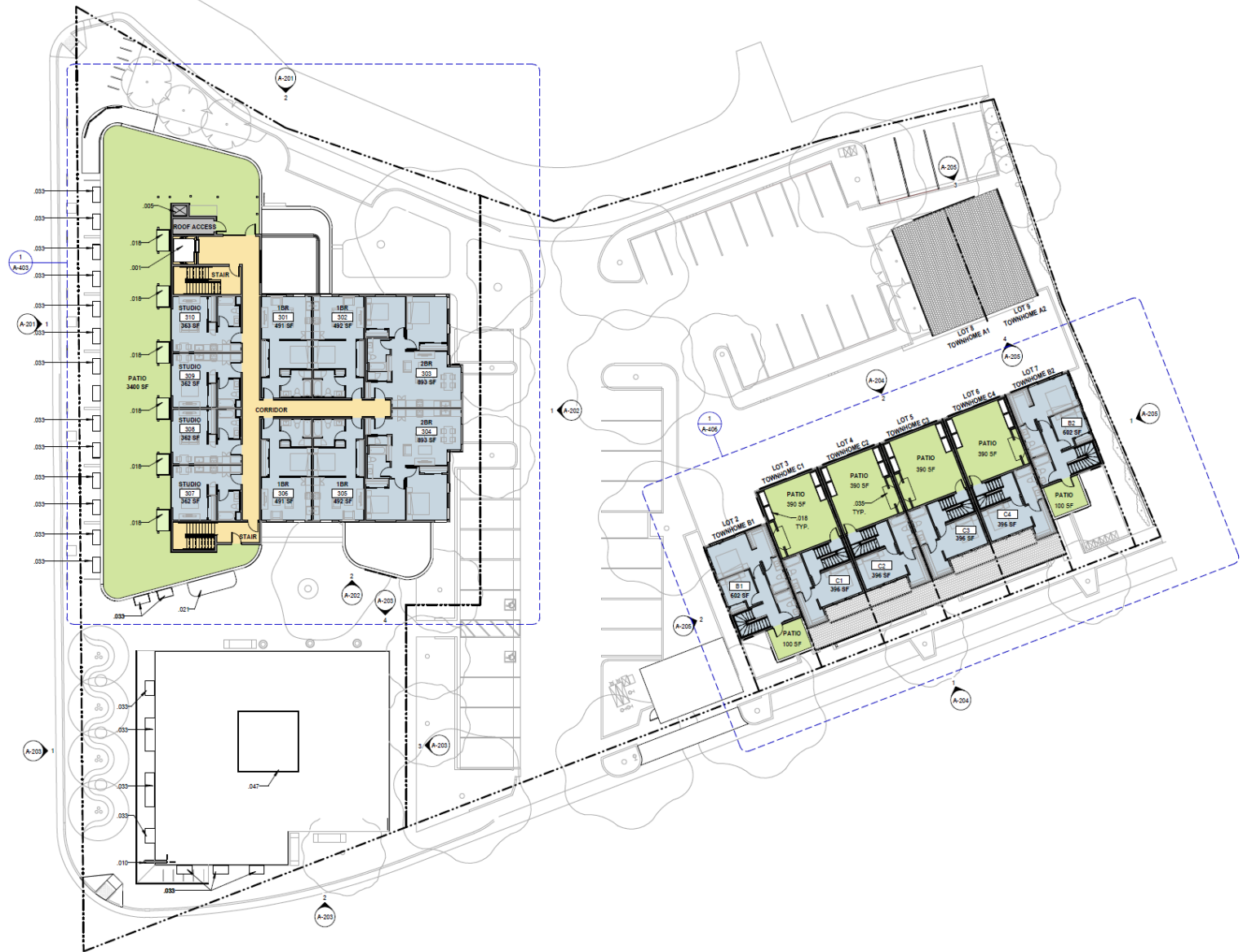
- 001 ELEVATOR
- 010 EXISTING GROCERY BLADE SIGNAGE. SEE SHEET 10A-903
- 011 LARGE GROCERY SIGNAGE. SEE SHEET 6A-903
- 013 SMALL GROCERY SIGNAGE. SEE SHEET 7A-9-03
- 016 RAISED PLANTER BOX
- 021 CEMENT PLASTER AWNING
- 022 SALOON
- 023 CANOPY OVER GROCERY STORE ENTRANCE
- 033 CANVAS AWNING ON PAINTED STEEL FRAME

LEGEND

-  PROPERTY LINE
-  RESTAURANT / DINING AREA
-  KITCHEN / RESTAURANT BACK OF HOUSE
-  RETAIL
-  PARKING
-  RESIDENTIAL
-  PATIO / USABLE OPEN SPACE
-  PLANTED AREA
-  COMMON AREA

1 OVERALL PLAN - SECOND FLOOR
1/16" = 1'-0"





- DRAWING NOTES**
- .001 ELEVATOR
 - .005 EXHAUST SHUNT ABOVE FOR RESTAURANT
 - .010 EXISTING GROCERY BLADE SIGNAGE, SEE SHEET 10A-903
 - .018 RAISED PLANTER BOX
 - .021 CEMENT PLASTER AWNING
 - .033 CANVAS AWNING ON PAINTED STEEL FRAME
 - .035 OUTDOOR FIREPLACE AND HEARTH
 - .047 ROOFTOP MECHANICAL ENCLOSURE

- LEGEND**
- PROPERTY LINE
 - RESTAURANT / DINING AREA
 - KITCHEN / RESTAURANT BACK OF HOUSE
 - RETAIL
 - PARKING
 - RESIDENTIAL
 - PATIO / USABLE OPEN SPACE
 - PLANTED AREA
 - COMMON AREA

1 OVERALL PLAN - THIRD FLOOR
1/16" = 1'-0"



CONSTRUCTION SEQUENCING

2021-2022

Demolish three cottages
Construct 8 new townhomes

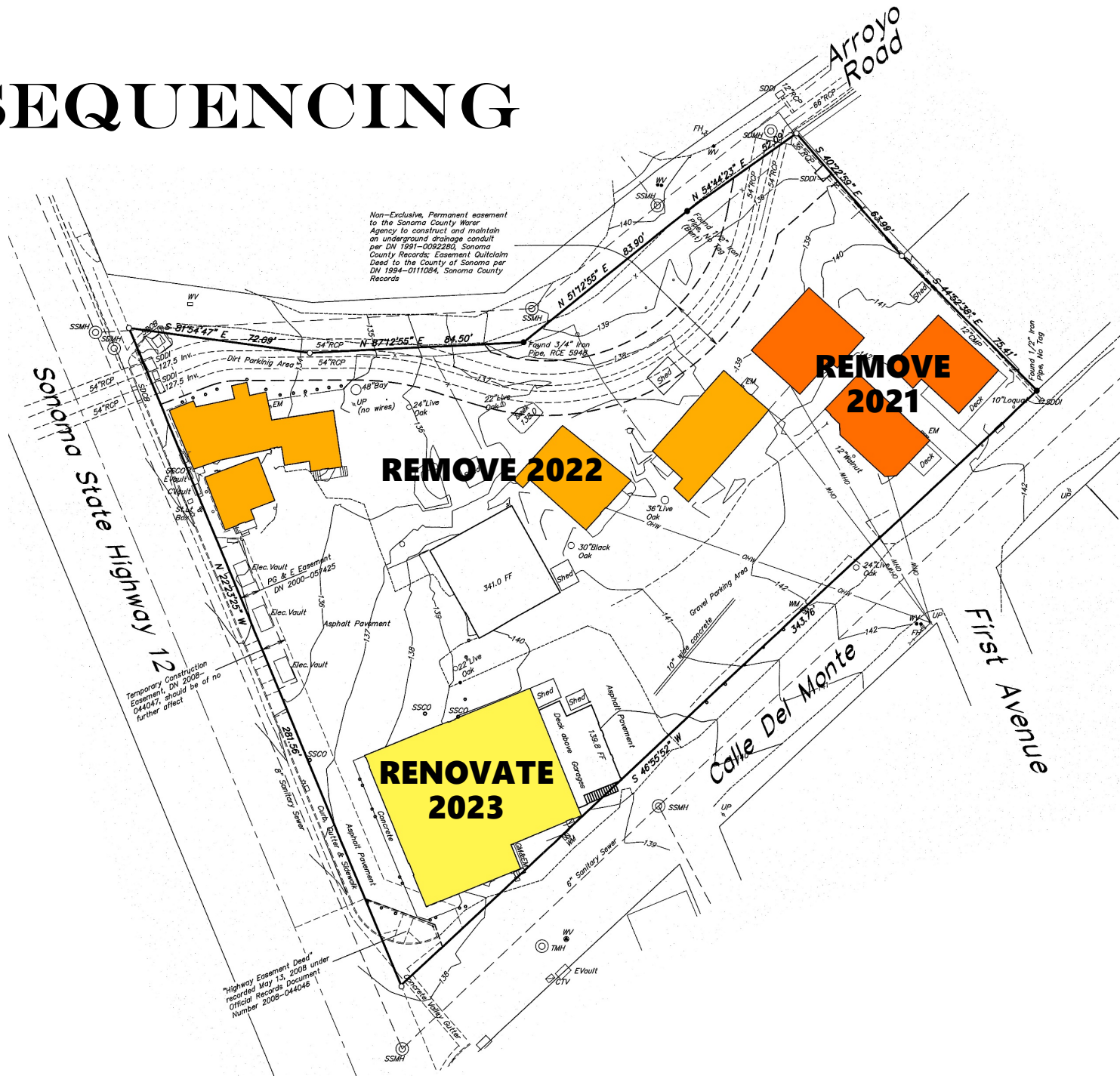
2022-2023

Demolish four cottages
Construct new mixed-use building
With 21 all-new apartments

2023-2024

Renovate the Food Center Building
Will include 8 newly configured
1-bedroom apartments

Existing residents will be offered
affordable housing options on or
off-site during construction and
within the completed project.



EXISTING HOUSING DISPOSITION

INTERIM HOUSING PROVISIONS (5)

FINAL HOUSING DISPOSITION (5)

MOVE OUT (3)	UNIT NAME	UNIT DESCRIPTION	APPRX. SQ.FT.	BEDS	BATHS
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MOVE IN (3)	UNIT DESCRIPTION	RENT TYPE (1)	APPRX. SQ.FT.	BEDS	BATHS
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MOVE IN (3)	UNIT DESCRIPTION	RENT TYPE (1)	APPRX. SQ.FT.	BEDS	BATHS
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Single Family "Cottages"	2021 SUMMER	Cottage 1	16 Calle Del Monte	874	2	1
		Cottage 2	14 Calle Del Monte	836	2	1
		Cottage 3	15 Calle Del Monte	693	2	1
	2022 SUMMER	Cottage 4	12 Calle Del Monte	1,001	4	1
		Cottage 5	8 Calle Del Monte	684	2	1
		Cottage 6	18271 Sonoma Hwy	444	1	1
		Cottage 7	18201 Sonoma Hwy	1,100	4	2

N/A	Moving directly to final location				
2021	Within 10 miles	Cont. Existing Rate (4)	TBD	2	1
2021	Within 10 miles	Cont. Existing Rate	TBD	2	1
N/A	Moving directly to final location				
2022	Arroyo - Townhome	Cont. Existing Rate	1,114	2	1.5
N/A	Moving directly to final location; NOT a low income household (2)				
N/A	Moving directly to final location				

2021	18020 Bonita Way	Match Low Income (6)	700	2	1
2023	New MUB	Deeded Low Income	880	2	1
2023	New MUB	Match Low Income (6)	880	2	1
2022	Calle - Townhome	Deeded Low Income	1,543	3	2.5
2023	New MUB	Match Low Income (6)	880	2	1
2022	Any Available Unit	Offer at Market Rate	TBD	1	1
2022	Calle - Townhome	Match Low Income (6)	1,543	3	2.5

Food Center Apartments	2023 FALL	Apt 1	#1 - upstairs back	600	1	1
		Apt 2	#2 - upstairs back	700	1	1
		Apt 3	#3 - upstairs front	850	2	1
		Stu 4	#4 - ground floor	350	0	1
		Stu 10	#10 - ground floor	400	0	1
		SRO's	4A, 5, 6, 7, 8, 9 shared bath, no kitch	150	0	0
				vary	0	0

N/A	Moving directly to final location				
N/A	Moving directly to final location				
N/A	Moving directly to final location				
N/A	Moving directly to final location				
N/A	Moving directly to final location				
N/A	Moving directly; note one unit vacant, one resident is opting out, and remaining will be offered shared accomodation in two units				

2023	Apt - New MUB	Deeded Low Income	492	1	1
2023	Apt - New MUB	Deeded Low Income	492	1	1
2023	Apt - New MUB	Deeded Low Income	880	2	1
2023	Apt - New MUB	Deeded Low Income	492	1	1
2023	Stu - New MUB	Deeded Low Income	362	0	1
2023	Stu - New MUB	Deeded Low Income	362	0	1
2023	Stu - New MUB	Match Low Income (6)	362	0	1

(1) All residents will have fixed rent until placed in their final housing unit, at which time they will begin paying noted rent type.

(2) Not all residents qualify for Low Income dwelling units.

(3) Moving dates are all estimated and subject to permitting and construction progress.

(4) Residents moved off site will be provided with housing, owned by KS Mattson Partners or a 3rd party, and will pay their existing rent with any overage subsidized by KS Mattson Partners.

(5) Housing plan was discussed with heads of household in 2018 and was created with their input.

(6) The initial leases of these non deed restricted units will be offered at a rate equivalent to similar affordable to deeded low income units; if the resident declines to move in or the lease is broken, the unit will be offered at market rate.

EMBRACING PLACE & ENHANCING SPACE

Renewing a 1940's grocery store and its **iconic sign**.

Establishing **safe sidewalks, small-scaled** retail shops and **dining** along Sonoma Highway.

Transforming car parking and barren hardscapes into **vibrant promenades and plazas** with abundant **bicycle parking**.



AN UNPRECEDENTED & URGENT NEED FOR HOUSING



A carefully considered mixed-use infill development, located in the heart of the Springs Communities, conceived with the goal of providing the widest possible range of housing options to represent and serve the diverse local population, including 8 affordable units.



BOYES SPRINGS FOOD CENTER

18285 SONOMA HIGHWAY