



Sumner Place

• Eastvale •



AN OPPORTUNITY FOR EASTVALE

Designed to enhance the neighborhood with classic Santa Barbara architecture and beautiful tree-lined, lushly landscaped parkways, Sumner Place creates a quaint neighborhood village. In addition to much needed new housing options, Sumner Place will also provide a local gathering space with dining and retail opportunities, and curb-to-curb roadway improvements that correct the bottleneck at Schleisman Road and Sumner Avenue while providing safer pedestrian crossings, beautiful tree lined pathways and access to the city's existing and planned trail system.

EXPANDED HOUSING OPTIONS

Sumner Luxury Apartment Homes would provide Eastvale's current and future residents with alternative housing opportunities perfect for those who may be priced out of the market, empty nesters who wish to downsize, or perhaps those who simply prefer the stress free lifestyle that leasing an apartment home provides in a highly amenitized, secure and maintenance-free luxury community.

RESORT-STYLE AMENITIES

Sumner Place is creating a community that residents want to come home to, including:

- Access to a 4,500 sf clubhouse complete with a working kitchen, fireplace, pool tables, and flat screen TV
- A state-of-the-art fitness center
- Poolside "California Room" featuring showers, fireplace, sitting areas, and a flat screen TV
- Swimmer's pool, spa, and poolside cabanas
- BBQs and firepits
- Built-in state-of-the-art technology
- On-site security, including Guard Gate entrance and surveillance cameras throughout
- On-site leasing office
- On-site business center
- Lush, mature landscape including cooling canopy of Crepe Myrtle and Chinese Pistachio shade trees
- Plenty of open areas and green space
- Tuck-under garages, carports with solar panels, and electric vehicle charging stations
- Outdoor courtyards and gathering spaces throughout the property allowing residents to connect and to create an environment of inclusion
- An on-site community village featuring quaint dining and retail options, outdoor seating, and a beautiful Spanish fountain

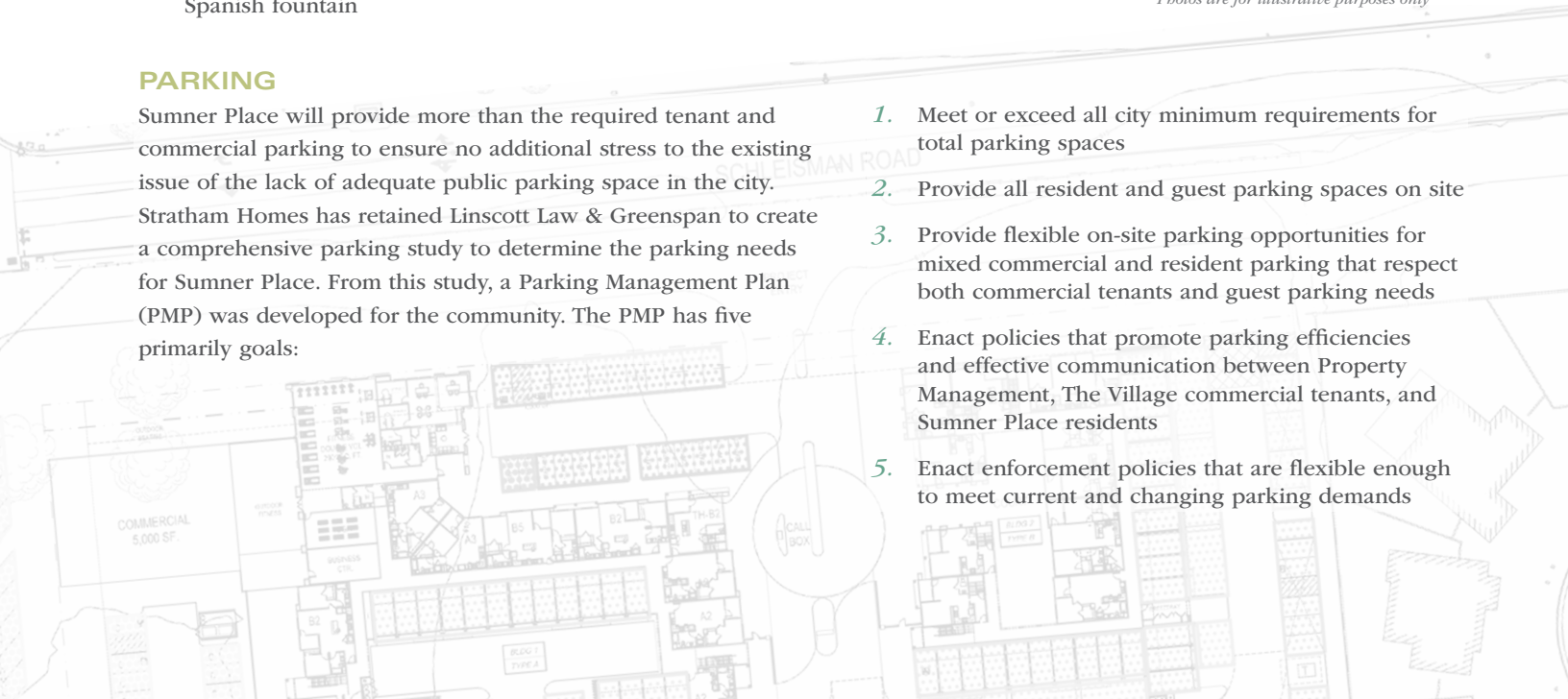


Photos are for illustrative purposes only

PARKING

Sumner Place will provide more than the required tenant and commercial parking to ensure no additional stress to the existing issue of the lack of adequate public parking space in the city. Stratham Homes has retained Linscott Law & Greenspan to create a comprehensive parking study to determine the parking needs for Sumner Place. From this study, a Parking Management Plan (PMP) was developed for the community. The PMP has five primarily goals:

1. Meet or exceed all city minimum requirements for total parking spaces
2. Provide all resident and guest parking spaces on site
3. Provide flexible on-site parking opportunities for mixed commercial and resident parking that respect both commercial tenants and guest parking needs
4. Enact policies that promote parking efficiencies and effective communication between Property Management, The Village commercial tenants, and Sumner Place residents
5. Enact enforcement policies that are flexible enough to meet current and changing parking demands





BENEFITS FOR THE COMMUNITY

Developed by Stratham Homes, Sumner Place will contribute significantly to the local community, including:

Economic growth

- Sumner Place will contribute an estimated \$3.3 million for adjacent street improvements including the undergrounding of powerlines, intersection improvements, and parkway and median landscaping
- Major improvements along Schleisman Road and Sumner Avenue to widen the intersection and correct the “bottleneck” condition, including:
 - New, aligned travel lanes
 - Lushly landscaped medians and parkways
 - New right turn lane onto Northbound Sumner Avenue
- Developer-funded infrastructure improvements save taxpayer dollars
 - Tax benefits and new ongoing revenue for vital public services such as police, fire, libraries, and school

Community character

- Enhanced pedestrian connectivity through a new meandering, tree-lined pathways and bike lanes
- Provides a gathering space for local residents featuring a quaint collection of retail and dining venues such as a small coffee or bagel shop, bakery, or other neighborhood-serving concepts
- Provides safer local access to the Eastvale Community Center and Silver Lakes Sports Complex
- Creates a safe, walkable connection on Orange Street to nearby schools via landscaped parkway, new sidewalks, and enforced no parking zone
- Brings a beautiful new neighborhood-serving retail village to the heart of Eastvale, complete with plenty of outdoor space designed for the “new normal” we are all experiencing

Sensitivity to surrounding neighborhoods

- Set-backs from 92 to 210 feet from nearby homes
- Beautiful Spanish architecture designed with unique features and entry statements
- Lush landscaping, including a “tree canopy” along Schleisman Road
- More than required tenant parking using “tuck under” garages and carports with solar roofing
- Luxury 1 and 2 bedroom units
- Security gate-guarded community

TRANSPARENT PUBLIC PROCESS

Stratham Homes has explored how best to develop the mostly vacant land and implement the much-needed road improvements to Schleisman Road and Sumner Avenue. The property is currently zoned for commercial retail and will need to undergo a zone change that allows for a Mixed Use development consisting of luxury apartment homes, townhomes and a neighborhood-serving retail village. Ultimately, the planning and approval process will include numerous opportunities for public consideration and input. We are committed to creating a neighborhood community that the City and surrounding neighborhoods will be proud of.

STAY INFORMED

Please visit **SumnerPlace.net** or contact us directly at **Hello@SumnerPlace.net** to learn more about Sumner Place.



STRATHAM HOMES

Stratham Group has been a community partner with the City of Eastvale for many years. You may be familiar with our planned communities in Eastvale, including Sendero and Providence Ranch. At Stratham, our motto is “We love to build and manage communities our residents love to live in!” And we mean it. Since establishing ourselves in 1983, Stratham has relied upon integrity, ethics and the strength of our relationships to guide our business. Putting people first—that’s the Stratham difference. It’s why our award-winning company continues to rank among the most trusted names in real estate development in Southern California. For more information on Stratham, visit our website at **StrathamGroup.com**

In harmony with the City’s General Plan goals

GATHERING SPACES

Gathering places are locations that serve as meeting places where people gather. Examples of gathering places include shopping areas, restaurants, plazas, parks, and community centers...private facilities, such as restaurants or coffee houses, can also serve this function. Gathering places are important components of a community because they provide a common location for people to meet, talk, shop, and play. They are locations to sit and relax, read, or converse.

LAND USE

Creating a mix of land uses that meets the needs of Eastvale’s residents, including a wider variety of housing choices that respond to demographic changes (e.g., an aging population). This is addressed in part in this General Plan and in part by future planning efforts foreseen in the Land Use Chapter.

PEDESTRIAN/BICYCLING/WALKABLE DESIGN POLICIES

Policy DE-17: Public and private development of all kinds should create safe, inviting, and functional pedestrian and cyclist environments through a variety of techniques, including:

- Planting trees to provide shade for pedestrian paths, sidewalks, and walkways
- Safe, separated pedestrian walkways
- Safe, visible bicycle parking
- New, wider sidewalks, pathways, and extensions to existing trails and bike paths