

A GROUNDBREAKING MIXED-USE NEIGHBORHOOD THAT BREATHES NEW LIFE INTO THE REGINA WINERY

Creative Reuse of the Regina Winery. Portions of the existing historical structure will be preserved, enhanced, and transformed into a creative arts campus featuring live-work lofts and arts spaces with a curated tenant mix that will aggregate artistic ventures including practicing artists, galleries, music studios, art and music instruction, craft artisans (e.g., woodworkers, jewelry smiths, ceramicists), architects, printers, specialty boutiques, and clothing designers.

To honor the food and beverage service that were an important part of the Regina Winery, portions of the historic sheds will be customized to accommodate a wine shop, wine tasting bar, micro winery, and a winery-themed banquet facility. Each of these will be tailored to provide a boutique experience that is not available from big-box retailers and corporate properties. They will feature small craft labels, a chef-driven California cuisine menu, and banquet decor that uses historic equipment, such as the giant, old-growth wine vats.

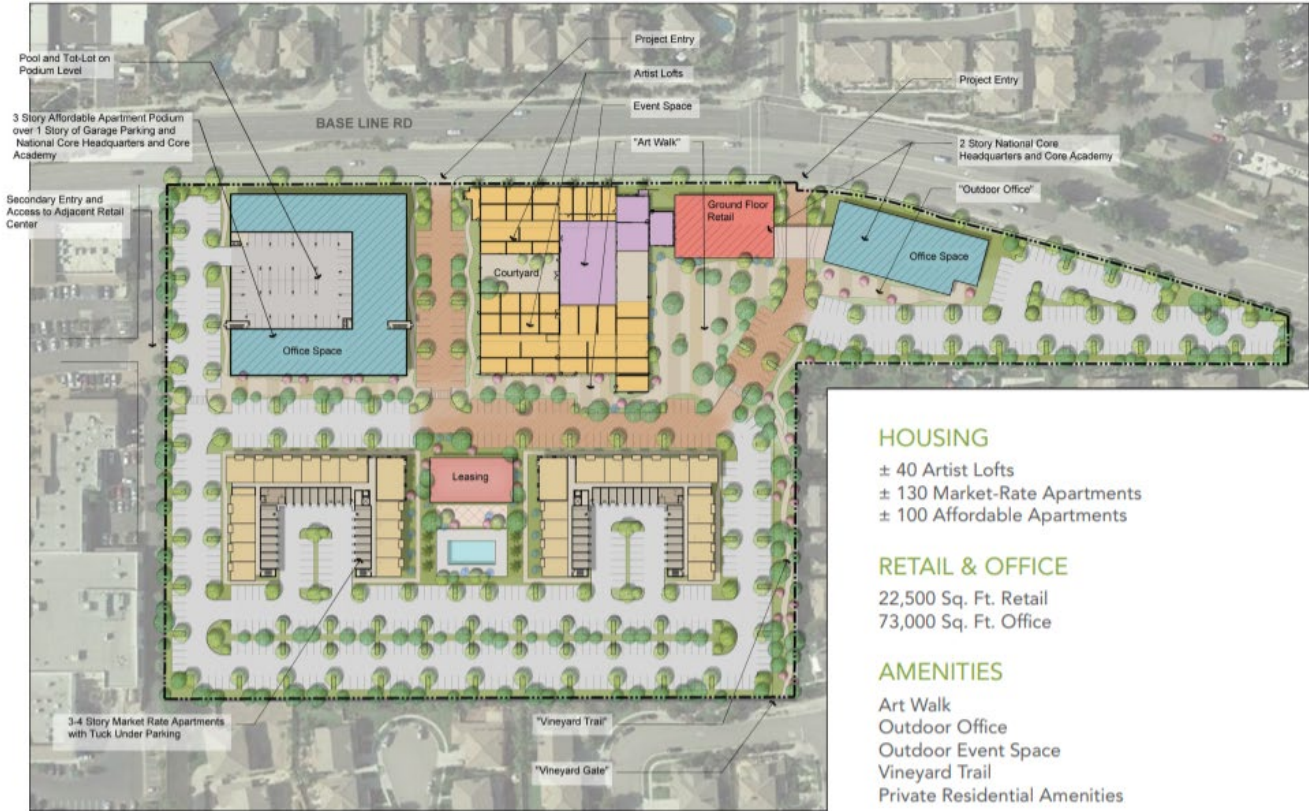
Together with the wine-themed attractions, loft tenants will help generate an ever-evolving calendar of activities that draw in local and regional visitors. There will be art exhibitions, art walks, history tours, product launches, community fairs, and public concerts. The Regina Winery will once again become a thriving destination for commerce and community.

Inclusive Homes for Rancho Cucamonga Residents. The project will expand Rancho Cucamonga's residential offerings by 270 new homes across a spectrum of housing types, sizes, and affordability ranges. The initial concept is envisioned to support:

- 130 market-rate apartment homes clustered at the southern end of the site in three-to-four story stacked flat apartments. The units range in size between one- and three-bedroom homes with a variety of high-end amenities.
- 40 live/work artist lofts that provide opportunities for emerging entrepreneurs to engage the local business environment.
- 100 apartment homes in the northwest corner of the site that would be affordable to a variety of household incomes.

Employment Hub and Learning Neighborhood. Entering the site from the central signalized access point, guests and residents would be greeted by approximately 82,000 square feet of combined ground floor creative space across two two-story structures. National CORE's new CORE Village would be divided between the two buildings featuring above-ground office and learning areas as well as outdoor flex spaces with paseos designed to provide al-fresco remote working environments.

The new CORE Village proposes to integrate office uses with learning + development as part of a new CORE Academy: a regional center for learning about attainable housing, a space for community-based workshops, and flexible job training. This unique approach to adaptive reuse enriches a broader housing ecosystem and provides a model for a creative learning-integrated neighborhood.



HOUSING

- ± 40 Artist Lofts
- ± 130 Market-Rate Apartments
- ± 100 Affordable Apartments

RETAIL & OFFICE

- 22,500 Sq. Ft. Retail
- 73,000 Sq. Ft. Office

AMENITIES

- Art Walk
- Outdoor Office
- Outdoor Event Space
- Vineyard Trail
- Private Residential Amenities