

Zos Ntuj Hmoov Ntuj (4/22/2019)

Project Description (see Land Use spread sheet for divisions of acres and buildings)

Zos Ntuj Hmoov Ntuj is Kev Ntseeg Leej Niam's community and is the NATIONAL CAMPUS and HEAD QUARTERS for the community and will be the focal point for all of commerce, production, and community affairs. The site is located in northwest Oroville and adjacent to Highway 70. This site will be the central hub for Research and Business creating a corporate headquarters and campus like feel.

The site is approximately 170 acres. Seventy acres of the property is within the Oroville city limits. The property sits above the Thermalito Bay's North Forebay. To the immediate northeast of the property is the beautiful backdrops of Table Mountain. The site will be the northern arrival for Oroville, where the City, County, and Owner can place appropriate branding and identity for the Community.

The Village Core and Leej Niam's Temple and Park

The heart of the community is considered the Village Core. The Core consist of a campus atmosphere that provides all elements of a mixed-use development with the temple being the key focal point. The additional elements include:

1. Campus environment and layout with Architecture to fit the temple and environment.
2. Administrative and Business Offices.
3. Research and Commercial business offices.
4. Visitor Center and Gift Shop.
5. Retail shops and Restaurants for the users and visitors.
6. A Private School, Fields, and Auditorium for all ages.
7. The Temple, with park, gardens, arrival and reception areas (focal point architecturally).
8. Clustered Multi-Family Housing (100 acres equals 100 units).
9. Museum exhibits will be focused at the trailhead cabana and throughout the site trails.
10. Parking is joint use to cover the needs of the Temple and Commercial.

The Leej Niam's Temple is centered within the Village near a seasonal creek and park with the backdrop of the striking basalt mesas and wildflowers that make up Table Mountain. The temple is 27,500 square feet and includes classrooms, a meeting area, a worship area, a ceremony area, and an area to view Leej Niam's statue. This temple also includes open space park and plaza area abutting to a trail system that runs throughout the development. Adjacent to the temple is an outdoor walking museum where one can stroll through exhibits providing historical culture and lifestyle of the Hmong people and the religion.

Phase 1 of the development will be focused on the Temple, parking, and Caretakers Home in area G, The apartments in area F, and possibilities some commercial/retail in area D and or E.

Parkland, Open space, and Wildlife Interface

Because of Leej Niam's love for environment, nature, and all living beings, approximately six acres is preserved as parkland for wildlife in the community adjacent to the temple. In addition to the parkland, there are about 30 acres of natural wetlands and loop trails incorporated into the design to keep its natural beauty surrounding Leej Niam's community. Adjacent parkland and wetlands along with the outdoor museum provide walking trailheads and trails that provide our users and others to access the park. Wildlife Interface will be featured with 36 acres of wetlands throughout the 100 acres and more on the 70-acre parcel.

Residential and Housing (Both 100 and 70 acre parcels)

The 70-acre in the city limits has a gentle slope from the north to the south and supports 144 single family homes, 200 apartment units & clubhouse, Mini-Mart/gas station and a 4-story hotel. The village core located on the upper 50-acres of the county parcel includes the temple and the Mother's home and creates a thriving center for gathering and brings 50+ apartment units and includes a private school and auditorium.

Phase 1 will include the multi-family of 50 +units (100 available on the 100-acre parcel)

Research, Business, and Manufacturing (Parcels A, B, C, D, & E)

Along the freeway on the north end (Area A), the property provides high end business offices, and a restaurant with a great view of the forebay and valley. As you come south along Hwy 70 and Table Mountain Blvd., you have (Area B) with high-density research and business. This parcel provides light industrial sites. (Area C) is primary Business Commercial as it is next to the village core and temple (Area D and E), which will create a thriving center and a gathering hub that includes a campus feel visitor center, administration offices, other commercial office space, and retail space for daily shopping, dining, and socializing.

The 70 acres parcel in the City will have the Hotel along with a small area of mixed use providing a service station and other commercial / retail uses.

The research element of this development is proposed at approximately 20-30% of the mix with the remaining split between business, manufacturing, and small retail.

Phase 1 may incorporate one or two buildings in area D and E.