

# MILL DIST RICT

---

HEALDSBURG

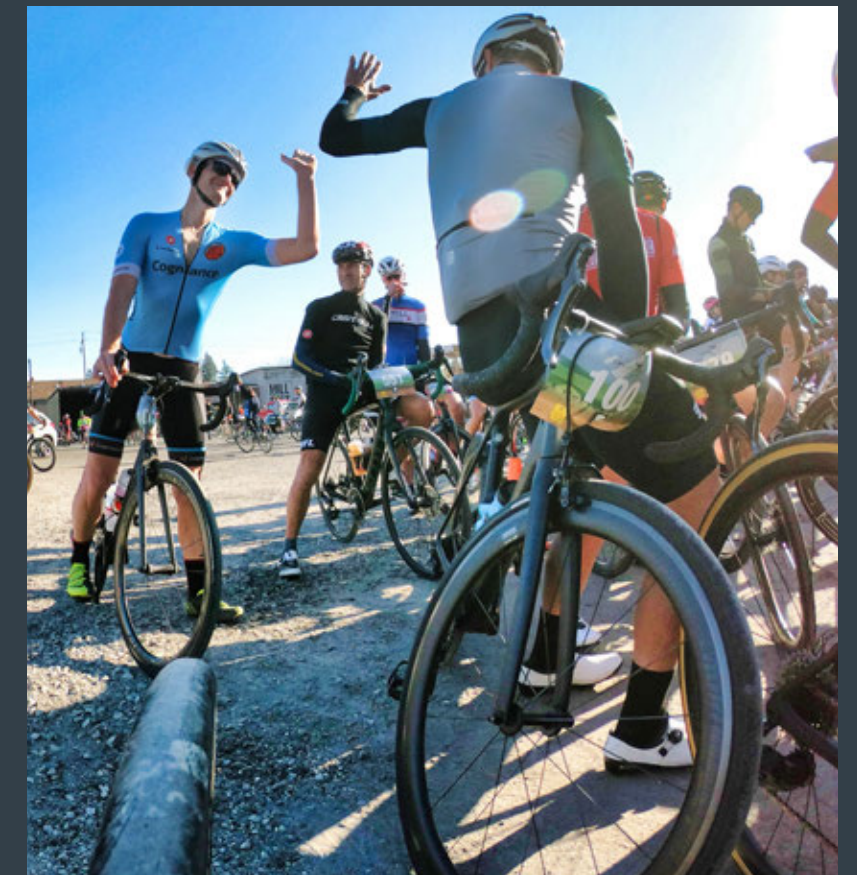
---

Come Home to Wine Country

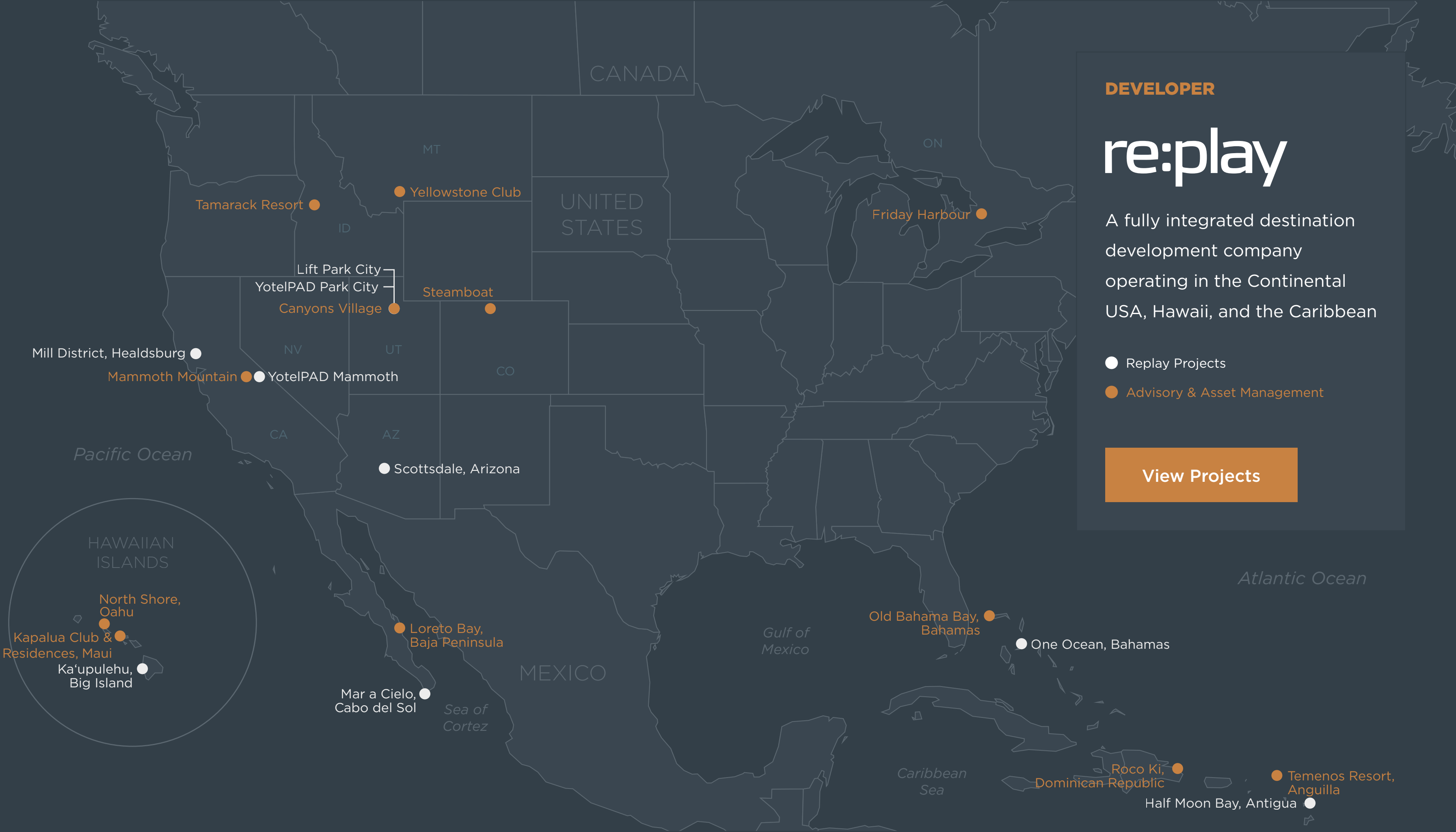


# Replay's Core Philosophy

Replay creates destinations that are immersed in the authentic experiences and distinct social energy of each location.







DEVELOPER

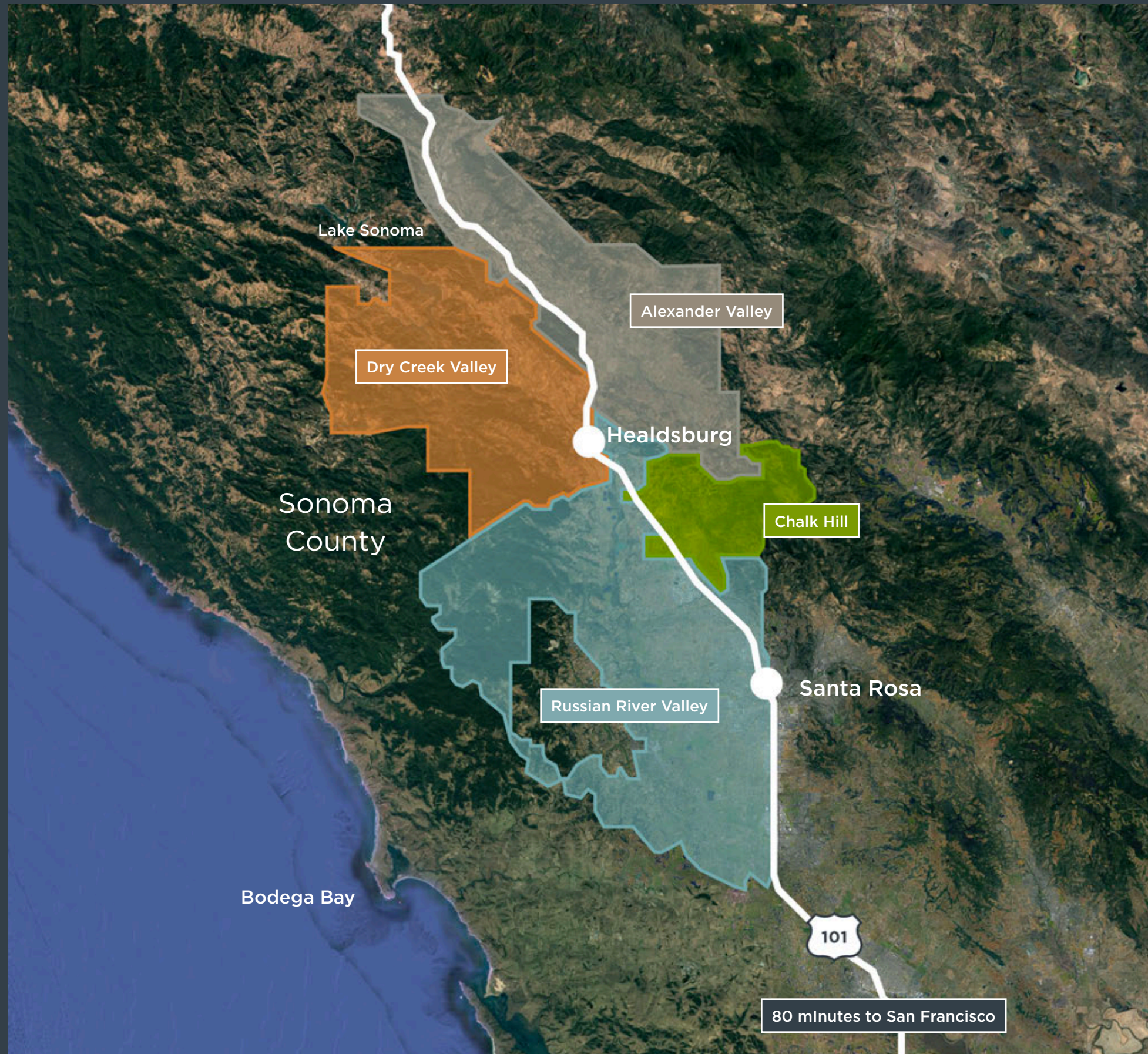
# re:play

A fully integrated destination  
development company  
operating in the Continental  
USA, Hawaii, and the Caribbean

- Replay Projects
- Advisory & Asset Management

[View Projects](#)



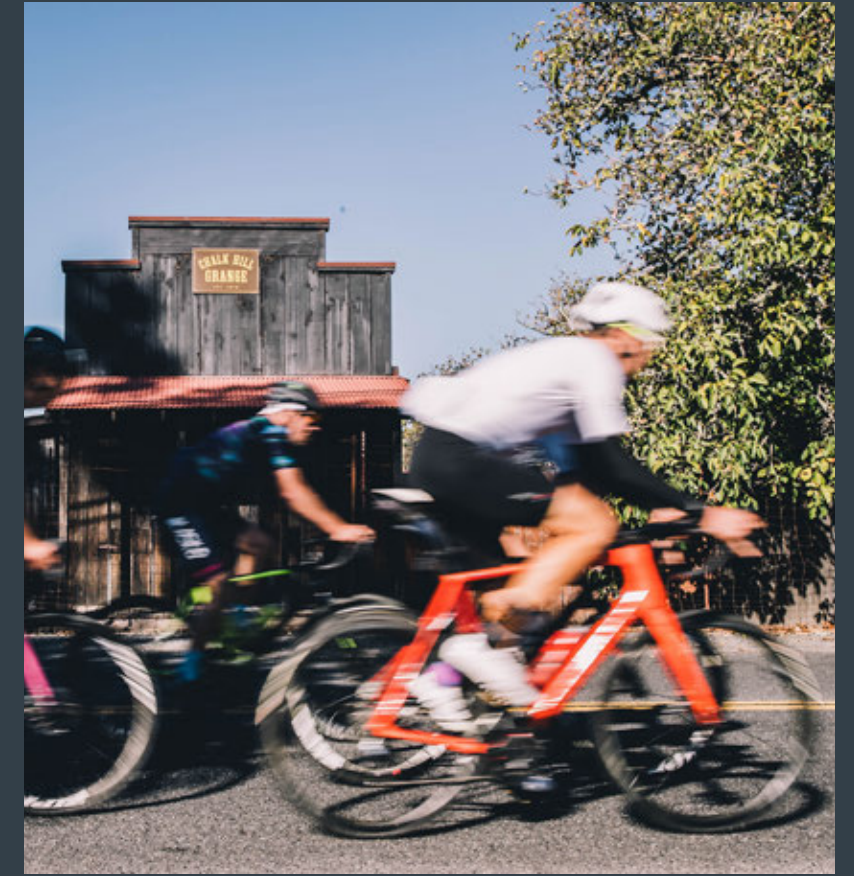


Healdsburg:  
Where four wine  
regions converge

LOCATION



# Welcome to Sonoma County





# Live in the Place You Love

With homebuyers seeking more space and easier connections to nature, real estate demand is increasing in quieter, rural areas.







# Life in Healdsburg

“To get a sense of how rich the soil is, how blessed the climate, you don’t have to go farther than Healdsburg Plaza. Walkways, a fountain and a postmodern pavilion are shaded by mature coast redwoods and live oaks.”

*SMITHSONIAN MAGAZINE*

voted Healdsburg the #2 ‘Best Small Town in America’





The original mill's wood powder hopper  
will be reimagined as an iconic staircase  
at the new Mill District hotel.

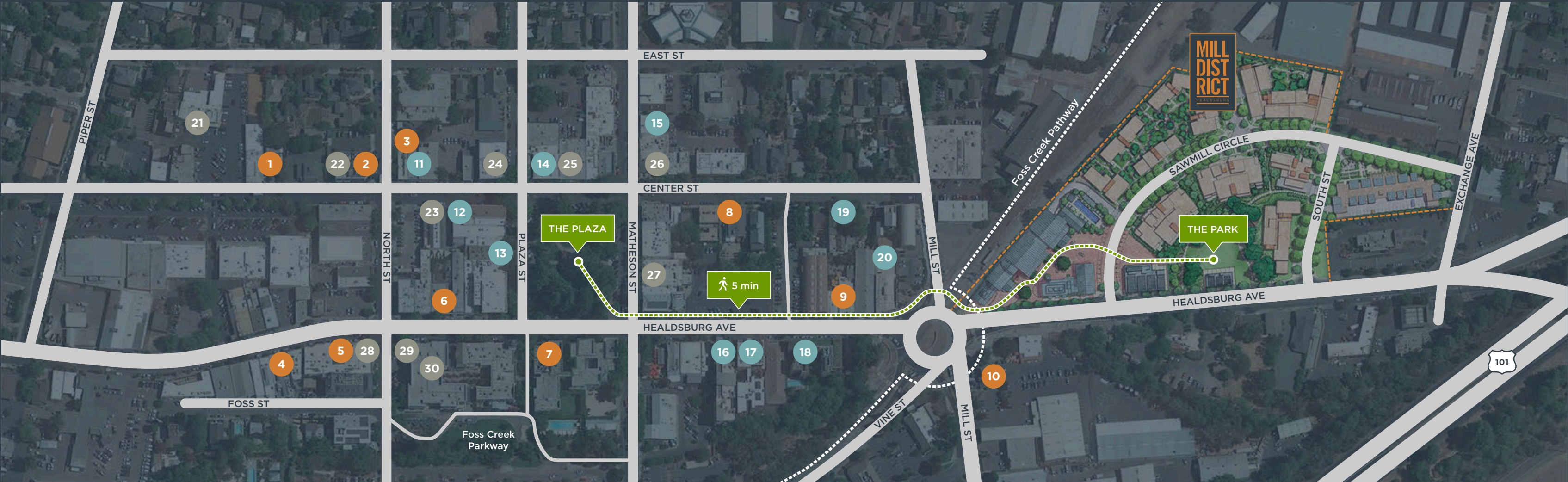


Sometimes,  
a neighborhood  
names itself.





# One Block from the Historic Plaza



## RESTAURANTS

- |                             |                          |
|-----------------------------|--------------------------|
| 1 Bravas Bar de Tapas       | 6 Campo Fina             |
| 2 Single Thread             | 7 Dry Creek Kitchen      |
| 3 Valette                   | 8 Barndiva               |
| 4 Costaux French Bakery     | 9 Mateo's Concina Latina |
| 5 Willi's Seafood & Raw Bar | 10 The Parish Café       |

## TASTING ROOMS & BARS

- |                              |                          |
|------------------------------|--------------------------|
| 11 Cartograph Wines          | 16 La Crema Tasting Room |
| 12 Banshee Wines             | 17 The Rooftop           |
| 13 Duke's Spirited Cocktails | 18 Spoonbar              |
| 14 JCB Tasting Salon         | 19 Selby Winery          |
| 15 Williamson Wines          | 20 Coursey Graves        |

## SHOPS

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| 21 Sheltons Natural Food Market | 26 Oakville Grocery               |
| 22 Journeyman Meat Co.          | 27 Punch Clothing Store           |
| 23 Healdsburg Running Co.       | 28 Fideaux Pet Store              |
| 24 Flying Goat Coffee           | 29 Copperfield's Bookstore        |
| 25 Downtown Bakery              | 30 Noblefolk Ice Cream & Bakeshop |



# MILL DISTRICT

HEALDSBURG

Planned Hotel & Retail

Pool & Fitness

Residences

The Exchange

The Park & Redwoods

HEALDSBURG AVE

WEST





The Village Cafe



Punta Sayulita Resort



Healdsburg Residence

LANDSCAPE ARCHITECT

# VITA

PLANNING & LANDSCAPE ARCHITECTURE

- Vita is known for respectfully merging the built environment with its natural setting, while prioritizing local and regional culture and history.
- By connecting the redwoods with edible landscaping and public art, they make Mill District one extensive garden.

[View Portfolio](#)



# A 10-acre “Garden”

Vita Landscape Architects connect old-growth redwoods with 8 planting zones, pocket orchards, hardscaping and public art.



Mediterranean Gardens



Swaying Grasses



Community Garden



Succulent Gardens

Pool & Fitness

Planned Hotel & Retail

Residences

The Park & Redwoods



Rose Gardens



Butterfly Gardens



Fern Gardens



Rain Gardens





# Olson Kundig Brings Raw Luxury and Restrained Aesthetic to Healdsburg

Olson Kundig, whose distinctive, modern homes can be found in the pages of *Architectural Digest*, lend their design to flats, lofts and penthouse residences.

SENIOR  
RESIDENCES





Studhorse, Washington



Studhorse, Washington

RESIDENTIAL ARCHITECT

Olson Kundig

[View Portfolio](#)



Chicken Point Cabin, Idaho



False Bay Residence, Washington



## Layered Design

Diverse, rich chosen materials will build the architectural language, articulating the expression of the structure through form and materials, which will highlight the specificity of place.



Windows and patios overlook the park



“You’re coming here to have a  
relationship with the landscape.  
The design makes that easy, seamless.”

OLSON KUNDIG, RESIDENTIAL ARCHITECTS

View across the park





Landscaped mews



# Fully Integrated Design, Inside and Out



Living area in Loft Residences





Kitchen and master ensuite



# 39 Residences by Olson Kundig

FLOORPLAN	QUANTITY
Penthouses	5
3 Bedroom Lofts	8
3 Bedroom Flats	4
2 Bedroom Flats	13
1 Bedroom Flats	4
Studios	5





[milledistricthealdsburg.com](http://milledistricthealdsburg.com)

[Replay Philosophy](#) | [Location](#) | [The Site](#) | [Residences](#)