



**Stony Point Flats**  
An Affordable Housing Community



## Development Team

*Phoenix Development and Integrity Housing, both affordable housing developers, are working together to bring our third affordable community to the City of Santa Rosa.*



- Developer of affordable and market rate multi-family housing with over 40 years of experience
- Properties located from the Mississippi to the West Coast
- Our approach to redevelopment focuses on the creation of affordable housing and reinvigoration of aging neighborhoods
- Expertise in layering multi-source financing and resources to help achieve the redevelopment goals of the community.



- Nonprofit developer of affordable multi-family housing
- Properties located throughout the United States
- Our mission is to ease the burden on communities and citizens by providing quality affordable housing to those in need
- Expertise in the provision of services to our residents and the communities in which our developments are located.

## Stony Point Flats

### Design Team



*Internationally recognized architecture and planning firm with rooted history in the successful design of affordable and market rate multi-family housing*



*Landscape architecture firm specializing in creating designs with a sensitivity to location and environmental concerns*



*Expertise in civil engineering for roadway design, site layout and community design throughout Sonoma County*

**DUDEK**

*Environmental scientists, planners and engineers specializing in assessing environmental and biological impacts of developments throughout the United States*

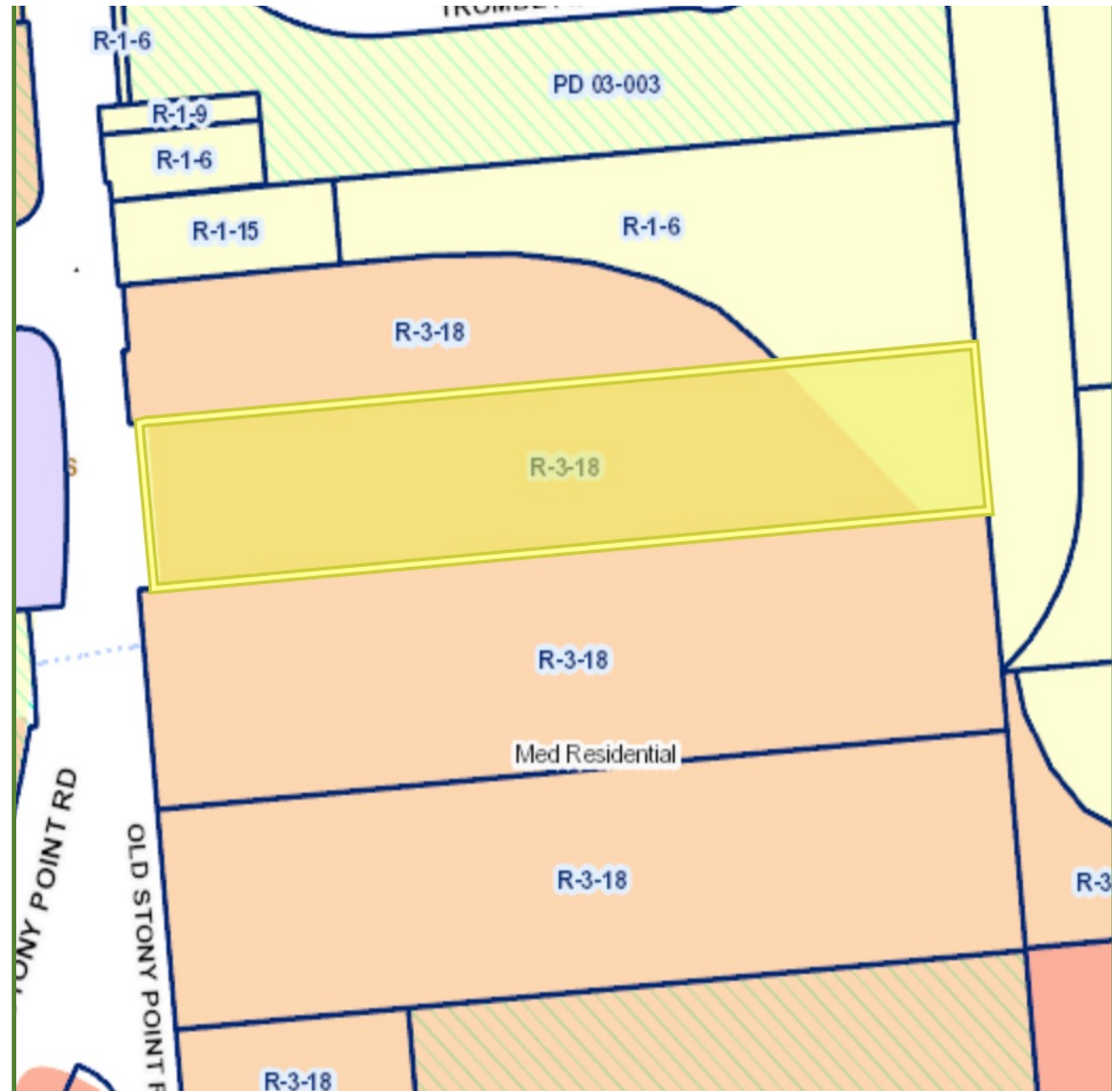






## Site Zoning & Density Bonus

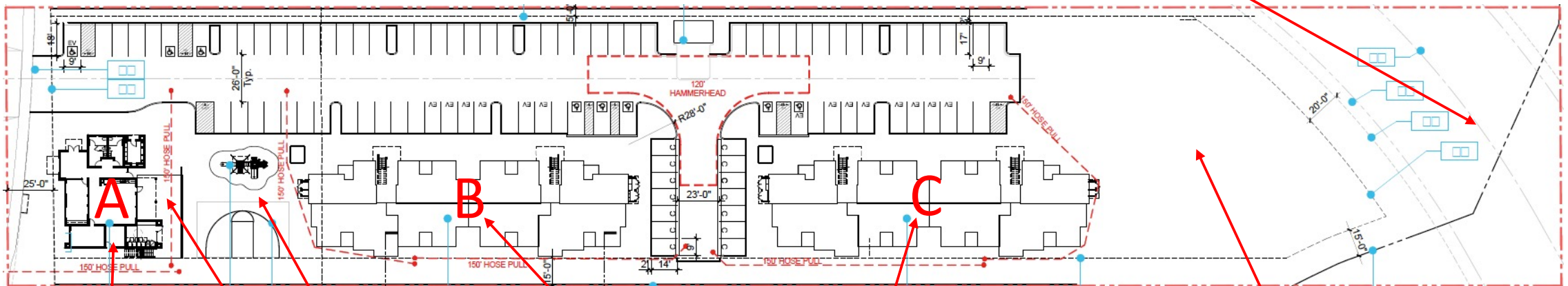
- The project has filed a Density Bonus application.
  - The split GPLUs allow for a density of 49.74 units.
    - Zoning code requires rounding down to 49 allowable units.
    - Density Bonus ordinance requires rounding up, which achieves the proposed density of 50 units.
- No additional density units or other variance requests have been made to date in connection with the Density Bonus Ordinance.



# Site Plan

Surface parking – 97 spaces/1.94 spaces per unit with Bike Storage distributed throughout the site

Future Northpoint Parkway Extension



Patio and Grills

Sport Court and Playground

Residential Buildings (24 units/bldg.)

Unimproved Area

- Leasing Office
- Community Room
- Tech Center
- Fitness Center



# Elevations

Designed by KTG Architecture and Planning



View of Building "A" from Stony Point Road



Existing  
Roseland Creek

3-Story Walk-Up  
Apartment Building

Outdoor Amenity Area

Leasing and Amenity  
Building w/ 2 Apartment  
Units Above

Project Entry

Aerial perspective of development



Elevations

STONY POINT RD.



# Elevations



B

Residential Building

Sport Court  
and Tot Lot  
Area

Outdoor Patio and  
Electric Grills

A

Office/Community  
Building



# Community Space Examples





# Elevations

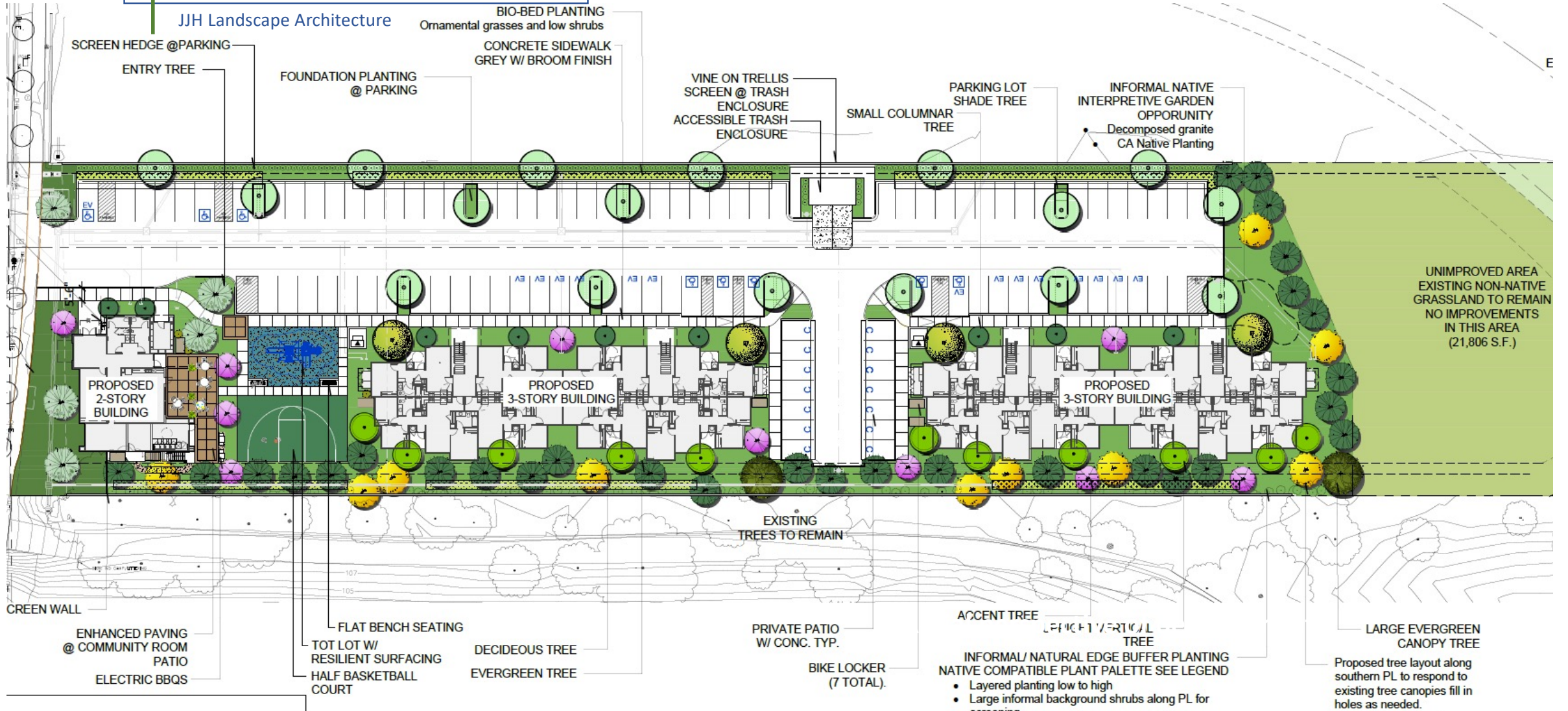


View of a residential building ("B" and "C") from parking lot



# Landscape Plan

JJH Landscape Architecture



BIO-BED PLANTING  
Ornamental grasses and low shrubs

CONCRETE SIDEWALK  
GREY W/ BROOM FINISH

VINE ON TRELLIS  
SCREEN @ TRASH  
ENCLOSURE  
ACCESSIBLE TRASH  
ENCLOSURE

SMALL COLUMNAR  
TREE  
PARKING LOT  
SHADE TREE

INFORMAL NATIVE  
INTERPRETIVE GARDEN  
OPPORUNITY  
Decomposed granite  
CA Native Planting

UNIMPROVED AREA  
EXISTING NON-NATIVE  
GRASSLAND TO REMAIN  
NO IMPROVEMENTS  
IN THIS AREA  
(21,806 S.F.)

EXISTING  
TREES TO REMAIN

GREEN WALL

ENHANCED PAVING  
@ COMMUNITY ROOM  
PATIO  
ELECTRIC BBQS

FLAT BENCH SEATING  
TOT LOT W/  
RESILIENT SURFACING  
HALF BASKETBALL  
COURT

DECIDUOUS TREE  
EVERGREEN TREE

PRIVATE PATIO  
W/ CONC. TYP.

BIKE LOCKER  
(7 TOTAL).

ACCENT TREE  
LIGHT VERTICAL  
TREE  
INFORMAL/ NATURAL EDGE BUFFER PLANTING  
NATIVE COMPATIBLE PLANT PALETTE SEE LEGEND  
• Layered planting low to high  
• Large informal background shrubs along PL for screening

LARGE EVERGREEN  
CANOPY TREE

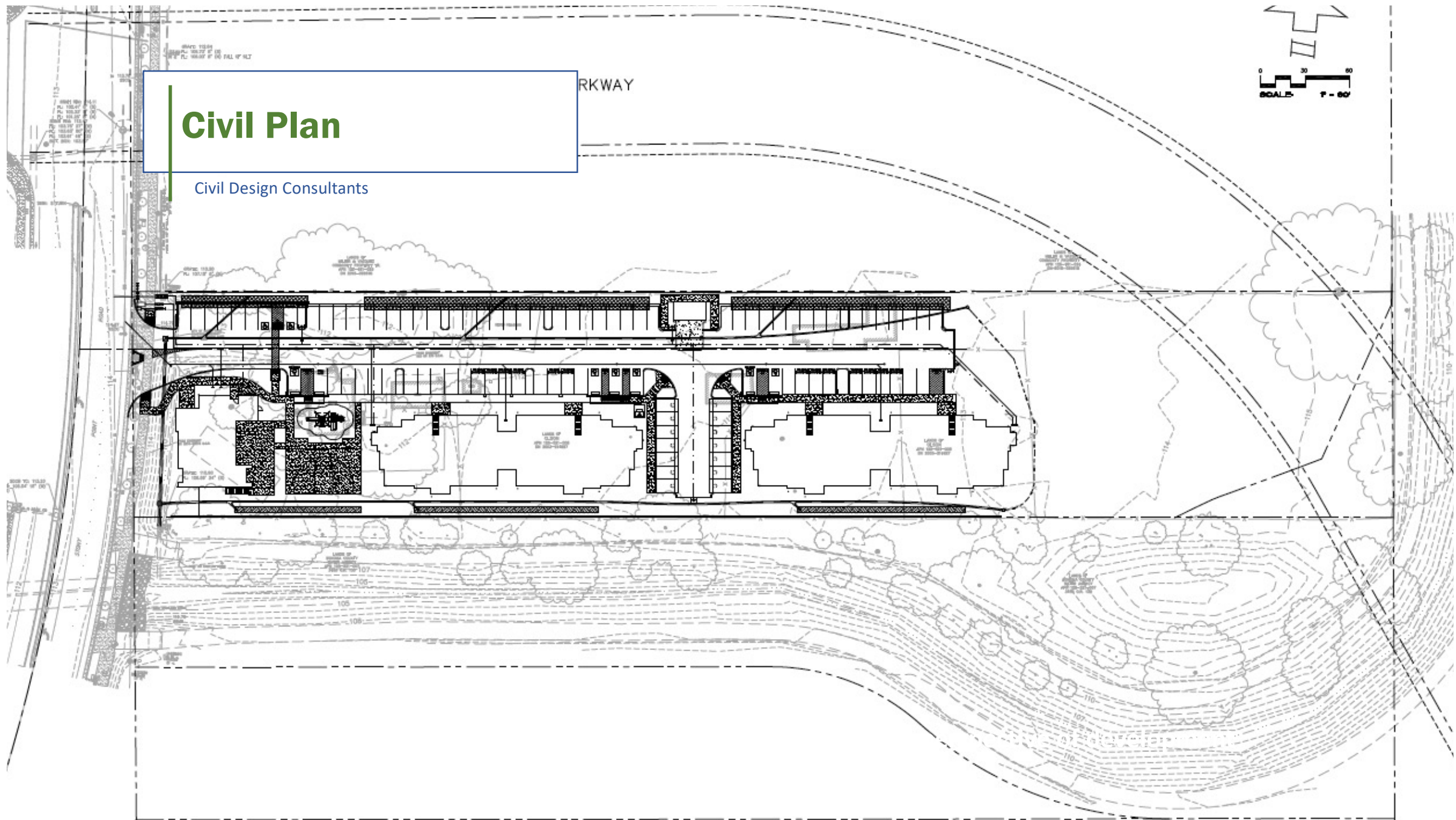
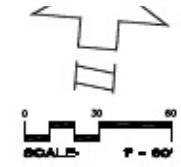
Proposed tree layout along  
southern PL to respond to  
existing tree canopies fill in  
holes as needed.



# Civil Plan

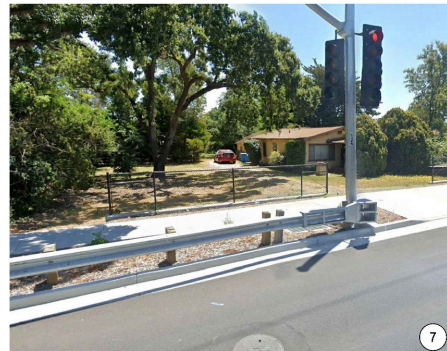
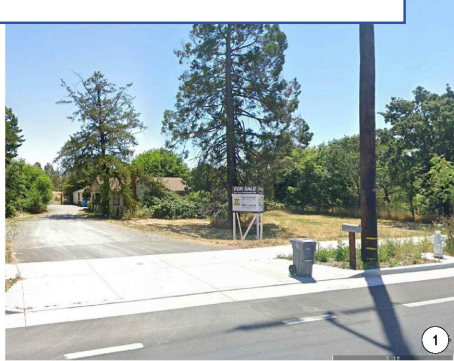
Civil Design Consultants

PARKWAY





# Street Views





## Floodplain Implications & Update

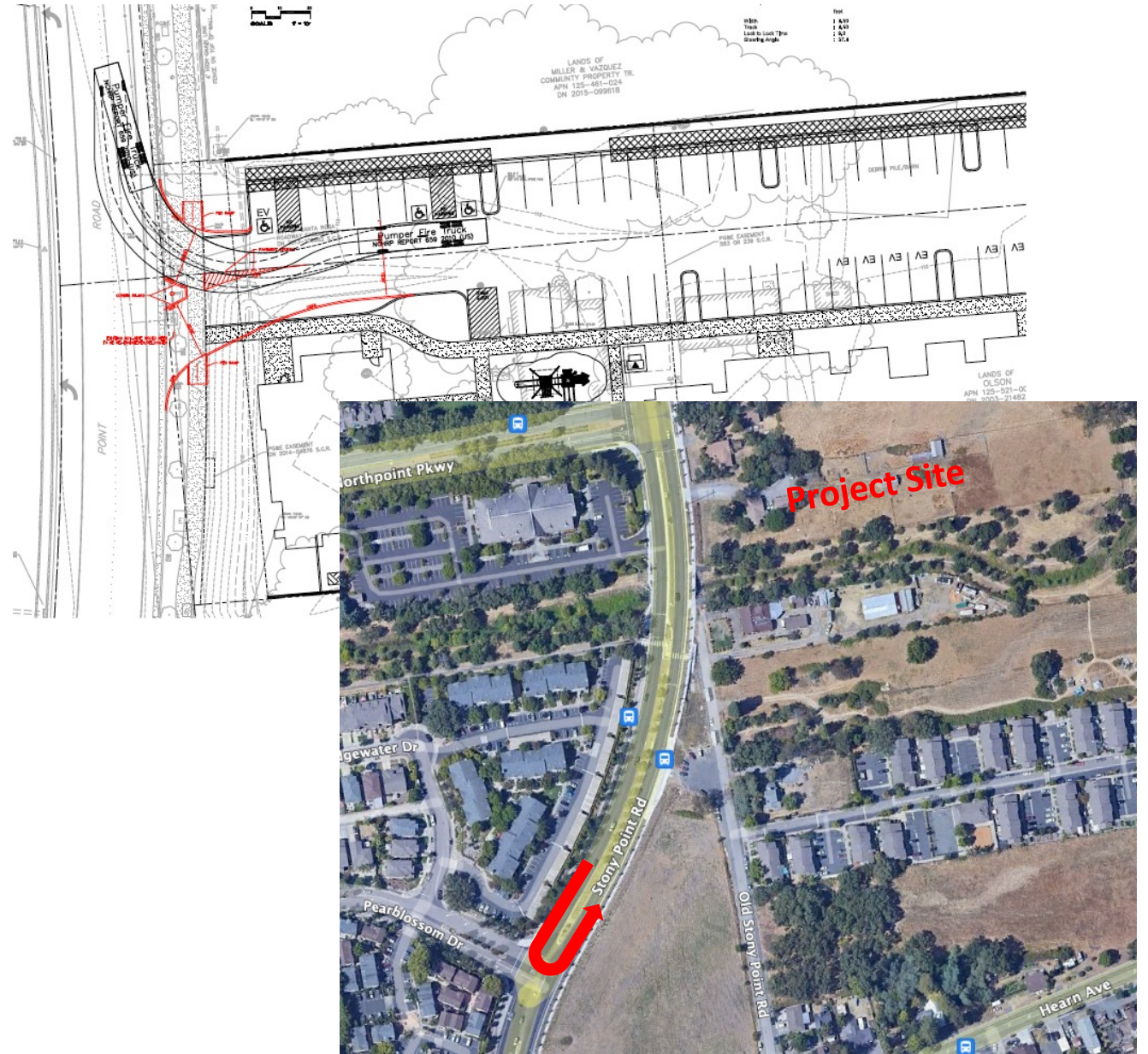
- It has been discovered that recent improvements to Stony Point Road included the addition of a new culvert at the point where the road crosses over Roseland Creek.
- With the new capacity of this undercrossing a 100-year flood event would now likely be completely contained in the creek.
  - Analysis is still in progress
- Should this finding be confirmed, the only change to the project will be the site plane elevation.
  - No changes will come to the site plan layout or building design.





# Traffic Impact

- While the Traffic Impact Analysis has shown that the level of service provided by the existing roadways will remain consistent with the city's General Plan, the Development Team continues to consider project elements that will further ease the flow of traffic in the area such as:
  - The project's ingress/egress is undergoing further study to ensure the prevention of potential traffic backing up on Stony Point Road
  - An oversized parking space for mail/parcel delivery has been created to so that delivery vehicles do not block the driveway
  - Installation of a new U-turn lane at the intersection of Stony Point Road & Pearblossom Drive is under consideration to ease any potential impact at the intersection of Hearn Avenue and Stony Point Road





Thank you for your time  
and consideration today.



PHOENIX  
DEVELOPMENT

INTEGRITY  
HOUSING

