STONY POINT FLATS
Project Description

Attachment 1 – Universal Planning Application

1.1. Project Location

The project site is located at 2268 Stony Point Road, in the incorporated area of Sonoma County, CA, within the limits of the City of Santa Rosa. It is on the eastern side of Stony Point Road, southeast of the intersection of Stony Point Road and Northpoint Parkway. The project site is accessible from Interstate 101, approximately 1.5 miles to the east. The project site consists of one (1) 2.93-acre parcel, identified as Assessor's Parcel Number (APN) 125-521-008.

Adjoining the project site to the north is a vacant lot, of which a majority of the parcel will be dedicated to the future Northpoint Parkway extension. Further north, across the future parkway extension is a single family residential neighborhood. To the west, across Stony Point Road, is a church and office park. Roseland Creek runs along the eastern and southern boundary of the project site with an unpaved walking path planned for a future Class I path.

1.2. Existing Site Conditions

The 2.93-acre project site is rectangular and extends from west to east, with elevation slopeing towards the west-southwest. Current use of the property is a rural single-family residence and sheep grazing. The western portion contains a single-story 1,237-square foot (sf) house and combined garage and barn structure. On-site trees are primarily located around the buildings on the western and central portion of the property. The central portion includes a well house, two (2) sheep barns, and a collapsed chicken house. The eastern portion of the property is vacant grassland. Approximately 7,255 sf of impervious surfaces exist on site.

Stony Point Flats lies within the Santa Rosa floodplain and actions have been taken to identify, minimize and mitigate the environmental impact of the proposed community development. A two-year Biological Resource Assessment (and associated addendum) was conducted from 2019 to 2020, and amended in 2021, in order to analyze this impact, which ultimately determined the presence of 0.063-acres of seasonal wetlands. The detection of potential wetland area, and ensuing disturbance, will require environmental mitigation actions be taken prior to construction. The project will comply with all permitting processes surrounding the environmentally sensitive area to include, the Section 404 Nationwide Permit (US Army Corp of Engineers), Section 401 Water Quality Certification (North Coast Regional Water Quality Control Board) and Section 1602 Lake and Streambed Alteration Agreement (California Department of Fish and Wildlife).

1.3. Planning Context and Surrounding Uses

The project site is currently entitled to a split General Plan Land Use (GPLU) designation divided between Low and Medium Density Residential zoning. The line of delineation between GPLUs is the planned future extension of Northpoint Parkway, with the portion of the property to the south/west of the future parkway extension holding the R-3-18 designation, and the portion of land dedicated to the future parkway extension holding the R-1-6 designation. The R-3 zoning district, where the project will be developed, is intended for residential neighborhoods with medium and higher residential densities, to provide home rental and ownership opportunities, and to provide a full range of choices in housing types to improve access to affordable housing.

The project site is located within the boundaries and subject to the City's Roseland Area/Sebastopol Road Specific Plan.

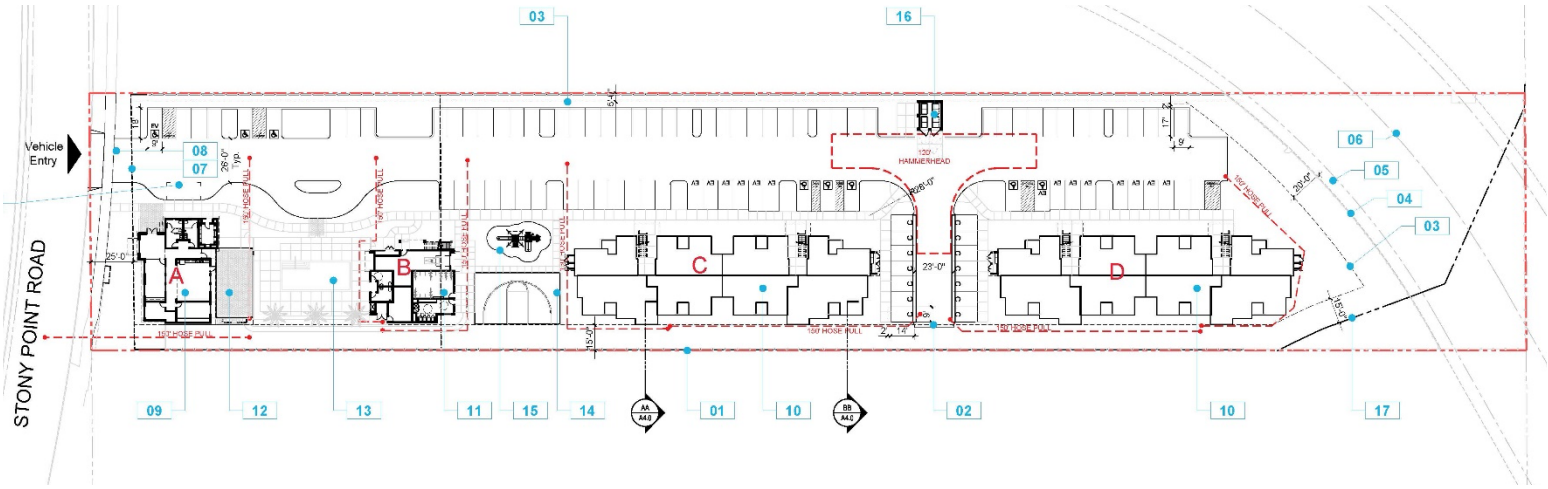
1.4. Proposed Project

Project Characteristics and Site Layout

Stony Point Flats will be designed with sensitivity to the surrounding neighborhood and its future residents. The proposed project will demolish all existing buildings onsite and construct four (4) buildings to create a 50-dwelling unit affordable apartment community on 2.5 acres of the western portion of the property. Stony Point Flats will bring homes to families and individuals earning 30-60% of the Area's Median Income. The site is located close to shopping, places of worship, parks, schools, and public transportation. The opportunity for activity, a sense of community and living in a quality development are key to families of low income. The design incorporates a color scheme of brown and green hues which will allow the buildings to blend well with the local landscape.

Buildings

At the entrnace of the project site will be a 2,300-sf one (1)-story community building which will contain the managed leasing office, community room, and resident services facilities (Building A). Additional amenites offered in the space will include a computer center, mail/package room, and fitness center. To the east of the community building will be a pool and outdoor



patio with electric grills, seating, and tables for resident use. To the east of the pool will be a two (2)-story 4,136-sf building (Building B) with a ground level featuring including laundry facilities, bike storage, a maintenance room, pool equipment, and restrooms. Building B's second story will include two (2) 930 sf, three (3)-bedroom residential units, one (1) of which will be designated for the onsite property manager. Outdoor amenities to the east of Building B will include a children's play area/tot lot, a multi-sport court, and picnic areas.

To the east of Buildings A and B, and on the southern portion of the project site, will be the two residential buildings (Buildings C and D). The residential units will be split between the two (2) three (3)-story buildings, both approximately 39 feet in height with a footprint of 7,589 sf.

The unit mix across all residential units will be 12 one (1)-bedroom (approximately 600 sf) units, 24 two (2)-bedroom (approximately 720-750 sf) units, and 14 three (3)-bedroom (approximately 930-1,000 sf) units, including one (1) manager's unit.

The project will also include 90 solar panels located on the roofs of Building C and D allowing the project to comply with California Building Code Title 24 net zero energy requirements.

Site Access

Vehicular and pedestrian traffic will enter the project site from Stony Point Road, along the western property boundary. A 26-foot (ft) wide, two (2) lane road will serve the project site and include a 120 ft hammerhead turnaround. The project will include 97 total surface parking spaces, inclusive of 8 spaces designated for Americans with Disabilities Act (ADA) accessible spaces and 14 spaces designed for the future installation of electric vehicle charging stations.

Automobiles will enter the property with a right-turn from Stony Point Road and "right-turn only" signage and road markings will direct outbound traffic as recommended in the Transportation Analysis. Per this analysis, the levels of service at the intersection of Stony Point Road and Northpoint Parkway will remain consistent with the city's General Plan and not require additional improvements from the impact of the Project.

Site Characteristics

All buildings will be set back at least 65 ft from Roseland Creek. Proposed landscaping will utilize California native plants complimentary to the surrounding area with a focus on species that are drought tolerant.

Stormwater flows will be directed to the southwest through a new on-site stormwater drainage system to the existing public storm drain system in Stony Point Road. The stormwater from the project site will be directed to on-site vegetated bioretention beds that will be strategically located throughout the site to meet the City's South West Low Impact Development (LID) requirements. Approximately 5,769 sf of bioretention areas will be located throughout the site to ensure proper containment of runoff water.

The project will include new utility lines on site and tie into existing utilities already located in the area/within Stony Point Road. This includes but is not limited to water and sewer service, electricity, gas, and cable/internet. The project will incorporate a recycling program for waste and be serviced by the local waste management company.

Lighting throughout the site will be incorporated in the design to provide sufficient light during the dark period of a day without disturbing adjacent sites. The project will be powered solely with electricity, incorporating solar to yield a net zero usage of energy per Title 24 requirements.

Construction and Schedule

Initially the project site will be enclosed by a temporary, covered chain-link fence to prepare for demolition of existing structures and other early site activities. Construction activities will consist of excavation and shoring, foundation and below-grade construction, and construction of the building and finishing interiors. The project will demolish all buildings, structures, and paved surfaces currently on site. The portion of the project site to be developed (2.5 acres of the overall 2.93 acre parcel) will be graded and excavated approximately 18 inches below grade and up to 2 feet in select locations. Excavation will redistribute approximately 7,800 cubic yards of soil. Of the excavated soil, 7,000 cubic yards will be used as fill; and a net 800 cubic yards of soil will be hauled off site for disposal. In order to mitigate the risk associated with the site's location on a Federal Emergency Management Agency designated 100-year flood plain, approximately 3,900 cubic yards of new soil are anticipated to be imported to the site in order to raise the elevation above the 100-year flood plain.

Groundwater on the site is unlikely to be encountered due to the elevation; therefore, no dewatering will be required or is anticipated. Approximately 45,000 sf of the project site will be paved. The proposed project will result in approximately 1.31 acres of impervious surfaces and 1.36 acres of pervious surfaces, including vegetated bioretention areas and landscaping.

Any materials that can be recycled will be separated on site from the waste debris. All materials will be loaded by excavator onto covered tractor-trailers and transported to either recycling centers or directly to landfill. All soils, construction waste, and any hazardous waste will be handled in accordance with all federal, state, and local laws, and will be sent to the appropriate facility based on the soil classification, which will be determined during excavation. The project may include lime treatment of the existing expansive clay soils to allow reuse of such soils.

Project construction is expected to occur over approximately 14 months, with construction estimated to commence in September 2021 and finish in October 2022.

Density Bonus

As a housing community that will have 100% of its residential units made available to lower-income residents, Stony Point Flats is entitled to certain incentives and concessions per the Density Bonus Ordinance of the City of Santa Rosa (The Ordinance) and California State Law (State Law). In accordance with the aforementioned, the Density Bonus provisions incorporated into this design are as follows:

- Density Units per Acre
    - Currently zoning allows for 18 du/ac
    - The projects is eligible for a 35% density bonus or a total of 24 du/ac
    - The land area to be utilized in this community will total approximately 2.5 acres after removing the acreage dedicated to the Northpoint Parkway extension and other easements.
        - While density is typically calculated inclusive of land subject to easements, the conservative density calculation utilizing only the land to be developed equates to a density of 20 du/ac based on the proposed 50-unit design.
    - The conservatively calculated proposed density is only 11% greater than the in-place zoning.
- Parking
    - The R-3-18 zoning code would call for a parking requirement of 113 total spaces based on an allocation of:
        - 1-Bedroom Units – 1 parking space plus 0.5 visitor parking space per unit
        - 2- & 3-Bedroom Units – 1 parking space plus 1.5 visitor parking spaces per unit
    - In accordance with both The Ordinance and State Law, the parking requirements of qualifying projects is:
        - 1-Bedroom Units – 1 parking space
        - 2- & 3-Bedroom Units – 2 parking spaces
        - The total parking requirement for this project is 88 parking spaces
    - Stony Point Flats proposes to provide 97 total parking spaces, nearly 10% more than required under The Ordiance and State Law

- Design Standard Concessions
    - In accordance with The Ordinance and The Law, a project providing 100% of its residential units to lower-income residents is entitled to 3 design standard concessions, so long as the concessions do not present a life/safety danger
    - This project design will utilize just one (1) concession and that will be in connection with the overall building height
        - The proposed "Top Of Roof" measurement for the three-story residential buildings is 39 feet, which is 4 feet above the 35 foot maximum height allowed in the zoning code.
        - This concession is necessary to achieve the building cost efficiencies necessary to maximize the number of affordable homes which can be provided by this project

Project Ownership

Stony Point Flats will be owned and operated by Stony Point Flats, LP, a California limited partnership. The managing general partner is IH Stony Point Flats Santa Rosa LLC, a California limited liability company of which Integrity Housing, a Colorado nonprofit corporation is the sole member. The administrative general partner is Phoenix Development of Minneapolis, LLC, a Minnesota limited liability company. The initial limited partner is IH Stony Point Flats Santa Rosa LLC. An investor limited partner will be admitted to the partnership upon the closing of the construction loan.