



Stony Point Flats Concept Design Review



Stony Point Flats

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

Stony Point Flats

Environmental and Biological Team

DUDEK

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

Jane Valerius Environmental Consulting

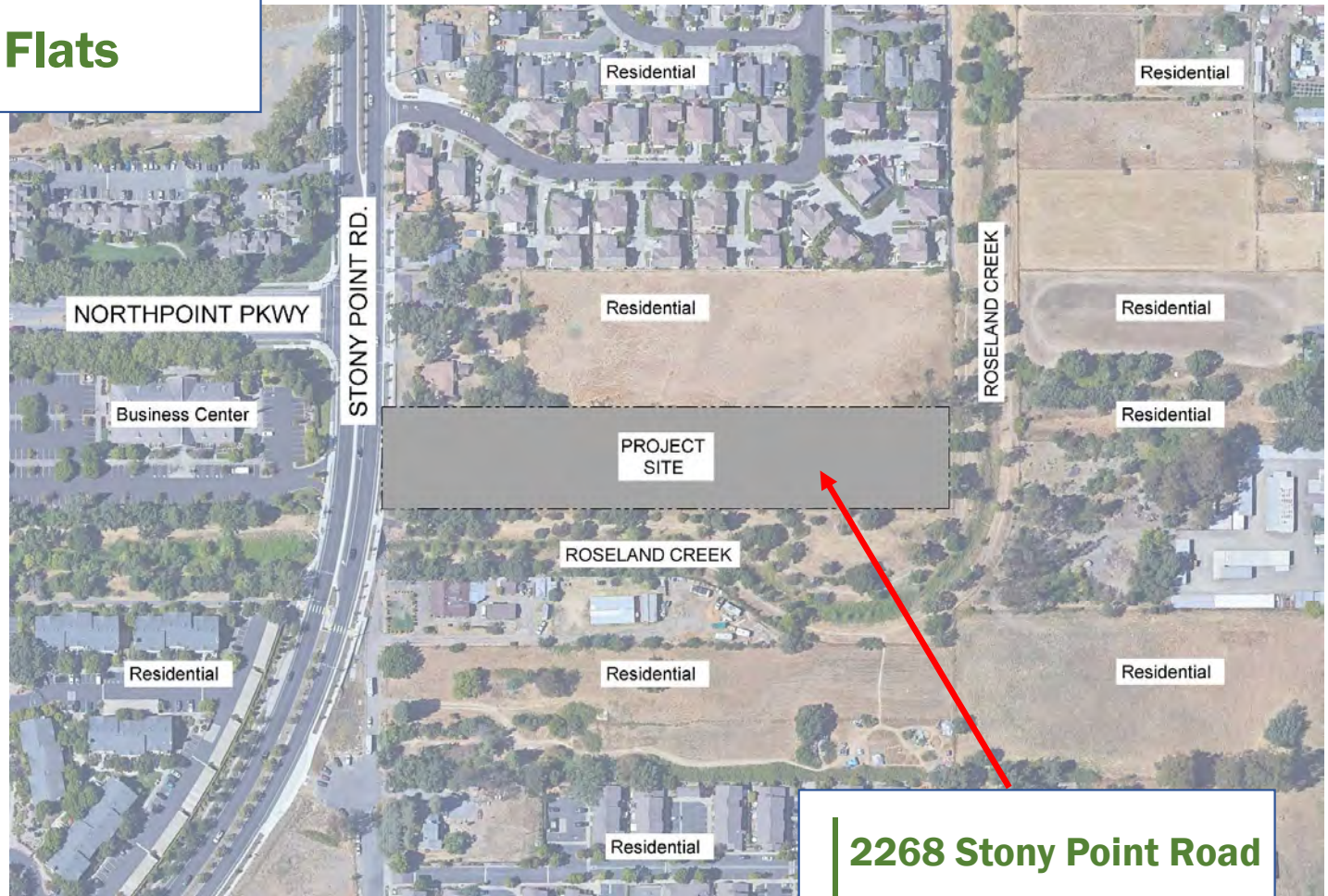
Jane has conducted multi-season wetland delineation studies, special status plant surveys and biological habitat assessments throughout Sonoma County since 1998 and is considered an expert in her field

Wildlife Research Associates

Wildlife research specialists providing habitat multi-season assessments for special status wildlife species, mitigation design and construction monitoring throughout Sonoma County

Stony Point Flats

- 2.93-acre parcel
- Fifty units serving households earning 30% - 60% Area Median Income
 - 12 one bedroom
 - 24 two bedroom
 - 14 three bedroom
- 97 surface parking spaces/1.94 spaces/unit
- Close to transportation, schools, churches, shopping, employment, services



2268 Stony Point Road

Site Survey



Stony Point Flats

MEDIUM DENSITY RESIDENTIAL:
2.63 AC

LOW DENSITY RESIDENTIAL:
0.30 AC

TOTAL SITE AREA: 2.93 AC

Roseland Specific Plan
Site Zoning

0 30 60
SCALE: 1" = 30'



Site Plan

Elevations

Designed by KTG Architecture and Planning



View of Building "A" from Stony Point Road

Community Space Examples



Elevations

Buildings A, B and Outdoor Areas

Designed by KTG Architecture and Planning



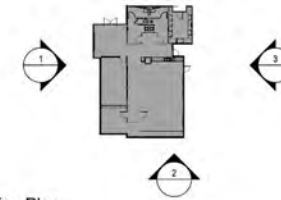
Elevations

A - Building Materials

Designed by KTG Architecture and Planning



1. Front Elevation



Key Plan
N.T.S.



2. Right Elevation



3. Left Elevation

- Material Legend
- 1. Horizontal Siding
 - 2. Vertical Siding
 - 3. Door
 - 4. Trim
 - 5. Window
 - 6. Metal Railing
 - 7. Roof Tile
 - 8. Light Fixture
 - 9. Down Spouts/ Gutter
 - 10. Metal Awning
 - 11. Storefront
 - 12. Fiber Cement Panel
 - 13. PV Panel
 - 14. Roof Equipment Screening



4. Rear Elevation

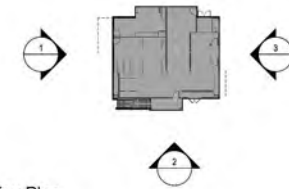
Elevations

B - Building Materials

Designed by KTG Architecture and Planning



1. Front Elevation



Key Plan
N.T.S.



2. Right Elevation



3. Left Elevation

- Material Legend
1. Horizontal Siding
 2. Vertical Siding
 3. Door
 4. Trim
 5. Window
 6. Metal Railing
 7. Roof Tile
 8. Light Fixture
 9. Down Spouts/ Gutter
 10. Metal Awning
 11. Storefront
 12. Fiber Cement Panel
 13. PV Panel
 14. Roof Equipment Screening



4. Rear Elevation

Elevations

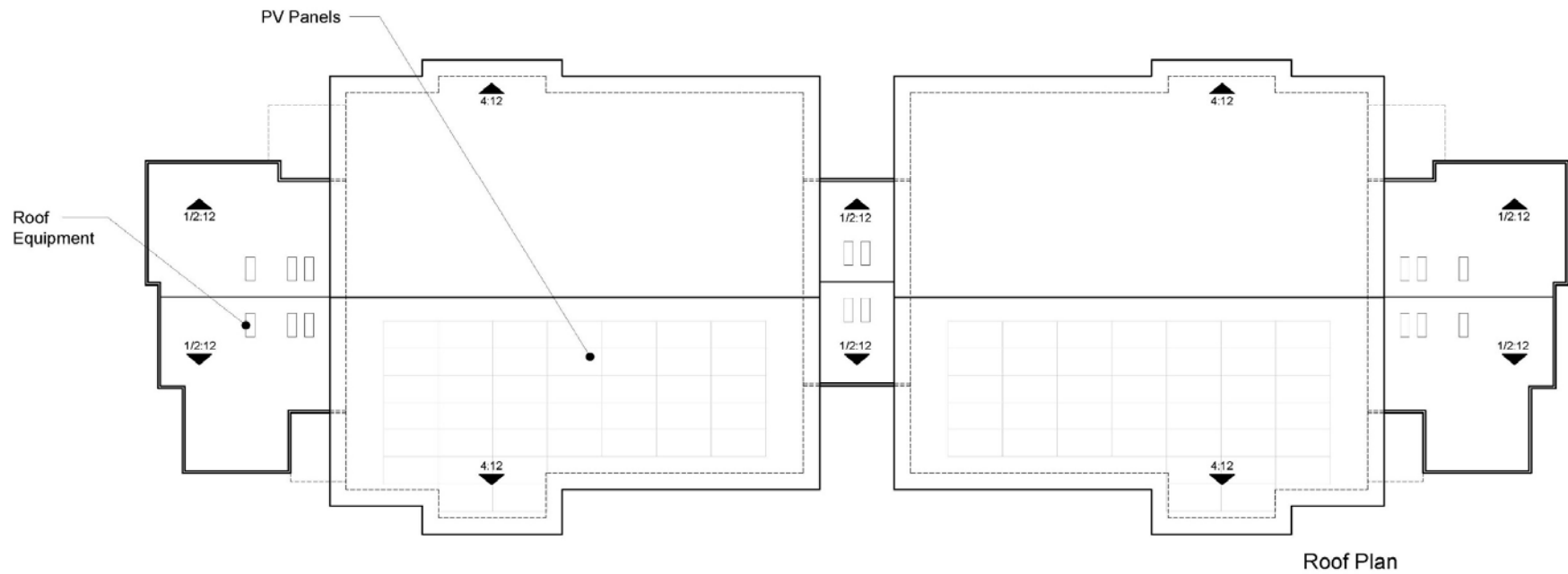
Designed by KTG Architecture and Planning



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

Elevations

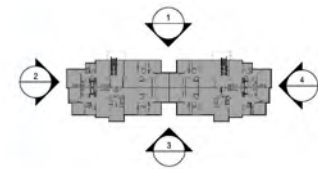
Designed by KTG Architecture and Planning



Buildings C and D roof plan and solar panel layout

Elevations

C and D - Building Materials



Key Plan
N.T.S.



- Material Legend
1. Horizontal Siding
 2. Vertical Siding
 3. Door
 4. Trim
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Elevations

Designed by KTG Architecture and Planning

3-Story Walk-Up
Apartment Building

Existing
Roseland Creek

Outdoor Amenity Area

2-Story Pool Building
w/ 2 Apartment Units
Above

Pool Area

Leasing and Amenity
Building

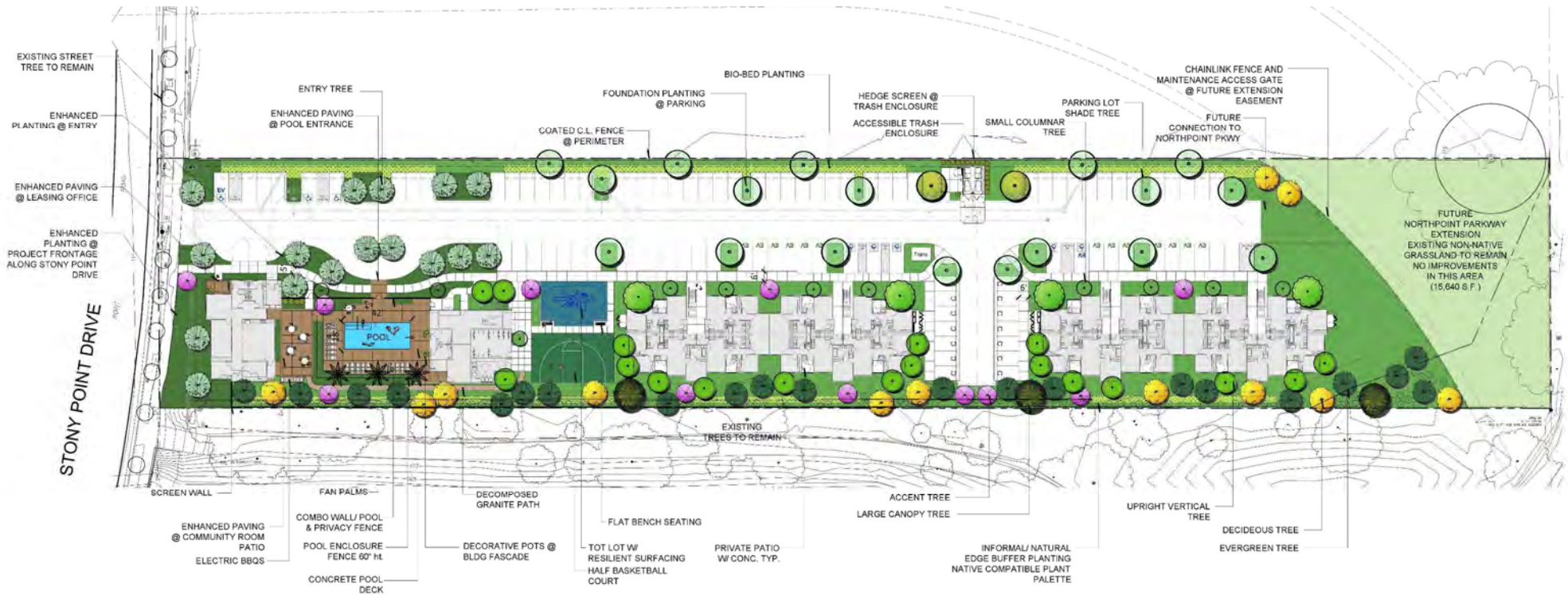
Project Entry



Aerial perspective of development

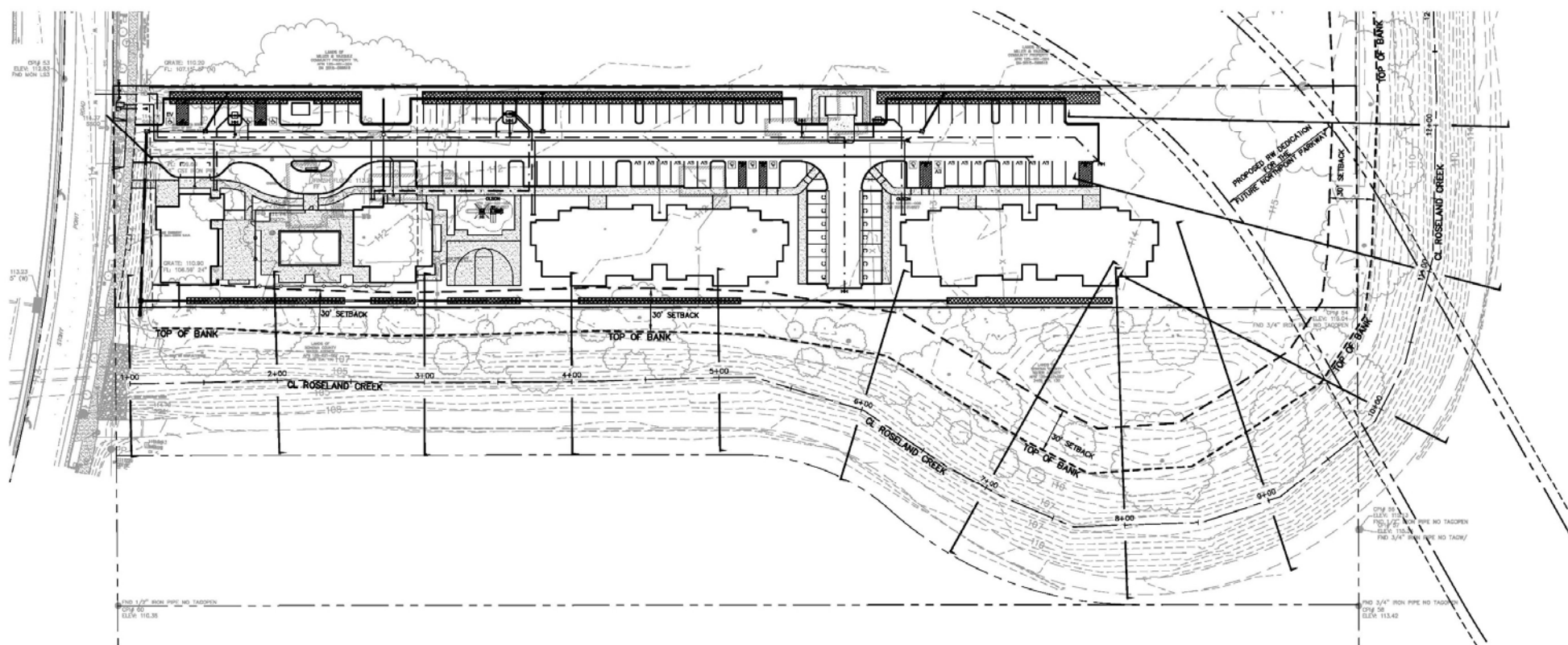
Landscape Plan

JJH Landscape Architecture



Civil Plan

Civil Design Consultants



Street Views



Traffic Study

Trip Generation During Peak Hours

AM Peak Hour			PM Peak Hour		
Trips In	Trips Out	Total	Trips In	Trips Out	Total
5	18	23	18	10	28

Thank you for your time
and consideration today.

