

CREEKSIDE VILLAGE TOWNHOMES

2653 MONTGOMERY DRIVE, SANTA ROSA, CA 95405



SWENSON

Project Overview

Total Units

- 163 total units
- Includes 16 affordable units and 16 ADA-compliant units

Parking Provided

- Covered parking for all 163 units – 326 stalls
- On-site surface parking (includes 8 ADA stalls) – 55 stalls
- On-street parking – 25 stalls

Total parking provided – 406 stalls

Parking Ratio – 2.49

Project Details

- Total number of buildings: 25
- Total project area: 14.91 acres
- 10.93 Units per Acre

Open Green Area

Vacant Green Area (Creek/Trail): 170,830 SF or 3.92 acres

Future Adobe Park Area: 98,925 SF or 2.27 acres

Adobe Park Area Design from Neighborhood Meeting: 76,037 SF or 1.74 acres

Townhome Green Area: 101,351 SF or 2.32 acres

Total Open Green Area: 371,107 SF or 8.519

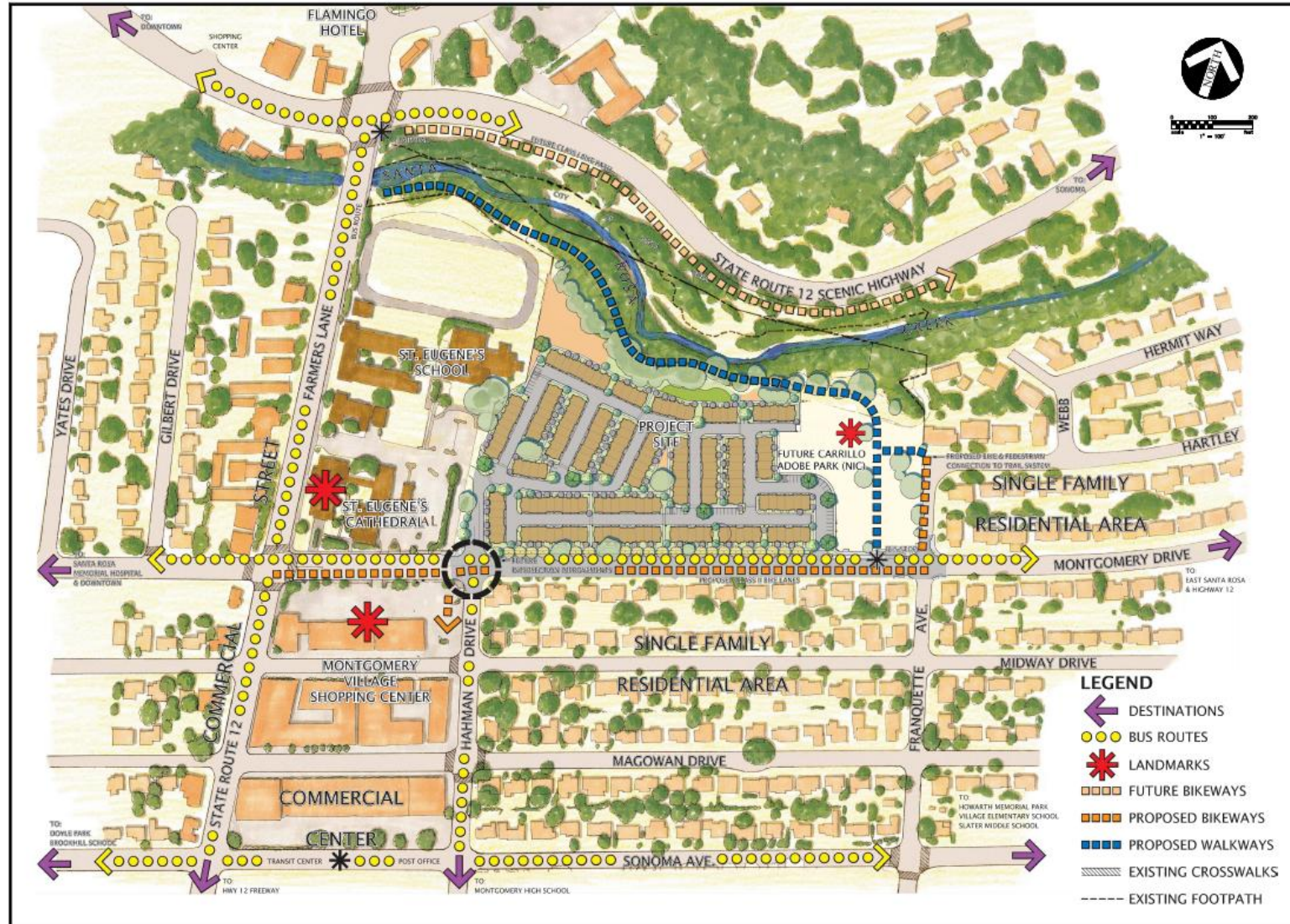
Previous Approval

- The site was previously approved in 2007 for 165 Multifamily units

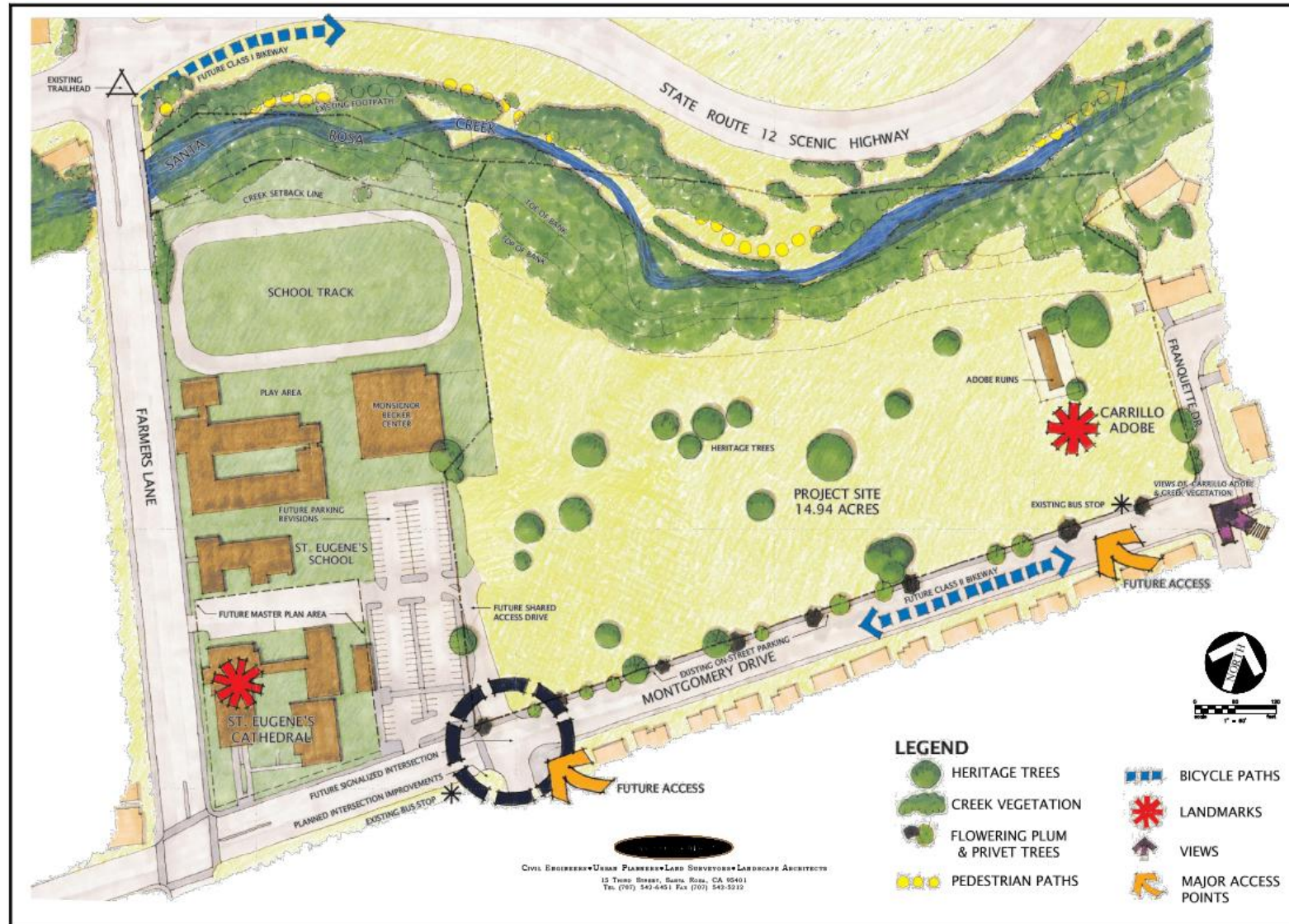
ECONOMIC BENEFIT TO THE CITY

- Based on the January 5, 2026 fee schedule from the City of Santa Rosa, the project is estimated to generate approximately \$11 million, subject to confirmation.
- The project is also projected to generate approximately \$1.7M in property annual tax revenue.

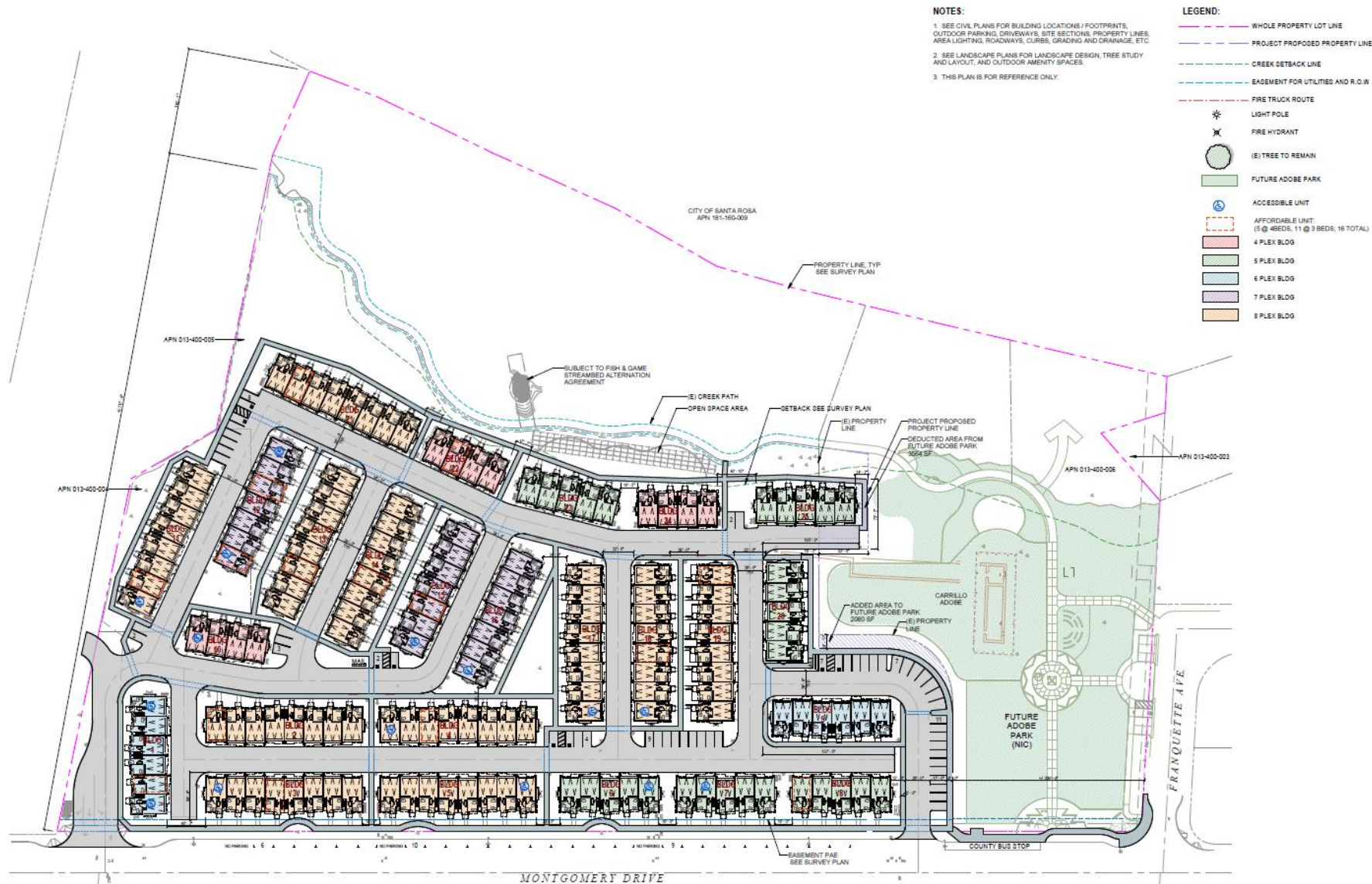
Neighborhood Context Map



Site Analysis



Site Analysis

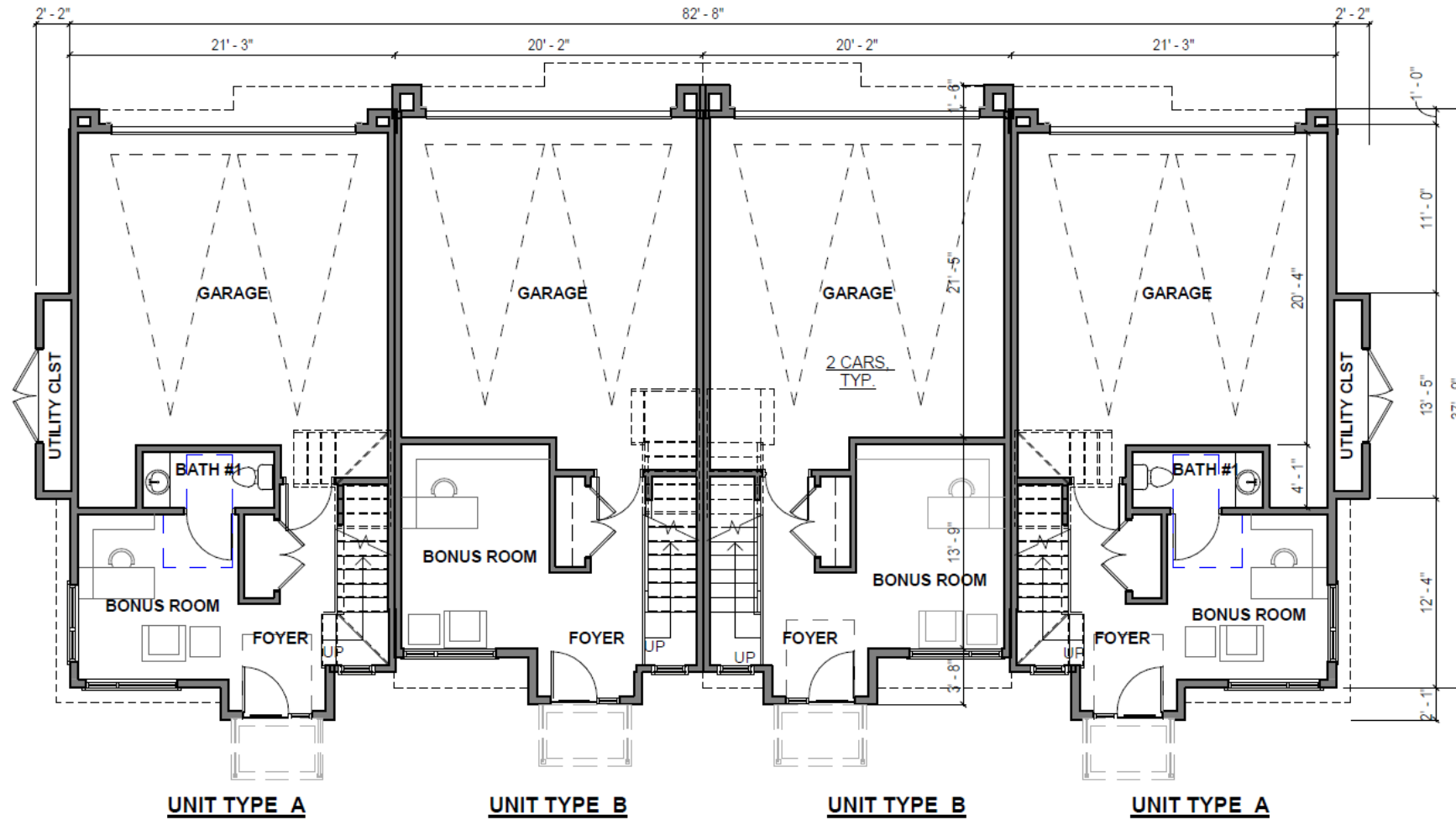


Previous Site Plan From Neighborhood Meeting
(Adobe included in design plans but not pictured)



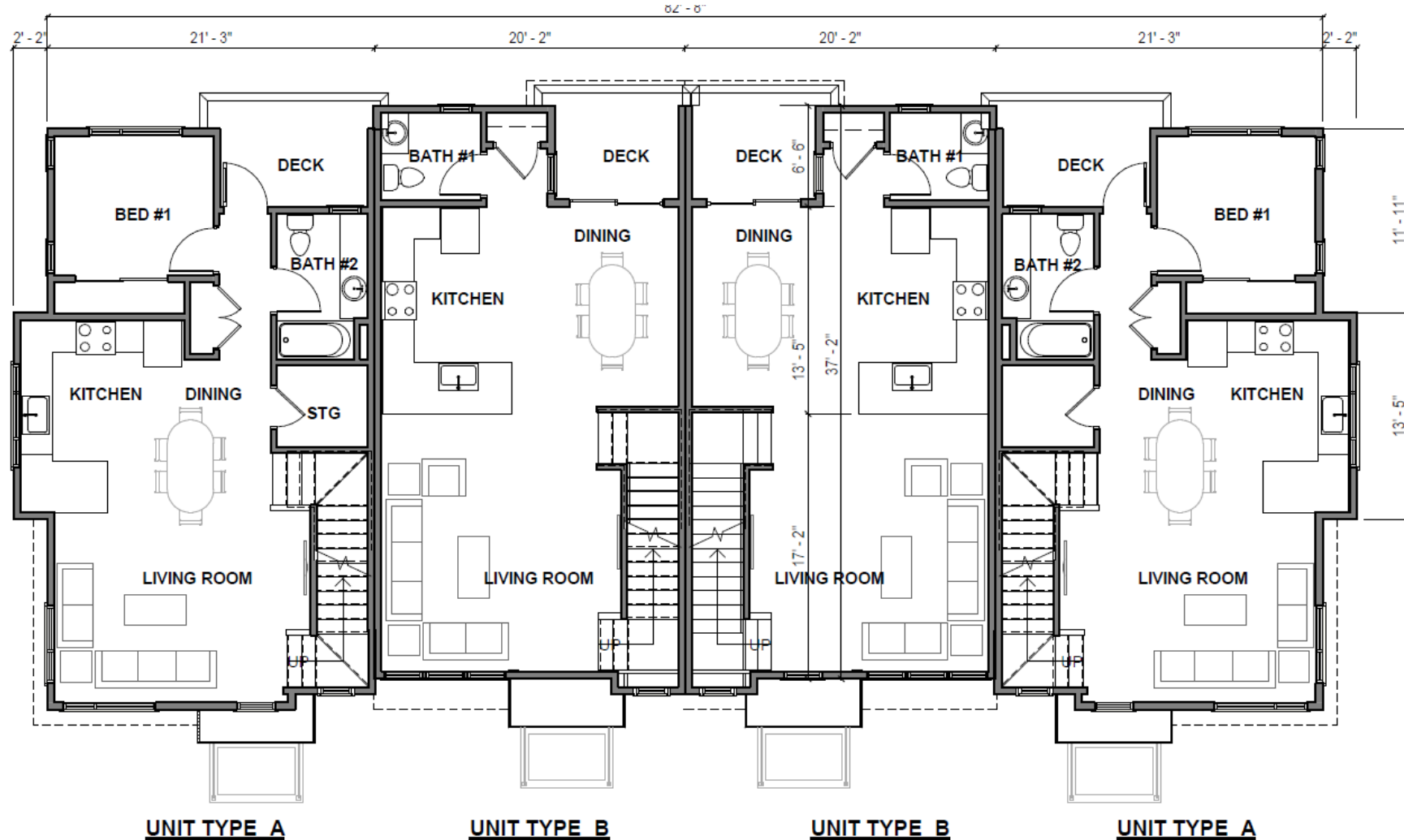


1st Floor Unit Layout for 4-Plex

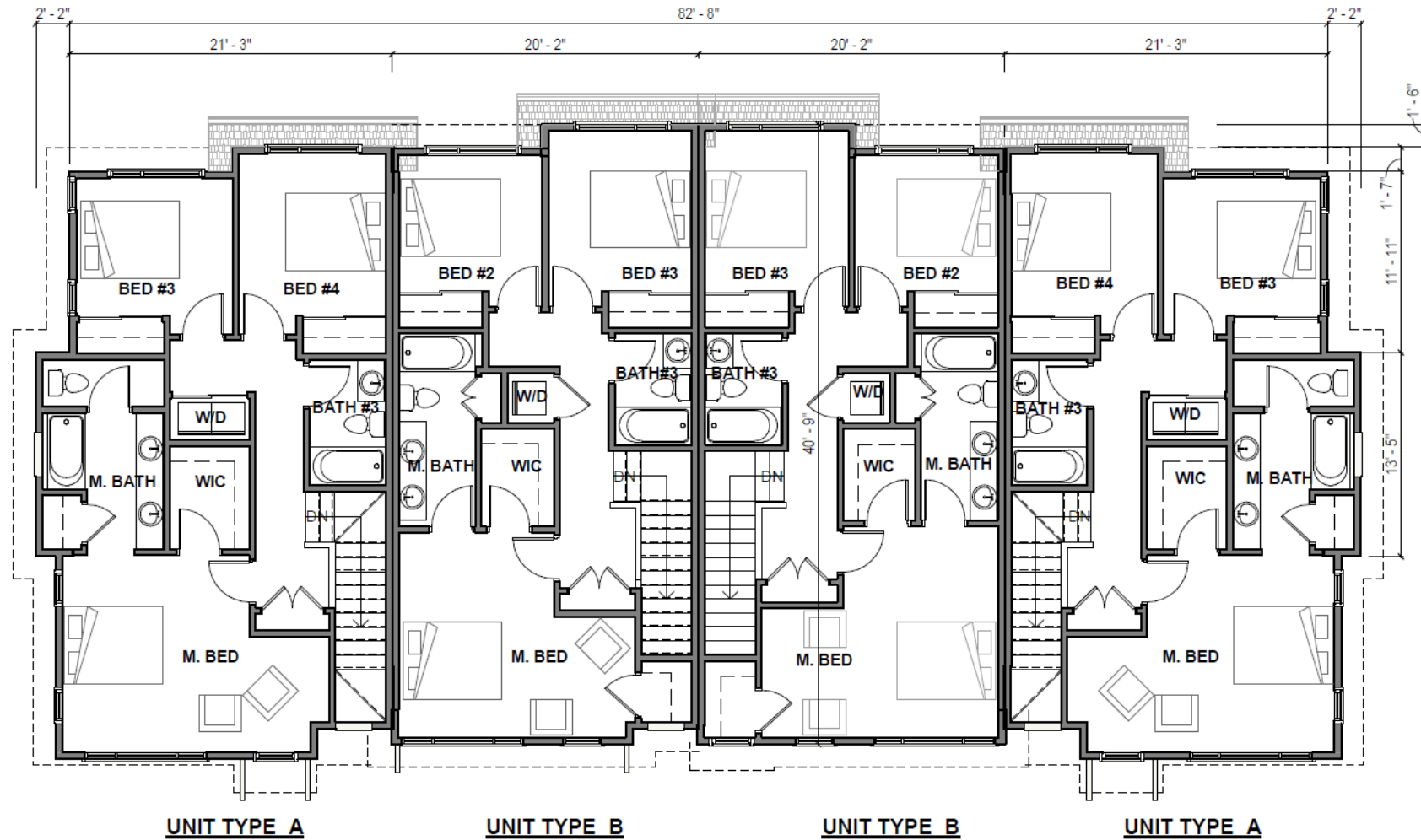


1 1ST FLOOR - 4-PLEX
1/8" = 1'-0"

2nd Floor Unit Layout for 4-Plex

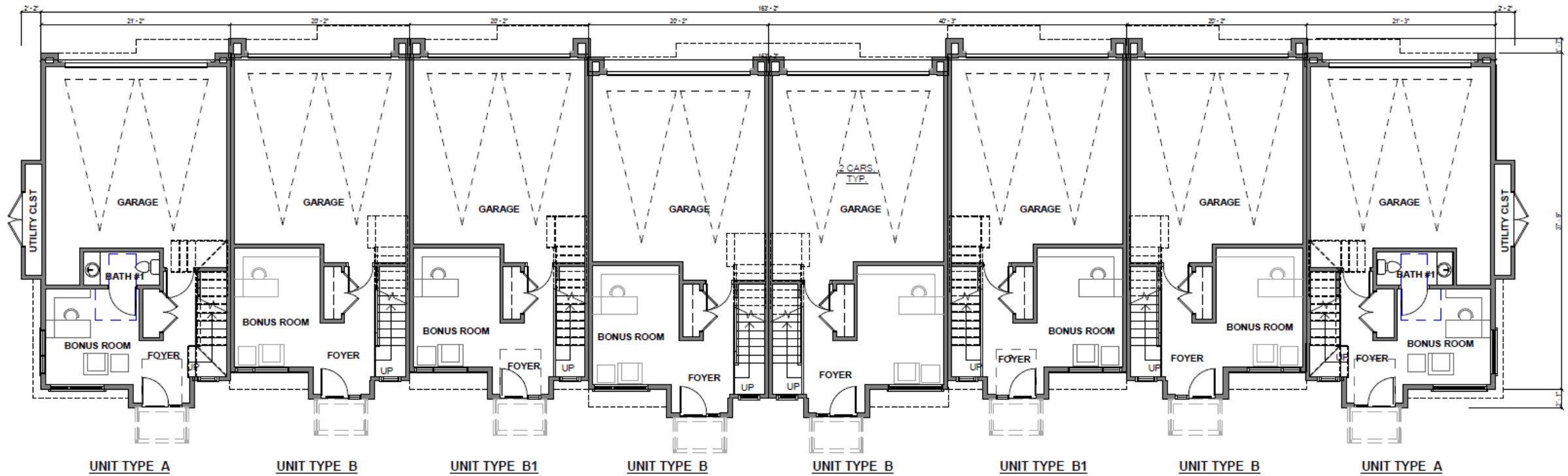


3rd Floor Unit Layout for 4-Plex



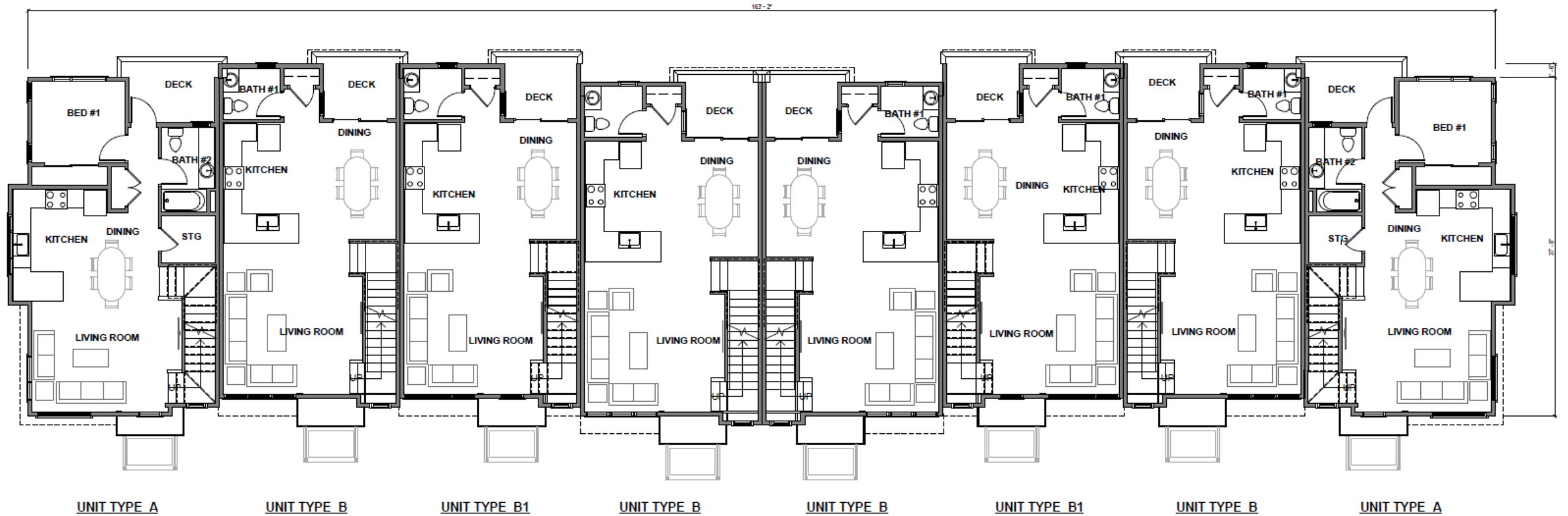
3 3RD FLOOR - 4-PLEX
1/8" = 1'-0"

1st Floor Unit Layout for 8-Plex



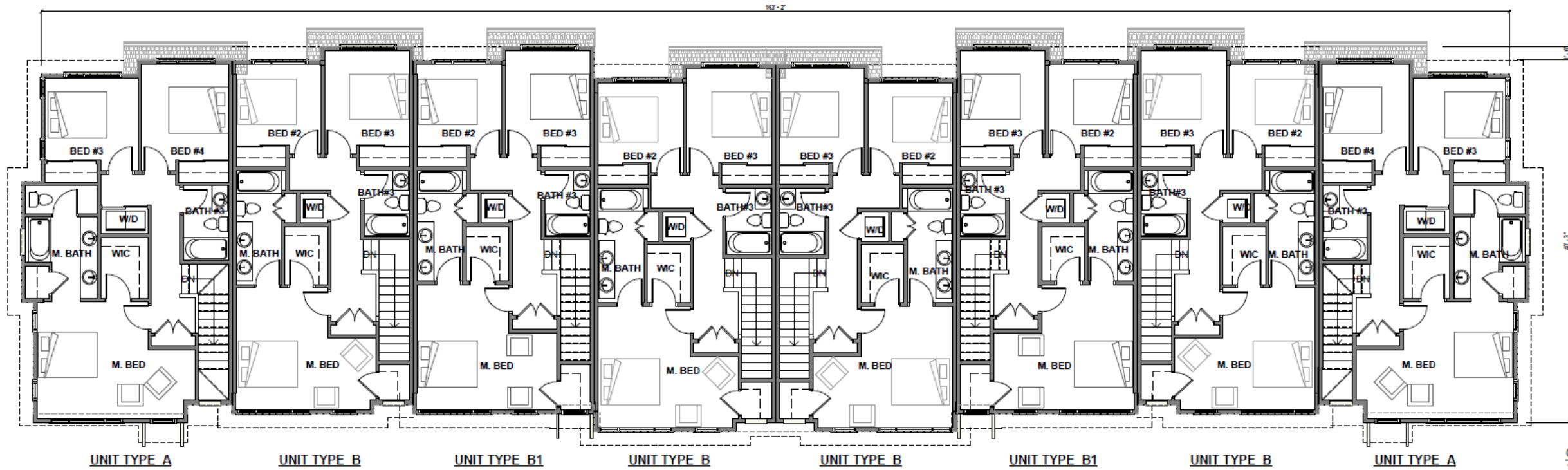
① 1ST FLOOR - 8-PLEX
1/8" = 1'-0"

2nd Floor Unit Layout for 8-Plex



2 2ND FLOOR - 8-PLEX
1/8" = 1'-0"

3rd Floor Unit Layout for 8-Plex



3 3RD FLOOR - 8-PLEX
1/8" = 1'-0"

4-Plex Front Elevation



1 4-PLEX - FRONT ELEVATION
1/8" = 1'-0"

4-Plex Side Elevation



2 4-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 4-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"

4-Plex Rear Elevation



4 4-PLEX - REAR ELEVATION
1/8" = 1'-0"

GENERAL NOTES

5-Plex Front Elevation



1 5-PLEX - FRONT ELEVATION
1/8" = 1'-0"

5-Plex Side Elevation



2 5-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 5-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"

5-Plex Rear Elevation



4 5-PLEX - REAR ELEVATION
1/8" = 1'-0"

6-Plex Front Elevation



1 6-PLEX - FRONT ELEVATION
 1/8" = 1'-0"

6-Plex Side Elevation



2 6-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 6-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"

6-Plex Rear Elevation



4 6-PLEX - REAR ELEVATION
1/8" = 1'-0"

7-Plex Front Elevation



① 7-PLEX - FRONT ELEVATION
1/8" = 1'-0"

7-Plex Side Elevation



② 7-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



③ 7-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"

8-Plex Front Elevation



1 8-PLEX - REAR ELEVATION
1/8" = 1'-0"

8-Plex Side Elevation



2 8-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 8-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"

8-Plex Rear Elevation







Thank you!

