

Proposed Project
Design Concept Narrative
Creekside Village Townhomes
2653 Montgomery Drive
Santa Rosa, CA

The Creekside Village Townhomes project is a new residential development consisting of 163 townhome-style condominium units on an approximately 14.91-acre site in Santa Rosa. The site is located between Montgomery Drive to the south and Santa Rosa Creek to the north, with Franquette Avenue to the east and Saint Eugene's Cathedral to the west.

The project includes the subdivision of three existing parcels to create a cohesive residential community while preserving key environmental and cultural features of the site, including a riparian corridor along Santa Rosa Creek and existing heritage trees.

The proposed development is designed to balance the need for new housing with sensitivity to the surrounding natural environment. The site planning responds to the creek edge by maintaining open space and integrating landscaped areas that enhance the natural setting.

Project Design

The project is organized as a townhome-style community with internal circulation, landscaped open spaces, and pedestrian-friendly pathways. The site design emphasizes connectivity, with clear circulation patterns for vehicles and pedestrians while creating a cohesive neighborhood environment.

Buildings are arranged to respect the natural features of the site, particularly the creek and riparian setbacks, while also creating a defined residential community. The layout incorporates open space areas and landscaping to provide visual relief and opportunities for outdoor use by residents.

Parking is provided on site and distributed throughout the development to serve the residential units while maintaining an efficient and functional site layout.

Architecture

The architectural design consists of townhome-style buildings that create a residential scale appropriate for the surrounding neighborhood. The buildings are designed with variation in massing, materials, and articulation to break down the scale and create visual interest throughout the community.

Material and color palettes will be coordinated across the development to create a cohesive identity while incorporating variation to avoid repetition. Architectural elements such as roof forms, façade articulation, and private entries contribute to a high-quality residential environment.

Placemaking / Livability

The project is designed to create a livable and connected residential community. Open space areas, landscaped corridors, and proximity to Santa Rosa Creek contribute to a strong sense of place and provide opportunities for passive recreation and outdoor enjoyment.

Pedestrian pathways and internal circulation promote walkability and connectivity throughout the site, while the preservation of natural features enhances the overall character of the development.

Landscape

The landscape design focuses on preserving existing natural features while introducing new plantings that complement the site. The riparian corridor along Santa Rosa Creek will be protected and enhanced, and existing heritage trees will be preserved where feasible.

New landscaping will include a mix of drought-tolerant and low-maintenance plantings that support long-term sustainability and reduce water usage.

Sustainability

The project will comply with applicable California energy and building standards, including Title 24. Sustainable design strategies will include energy-efficient building systems, water-efficient landscaping, and thoughtful site planning that reduces environmental impacts while enhancing resident comfort.