



## Project Narrative: Pullman Phase III

We are thrilled to present to the City of Santa Rosa the third phase of Pullman Modern Urban Apartments, an extension of our development.

Situated along Wilson Street, the project site comprises three parcels. The first parcel, 010-092-016, occupies the corner of 8th and Wilson Street and currently houses two commercial buildings. The adjacent parcels, 010-092-018 and -019, consist of a dirt lot and a single-family residence. Between parcels 016 and 018, there is a warehouse (716 Wilson Street) that will not be included in this project.

Our proposed development is a six-story apartment building featuring 69 units ranging from 300 to 620 square feet. The building will have five wood-built floors over a one-story construction podium. On the first floor, there will be five apartments, a lobby, a mail and package area, a fitness center, long-term bike storage, trash room, and a leasing office. Floors two through six will comprise 13 apartments and one amenity space per floor. Adjacent to the building, there will be 23 parking spaces.

Considering feedback from our current Phase I residents and the surrounding neighborhood, we have included 69 detached parking spaces on parcels -018 and -019 of the project site. These spaces will be available for residents of all phases of Pullman.

We understand the importance of fostering a sense of community and providing convenience for our future residents. Therefore, each floor of the building will be equipped with amenities including a wellness area, a multimedia room, a game room, a fitness center, and indoor/outdoor lounge space on the top floor, offering breathtaking panoramic views of the city skyline.

Residents of Phase III will also enjoy access to the wide range of amenities already incorporated in Phase I. These amenities include a cocktail pool and BBQ area, a dog wash station, a dog run, a lounge, a lobby, bike storage, a gym, a conference room, and single-occupancy offices.

Furthermore, as a sub-applicant to the Santa Rosa Infill Infrastructure Grant (IIG), we anticipate receiving funds to upgrade the east side of Wilson Street, stretching from 8th to 9th Street. The proposed upgrades include burying the overhead lines, installing new curbs, sidewalks, and paving, as well as incorporating other landscaping updates to meet City requirements.



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Phase III, an expansion of Pullman Modern Urban Apartments, embodies the essence of contemporary urban living in the heart of the city, enriched by an abundance of amenities, meticulously designed living spaces, and a variety of convenient community provisions. We look forward to working with the City of Santa Rosa again to bring more housing downtown.

Thank you for your time and consideration,

Holly Flood

Senior Project Manager