

## **Dutton Meadows – Santa Rosa**

Project Description & Design Concept Narrative – Neighborhood Meeting

December 7, 2020

### **Subject Property History**

In 2002, Trumark Homes purchased approximately 19-acres known as Dutton Meadows (Phase-1) and Minoa (Phase-2) properties located in the southwest quadrant of Santa Rosa. In 2006, Trumark successfully entitled what the City of Santa Rosa believed was a home-style and density acceptable to the residential marketplace. These previous approvals included (126) 2 and 3-story townhomes, and (65) 3-story detached homes equaling 10 homes per acre density combined and a total of 191 new homes. These approvals met the General Plan and Zoning desires of the City including the creation of the 50-acre Dutton Meadows Master Plan, including an EIR (Master Development Plan attached). All parties involved were excited to bring the project to fruition.

Unfortunately, almost immediately upon the project approvals, the region, as well as the nation, entered into what would later be called the “Great Recession”. Market values of homes and land were decimated, and the project was rendered infeasible and remains so almost a decade later. Trumark Homes has worked and studied for years to recreate a viable residential community and finally build the much-needed housing in Santa Rosa, but due to the historic city zoning restrictions and requirements, the land continues to sit fallow 12 years after the original project approval.

As the City well knows Santa Rosa has been in dire need of affordable housing for many years now. Trumark Homes has been working to find a way resurrect the Dutton Meadows project in effort to provide the City with housing that can quickly serve the needs of local households. To meet this goal the project must also meet the threshold for lenders and the project’s economic viability. Historically this was not possible due to the high cost of offsite improvements, infrastructure, CTS mitigation costs, ever increasing construction costs, and a 15% Affordable Housing Requirement mandated by the 2006 project approval. In 2018, Trumark submitted a plan that was reviewed by Planning Commission and City Council. Council suggested we work with City staff to resolve their concerns regarding roadway alignments. After spending nearly a year trying to find the right balance between marketability of unit types, zoning, density, and other development requirements that work within the City’s General Plan and Specific Plan roadway alignments, we now present this latest version that we feel check all the boxes from a planning, engineering, and marketability perspective.

### **Project Description & Design Narrative**

Trumark has designed the new-home neighborhood to provide a variety of traditional 2-story homes at price-points attainable by young families and first-time home buyers. These smaller family-oriented homes range in size from 1,680 to 2,181 square feet with either 3 or 4 bedrooms, 2-car garages, and 400 square foot minimum private yards. Two different home configurations provide variety and address two different site conditions. Due to Northpoint Parkway being a future arterial, and Hearn Avenue not being conducive to driveway curb cuts, an alley-loaded home style allows

front doors to face these streets with their garages to be accessed by rear alleys. 79 lots of the 137 total lots are proposed in this Alley-Loaded layout. The Alley-Loaded Lots measure at least 32' wide by 64' deep. The Alley-Loaded homes range in size between 1,680 to 2,065 square feet. In order for the Alley-Loaded homes to meet the private yard area requirements, these homes are built 15' apart from each other. A shared-use easement is created across property lines so that one home uses the neighbors side yard to create a 15' wide private yard. These 15' side yards are integrated with the interior living rooms and kitchens to create a nice indoor/outdoor home-to-yard design.

The remaining 58 lots are traditional front-loaded homes ranging in size between 1,692 to 2,181 square feet. These traditional 2-story homes have 15' deep rear yards. The traditional lot widths vary between 40 to 45' in minimum width depending on the floor plan. Full driveway aprons help maintain the traditional home lifestyle and provide abundant guest parking.

All 137 homes are within an easy walk of Dutton Meadows Elementary School which will be very attractive to young families. Furthermore, as mentioned earlier, the alley-loaded style of home has been introduced by-design to remove the garage from view from the adjacent Northpoint parkway, Hearn Avenue, Dutton Avenue, and the future 4-acre Dutton Meadows Park. These relationships do not lend themselves to traditional driveway aprons, therefore, we are suggesting front doors face these public features and allow garage access from rear alleys.

The 2006 approvals included a sweeping alignment of Northpoint Parkway through the property intended to connect Hearn Avenue to Dutton Avenue. This alignment has been maintained.

### **Project Benefits**

The project as proposed provides the City with 137 much needed new homes. In addition to providing new housing the project as proposed fulfills key components of the General Plan and Specific Plan for circulation as it pertains to North Point Parkway Extension and Dutton Meadows Extension. Roadway and frontage improvements include roadway expansion, sidewalks, a signalized intersection, bike lanes, and cross walks further improving safety components adjacent to and fronting onto Meadow View Elementary School. In addition to housing and circulation the Dutton Meadows project has provided the City an irrevocable offer of dedication for 4 acres of park land. Dutton Meadows is a central component to allowing other (land locked) parcels within this specific plan area to be developed.