

Meadow Creek Townhomes

Project Description

Ryder Homes would like to present a project consisting of 63 attached townhome units on its remaining 4.78-acre plot of land adjacent to the Meadow Creek Subdivision. The site is bordered on the other 3 sides by Elsie Allen High School to the west, Colgan Creek on the south, and mix of developed and undeveloped residential property to the east. Maintaining the orientation of adjacent public street, the main circulation within the site runs in the north/south direction, while buildings run in an east/west orientation to allow a simple and logical navigation throughout the site.

The proposed project is 13.18 units/acre, mid-range of the allowed zoning density, and has been designed with a compatibility to the surrounding homes, while providing a transition in scale from the residential neighborhoods to the high school across the street. The site plan proposes a blend of 5-unit and 6-unit Townhome two-story buildings in an alley-loaded configuration. This design provides a sense of identity for each unit with private courtyards/patios for each unit and front entries mostly along green space elements in an “eyes on street” approach to the neighborhood. A large central park present itself as the primary focal point when entering the neighborhood and provides a pedestrian connection throughout the site with a paseo element running from the Colgan Creek access through the site to a passive garden between buildings 7 and 8. The designed landscape elements of this proposed project further enhance the quality of the life for future residents, by providing both a desirable design of the homes along with a sense of community within the neighborhood that emulates a sense of pride and ownership in where they live.

The proposed townhome units provided three bedrooms in a range of about 1500-1800 square feet with an appeal for buyers looking for homes in an economically priced segmentation of the Santa Rosa housing market.