

TRUMARK HOMES

PROPOSED RESIDENTIAL
SUBDIVISION

DUTTON
MEADOWS

TRUMARK HOMES

2018 BUILDER OF THE YEAR

BY PROFESSIONAL BUILDER



Professional Builder®

DECEMBER 2018 | PROBUILDER.COM

From detached homes to skyscrapers, Trumark Companies' agility and success are a product of its culture.

2018 BUILDER OF THE YEAR

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PROBUILDER
MAGAZINE



TODAY'S PROPOSAL

DUTTON MEADOWS

130 Single Family Detached 2-story Homes

81 Accessory 1-bedroom Apartments (ADU's)



Dutton Meadow project was approved in 2006.

The Approval included 196 homes.

- ▶ 130 (3 Story) Town Homes
- ▶ 66 (3 Story) Single Family Homes.



66 Single Family Detached

130 Attached Townhomes

2006 APPROVAL

3-Story Homes



TODAY'S PROPOSAL

DUTTON MEADOWS

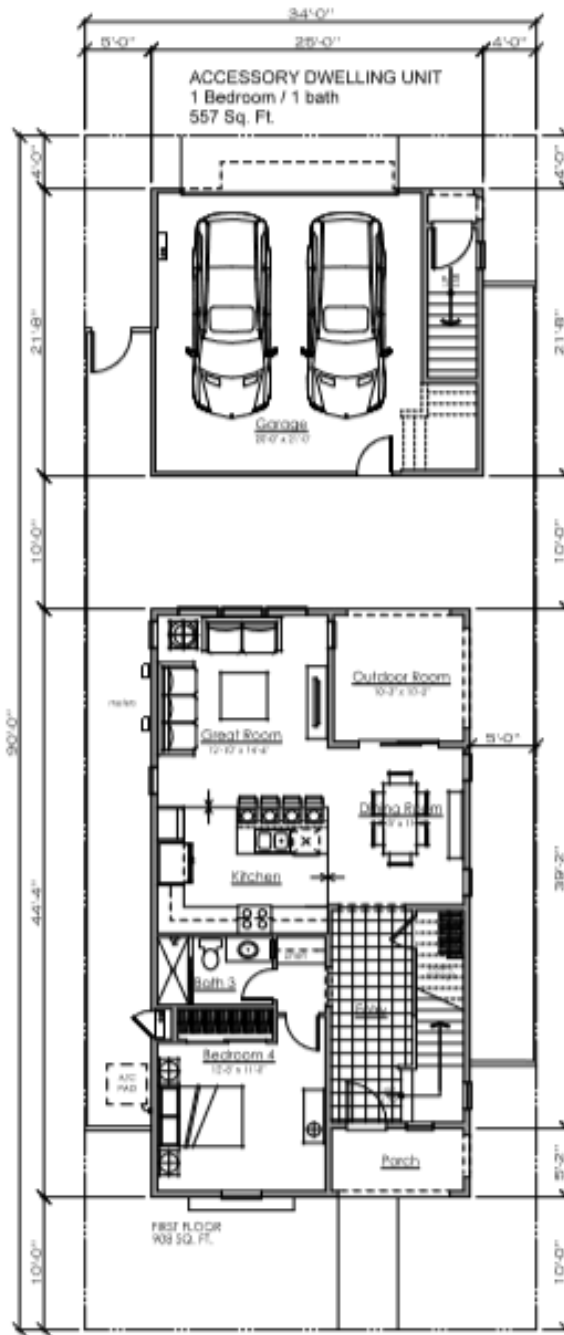
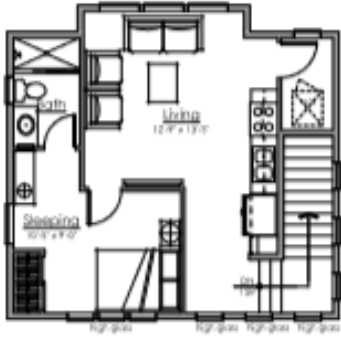
130 Single Family Homes Detached

81 Accessory 1-bedroom Apartments (ADU's)

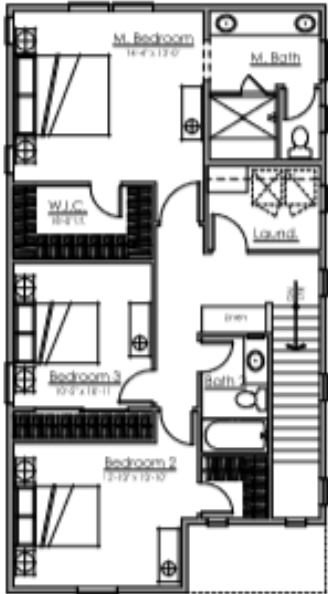


PROPOSED ARCHITECTURE

Accessory Dwelling Units



Primary Residence



SECOND FLOOR
937 SQ. FT.

FIRST FLOOR
908 SQ. FT.

PLAN 1
4 Bedrooms
3 Bathrooms
1865 Sq. Ft.
+ 557 Sq. Ft. ADU



'PLAN 1 - A' - MONTEREY

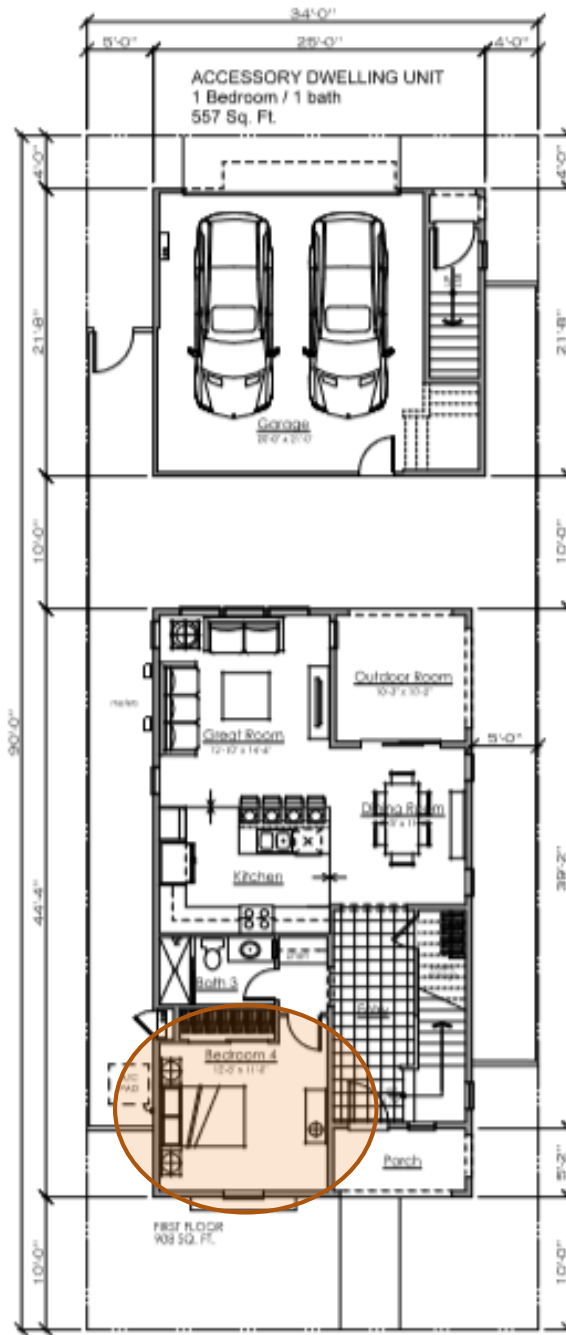
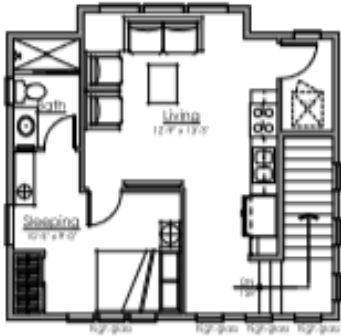


'PLAN 1 - C' - FARMHOUSE

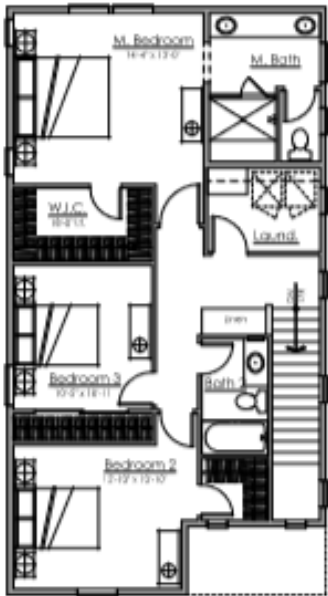
PROPOSED ARCHITECTURE

PLAN 1
 4 Bedrooms
 3 Bathrooms
 1865 Sq. Ft.
 + 557 Sq. Ft. ADU

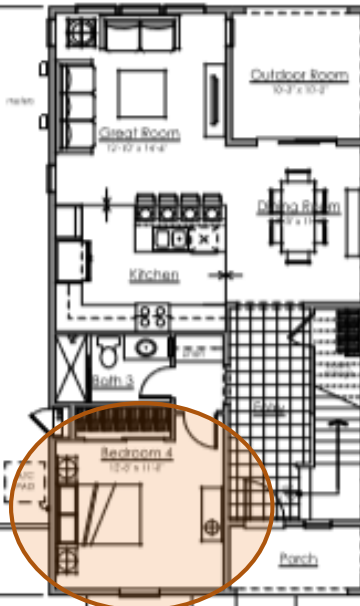
Accessory Dwelling Units



Primary Residence



SECOND FLOOR
 937 SQ. FT.



FIRST FLOOR
 908 SQ. FT.



'PLAN 1 - A' - MONTEREY

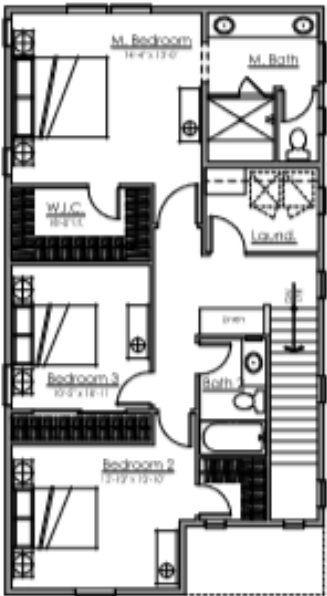


'PLAN 1 - C' - FARMHOUSE

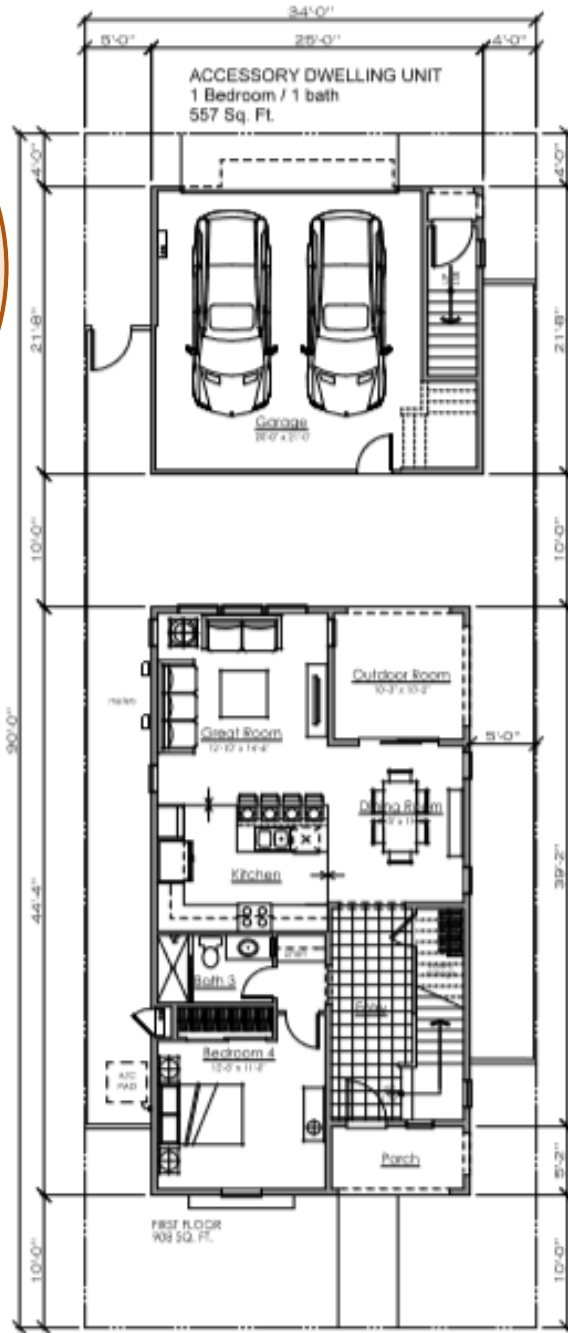
Accessory Dwelling Units



Primary Residence



SECOND FLOOR
957 SQ. FT.



FIRST FLOOR
908 SQ. FT.

PLAN 1
4 Bedrooms
3 Bathrooms
1865 Sq. Ft.
+ 557 Sq. Ft. ADU



'PLAN 1 - A' - MONTEREY

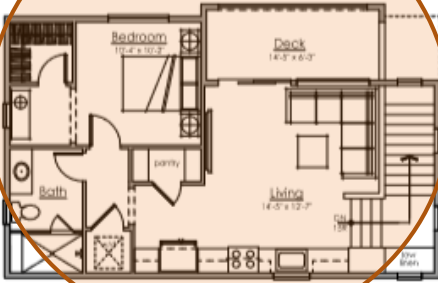


'PLAN 1 - C' - FARMHOUSE

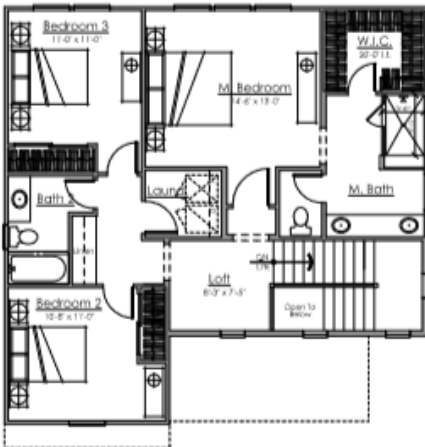
PROPOSED ARCHITECTURE

PLAN 2
 4 Bedrooms
 3 Bathrooms
 2060 Sq. Ft.
 + 696 Sq. Ft. ADU

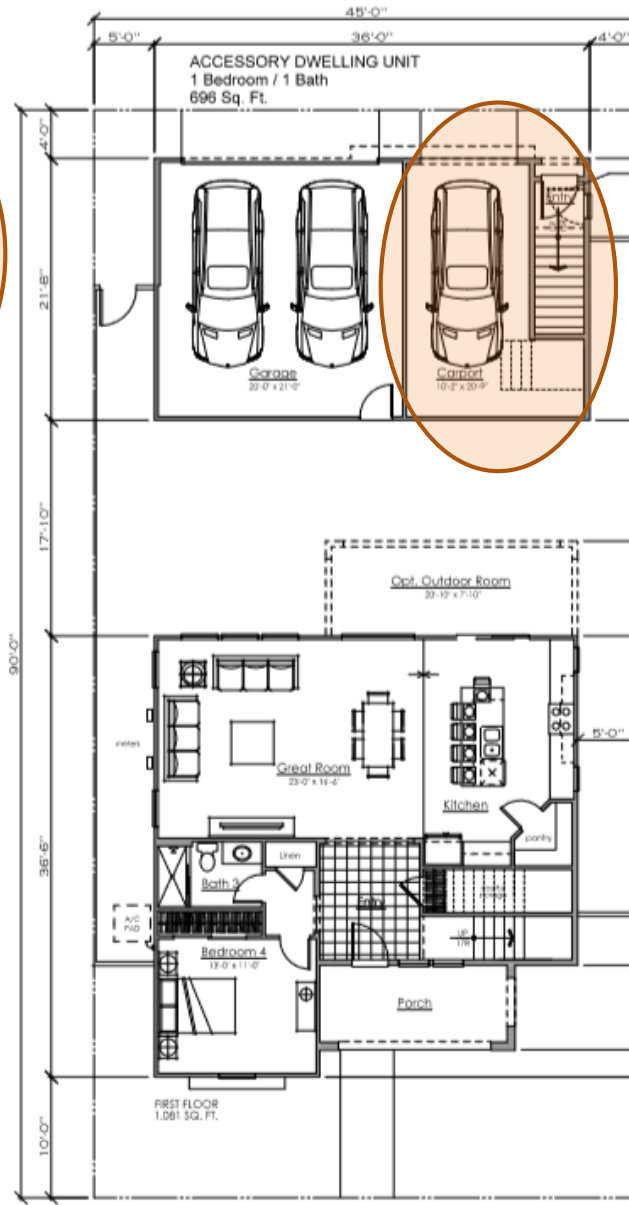
Accessory Dwelling Units



Primary Residence



SECOND FLOOR
 979 SQ. FT.



FIRST FLOOR
 1,081 SQ. FT.



'PLAN 2 - A' - MONTEREY



'PLAN 2 - C' - FARMHOUSE



PRIMARY HOME ELEVATION

'PLAN 2 - B' - WINE COUNTRY

'PLAN 1 - A' - MONTEREY

'PLAN 2 - C' - FARMHOUSE

'PLAN 1 - B' - WINE COUNTRY

'PLAN 2 - A' - MONTEREY

The project will meet the needs of both Home Buyers and Renters.

PROPOSED ARCHITECTURE



'PLAN 2 - B' - WINE COUNTRY

'PLAN 1 - A' - MONTEREY

'PLAN 2 - C' - FARMHOUSE

'PLAN 1 - B' - WINE COUNTRY

'PLAN 2 - A' - MONTEREY

ACCESSORY DWELLING UNIT ELEVATION



REAR - PLAN 2 - ELEVATION 'A'

REAR - PLAN 1 - ELEVATION 'B'

REAR - PLAN 2 - ELEVATION 'C'

REAR - PLAN 1 - ELEVATION 'A'

REAR - PLAN 2 - ELEVATION 'B'

The project will meet the needs of both Home Buyers and Renters.

PROPOSED ARCHITECTURE

PLAN 3
4 Bedrooms
3 Bathrooms
2287 Sq. Ft.



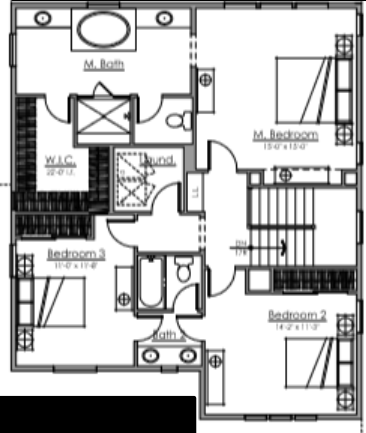
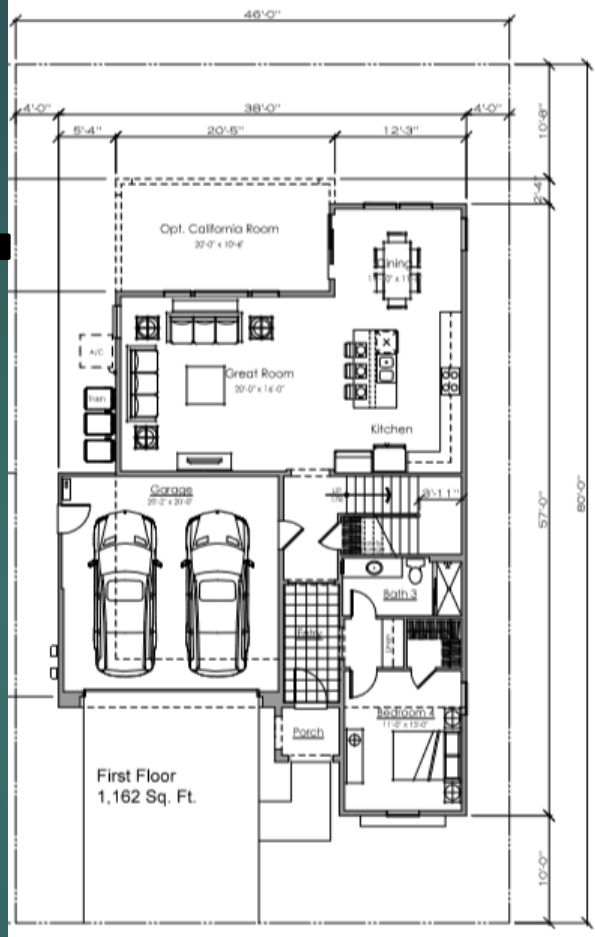
PLAN 3 - A' - MONTEREY



'PLAN 3 - B' - WINE COUNTRY

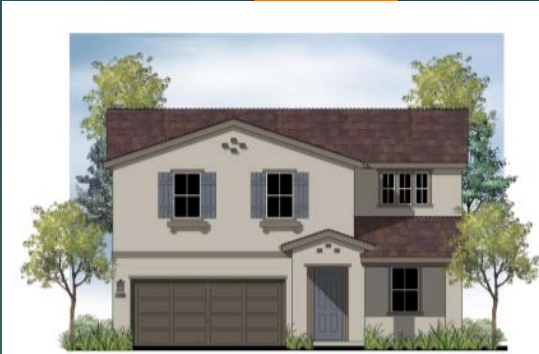


'PLAN 3 - C' - FARMHOUSE



PROPOSED ARCHITECTURE

PLAN 4
4 Bedrooms
3 Bathrooms
2666 Sq. Ft.



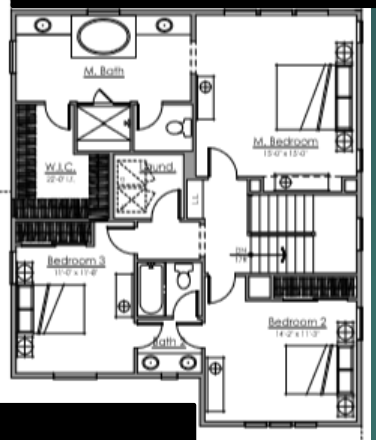
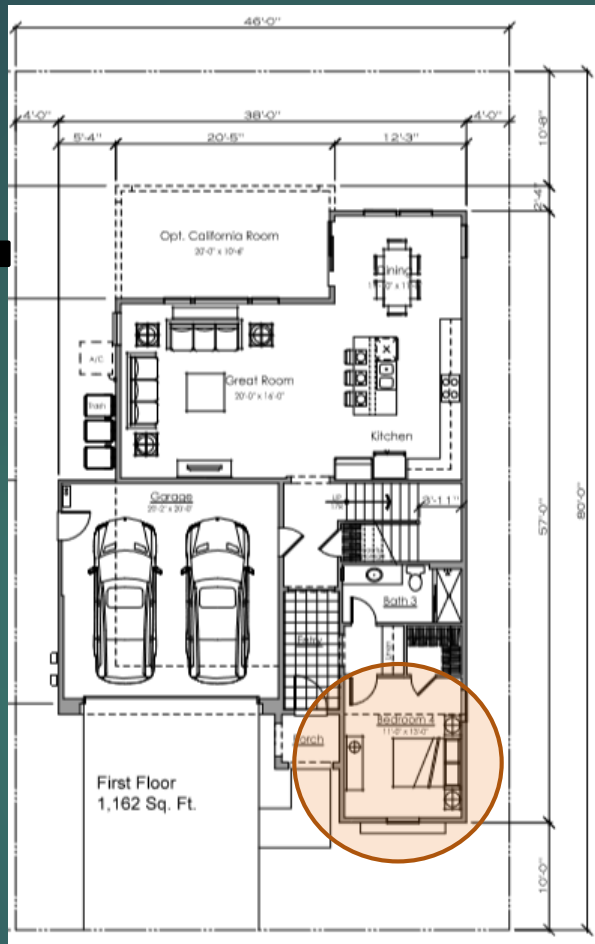
'PLAN 4 - A' - MONTEREY



'PLAN 4 - B' - WINE COUNTRY



'PLAN 4 - C' - FARMHOUSE

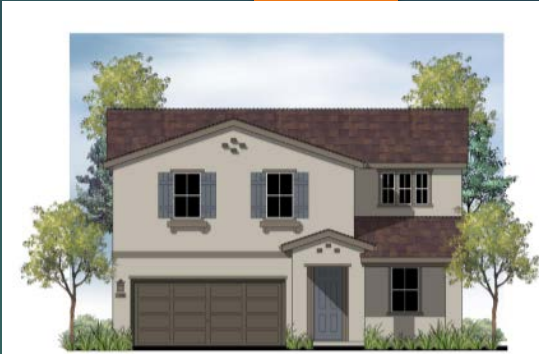


Second Floor
1,125 Sq. Ft.

First Floor
1,162 Sq. Ft.

PROPOSED ARCHITECTURE

PLAN 4
4 Bedrooms
3 Bathrooms
2666 Sq. Ft.



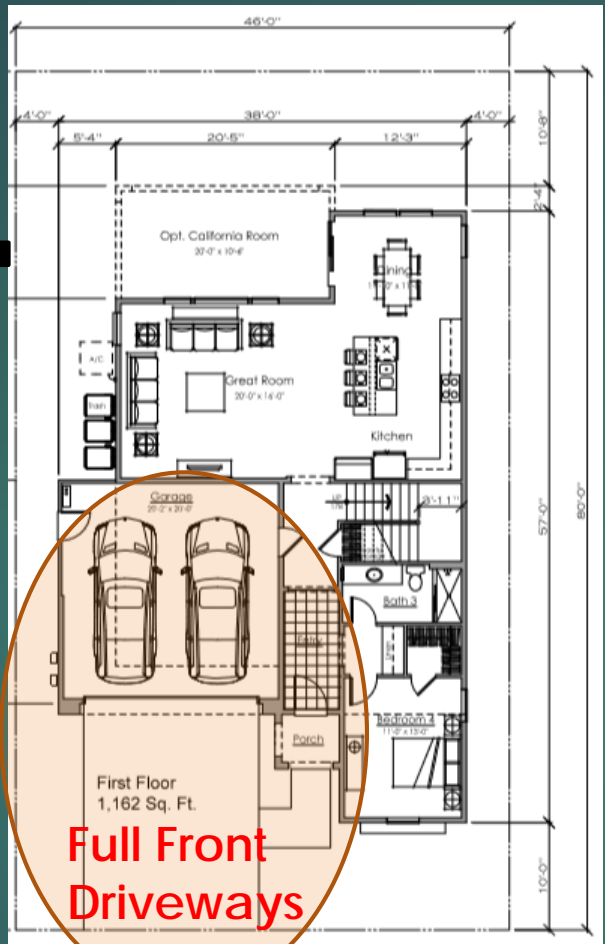
'PLAN 4 - A' - MONTEREY



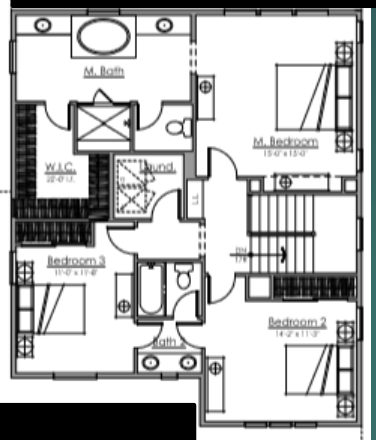
'PLAN 4 - B' - WINE COUNTRY



'PLAN 4 - C' - FARMHOUSE



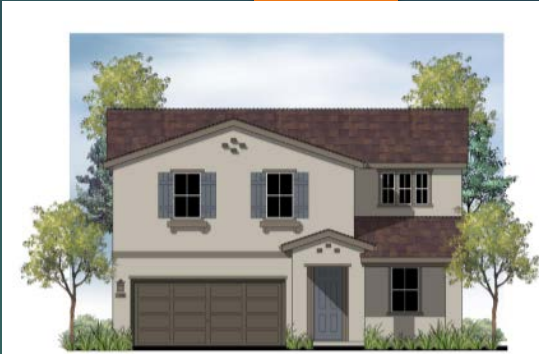
**Full Front
Driveways**



Second Floor
1,125 Sq. Ft.

PROPOSED ARCHITECTURE

PLAN 4
4 Bedrooms
3 Bathrooms
2666 Sq. Ft.



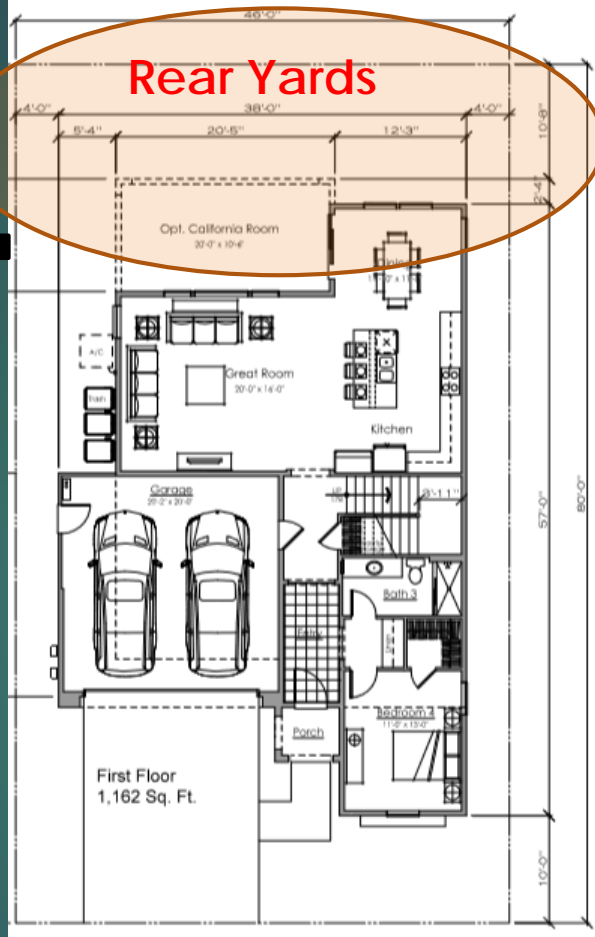
'PLAN 4 - A' - MONTEREY



'PLAN 4 - B' - WINE COUNTRY

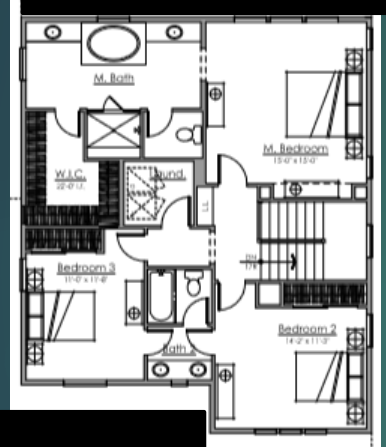


'PLAN 4 - C' - FARMHOUSE



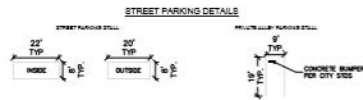
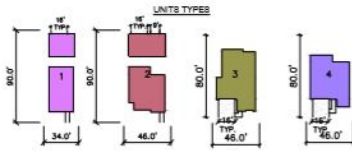
Rear Yards

First Floor
1,162 Sq. Ft.



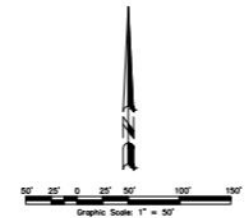
Second Floor
1,125 Sq. Ft.

PROPOSED SITE PLAN



PARKING CALCULATIONS AFTER RECONFIGURATION

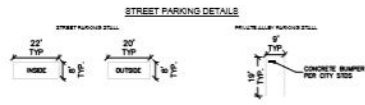
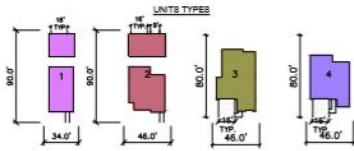
UNIT COUNT
UNIT 1: 30
UNIT 2: 40
UNIT 3: 20
UNIT 4: 24
TOTAL: 114
SIDEWAY PARKING
UNIT 1: 10A
UNIT 2: 10A
UNIT 3: 30
UNIT 4: 40
TOTAL SIDEWAY PARKING: 80
TOTAL DRIVEWAY PARKING: 34
GARAGE PARKING
3 CAR GAR.
UNIT 1: 40
UNIT 2: 40
UNIT 3: 20
UNIT 4: 20
TOTAL GARAGE PARKING: 120
EXTERIOR PARKING
STREET PARKING: 10
STREET PUBLIC: 10
TOTAL EXTERIOR: 20
TOTAL PARKING AVAILABLE
EXTERIOR PARKING: 10
GARAGE PARKING: 120
SIDEWAY PARKING: 80
TOTAL: 210
REQUIRED PARKING
TOTAL UNITS (100) x 4 = 400
PROVIDED PARKING: 210



Dutton Meadows Site Exhibit

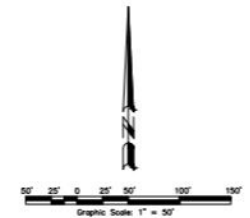
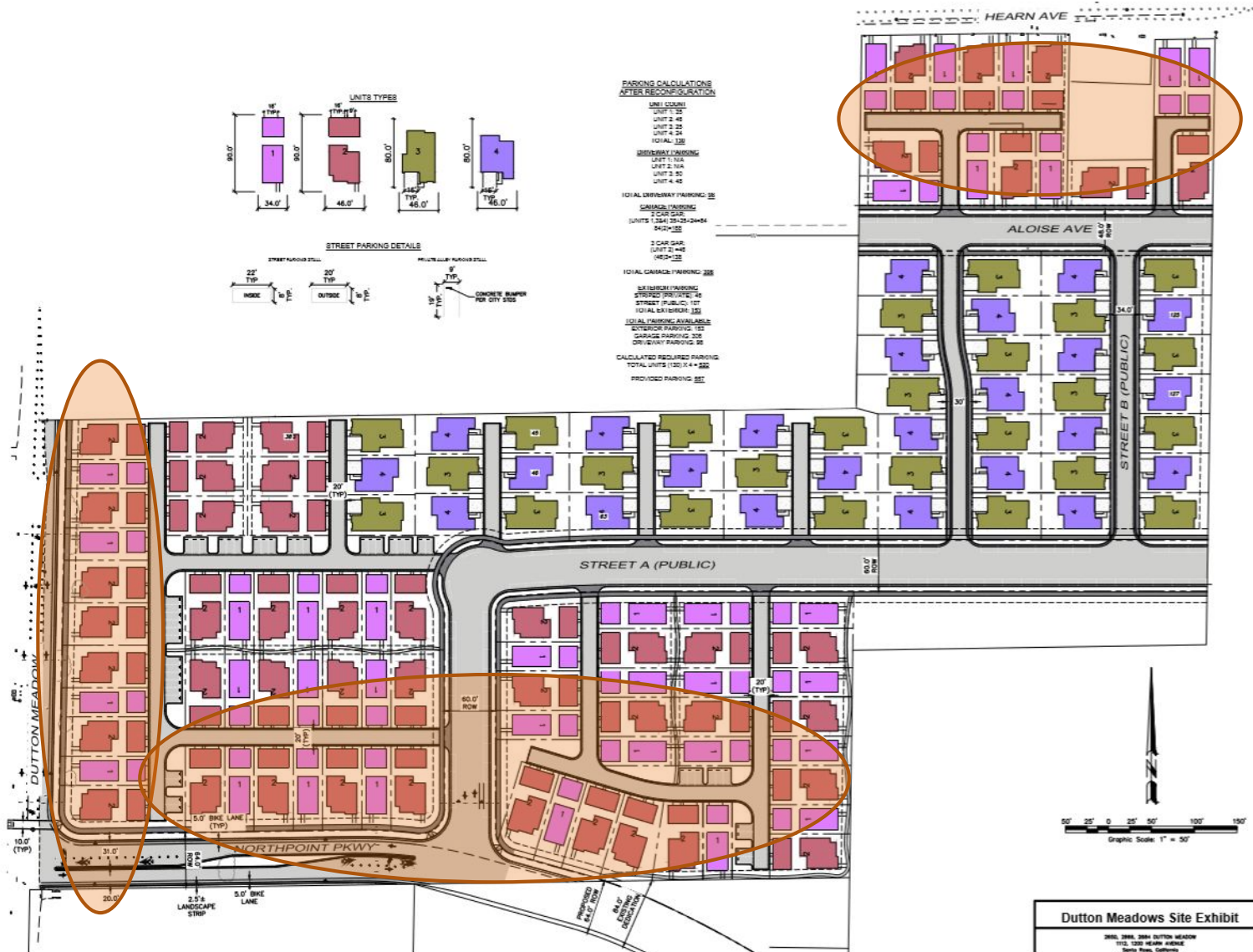
2860, 2866, 2868 DUTTON MEADOW
 1100, 1200 HEARN AVENUE
 SANTA FE, CALIFORNIA
 303-443-0200 FAX 303-443-0201

PROPOSED SITE PLAN



PARKING CALCULATIONS AFTER RECONFIGURATION

SMI COUNT	
UNIT 1: 30	
UNIT 2: 40	
UNIT 3: 20	
UNIT 4: 24	
TOTAL: 114	
SIDEWAY PARKING	
UNIT 1: 10A	
UNIT 2: 10A	
UNIT 3: 30	
UNIT 4: 40	
TOTAL SIDEWAY PARKING: 80	
TOTAL DRIVEWAY PARKING: 30	
GARAGE PARKING	
2 CAR GAR.	
UNITS 1, 3 & 4: 20-25-25-25-25	
340' x 100'	
TOTAL GARAGE PARKING: 200	
EXISTING PARKING	
STREET PARKING: 10	
STREET PUBLIC: 10	
TOTAL EXISTING: 20	
TOTAL PARKING AVAILABLE	
EXTERIOR PARKING: 110	
GARAGE PARKING: 200	
ONE-WAY PARKING: 80	
TOTAL: 390	
CALCULATED REQUIRED PARKING	
TOTAL UNITS (100) x 4 = 400	
PROVIDED PARKING: 390	



Dutton Meadows Site Exhibit

2860, 2866, 2884 DUTTON MEADOW
 1100, 1200 HEARN AVENUE
 SANTA FE, CALIFORNIA
 303-443-0700 FAX: 303-443-0701

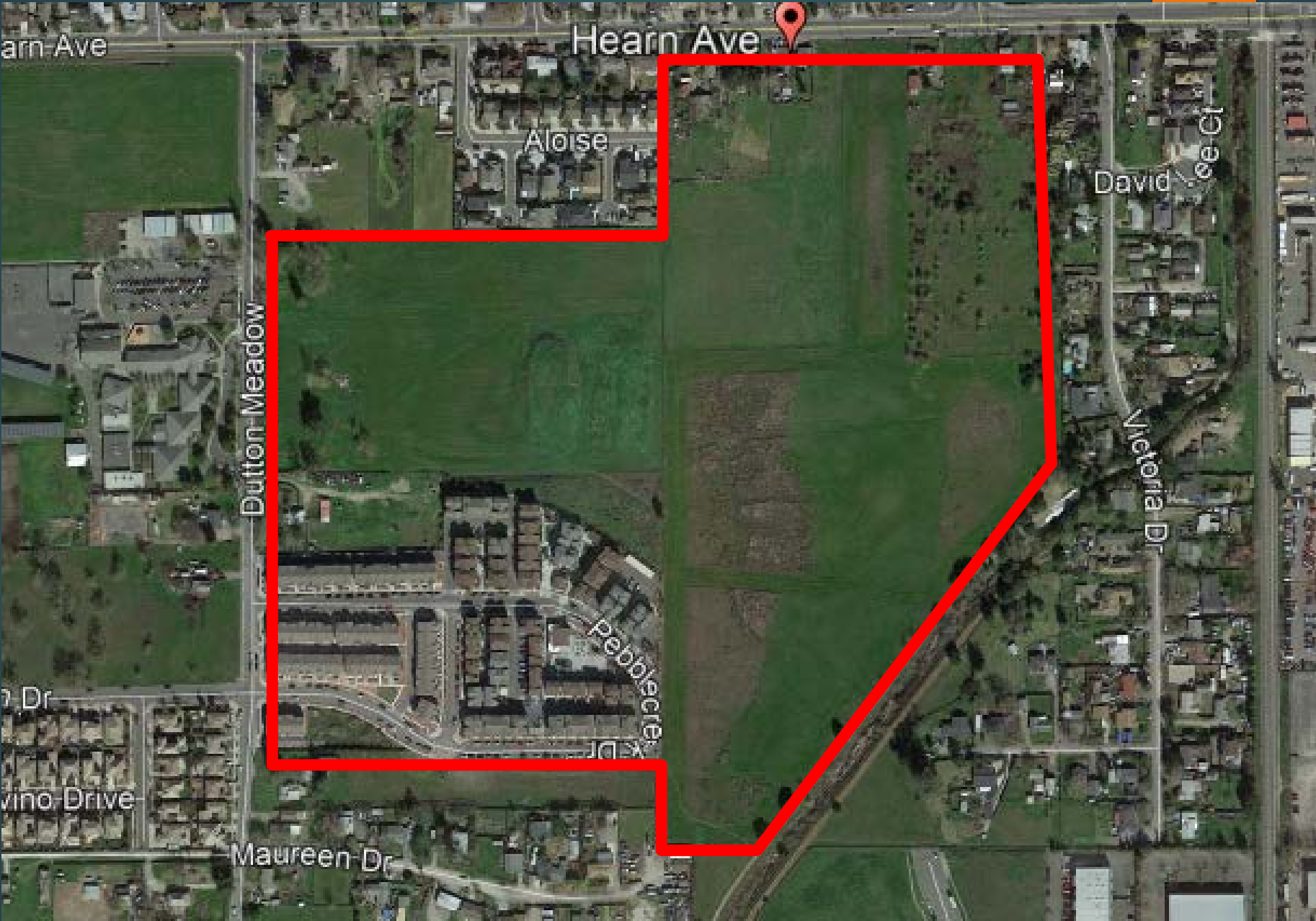
PROPOSED SITE PLAN



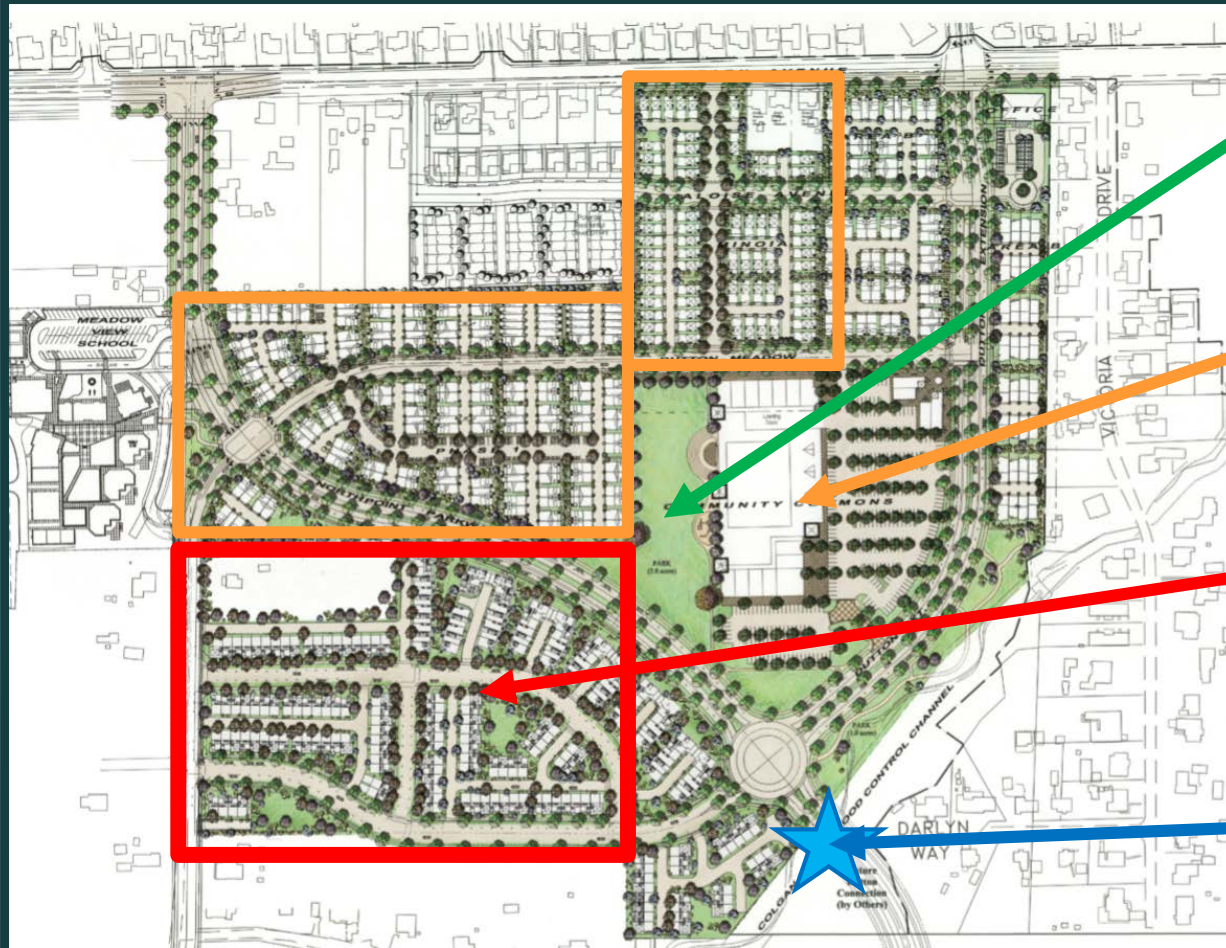
PROPOSED SITE PLAN



What do we have today?



ORIGINAL MASTER PLAN VISION



4-acre Public
Park

90k Grocery /
Retail

Amorosa
Village

Colgan
Creek
Bridge

DUTTON MEADOWS

130 Single Family Homes Detached
81 Accessory 1-bedroom Apartments (ADU's)
211 Housing Opportunities

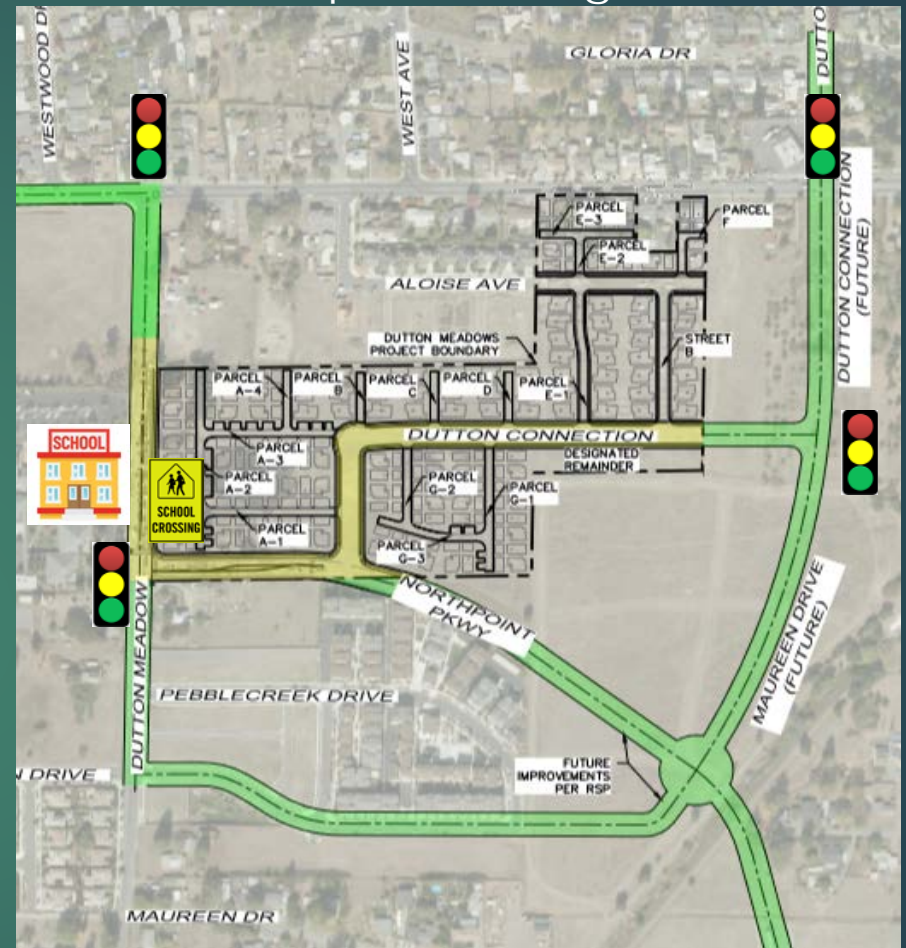


TRAFFIC PLAN COMPARISON

Current Design



Proposed Design

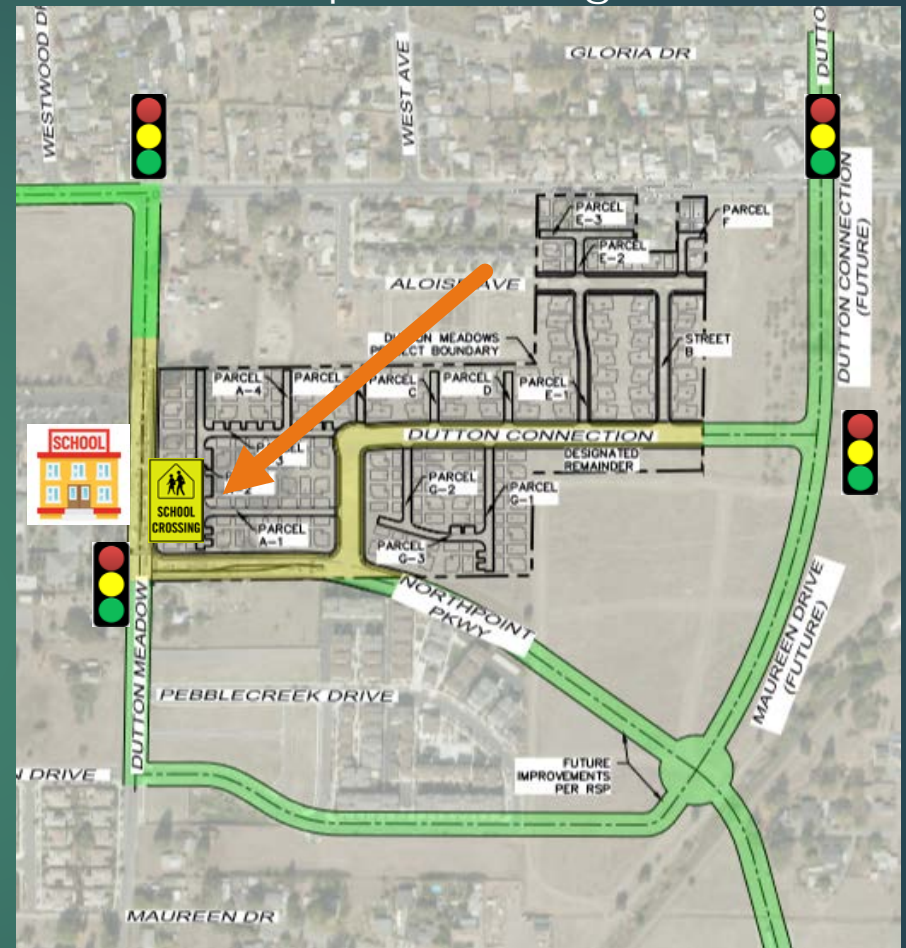


TRAFFIC PLAN COMPARISON

Current Design

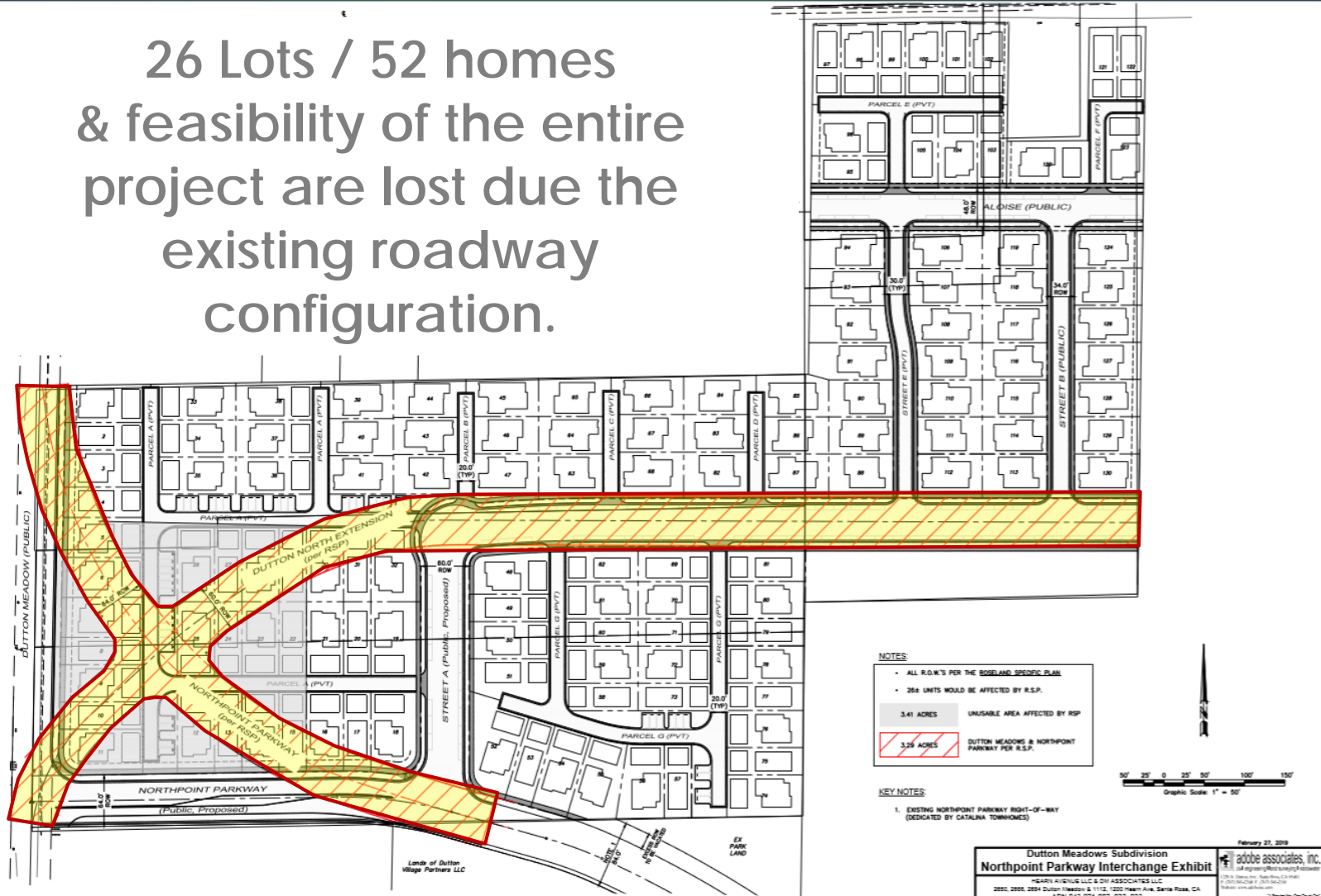


Proposed Design



Circulation Impacts to Proposed Project

26 Lots / 52 homes
& feasibility of the entire
project are lost due the
existing roadway
configuration.



POTENTIAL IMPACT

- ▶ +/- 60 seconds of traffic delay at peak hours

Project Benefits

- ▶ 211 Homes
- ▶ 81 of the homes shall be for rent
- ▶ 20 of the 81 Apartments (ADU's) shall be set at affordable housing rental rates
- ▶ Roadway Improvements such as signalized intersections, cross walk to the elementary school, & sidewalks where none exist today
- ▶ Payment of approximately **\$12 Million Dollars of Fees**

OUR REQUEST

Proposed Resolution:

Forward the Project to the City Council with a recommendation to direct Staff to return on a date certain with Draft Findings, Conditions of Approval, and Resolutions necessary to approve the project *as presented* and adopting an Addendum to the 2005 Dutton Meadows Project Subsequent EIR.