

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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ORIGINAL MASTER PLAN VISION

500 Homes – 3-story Homes



DUTTON MEADOWS

ORIGINAL MASTER PLAN VISION



4-acre Public Park

ORIGINAL MASTER PLAN VISION



4-acre Public Park

90k Grocery / Retail

ORIGINAL MASTER PLAN VISION

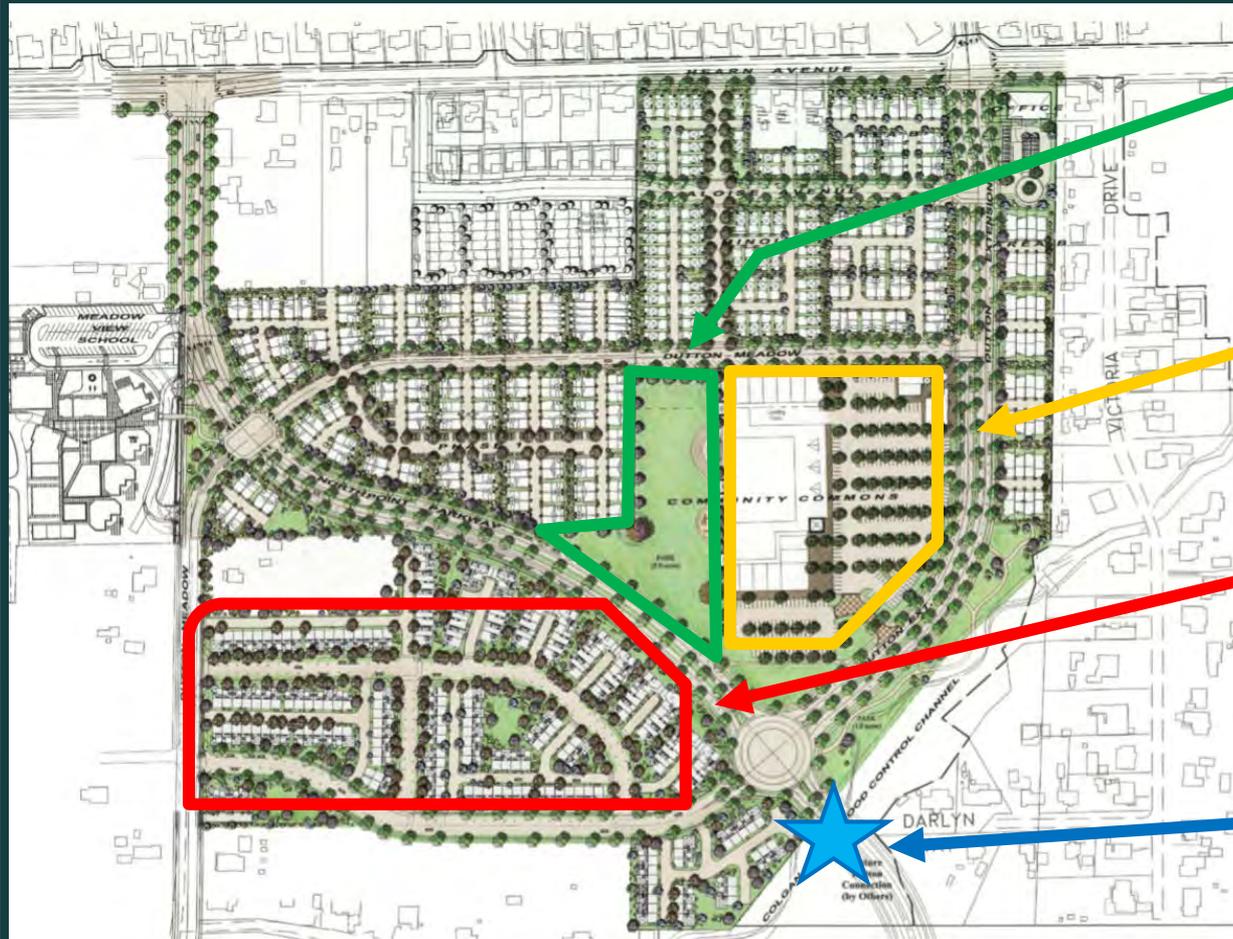


4-acre Public
Park

90k Grocery /
Retail

Amorosa
Village

ORIGINAL MASTER PLAN VISION



4-acre Public Park

90k Grocery / Retail

Amorosa Village

Colgan Creek Bridge

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



TODAY'S PROPOSAL

DUTTON MEADOWS

130 Single Family Homes Detached

81 Accessory 1-bedroom Apartments (ADU's)



Project will serve the needs of **Buyers and Renters.**



'PLAN 2 - B' - WINE COUNTRY

'PLAN 1 - A' - MONTEREY

'PLAN 2 - C' - FARMHOUSE

'PLAN 1 - B' - WINE COUNTRY

'PLAN 2 - A' - MONTEREY



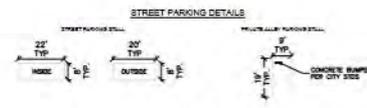
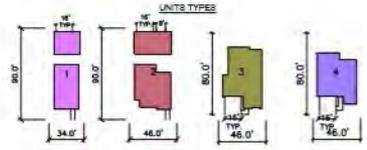
PLAN 3 - A - MONTEREY

PLAN 4 - C - FARMHOUSE

PLAN 3 - B - WINE COUNTRY

PLAN 4 - A - MONTEREY

PROPOSED SITE PLAN



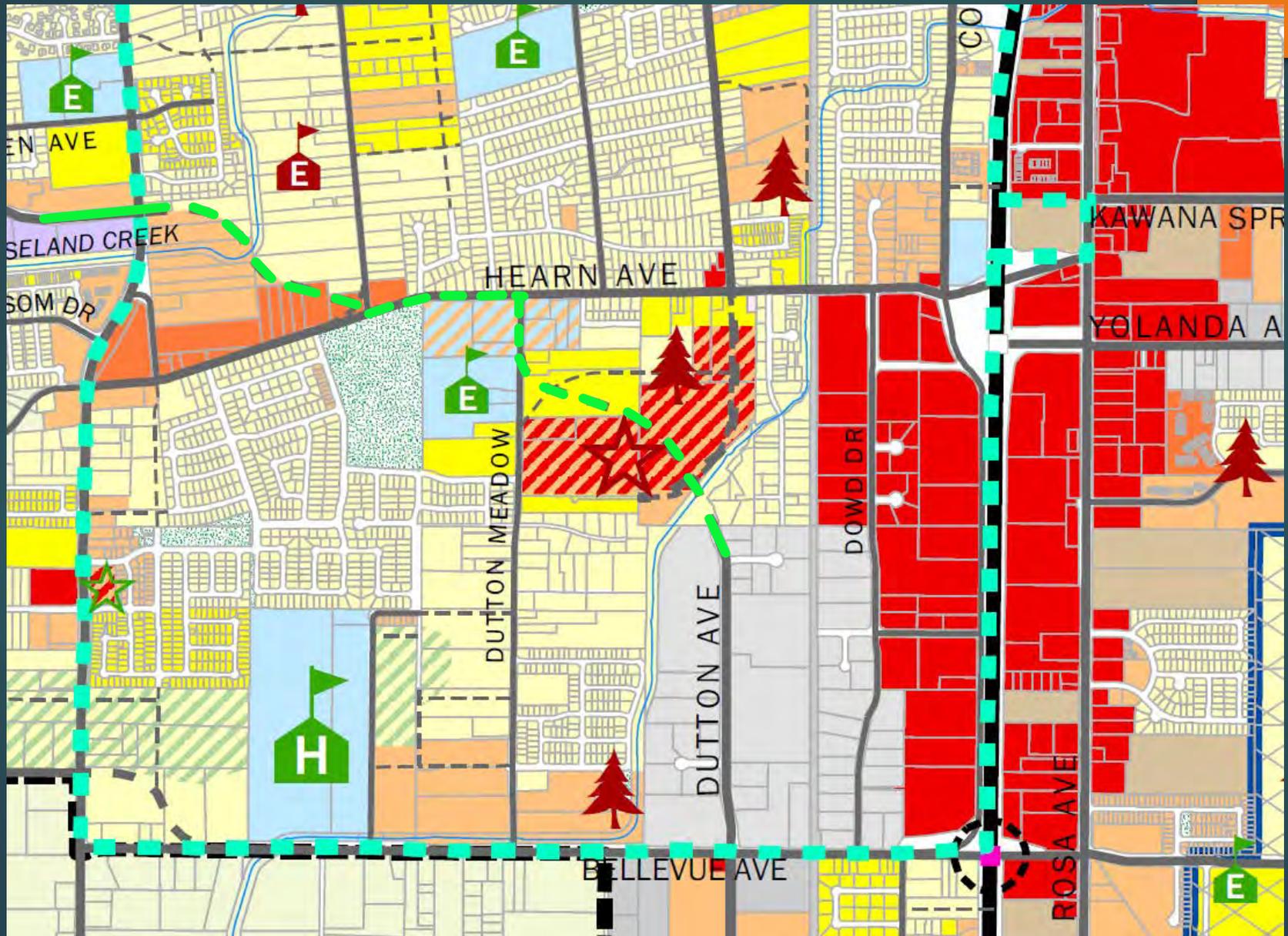
PARKING CALCULATIONS AFTER RECONFIGURATION

ONE COUNCIL	1
UNIT 1-32	32
UNIT 2-48	48
UNIT 3-28	28
UNIT 4-24	24
TOTAL	132
BIKEWAY PARKING	0
UNIT 1-16A	16
UNIT 2-16B	16
UNIT 3-20	20
UNIT 4-40	40
TOTAL BIKEWAY PARKING	92
GARAGE PARKING	0
CAR GAR	0
UNITS 1-34A 35-35-34A4	34
342W	32
TOTAL GARAGE PARKING	66
BIKEWAY PARKING	0
STREET PARKING	74
STREET PUBLIC	17
TOTAL BIKEWAY	181
TOTAL PARKING AVAILABLE	181
EXTENSIVE PARKING	181
GARAGE PARKING	308
BIKEWAY PARKING	80
CALCULATED REQUIRED PARKING	TOTAL UNITS (132) X 4 = 528
PROVIDED PARKING	527



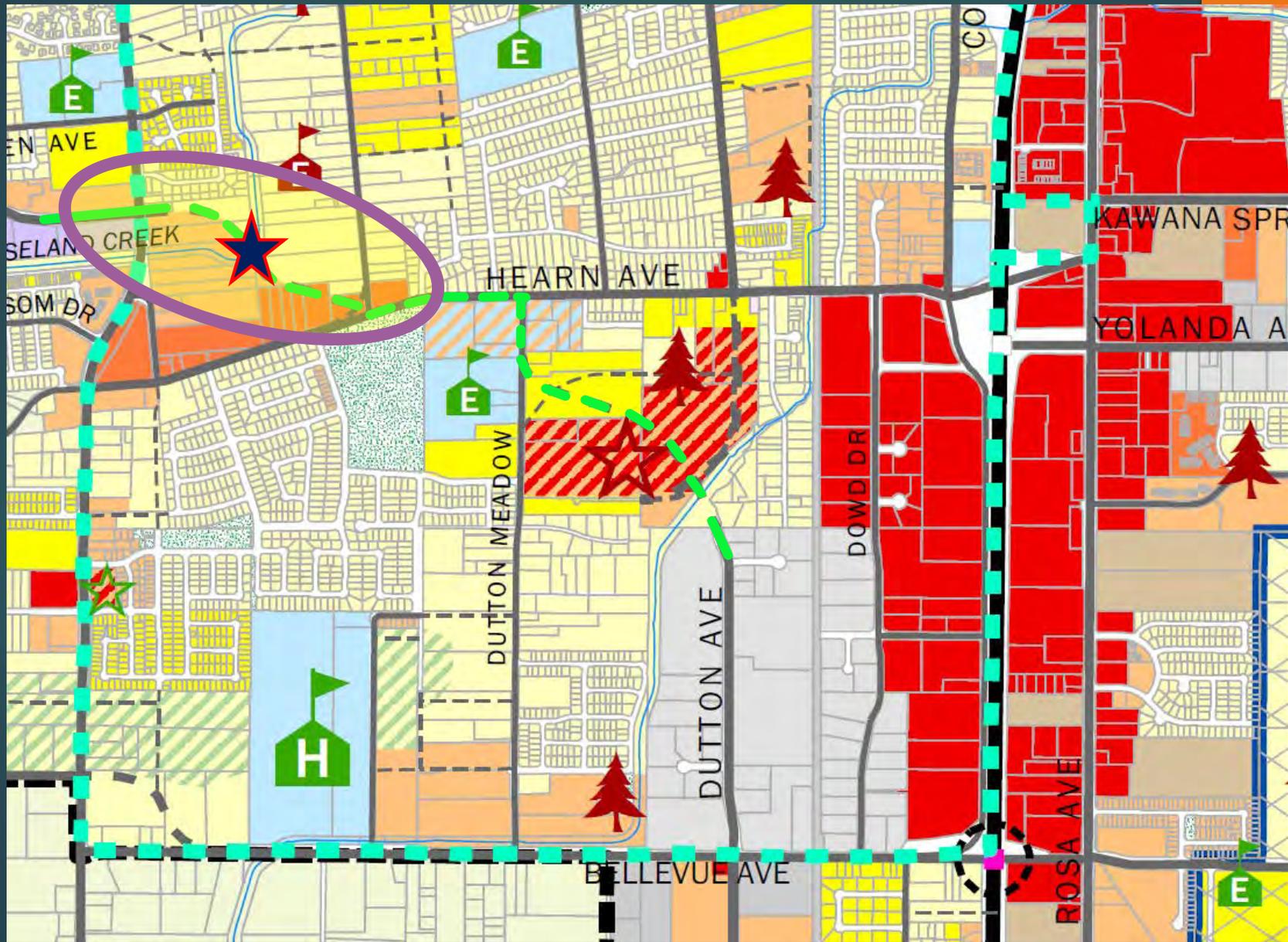
Dutton Meadows Site Exhibit

2865, 2866, 2868 DUTTON MEADOW
 1115, 1205 HEARN AVENUE
 Santa Rosa, California
 02-248-02-002-001-001

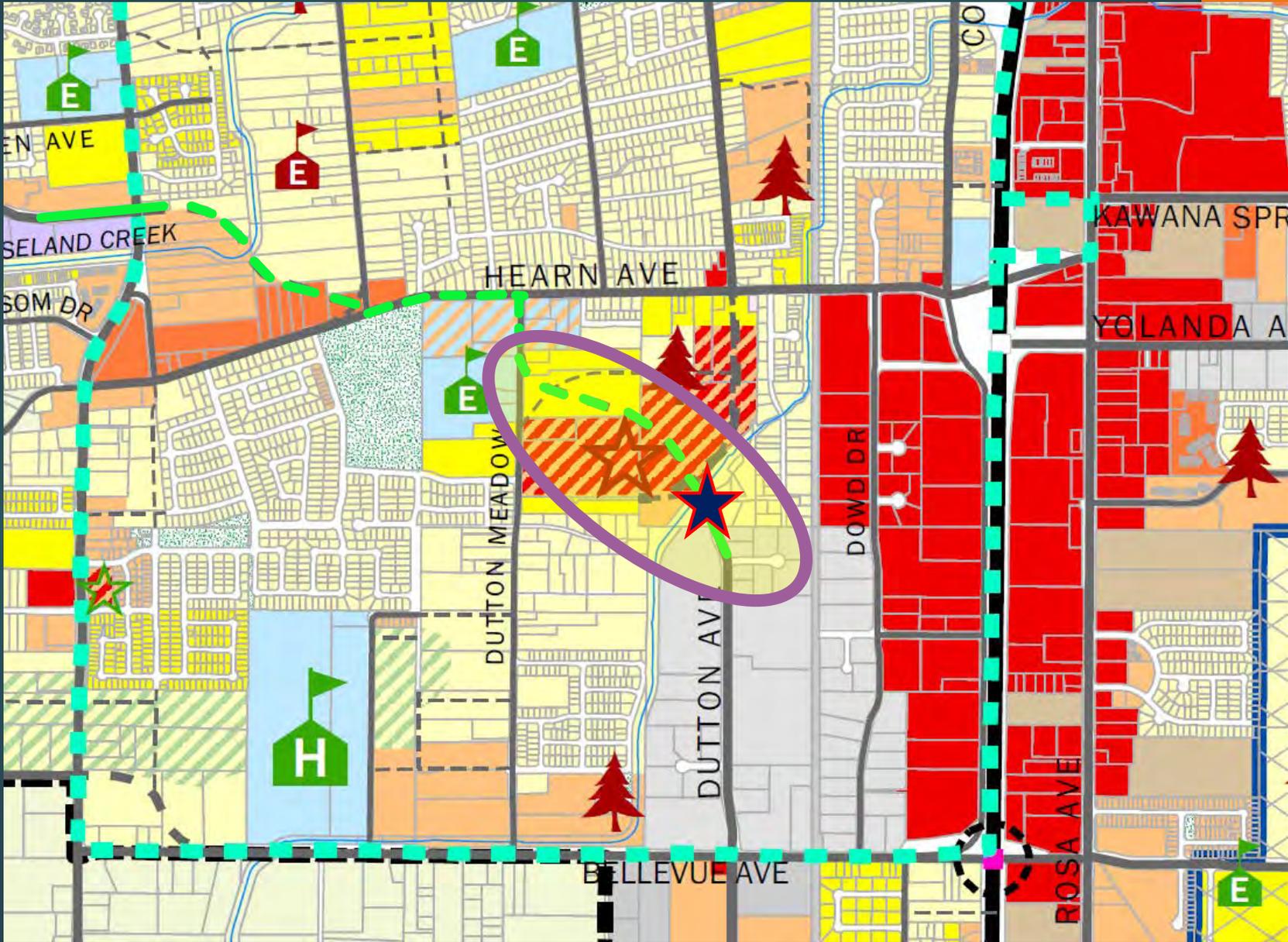


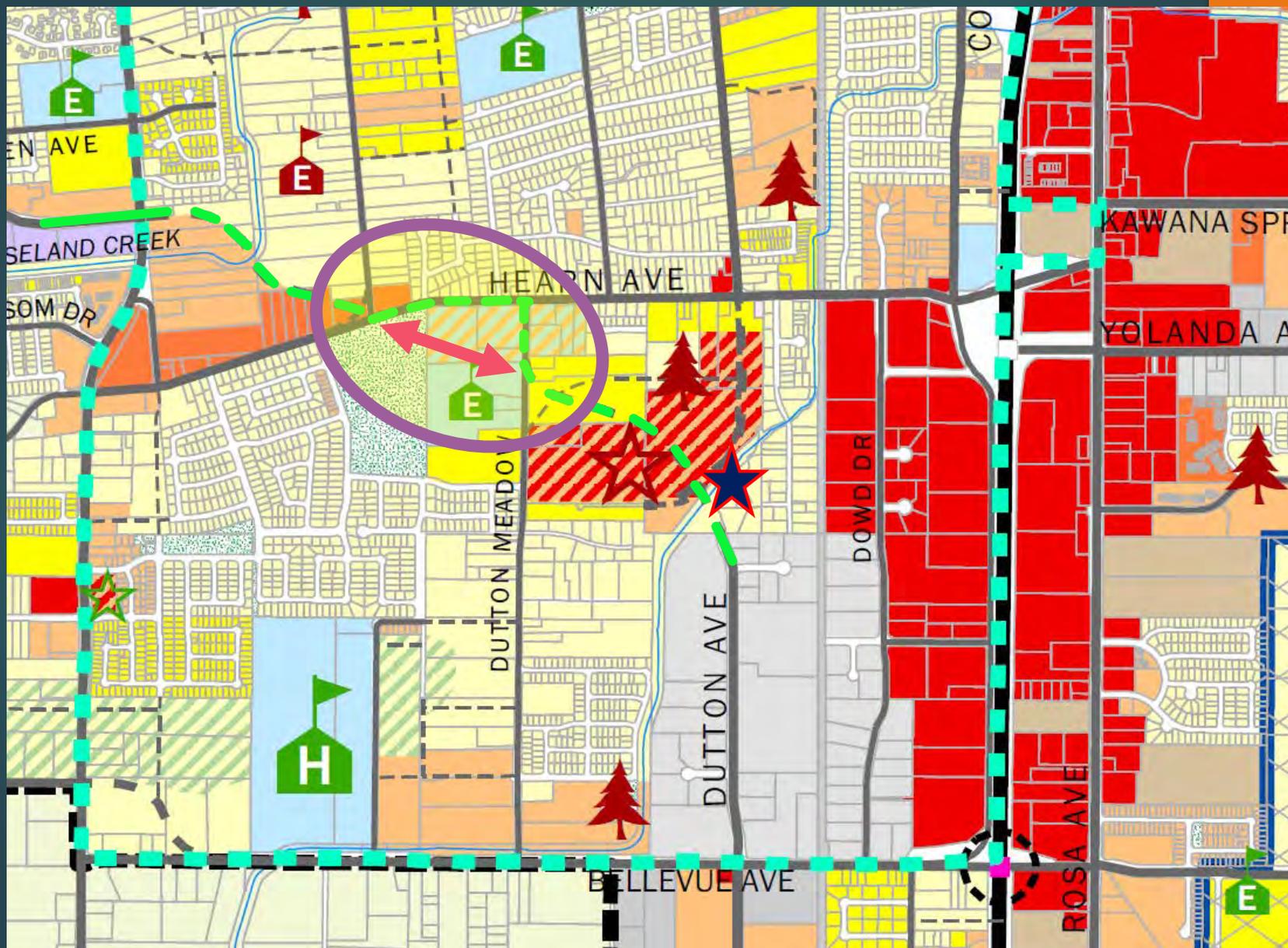
 = Future Roseland Creek Bridge Location

General Plan



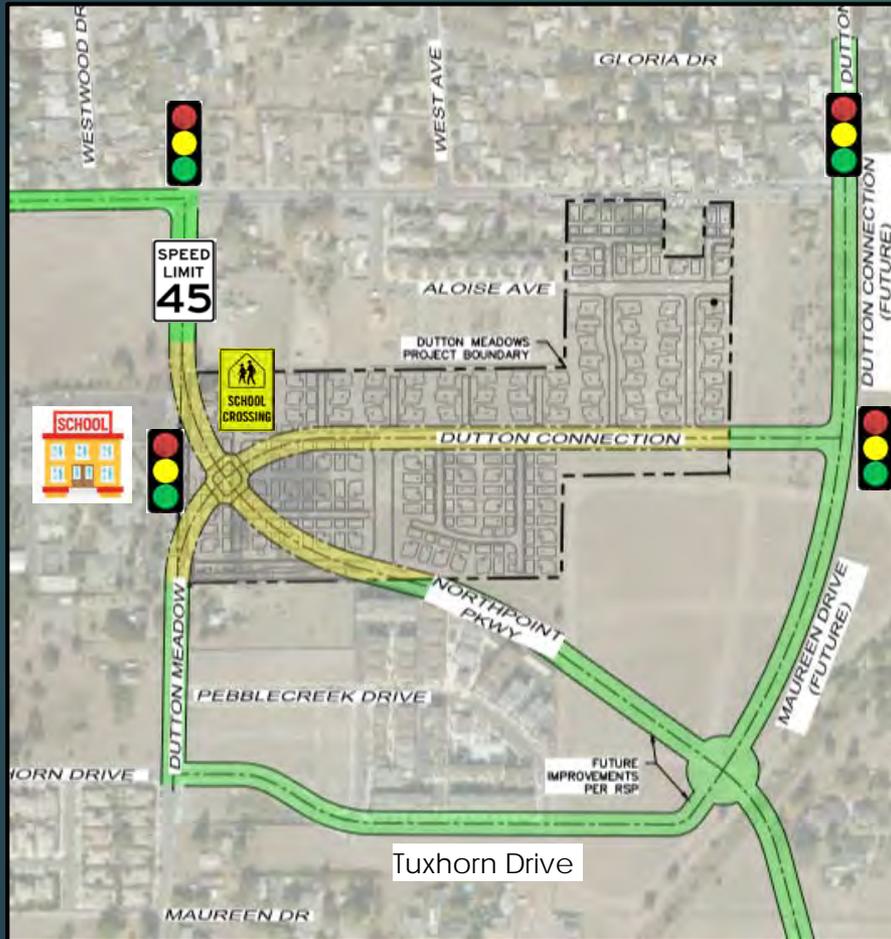
 = Future Colgan Creek Bridge Location



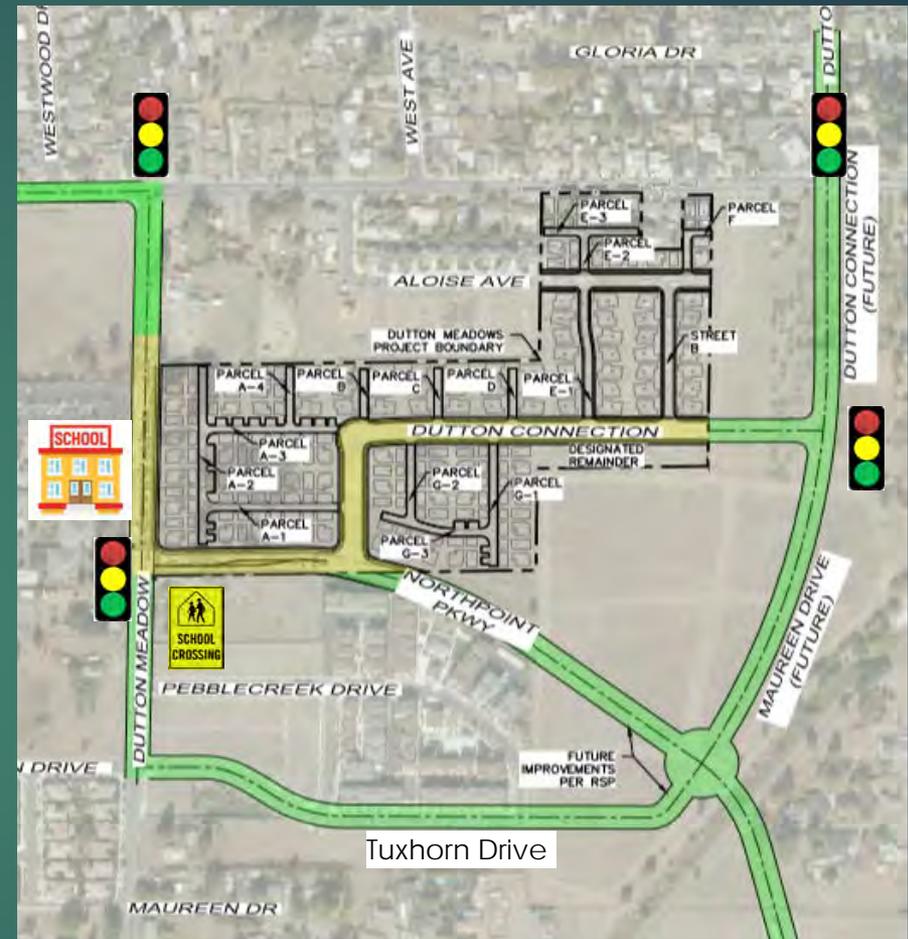


CIRCULATION PLAN COMPARISON

SPECIFIC PLAN



PROPOSED PLAN

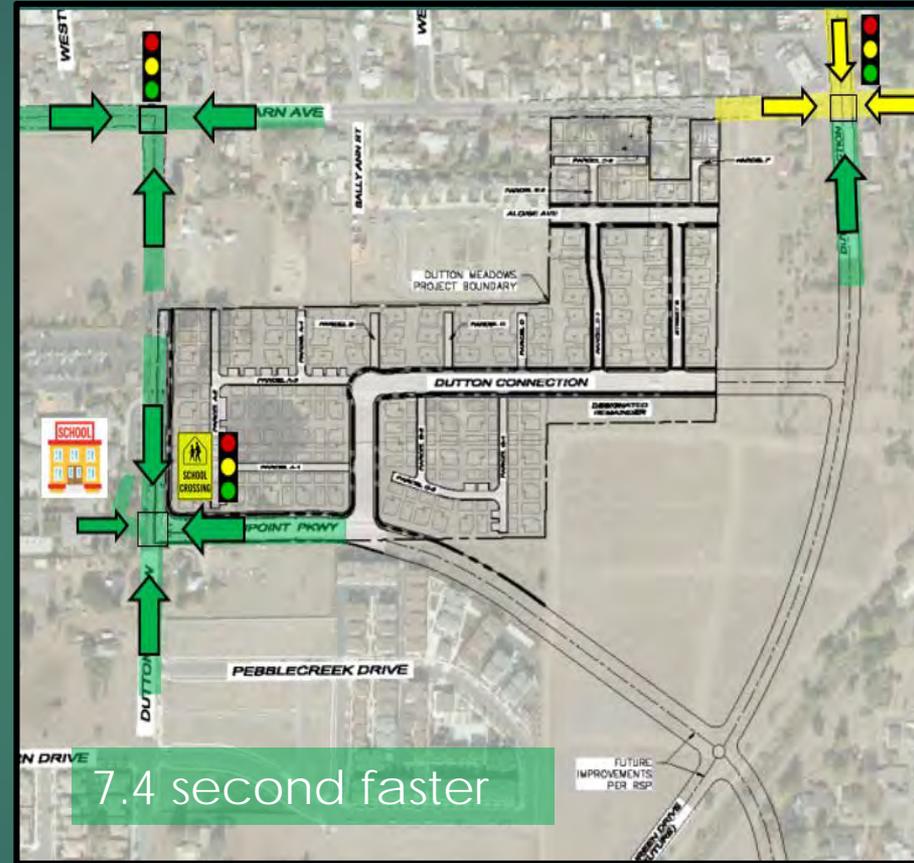


TRAFFIC PERFORMANCE COMPARISON MORNING AM PEAK HOURS

SPECIFIC PLAN



PROPOSED PLAN

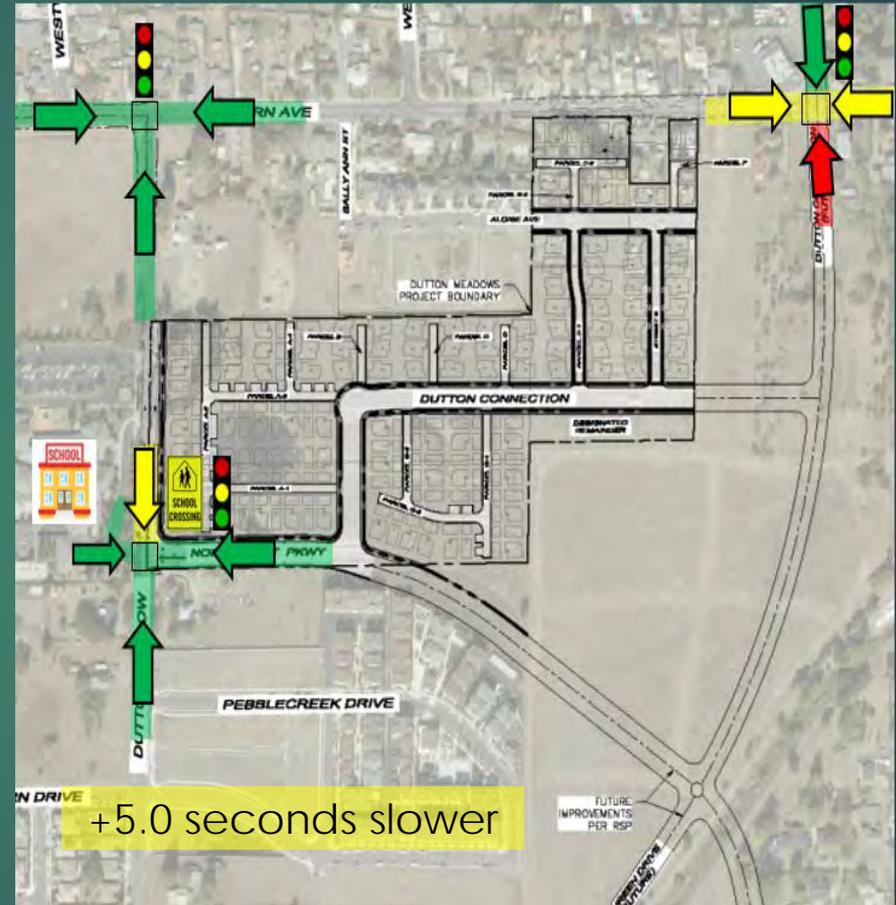


TRAFFIC PERFORMANCE COMPARISON EVENING PM PEAK HOURS

SPECIFIC PLAN



PROPOSED PLAN

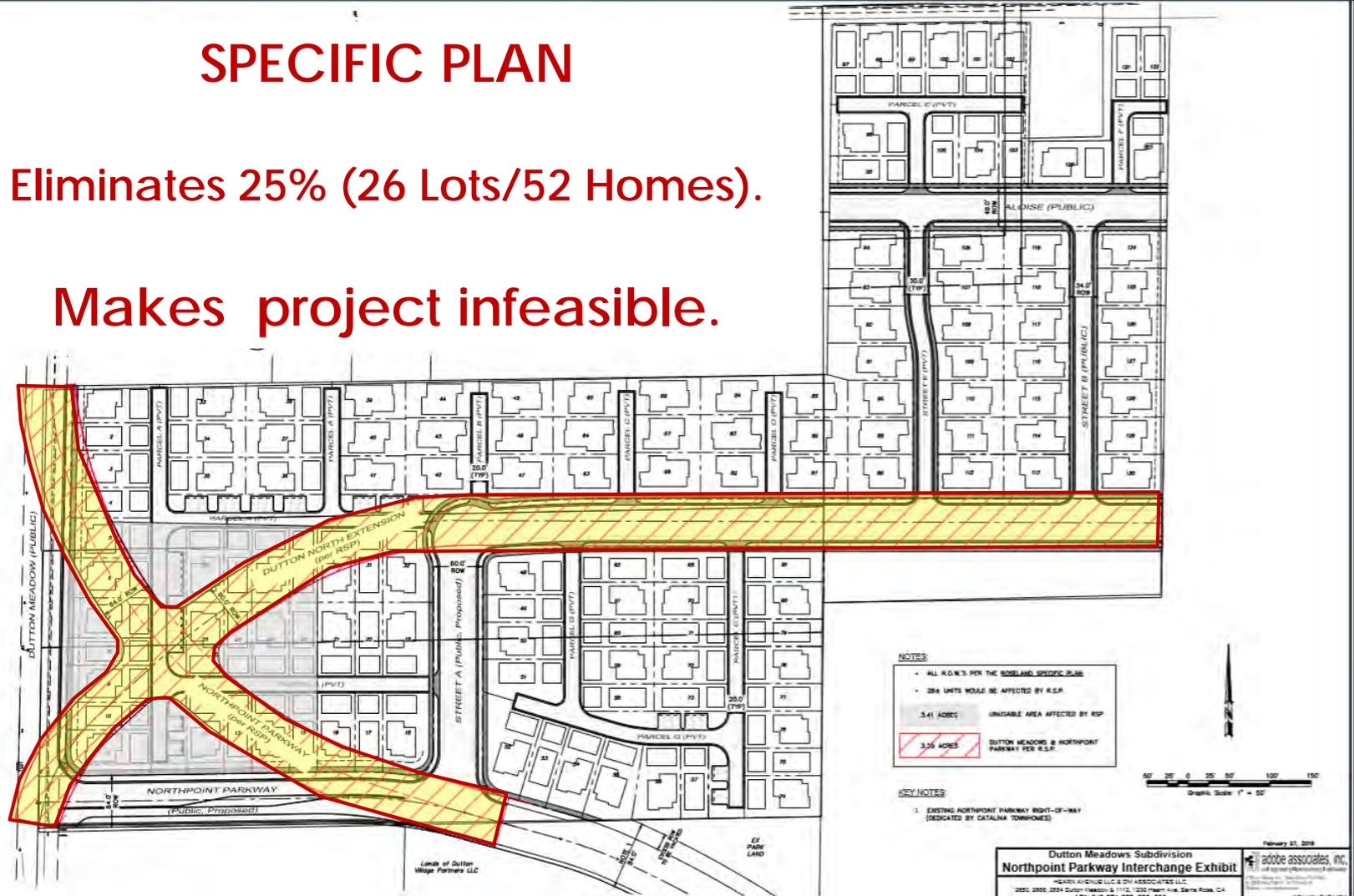


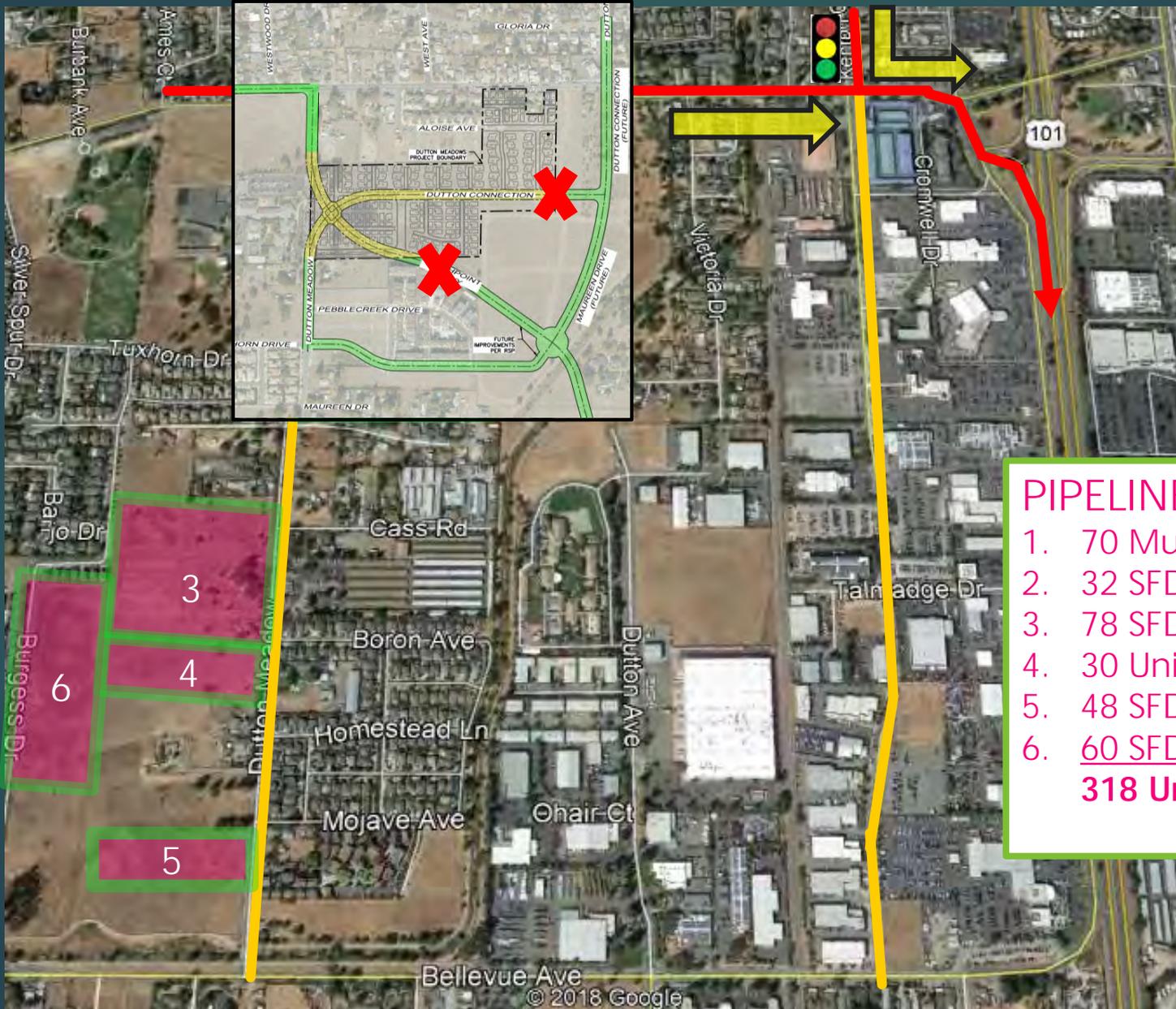
Specific Plan Impacts to Proposed Project

SPECIFIC PLAN

Eliminates 25% (26 Lots/52 Homes).

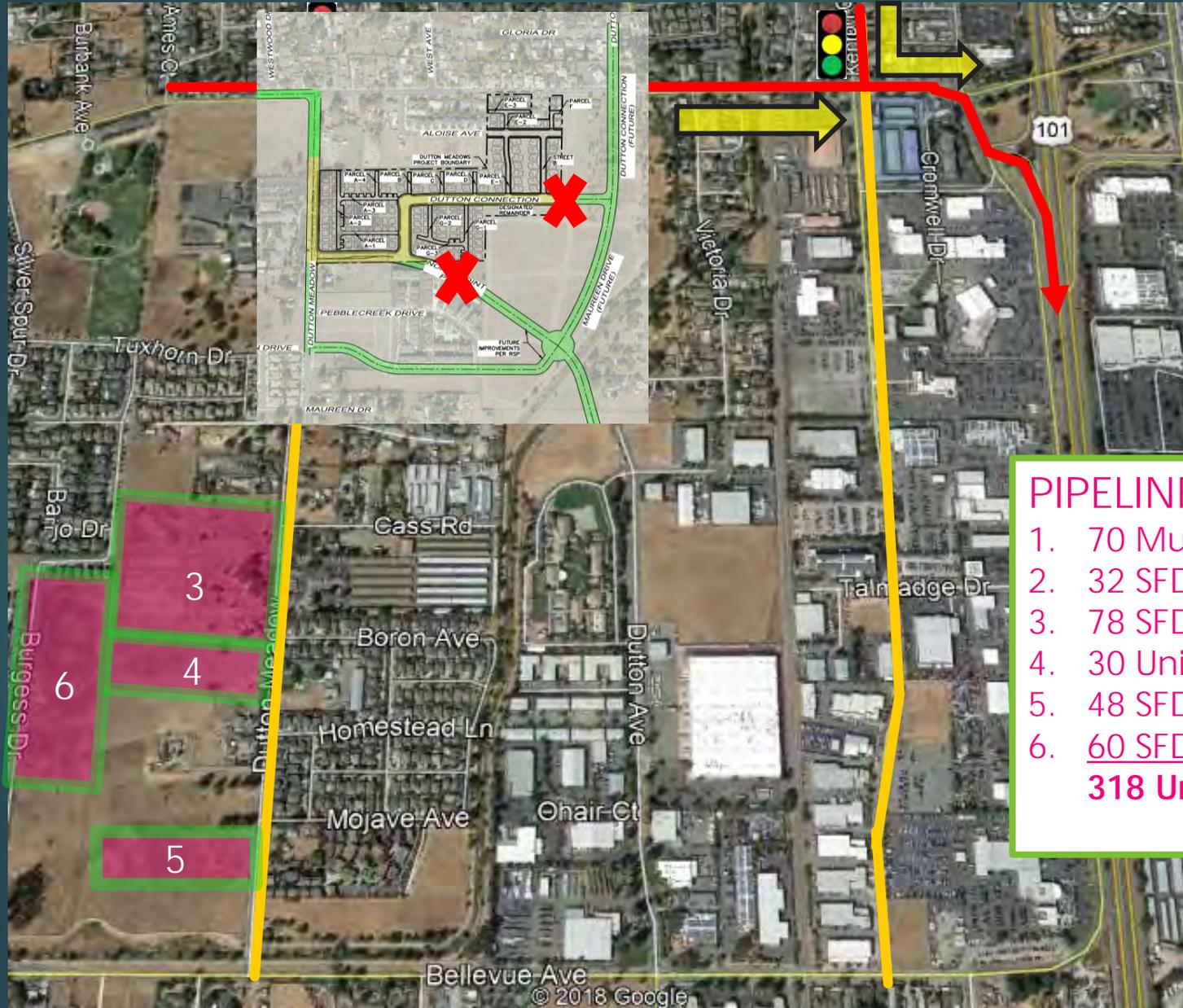
Makes project infeasible.





PIPELINE PROJECTS

1. 70 Multi-Family Units
 2. 32 SFD Units
 3. 78 SFD Units
 4. 30 Units
 5. 48 SFD Units
 6. 60 SFD Units
- 318 Units in pipeline**



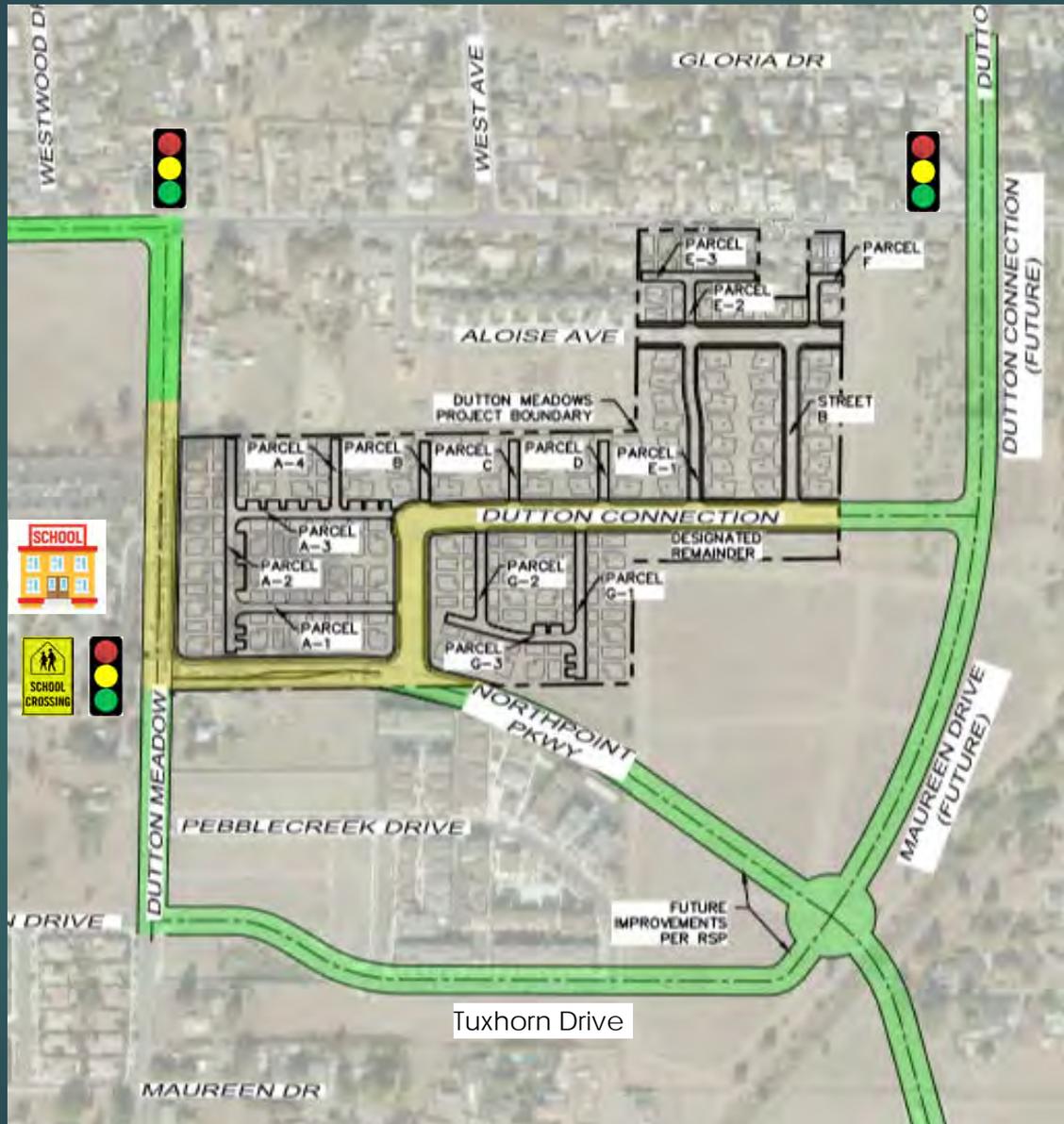
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CIRCULATION PLAN COMPARISON



PROPOSED PLAN

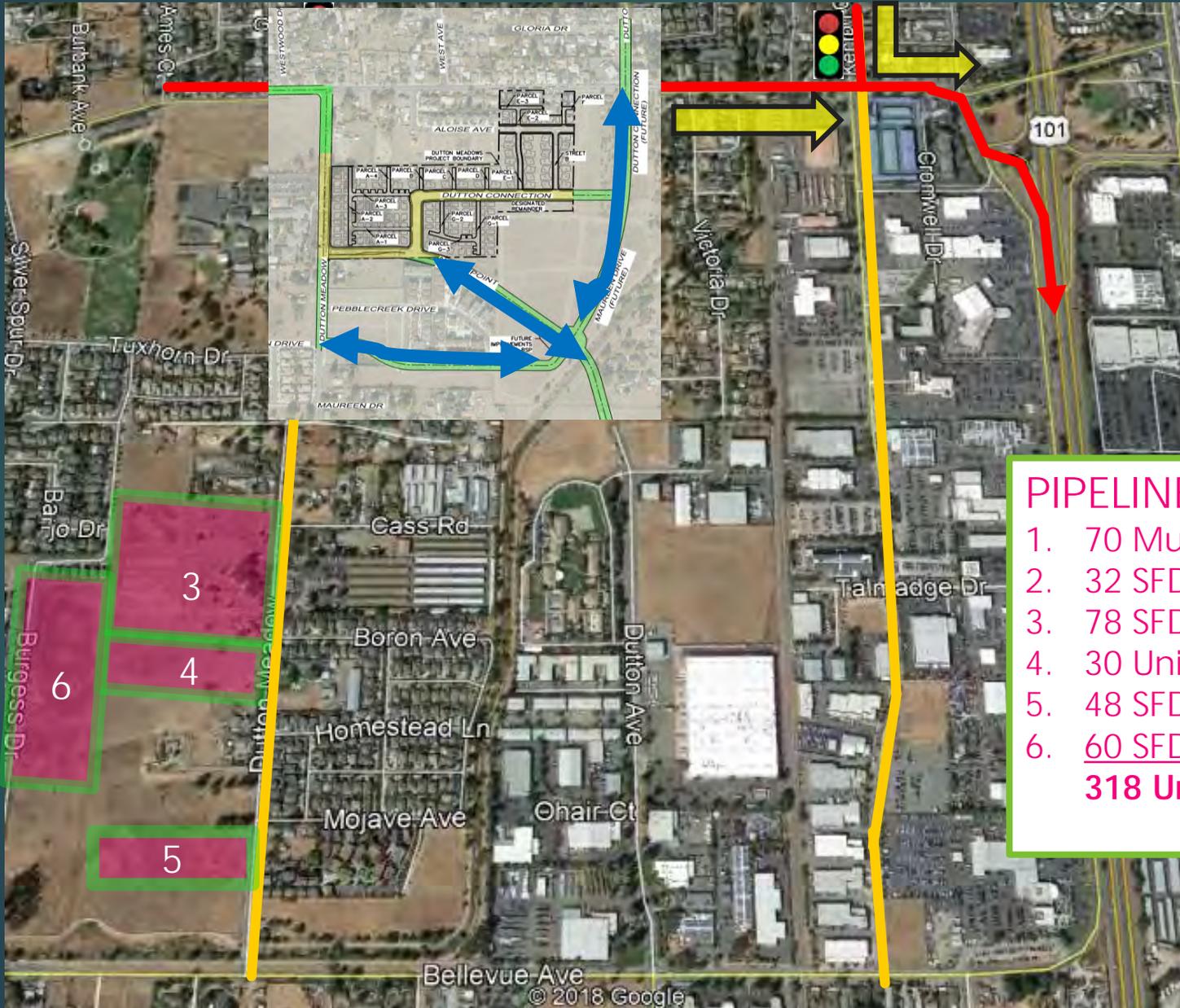


Street Purchases to Fulfil Circulation



SPECIFIC PLAN





PIPELINE PROJECTS

- 1. 70 Multi-Family Units
- 2. 32 SFD Units
- 3. 78 SFD Units
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318 Units in pipeline

Staff's Arguments

per Planning Commission and Traffic Memo

- ▶ **"Could be" Potential Traffic Impacts of the proposed plan**
- ▶ **Other projects** previously evaluated based on **the Specific Plan Circulation Design**
- ▶ **Risk of Passing Amendment and still not having the project built**

City Council Decision

Deny Change	Approve Change
- 0 New Homes	+ 211 New Homes
- 0 New Affordable Units	+ 32 New Affordable Units
- Worse Traffic Levels than the Proposed Project - *Unless City wants to use Eminent Domain	= Equal Traffic Levels to the Specific Plan
- NO Connecting Roads Built	+ Connecting Roads will be built
- \$0 in City Fees	+ ~\$11 Million in City Fees
- NO Sidewalks built for School	+ Sidewalks for School

APPLICANTS REQUEST



City Council propose a Resolution to direct Staff to return on a date certain, with:

1. Draft Findings and Conditions of Approval, for the project as presented.
2. Approve the proposed General Plan Amendment,
3. Draft Resolutions necessary to approve the Vesting Tentative Map.
4. Adopt an Addendum to the 2005 Dutton Meadows Project subsequent EIR.

END OF PRESENTATION

