

# 715 EAST

Sept 8, 2021

To: **City of Davis, Department of Community Development & Sustainability**

From: **Don Fouts / Fouts Homes**

RE: **715 EAST General Project Description**

715 East is a new neighborhood consisting of 30 new, for sale, attached single family homes. The Project will feature three unique floor plans and six distinctive elevations. Each new home, although sharing a common wall, will have their own individual APN number and be individually owned.

Home sizes will range from 1,561 sq. ft. to 1,711 sq. ft. All homes will have at least 3 bedrooms and 2.5 baths. 24 of the 30 homes will have a fully accessible bedroom on the 1<sup>st</sup> floor. All homes will have a one car garage and one parking spot in the driveway, meeting the required 2 car on-site parking specifications.

715 East meets many of the City of Davis General Plan Policies and will provide a valuable opportunity for Davis home buyers to purchase a new, high quality, energy efficient all electric home, targeting Davis', "missing" middle price point.

715 East will meet its affordable housing requirements by building three homes on site, adding to Davis' affordable for sale housing inventory. These three affordable homes will seamlessly blend visually into the new neighborhood, and will be constructed with the same high quality and architectural style as the balance of the project. These three affordable homes will be sold to the general public and meet the sales requirements of the Davis Affordable Housing Ordinance.

#### REPURPOSING

715 East will repurpose a site that previously contained a Convalescent Care Facility. This facility had been closed for several years prior to our group purchasing the site. Please note that all prior structures located at 715 Pole Line have been demolished. The site has now been 100% cleared and is ready to be repurposed into a much-needed new residential neighborhood targeted to first time home buyers.

Thank you,



Don Fouts  
530-979-7792

