



Project Description and Justification

The proposed 715 East project located at 715 Pole Line Road consists of 30 new, for sale, attached single family homes, and will be on the site of the previous, now demolished, Convalescent Care Facility.

Location

715 East is located on Pole Line Road, between Covell Boulevard and Fifth Street, continuing on into South Davis. The project is within walking and biking distance from three shopping centers, the Downtown Davis Center, Schools, 5th Street Community Gardens and offers easy access to alternative transportation.

Site History

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 redeveloped into a much-needed, new residential neighborhood, targeted to first time home buyers.

Residential Housing Type

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 first 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 (see below) 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.

General Plan Policies

To be provided soon after our 9-8-21 discussions with planning.

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Affordable Housing Plan

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. These three homes will comply with the Davis Affordable Housing Standards [18.05.050 Ownership development affordable housing standards.](#)

(C) For projects comprised of market rate single-family attached ownership units, the developer must provide for a number of affordable housing units equivalent to ten percent of the total units being developed including the affordable units, by means of one of the methods set forth in this section.

Architectural Style and Front Elevations

The style of 715 east will reflect the Napa Farmhouse style. A combination of board and batten, horizontal siding and stone accents will provide interest and depth to these new homes. The front elevations of all homes have been designed to accentuate the architecture of the front façade and to minimize the prominence of the garage. This has been accomplished with a mix of tasteful architectural details such as overhangs and trellis features over the garage areas.

Community Amenity

715 Pole Line offers close proximity to parks, the 5th street community gardens, schools, and is located on major public transportation corridor and the Davis Bike Route. In order to achieve the goal of affordability and higher density the site is limited in space to provide amenities that are already in close proximity.

Home Owners Association and Mello Roos

715 Pole Line will not have a homeowner's association or a Mello Roos for street improvements and underground.

Recycling and Trash - Recology Carts

All units will have the ability to store the three Recology carts either on the homes side yards or inside their garage. Please see the plans for each home type which designate opportunities for the cart's locations.

Storm Water Management (SWPP)

We are working with Laugenour and Meikle Civil Engineering, Land Surveying and Planning. They have prepared for your initial review the following documents:

1. WQ-1 STORMWATER CONTROL PLAN
2. Post-Construction Water Balance Calculator
3. Indicated on the City of Davis Draft Storm water Phase II General Permit Design Standard Guidance Document how we comply with the requirements.

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Based on the attached storm water design and calculations, 715 Pole Line will comply with it's on site storm water retention requirements

Front Yard Set-Backs, Driveways, Street Parking, Sidewalks

One of the challenges Fouts Homes faces as we try to repurpose this site is to design a higher density product and provide affordable housing all at realistic price points, and comply with traditional development standards.

The limitations of space make it difficult to design infrastructure improvements to current development standards, and still meet the cities density goals. In order to meet these goals development standards must provide the needed flexibility to meet the infill density goals.

In order to meet the cities desired density goals, traditional front yard set-backs, street design, driveway lengths, parking requirements, sidewalk designs, all must allow flexibility in design if the density goals are going to be met.

Front Yard Set-Backs

The proposed neighborhood provides a variety of front yard setbacks ranging from a minimum of 18 feet to a maximum of 25 feet.

Street Design

The goal is for the City to accept the new cul de sac as a public street. Fouts Homes has met with the Fire Department and discussed and adapted the cul de sac to meet their required parameters. An innovative pervious paving system has been used to meet the on-site storm water retention requirements. (see documents included in this application)

Homeowners at 715 Pole Line will collectively be paying approximately \$250,000 in additional annual property taxes to the City and County. Part of these tax dollars will be allocated to street maintenance. If the City does not accept Pole Line Lane as a Public Street, it will force the formation of a Homeowners Association further burdening the new home owners with additional monthly dues for street maintenance (which they are already paying for in their property taxes), thereby further reducing the affordability of these mid-range priced homes.

Driveways

All driveways are a minimum of 18 feet long and able to accommodate one vehicle. In addition, there is a one car garage for each home. Providing for two vehicle parking places per home, as required by the City, will be more than adequate for the scale of these residential homes. As the City works tirelessly to promote alternative modes of transportation i.e. biking, walking, public transportation, this layout enables the best opportunity to encourage and support these alternative modes.

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Street Parking

Given the 30-foot width of Pole Line Lane it is proposed to designate one side of the street to be NO PARKING, and to allow on-site parking only on the other side of the lane. It is estimate that this will provide 9 on street parking spaces along Pole Line Lane. Additionally, residence of 715 Pole Line will be able to easily park on both sides of adjacent Pole Line Road.

Sidewalks

It is proposed that a 3-foot concrete walkway be installed at the front of each lot adjacent to the public lane. This will facilitate not only pedestrian circulation but will also provide a location adjacent to the public lane where each homeowner can locate their garbage totes on collection day...thereby eliminating the necessity to place the totes in the 'Lane'. This will maintain ease of traffic flow on Collection day.

Building Materials

See Sheet number A6.2 in the Application Plan set.

Landscape

Front yard landscaping will be provided for all new homes. Back yard landscaping will be finished by the homeowners. All backyards will be turned over to the homeowners graded and set to drain per requirements.

Fire Hydrant

The applicant intends to install a fire hydrant at the West end of Pole Line Lane. The applicant will work with Public Works and the City of Davis Fire Department to determine the exact location.

Home Owners Association (HOA) and Mello Roos

As mentioned above the goal is for the city to accept the new cul de sac street, there by not necessitating the formation of an HOA. By not having to burden the new neighborhood with the costs associated with an HOA, this well assist with the ongoing affordability of new home ownership.

In addition, in the spirit of Fouts Homes development philosophy we will not be forming a Mello Roos district to pay for the on-site improvements. Fouts Homes will pay 100% of these costs, up front, there by not burdening the new homeowners with an additional property tax fee.