

Verona, Mace Ranch
Davis, California

REGIS HOMES OF SACRAMENTO is proud to present for the City of Davis' consideration the community of Verona at the south west corner of Alhambra and Fifth Streets in the Mace Ranch master plan.

PROJECT DESCRIPTION

Verona is a mixed income, medium density, primarily single family detached community of 83 homes with a wide variety of architectural designs, house sizes, and amenities built around a central access circle. Our focus is to provide a cohesive neighborhood with connective walkways along fully landscaped pedestrian mews or front yards maintained by a homeowners association or the public Greenbelt that encourages the residences and others in the Mace Ranch community to interact with their neighbors and more fully utilize the Mace Ranch Community Park. Being adjacent to a major park provides a special opportunity to use the Community Park's open space symbiotically with medium density residential land uses. In Verona there are three (3) distinctive housing types with two (2) different floor plans in each housing type. Each of the floor plans has three (3) different elevations and each elevation has three (3) distinct color schemes. This total variation results in a repeat of any specific house only once in every 45 houses. The community mix is proposed as follows:

PRODUCT MIX

Plan	Type	Net Sqft	Units	Bedrooms	Baths		
D-3704-1	Duet	895	12	2	1.5	14.5%	Low Affordable
D-3704-2	Duet	1160	9	3	2.5	10.8%	Low Affordable
D-3704-2	Duet	1160	3	3	2.5	3.6%	Middle Affordable
Z-3010	SFD	1507	14	3	2.5	16.9%	Middle Affordable
Z-3020	SFD	1787	19	4	2.5	Market Rate	
Z-4510	SFD	1731	13	4	2.5	Market Rate	
Z-4520	SFD	<u>1751</u>	<u>13</u>	4	2.5	Market Rate	
		114,237	83				

The Duet plan D-3704 and the SFD plans Z-3010 & Z-3020 are all alley loaded units in the central cluster of homes (lots 18-74) with visitor access primarily through the pedestrian mews (Lots H & I) which encourages a greater sense of community. The affordable homes are scattered throughout this main cluster.

The SFD plans Z-4510 & Z-44520 are more traditional houses, albeit petite lots, with front doors, porches, and driveways aprons predominantly accessed by the main circulation loop, and have small traditional rear yards.

Private & Public Open Space: If approved by the City, Verona will improve this vacant parcel and enhance the neighborhood by providing additional Public Greenbelt and Park to the City of Davis. The bike and walking paths on the Greenbelt will allow the current residents of Mace Ranch east of Fifth Street more direct and pleasant access to the Mace Ranch Community Park. In addition, by building new private fully landscaped and maintained open space parcels (Lots F thru M) we create a sense of place and community for the new home owners, their visitors, and the Mace Ranch community as a whole, as follows:

- Improve with landscape and pathways as illustrated on the Conceptual Landscape Plan submitted with the Verona application and dedicate Lot N in accordance with the City of Davis greenbelt ordinance requirements,
- Dedicate the Lot D park land without improvements in accordance with the City of Davis park dedication ordinance requirements,
- Improve the various Private parcels (F thru M) with landscaping, walkways, and occasional resting areas as shown in the Conceptual Landscape Plan.

Public Improvements: In addition to the public open space improvements listed above, proposed public roadway improvements for the project will include a new left-turn lane into the site from east-bound Fifth Street. This improvement will require removal of a portion of the existing median planter and replacement with a paved turn lane and appropriate lane striping. Other improvements within the public road right-of-ways will include the installation of driveway approaches at the Fifth Street and Alhambra Drive project entries as well as connection to existing public utilities as necessary to serve the project.

The on-site domestic water, sanitary sewer and street lighting systems are to be designed and constructed in conformance with City of Davis standards. Although those utility improvements will reside within private streets (Terraces), and/or within public easements, they are proposed to be publicly maintained. This is similar to the precedence set by the adjoining Reflections at Mace Ranch project and other similar communities within Davis. Each residential lot will be served by a public domestic water and sanitary sewer service

Circulations, Parking, & Trash: The primary access to the community will be via Fifth Street. As indicated above, we will have ingress and egress through the median cut and traffic improvements along Fifth Street at the main entrance point. A secondary access will be provided at the west end of the community via “Right Turn Only” ingress and egress from and on to Alhambra Street. The circulation will be around the 32 foot wide circle (“A” Loop).

There will be 154 in garage parking spaces attached to the 83 units, 12 car spaces next to the duet plan D-3704-A, and the driveways on the Z-4510 & Z-4520 can accommodate 2 cars, thereby providing 218 off street parking or 2.63 per dwelling unit. In addition, with few driveway cuts on the sidewalk side the central loop street, there is sufficient space for approximately 46 additional guest cars and approximately 42 guest cars on the non-sidewalk side of “A” Loop for a grand total of 306 spaces or 3.69 per dwelling unit (see table below).

Parking Estimate

Plan	Type	Units	Bedrooms	Baths	garage	on apron			
D-3704-1	Duet	12	2	1.5	1	1			
D-3704-2	Duet	9	3	2.5	2	0			
D-3704-2	Duet	3	3	2.5	2	0			
Z-3010	SFD	14	3	2.5	2	0			
Z-3020	SFD	19	4	2.5	2	0			
Z-4510	SFD	13	4	2.5	2	2			
Z-4520	SFD	<u>13</u>	4	2.5	<u>2</u>	<u>2</u>			
		83			154	<u>64</u>			
					Off street parking total	218	2.63	average per unit	
					Estimated on street parking	<u>88</u>	<u>1.06</u>	average per unit	
					total on & off-street parking	306	3.69	average per unit	

In order to facilitate trash collection and control cans on the street, we propose that the residences be required through CC&R restrictions (as a condition on the Verona project) to:

1. mandate that the trash cans for the alley loaded residents (lots 18-74) be placed on one side of the alley as specified by Davis Waster Removal,
2. require that the trash cans from lots 1, 2, 3 & 83 be placed on “A” Loop,
3. have all residents have their trash cans out for pickup no earlier than 6:00 PM the day before nor later than 7:00AM the day of the scheduled trash collection, and
4. have all residents remove the trash cans no later than 6:00PM of the day of the schedule trash collection.

HOA: Verona is proposed to have private streets and a Homeowners Association (HOA) that will collect monthly association dues in order to maintain all of the common area landscaping and surface street and alley improvements, maintain the front yards (outside any courtyards) of each residence, and maintain the economic viability of the association. The HOA will establish Rules and Regulations to assure visual & neighborhood consistency. Each homeowner will be responsible for maintaining only their enclosed private courtyard, patio yard or more standard rear yard in the traditional front loaded residences. Verona will have two entrances, the main entrance off Fifth Street and a secondary entrance next to the park on Alhambra Drive. Each of these entrances and all of the private streets and alleys will be maintained by the HOA. While the actual HOA dues will be determined in accordance with the California Department of Real Estate guidelines, our experience with communities of this size and common area package anticipates that due for Verona should be approximately \$80 per unit per month.

Affordability: We believe that any city as a whole is better service by having affordable housing disbursed throughout a community rather than grouped into a single building or small separated clusters. In keeping with that philosophy, we are proposing to include and build the affordable housing required by the City of Davis within our community’s boundaries with the mix as shown above as follows:

Low Income Units

The Verona development will meet the City of Davis's Low Income Affordable Housing Ordinance by building 25% of the total number of units approved by the City. If the City approves the submitted plan, Regis intends to build within the Verona community, 21 two-story half-plexes ("Duets") located in the center section of the community. These duets will contain a small 2 bedroom, 1½ bath unit of approximately 900 square feet (Duet 1, plan D3704-1) and priced to meet the Low Income price point at or near the lower 80% of Area Median Income ("AMI") range. The other side of the duet will contain the larger 3 bedroom, 2½ bath unit of approximately 1160 square feet (Duet 2, plan D3704-2) and priced to meet the Low Income price point at or near the lower 120% of AMI range.

Middle Income Units

The Verona development will meet the City of Davis's Middle Income Affordable Housing Ordinance by providing 20% of the total number of units approved by the City. If the City approves the submitted plan, Regis intends to build 3 duets (plan D3704-2) described above and 14 middle income affordable single family detached homes (Plan Z3010) in the center cluster of lots (18-74) within the Verona community. The plan Z3010 is a 3 bedroom, 2½ bath homes of approximately 1500 sqft.

Long-Term Affordability

In an effort to provide homes that will remain affordable in the long run, Regis will comply the City of Davis requirements to (1) create deed restrictions that will control future re-sale prices of the homes and (2) will give the City of Davis a First Right of Refusal to purchase the affordable units from sellers as approved by the City of Davis.

Accessibility & Visitability: Pursuant to the City of Davis Accessibility and Visitability ordinances Verona with its 12.5+ density is exempt from these requirements. However, in an effort to comply with those policies as much as possible, Verona proposes that our homes include some of the Accessible and Visitable features as follows:

Accessible: All of the market rate and middle income affordable units, except the three (3) duet units (plan # D3704B) can be partially "Accessible" if requested by the City of Davis as follows:

- One zero threshold entry at ground floor of the unit
- An accessible interior path of travel within the unit on its ground or primary floor (wider hallways and doorways)
- An accessible half bath on the ground floor (with the inclusion of grab bar backing reinforcements to facilitate easy grab bar installation)
- An accessible common room (does not include kitchen)

Visitability: While none of the units have a full bath downstairs, we could include the following "Visitable" features in all units if requested by the City of Davis:

- One zero threshold entry at ground floor of the unit
- An accessible interior path of travel within the unit on its ground or primary floor (wider hallways and doorways)
- Grab bar backing reinforcements to facilitate easy grab bar installation
- An accessible common room (does not include kitchen)

Sustainability:

- If requested by the City of Davis, we are willing to exceed the Title 24 energy efficiency standards by 10%.
- Providing mixed income for sale housing within the city limits will provide housing opportunities in short supply to public and private sector employees within Davis who would otherwise be required to commute from much further distances thereby significantly reduce the automobile pollution of those employees.
- At 12.5+ units per net acre in the Medium Density category, Verona is significantly more efficient use of the land and City services, less paved street surface per unit, and less water use per unit with the small back yards.
- Professionally maintained front yards, mews, and common areas will be more efficient than each residence maintaining their individual property thereby reducing water use, carbon emissions from maintenance equipment, and green waste refuge.
- Directing storm run-off into mews and landscaped common areas will improve the water quality before it enters the City storm drain system.