Proposal

Woodbridge Affordable Housing Site

4100 Hackberry Place
Davis, CA

BerryBridge Partners
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BerryBridge

Project Summary

BerryBridge is proposed to be a quaint community of eight single family bungalow style homes, which will provide for the need of permanently affordable home ownership in Davis. Located within the Woodbridge subdivision of South Davis, at Hackberry Place, these homes will be built upon land set aside since 1994 (20 years ago) for the City of Davis, specifically for affordable housing. The homes are designed to rely on solar energy and conservation, to reduce reliance on fossil fuels for the daily lifestyle needs of the residents. The environmentally sensitive design will include the following forward thinking features:

1. Passive solar construction to reduce heating and cooling demands
2. 6kw photo-voltaic electric generating system to meet remaining home energy demands and supply energy to an electric vehicle
3. A passive solar water heating system
4. Rainwater storage cisterns for irrigation
5. On-site storm water recharge swales
6. Landscaping which is drought tolerant and incorporates on-site food supply

Six of the eight homes will have a living area of 1500 square feet, with a 3 bedroom / 2 bathroom floor plan. They will be offered at approximately $350,000 and are targeted for those qualifying with 120% of median income. Two of the eight homes will have a living area of 1200 square feet, with a 2 bedroom / 2 bathroom floor plan. They will be offered at approximately $287,000 and are targeted for those qualifying with median income.

Permanent affordability will be established by conditions set forth by the City of Davis Affordable Housing Program.

The project developers are in the process of exploring the possibility of teaming with an electric vehicle manufacturer to offer a sustainability package that includes the option to purchase/lease an affordably priced electric vehicle with each home.

The BerryBridge Bungalows will demonstrate how families can live with, or close to, a zero net energy footprint for residential and local transportation needs. It will also demonstrate water conservation techniques and show how home food production can furnish a significant part of family food supply, further reducing agricultural demands on fossil fuels and water.
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Project Description

The size and density of the homes proposed are based on an examination of neighborhood characteristics. Several parameters dictated the realistic number of homes determined appropriate for this specific site. Our plan takes into consideration traffic flow, guest parking and neighborhood aesthetics. It allows for the continuation of the existing single family theme at Hackberry Place, with individual yards visible from the street and greenbelts.

The impact on the existing street (Hackberry Place) is reduced with access off of a private lane, where six guest parking spots are available.

The lane enters the property at an angle to avoid a direct view from Hackberry Place. From this private lane, there is access to the garages and entrance door. The lane will have decorative concrete and be attractively landscaped. (See Parking and Set-back Plan)

The front porches and main entrance doors will face the city bike path on the west side and a new access walk on the east side. Fences along the walks will be limited to two and a half feet high. This arrangement creates a traditional aesthetic of bungalows facing onto public spaces. Studies have shown that where windows face public spaces there is less vandalism and the areas are safer.

The environmental features will include those listed in the Project Summary. The architectural styles will reflect a Mediterranean influence with variations in the front elevations. The interior designs will also vary, with vaulted ceilings in the living rooms of each home. The floor plans will comply with ADA visitability and adaptability guidelines. (See Floor Plans)

We have taken note of the concerns expressed at the neighborhood meeting which we attended. The comments expressed by current neighboring residents are consistent with our evaluation of the site and the design criteria that we initially established to produce a design that would fit well into the neighborhood.
BerryBridge Partners are prepared to work with the city to implement its buyer selection process and its system for long term affordability. Buyer selection and opening of sales escrows will be coordinated with the requirements of the State Department of Real Estate.

The project will be comprised of eight individual lots. There will not be a homeowners association. Easements for utilities and access will be placed on the central lane and the eastern access walk. Each property owner will be responsible for maintaining the portion of walk and lane that crosses their property. These structures will be built for long term endurance with the lane to have 6 inch thick reinforced concrete. An example of this construction can be seen at Shepherds Close, 726 B Street.

BerryBridge Partners are prepared to start processing the subdivision map immediately and begin construction on approval. Our target for groundbreaking is April 2015 and completion in November 2015.

During construction, the site will be fenced and the streets cleaned on a daily basis. The process will begin with site compaction, grading and the extension of sewer, water and electrical utilities under what will be BerryBridge Lane.
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Development Team and City Participation

The developers will provide all aspects of design and construction, including obtaining construction financing. The City of Davis will provide the land set aside for permanently affordable housing at Hackberry Place, within the Woodbridge subdivision of South Davis.

The City of Davis has a longstanding history of inclusionary housing to produce an inventory of permanently affordable housing. Current conditions in Davis show a need for owner occupied housing available in the proposed price range. BerryBridge will help create new opportunities for citizens who are seeking home ownership within their financial means.

The BerryBridge development team is Michael Corbett and Laura Vedera Burmester. Michael, who attended Cal Poly, S.L.O. for Architectural Engineering, started his career with John Carl Warneke and Associates in San Francisco. He has worked as a designer builder, producing numerous innovative projects. These include Village Homes, Shepherd’s Close, and most recently Parkview Place (at 4th and D Streets) in Davis. Village Homes included numerous affordable housing options built by Michael. He has continued to include affordable dwellings in his work to the present time. Laura studied Design at UCLA and Cal Poly, S.L.O. augmented with a specialized design study program in London. She holds a Bachelor of Science degree in Graphic Communication with a Concentration in Design Reproduction Technology from Cal Poly, S.L.O. She started her career in Los Angeles and most recently has been consulting with Michael on Parkview Place and other current projects.

The BerryBridge development team is looking forward to producing a quality project with the integrity of the community in mind. We are dedicated to producing an innovative and efficient design for the City of Davis, which is on the forefront of new millennial living.
TWO BEDROOM FLOOR PLAN
PARKING AND SET-BACK PLAN
TWO BEDROOM ELEVATION