

URBAN GREEN

INVESTMENTS

RE: 120 Parkland Farms, Proposed 11 lot subdivision

After nearly five years of working closely with the City of Healdsburg staff, I am pleased to propose the subdivision of 11.4+/- acres located at 120 Parkland Farms into eleven single family home custom lots further described within the enclosed site plan and associated materials. This project provides a multitude of benefits to the community. Most significantly it creates much needed housing by maximizing the density under the existing zoning and will support the future construction of eleven market rate single family residences and seven Accessory Dwelling Units (ADUs) which will be deemed "Affordable". The project will also make the community safer by adding an additional means of emergency egress to several residences along Long Acres Place and Canyon Run, and through the strategic removal of pyrophytic trees and underbrush. The project is compliant with the City's design guidelines and does not negatively impact the ridgeline, which we feel is a great attribute to both the project and community.

In recognition of the local housing crisis and in conjunction with input from City Staff, lots 1, 2, 3, 5, 6, 7 and 10 will be required by deed restriction to construct accessory dwelling units that are restricted to occupancy by a household earning no more than 80% of the Sonoma County area median income, with rent restricted to 30 percent of monthly income and adjusted for household size, and guaranteed through a regulatory agreement executed prior to building permit issuance per the City of Healdsburg Inclusionary Housing Ordinance. In addition, the project will be required to pay a housing in-lieu fee for the remaining 4 lots that do not include rent restricted ADUs.

The hillside residential guidelines have been implemented with this proposed subdivision by locating roadway and buildable areas away from prominent ridgelines so that site lines of the ridgeline and vegetation near the ridgeline can be preserved. Furthermore, clustering the majority of the lots toward the low, western portion of the property preserves heritage trees, prominent geological features near the ridgeline and further protects the ridgeline and higher elevation portions of the property from visual degradation. Clustering in this manner also allows the majority of the lots to use a single common roadway for vehicular access and utility routes. To comply with the Development Cluster (DC) District overlay of the property, Habitat Preservation Areas are shown on Lots 7 through 11 that will further the objective of protecting sensitive environmental features on the site.

Our proposed site design minimizes grading and tree removal by using an existing dirt path/road as the location for the new private street that will access the majority of the new lots. Not only does this road provide a natural grade that will minimize the need for large retaining walls and earthworks, by virtue of it being used for on-site vehicular travel in the past, it minimizes the removal of heritage trees. Our proposal includes preserving 15 of the 20 heritage trees onsite, with two being removed due to their condition, two being removed on account of the road and a fifth that will likely be removed depending on the critical root zone of that specific tree. We have submitted heritage tree removal permit applications for these five trees.

This design proposal takes care to avoid development along the steep, eastern portion of the site on the west side of Canyon Run. We have provided emergency egress from the site onto Long Acres Place, a public street. This access point will also allow garbage collection and utility connections but will not permit private vehicles from entering or exiting onto Long Acres. This consideration was made in order to cut down on any traffic onto Long Acres Place from our property and yet remain available for emergency access.

We are excited to present this project to the City and thank you very much for your consideration of our proposal.

Very Truly Yours,



Barrett Elmer
Partner

Urban Green Investments, LLC

1746 Union St, San Francisco, CA 94123 Tel 415-651-4441 | info@urbangreeninv.com