

## Project Narrative

Elliott Homes is requesting a Tentative Map for a 125-unit detached townhome project at Folsom Heights. The project is situated along Folsom Heights' western boundary at the intersection of Empire Ranch Road and Summit Street. The project is located on two existing large lot parcels, separated by Summit Street. The southern parcel, Lot A, includes 53 units, and the northern parcel, Lot B, includes 72 units. Both sites are oriented along a central promenade, a street lined by parallel parking and street trees, that extends the length of both parcel from north to south and is accessed from a traffic circle on Summit Street. Secondary access to each site is provided along Iron Horse Drive. The townhomes are alley-loaded and front onto paseos, which form an interconnected pedestrian network. Both sites also include a pocket park.

The project is consistent with the Folsom Heights Tentative Map, the General Plan, the Folsom Plan Area Specific Plan, and all other applicable development standards and design guidelines. This includes achieving its maximum entitled density on a steeply sloped site by "stepping" individual paseos down the hillside.

The community will benefit from the project's:

1. Use of detached townhomes, a missing middle typology, that will increase the supply of for sale affordable housing;
2. Pedestrian-oriented design;
3. Provision of park space; and
4. Proximity to Folsom Height's future mixed-use site, located immediately north of Lot B.

The project has been designed to avoid and/or mitigate any negative effects on the community.

Elliott Homes is requesting a Planned Development (PD) permit to construct Veranda at Folsom Heights, a 125-unit small lot detached single family residential/patio home community. The entitlement, operating in tandem with the project's Tentative Subdivision Map, will enable the City to approve the project's innovative housing typology and provide the basis for the City to approve the project's Design Review entitlement in the future. Outstanding aspects of the project include the following:

- Veranda at Folsom Heights emulates a previous project constructed in Folsom, Veranda at Empire Ranch, located at the intersection of East Natoma Street and Golf Links Drive. The earlier project marked Elliott's first foray into the product type. We have since refined the product through three completed projects and two projects that are currently under construction. Veranda at Empire Ranch and all subsequent projects have been well-received by the community and helped the respective jurisdictions achieve their housing goals. The PD permit's requested development standard deviations reflect how we constructed the project at Empire Ranch and elsewhere.
- The project will play an important role in Folsom achieving its goal of providing housing choice in the Folsom Plan Area. Elliott designs, constructs, and prices the product to provide an appealing option for first time homebuyers and others who are seeking more affordable/attainable housing.
- The project features a pedestrian-oriented design that will provide future residents with an alternative to driving, thereby contributing to the community's health. The project features a compact grid system that provides efficient access and pedestrian connectivity to all areas of the project. The separation of paseos from streets and alleys will improve safety by reducing pedestrian-vehicular conflicts. By virtue of the project's central location within Folsom Heights, residents will also be within walking distance of Folsom Heights' future mixed-use site, located immediately to the north, and future school and park sites, located to the south along the west side of Empire Ranch Road.
- As a small lot residential product that provides limited private outdoor space, the project incorporates an interconnected network of shared outdoor spaces in the form of paseos and pocket parks. These spaces will incorporate abundant landscaping and trees and provide significant shade coverage, enabling residents to recreate throughout the year.