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December 17, 2019

RE: Trumark Homes Alameda Point Block 6 Architectural Revision Request
Design Review Amendment

Dear Andrew,

Trumark Homes has broken ground at Alameda Point Block 6 which as you know is the gateway entrance to Alameda Point. Foundations have begun and we are thrilled at the idea of having residents moving in by Q4 2020. However, due to recent bids received from firms qualifying with our PLA as required by permit, costs have soared to 60% over allowable thresholds. These unforeseen costs have caused great pause to the point we must consider stopping progress.

Trumark is a solution-oriented development partner. We have worked very hard with our architects, designers, field superintendents and contractors to find cost saving solutions that we believe do not impact the massing, color or texture of the original approvals. Our number one goal is to maintain the spirit and integrity of the previous 2016 design approvals. This letter describes 4 exterior proposed material revisions, and is attached to various graphics supporting these proposed changes that we hope you and your planning board find acceptable, thus allowing us to continue. Again, our intent is to be within substantial conformance to previous approvals while reducing construction and material costs.

Item #1:

Replace all Hardi-reveal and rainscreen systems with smooth troweled stucco and aluminum reveals to match design intent. No change to massing or color selection.

The Hardi-reveal system requires a rainscreen system be built behind the exterior material – essentially requiring 2 exterior walls be built instead of one. We believe a smooth stucco finish will create the same look and texture and will be colored the same as approved.

Item #2:

Replace all phenolic siding with Woodtone Allura.

Similar to item #2, the phenolic siding panels do not create a waterproof barrier, therefore a rainscreen wall system is required behind them and adds tremendous cost. The substitute material creates the same color, texture, look and feel and is a waterproof system.

Exhibit 1

Item 9-B, 1/13/2020

Planning Board Meeting

Item #3:

Adjust current stucco siding areas with varying finishes to create a varied texture throughout the building.

The siding revision #1 above will provide a smooth stucco finish for those areas. Due to this change, we are suggesting 30/30 and 20/30 stucco finish in the locations indicated to create richer texture variations. Color and massing does not change from the original approvals.

Item #4:

Remove the rear alley awnings that protrude into the alley areas. Every plan 3 (22 units out of 64 total) was design with a protruding awing above the rear garage door. These metal awnings do not serve a function other than perhaps an element of visual interest. These awnings are costly to the project in 2 ways. First, the cost of fabrication and installation. Second, the long-term cost to the Home Owners Association maintenance reserve funding is impacted due to the potential cost to repair and replace. These awnings are outside of the fire truck and garbage collection apparatus clearances, but they still protrude into the alley approximately 9' above the driveway surface. We are afraid there is a high likelihood that these will be hit by various trucks serving the site. Since these are metal and integrated into the building structure, the damage if hit will extend into the building walls and structures creating a costly repair. We studied alternative materials, bellybands, trim elements at various heights and determined the best look is a clean look. We believe the alley elevations without the 22 awnings are of high quality design and remain integral to the original spirit of design intent as approved.

We hope you find these revision acceptable and will allow staff to approve this design review amendment.

Regards,

TRUMARK HOMES

Garrett Hinds
Director of Architecture