

## CASE STUDY

# Trellis Residential Project



<b>PROJECT</b>	TRELLIS RESIDENTIAL
<b>CLIENT</b>	CITY OF WALNUT CREEK
<b>LOCATION</b>	WALNUT CREEK, CALIFORNIA, USA
<b>INDUSTRY</b>	RESIDENTIAL DEVELOPMENT
<b>SERVICES</b>	ENVIRONMENTAL PLANNING
<b>WEBSITE</b>	WWW.CI.WALNUT-CREEK.CA.US

## THE CHALLENGE

The Trellis Residential project proposes to construct and operate a single-family residential community with up to 53 single-family homes and associated improvements on 5.28 acres of an 8.15-acre project site. Of the 53 proposed homes, 47 are detached residences, while the remaining six are attached. Each home consists of a two-story structure not to exceed 29 feet in height.

The project site currently includes a vacant 35,635-square-foot community center, a parking lot, an outdoor pool, a children's play area, various accessory structures, and a commercial landscape nursery, in addition to a portion of the City's Tice Valley Park and Gym. As part of the project, the existing community center and associated structures will be demolished. However, the adjacent Tice Valley Community Gymnasium and Tice Valley Neighborhood Park will remain in place on roughly 2.87 acres of the project site. To consolidate parking spaces currently spread throughout the site, the City of Walnut Creek will enlarge the existing parking lot north of the gymnasium and improve this area with new landscaping and lighting. A new parking lot for Tice Valley Gym will contain 241 parking spaces. Each dwelling will contain a 2-car garage, and 19 visitor parking spaces will also be provided.

The project elicited widespread community interest, primarily related to concerns about existing flooding of Tice Creek and the potential for the project to exacerbate the situation. Residents were also concerned about the increase in traffic caused by the project and the effect on pedestrian safety due to a lack of sidewalks and bicycle lanes in the project vicinity.

## OUR SOLUTION

FirstCarbon Solutions (FCS) prepared a comprehensive analysis of the effects of the project, including effects upon Tice Creek and upon traffic levels of service and pedestrian safety. The project includes the provision of new sidewalks and pedestrian crosswalks to enhance safety, which directly addresses this issue.

When additional public concerns regarding flooding and pedestrian safety were raised at the Planning Commission hearing, FCS was asked to provide further analyses of these issues to the City Council. FCS and the City identified an acceptable third party to peer review the documentation included in the Draft Environmental Impact Report (EIR). Additional clarification was provided as part of the City Council packet, but the third-party review confirmed that the project would not contribute to any exacerbation of flooding and would actually improve the existing condition by treating more storm water flows on site.

## THE FCS ADVANTAGE

FCS demonstrated our ability to work proactively and nimbly to address public concerns and provide decision makers with cost-effective, technically-sound and legally-defensible environmental documentation. This focused customer service has garnered a variety of repeat business, and is reflected in the feedback we received from the City following project approval.

## DELIVERABLES AND RESULTS

EIR

EIR was certified and the project was approved by the City Council in December 2015

*I want to express my sincere gratitude to you and your project teams for the professional and comprehensive work you've provided the City of Walnut Creek on the TRELLIS project. Both Steve Buckley and I were very satisfied and impressed with the quality of work that was provided as well as the attention that you and your team paid to last-minute requests and details on this very complicated and controversial project. You saved me many sleepless nights and helped the process move forward in a timely and efficient manner, which is exactly what any agency and developer could hope for.*

Jeremy Lochirco, Senior Planner