

The Cannery developers tap home builder to begin construction



An artist's rendering shows what one type of home in The Cannery development will look like. Courtesy sketch

By **Dave Ryan**

From page A1 | February 03, 2015 |

As construction on The Cannery proceeds quickly in a dry winter, behind-the-scenes business deals are helping move the project forward.

The Cannery developers announced recently they had selected Shea Homes as a builder for 120 houses in two neighborhoods at the 547-unit mixed-use development with a seven-acre urban farm, plus retail and office space.

Shea Homes is the largest privately held home builder in the nation, with offices in California, Arizona and Colorado.

The Cannery's developers, The New Home Company, also revealed some details for the initial six neighborhoods, a collection of single-family residences, townhomes and condominiums. Model-home construction is set to begin in "coming weeks," according to a company statement.

The development takes its name from its location on the site of the former Hunt-Wesson tomato cannery at East Covell Boulevard and J Street.

New Home expects the grand opening of The Cannery and launch of home sales to happen this summer.

New Home itself will build two neighborhoods that will include 73 single-family residences and 72 townhomes, designed by Woodley Architectural Group and Jeffrey DeMure + Associates, respectively.

Following neighborhoods will include 72 single-family, court residences designed by JZMK Partners and 96 so-called stacked flat condominiums designed by Robert Hidey Architects.

Shea Homes will build 120 single-family homes in two of the initial neighborhoods, designed by Lim Chang Rohling & Associates and the Woodley Architectural Group.

"The Cannery is going to be a very special place, a community unlike any other in the West," Kevin Carson, Northern California president for New Home, said in a statement. "We have extremely high expectations to create a one-of-a-kind community, a vision shared by all involved."

The Cannery underwent an extensive, years-long and locally controversial approval process to allow developers to build on the last large undeveloped piece of land in the city limits. As part of the community's demand for environmentally friendly homes and a diverse set of choices complete with affordable housing, The Cannery became a unique, award-winning project before a single home was built.

"We're privileged to be a part of The Cannery," said Layne Marceau, Northern California Division president for Shea Homes. "The city of Davis needs a community like The Cannery. The progressive design and thoughtful vision make it an ideal fit for Shea Homes."

Shea Homes has built residences at regional projects like the Trilogy at Rio Vista luxury retirement subdivision, according to its website.

Marceau said in a message that Shea Homes was attracted to The Cannery because it is planned to be an innovative neighborhood.

"The homes will be very energy-efficient, designed to include photovoltaic systems, and there will be second-unit opportunities on the alley-loaded homes," he wrote. "The homes will also be near the recreational amenities of The Cannery Clubhouse."

The Cannery will include a block of retail shops called The Cannery Village, a recreational center called The Ranch House, a Cannery Amphitheatre, The Farm House Welcome Center and the 7.4-acre Urban Farm.

The Cannery is billed as California's first "farm-to-table" new-home community.

The developer is engaged in a collaborative effort with the Center for Land Based Learning so the urban farm will be able to provide residents and local restaurants with fresh, seasonal produce like vegetables, fruits and nuts.

Developers plan to have 10 miles of bike trails and bicycle storage alcoves in every garage. A transit plaza in the southern portion of The Cannery will feature covered bicycle parking and dedicated places to use and charge personal electronic devices.

"All of the homes, condominiums and apartments will be energy-efficient and have built-in Livable Design features, and most of the landscaping in public areas will feature drought-tolerant vegetation," a statement said.

The exact timing of when the completed development will put its homes up for sale is important, because the normal peak time for home-buying coincides with the academic year, said Kim Eichorn of Lyon Real Estate in Davis.

She also added that the effect of hundreds of new homes on the larger Davis real estate market would be complex and is difficult to anticipate.

New Home expects to be able to release information about The Cannery's pricing within a month.

For more information on The Cannery, visit livecannerydavis.com.

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Comments

2 comments