

## Barn, Farmhouse rise at The Cannery



Walls for The Cannery's Barn are being framed at the site of the new development north of Covell Boulevard at J Street. Sue Cockrell/Enterprise photo

By **Dave Ryan**

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For months The Cannery at Covell Boulevard and J Street has been a study in dirt. Grading, filling, moving, smoothing and paving strips of it.

This month that all changed when two buildings rose from their foundations to begin taking shape at the soon-to-be 547-unit mixed use site with a 7.5 acre farm, including a small orchard. The development is billed as California's first "farm-to-table" community.

The 5,800 square foot "Barn" structure, which will function as a base of operations for the Center for Land Based Learning and also feature agricultural storage, plus the 1,650 square foot "Farmhouse" that will serve as the developer's own base of operations for showing off model homes, and then eventually become a city-operated meeting place for residents.

Kevin Carson, President of The New Home Company, said the barn will have traditional sliding wood frame barn doors and exterior roll-up doors at other entrances, fitting for its use as an agricultural storage facility.

The two buildings are part of a few recent announcements The New Home Company made in the past couple months.

The developers announced last month they selected Shea Homes as a builder for 120 houses in two neighborhoods. Shea Homes is the largest privately held home builder in the nation, with offices in California, Arizona and Colorado. Carson said Thursday the first model homes would be available to tour in July, at the current schedule.

Model-home construction is set to between now and March, according to Carson.

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.

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.

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

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

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.

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

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 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.

The Cannery will have 10 miles of bike trails, plus 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.

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## Comments

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