

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Tolowa Dee-ni' Nation has set out to build a new Dee-ni' village of homes in the heart of their Taa-laa-waa-dvn (Tolowa Ancestral Land) on a beautiful 22.6-acre site overlooking the Pacific Ocean that has been reclaimed by the tribe and is now in trust: the Dat-naa-svt property.

A Dat-naa-svt Master Plan was created by group planning process with tribal members in 2016 to develop a new community that embodies the culture and values of the tribe, and seeks to become a model of sustainability, culture, and healthy living. The intent is to create a modern village that responds to the culture and traditions of the Dee-ni', the needs of Tolowa tribal members in a design that reflects the evolving broader vision and culture for present and future generations. 20 of the planned 21 homes will be built and occupied by low-income families, 60% of median income or less. There is an urgent need for affordable housing locally, and this development will provide that affordable housing for some of the area's lowest income families.

Through an interactive design process led by 7 Directions Architects/Planners, a new Dat-naa-svt Housing Village Master Plan has been developed. The design team led a collaboration with tribal leaders, staff, and members of the Tolowa Dee-ni' Nation to program site elements, determine the site density, analyze existing conditions that may impact development, explore alternative layouts and concepts and develop phasing priorities. The result of the process is a preferred site plan that is inclusive of traditional cultural Dee-ni' lifeways which incorporate sustainable & green building concepts and renewable energy design.

The plan follows the Dee-ni' tradition of building terraced homes, following the terrain, with each new home and community structure facing the water. Important was to protect the view shed of all homes within the parcel, as well as neighboring properties. A loop drive provides access to the housing from Ocean View Drive and to a community park with a central community center (appx. 2,500 sq ft), picnic/basketball pavilion and playgrounds at the center of the site. The homes are on 1/4 acre lots in 5 to 6 unit clusters with shared common space at the center of each cluster and shared driveways leading to individual carports. By clustering the homes, the development achieves a village feel, while increasing available open space, for the benefit of the entire community. Over 2 acres of open, common spaces have been created, as well as over 1/2 mile of walking paths throughout the Village.

Separate from the Village, there is 15,000 sq.ft of light commercial space planned, adjoining Hwy 101 on the southern parcel. No other commercial space is planned. There will be no connecting road between Highway 101 and the Village development. The Village entrance is only from Oceanview Drive. The remaining space on parcels is to be left open, for possible future development; for the foreseeable future, the space will be left open to accommodate wildlife (Elk herds frequent the area), and retain the natural setting.

Designing for low impact to the environment is achieved through the use of Low Impact Development (LID) techniques. This includes a storm water and land use management strategy that strives to mimic pre-disturbance hydrologic processes by emphasizing conservation, use of on-site natural features, site planning, and distributed storm water. Best Management Practices (BMPs) are integrated into a project design. LID features include: permeable pavements; rainwater harvesting; vegetated roofs; tree preservation; compost soil amendments; dispersion; and minimal impact grading.

Selected features will be installed in phases as the site is developed, in order to manage the storm water from the improvements as close to the source as possible. The goal for this site is to provide 100% infiltration for storm water runoff from the entire site. In combination, the LID features listed above will allow the site to function hydrologically similarly to a forest by promoting groundwater recharge, improved water quality, and supporting a healthy ecosystem with an aesthetically pleasing site design.

The site has been divided into 4 residential clusters, each with 5 to 6 residential lots of about 1/4 acre each. Each cluster includes a common outdoor space that includes varying site amenities, like playgrounds, gardens, picnic areas, etc. The intent is to encourage neighbors to interact with the larger community. The residential clusters surround a central Village Commons, which includes a large park, playgrounds, a covered basketball/picnic pavilion, a Dance House / Community Center building. The residential clusters also have 3-4 smaller community gardens.

Residential housing design would consist of custom designed, single-story or double-story structures with a range of 500 to 1,500 square feet of space for each dwelling unit. Residential structures would be constructed to the latest edition of the California Building Code, and the Building Construction and Safety Code of the National Fire Protection Association. Existing utilities (water, electricity, communications, etc.) have excess capacity and direct service connections to the Project parcels. The homes will all have solar panels on the south-facing roof, designed to generate enough electricity to result in net-zero electric use. Water supply would be provided by the tribal water supply system, or the Smith River Community Services District. All proposed structures would be served by the Tolowa Dee-ni' Nation's wastewater treatment system.

For this planned development, the following housing is proposed: two 1-bedroom dwelling units, seven 2-bedroom dwelling units, six 3-bedroom dwelling units, and six 4-bedroom dwelling units. All are single story.

1 Bedroom - Casita/Single Unit

1 Story, 1 Bedroom, 1 Bath 500 SF



2 Bedroom - Single Family

1 Story, 1 Bath 900 SF

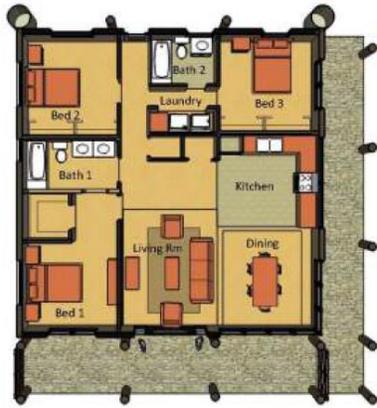


Lot



3 Bedroom - Single Family

1 Story, 2 Bath 1200 SF



Lot



4 Bedroom - Single Family

2 Story, 2 Bath 1500 SF



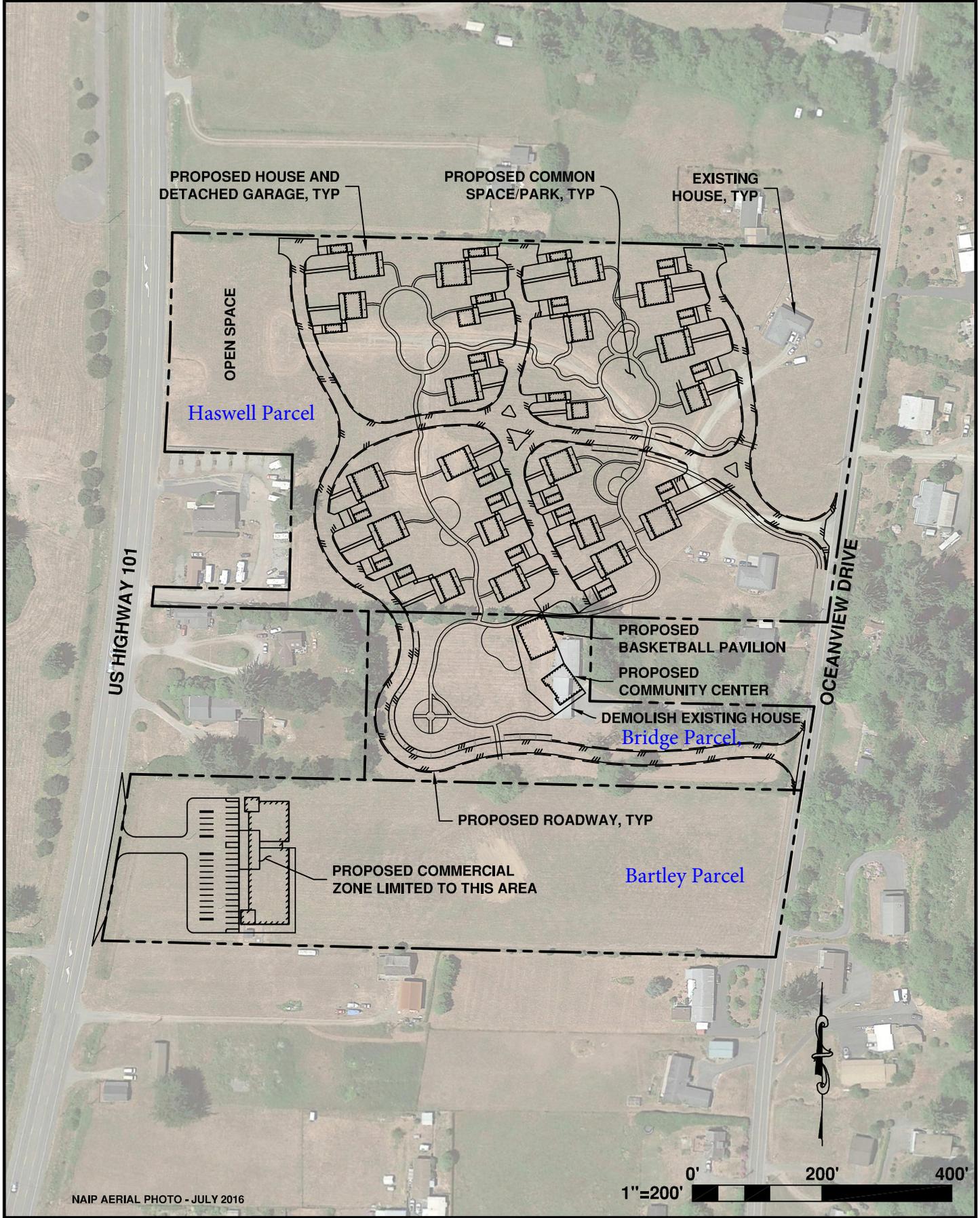
2nd Level



Lot



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NAIP AERIAL PHOTO - JULY 2016

1"=200' 0' 200' 400'

TOLOWA DEE-NI' NATION - DAT-NAA-SVT VILLAGE

EXHIBIT 1 - REVISED SITE IMPROVEMENTS