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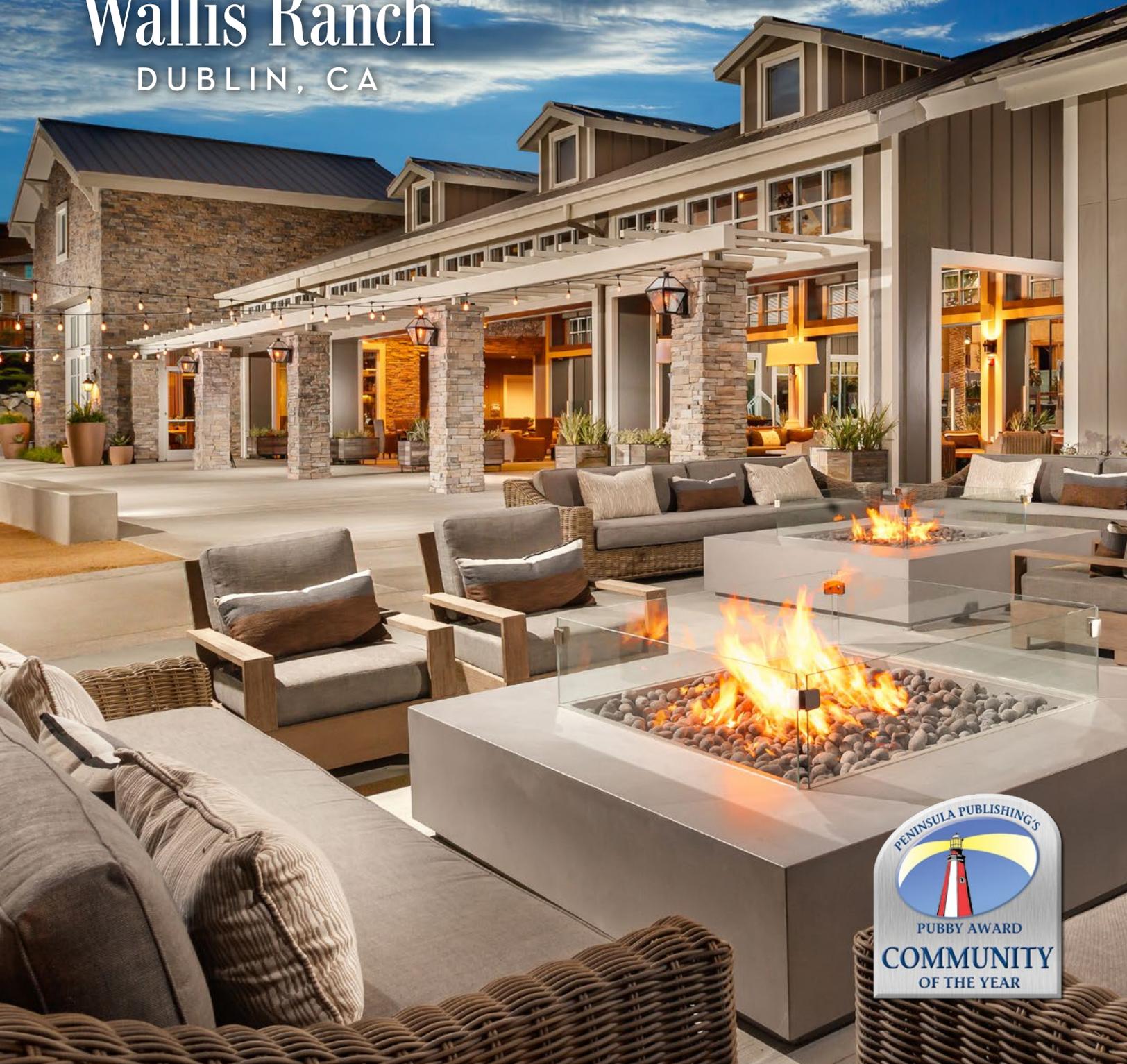
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Wallis Ranch DUBLIN, CA





WALLIS RANCH
DUBLIN, CALIFORNIA

Wallis Ranch Named 2016 Community of the Year

Readers of Builder and Developer magazine have voted Wallis Ranch as the Community of the Year for 2016, a unique master-planned community comprised of seven of the nation's most esteemed builders in Dublin, currently in its sales phase

By Sergio Flores

At the crossroads leading into the Bay Area lies the City of Dublin, one of the fastest growing cities in California. Thanks to its close proximity to the booming tech sector of Silicon Valley and a mere 40 miles away from the famously thriving San Francisco Bay Area market, Dublin's housing demand has skyrocketed, giving builders and developers an opportunity to bring much-needed housing developments to a market whose demand outpaces supply.

Seven of the nation's most revered builders unite in the master-planned community of Wallis Ranch to answer that demand. The community design and reception has been widely-acclaimed for its innovation, with readers of our magazine recognizing this project as Community of the Year for 2016.

Wallis Ranch development began in 2013 when Trumark Communities acquired the 184 acres through a partnership with Isles Ranch Partners, LLC and Castlake, L.P., immediately beginning land development activities. By the summer of 2015, Trumark sold eight neighborhoods to various builders to construct and sell new homes.

There were a few early issues with the development, though, the most notable being an environmental concern. "The greatest challenge was completing the land development while protecting and preserving





endangered species that live in the streams and protected corridors called Tassajara Creek at the entrance to the community,” noted Peter Kiesecker, Chief Operating Officer of Trumark Communities. “Trumark constructed over 2.5 miles of a three-foot-high concrete herpetological barrier around the entire development to protect the endangered California Tiger Salamander living in the creek.”

Creating an eco-friendly design was important for Trumark Communities, especially due to California’s increasingly dire drought conditions. Wallis Ranch will actually be the first master plan community in California to use 100 percent reclaimed water for irrigation. Trumark Communities worked with the Dublin San Ramon Services District and the City of Dublin to create a design that would irrigate both Wallis Ranch’s open space corridors and front yards of all homes via recycled water. “The construction and implementation of this recycled water system will save 4.8 million gallons of potable water per year, a significant decision to help aid our states water crisis for decades to come,” said Kiesecker.

At the threshold of the community stands the striking Antone Pavilion structure, paying homage to the original Antone School that stood on the site from 1912 to 1943. The new structure now serves as a hub where residents can gather to start a hike or visit with friends. Trumark wanted to pay tribute to the region’s history and natural

▲ The Kindred House provides more than 17,000 square feet of indoor/outdoor amenity spaces, an ideal setting for residents to gather.

▲ Builders at Wallis Ranch include: D. R. Horton, Emerald Homes, KB Home, Pulte Homes, Taylor Morrison, Trumark Homes, and Warmington Residential.

▲ The community varies in price points and lifestyle, from attached townhomes to luxurious single-family homes with unobstructed views of the surrounding hills and open space.

landscape, enlisting local artist Eric Powell to create four artistic elements found throughout the community. Elements include, “the three sets of metal gates leading into Wallis Ranch representing the grass, land, and hills of the original site; metal benches placed along the trail; and decorative panels representative of the tools originally found on property before construction began which can be seen at the community’s entrance on the Antone Pavilion and an interactive sculpture in the public park resembling the old relics found onsite,” said Kiesecker.

In September, Trumark Communities unveiled its key signature for Wallis Ranch, a resort-style club house that is unlike anything that’s been offered in Dublin before called the Kindred House. The Kindred House is centrally located to all eight neighborhoods, making it pedestrian friendly. It hosts an abundance of outdoor/indoor amenities within its 17,000 square feet design: outdoor terraces, fitness center, pool and spa, com-

munal seating areas with fire pits, BBQ and grass areas, and over three miles of tree-lined sidewalks, paths, and trail systems within the gated community.

Because seven of the nation’s most renowned builders are partaking in Wallis Ranch—D.R. Horton, Emerald Homes, KB Home, Pulte Homes, Taylor Morrison, Trumark Homes, and Warmington Residential—each brings to their respective neighborhood their own specific and distinct style of homebuilding and homebuying experience.

The community offers a variety in price points and lifestyle offerings. From attached townhomes to luxurious single-family homes offering unparalleled views of the surrounding hills and open space, starting price points vary from the \$800,000s to \$1.4 million. “Our buyers to date have run the gamut from first-time owners, to multi-generational families with about 70 percent potential buyers coming from Dublin and the surrounding area and 30 percent coming from the South Bay,”

“In creating this space, we were able to capitalize on a lifestyle shift we are seeing where buyers are willing to have smaller private outdoor spaces, if they are in a community that offers a robust set of amenities and public spaces that serve as an extension of their home.”

Peter Kiesecker, COO, Trumark Communities



COMMUNITY INFO

BUILDERS: D.R. Horton, Emerald Homes, KB Home, Pulte Homes, Taylor Morrison, Trumark Homes, Warmington Residential

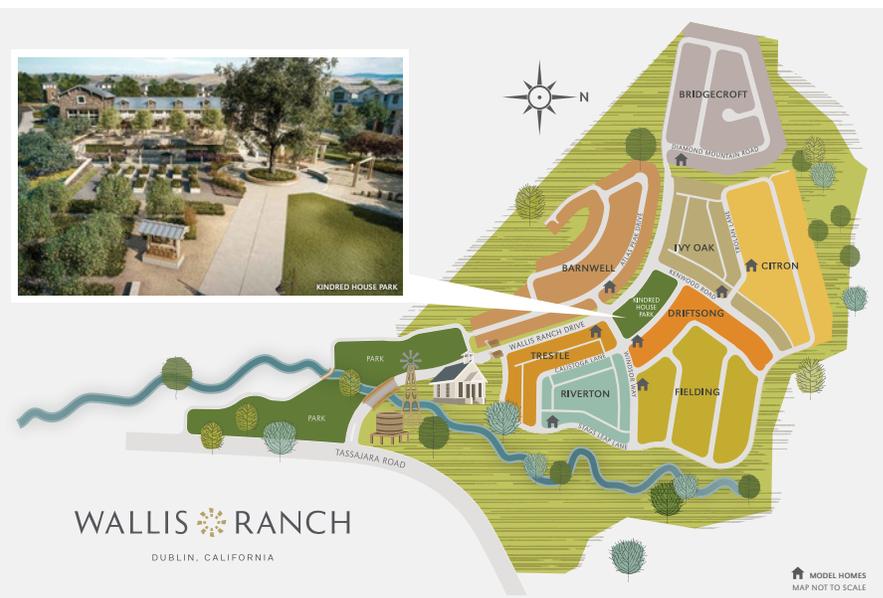
DEVELOPER: Trumark Communities, Isles Ranch Partners, LLC and Castlake, L.P.

ARCHITECTS: KTGy, Dahlin Group
LANDSCAPE ARCHITECT: Gates & Associates

HOMES AT FULL BUILD OUT: 806

LOCATION: City of Dublin

PHOTOGRAPHY: CHRISTOPHER MAYER PHOTOGRAPHY and JOHN A. BENSON PHOTOGRAPHY



▲ The City of Dublin serves as a great alternative to the Bay Area market where the median home price is \$1 million.

▲ Wallis Ranch is an 806-home master plan community in Dublin, Calif. featuring eight distinct neighborhoods by prominent builders.

noted Kiesecker.

Trumark Communities worked closely with architects KTGy and Dahlin Group to ensure that Wallis Ranch boasted a cohesive and harmonious design as a whole, despite each builder having their own strong individual sense of presence.

In addition to the plentiful amenities, location and choice of transportation is extremely convenient for residents. The Tri-Valley location offers a short commute to jobs, transportation, businesses and recreation, and the Dublin/Pleasanton BART station is a mere 3.5 miles away from Wallis Ranch. Buyers also reap Dublin's exceptional safety, school districts, and an overall quality of life.

"In creating this space, we were able to capitalize on

a lifestyle shift we are seeing where buyers are willing to have smaller private outdoor spaces, if they are in a community that offers a robust set of amenities and public spaces that serve as an extension of their home," noted Kiesecker. Trumark's community design hopes to encourage residents to genuinely enjoy spending time alongside their neighbors, whether it be bringing their kids to play at the tot lot, spending days at the pool, or enjoying the close proximity to the outdoors together.

Wallis Ranch is currently in its sales phase. For more information, visit www.wallisranch.com. **RSN**

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