



Walla Walla

GET TO KNOW HAYDEN HOMES

Hayden Homes has been a part of the Walla Walla community for more than **20 years** and we are proud to have over a **1000** homeowners living in a Hayden Home throughout the Walla Walla valley.

From recent neighborhoods such as Prospect Terrace, Iron Gate and Blue Mountain, to our long-standing Homestead community in College Place, we are devoted to excellent neighborhoods that enhance this community for all of us.



"This Hayden Home allowed me to heal. Now, I help other families do the same."

Annett, First Story Recipient and founder of Hope Heals



We build beautiful, award-winning high-quality homes in classic neighborhoods that add to the fabric of our community.

We support our communities.



We are committed to solving the housing availability and affordability crisis by providing single family homes with an array of sizes and price-points.

COTTONWOOD: GET THE FACTS

Know the facts about Cottonwood. We have thoughtfully designed Cottonwood with our existing neighbors in mind and have included incredible assets to benefit the entire community of Walla Walla.

THE PLAN

- **12 Yr build-out: "2032"**. 372 single-family homes on 104 acres
- **Low density**. Gross density less than 4 units per acre.
- **This has always been the plan**. The Bachtold property has been slated to be annexed for residential development since 1996.

SUPPORTS WALLA WALLA'S HOUSING GOALS

- **Rural transition**. Once annexed this property could include as many as 1,500 multi-family homes. Instead, this low-density neighborhood maintains a gentle rural transition that matches the City of Walla Walla's Comprehensive Plan.
- **Answering City Council expectations**. The newly approved residential zone will be used, answering the community's strong need for a much greater supply of housing types at all price points.

SOLVING THE DRAINAGE PROBLEM

- **Cottonwood solution**. Hayden Homes is proposing to install an enhanced engineered storm water retention system to handle all of Cottonwood's storm water. In addition, Hayden Homes plans to fix the pre-existing drainage problems that has plagued this area for years.
- **Current solution**. If the Bachtold property is not annexed, the Table Rock homeowners are currently anticipated to pay more than \$1 million to solve the chronic flooding and drainage problems culminating near a low point in their neighborhood.

BUILDING INFRASTRUCTURE

- **Hayden Homes pays the cost**. Bringing electricity, water, sewer and roads to the Cottonwood neighborhood is the responsibility of Hayden Homes, not the citizens of Walla Walla.
- **Traffic**. Twelve years from now, at build-out, the study estimates an additional 300 trips in the morning and 400 trips in the evening. Hayden Homes will install and incur the cost for the improvements required by the City to accommodate the increased vehicle traffic.

HOUSING CHOICES & AVAILABILITY

- **A wide range of housing options**. Designed with our neighbors in mind, the exterior homesites match or exceeds the previous 9600 sq ft lot size to offer a gentle transition from the existing neighborhoods.
- **Hometown Heroes**. Homeownership opportunities for the vital workers that keep our community educated, safe and healthy. We refer to these individuals as our Hometown Heroes: School teachers, nurses, police officers and first responders, as well as active and retired military service members. Ensuring that these members of the community have a place to call home.

TRAILS, PARKS & SIDEWALKS

- **Trails**. 10-acres of open space will be designed through-out the community and will include biking, running and walking trails that will connect to the community's parks and to the existing neighborhoods for all Walla Walla residents to use.

- **Parks**. Hayden Homes plans to donate two parks within Cottonwood to the City, totaling nearly three acres.
- **Tree-lined streets**: Over 400 native species street trees will be planted in Cottonwood increasing the feeling of a classic family neighborhood
- **Street Lined Sidewalks**: Miles of sidewalks will border the streets throughout Cottonwood creating safe connectivity for all.

LOCAL ECONOMIC DEVELOPMENT

- **\$110 Million** in economic development will result from the Cottonwood Community.
- **Building fees & impact charges**. \$4.75 Million in building and impact fees will be paid to the City of Walla Walla.
- **Local real estate community**. \$5 Million in commissions will be paid.
- **Local contractors**. 8.9% tax is paid to the county on all labor and material services.
- **Property taxes**. Over \$2 million will be paid annually in property taxes to WW County

COMMUNITY GIVING

- **Community Giving**. When you purchase a Hayden Home, a charitable donation is contributed to the Non-Profit, First Story. These dollars are put back into the community, resulting in a \$130,000 investment in the Walla Walla Valley.

KEEP UPDATED WITH THE FACTS ON COTTONWOOD

- To learn more about Cottonwood visit hayden-homes.com/cottonwood and complete the "Sign Up for Cottonwood Updates" form.
- Become a Supporter by checking the box and your name will appear on the Friends of Cottonwood Page.

TELL THE CITY YOU SUPPORT COTTONWOOD

Submit a letter of support to the City of Walla Walla by email to Elizabeth Chamberlain, Development Services Director, at echamberlain@wallawallawa.gov or mail to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA



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