

#31

EL DORADO HILLS APARTMENTS

Town Center Blvd West



The Town Center Residences

- 214 Upscale Units
- State of the Art Amenities
 - Fitness Center
 - Resort Style Pool
 - Spa
 - Game room
 - Indoor/Outdoor Lounges
 - Business Center
 - Front Desk Concierge



TRAFFIC MANAGEMENT

- Signalization Project
 - Town Center Boulevard and Post Street
- Intelligent Transportation Systems (ITS) Master Plan
 - Improve Safety
 - Enhance Mobility
 - Increase Transportation Efficiency



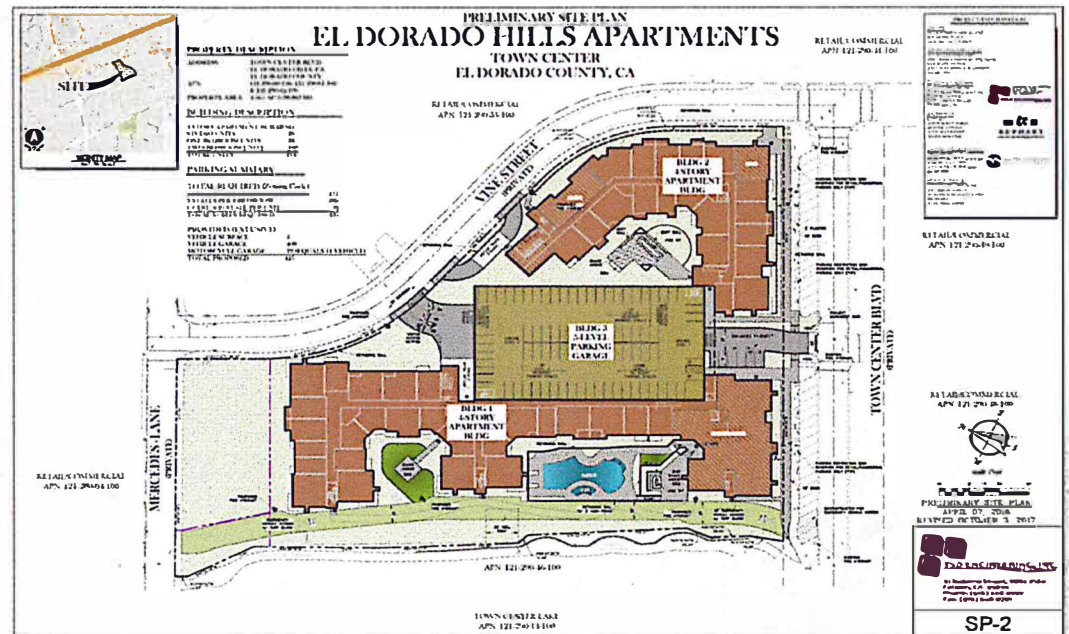
Schools

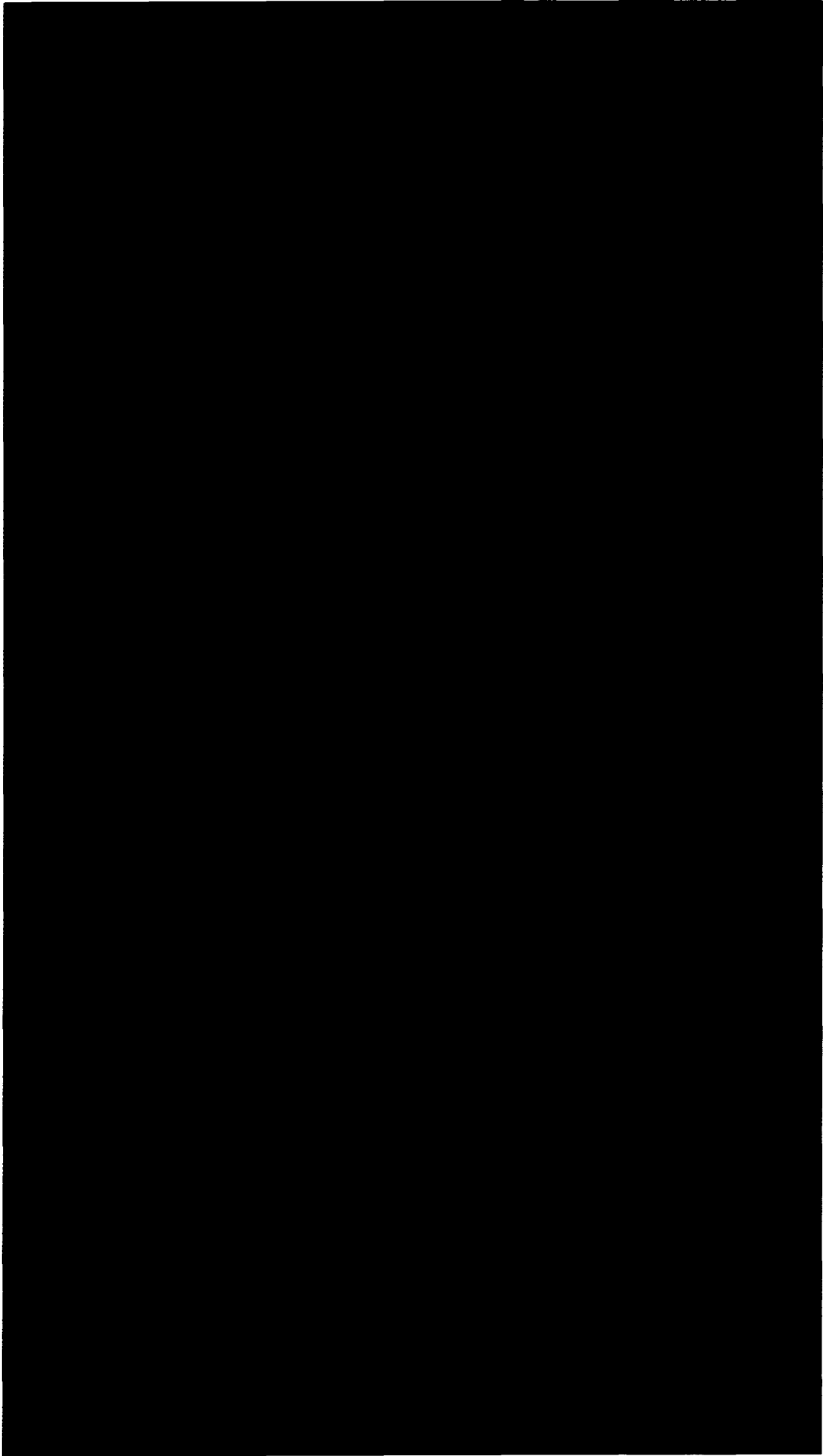
- Under the purview of the school district
 - Met with staff and consultant
 - 6 high school students to come from this project
 - Impact fees totaling approximately \$657,369
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Parking

- 420-spot Parking Garage internal to project
- 1.9 parking spaces per unit
- Current available parking in Town Center will remain the same
- Parking provided meets County standards





Noise and Lighting

- Covenants, Conditions and Restrictions (CC&R's)



Impact on Future Projects

Within Village T as shown in the El Dorado Hills Specific Plan, the development and implementation of extensive commercial, residential and office development provides a unique opportunity to serve the needs of residential uses sited within a short enough distance to allow biking, walking and other alternative modes of transportation to avail themselves of goods and services. This Specific Policy designates the approximately ±4.565-acre site . . . as 'Urban Infill Residential Area'. This area, because of its proximity to extensive commercial, retail, office and similar development in the balance of the El Dorado Hills Town Center, is deemed to be appropriate for dense infill development.

Unit Mix

- For-Rent /Market Rate
- Unit Size From 576 sq. ft. to 1195 sq. ft.
- Unmet demand in El Dorado Hills and surrounding areas
- Designed to live, work and play



Differences from Prior Project

- Reduced Density by 15%
 - 1/2 Acre open space for a community gathering spot
 - Updated the look and feel to better align with Town Center
 - Increased Parking from 1.7 sq/unit to 1.9 sq/unit
 - Completed a Full Environmental Impact Report
 - Traffic Signal at Town Center and Post at the time the Residences open
 - Voluntary fee for ITS (Intelligent Traffic Management System)
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Housing Options



Community Gathering

- Offer 10% of project as open space
- Future opportunities with the CSD



Traffic Improvements

- Town Center Blvd and Post Street signalization
~ **\$450,000**
 - Proud to contribute and support the County's new Intelligent Transportation Systems Master Plan program
~ **\$173,440**
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Economic Benefits

Immediate

- \$9.5 Million dollars of Development Impact Fee revenue

20 Years

- \$5.5 Million dollars of General Fund revenues

\$37 Million Dollar Construction Investment to Build

New consumers

Thank You for your Consideration!

Project Investment

- ✓ \$9.5 Million dollars of development impact fee revenue
 - ✓ \$5.5 Million dollars of general fund revenues
 - ✓ \$37 Million construction investment
 - ✓ ~\$450,000 traffic signal
 - ✓ ~\$173,441 ITS
 - ✓ \$657,369 school impact fees
 - ✓ New consumers....priceless!
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