

PC 9/11/14
#4

Alexandro Economus
submitted at hearing
2 pages

EL DORADO HILLS TOWN CENTER *Luxury Apartments*



The El Dorado Hills Town Center Luxury Apartments

In the heart of beautiful downtown El Dorado Hills Town Center, a vibrant urban center of culture, restaurants, retail and commerce 20 miles East of Sacramento, is the proposed El Dorado Hills Town Center Luxury Apartment project. Catering to young professionals and empty-nesters who desire a low-maintenance living experience, close to restaurants, shopping, retail and entertainment, this proposed 250 unit luxury apartment complex will offer residents the utmost in amenities, including a community room, resort-style pool, fitness areas, on-site parking, pet stations, electric vehicle charging stations and much more.

A Vision of the Family-Owned A.G. Spanos Companies

The El Dorado Hills Town Center Luxury Apartment project is proposed by A.G. Spanos Companies, a family-owned business located in Stockton, California whose expertise and pride has been built on the development of unique multifamily living units throughout the United States. A fully integrated multifamily developer, A.G. Spanos Companies, operated by the Spanos Family, manage all aspects of project development, including operating as its own general contractor after permitting, and ultimately being managed by the family's in-house property management team. The A.G. Spanos Companies are engaged, accountable and full-fledged members of every community in which we work.

Located in the Heart of El Dorado Hills Town Center

Across from restaurants and interesting retail shops, and adjacent to the Regal IMAX Cinema 14 on Town Center Boulevard, the site of the proposed El Dorado Hills Town Center Luxury Apartments was originally zoned and approved for a large scale 150-room hotel with a banquet room, conference center and 4,000 square foot restaurant. Its current property owner, and the developer of the El Dorado Hills Town Center, has worked diligently, yet unsuccessfully, to attract a hotel and conference center for this currently-vacant piece of land in the heart of downtown and it is unlikely that the economics of this region will support this kind of hotel in the near future.

Luxury Apartment Residents Will Be Good for Business

The El Dorado Hills Town Center is the commercial jewel of El Dorado County, currently housing approximately 750,000 square feet of retail, restaurants and other commercial uses. It is also the location of weekly farmer's markets, summer concerts and other fun attractions for area residents. Attracting young professionals and mature residents with disposable income and the ability to *walk to restaurants, stores and local establishments* will strengthen the local economy and ensure the continued success of El Dorado Hills Town Center businesses.



Walking and Biking Everywhere Means Fewer Cars on the Road

In a traditional multifamily development, residents return home and leave again via car to dine, shop and conduct routine business. At the proposed El Dorado Hills Town Center Luxury Apartments, residents will return home and walk or bike to dining, shopping and other establishments because everything they need will be right there within walking distance. On the weekends, they will stay home – never having to get in their cars. The walkable nature of this proposed living experience will result in fewer cars on the road than a typical multifamily project – reducing traffic, using less fuel resources, and limiting gas emissions into the air – all important goals.

A Viable Approach to Controlling Sprawl and Preserving Valuable Open Space

For years, area environmentalists have opposed development in areas outside city centers, in favor of more urban infill projects where residents can walk, bike and use public transit to and from work. The El Dorado Hills Town Center Luxury Apartment plan is just this kind of project, proposed in a “village” environment, walkable to stores, dining, retail and entertainment. One block from the proposed project, on Post Street and White Rock, is El Dorado Transit’s park and ride and *daily community bus service* to and from Downtown Sacramento and other areas throughout the greater Sacramento area. El Dorado Transit also provides local residents with low-cost non-emergency transportation to medical appointments in Sacramento. Professionals and retired citizens, alike, will enjoy the benefits of using nearby public transit options to and from Folsom and Sacramento.

Negligible Impact on Local Public Safety, Schools, Water and Garbage Service

The proposed El Dorado Hills Town Center Luxury Apartment complex is comprised of studio, one and two bedroom units, housing approximately 370 residents – likely retired citizens who have downsized and young professionals looking to upgrade soon to a home of their own. Professional estimates indicate that we will likely house no more than 13 to 15 children at any given time period, which will not present a burden of any kind to local schools. Our project will use reclaimed grey water for its landscaping and will be built with strict water conservation technology so that water consumption in the apartments will be far less than an average home. All of our multifamily projects are equipped with state-of-the-art recycling and garbage collection systems that exemplify our commitment to recycling and reusing valuable materials. Our management team is experienced in weeding out problem tenants, and making sure all residents adhere to strict rules, respecting the law, as well as neighboring residents. Coordinating with and providing assistance to local law enforcement is a goal we value highly.

Providing Much-Needed Revenue to Fund Local Government Services

In addition to the benefits already outlined, the El Dorado Hills Town Center Luxury Apartment project, if approved by the El Dorado County Planning Commission and the County Board of Supervisors, will provide local government with over \$9 million in one-time revenues, as well as \$150,000 in one-time sales tax revenue from the purchasing of building supplies, and over \$200,000 in yearly property tax revenue to the County. These are funds that can be used for additional law enforcement, healthcare services for the elderly and other services important to the El Dorado County community.

Supported by the El Dorado Hills and El Dorado County Chambers of Commerce

The proposed El Dorado Hills Town Center Luxury Apartment project is proudly supported by the El Dorado Hills Chamber of Commerce, the El Dorado County Chamber of Commerce and the El Dorado Hills Business Park Owners Association, in addition to many other local residents and business owners who support the creation of a living experience where residents can walk, bike, shop and live within walking distance to many interesting shops, restaurants and entertainment venues.



El Dorado Hills Apartments

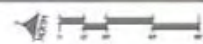


EL DORADO HILLS TOWN CENTER— EL DORADO COUNTY, CA





PROPERTY DESCRIPTION	
ADDRESS:	TOWN CENTER BLVD EL DORADO HILLS, CA EL DORADO COUNTY
APN:	121-290-00-100, 121-290-01-100, 0-125-200-02
PROPERTY AREA:	100 4340 AC (190,802 SF)
BUILDING DESCRIPTION	
-- 277,267 SF 4-STORY APARTMENT BUILDING	
STUDIO UNITS:	24
ONE-BEDROOM UNITS:	131
TWO-BEDROOM UNITS:	95
TOTAL UNITS:	250
PARKING SUMMARY	
GARAGE STALLS	431
ON-SITE (EXCLUSIVE)	4
ON-SITE ACCESSIBLE (EXCLUSIVE)	1
TOTAL PROPOSED:	436
TOTAL REQUIRED (DESIGN GUIDELINES):	
1.8 STALLS PER STUDIO	24
1.5 STALLS PER ONE-BEDROOM	131
2.0 STALLS PER TWO-BEDROOM	190
0.1 GUEST STALLS PER UNIT	25
TOTAL	436



Looking West



Looking North



Site Photos



PIAZZA PERSPECTIVE

EL DORADO HILLS APARTMENTS

05/06/14

23,000
PIAZZA
3





MERCEDS AND GREENBELT PERSPECTIVE



TOWN CENTER AND GREENBELT PERSPECTIVE

EL DORADO HILLS APARTMENTS

06/06/14



23,000
PERSPECTIVES

4



EL DORADO HILLS APARTMENTS

213080
TOWN CENTER BLVD LOOKING EAST
P2





EL DORADO HILLS APARTMENTS

213080
**KEY PLAN
P1**





EL DORADO HILLS APARTMENTS

213080
TOWN CENTER BLVD LOOKING EAST
P2





EL DORADO HILLS APARTMENTS

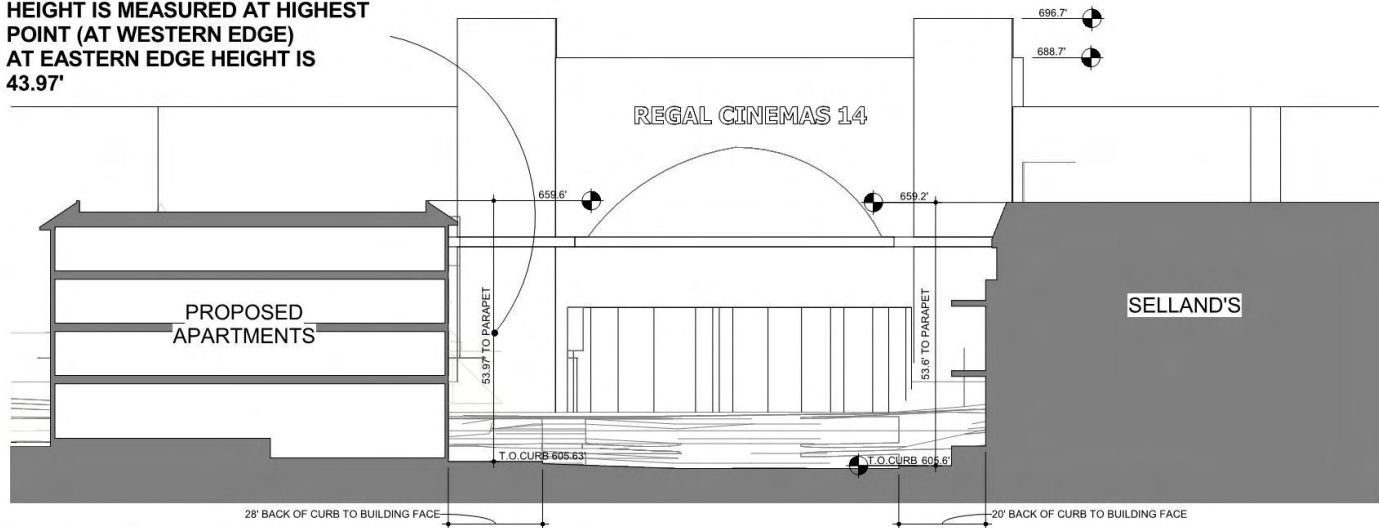
TOWN CENTER BLVD LOOKING WEST
P3

213080



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NOTE:
 HEIGHT IS MEASURED AT HIGHEST POINT (AT WESTERN EDGE)
 AT EASTERN EDGE HEIGHT IS
 43.97'



1 TOWN CENTER BLVD STREET SECTION
 1" = 20'-0"

EL DORADO HILLS APARTMENTS

213080
**STREET SECTION
 P4a**





EL DORADO HILLS APARTMENTS

213080
MERCEDES LANE LOOKING WEST
P5

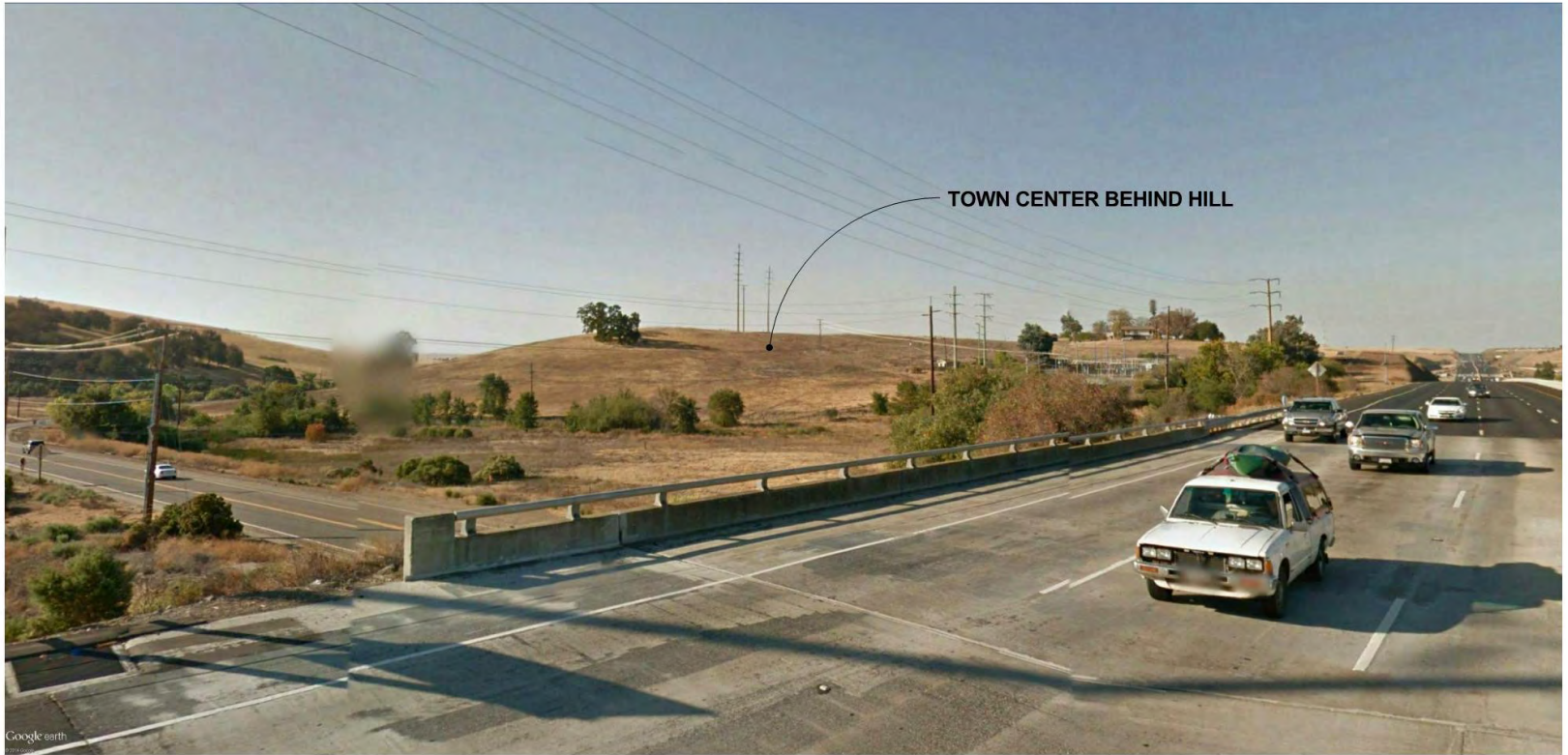




EL DORADO HILLS APARTMENTS

213080
I-50 & LATROBE
P6





TOWN CENTER BEHIND HILL

Google earth

EL DORADO HILLS APARTMENTS

213080
I-50 & SILVA VALLEY ROAD
P7



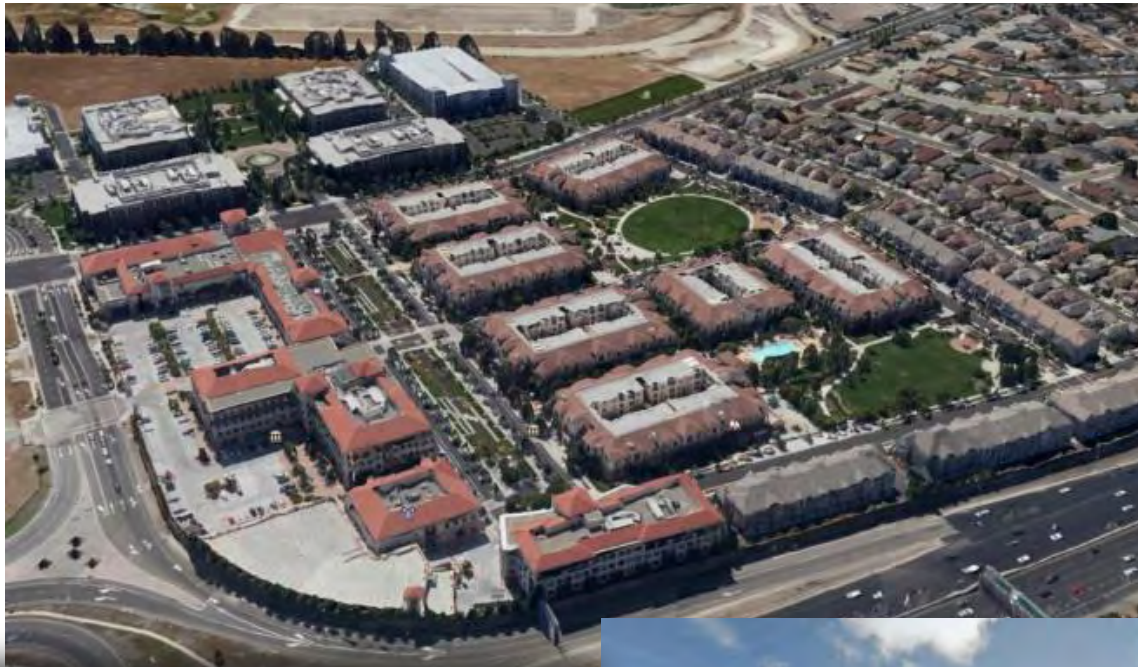
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EL DORADO HILLS APARTMENTS

213080
CHURCH LOOKING WEST
P8





ARCHSTONE SAN MATEO – SAN MATEO, CA



ARBOR SQUARE & THE ORCHARDS TOWN CENTER – WESTMINSTER, CO



BROADSTONE CORNERSTAR – PARKER, CO



PIAZZA PERSPECTIVE

EL DORADO HILLS APARTMENTS

05/06/14

23,000
PIAZZA
3



Supplemental Slides



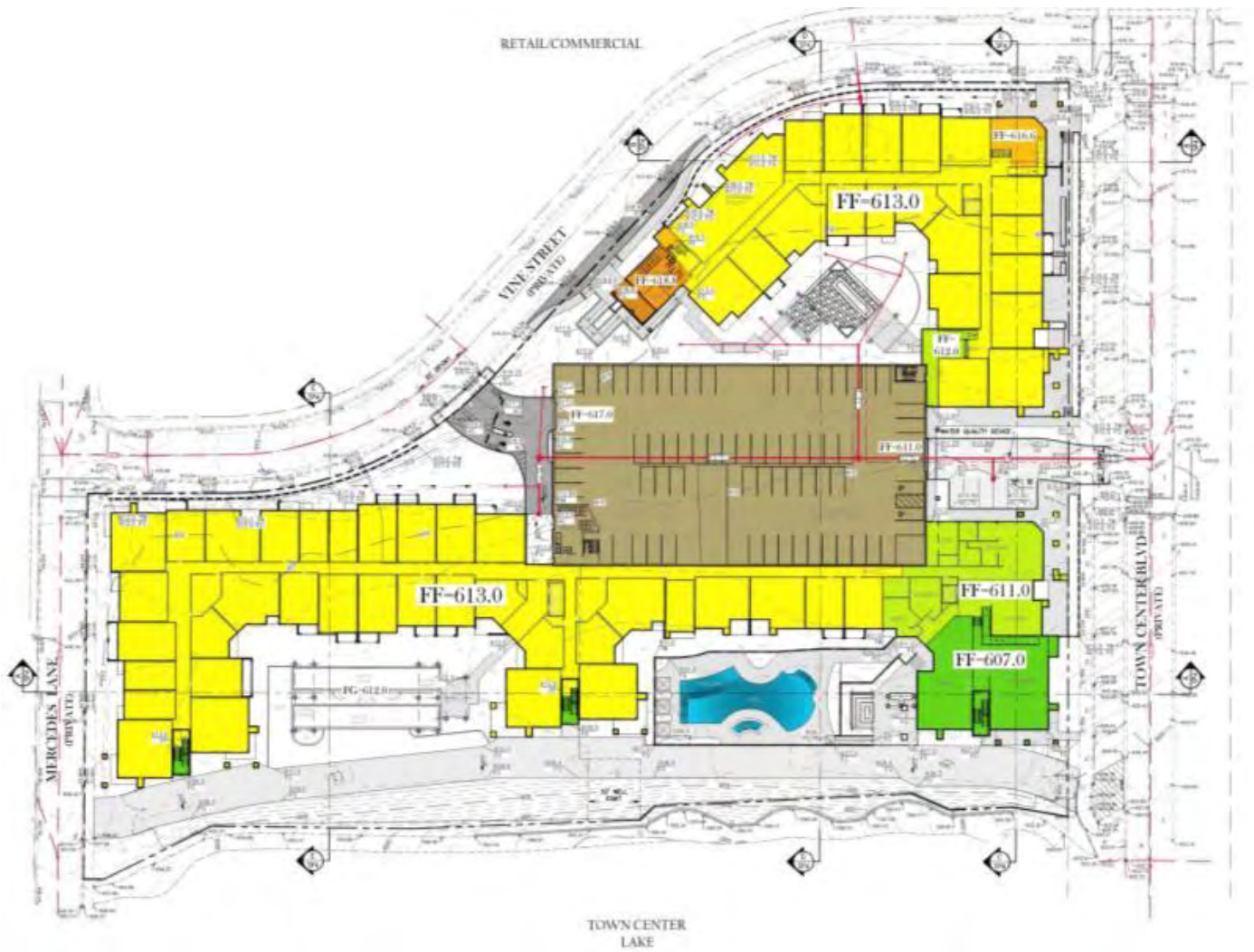
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EL DORADO HILLS APARTMENTS

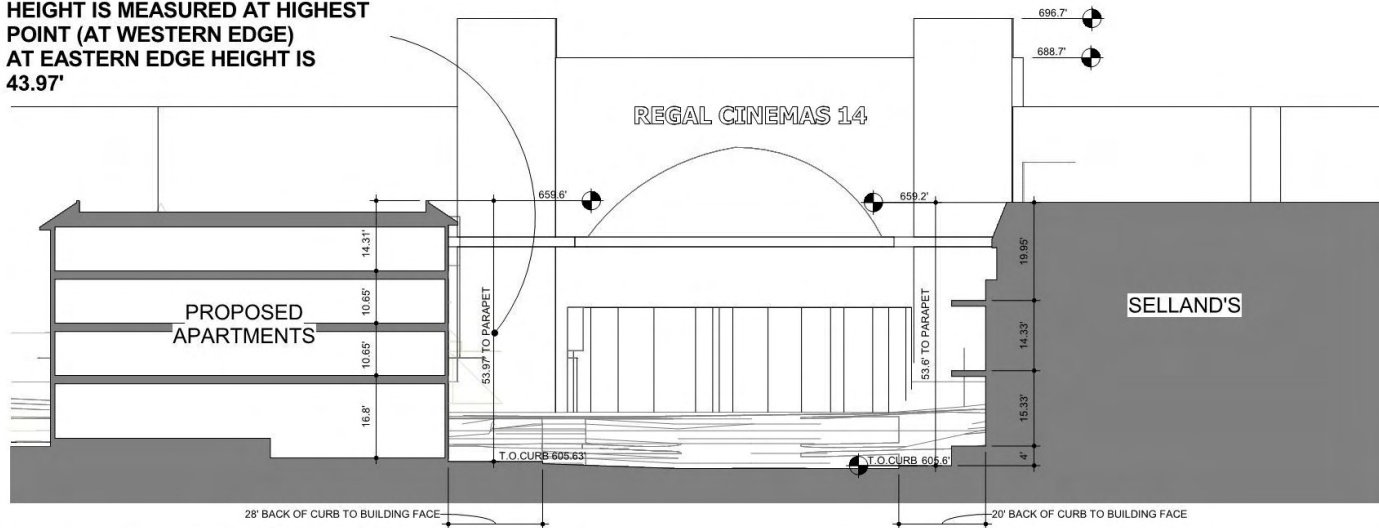
06/06/24

ILLUSTRATIVE SITE PLAN
2





NOTE:
 HEIGHT IS MEASURED AT HIGHEST POINT (AT WESTERN EDGE)
 AT EASTERN EDGE HEIGHT IS 43.97'



1 TOWN CENTER BLVD STREET SECTION
 1" = 20'-0"

STATION POINT	GRADE AT POINT	AVG. GRADE BETWEEN POINTS
1	612	
2	609	
		610.5
2	609	
3	610	
		609.5
3	610	
4	611.5	
		610.75
4	611.5	
5	613	
		612.25
5	613	
6	611	
		612
6	611	
7	609	
		610
7	609	
8	610	
		609.5
8	610	
9	611	
		610.5
9	611	
10	607	
		609
10	607	
11	606	
		606.5
11	606	
12	610.75	
		608.375
12	610.75	
13	611	
		610.875
13	611	
14	612	
		611.5
14	612	
15	612.5	
		612.25
15	612.5	
16	616.6	
		614.55
16	616.6	
17	612.5	
		614.55
17	612.5	
18	618.8	
		615.65
18	618.8	
19	613	
		615.9
19	613	
20	611.5	
		612.25
20	611.5	
21	611.5	
		611.5
21	611.5	
22	612	
		611.75
22	612	
23	618	
		615
23	618	
24	613	
		615.5
24	613	
25	611.5	
		612.25
25	611.5	
1	612	
		611.75
1	612	
		611.75
BUILDING AVERAGE GRADE		611.766
HIGHEST POINT OF BUILDING ROOF		664.67
BUILDING HEIGHT		52.904



note: tallest point of building is roof on SE stair at Parking structure.
Next highest roof line is approx. 5' lower.

GENERAL LANDSCAPE DESIGN NOTES

The design of the landscape irrigation system is intended to meet the State of California's Landscape Water Conservation Model Ordinance. Toward this end, the project will include the following best practices:

1. High water use lawn grass areas, will be limited to not more than 50% of the landscape, and shall be irrigated by a low volume pop-up rotary system.
2. Plant materials will be selected based on their proposed location and micro-climate expectations.
3. Hydrozone irrigation techniques will be incorporated.
4. The plant palette will utilize at least 80% native California or low water use plant materials appropriate to the climate zone region.
5. Common area and perimeter area landscape irrigation will consist of a combination of water conserving low volume rotary sprays (where appropriate in large ground cover areas), traditional drip irrigation, and/or an in-line drip irrigation system.
6. All electronic irrigation valves shall be connected to an automatic "SMART" irrigation control system.
7. The irrigation system shall be designed to meet the most current State and local agency water conservation policies / standards.





Looking East

Looking West



Site Photos



Neighborhood Context



EL DORADO HILLS APARTMENTS