

## **El Dorado Hills Town Center Apartments**

*El Dorado Hills, CA*

### **Location**

The El Dorado Hills Town Center Apartments is an in-fill project located in Town Center, approximately 500 feet south of Highway 50. The Town Center Apartments are proximate to existing infrastructure, employment centers, retail and commercial amenities and transportation corridors

### **About the Project**

The Town Center Apartments are comprised of approximately 4.56 acres and is planned for 214 market rate units ranging from studio apartments to 2-bedroom residences. The project is contiguous to existing commercial development and is considered a true infill project. This long planned development will offer housing opportunities for all generations.

The Town Center Apartments (Apartments) will feature a state of the art work-out center, game room, theater, business center, indoor and outdoor lounge areas, resort style pool and spa areas. A concierge will greet residents at the locked facility and be available to handle any of the resident's needs.

This project will provide much needed housing while blending in with the existing architecture. Additionally, the Apartments will provide 425 parking spaces, ensuring commercial visitors are not adversely affected. The Apartments is proximate to existing infrastructure, the El Dorado Hills business park, retail and commercial amenities and transit stops. The project is being planned with a focus on water conservation and energy efficiency.

10% of the project (1/2 an acre) has been set aside for community open space. This open space will be thoughtfully planned and programmed with the adjacent communities. The project will offer an opportunity for millennials who would like to come back to El Dorado Hills and for those looking to have world class amenities without the stress of homeownership.

The Apartments offers something that El Dorado is sorely lacking, market rate, infill attached living. The project compliments adjacent built neighborhoods and will increase consumer traffic within the shops and restaurants in Town Center.

### **About the Property**

The property is currently zoned General Commercial- Planned Development in the El Dorado Hills Specific Plan. Entitlements include rezoning to multi-family residential planned development, an amendment to the El Dorado Hills Specific Plan incorporating multi-family residential use standards, a General Plan amendments increasing the density and revisions to the Town Center Development Plan incorporating multi-family use.

### **Benefits:**

- The project will increase consumer traffic to local businesses
- Previously approved project
- Will provide 100% of necessary parking for residents and guests
- Provides a ½ acre of community open space for the public
- Provides much needed, well-designed residential units and incorporates smart growth elements
- Directs growth to an area that is already developed in-order to preserve the rural nature of El Dorado
- Provides a traffic signal at Post Street

**EL DORADO HILLS APARTMENTS**  
TOWN CENTER  
EL DORADO COUNTY, CA



**SITE ILLUSTRATIVE**

**SHEET A-0.1**

06/29/2017



2566 Walnut St.  
Denver, CO 80202  
Phone: (303) 833-4434  
Fax: (303) 832-6478

## **APPROVED (250 UNIT) PROJECT—STATUS**

- Project approved by BOS November 2014
- Litigation initiated January 2015
- Trial court decision/appeal initiated February 2016
- Briefing on appeal completed October 2016

**Decision on appeal still pending & expected in 2018**

**EL DORADO HILLS APARTMENTS**

APPROVED PROJECT

## **NEW PROJECT GOALS**

- Reduce Density & Increase Parking
- Expand Open Space For Potential Community Use
- Re-Envision Architectural Character – Integration
- Clearly Define Community Benefits
- Complete Environmental Impact Review (EIR)

**EL DORADO HILLS APARTMENTS**

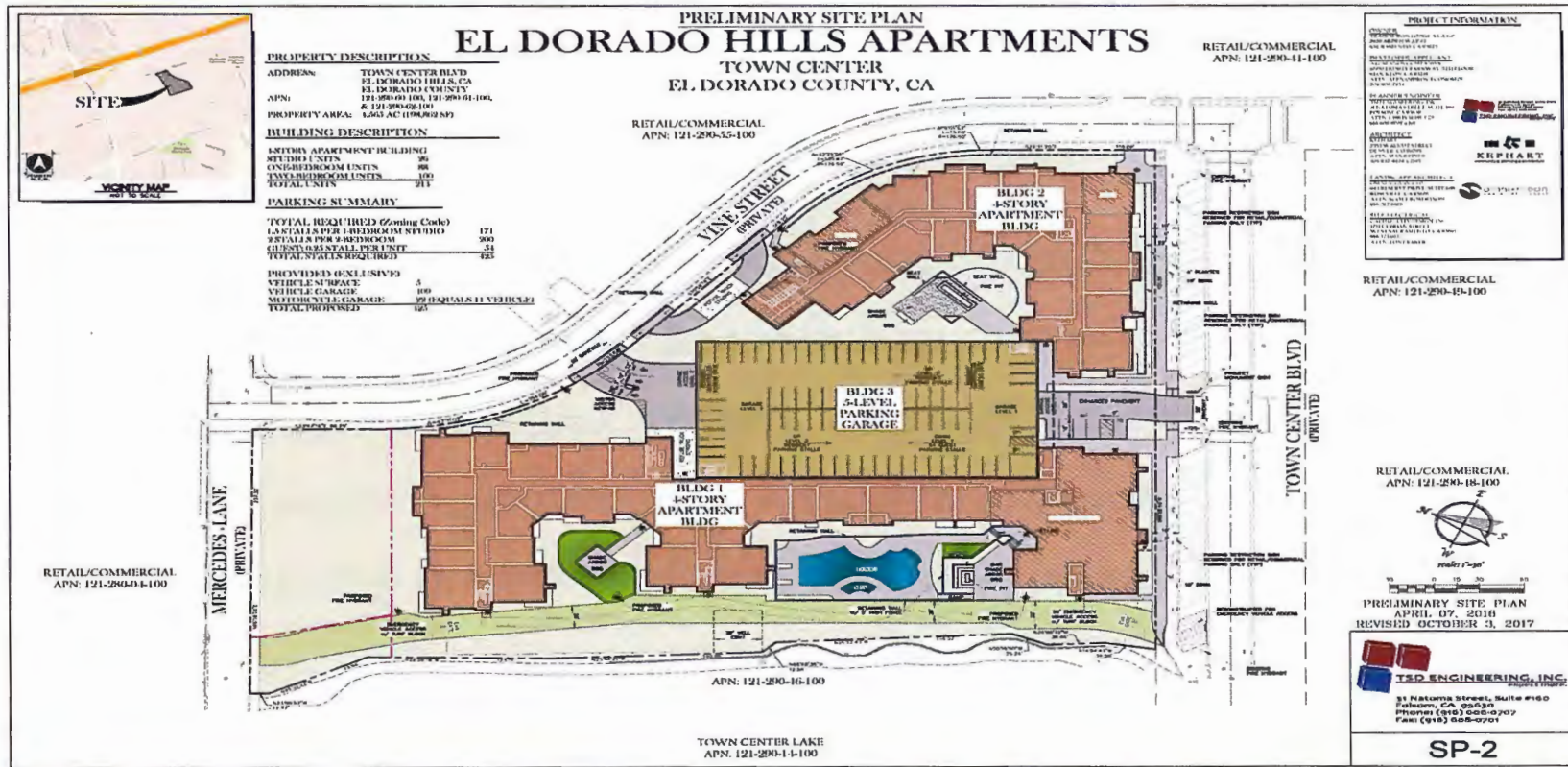
NEW PROJECT GOALS

# EXPANDED OPEN SPACE

1/2 Acre of unused land created

Dedicate to CSD

Allow for community involved programming



# EL DORADO HILLS APARTMENTS

EXPANDED OPEN SPACE

## COMMUNITY BENEFITS

- **Provides additional community open space**
- **Desirable horizontal mixed use walkable environment**
- **Alternate housing choice – attract and retain employers**
- **Provides monetary support for existing retail**
- **Provides community economic stimulus & employment**
- **“Above & Beyond” required traffic mitigation**

**EL DORADO HILLS APARTMENTS**

**COMMUNITY  
BENEFITS**

## DENSITY REDUCTION / PARKING INCREASE

- +/- 15% reduction in density, from 250 to 214 apartments
- Redesigned building foot print to include more open space, retain courtyard amenities
- Maintained preferred amenities of fitness center, resident lounges, resort style pool & spa, outdoor gathering spaces at BBQ & firepits
- Maintained balance unit mix
  - 26 Studios (12%)
  - 88 1 Bedrooms (41%)
  - 100 2 bedrooms (47%)
- Improved parking ratios on per unit basis-
  - Increased from 1.7 sp/unit to 1.9 sp/unit
- Provided required parking :

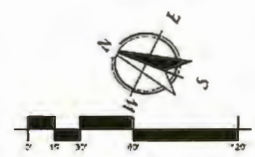
1.5 spaces per 1 BR & Studios =	171 spaces
2 spaces per 2 BR=	200 spaces
<u>.25 spaces per unit for Guests=</u>	<u>54 spaces</u>
Total Spaces Required	425 spaces
- Parking provided meets County Standards

EL DORADO HILLS APARTMENTS

DENSITY / PARKING

# EL DORADO HILLS APARTMENTS

TOWN CENTER  
EL DORADO COUNTY, CA



SITE ILLUSTRATIVE  
SHEET A-0.1

06/29/2017



25th Walnut St.  
Denver, CO 80205  
Phone: (303) 832-4474  
Fax: (303) 832-4470

CC#1602-0-016

# EL DORADO HILLS APARTMENTS

## SCHEMES



# TOWN CENTER & VINE



EL DORADO HILLS APARTMENTS

TOWN CENTER  
& VINE

# PIAZZA



EL DORADO HILLS APARTMENTS

PIAZZA

## OLD WORLD ARCHITECTURE



SCHEME A



SCHEME B



SCHEME C

- Creative Use and introduction of new materials & elements - Stone, concrete tiles, railings, cornice
- Exterior building color variation
- Expanded / enhanced window package
- Apply different accent roofing types and colors

EL DORADO HILLS APARTMENTS

ELEVATIONS

## CONTEXTUAL IMAGERY

- Photorealistic imagery to show the project balance and symmetry within the existing town center and the surrounding structures.



**EL DORADO HILLS APARTMENTS**

TOWN CENTER BLVD WEST

# QUESTIONS ?



EL DORADO HILLS APARTMENTS

Questions?