

ATTACHMENT 12 – Construction and Design Description

Lone Oak Senior Apartments, Penn Valley, Nevada County, California

Location

The site for the proposed project, Lone Oak Senior Apartments, is on approximately 1.96 acres of land identified as APN 051-151-066. The site is situated south of Penn Valley Drive in the Census-Designated Place of Penn Valley, Nevada County. The property is currently vacant. No structures, roads or other improvements presently exist on the property.

Housing Type

The proposed development will be a 31-unit senior new construction project. With a mix of 24 one-bedroom units (approximately 607 sq. ft.) and 7 two-bedroom units (approximately 805 sq. ft.), Lone Oak Senior Apartments will provide affordable housing for seniors earning up to 60% of the area median income (AMI) for Nevada County.

Construction Design & Project Description

The site will include one (1) residential building. The units will be newly constructed apartments in a three-story residential building serviced with an elevator. The type of construction will be wood frame supported by perimeter foundations with concrete slab flooring. This type of construction will allow the building to conform to the natural terrain with only minor amounts of grading. The exterior will be a combination of horizontal clap board siding, shake shingle siding, and vertical board and batten siding. Accents will include decorative cultured stone and wood outriggers, providing an aesthetically appealing exterior that blends with the character of the surrounding neighborhood and community. Minimum construction standards will be adhered to in order to assure that a quality senior housing development is provided.

The building will be oriented appropriately on the site to create a community concept. For the benefit and welfare of its residents, the project will include over 1,800 square feet in common areas. The common areas and facilities will include an office, spacious community room, exercise room, and a kitchen. A laundry facility will be located on the first floor and will provide a minimum of three (3) sets of washers and dryers to serve the project's 31 units. An on-site resident manager will provide assistance and management while residing in a two-bedroom manager's unit. The development includes other amenities such as a community garden with raised planter beds, a covered picnic area with a BBQ and pergola, a fenced dog park, and plenty of centralized open space which will serve as an excellent setting for social gatherings.

The unit mix will be as follows:

Number of Units	Bedrooms	Unit Size	AMI
24	1	607 sq. ft. (approximate)	30%, 40%, 50%, 60%
6	2	805 sq. ft. (approximate)	30%, 40%, 50%, 60%
1 (Manager's Unit)	2	805 sq. ft. (approximate)	-

Within the units, residents will enjoy standard features such as refrigerators, exhaust fans, dishwashers, disposals, and ranges with ovens. All units feature an outdoor patio or balcony with storage space. The development will include many green and sustainable features and will be developed and constructed in accordance with the minimum requirements of the GreenPoint Rated Program. The design of these apartments will adhere to all necessary requirements to satisfy Section 504 as well as any additional mandates that the local jurisdiction deems appropriate.

Unit Amenities

All units will feature:

- Refrigerators
- Exhaust fans
- Dishwashers
- Garbage disposals
- Ranges with ovens
- Patio or Balcony with storage space

Project Amenities

Project amenities include:

- Approximately 1,800 sq. ft. of common areas and facilities
- Exercise room
- Community laundry room
- Elevator
- Community garden with raised planter beds
- Covered picnic area
- Fenced dog park
- Covered parking stalls

Development Schedule and Off-Site Improvements

The community will be developed in one phase. The anticipated construction phase will be approximately twelve (12) months, beginning March 2020 and ending March 2021.

The development budget does not include any off-site improvements.

Basis Related to Parking Spaces for 9% New Construction Projects

Nevada County is requiring the project to provide a total of 31 parking spaces as evidenced by the site plan located within Tab 12 of the application.

Required (1 space per unit = $31 * 1 = 31$ spaces)

Lone Oak Senior Apartments will provide a total of 37 parking spaces (31 covered and 6 uncovered). The project is not required to exclude the costs for the additional parking spaces in excess of 0.5 spaces per unit for a senior project within ½ mile of a major transit stop. The development is not located within a ½ mile of a major transit stop as defined in Section 21064.3 of the California Public Resources Code. The nearest bus stop is located within a 1/3 of a mile but bus service is not provided every 15 minutes or less during the morning and afternoon peak commute periods. Please see bus stop route and schedule included in Attachment 12H and Tab 23 of the application. \$15,000 (\$2,500 per parking space) is excluded from basis to account for the six (6) parking spaces in excess of 1 parking space per unit for a senior project more than ½ mile from a major transit stop.