

# Avenida Senior Living

## Project Description

June 2020

Avenida Senior Living (Applicant) proposes the Avenida Senior Living project, a 154-unit, market-rate senior (age-restricted) apartment community on a 6.9-acre site at the northeast corner of Healthy Way and Serpa Way in Folsom.

**Location.** The site is located at 115 Healthy Way, east of Serpa Way, south of Iron Point Road and north of Healthy Way in the City of Folsom (City). Known as Broadstone Crossing Parcel 6, the site is approximately 6.895+ acres (gross), 4.853+ acres (net), and consists of APN 072-2270-006. Elliott Homes, Inc. owns the property.

**Site Characteristics.** The site is irregularly shaped, unoccupied, and consists of a previously-graded building pad with approximately 35-foot fill slopes on the west and southwest boundaries. In late 2002, the mass grading of a larger area, including the site, occurred as part of the Broadstone Crossing Development project. Additional fill construction occurred in 2007 with the creation of an earthen berm on the north edge of the property, adjacent to the open space. A concrete-paved area in the southeast portion of the site was used to accommodate portable trailers associated with the construction of the LifeTime Fitness facility. For erosion control, the fill slopes and relatively-flat pad were vegetated with nonnative grasses. Underground improvements include irrigation and utilities at the southeast corner of the property.

**Surrounding Uses.** An open space area is south of Iron Point Road and wraps around the north and east property lines. Serpa Way is west, Green Acres Nursery & Supply, and Costco Wholesale are west and southwest, respectively. Life Time Fitness Athletic Club is south across Healthy Way and Highway 50 is south of Costco. Additional commercial, office, hotel, and residential uses are nearby.

**Proposed Project.** The proposed project is a 154-unit, market-rate senior multi-family apartment community with a mix of one and two-bedroom residential units in a 201,798 square foot (sf), four-story building. The project site includes surface parking lots arranged around the building to accommodate 168 vehicles, landscaping, and indoor and outdoor amenities. The net and gross densities of the proposed project are 24.5 and 22.3 units per acre, respectively.

The proposed building is E-shaped and will extend around two large courtyards that include recreation amenities and landscaping. On the south elevation, a grand porte-cochere will identify the building entry and two-story lobby. Apartment units are planned on each of the four levels of the building and will be accessible from hallway corridors.

The pool courtyard is designed with a swimming pool, sun lounge area, and an outdoor fire ring seating area. Seasonal recreation activities will be available, including a spa, and patio area with an outdoor kitchen. The courtyard will include palms in the sun lounge area, two raised planter and seat walls adjacent to the pool, and shade structures.

On the east side of the building, the garden courtyard will feature an informal garden and natural landscape with a curvilinear circuit walkway, gazebo, ornamental fountain, and accent landscape plantings. The garden courtyard space will be used by residents for various activities, including relaxation, dog walking, and garden walks. The courtyard walkway will connect to the walking route planned on the perimeter of the site. The courtyards have a southern exposure for natural sunlight.

**Residential Units.** Residential units are planned in a mix of unit types: 93 one-bedroom (60% of units) and 61 two-bedroom (40% of units) for a total of 154 units. Apartment home floor plans will consist of one-bedroom/one-bath (679 to 836 sf), two-bedroom/two-bath (1,070 to 1,301 sf). All units will be accessible from interior hallways and include a full kitchen, living space, storage closets, bedrooms, bathrooms, and outdoor patio/balcony. Some unit floor plans include a den.

**Amenities.** The project includes indoor and outdoor resort-inspired amenities. Interior amenities include a leasing lobby, library, fitness and yoga studios, bistro, great room, club room, private dining room, creative arts studio, meeting space, and laundry facilities and outdoor amenities include a pool, spa, outdoor lounge seating, pickleball recreation area, landscaped courtyards, gardens, a perimeter walking path, and gazebos. A path on the site perimeter will provide residents with a looped walking route with viewpoints, gazebos, and benches.

**Design Concept.** The building is designed in a simple form with Spanish-style architecture, including white stucco walls, terracotta-colored clay tile roofs, vertical tower elements, arch colonnades, black wrought-iron balconies and details, faux wood shutters, and cantilevered balconies. The building entry on the southern elevation is marked by a porte-cochere and grand two-story lobby space. Horizontal and vertical elements, arch colonnades and balconies repeat on each of the elevations to create architectural interest and reduce the overall massing of the structure. The body of the building will be white with black, crimson red, terracotta and dark brown on architectural accents, awnings, shutters, and balconies.

Enhanced paving and substantial columns with large rafters that complement the building architecture will denote the project entry at Healthy Way. Although irrigated turf is used sparingly on the overall site, turf is featured at the project entry to create a sense of arrival.

The maximum building height of the building, at the roofline, will be 50 feet with a vertical architectural element at the center of the north and south elevations that is 56 feet in height. All building-attached mechanical equipment will be screened from public view.

**Landscape Concept.** The proposed landscape will feature California-native and low water-use ornamental plant selections. Natives will be emphasized next to the natural open space to complement the existing habitat, and large trees will create shade in parking areas and on the access drive. Enhanced landscape areas are planned at the project entry on Healthy Way, adjacent to the building, retaining walls, and around outdoor gathering spaces.

Landscaping on slopes on the west and south sides of the site, adjacent to Serpa Way and Healthy Way, respectively, features trees rather than turf. At the bottom of the slope at street level, a monument sign will be

incorporated into an adjoining accent wall that wraps around and tapers on the Healthy Way frontage. In the southwest corner of the parking lot, a jewel-box gazebo with seating will provide a lookout point with views over the Sacramento Valley. The landscaping is consistent with the State Model Water Efficient Landscape Ordinance.

**Fencing.** A four-foot tubular steel fence is planned at the top of the slope on the west, north, and southwest edges of the parking areas. A six-foot tubular steel fence is planned around the pool, and a six-foot chain-link fence is planned around the pickleball court.

**Signage.** Monument signage planned in the landscaped area north of the intersection of Serpa Way and Healthy Way and at the project entry on Healthy Way will be incorporated into architectural features that complement the building.

**Refuse Collection.** Two indoor trash rooms on the north side of the building (ground level) will house compactors, three-yard trash dumpsters, and three-yard recycling dumpsters. On each level of the building, there are two common trash rooms where residents will dispose of trash and recycling. In trash rooms on the upper levels, separate chutes for trash and recycling chutes will empty refuse into dumpsters on the ground level. Large or bulky items that don't fit in the trash chute may be left in the trash rooms, and Avenida maintenance staff will break them down and deliver to the ground floor trash rooms.

Concrete aprons located directly outside of the trash rooms will accommodate the turning movement of refuse vehicles (see attached exhibit). On the day of collection, trash and recycling dumpsters will be rolled out of the ground level trash rooms onto the concrete aprons. After collection, dumpsters will be moved back to the trash rooms. Avenida maintenance staff will move bins in and out of the building on the same day as refuse collection. Landscape contractors will haul green waste (organic) from the site.

**Access and Circulation.** Primary vehicle access to the site would be from a driveway off of an unsignalized intersection on Healthy Way. The vehicular entrance to the project is planned opposite the access into the Costco parking lot. From Healthy Way, an access drive will extend and loop through the site to access parking areas. Accessible pathways are planned around the building to provide a walking path for residents.

**Parking.** The project includes 168 off-site parking spaces in off-street parking areas surrounding the building. The parking supply consists of 100 uncovered and 63 carport-covered parking spaces, including six (6) accessible spaces. The ratio of parking provided is 1.09 spaces per unit. The parking supply includes 18 electric vehicle charging station spaces.

The Folsom Municipal Code does not address specific parking standards for senior residential uses. The Design Guidelines for Multi-Family Development (1998) require multi-family apartment projects to provide 1.5 parking spaces for a one-bedroom unit, 1.75 parking spaces for a two-bedroom unit, and 0.2 guest parking spaces for each apartment. Applying the parking recommendations of the Design Guidelines for Multi-Family Development, the proposed project would require 278 spaces, which exceeds the 168 spaces in the project.

The proposed parking supply of 168 spaces is ample and appropriate because the project is age-restricted to seniors over 55 years of age. Residents of age-restricted residential communities drive less and

have a lower rate of vehicle ownership than those of a conventional (family) multi-family communities. The reduced parking demand of age-restricted communities is also the result of reduced household sizes occupied by residents who no longer drive vehicles.

The project's proposed parking ratio is consistent with parking ratios in similar age-restricted multi-family projects in the City and region. The parking ratio for the project (1.09 spaces per unit) is higher than the parking ratio for Avenida's comparable age-restricted multi-family projects nationwide (0.86 spaces per unit).

**Bicycle Parking.** The Folsom Municipal Code requires one bicycle parking space for every five units that equates to 31 bicycle parking spaces required for the project. The project provides 32 bicycle parking spaces in four eight-space racks located on the north, south, east sides of the building.

**Sustainable Features.** The project design incorporates sustainable features that are consistent with General Plan Goal LU 9.1 and the California Green Building Standards Code (CALGreen). CALGreen includes green building standards for mechanical, electrical, plumbing, and HVAC systems. The project provides electric vehicle parking spaces and charging stations consistent with CALGreen.

The position of the building in a north-south orientation maximizes passive solar access and natural lighting within the two courtyards and for south-facing units. Cool paving materials will be used for hardscapes throughout the site, including the courtyards, concrete refuse pads, pedestrian paths, adjacent to the pickleball court, and the driveway entry treatment.

**Employees.** The project will be staffed by seven employees.

**Grading.** The site will be graded in a single phase and will move 6,500 cubic yards (cy) of cut and 5,000 cy of fill, with a net import of 1,500 cy of material.

**Phasing and Construction.** The project will be graded and constructed in a single phase and will take approximately 18-20 months to complete. Construction will include minor demolition of an existing parking lot with curb and gutter, grading, utilities, foundations, and slab-on-grade activities. Vertical construction will consist of a Type V four-story, wood-framed structure with elements of stucco, siding, and architectural details.

**Project Ownership and Management.** The project will be owned and managed by Avenida Partners. Based in Newport Beach, Avenida Partners has developed, owns, and manages age-restricted multi-family communities in Tennessee, Colorado, Illinois, Oklahoma, and California. Since 1991, Avenida Partners undertakes unique, niche development projects that require an expert blend of architectural, aesthetic, and practical solutions. Avenida's efforts have primarily focused on developing premier residential communities in established and desirable, yet underserved markets. Avenida's for-sale and for-rent residential projects have included Type I high-rise, urban Type V condominiums and apartments, and conventional horizontal subdivisions.

## **General Plan, Zoning, and Specific Plan Designations.**

**General Plan Designation.** The site is designated as Regional Commercial Center (RCC) in the Folsom 2035 General Plan. The RCC designation provides for highway-oriented, large-scale regional retail, entertainment, business, lodging, and public uses.

The General Plan also designates the site within the East Bidwell Corridor overlay (EBC Overlay), which allows mixed-use development and allows commercial and residential uses that are mutually compatible along East Bidwell Street. The EBC Overlay allows multi-family housing and retail commercial, restaurants, office, and other compatible uses. The density range is 20-30 units per acre, and the floor area ratio is 0.5 to 1.5. The proposed multi-family use is consistent with the existing General Plan designation.

**Zoning Designation.** The underlying zoning designation of the site is C-2 PD (Commercial, Planned Development District). In the C-2 (Central Business) zone, the proposed senior multi-family project is considered a Senior Citizens Residential Complex and is a conditionally-permitted use with a conditional use permit to the Planning Commission (Zoning Code 17.22.030E).

The Planned Development District (PD) component of the zoning designation requires a Planned Development Permit Review (PD Permit) entitlement for design review purposes (Zoning Code 17.38.050). The purpose of the PD Permit is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. With the PD Permit, the project's site plan, elevations, and overall project design will be evaluated, and specific development standards defined.

**Specific Plan Designation.** The site is within the Broadstone Unit No. 3 Specific Plan (SP-95-1) (BSP) area and is designated C-2 (Community Commercial). Within the BSP, apartments, senior apartments, and senior housing are not permitted uses within the C-2 designation.

A text amendment to the BSP is proposed to add Senior Citizens Residential Complex as a conditionally-permitted use within the C-2 designation with a conditional use permit. The Senior Citizens Residential Complex is the category name that would include senior multi-family residential (apartments). The amendment would modify the text of the BSP only; no change would occur to the C-2 designation. With the amendment, the proposed project would be consistent with the BSP, with a conditional use permit.

**Entitlement Request.** The following entitlements are requested to implement the proposed project:

- Specific Plan Amendment to amend the Broadstone Specific Plan to include Senior Citizens Residential Complex as a conditionally-permitted use in the C-2 zone;
- Conditional Use Permit for a Senior Citizen Residential Complex in the C-2 zone; and
- Planned Development Permit for a Senior Citizen Residential Complex (154-unit multi-family residential project) in the C-2 zone.

**Development Standards.** The project is consistent with applicable development standards for the C-2 zone (Zoning Code 17.22.050):

	Development Standard	Project
Lot Area	N/A	N/A
Lot Width	N/A	N/A
Building Coverage	N/A	N/A
Front Yard Setback	N/A	N/A
Rear Yard Setback	12 feet	93 feet
Side Yard Setback	N/A	N/A
Building Height Limit	Four stories, not to exceed 50 feet	Four stories, 50 feet

Except for building height and rear yard setback, additional development standards would be established with the PD Permit (Zoning Code 17.38.090) based on the design of the project.