

From: Belluomini, Michael

Sent: Wednesday, May 31, 2017 12:18 AM

To: Carrigan, Steve <CarriganS@cityofmerced.org>; Dietz, Stephanie <DietzS@cityofmerced.org>

Cc: Espinosa, Kim <ESPINOSAK@cityofmerced.org>

Subject: UNIVERSITY VILLAGE AT LAKE DESIGN

The general plan amendment and zone change for the University Village at Lake Rd. apartments is coming to council on June 5, I believe. I am generally in favor of more apartments to serve the community and UC, I have recommendations to improve this apartment project. I am sending them to you all, so that staff can broach the design changes with the developer prior to the council meeting. Hopefully with more advance notice of design alternatives, he might be open to making the changes.

The first change is to achieve clustering of apartment buildings into groups that have an adjacent open space that seems like it belongs to those apartments. This improve security, safety, and development of neighbor relations that are better for residents. The current design north of the club house looks like "human filing cabinets". Buildings in a row with no relation to an outdoor space, focal point, or gathering place near to and unique to those buildings. The alternate design incorporates courtyards A, B, & C in addition to the pool clubhouse gathering area. It also relocates the basketball court so it is surrounded by apartments rather than at the far end of the complex away from most apartments that might use it. This is in keeping with the new zoning ordinance design guidelines for apartments. The developer should be complimented for following the guideline to provide every unit with a balcony. More improvements can be made.

The second change is to improve the solar exposure so that balconies and windowed rooms have good sunlight without glare and excess heat gain. In the original design seven (7) of the apartment buildings face east-west, so that they have glaring hot sun in the afternoon or morning coming in at a low angle. This makes balconies less useable. In the design alternative only three of the buildings face east-west while the other 12 face generally north-south. North-south facing windows and balconies receive sunlight but in the summer the angle of the sun is high so roof overhangs create shade successfully. In the winter when the sun is low in the sky the south facing units receive sunlight during a cold and dark time of the year, thereby improving the living environment.

The third design change is to the interior floor plan. The original floor plan is clearly with students in mind. No bathroom is accessible from the living room or other common area in any apartment. You must go through a bedroom to get to a bath room. Though OK for students, we should be looking 12 years in the future when university village immediately south of the UC campus is built and students tend to move there. Some of these apartments may be rented by permanent Merced families with members of all ages and guests. It is undesirable to require a guest who could be a salesman or relative stranger to go through the very private space of a bedroom to reach a bathroom toilet. The attached drawing shows how doors can be incorporated into the floorplan to give access to bathrooms from common areas for guests.

See attachments. Please reply to me regarding how you will deal with my recommendations.
Michael Belluomini

6 FT. TALL WROUGHT IRON FENCE

ACCESS GATE

ACCESS GATE

YOSEMITE AVENUE

ACCESS GATE

A

B

RETAIL CENTER

BUS STOP

EMERGENCY FIRE ACCESS GATES

6 FT. TALL FENCE WALL

EMERGENCY FIRE ACCESS GATES

20 FT. WIDE BIKE EASEMENT

10 FT.

5 FT.

5 FT.

6 FT. TALL WROUGHT IRON FENCE

C

CLUBHOUSE

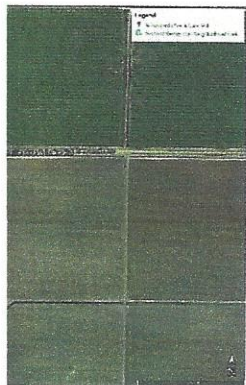
POOL

SPA

BASKETBALL COURT

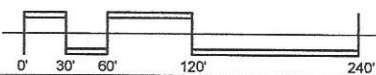
DOG PARK

MAP



ROAD, MERCED, CA 95340

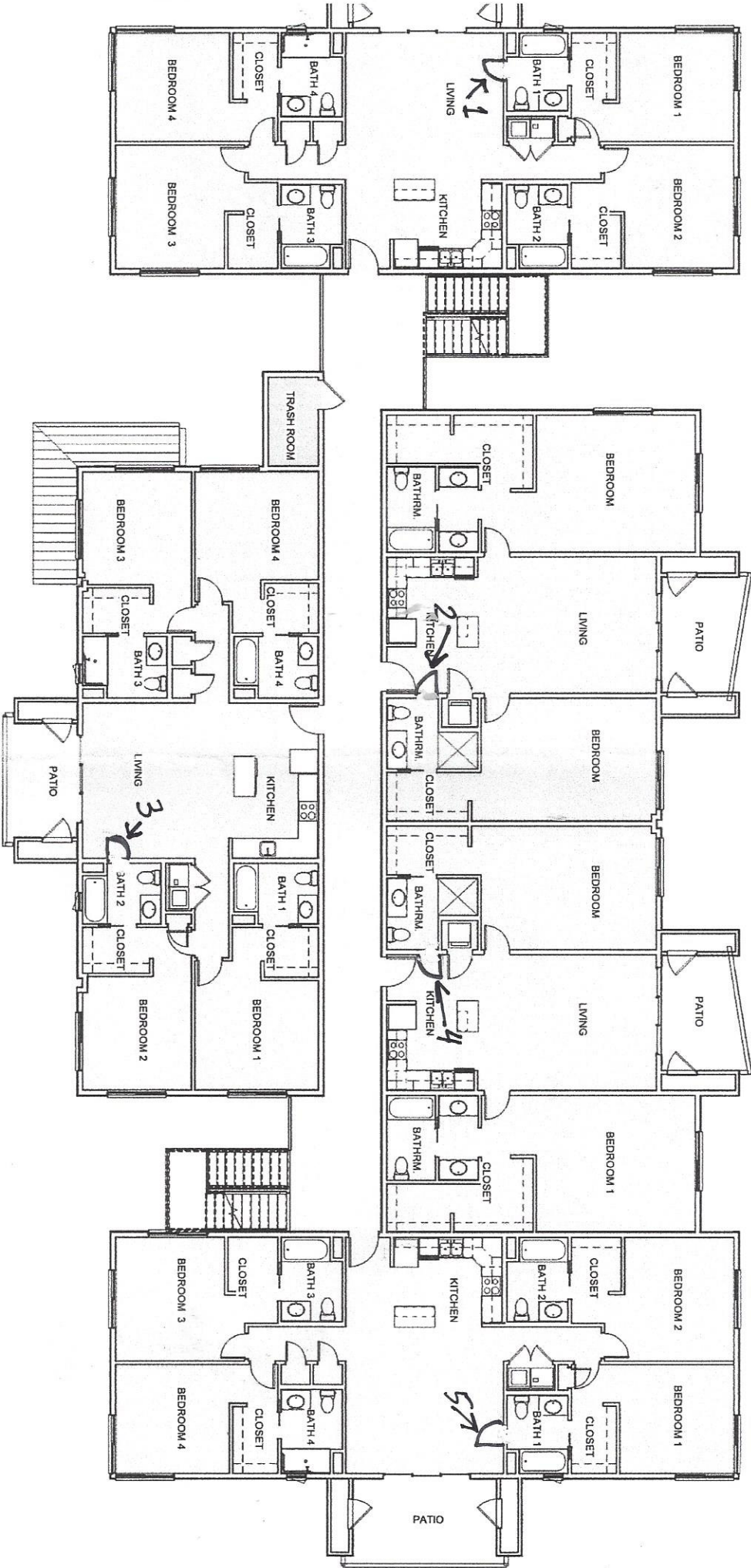
ALTERNATE BUILDING/OPEN SPACE DESIGN
UNIVERSITY VILLAGE AT LAKE
JUNE 2017



M. BELLUOMINI

SITE PLAN & PROJECT STATISTICS 1" = 60'-0"





UNIVERSITY VILLAGE AT LAKE
 AMENDED BATH ACCESS DESIGN
 WITH ACCESS FROM COMMON
 LIVING AREA / HALLWAY
 JUNE 2017 M. BELLUOMINI