

TAB 12

Site and Project Information

Construction and design description

Reg. Section 10322(h)(11)

Provide evidence of eligibility and include:

ATTACHMENT 12: Construction and Design Description

ATTACHMENT 12
Construction and Design Description
Childs & B Street TOD Affordable
Apartments
Regulation 10322(h)(11)

Overview

Childs & B Street TOD Affordable Apartments consists of 119 units of new construction multi-family housing on an approximately a 4 acre site. It is located at 1137 B Street aka 905 B Street in the City of Merced, County of Merced, APN #035-010-071. The County of Merced and the City of Merced has entered into a Lease convertible to a Purchase and Sales Agreement. The site currently has a county service building that they are no longer using, they will demolish the building and the developer will demo the parking and the site is ready for the development of Childs & B Street TOD Affordable Apartments. Our target population is existing and future income qualified families that reside in the City of Merced and the surrounding areas. 100% of the units will be rent restricted for qualified residents with incomes ranging from 30% to 60% of the area median income for a 55-year affordability period. We are also anticipating thirty (30) supportive housing units who will receive medical assistance and will receive a HUD Project Based Vouchers (PBVs) that are committed to the project.

Childs & B Street TOD Affordable Apartments will consist of 118 affordable units and 1 manager unit for a total of 119 garden style apartments with 30 units at 30% of AMI and 88 units at 50% of AMI. The project will consist of 47 one bedroom units, 35 two bedroom units and 36 three bedroom units and 1 two bedroom manager units.

Unit Type	# of units	Sq. Ft. (approx.)
1BD/1BA – 30%	30	636
1BD/1BA – 50%	17	636
2BD/1BA – 50%	35	847
3BD/2BA – 60%	36	1,136
2BD/1BA – MGR	1	847
TOTALS	119	

Construction Design:

All of the units will incorporate universal design elements, which include: no step entries, minimum 34” doorways and passage ways, accessible bathrooms with reinforcements for grab bars, hallway widths of at least 42” and levered door handles and faucets. In addition, all first floor units will also be fully accessible and adaptable for those individuals requiring adjustments in their units for certain circumstances. Within each unit, residents will benefit from standard features such as Energy Star® rated refrigerators and dishwashers, exhaust fans, sink disposals, ranges with ovens and generous counter, cabinet and storage space throughout the unit.

The site will be fully fenced and gated including the parking lot which will consist of 122 parking spots for residents and their guest.

A secondary auto gate is provided for resident egress and emergency access only. Parallel parking spaces along B Street provide additional parking for the greater community. Storm water is managed and cleansed in vegetated bioswales along the perimeter of the site. Other improvements include a maintenance storage space, a trash and recycling enclosure with compactor, accessible parking spaces (van and standard) and infrastructure for future electric vehicle charging stations. Street frontage improvements include new lighting, street trees, and sidewalks/curb/gutter on Childs and B Streets.

The project will have onsite energy generation and exceed residential energy codes by 10-20%. It will be constructed in accordance with the CA Green Building Code and be certified at the Gold Level in the Green Point Rated multifamily sustainable building system.

The buildings are proposed to be designed as two/three story structures constructed of wood frame type V supported by concrete slabs and perimeter foundations. Exterior finishes are proposed to be variety of materials using durable and environmentally friendly building materials in a variety of colors throughout the development. All aspects of building construction will comply with quality construction standards to ensure longevity and safety of these high quality structures

- Two-story (no elevator) garden style apartments
- Stucco and sided exteriors applied over type V wood constructed buildings
- Comp roofing with a 20 year guarantee
- Five (5) residential buildings and the community building with laundry is connected to one of the buildings
- Fully landscaped
- Complies with Section 504

Offsite Improvements

Childs & B Street TOD Affordable Apartments will include curb, gutter, sidewalk, water basin, bike lane and street improvements as well as improving the storm drain, water and sewer main lines to serve the development.

A new bus-stop will be developed adjacent to the site for easy access not only for the residents that reside there but for the whole neighborhood.

Site Amenities:

The community building will be centrally located on the site. It will provide both casual seating and group seating along with a kitchen facility. The main activity space will be equipped with a TV, Stereo and DVD player. The building will also provide a laundry area with washers and dryers. The community center will be decorated and furnished for the residents. The outdoor recreation area will provide seating, tables, and a picnic area.

- Restroom facilities
- Fitness Center
- Picnic areas
- Laundry facility
- Business center
- Big screen TV with DVD Player
- Full service kitchen
- Club Room
- Manager office space
- Pool
- Bike & Stroller Parking

Unit Amenities:

- Carpeted bedroom areas
- Tile or vinyl flooring in Entries, Kitchens and Baths
- Window coverings
- Individual Thermostatic Temperature controlled heating & Air conditioning
- Refrigerator
- Built-in dishwasher
- Built-in range with hood
- Sink with garbage disposal
- Plenty of cabinet space
- Patios and decks with extra storage area

Unique Site Features

We are not aware of any unique site features that may increase project costs or require environmental mitigation.

Development Plan and Neighborhood Impacts

The Childs & B Street TOD Affordable Apartment project is an allowed use within the City of Merced's General Plan guidelines and zoning requirements and conforms to the adjacent land uses and creates no negative impact on the surrounding neighborhood.

The site is located within walking distance to many community services and amenities. The Merced County Behavioral Health Center is located south of the site.

Adjacent Land Uses

To the north side of the site is Highway 99, existing business & County Services. To the east of the site is the local cemetery. To the west of the site is residential housing and multifamily housing. To the south of the site there is detention basin and residential housing.

Proximity to Services

Below is a list of services and the distance from the site that the residents of Childs & B Street TOD Affordable Apartments will have access to use:

- Merced Faculty Associate Medical - 0.26 miles
- Valley Prescription Pharmacy – 0.2 miles
- Kids Care – 0.2 miles
- Civic Ballpark – 0.25 miles
- Macias Park – 0.27 miles
- Don Stowell Elementary School – 0.16 miles
- Merced Behavior Center - 0.32 miles
- Bus Stop – 0.1 miles