

## 2450 WASHINGTON PROJECT DESCRIPTION

The existing site presented quite a challenge due to its small size (2.85 acres), narrow width (only 214 feet with a 10 ft. easement on one side), and long length compared to width (2.6 times). Additionally, access to the site is limited to one point near the far north-west side due to the close proximity to the intersection of two major streets – San Leandro Blvd & Washington Blvd – on the other side.

The Site Plan provides for 66 apartments on the 2.85 acres or about 23 DU's/acre. Main access to the site is placed along the north-western boundary with a hammerhead turn-a-round at the north-eastern end of the site with three perpendicular private lanes serving access to 20 apartments each. The main drive provides access to 5 apartments and the apartment in the Recreation Building. An auto "turn-around" is placed at the end of each lane. An entry parking court is at the entrance from Washington Avenue. These spaces serve as guest parking (with only a few additional guest spaces inside the gated area) and they provide access to the rental office. Once inside the gate, a round-a-bout is placed in the center of the main access and the middle private lane to break-up the otherwise appearing long vehicular way. The diameter of the center island is 15 feet to allow for proper fire access. Open parking is provided along the north-western side of the main access way along with four trash enclosure kiosks (twice the amount required) designed to be architectural features. Where possible, the lanes are narrowed to 20 feet and landscaped nodes added. There are 6 compact spaces (allowed by the municipal code) to assist fire truck parking at hydrants.

The architectural style selected is craftsman with site features to carry throughout the community. Two small building types were created to diminish building mass; and twelve are on the site plan, four to each lane. Five of the buildings located proximate to the main access way, have six units in them. Two stacked flats with two bedrooms and one bath, one Townhome with two bedrooms and two baths, one Loft with one bedroom and one bath, one Carriage Home with two bedrooms and two baths, and one Gatehouse with one bedroom and one bath. Some of the Townhomes have 2-car directly accessed garage. All other apartments have a 1-car enclosed garage.

The Gatehouse apartment was created to break-up the massing along the main access lane by pairing it with an adjacent Gatehouse type building. This creates a pedestrian entryway to the main open space courtyards, on which most apartments have their pedestrian entrances. The width of these courtyards exceeds City requirements. The Gatehouse unit sits on top of four garages providing visual relief and distraction from the main access private lane. Direct access to this apartment's garage is at ground floor entry. All the other apartments in this building, except the upstairs Flat, have direct access to their garage.

The second building type has all the same apartments, except no Gatehouse apartment. Entrances to the Townhomes, Lofts, and ground level Flats are off the main courtyards. Pedestrian access to the Carriage and upstairs Flats for both building types is at ground level off a landscaped allee (so the entrances face one another). The allee runs the length of the site providing a defined pedestrian way in the middle to the full service Recreation Center. Where the pedestrian way crosses the private lanes, a warped section is used to slow traffic and highlight pedestrian activity.

There are several important design aspects to this new apartment community – perhaps the first to be built in over 20 years in San Leandro. Many of these features are only common to single family homes:

1. Maximum variety of apartment types,
2. Enclosed garages – extra wide,
3. Direct access from garage to most apartment units,
4. No exterior stairs – all entries at ground level,
5. Plenty of outdoor storage area,
6. Laundries within each apartment unit,
7. Gated and secured community,
8. Swimming pool and spa,
9. Full service recreation building,
10. Small scale buildings with maximum articulation, and
11. Maximum density without compromising site plan quality.

The Recreation Building is located as an Architectural Feature along Washington Avenue and is connected to the apartments via the Allee that runs the length of the site. The Building contains a leasing office, guest unit, kitchen, exercise room, greatroom, men and women bathrooms, (access from inside and outside), and storage room. To create drama, the greatroom is two stories high with a clear story of windows. Outdoor recreation space next to the recreation building contains a swimming pool, spa, and patio seating area. The outdoor space has an articulated masonry wall along Washington Ave that stops at the building line. Mounding and landscaping are planned between the wall and the street. To be consistent with "Craftsman" architecture, the pilasters are composed of river rock and the concrete panels have horizontal grooves to simulate a wood appearing fence.

Additional site information is contained on the tables that follow.

SITE SUMMARY	
NUMBER OF APARTMENTS	66.00
NUMBER OF GARAGE SPACES	85.00
NUMBER OF OPEN SPACES	50.00
BUILDING COVERATE (Acres)	1.02
VEHICULAR COVERATE (Acres)	0.86
OPEN SPACE COVERAGE (Acres)	0.97
TOTAL SITE AREA (Acres)	2.85
APARTMENT PER ACRE	23.16
PARKING SPACES PER APT	2.04

Note: \*.65 acres qualify as "common open space"

- \* The garage spaces (85) are assigned one per one bedroom apartment. Two bedroom apartments get a second garage or open parking space. There are 17 guest open parking spaces.

Parking required:

17 1-bedroom apartments + 1 guest apt x 1.50 = 27 spaces  
 48 2-bedroom apartments x 2.25 = 108 spaces  
 Total = 135 spaces

#### APARTMENT UNIT MIX

APT UNITS	SQ. FT	1 BR/1B	2 BR/1B	2 BR/2B	TOTAL APTS
TOWNHOME	996			12	12
CARRIAGE	1026			12	12
FLAT-1 <sup>ST</sup> FL	730		12		12
FLAT-2 <sup>ND</sup> FL	799		12		12
LOFT	705	12			12
GATEHOUSE	828	5			5
GUEST	204	1			1
TOTALS	-	18	24	24	66

### **Tentative Map**

The subject property is being entitled as a one lot condominium project containing rental apartments. The purpose of a one lot condominium project is to be able to finance and market the rental property more flexibly for potential multiple lenders and/or owners of the site, each renting units to the public in one or more of the twelve separate apartment buildings. Building 1 and Building 7 through 12 each contain five apartment units. Building 2 through Building 6 each contain six apartment units. Each building is proposed to be mapped into its own "building airspace unit" thereby allowing the financing flexibility. The balance of the property will be owned by an Owner's Association, which includes the community building with the guest apartment. Multiple ownership of the site will require formation of an Owner's Association together with Covenants, Conditions, and Restrictions (CC&R's) governing the use, operations, and maintenance of the complex, and establishing a funding mechanism to cover those costs. Copies of the draft CC&R's have been supplied to staff. Private reciprocal easements for ingress, egress, parking, common area use, above and below ground utilities, landscaping, and all related appurtenances to those improvements, will be created on the final map, condominium plans, and CC&R's. Public easements for public utilities and emergency vehicle access are required and will be dedicated to the public via the owner's statement and the City's acceptance statement on the final subdivision map.

### **Development Agreement**

A Development Agreement is part of this application with a 10 year time limit. There is an option to renew for an additional time period. This document is necessary because the project cannot be constructed in the near term due to the unfavorable economic market, and the owner wants to be able to build in the future without having to re-process.

**2450 Washington Avenue**  
**Sustainable Architecture Features**

The 2450 Washington Avenue neighborhood and building design will contain many features that contribute to the consumption of fewer resources and a more sustainable community. When incorporated these features will reduce the project's carbon footprint and contribute to achieving the goals of AS 32 and SB 375 set by the State of California. The features that are incorporated into the design include:

- Homes will be designed to meet the latest "Cal Green" energy standards, achieve a minimum of 50 points per the Alameda County Green Building or other City adopted methods.
- The project is an Infill site with close proximity to existing City infrastructure and walking distance to many facilities.
- Homes will use tankless hot water systems.
- Homes will have high efficiency toilets and low flow shower heads
- Appliances that are provided will be "Energy Star" rated.

As deemed practical and to meet the desired "Green Points" the following measures will be incorporated at the Owners discretion.

- Reduction and recycling of construction waste
- Aggregate with recycle Flyash or Slag in concrete
- Optimal value engineering on a home's structural frame
- The use of engineered lumber and FSC certified wood
- The use of manufactured trusses, wall panels and modular components
- Exterior roofing and siding materials that are durable and non-combustible
- Insulation hot water pipes and use a recirculation pump
- Design and install energy efficient HVAC systems
- Use low VOC paints, wood finishes and caulks
- Use environmentally preferred materials for interior finishes

Additionally local contractors, manufactures and suppliers will be encouraged to be used on the project resulting in a reduction of the carbon emission related to construction.

## **2450 WASHINGTON AVENUE SAN LEANDRO, CA**

### **SUSTAINABLE LANDSCAPE FEATURES**

The 2450 Washington Avenue development incorporates numerous sustainable landscape features that contribute toward the integrity of the design and consumption of fewer resources. Many of these features can be found in the "Build It Green", Greenpoint Checklist which serves as a measure of sustainability. The proposed landscape amenities are designed with the overall goal for protecting the environment. These features will reduce the project's carbon footprint and contribute to achieving the objectives of AB32 and SB375 set by the State of California. The features that are incorporated into the proposed design include the following.

1. The proposed Plant Palette contains 90% drought tolerant cultivars.
2. Plant selections are exclusively California Natives from common plant communities of the San Francisco Bay Area.
3. Plant species are suitable to the San Leandro micro-climate.
4. A whole system approach to the design, construction implementation and landscape maintenance program will conform to the "Bay-Friendly Landscape Guidelines".
  - a. Landscape locally.
  - b. Landscape for less to the landfill.
  - c. Nurture the soil.
  - d. Conserve water.
  - e. Conserve energy.
  - f. Protect water and air quality.
  - g. Create and protect wildlife habitat.
5. Minimize turf areas. One (1) small scale turf area (approximately 720 sq. ft.) is proposed adjacent the swimming pool area. Turf will be a Drought Tolerant Dwarf Fescue variety.
6. Proposed plants are carefully selected and located so they can grow to their natural size, in the space allotted them. No shearing or shaping will be required.

7. Plant material will be arranged in irrigation hydrozones (plants grouped by water needs), to maximize irrigation water efficiency thereby minimizing water use.
8. Practice integrated plant pest and disease management.
9. The irrigation system for the entire project will be “state-of-the-art” design, materials, construction methods and manageability. Water efficient components including rain gauges, moisture sensors and “SMART” controllers will be incorporated.
10. Trees will be located appropriately/adjacent to paved areas and to south and west building exposures to help reduce heat island effect and to moderate temperatures of buildings/microclimates.
11. Recycled materials will be integrated into pavements, irrigation system materials and site furnishings as practical.