Town Hall Center
Subarea Plan
Village Court Apartments (VCA)
Expansion- Phase IV Update

Town Council
March 15, 2018
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Presentation Overview
VCA Expansion Update

1. Summary of Work Completed in 2017
2. Summary of 2018 Work Plan (objectives)
   a) Parking Study, Analysis and Findings
   b) Summarize Building Site Analysis
3. Findings and Recommendations
4. Aspiration
5. Next Steps
Identified new building areas
2017 Village Court Apartments Expansion
Work Completed

- Executed a final subdivision and zoning map, completed the density transfer and rezone approvals, finalized associated approvals such as a Conditional Use Permit and Parking Variation.
- Ordered an improvement survey plat that included wetland delineations and utility locates for the areas identified as new building areas.
- Finalize a VCA property parking area feasibility map.
2018 Work Plan (objectives)

- Analyze existing and anticipated parking requirements to determine whether the additional parking requirement of up to 50 parking spaces can be accommodated onsite.

- Prioritize the feasibility of each proposed building site based upon site specific information provided by the improvement survey plat.
VCA Parking Area Map Summary

Alternative Parking Approved for VCA Phase IV at
1 unit to 1 parking space = 50 parking spaces

- 2011 VCA parking plan indicated 172 striped parking spaces
- 2016 informal parking study indicated 246 parking spaces existing (not striped – residents parking anywhere)
Restriping – (budgeted in 2018)
- Add up to 43 additional parking spaces

Minor improvements – grading and asphalt
- Add up to 15 additional parking spaces

Major improvements – civil engineering, drainage and hardscape improvements
- Add up to 48 additional parking spaces

BOTTOM LINE: We can meet and exceed our parking requirements onsite
VCA Property Parking Area Feasibility Map

<table>
<thead>
<tr>
<th>Color Key</th>
<th>Detail</th>
<th>Number of Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yellow</td>
<td>Restriping 9 x 18 spaces and maintaining a 20 foot fire lane</td>
<td>Increase potential of 43 parking spaces by restriping</td>
</tr>
<tr>
<td>Red</td>
<td>Existing covered parking</td>
<td>34 no change</td>
</tr>
<tr>
<td>Green</td>
<td>All feasible areas to expand with site improvements</td>
<td>Increase potential of 63 parking spaces</td>
</tr>
</tbody>
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Parking Improvement Focus

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VCA Parking

Town Council Requested Direction:

1) We can improve VCA parking in the fall of 2018 by restriping and improving areas indicated and add up to 100 parking spaces.

2) This would allow parking to be minimally impact when construction begins in 2019 for the buildings (because of the material and construction lay down area will displace parking).
VCA Parking

Town Council Requested Direction:

This would require a 2018 budget adjustment of up to $250,000 (maximum) for the survey, civil engineering and site improvement work (grading, drainage, sidewalk, curb asphalt and concrete) of the improved parking areas.
VCA Parking

Town Council Requested Direction:

If Town Council decides to defer the VCA parking improvements to 2019

- Displaced parking at VCA would be accommodated in the GPG parking garage
- The parking improvements costs would be folded into the overall building project budget.
Building Footprint Study

- Recommend one or more of the strategies
- Summarize the results if things go as proposed
- What to do next
- Identify action items

Bldg 15, Site Feasibility
- Additional cost to re-route sewer line

Bldg 16, Site Feasibility
- Wetland delineated
- Flat bench
- Larger building area than originally understood
Site Constraints

- Variance from the Tramway Board to propose a building less than 35 feet from the haul line
- Maintaining 16-20 feet for required fire lane - challenging
- Displace existing storage and parking
Building Footprint Feasibility Study Findings

in order of recommendation

1. **Proposed Building 16**
   - Larger footprint than anticipated (once the wetland, topography and utilities were identified)

2. **Proposed Building 15**
   - Additional costs because a sewer line runs beneath the building area – not insurmountable

3. **Building area next to the community garden and dog park**
   - Variance from the tramway board from the 35’ building setback requirement from the haul line
   - Even with a variance fire lane requirements to be met
   - Displace parking and storage
Recommendations

- Focus on proposed buildings 15 & 16 for Phase IV, third building as needed as Phase V
- All parking will be provided onsite with Phase IV with associated site improvements
  - Council budget consideration of funding the parking improvements in 2018 so that the parking improvements are completed by year end 2018
  - Building construction in 2019
Unit Mix

- Receiving the revised regional housing needs assessment within the next few months that is analyzing unit mix at VCA

- Existing VCA Waitlist information indicates in greatest demand order:
  1. 2 Bedroom Units - 70
  2. 1 Bedroom Units - 51
  3. 3 Bedroom Units - 33
  4. Studios Units - 11

(This data includes transfer requests within VCA from one unit type to another)
Unit Mix

- We have received community feedback to providing rental units to accommodate a professional level, middle-management (general term) demographic which can be accommodated with phase IV.
Rough Area Calculations

- Two Buildings – Rough area calculations
  - 40 apartment units
  - Average unit size of 750 square feet*
  - 20% of total floor area considered for circulation

*Studio’s average size is 350 square feet, 2 bedroom average unit size is 785 square feet.
Aspiration

- Create a mix of comfortable unit sizes which may vary from our existing unit size standards and floor plans found at VCA
  - Create more storage within units as feasible
  - Create convenient additional laundry facilities within the buildings
Next Steps

- Existing Bond and Deed of Trust – reviewing financial requirements and obligations in order to propose Phase IV
- Unit Mix – to be determined once we receive the updated housing needs assessment information mid-year
- Move ahead with soil and geotechnical analysis
- Move ahead with RFQ for design, engineering and estimated construction costs by year end
- Move ahead with civil engineering of the parking improvements
Next Steps

- Council Direction regarding funding parking improvements to be constructed in the fall of 2018