10/25/2017

Bigos Kelley Park Phase III - Lot 9 & 10

Regarding: Public Hearing Comments

## Parking

*How is parking calculated for Live-Work units?*
Bigos Management is proposing that parking for the Live-Work space will be handled through shared parking stalls – a certain portion of the surface stalls on Lot 9 will be labeled as commercial parking only within the timeframe of the hours of operation of the Live-Work space, such as "Parking reserved for Commercial guests only between the hours of 8am – 5pm, Monday – Friday, all others will be towed." The Live-Work space will be staffed by an on-site concierge who will monitor the parking. The parking requirement for the commercial space is one stall per 400 square feet, as such, a minimum of three parking stalls (for the 1,100 SF space) will be signed for daytime commercial parking.

*Discuss strategies for promoting the use of underground parking spaces.*
The cost of parking will be included in the residents' rent and they will be assigned a space in the below-grade parking garage. It will not be elective and it will not be an additional cost to the residents. A certain number of surface parking stalls will be labeled as guest parking at both buildings. Management will notify the residents of city parking ordinances, include the parking requirements in the resident handbook, and will notify residents that if they do not comply they will be ticketed. Furthermore, staff mostly lives on site and as such would have a designated garage space. Staff that resides off-site will have a designated parking stall in the garage. We also want to pursue street signs that will inform the public of the city ordinance.

*Concern about popularity of Kelley Park and significant parking demand for Music in Kelley Park and Oktoberfest events.*

*What are some strategies for ensuring that there is sufficient parking available for users of Kelley Park? Could the City place time limits on parking?* – CITY

*During the busiest times, some cars are parking on grass during Music in Kelley Park events.* – CITY

*Parking Stall Dimensions*
A certain percentage of stalls in each building will be built as 20' stalls. Lot 9 has 26% of stalls at 20' and 13% of stalls at 19', the remainder are standard 9' x 18'. Lot 10 has 25% of stalls at 20' deep, 64% as standard stalls, and 11% compact stalls.

## Building Massing

*Provide renderings that show how the buildings will relate to Fresco Terrace.*
A rendering showing both Lot 9 and 10 in relation to Fresco Terrace was submitted to the city on October 25, 2017.

*Buildings are being constructed 10' away from sidewalks. Are these livable units? What about pollution and noise? Thinks larger setbacks are needed.*
As with Galante, windows with high STC (Sound Transmission Class) ratings will be specified to add increased acoustical isolation. Additionally, most streets surrounding this site are low-speed, and low traffic – i.e. Fortino Street, Galante Lane, and Fresco Terrace. In those instances, it is desirable for units to have a connection with the street to promote a sense of community and activate the streetscape. Residents with pets typically prefer these units to have direct access to the outdoors, or those who desire an urban feel. Along 153rd and Foliage, where there is increased traffic, there are limited portions of the building adjacent to the street. On Lot 9, the majority of the building adjacent to 153rd is the Live-Work space, in which high visibility from the street is desirable. On Lot 10 there are residential units adjacent to 153rd and Foliage, and while the building is setback 10', there is an additional sidewalk and median, so the actual distance to the

street is between 25'-30'. Bigos Management has no concern that these are rentable units. In fact, the price and demand for the street level units at Gabella are higher than floors 2-4.

## Sustainability

*In what ways will this development be sustainable?*

- Low-flow plumbing fixtures to reduce water consumption.
- LED light fixtures throughout units and common areas to reduce electrical usage.
- Energy Star, high-efficiency appliances throughout.
- High-efficiency gas heaters.
- Wall assemblies are designed to exceed the minimum thermal resistance (R-Values) required by the Energy Code to provide a more efficient building envelope. Furthermore, a more efficient envelope reduces the heating and cooling demands. Operable windows and large patio doors allow residents to use natural ventilation during transitional months.
- Durable, high-quality materials are specified for the exterior and interior to increase the life-span of the construction.
- Double pane, low-E windows to reduce solar heat gain coefficient and reduce energy loss through windows.
- Natural ponds to reduce site run-off and allow water to naturally infiltrate back into the ground.
- Large amounts of green-space on site with native planting species to further support on-site infiltration of storm-water. Additionally, many trees surrounding the building will shade the building during warm summer months to help reduce the cooling load.
- Secure bike parking and bike repair station to encourage bicycling.
- The site has access to mass transit so residents have alternative means of transportation available.
- Gabella was certified by Green Globes (Green Building Initiative for Resource Efficiency & Reduction of Environmental Impacts). We will also pursue this sustainable building achievement for Galante and Phase III.

## Development Features

*Block 9 has no pool or outdoor patio area. How will that be addressed?*

Block 9 and 10 will function as one complex with shared resources between the two buildings. Doors have been located along Fresco Terrace so residents can easily pass between the two building to access the other. Lot 9 offers the Live-Work space, and a full-time concierge, a rooftop deck, and community room. Lot 10 will have a community room, club room, pool, patio, fitness center, a fenced-in dog run on site, rooftop deck, and the management office. All amenities will be available to residents of both buildings.

Schematic plans for the rooftop decks have been submitted to the city on October 25, 2017. They both have been designed to overlook Kelley Park. The amenities on each includes grilling stations, firepit or outdoor fireplace, lounge furniture, dining tables, outdoor televisions, planters and shade structures. These spaces will have access control so that management can control the hours of use.

*Why are only one and two-bedroom units proposed in these buildings? Wouldn't the location be great for families?*

The unit mix was developed based on Bigos Management's experience and market analysis in the other buildings they own in Apple Valley. Gabella contains a large percentage of three-bedroom units, which they believe currently satisfies the market demand for all three phases of the Kelley Park apartment projects. They have observed that most families renting three-bedroom units are doing so on a short-term basis while constructing a single-family home in the area. Bigos Management has learned from managing Gabella and talking with potential residents, that the cost of a market-rate, three-bedroom unit is comparable to the cost of purchasing a home in this area. As such, most potential residents at that price point would prefer to purchase.

## Mixed Use

*Does the live-work area meet the requirements for mixed-use development? – CITY*

The live-work space was proposed to the city in early planning phases and was well received. It is a unique amenity to offer to this community, enabling entrepreneurs and small business owners a professional environment to conduct business outside their homes at a low cost. Additionally, it's a flexible space that could be used by various groups

throughout the community. At a neighborhood meeting conducted this spring, residents of the neighboring townhomes showed interest in using the space for their townhome association meetings. It is our intent that a multitude of people and functions could take place in this space. Bigos Management is still investigating on how to implement the use of this space for community use.

Does the overall development meet the vision of mixed-use for this area? – CITY

*The plan is incomplete if the City Engineer is requesting revisions to the plan. – CITY*
The development team submitted all required application materials and is working with the City Engineer on coordination items. Any outstanding items will be fully resolved and addressed prior to City Council decision.

## Noise

*Will the rooftop decks create noise at night? How will outside activity impact adjacent properties? Will the pool area activity negatively impact adjacent properties?*
As with Gabella and Galante, outdoor amenity spaces will have restricted hours, enforceable with access-controlled doors and gates. Management will have a courtesy guard to monitor that residents will abide by these hours, to respect both the neighborhood and the other building residents. Bigos Management will comply with City noise ordinance as described between the hours of 10pm to 6am.

## Property Values

There is concern that this development will result in decreased property values. – CITY
The development team cannot comment on how this will impact property values. However, this development will be a Class-A, market-rate development with rents starting at $1,000 per month.

## Unit and Parking Counts

### Lot 9

| Unit Type | Units | Bedrooms |
|---|---|---|
| One Bedroom Small (660 SF) | 20 | 20 |
| One Bedroom Large (750 SF) | 11 | 11 |
| Two Bedroom | 30 | 60 |
| **Total** | **61** | **91** |

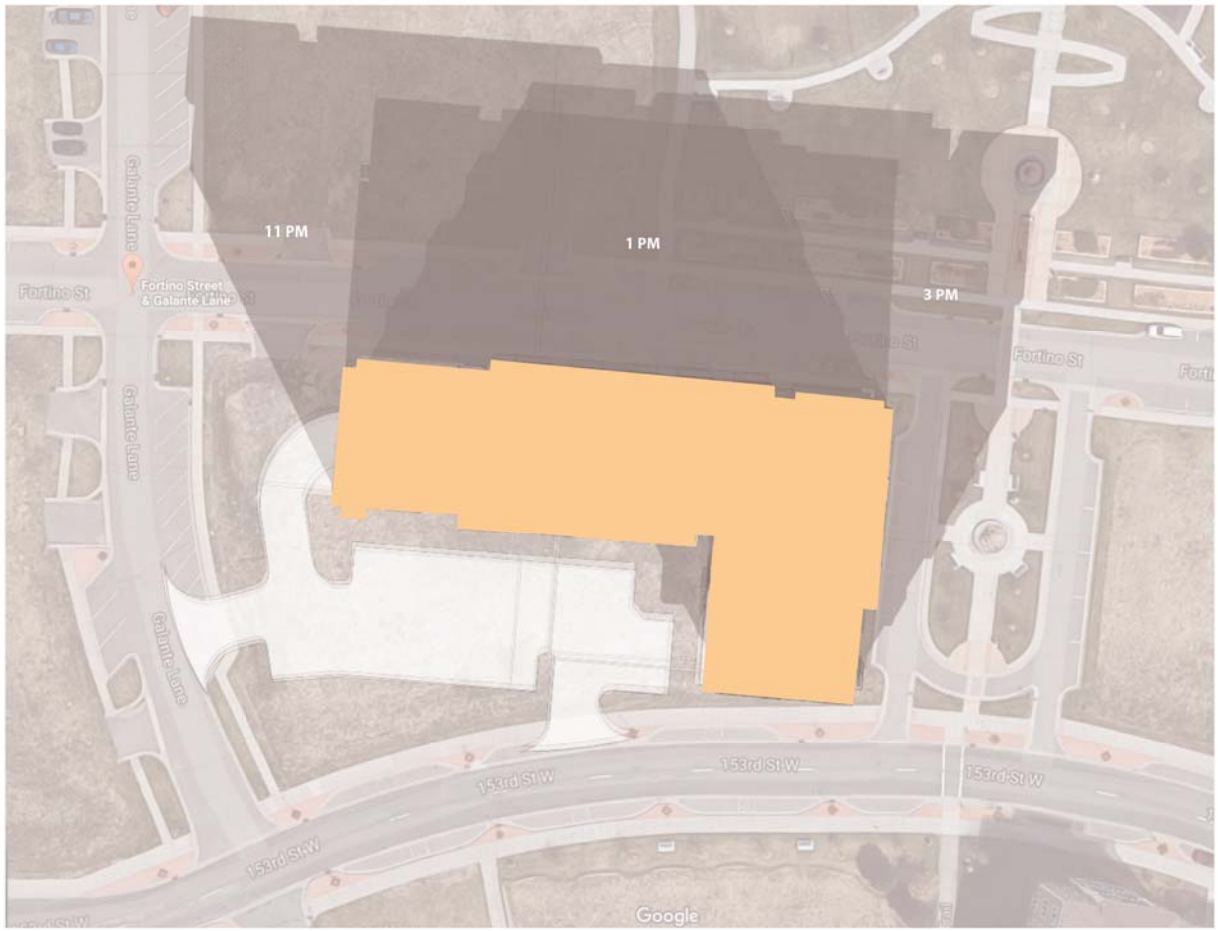
**Parking: 124 Stalls** (Garage: 64 stalls / Surface: 32 / On-Street Parking: 28)

### Lot 10

| Unit Type | Units | Bedrooms |
|---|---|---|
| One Bedroom Small (660 SF) | 32 | 32 |
| One Bedroom Large (750 SF) | 43 | 43 |
| Two Bedroom | 39 | 78 |
| **Total** | **114** | **153** |

**Parking: 208 Stalls** (Garage: 136 stalls / Surface: 44 / On-Street Parking: 28)

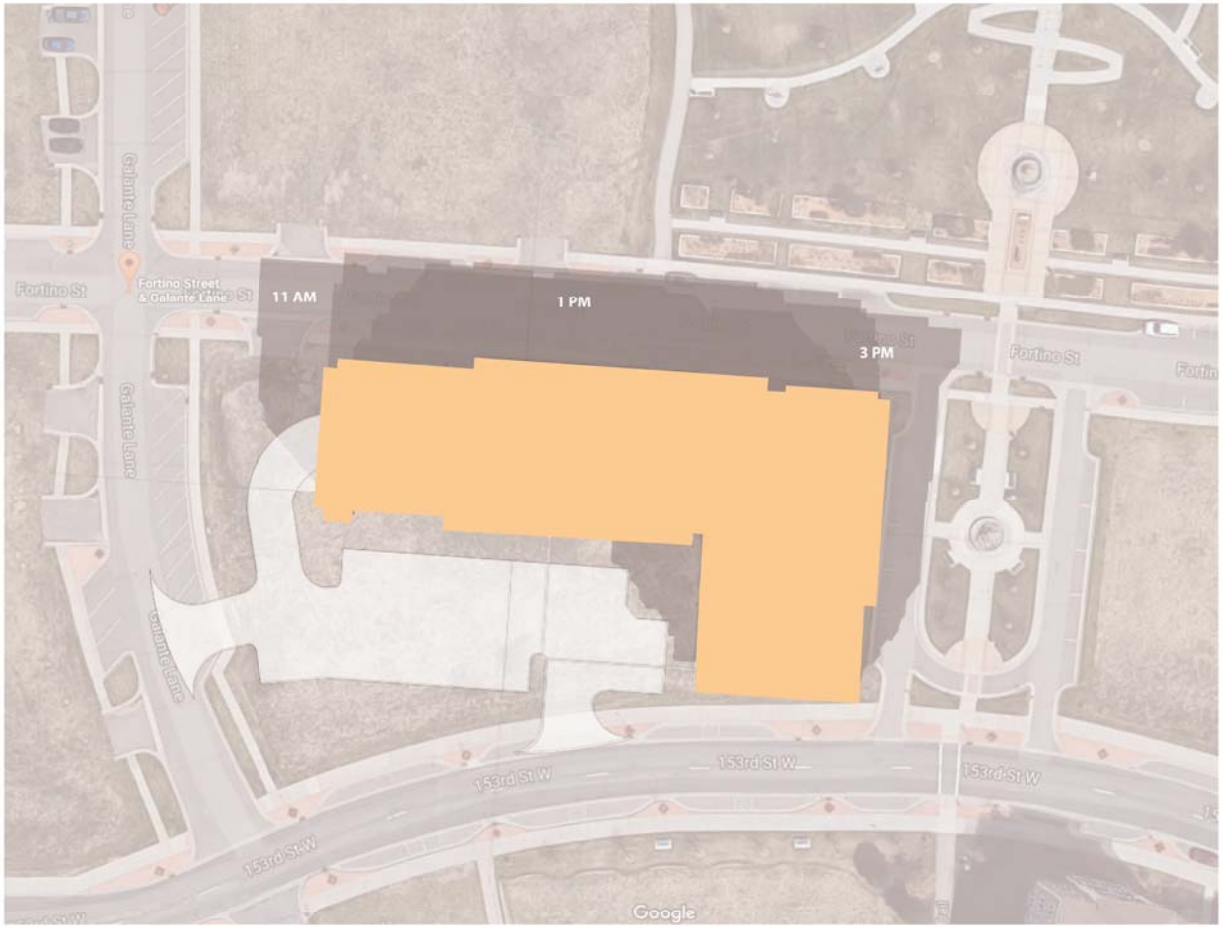
# LOT 09 - SHADOW STUDY




December 21

sunrise: 9:00 am
sunset: 5:30 pm

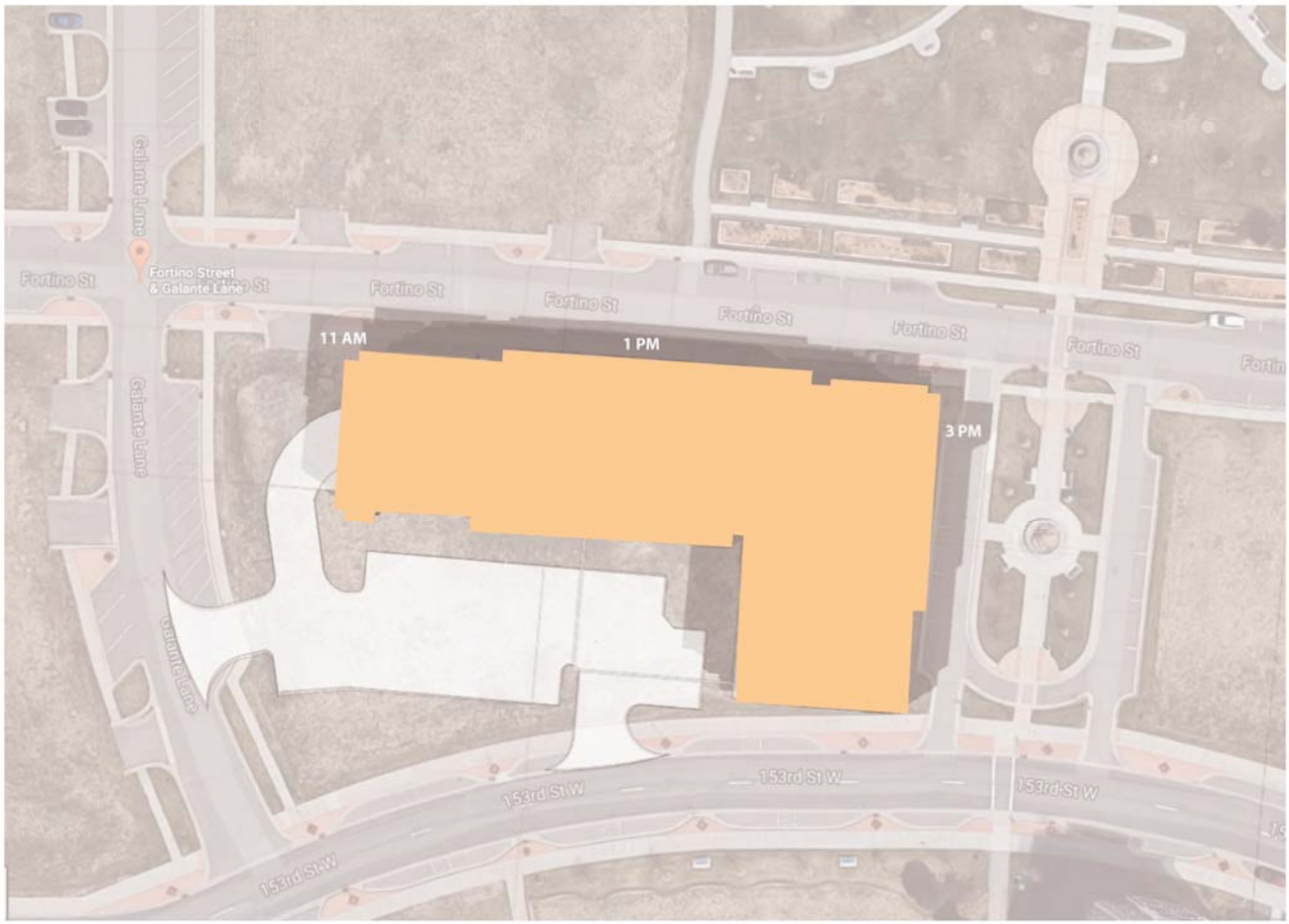
# LOT 09 - SHADOW STUDY




March 21

sunrise: 7:15 am
sunset: 7:30 pm

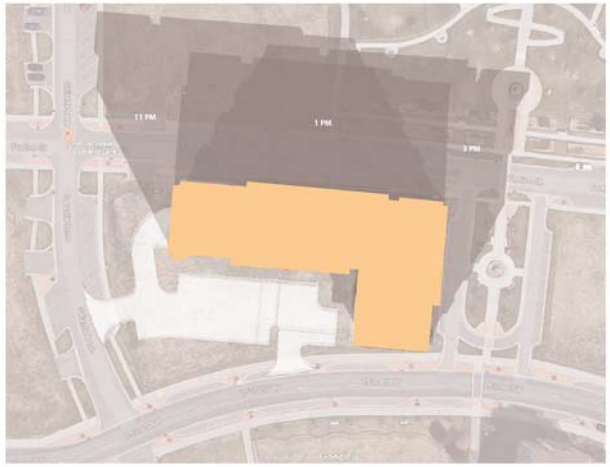
# LOT 09 - SHADOW STUDY




June 21

sunrise: 5:30 am
sunset: 9:00 pm

# LOT 09 - SHADOW STUDY




December 21

sunrise: 9:00 am
sunset: 5:30 pm




March 21

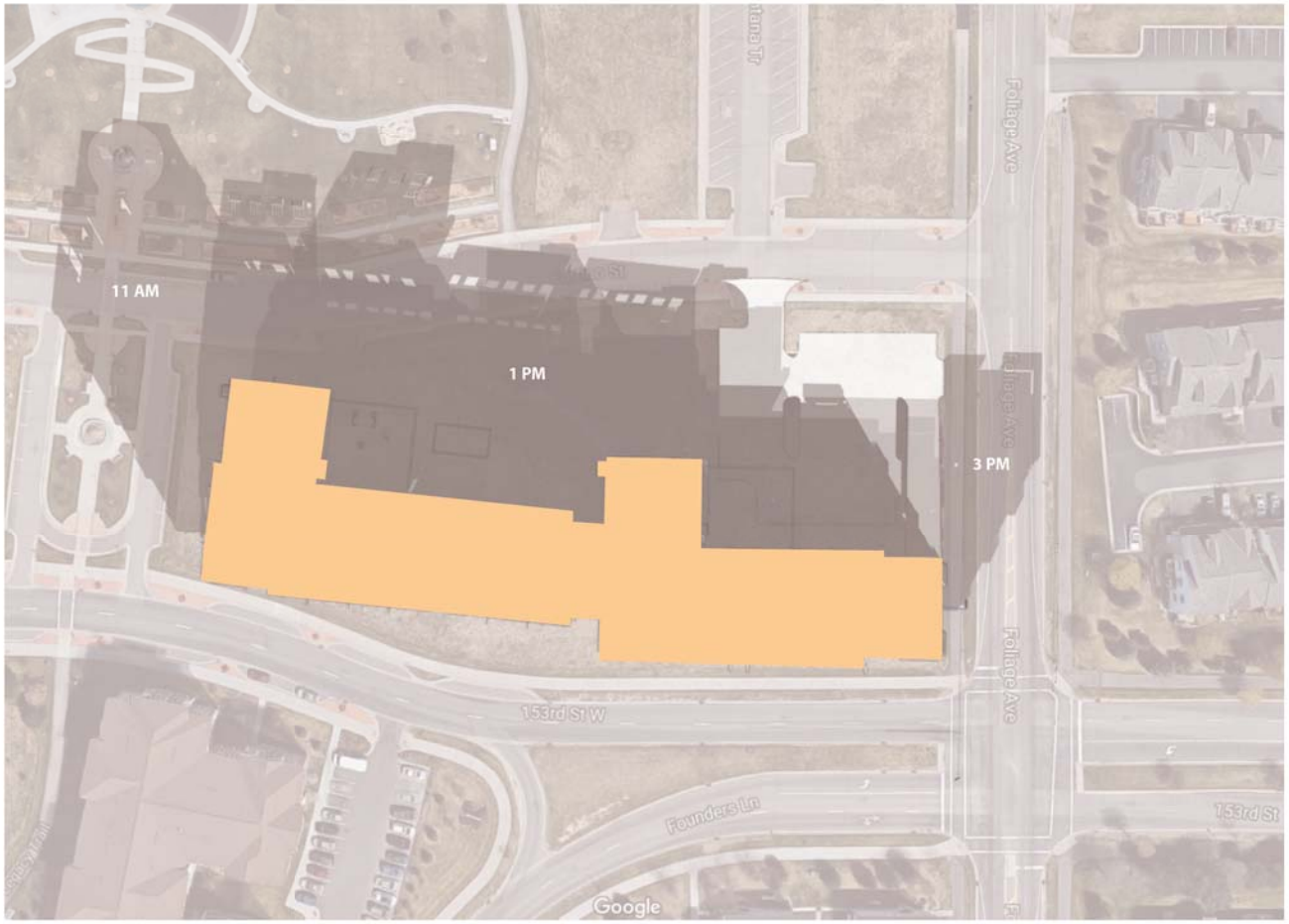
sunrise: 7:15 am
sunset: 7:30 pm




June 21

sunrise: 5:30 am
sunset: 9:00pm

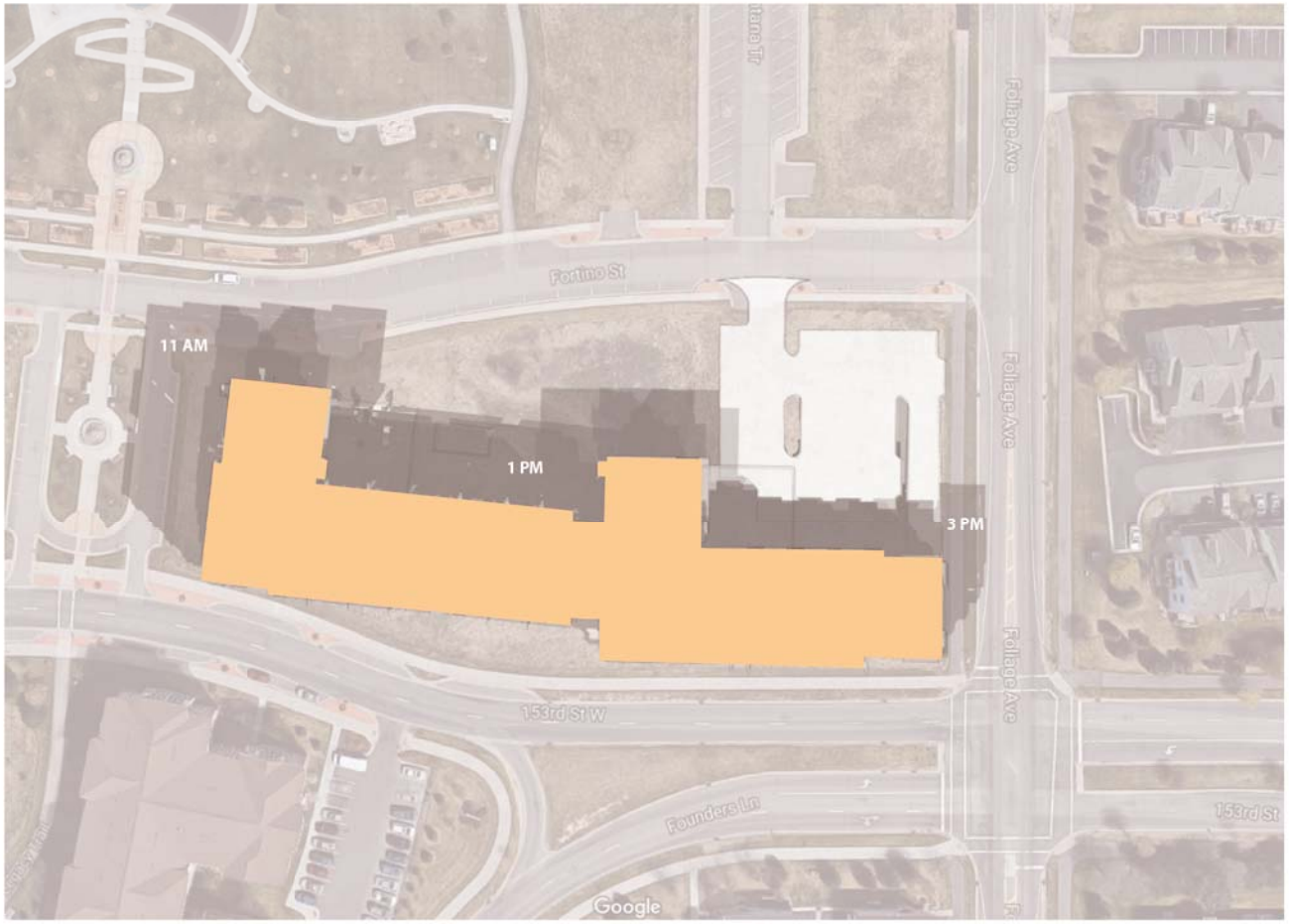
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December 21

sunrise: 9:00 am
sunset: 5:30 pm

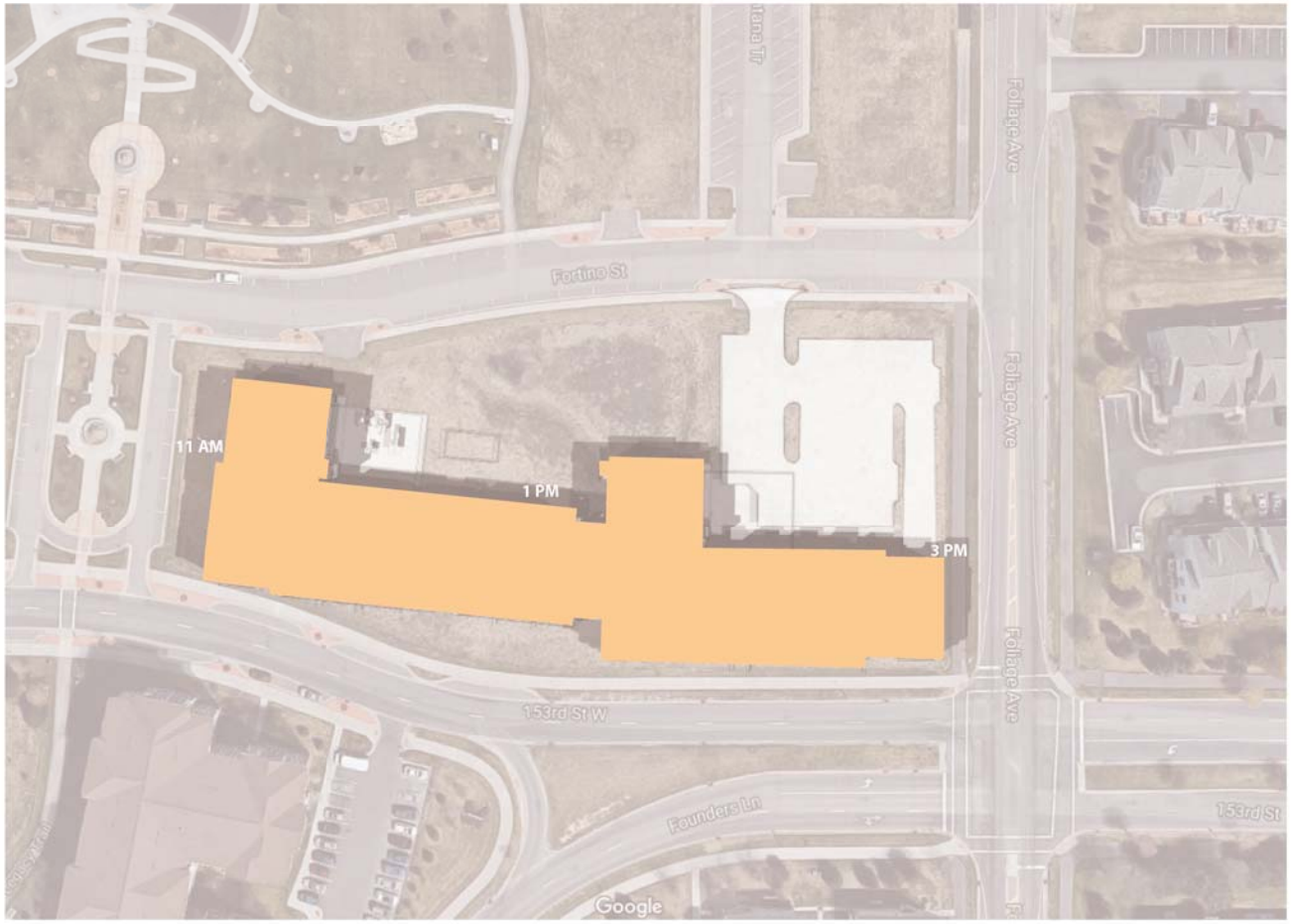
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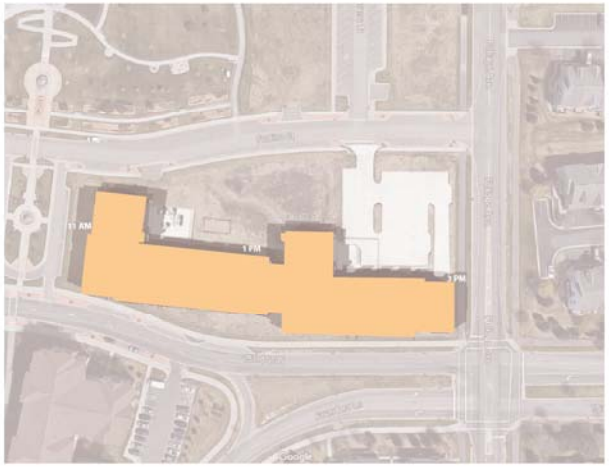

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June 21

sunrise: 5:30 am
sunset: 9:00pm

# FRESCO TERRACE

VIEW LOOKING NORTH | KELLEY PARK BEYOND



# FRESCO TERRACE

VIEW LOOKING NORTH-EAST | KELLEY PARK BEYOND

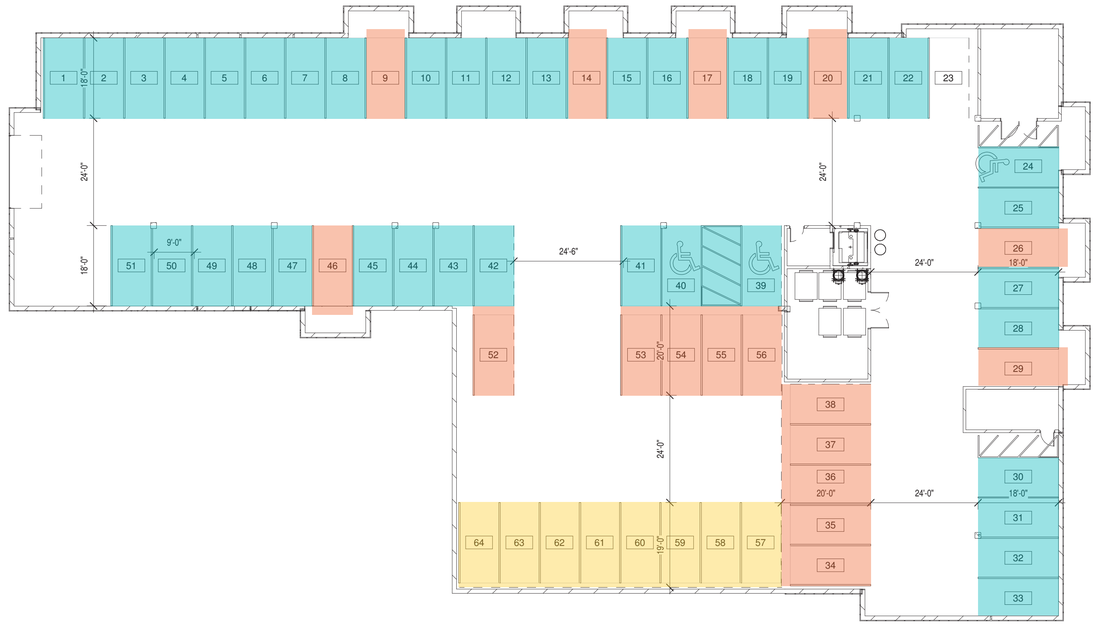


# FRESCO TERRACE

VIEW LOOKING SOUTH | SEASONS AT APPLE VALLEY BEYOND



# GARAGE PARKING




**LOT 9**

| PARKING STALL | DIMENSIONS | COUNT |
|---|---|---|
| STANDARD STALL: | 9′ X 18′ | 39 (61%) |
| LARGE STALL: | 9′ X 19′ | 8 (13%) |
| EXTENDED STALL: | 9′ X 20′ | 17 (26%) |
| COMPACT STALL: | 8′-6″ X 18′ | 0 |
| | **TOTAL** | **64** |

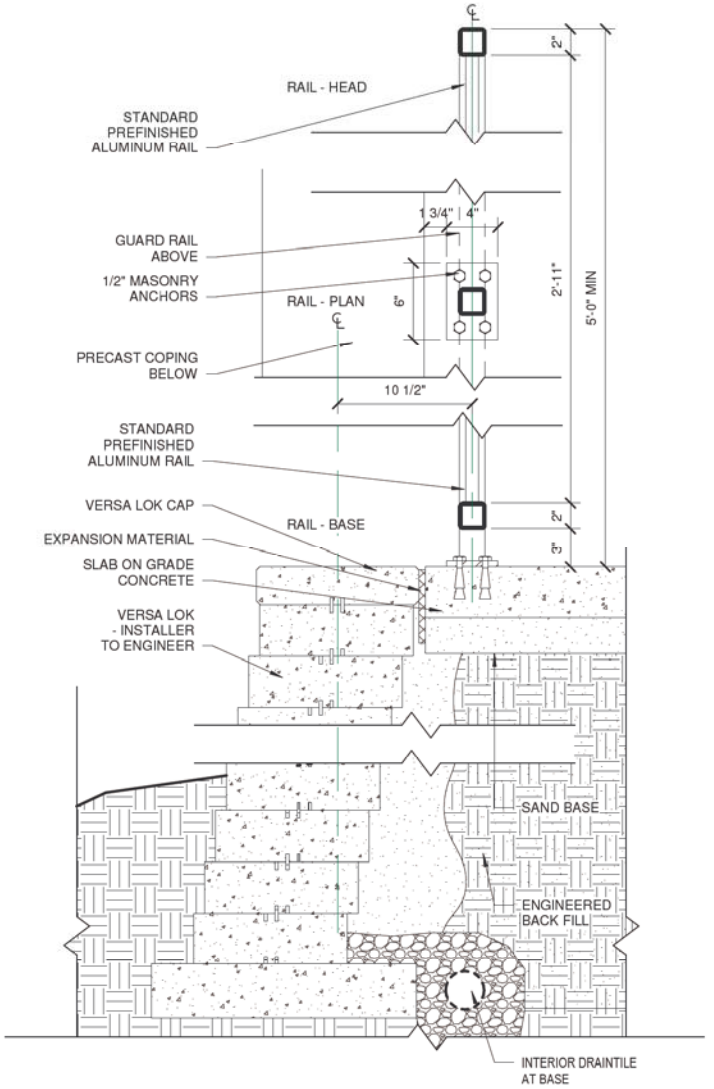



**LOT 10**

| PARKING STALL | DIMENSIONS | COUNT |
|---|---|---|
| STANDARD STALL: | 9′ X 18′ | 87 (64%) |
| LARGE STALL: | 9′ X 19′ | 0 |
| EXTENDED STALL: | 9′ X 20′ | 34 (25%) |
| COMPACT STALL: | 8′-6″ X 18′ | 15 (11%) |
| | **TOTAL** | **136** |

# GUARDRAIL DETAILS



# ROOFTOP DECKS

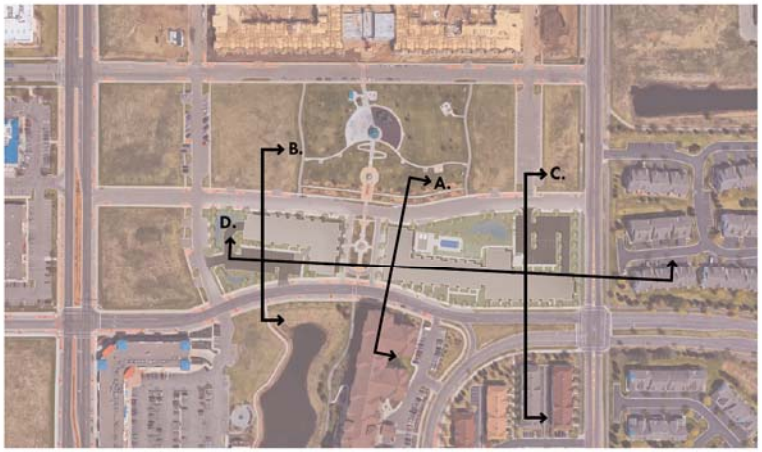
LOT 9 | 650 SF



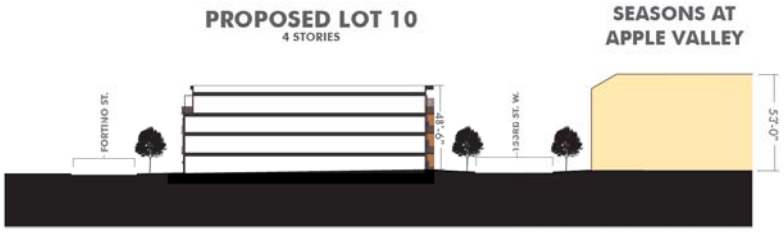

LOT 10 | 1,100 SF



# SITE SECTIONS




**SECTION KEY**



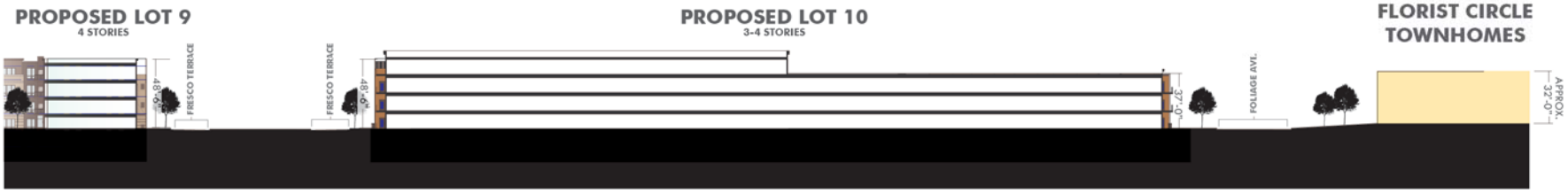

**SECTION A - 1/32"=1'**




**SECTION B - 1/32"=1'**




**SECTION C - 1/32"=1'**




**SECTION D - 1/32"=1'**