

Creekside Apartments

Project Description
December 2022

Tekin & Associates, LLC, a Texas limited liability company, (Applicant) proposes the Creekside Apartments, a 187-unit* multifamily community located off the main arteries of E Bidwell St and Blue Ravine Rd in Folsom, CA 95630.

Location. The project site is north of E Bidwell Rd, east of Blue Ravine Rd and west of Creekside Dr. The project site consists of APN 071-0040-161-0000, 071-0040-162-0000, and 071-0040-163-0000, commonly known as 1571, 1591, and 1575 Creekside Dr, Folsom, CA 95630.

Site Characteristics. The 7.72-acre project site is roughly polygonal in shape, greater in width than depth, and vacant.

- **Surrounding Uses.** Commercial and retail developments are to the south and west of the proposed project. Several medical buildings and health/wellness businesses are to the east of the proposed project. Directly to the north of the proposed project is undeveloped space including a small body of water.
- **General Plan and Zoning Designations.** This site is designated Professional Office and subject to the General Plan's East Bidwell Corridor (EBC) Overlay. The site is zoned Business and Professional District with a Planned Development combining district (BP PD).

Entitlement Request. The following entitlements are requested to implement the project:

- **Planned Development** for site design, architecture, and landscaping for a 187-unit multifamily residential project.
- **Conditional Use Permit-** A CUP would be requested only to the extent heights exceeding 35 feet are not addressed by the Planned Development Permit.

Proposed Project. The proposed project is an apartment community with 187 total units, access to indoor and outdoor amenities, parking, and landscaping that meets the definition of a housing development under the Housing Accountability Act. A mix of one, two, and three-bedroom units are organized into 4 four-story buildings arranged around the site. The total conditioned area is 234,943 square feet sf, total non-conditioned area is 910 sf, total garage area is 9,080 sf, and total deck/patio area is 11,016 sf. The total landscaping site area is 87,500 sf and total impervious site area is 209,492 sf.

Residential Units. The project will include a mix of one, two and three-bedroom apartment homes ranging from 693 sf to 1,195 sf. The floorplans include a full kitchen, living space, bedroom(s), bathroom(s), indoor storage, and outdoor storage.

Unit Type	Bedroom/Bath	Net Unit Area	Net Balcony Area	Number of Units
A-1	1/1	693	48	67
B-1	2/2	1010	65	68
C-1	3/2	1,195	65	52

Amenities. Community amenities developed include a 5,900SF two-story clubhouse/amenity building on the eastern side of the site with lounge areas, large-screen television, meeting space, resident computer stations, fitness room, restrooms, and leasing office. Outdoor amenities feature a swimming pool, lounge and shade structures adjacent to the clubhouse. At the northern end of the site will be an outdoor patio with seating, covered outdoor kitchen with barbeque counter, sink, tables, and a television. To the left of this will be a dog run and to the right of this will be a multi-sport court for sports such as basketball and pickleball.

Design Concept. The project design is consistent with the Humbug Willow Creek Guidelines. The proposed project's design concept consists of a modern interpretation of traditional gable roof residential architecture. Building materials include stucco, fiber-cement "wood-look" siding, stone veneer, painted steel railings, and asphalt shingle roofing. Stone veneer is used to provide a visual "weight" to anchor the base of the building.

The use of gable roof forms and warm neutral tones provide a residential look and feel to contrast the surrounding industrial buildings. The siding material placement creates movement along the building elevation to create visual interest in the massing and form of the four-story buildings. The main body of the buildings will feature a stucco system with scored construction joints that further break down the building mass.

The maximum building height will be 52' 6" to the top of the roof ridge.

Landscape Concept. The overall landscape concept for Mountain House Apartments is to create a consistent treatment of all landscaped areas with high quality outdoor environments and amenity areas. Specifically, the project's landscape fabric shall be developed as follows:

- Landscape treatment of all areas shall emphasize the planting of tree-shaded open space, contrasted with the community open spaces, useable turf area in center of site plan, that are native to the region or well-adapted to the climatic and soils conditions of the site.
- Landscape improvements shall require minimal maintenance and irrigation, and the use of drought-tolerant plant materials shall be maximized, and in conformance with local and State Water Conservation requirements.
- In addition, a series of bicycle racks will be installed near clusters of buildings to provide short-term bicycle parking areas.
- Adjacent to the Clubhouse is a wading/lap length pool furnished with shade structure, pool furnishings, and landscaped seating areas, and lounge area(s).
- Additional outdoor activities and landscape areas are planned around the Open Space within the center of the site, potentially with an active element multipurpose sports court designed for varied group ages along the northern edge of site.
- Other amenity areas occur adjacent to the west end of site with barbecue and shaded tables, and youth play feature with group swing and spring riders.
- A dog park area along the northern edge coupled with a small group picnic shelter, with a bar counter and barbecue for family dining and social activities.

- A looping walk runs east west through the center of the site linking the outer edges to the east and west ends of the parking fields, pool, and clubhouse.
- A gated, access controlled, pedestrian link is provided at north edge to existing Willow Creek Bike Trail. The existing stairs and trail access adjacent to project eastern boundary shall remain in its current condition.
- The main entry is centered on the Clubhouse with vehicular access either left or right through (2) vehicular slide gates located out of the main sight line as you enter the site, attention to the architectural style and theme of the Clubhouse.

Access and Circulation. The project is intended to be fenced and gated. The main vehicular access for the project is on Creekside Drive, which will include gate access. Drive aisles (26-foot width) will provide internal access throughout the site. The vehicular gate will serve as one of the emergency vehicle access points. There will be a second emergency vehicle access point at the southern tip of the site plan, off Creekside Drive.

Pedestrian Paths. Accessible pedestrian paths are planned around the buildings to provide a walking route for residents.

Parking. The project requires 1.5 parking spaces/unit under Folsom Zoning Code Section 17.17.100 for a total of 281 required parking spaces. The project will be developing 335 spaces (239 surface parking spaces, 40 garage spaces, and 56 carport spaces) for a total ratio of 1.79 spaces/unit.

Sustainability Features. The project design incorporates sustainable features consistent with the California Green Building Standards Code (CALGreen). The project provides for electric vehicle ready stalls consistent with CALGreen. Additionally, the buildings are positioned in roughly north-south orientation maximizing passive solar access, and natural lighting.

Fencing. An open wrought iron fence is planned for the perimeter of the entire complex.

Signage. One freestanding community-identification monument sign is anticipated on the Creekside Drive entrance. Monument sign building materials and colors will complement the project design style and color palette.

Refuse Collection. One trash enclosure is located within the site plan, located at the west end of the site. There will also be one trash compactor will be located at the northern end of the site. The trash enclosure, designed to accommodate trash, recycling, and composting dumpsters, will be constructed of split-face concrete masonry units and metal doors painted to match the building color schemes.

Utilities and Services. Water service will be extended into the site from Creekside Drive by connecting to an existing 8" water stub at the projects SE corner and connecting to an existing 12" water main on the east side of Creekside Dt near the projects NE corner completing a looped system. Sewer will be served by constructing a sewer manhole over an existing 8" sewer main that exists along the project frontage west of the existing sidewalk. The new manhole will be at the projects SE corner. Drainage systems will be directed toward the projects SW corner where

there is an existing 24" dia. culvert that crosses under the bike trail to Humbug Creek. Stormwater quality for the site will adhere to the City of Folsom's Stormwater Quality Program.

Grading. Site grading will occur in one phase. The grading operation will include the over excavation and recompaction of the building pads in conjunction with the project Geotechnical Report requirements. The approximate excavation (cut) volume is estimated to be around 50,300 cubic yards while the embankment (fill) volume is estimated to be around 54,600 cubic yards. Earthwork is not an exact science therefore soils shrinkage and consolidation play a role in grading operations. There could be a soil import requirement of approximately 4,000 cubic yards to balance the site subject to final design. The existing material on the site that is cut during the grading process will be reused for the required fill.

Phasing and Construction. The project will be graded and constructed in a single phase and take approximately twenty-two months to complete.

Project Ownership and Management. The property is owned by Claudia Jane Cummings, and is under contract for purchase by Tekin & Associates, LLC, a Texas limited liability company.