

# OFFERING MEMORANDUM

## MULTI-FAMILY DEVELOPMENT

142 North 6th Avenue | Upland, CA



Proposed Renderings By-Right



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For More Information:

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# Property Overview

**Property Name:** 142 North 6th Avenue - Upland

**Location:** 100-142 North 6th Avenue, Upland, California 91786

**Municipality:** City of Upland, CA (San Bernardino County)

**General Plan & Zoning:** SP3 Historic Downtown Upland

**Site Area:** 0.97 Acres

**APN(s):** 1046-562-01, 02, 03, 04

**Project Overview:** **By-Right Development:** The subject property allows for the by-right development of a 53 unit Multi-Family Residential Community consisting of 1 on-grade, wood-frame, four story building with recreational amenities including a workout room. The community would consist of (35) one bedroom & (18) two bedroom units. The project is within walking distance to the Upland Metrolink station and Downtown Upland, which hosts numerous seasonal street fairs and open aire markets, and provides a multitude of restaurants and retail shopping along pedestrian friendly walkways.

**Senior Affordable Development:** If a developer utilizes the density bonuses allowed for affordable housing communities, the subject property allows for the development of an 88 unit Affordable Housing Community consisting of 1 wood-frame, three story building with recreational amenities including a community room, lobby, mailroom, and bicycle storage. The community would consist of (70) one bedroom & (18) two bedroom units. The project is designed around access to the nearby rail station rather than automobile use, and as such the project doesn't include resident parking. Within the clubhouse and the courtyard communal spaces residents will enjoy a variety of programs and social services.

**Site Delivery:** Seller has prepared preliminary architectural plans however the site not being delivered entitled.

**No. of Units:** **By-Right:** 53 Multi-Family Units | **Senior Affordable:** 88 Multi-Family Units

**Current Site Condition:** Vacant +/- 2,570 SF industrial building and asphalt parking lot with existing curb cut and driveway approach on 6th Avenue.

**Architectural Processing:** All of the elevations & floor plans are currently conceptual and designed by:  
**By-Right:** Knitter Partners International, Inc. (KPI). Buyer is responsible for processing construction drawings to approval following approval of Due Diligence and release of Deposit  
**Senior Affordable:** D33 Design & Planning. Buyer is responsible for processing construction drawings to approval following approval of Due Diligence and release of Deposit

**Cost-to-Complete:** Property will be delivered in an "as is" condition. Buyer is encouraged to complete their own cost-to-complete budget.

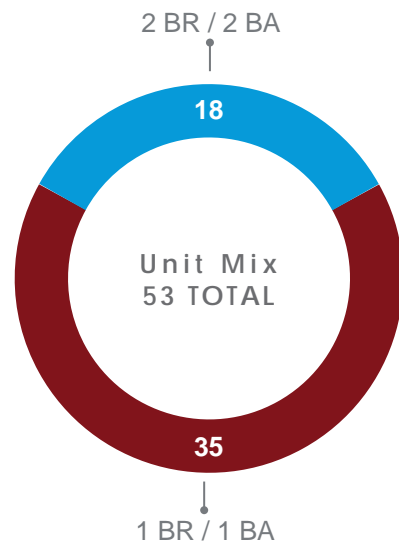
**Density:** **By-Right:** 54.71 DU/Acre / **Affordable:** 91.6 DU/Acre

# Development Impact Fees

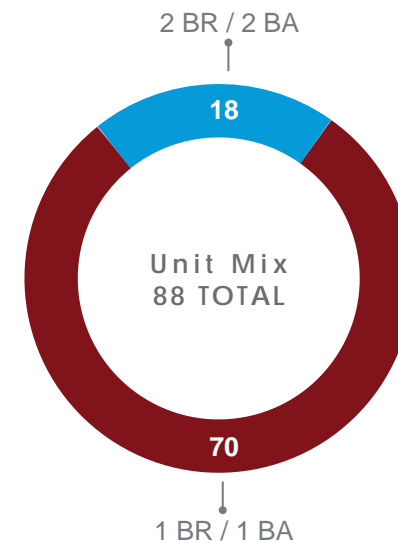
**Development Impact Fees:**

Fee Type	Unit Cost	Per	Source
General Fee	\$853	DU	City of Upland
Fire Fee	\$432	DU	City of Upland
Police Fee	\$774	DU	City of Upland
Park Quimby	\$9,182	DU	City of Upland
Traffic Fee	\$1,169	DU	City of Upland
Water	\$2,900	DU	City of Upland
Sewer	\$918	DU	City of Upland
Storm Drain	\$2,315	DU	City of Upland
IEUA Fee	\$5,415	DU	City of Upland
School Fees (SF)	\$3.36/SF	Average Unit Size	Upland Unified School District

**By-Right Unit Mix**



**Senior Affordable Unit Mix**



## By-Right Summary

**Description:** 53 unit Multi-Family Residential Community consisting of 1 on-grade, wood-frame, four story building with recreational amenities including a workout room. The community would consist of (35) one bedroom & (18) two bedroom units. The project is within walking distance to the Upland Metrolink station and Downtown Upland, which hosts numerous seasonal street fairs and open air markets, and provides a multitude of restaurants and retail shopping along pedestrian friendly walkways.

**Buildings:** 1

**Building Height:** 49 ft

**Floors:** 4

**Net Site Area:** 0.97 AC / 42,478 SF

**Density:** 54.71 DU/AC

**Lot Coverage:** 72.8% / 30,945 SF

**Building Area:** 65,435 SF

Units:	Plan	# of Units	Description	Unit (SF)
	1 (Unit A)	35	1 Bd/1Ba	750
	2 (Unit B)	18	2 Bd/1Ba	1,100
	<b>TOTAL:</b>	<b>53</b>	<b>Average Size:</b>	<b>925</b>
			<b>Weighted Avg Size:</b>	<b>869</b>

Common Area:	Amenity Summary	Unit (SF)
	Gym	750
	Deck	6,560
	<b>TOTAL:</b>	<b>7,310</b>

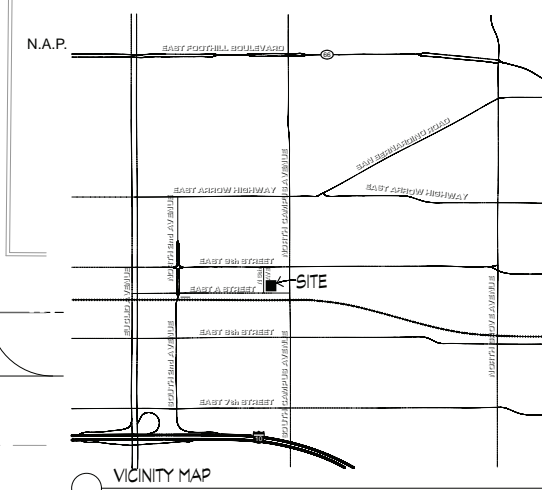
Parking:	Parking Type	# of Spaces	Total Spaces
	1 Bedroom	1	35
	2 Bedroom	2	36
	Guest	0.25	13.25
	<b>TOTAL:</b>		<b>84.25</b>

**Concept Site Plan**

**By-Right Plan**



<b>■ SITE</b>		GENERAL PLAN & ZONING		SP 3 HISTORIC DOWNTOWN UPLAND
PROPOSED BUILDING HEIGHT		± 49'-0"		4 STORIES
NET SITE AREA		0.87 AC		42,478 sq ft
DENSITY		54.71 DU/AC		(85 DU/AC MAX)
LOT COVERAGE		72.8%		30,945 sq ft
<b>■ UNITS</b>		CONSTRUCTION TYPE IV - R-2 OCCUPANCY		
UNIT A - ± 750 sq ft	1 BEDROOM	35 UNITS	66.0%	
UNIT B - ± 1,100 sq ft	2 BEDROOMS	18 UNITS	34.0%	
		53 UNITS		
<b>■ PARKING</b>		CONSTRUCTION TYPE IV - S-2 OCCUPANCY		
1 BEDROOM	1 SPACE/UNIT	35 SPACES		
2 BEDROOMS	2 SPACE/UNIT	36 SPACES		
GUEST	0.25 SPCS/UNIT	13.25 SPACES		
TOTAL REQ'D		84.25 SPACES		
PROPOSED		99 SPACES		
<b>■ OPEN SPACE REQUIRED</b>				
<b>■ PRIVATE</b>		60 sq ft PER UNIT	53 UNITS	3,180 sq ft
<b>■ COMMON</b>		100 sq ft PER UNIT	2 MINOR FACILITIES	5,300 sq ft
		TOTAL REQ'D		8,480 sq ft
<b>■ OPEN SPACE PROVIDED</b>				
<b>■ PRIVATE</b>		UNIT A - ± 95 sq ft	35 UNITS	3,325 sq ft
		UNIT B - ± 80 sq ft	18 UNITS	1,440 sq ft
		PRIVATE TOTAL	PROPOSED	4,765 sq ft
<b>■ COMMON</b>		GYM - MINOR FACILITY	750 sq ft	
		DECK - MINOR FACILITY	6,560 sq ft	
		COMMON TOTAL	PROPOSED	7,310 sq ft
TOTAL PROPOSED				12,075 sq ft



CONCEPT SITE PLAN

VICINITY MAP

**Building Plan - First Floor**

**By-Right Plan**



N.A.P.

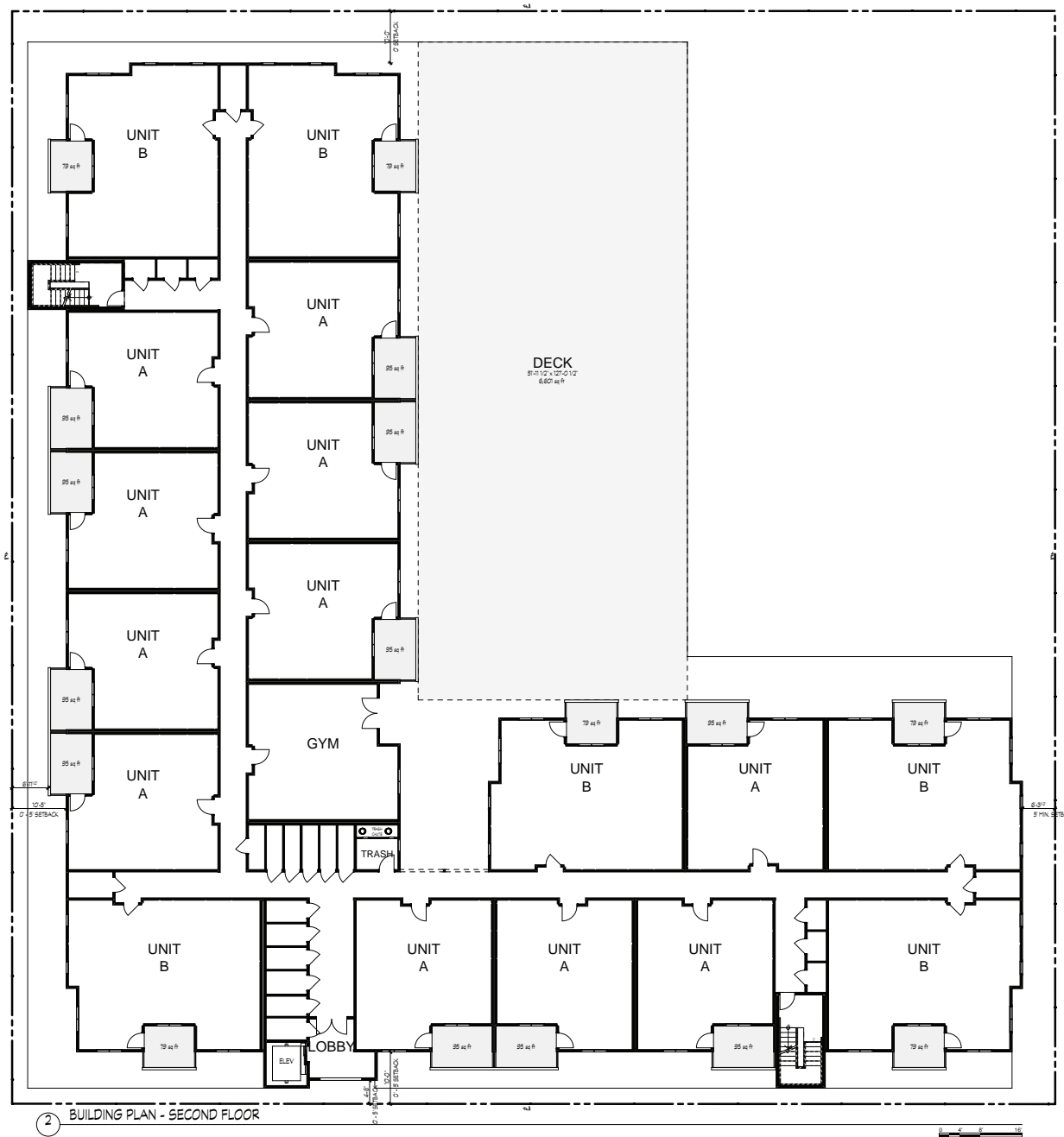


1 BUILDING PLAN - FIRST FLOOR

A STREET

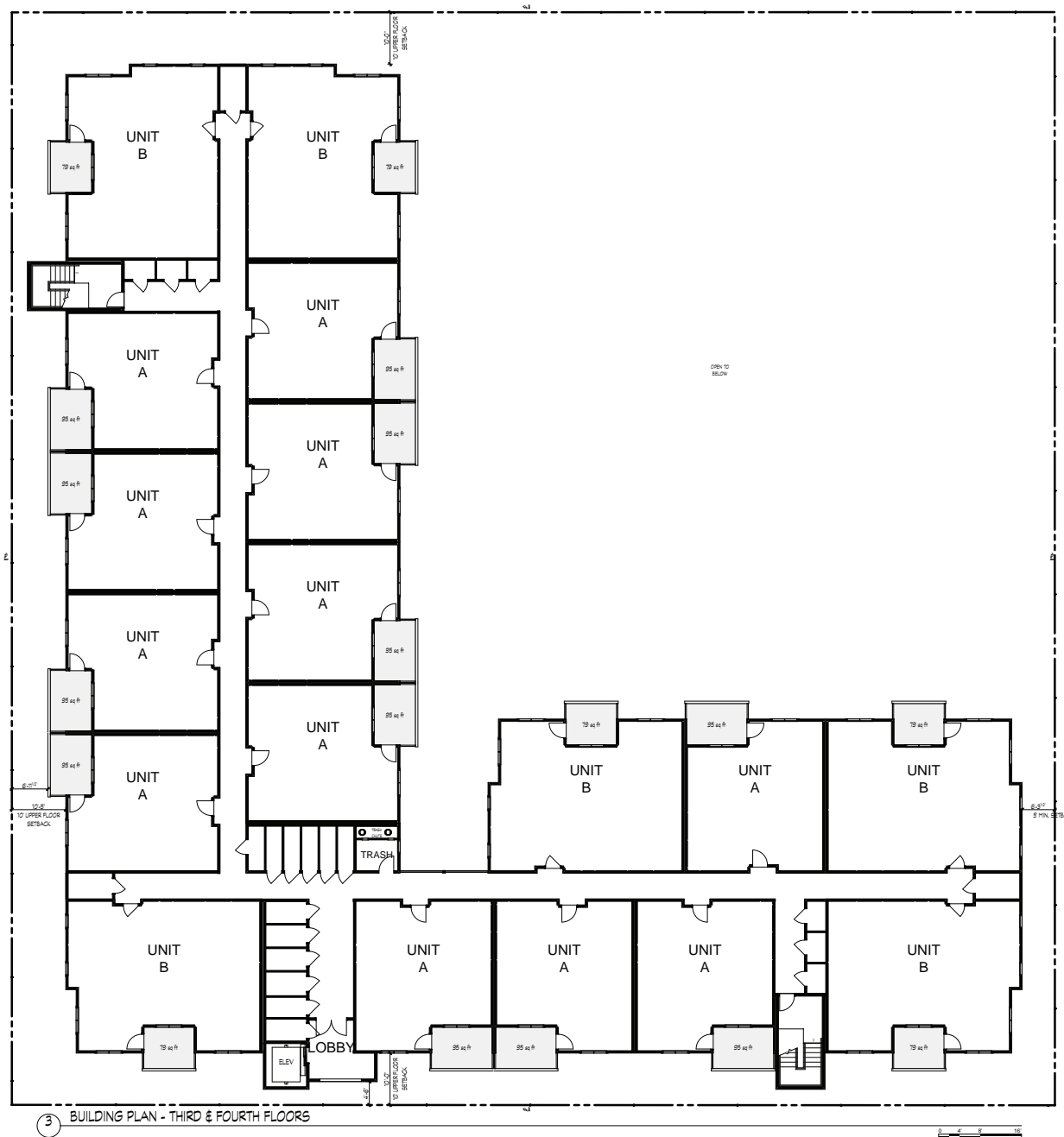
**Building Plan - Second Floor**

**By-Right Plan**



**Building Plan - Third & Fourth Floors**

**By-Right Plan**



# Senior Affordable Summary

**Description:** 88 unit Senior Affordable Housing Community consisting of 1 wood-frame, three story building with recreational amenities including a community room, lobby, mailroom, and bicycle storage. The community would consist of (70) one bedroom & (18) two bedroom units. The project is designed around access to the nearby rail station rather than automobile use, and as such the project doesn't include resident parking. Within the clubhouse and the courtyard communal spaces residents will enjoy a variety of programs and social services.

**Buildings:** 1

**Building Height:** 40 ft

**Floors:** 3

**Net Site Area** 0.97 AC / 42,478 SF

**Density** 91.6 DU/AC

**Lot Coverage:** 70% / 29,412 SF

**Building Area:** 78,307 SF

Units:	Plan	# of Units	Description	Unit (SF)
	1	70	1 Bd/1Ba	558
	2	18	2 Bd/2Ba	753
<b>TOTAL:</b>		<b>88</b>	<b>Average Size:</b>	<b>656</b>
			<b>Weighted Avg Size:</b>	<b>598</b>

Common Area:	Amenity Summary	Amenity (SF)
	Community Room	
	Offices	
	Bicycle Storage	
	Mail room	
	Community Kitchen	
<b>TOTAL:</b>		<b>3,250</b>

Parking:	Parking Type	# of Spaces	Total Spaces
	Apartments	0	0
	ADA	1	1
	Other	1	1
<b>TOTAL:</b>			<b>2</b>

# Senior Affordable Plan

## Front (South) Elevation

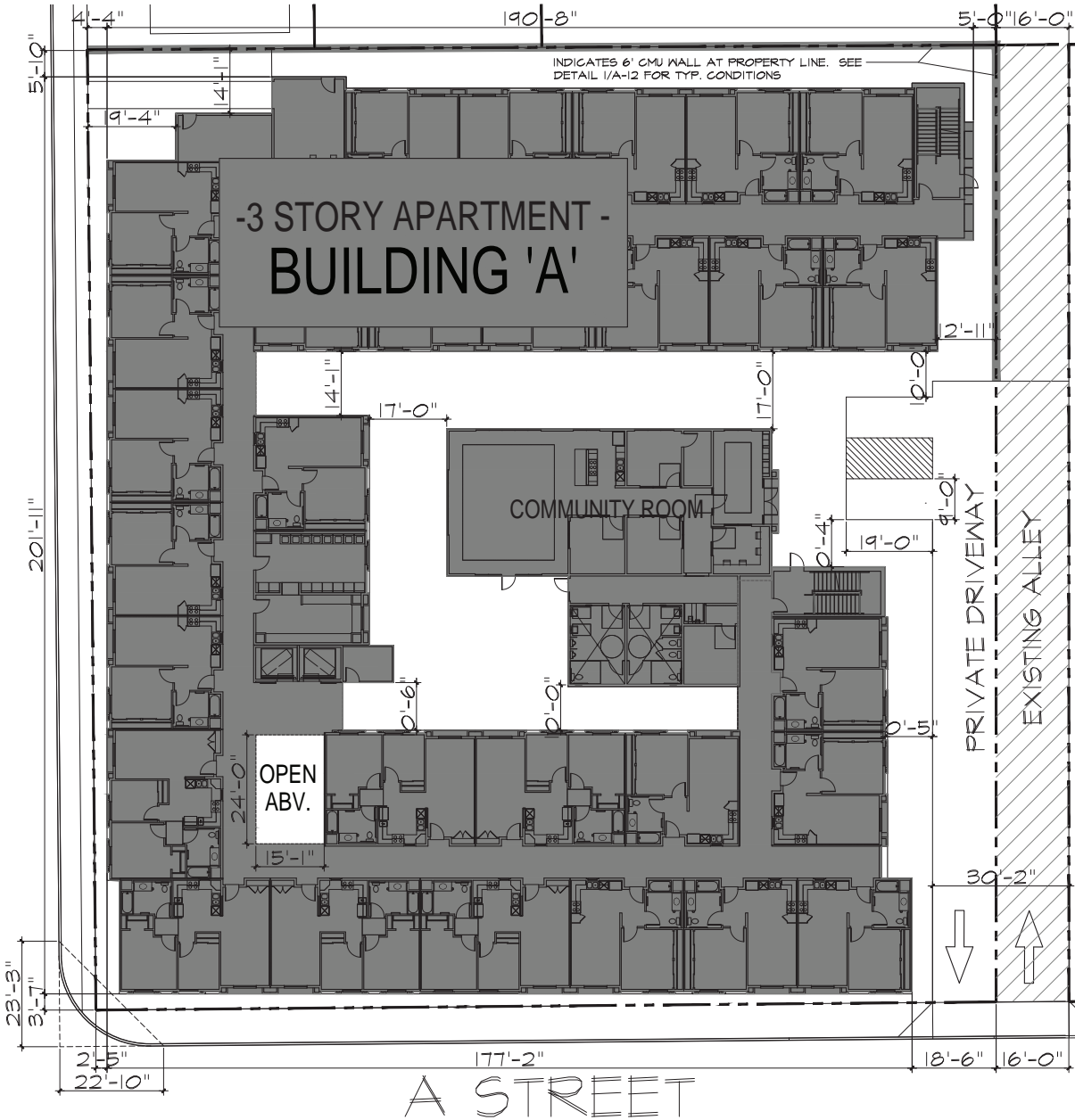


## Side (East) Elevation



**Conceptual Site Plan**

**Senior Affordable Plan**



**SITE INFORMATION:**

ADDRESS: 100-142 N. 6th AVE.  
 UPLAND, CA 91706  
 APN(S): 104-656-201,202,203,204  
 ACREAGE: 0.91 ACRES  
 GROSS AREA: 42,018 SF  
 PROPOSED UNITS: 88 UNITS  
 PROPOSED DENSITY: 91.6 DU/Acre  
 PROPOSED AREA: 78,307 SF  
 PROPOSED HEIGHT: +/- 40'-0"  
 PROPOSED BLDG. FOOTPRINT: 29,412 SF  
 PROPOSED LOT COVERAGE: 70%

**BUILDING COUNT:**

BUILDING "A" (3 STORIES): 65% DENSITY BONUS PER CA GOV. CODE SEC. 65915(f) 3.D(11)  
 (88) RESIDENTIAL UNITS AND COMMUNITY ROOM  
 TOTAL BUILDING COUNT: 1 BLDG

**UNIT MIX:**

PLAN 1: 1BR/1BA (558 Sq. Ft.): 70 UNITS  
 PLAN 2: 2BR/1BA (753 Sq. Ft.): 18 UNITS  
 TOTAL: 88 UNITS

**BUILDING AREA:**

FIRST FLOOR: 28,443 SF  
 SECOND FLOOR: 24,907 SF  
 THIRD FLOOR: 24,907 SF  
 TOTAL AREA: 78,307 SF

**BUILDING HEIGHT:**

ALLOWED: 4 FLOORS  
 PROVIDED: 40' AND 3 FLOORS

**BUILDING INFO:**

OCCUPANCY: GROUP A-3/B: COMMUNITY ROOM (3,250 SF)  
 INCLUDING (3) OFFICES  
 GROUP R2: APARTMENTS  
 LAUNDRY: 9 WASHING MACHINE & 9 DRYERS

CONSTRUCTION: TYPE V-A  
 HEIGHT: +/-40'-0"  
 SPRINKLERED: YES, NFPA 13  
 STORIES: 3 ABOVE GRADE

**MAX % OF OPENING IN EXT. WALLS:**

WEST SIDE	SOUTH FRONT	NORTH REAR	EAST SIDE
UNLIMITED	UNLIMITED	25%	75%

**PARKING:**

REQUIRED: 0 SPACES (PER CA GOV CODE SEC. 65913.4 (d)(1)(A))  
 PROVIDED: 2 SPACES (1 ADA)

**BICYCLES:**

LONG TERM REQUIRED: 5 SPACES (1 SPACE PER 10 PROVIDED VEHICLE PARKING PER HISTORIC DT UPLAND SP SEC. 5F. 4M)  
 LONG TERM PROVIDED: 5 SPOTS

**SETBACKS:**

WEST SIDE	SOUTH FRONT	NORTH REAR	EAST SIDE
REQUIRED: 0'-0" (ALL FLOORS) PROVIDED: 2'-8"	REQUIRED: 0'-0" (ALL FLOORS) PROVIDED: 2'-0"	REQUIRED: 0'-0" PROVIDED: 6'-3"	REQUIRED: 3'-6" PROVIDED: 5'-0"

**OPEN SPACE:**

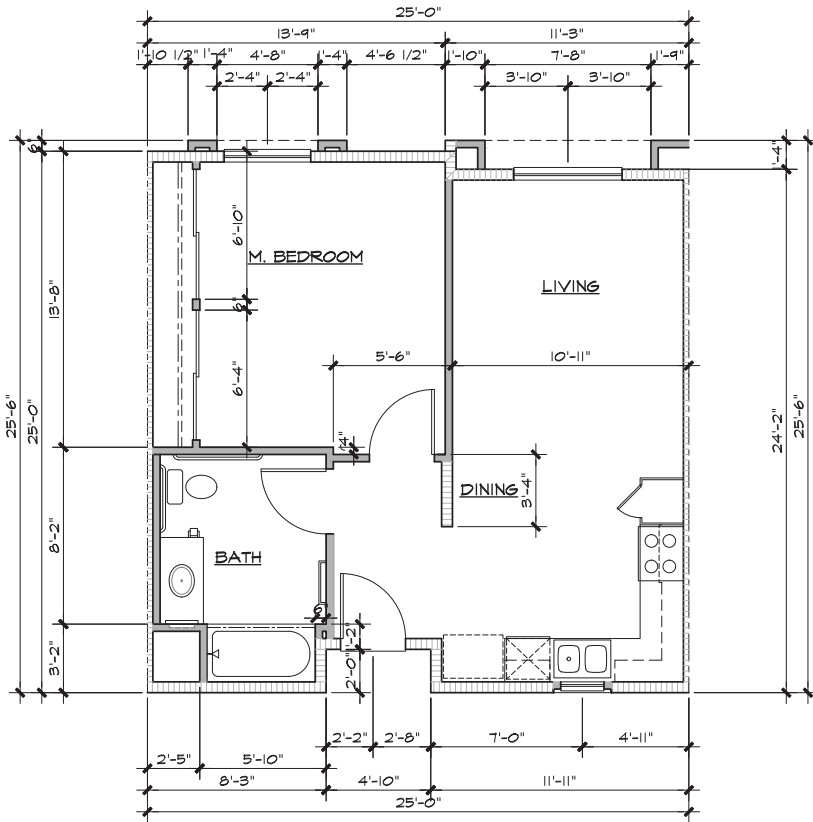
REQUIRED: 8,800 SF (100 SF/UNIT X 88 UNITS)  
 (ELIMINATION OF PRIVATE OPEN SPACE REQ. WITH CA GOV CODE SE. 65915 INCENTIVE)  
 PROVIDED: 9,145 SF

**SHEET INDEX**

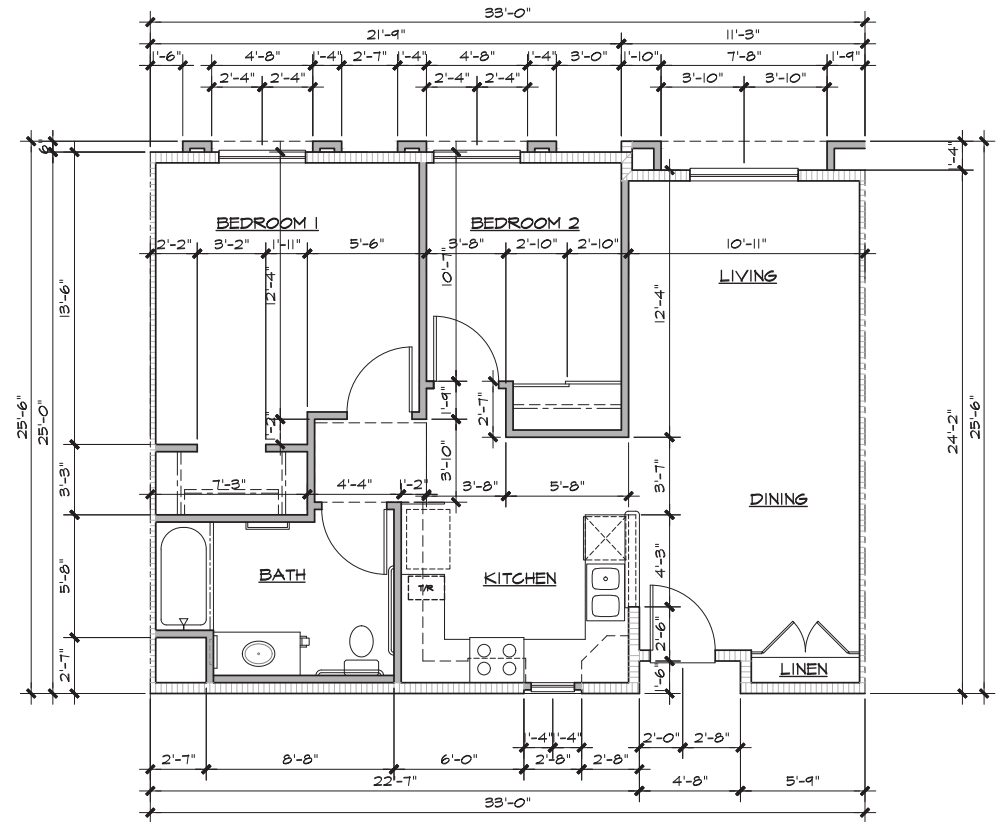
- A-1 SITE PLAN
- A-2 SITE PLAN W/ OPEN SPACE CALCULATION
- A-3 UNIT PLANS
- A-4 COMMUNITY ROOM
- A-5 BLDG. COMPOSITE - 1ST FLOOR
- A-6 BLDG. COMPOSITE - 2ND FLOOR
- A-7 BLDG. COMPOSITE - 3RD FLOOR
- A-8 ROOF PLAN
- A-9 EXTERIOR ELEVATIONS
- A-10 EXTERIOR ELEVATIONS
- A-11 SECTIONS
- A-12 DETAILS
- PH PHOTOMETRIC CALCULATION

**Floor Plans**

**Senior Affordable Plan**



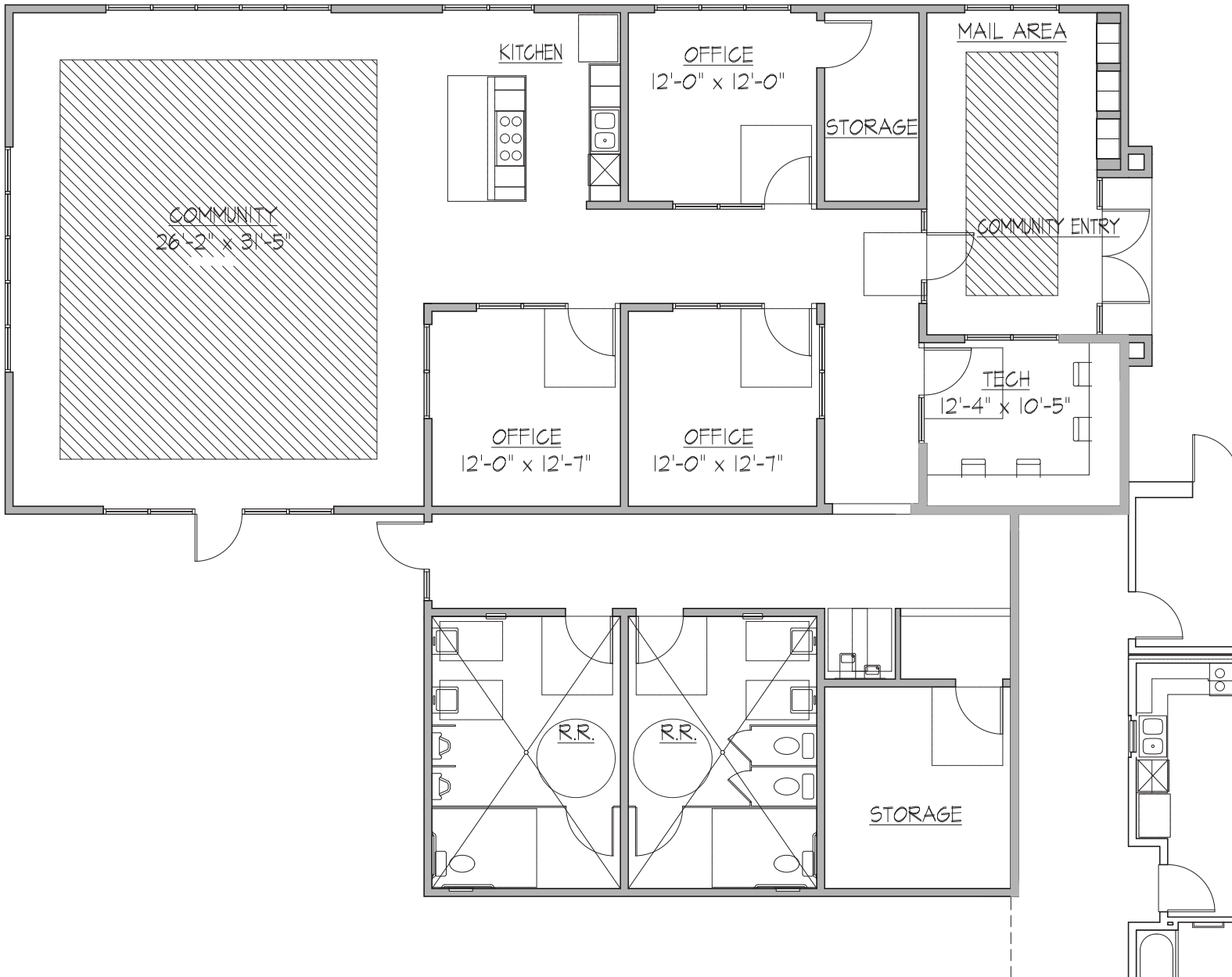
Plan 1 - 558 Sq. Ft.



Plan 2 - 753 Sq. Ft.

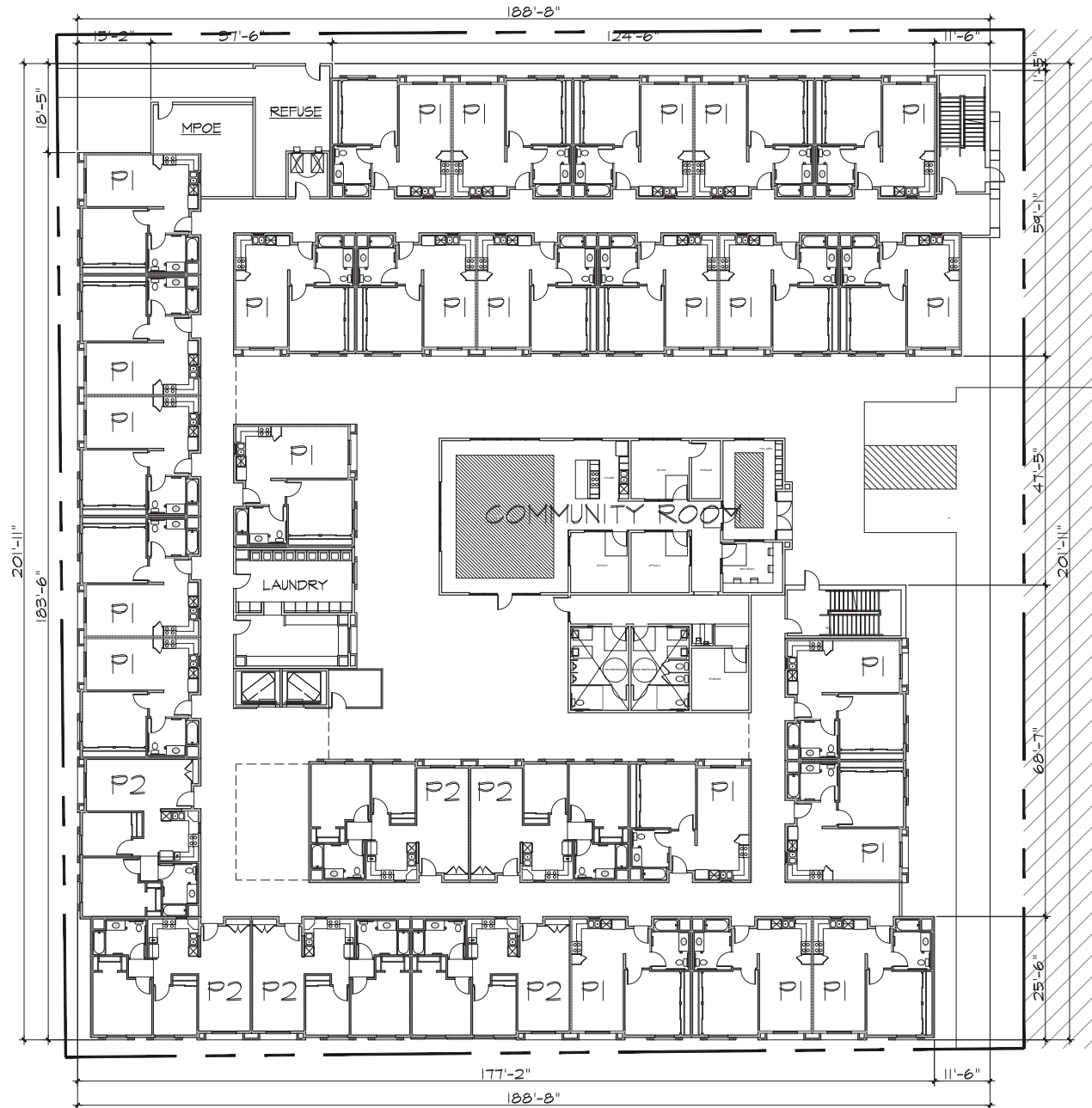
## Floor Plan - Community Room

## Senior Affordable Plan



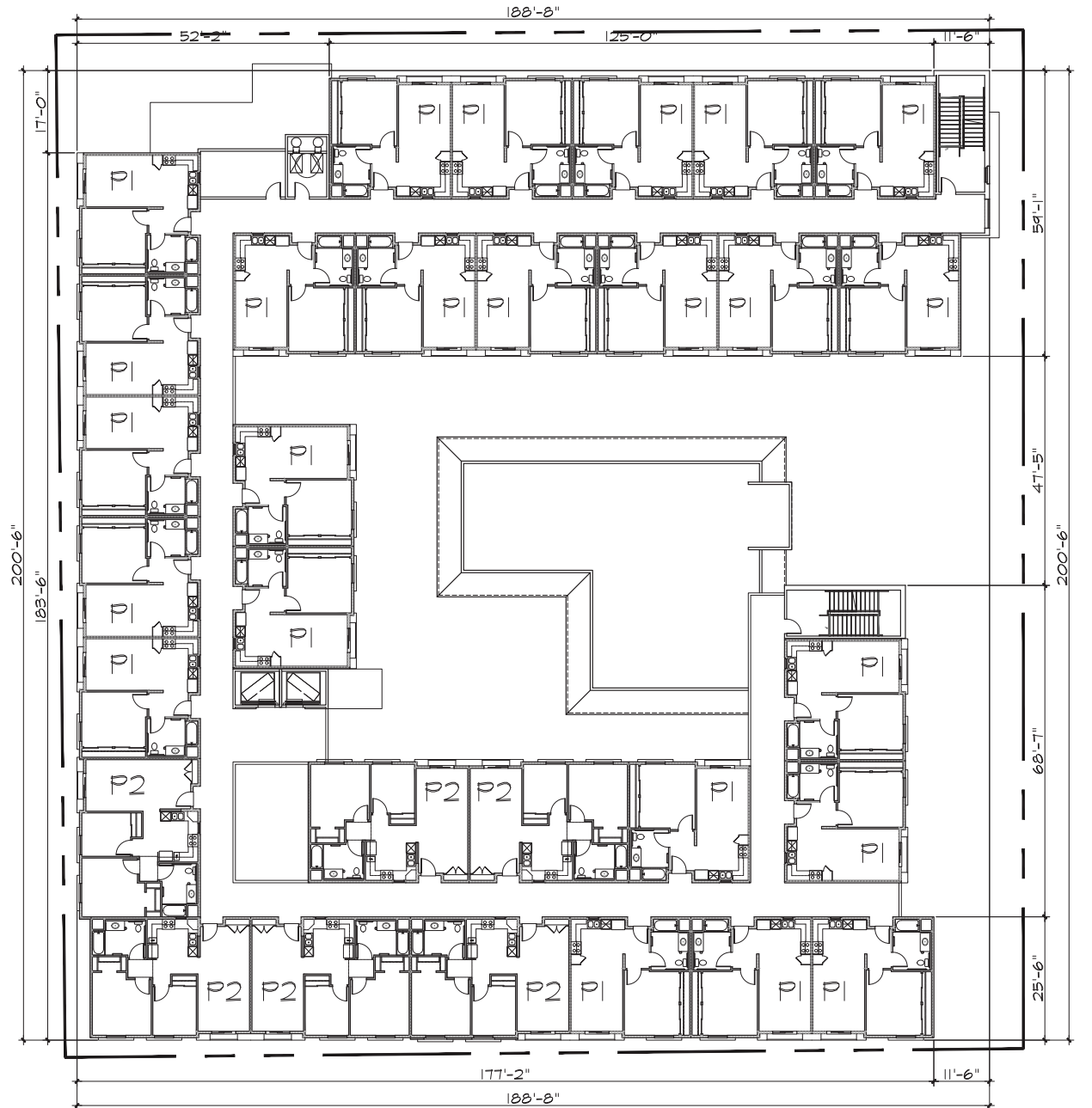
**First Floor - Building Composite**

**Senior Affordable Plan**



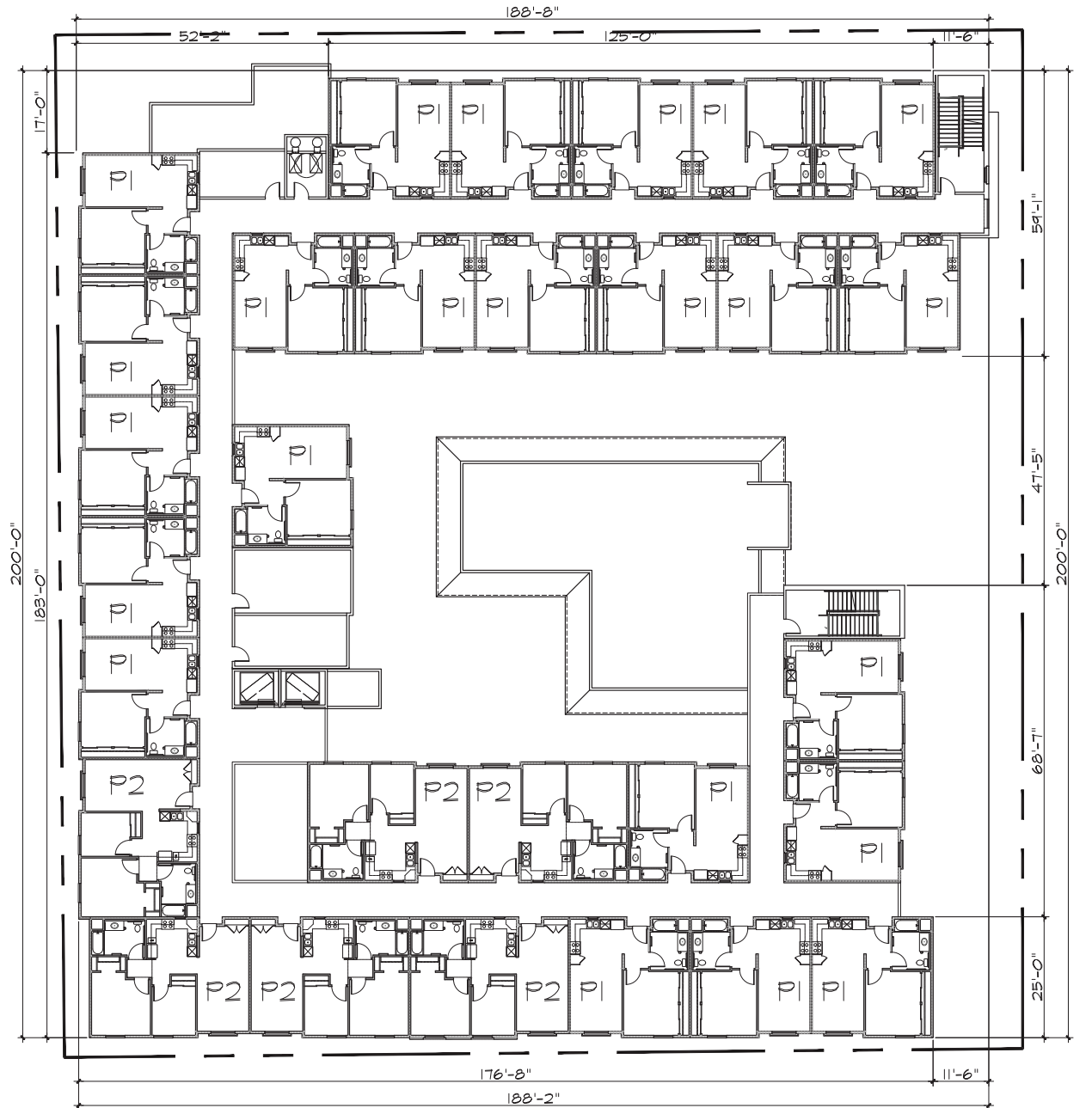
**Second Floor - Building Composite**

**Senior Affordable Plan**



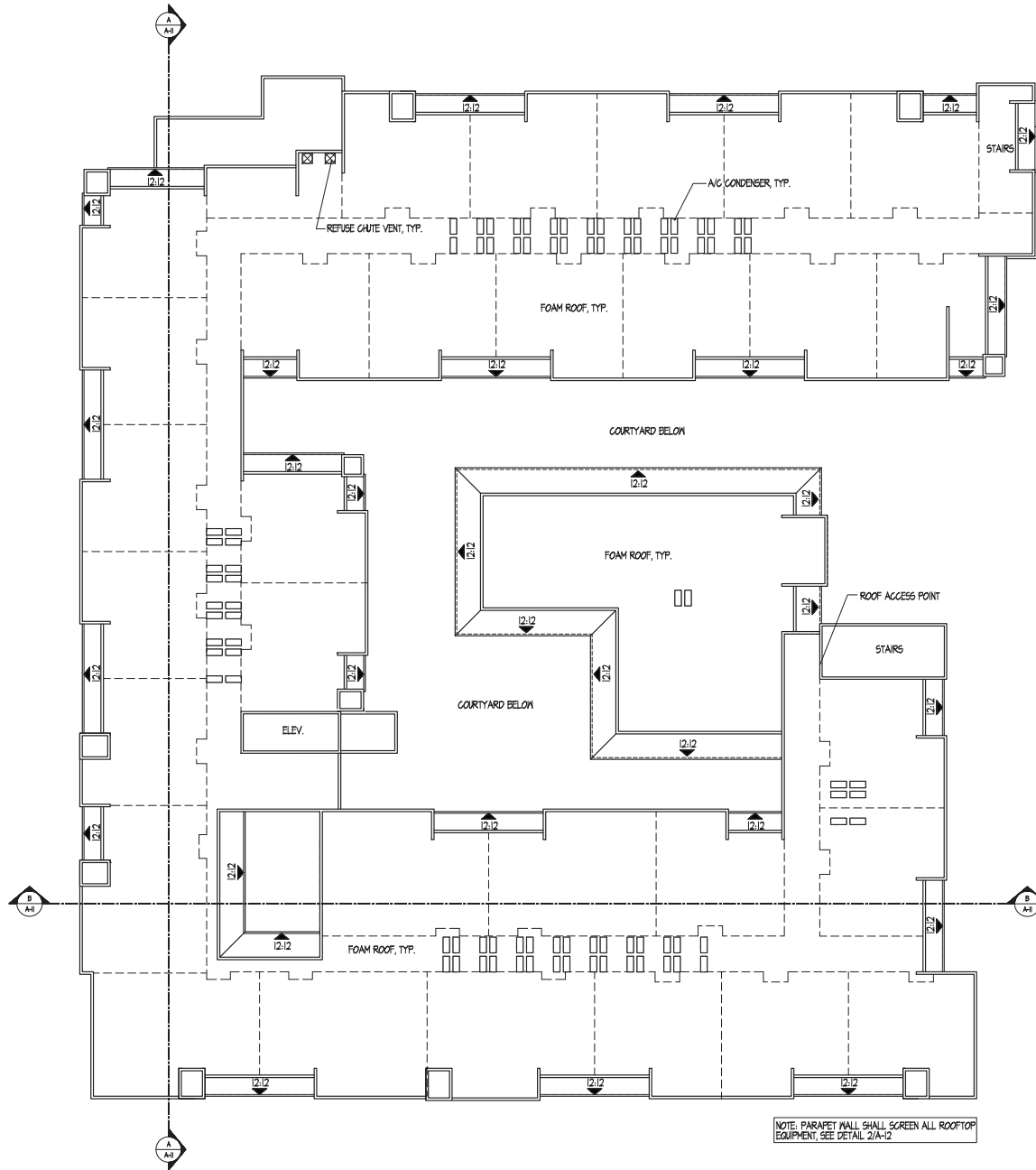
**Third Floor - Building Composite**

**Senior Affordable Plan**

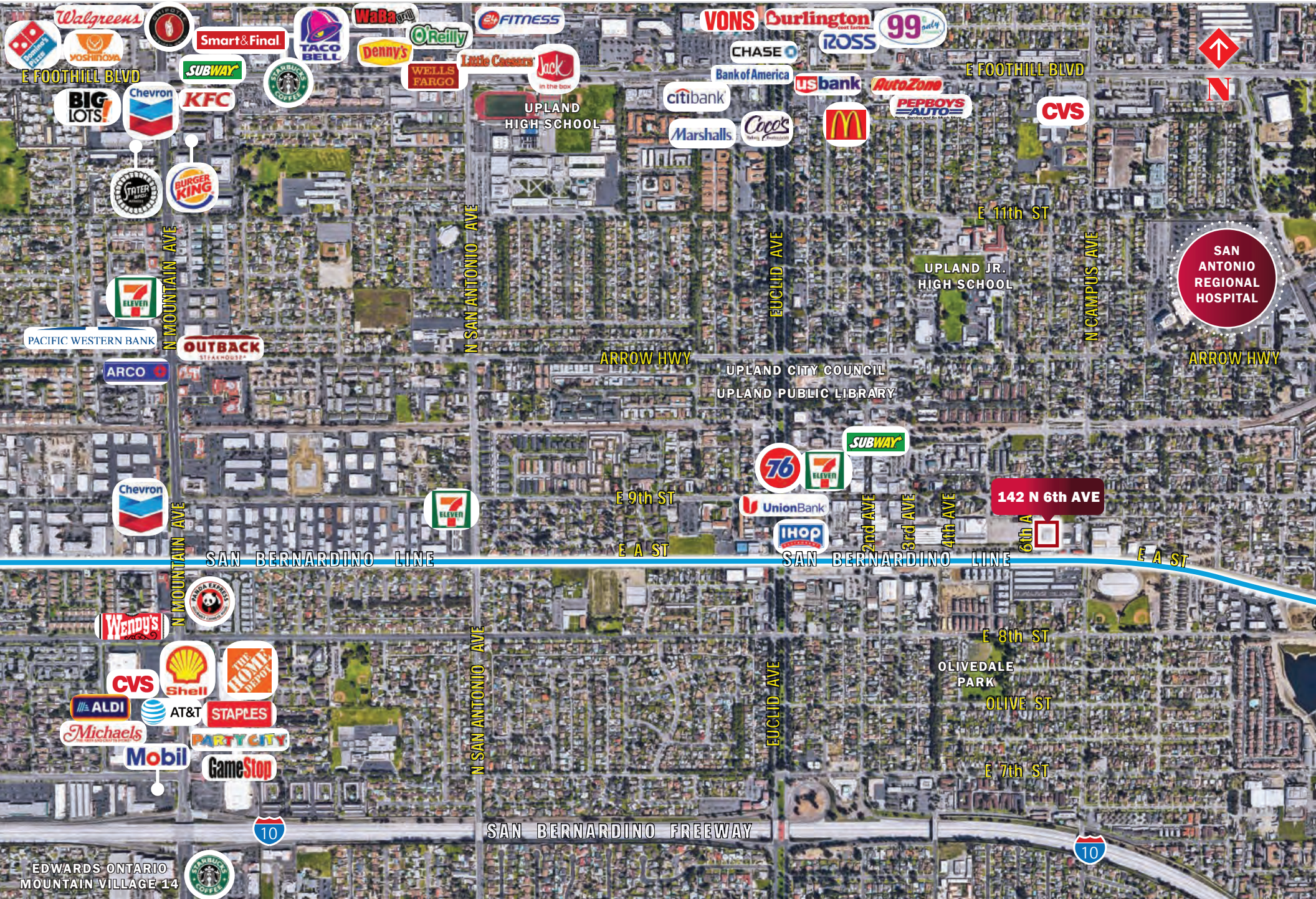


# Roof Plan

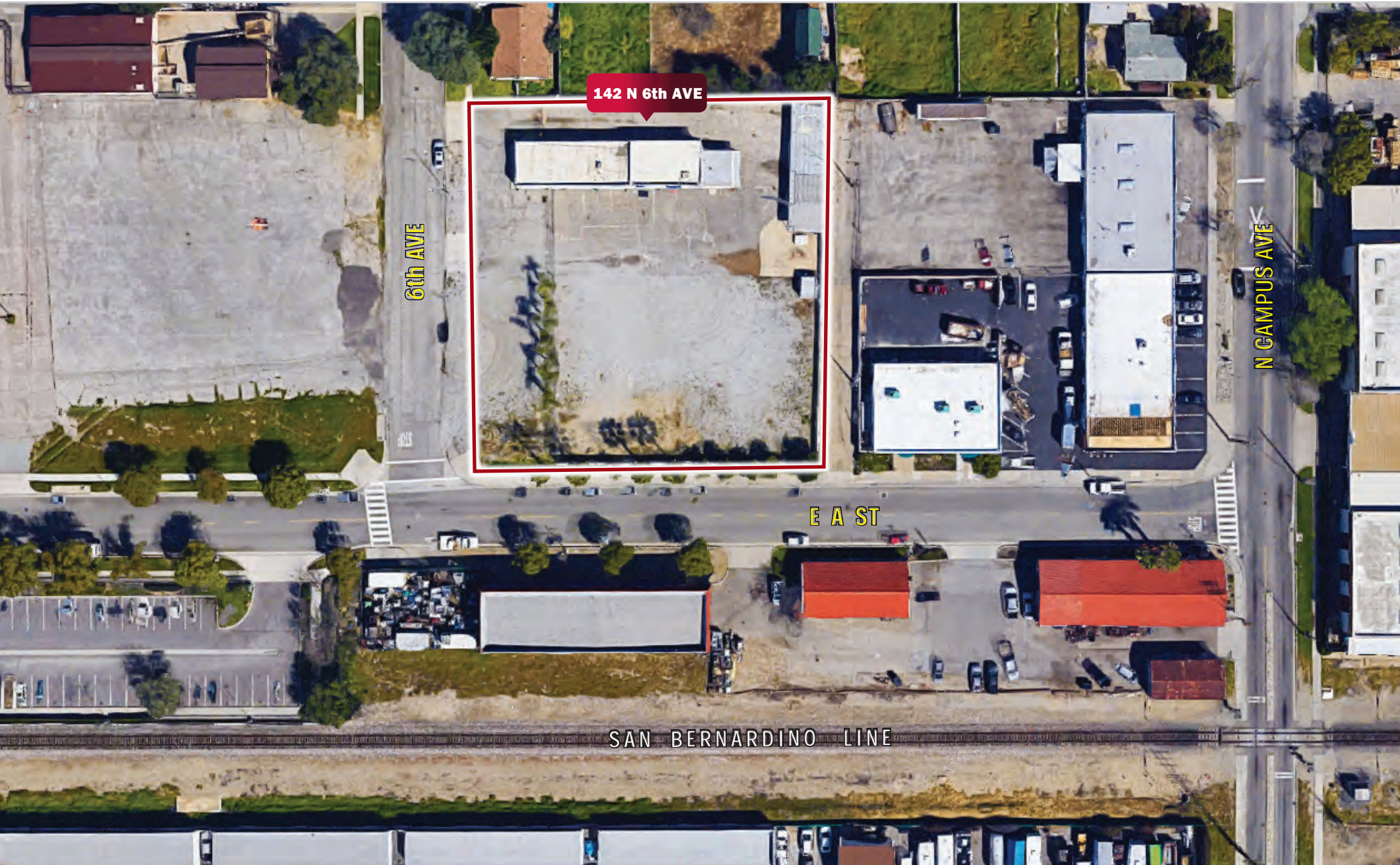
# Senior Affordable Plan



# Aerial View



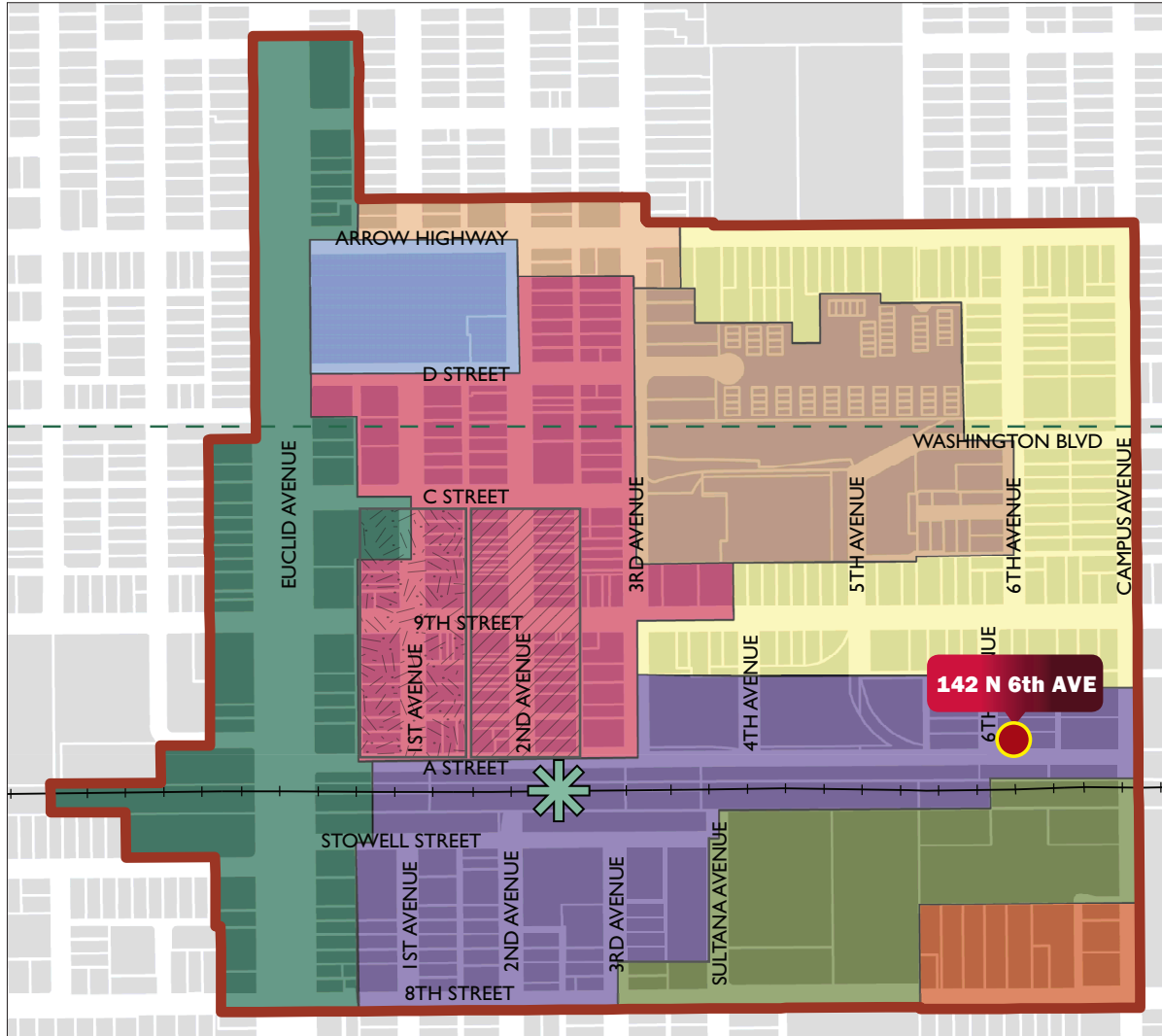
# Aerial View


















## Aerial Views



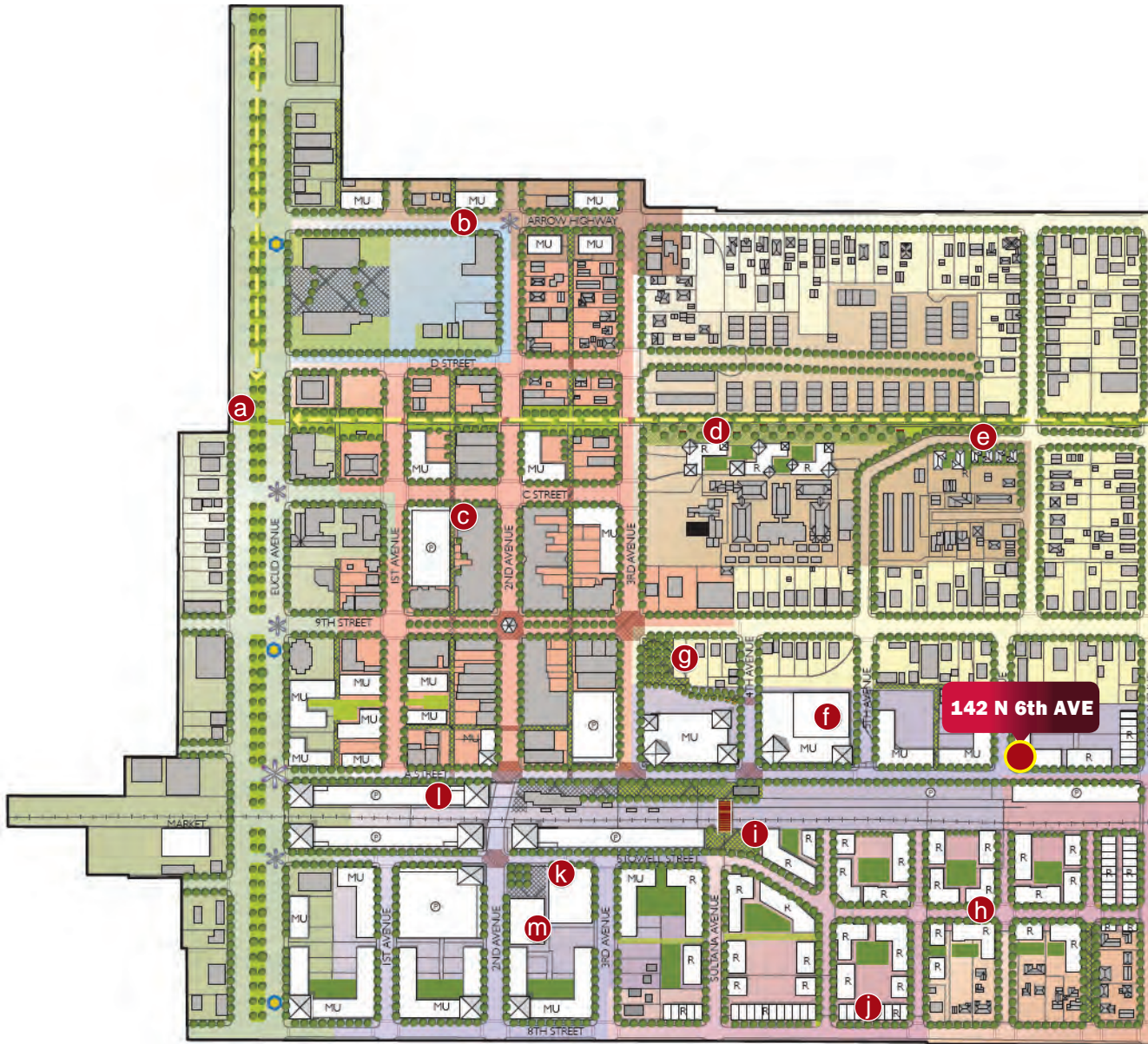
# Downtown Districts Map



-  Metrolink Station
-  Rail Line
-  Pacific Electric Trail
-  Historic Downtown Upland Specific Plan
- Downtown Districts**
-  Euclid District
-  Old Town District
-  Historic Core Overlay
-  1st Avenue Overlay
-  Arrow Highway District
-  Civic Center District
-  Pleasant View District
-  Multi-Family/Senior Housing District
-  Citrus Transportation District
-  Residential Transit District
-  Olivedale District



# Downtown Vision Concept Plan Map



## DISTRICTS

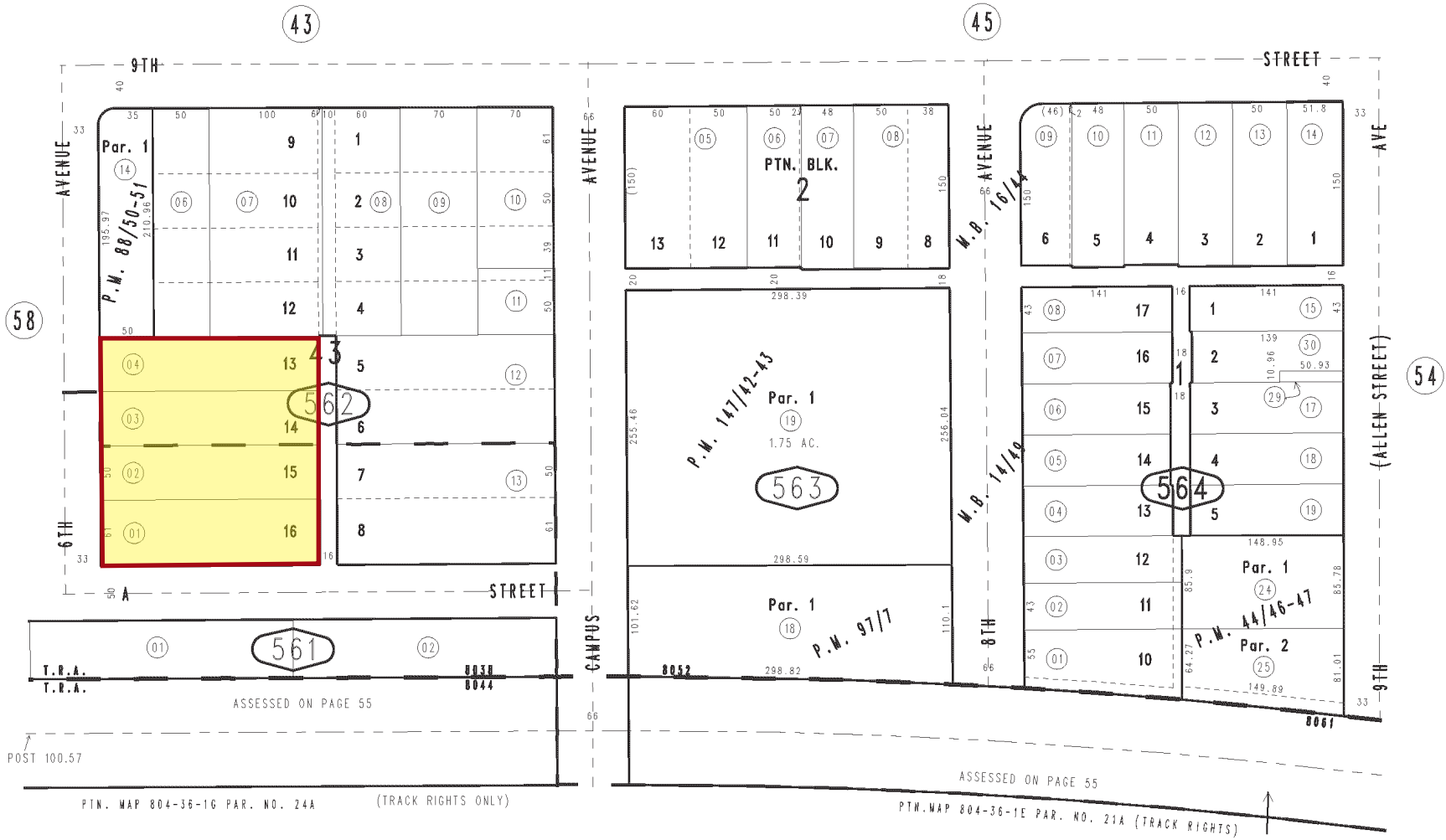
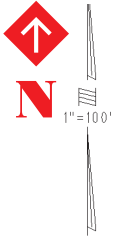
- |                        |                                      |
|------------------------|--------------------------------------|
| Euclid District        | Multi-Family/Senior Housing District |
| Old Town District      | Citrus Transportation District       |
| Arrow Highway District | Residential Transit District         |
| Civic Center District  | Olivedale District                   |
| Pleasant View District |                                      |

- a** New bike/pedestrian crossing over Euclid
- b** Enhanced streetscape along Arrow Highway
- c** "Green" alleys provide greater accessibility throughout Downtown
- d** Improved amenities and access along Pacific Electric Trail
- e** Strong "street front" connects historic neighborhood to Downtown
- f** Historic Parking Houses are revitalized and adapted to new uses
- g** New public park is centrally located
- h** New "complete streets" in Residential Transit District
- i** Pedestrian bridge is constructed over trucks
- j** Sensitive "stepped down" buildings are located along Eighth Street
- k** New "Heritage Citrus Plaza" gathering place for commuters & others
- l** New parking structures provide for Metrolink and Downtown users
- m** High quality residential buildings with retail and live-work on ground floor

- |   |  |
|---|--|
| Existing Buildings                              | Study Area Boundary                    |
| Development Opportunity Sites or Adaptive Reuse | Pacific Electric Bike/Pedestrian Trail |
| Public Open Space                               | Bus Stop                               |
| Private Open Space                              | Gateway Opportunity                    |
| Plaza   | <b>R</b> = Residential                 |
| "Green" Alley                                   | <b>MU</b> = Mixed-Use                  |
| Street Paver                                    | <b>P</b> = Parking                     |



# Plat Map





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