

## **Operational Statement**

### **Project Description:**

This project is being submitted by Ken Motschiedler of Barken Development and Construction on behalf of Adamas, LLC, and pertains to 12.4 acres of property located approximately 650 feet West of the SW corner of Veterans Boulevard and Barstow Avenues, more specifically described as a portion of APN: 505-060-08 which was accepted by the City of Fresno for processing prior to the adoption of the new zoning code and is therefore being processed under the prior zoning designation of R-2 with a planned land use of multifamily housing. Adamas, LLC, is requesting authorization to construct 172 units of multi-family housing together with a total of approximately 345 parking spaces. The project is currently anticipated to be constructed in two (2) phases with the first phase comprising 96 units of 1, 2 and 3 bedrooms units. The second phase will contain 76 units of 1, 2 and 3 bedroom units. The existing site currently exists as undeveloped fallow land. The proposed hours of operation are generally from 8:00am to 5:00pm, Monday through Sunday, however, an on-site manager is available 24 hours per day.

### **Other facts pertinent to this project are as follows:**

This project is submitted in conjunction with Vesting Tentative Parcel Map 2015-09 which creates the project site consisting of four (4) parcels in the northwest sector of the existing parcel.

### **Operational Narrative**

The project consists of the development of a 172 unit market rate multi-family complex consisting of a mix of 1, 2 and 3 bedroom units, together with a common recreation building, covered terrace, fenced pool area and numerous active recreational features including tot lots and two multi-sport courts. In addition, the project is designed with an ample amount of open space landscaped in a drought tolerant design and interspersed with numerous interconnected walkways. Perimeter fencing is open wrought iron interspersed with decorative pilasters.

The project includes a main, gated entrance on the to-be constructed North La Paz Avenue which provides for code compliant vehicle stacking and left-turn egress capacity. In addition to the main entrance on North La Paz Avenue, additional vehicular access is provided with electronically activated wrought iron gates on West Barstow Avenue. Project signage is planned at the North La Paz main entrance and at the street intersections.

Water, sewer and solid waste services will be provided by and through the City of Fresno with project storm water drainage provided by the Fresno Metropolitan Flood Control District. The project will provide four (4) solid waste enclosures interspersed throughout the site incorporating both garbage and recycling containers.

The perimeter public rights-of-way will be improved with streets and sidewalks under the vesting tentative map submitted in conjunction with this project.