

Attachment 1:A

Edmonds Lofts Submittal 11.20.2024

Attention:

Town of Truckee
10183 Truckee Airport Road
Truckee CA, 96161

A. Builder/Development Team

The builder development team is GLA Morris Construction Inc. (GLA) & Crestwood Construction Inc. (CWC) GLA would facilitate most of the means & methods in the field as it relates to construction. CWC would facilitate the back end of the project as it relates to agency, subcontractor qualification, contracts, proposals, billing etc.

B. Builder/Development Team Experience

GLA Morris Construction Inc.

GLA Morris Construction Inc. is a California Corporation established over 29 years ago, merging GLA Real Estate Development and Morris Construction. Performing Commercial and Residential General Construction, GLA is licensed in both California and Nevada. Project types include mixed-use office buildings, hospitality, and retail centers, multi family housing, single family homes and extensive tenant improvements, including structural retrofits.

Past projects include – LEED Silver Public Mixed-Use Facility – Truckee CA, Tahoe Truckee Airport Administration Building, Truckee Tahoe Lumber Company Relocation Project, Multi-Family Beachfront Townhomes, Kings Beach CA, Peak 10 Multi Family Residential Development, Kings Beach CA, Plumas Bank – Tenant Improvement, Tahoe City, CA, Plumas Bank, Truckee, CA Restaurants Trokey – Tenant Improvement, Truckee, CA, Winter Creek Single Family Subdivision – 147 Units + over 100 units in Tahoe Donner consisting of 4 plex buildings with 2 & 3 bedroom dwellings.

Crestwood Construction Inc.

Crestwood Construction Inc. is a California Corporation established 20 years ago in Truckee CA. Performing Residential General Construction. Crestwood Construction Inc. is licensed in both California and Nevada. Crestwood Construction Inc. has completed hundreds of millions of dollars in construction projects in the Truckee Tahoe basin.

Crestwood Construction Inc. brings a deep depth of construction management & process knowledge to the team for the Village Lofts Projects.

C. Preliminary Project Timeline & tasks

The project would be expected to take 14 months once commenced. This can be elaborated on further if discussions continued.

D. Development Concept

Please see below:

Attached please find a 5 page pdf illustrating different layouts

- 8 Residential Units | 6.28 DU density
- 9 Residential Units (at south side of property) | 7.41 DU density
- 9 Residential Units (at north side of property) | 7.41 DU density
- 12 Residential Units | 9.88 DU density
- 13 Residential Units | 9.17 DU density

After careful consideration of the 5 different possible layouts that have been considered through our study; it makes most sense to us to hone in on an 8 residential scenario at 6.28 DU density.

In the 5 different studies, we considered parcel size, parking requirements & parameters around what makes the most sense with in the defined guidelines.

After running our numbers of \$350/SF for construction costs at 5,280/SF of conditioned space, + \$105,000 in impact fees, + \$125,000 in architecture/engineering, + \$225,000 in site work equates to a Project cost of \$2,300,000. Our data illustrates an income of \$13,000/m.o with a debt service of \$18,000/mo. + annual property taxes.

For the project to be viable, it needs to cost \$1,000,000 less than it current pencils at. The request would be government assistance of in grants or ? of \$1,000,000 to make the project viable.

Joe & I would welcome a conversation around our findings if you'd like to know more.

Marshall Williams



PROPOSED PROJECT

- PLANNED DEVELOPMENT
- STRUCTURE PLACED AT NORTH SIDE FOR FOREST VIEWS AND NATURAL SOLAR GAIN.
- STRUCTURE DEVELOPED WITHIN GIVEN SETBACKS.
- SINGLE BUILDING WITH 2 AND 3 STORY MASSING
- PARKING REQUIREMENTS MET.
- REQUEST PARKING TO ENCROACH INTO SOUTH SIDE SETBACK.
- SOLAR PANELS COULD POTENTIALLY BE INSTALLED ON THE FRONT OF THE UNITS OR ON A ROOF COVERING THE 12 PARKING SPACES AT THE SOUTH SIDE OF THE PROPERTY.
- AMPLE AND EASY SITE SNOW STORAGE

EXISTING
PARKING

5932

5930

5928

5926

5924

5922

EDMUNDS
DRIVE

APN
018-580-052

+/- .32 acres
(±14,077 SF)

1

2

3

4

5

6

7

8

9

10

11

12

5920

SNOW
STORAGE

10' SETBACK

EXISTING
APARTMENTS

EXISTING
APARTMENTS

SITE INFORMATION

LOT AREA	±.32 ACRES / ±14,077.67 SF
ALLOWED COVERAGE	70% / ±9,854
SITE ELEVATION	5,934'
GROUND SNOWLOAD	183 PSF
SNOW STORAGE REQUIRED	50% OF PAVED DRIVEWAY AND UNCOVERED PARKING
SITE INFORMATION IS A CLOSE ESTIMATION SUBJECT TO SURVEY	

8 RESIDENTIAL UNITS | 6.28 DU EQUIVALENT

(4) 1 BEDROOM UNITS	4X.67 = 2.68 DU EQUIVALENT
(4) 2 BEDROOM UNITS	4X.9 = 3.6 DU EQUIVALENT
PARKING REQUIREMENTS	(4X1.5) + (4X2) = 14 + (14X.25) = 17.5
PARKING PROVIDED	(6) COVERED CARPORT & (12) UNCOVERED SPACES
COVERAGE	8, 116 SF 57.7%

SUMMER
SUNSET
JUNE 21
2030

SUMMER
SUNRISE
JUNE 21
0530

WINTER
SUNSET
DECEMBER 21
1630

WINTER
SUNRISE
DECEMBER 21
0730

MID-DAY
SUN
1200

AFTERNOON
SUMMER SUN



SUMMER WINDS

FOREST
VIEWS



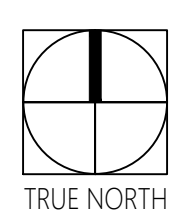
RUSTIC
PEDESTRIAN
TRAIL



WINTER
WEATHER

AFTERNOON
WINTER SUN

MID-MORNING
WINTER SUN



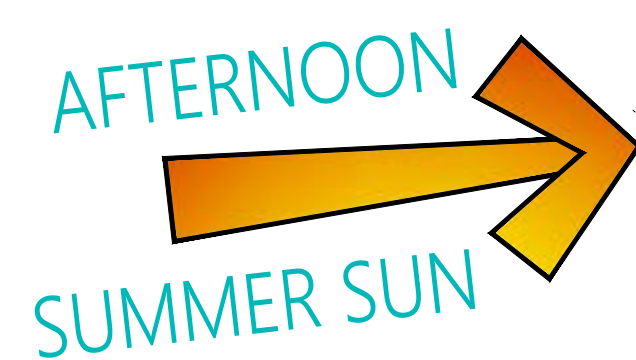
0 8' 16'

PROPOSED PROJECT

- PLANNED DEVELOPMENT
- STRUCTURES PLACED AT SOUTH SIDE FOR POTENTIAL SOLAR PANEL ARRAY ON ROOF
- 2 BUILDINGS BREAK UP MASSING
- REQUEST STRUCTURES ENCROACH INTO REAR SETBACK AND SOUTH SIDE SETBACK.
- PARKING REQUIREMENTS MET INCLUDES 1 COVERED PARKING SPACE / UNIT
- REQUEST PARKING TO ENCROACH INTO NORTH SIDE SETBACK AND REAR SETBACK.
- MORE DIFFICULT SITE SNOW STORAGE.
- PINCHED ENTRY ACCESS
- VIEWS DIRECTLY INTO NEIGHBORING APARTMENTS



RUSTIC
PEDESTRIAN
TRAIL

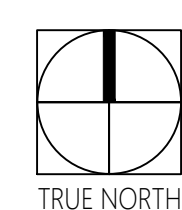


SUMMER WINDS



WINTER

WEATHER



0 5' 10'

EXISTING
PARKING

5932

5930

5928

5926

5924

5922

EDMUNDS
DRIVE

APN
018-580-052

+/- .32 acres
(±14,077 SF)

BUILDING

A

BUILDING
B

B

SNOW
STORAGE

CARPORT SPACE 1

CARPORT SPACE 2

CARPORT SPACE 3

CARPORT SPACE 4

CARPORT SPACE 5

CARPORT SPACE 6

SNOW
STORAGE

(1) 1 BEDROOM UNIT
(2) 2 BEDROOM UNITS

EXTERIOR STAIRS

(1) 1 BEDROOM UNIT
(2) 2 BEDROOM UNITS

EXTERIOR STAIRS

SNOW
STORAGE

EXISTING
APARTMENTS

EXISTING
APARTMENTS

SITE INFORMATION

LOT AREA	±.32 ACRES / ±14,077.67 SF
ALLOWED COVERAGE	70% / ±9,854
SITE ELEVATION	5,934'
GROUND SNOWLOAD	183 PSF
SNOW STORAGE REQUIRED	50% OF PAVED DRIVEWAY AND UNCOVERED PARKING
SITE INFORMATION IS A CLOSE ESTIMATION SUBJECT TO SURVEY	

9 RESIDENTIAL UNITS | 7.41 DU EQUIVALENT

BUILDING A	(2) 1 BEDROOM UNITS	2X.67 = 1.34 DU EQUIV.
	(4) 2 BEDROOM UNITS	4X.9 = 3.6 DU EQUIV.
BUILDING B	(1) 1 BEDROOM UNIT	1X.67 = .67 DU EQUIV.
	(2) 2 BEDROOM UNITS	2X.9 = 1.8 DU EQUIV.
PARKING REQUIREMENTS	(3X1.5) + (6X2) = 16.5 + (16.5X1.25)=20.6	
PARKING PROVIDED	(9) COVERED CARPORT & (12) UNCOVERED SPACES	
COVERAGE	8,658 SF 61.5%	

- PLANNED DEVELOPMENT
- STRUCTURES PLACED AT NORTH SIDE FOR FOREST VIEWS AND NATURAL SOLAR GAIN.
- REQUEST STRUCTURES ENCROACH INTO REAR SETBACK AND NORTH SIDE SETBACK
- PARKING REQUIREMENTS REDUCED AS T.A.R.T STOP IS LESS THAN A 1/2 MILE AWAY. 1 COVERED PARKING SPACE / UNIT
- 1 ADDITIONAL TENANT / GUEST PARKING SPACE / UNIT
- REQUEST PARKING TO ENCROACH INTO REAR SETBACK AND SOUTH SIDE SETBACK.
- SOLAR PANELS COULD POTENTIALLY BE INSTALLED ON THE FRONT OF THE UNITS OR ON A ROOF COVERING THE 9 PARKING SPACES AT THE SOUTH SIDE OF THE PROPERTY.
- AMPLE AND EASY SITE SNOW STORAGE

5932

5930

5928

5926

5924

5922

EDMUNDS
DRIVE

APN
018-580-052
+/- .32 acres
(±14,077 SF)



SUMMER WINDS

RUSTIC
PEDESTRIAN
TRAIL

EXISTING APARTMENTS

EXISTING APARTMENTS

SITE INFORMATION

LOT AREA	±.32 ACRES / ±14,077.67 SF
ALLOWED COVERAGE	70% / ±9,854
SITE ELEVATION	5,934'
GROUND SNOWLOAD	183 PSF
SNOW STORAGE REQUIRED	50% OF PAVED DRIVEWAY AND UNCOVERED PARKING
SITE INFORMATION IS A CLOSE ESTIMATION SUBJECT TO SURVEY	

9 RESIDENTIAL UNITS | 7.41 DU EQUIVALENT

(3) 1 BEDROOM UNITS	$3 \times 6.7 = 2.01$ DU EQUIVALENT
(6) 2 BEDROOM UNITS	$6 \times 9 = 5.4$ DU EQUIVALENT

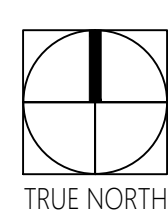
PARKING (9) COVERED CARPORT & (9) UNCOVERED SPACES
T.A.R.T. BUS STOP IS .3 MILES FROM PROPERTY

COVERAGE 8,840 SF | 62.8%



MID-DAY
SUN
1200

A diagram showing the path of the winter sun. It features a yellow arrow pointing upwards and to the right, labeled "MID-MORNING" in blue text. Below it, a blue arrow points upwards and to the right, labeled "WINTER SUN" in blue text.



TRUE NORTH

EDMUNDS LOFTS - WORKFORCE HOUSING
SITE ANALYSIS

NOVEMBER 20, 2024



CRESTWOOD
CONSTRUCTION



simply
ARCHITECTURE

PROPOSED PROJECT

- PLANNED DEVELOPMENT
- STRUCTURES PLACED AT NORTH SIDE FOR FOREST VIEWS AND SOLAR GAIN
- REQUEST STRUCTURE ENCROACHES INTO NORTH SIDE SETBACK, REAR SET BACK AND FRONT SETBACK.
- PARKING REQUIREMENTS REDUCED AS T.A.R.T STOP IS LESS THAN A 1/2 MILE AWAY
- 1 COVERED PARKING SPACE / UNIT
- 1 ADDITIONAL TENANT / GUEST PARKING SPACE / UNIT
- REQUEST PARKING TO ENCROACH INTO SOUTH SIDE SETBACK AND REAR SETBACK.
- SITE SNOW STORAGE WILL REQUIRE AN OFF-SITE REMOVAL PLAN
- REQUEST COVERAGE VARIANCE
- SOLAR PANELS COULD POTENTIALLY BE INSTALLED ON THE FRONT OF THE UNITS OR ON A ROOF COVERING THE 12 PARKING SPACES AT THE SOUTH SIDE OF THE PROPERTY.

EXISTING
PARKING

5932

5930

5928

5926

5924

5922

EDMUNDS
DRIVE

APN
018-580-052

+/- .32 acres
(±14,077 SF)

AFTERNOON
SUMMER SUN

SUMMER WINDS

WINTER
SUNSET
DECEMBER 21
1630

WINTER
WEATHER

AFTERNOON
WINTER SUN

MID-DAY
SUN
1200

MID-MORNING
WINTER SUN

SITE INFORMATION

LOT AREA	±.32 ACRES / ±14,077.67 SF
ALLOWED COVERAGE	70% / ±9,854
SITE ELEVATION	5,934'
GROUND SNOWLOAD	183 PSF
SNOW STORAGE REQUIRED	50% OF PAVED DRIVEWAY AND UNCOVERED PARKING
SITE INFORMATION IS A CLOSE ESTIMATION SUBJECT TO SURVEY	

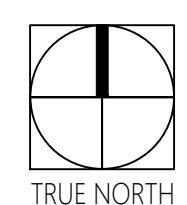
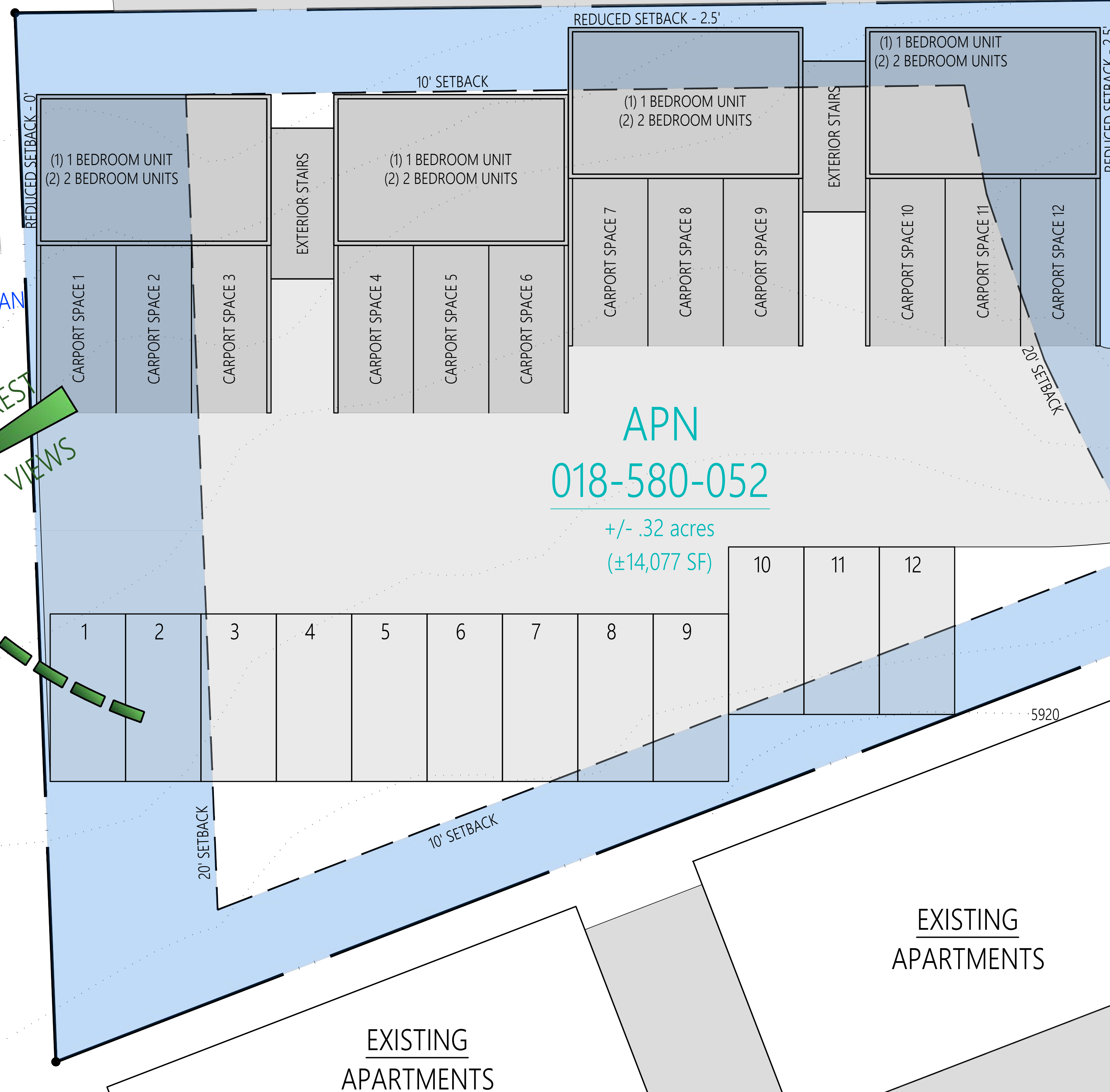
12 RESIDENTIAL UNITS | 9.88 DU EQUIVALENT

(4) 1 BEDROOM UNITS	4X.67 = 2.68 DU EQUIVALENT
(8) 2 BEDROOM UNITS	8X.9 = 7.2 DU EQUIVALENT
PARKING:	(12) COVERED CARPORT & (12) UNCOVERED SPACES
T.A.R.T. BUS STOP IS .3 MILES FROM PROPERTY.	
COVERAGE:	10,578 SF 75.14%



RUSTIC
PEDESTRIAN
TRAIL

FOREST
VIEWS



TRUE NORTH

0 8' 16'

EDMUNDS LOFTS - WORKFORCE HOUSING
SITE ANALYSIS

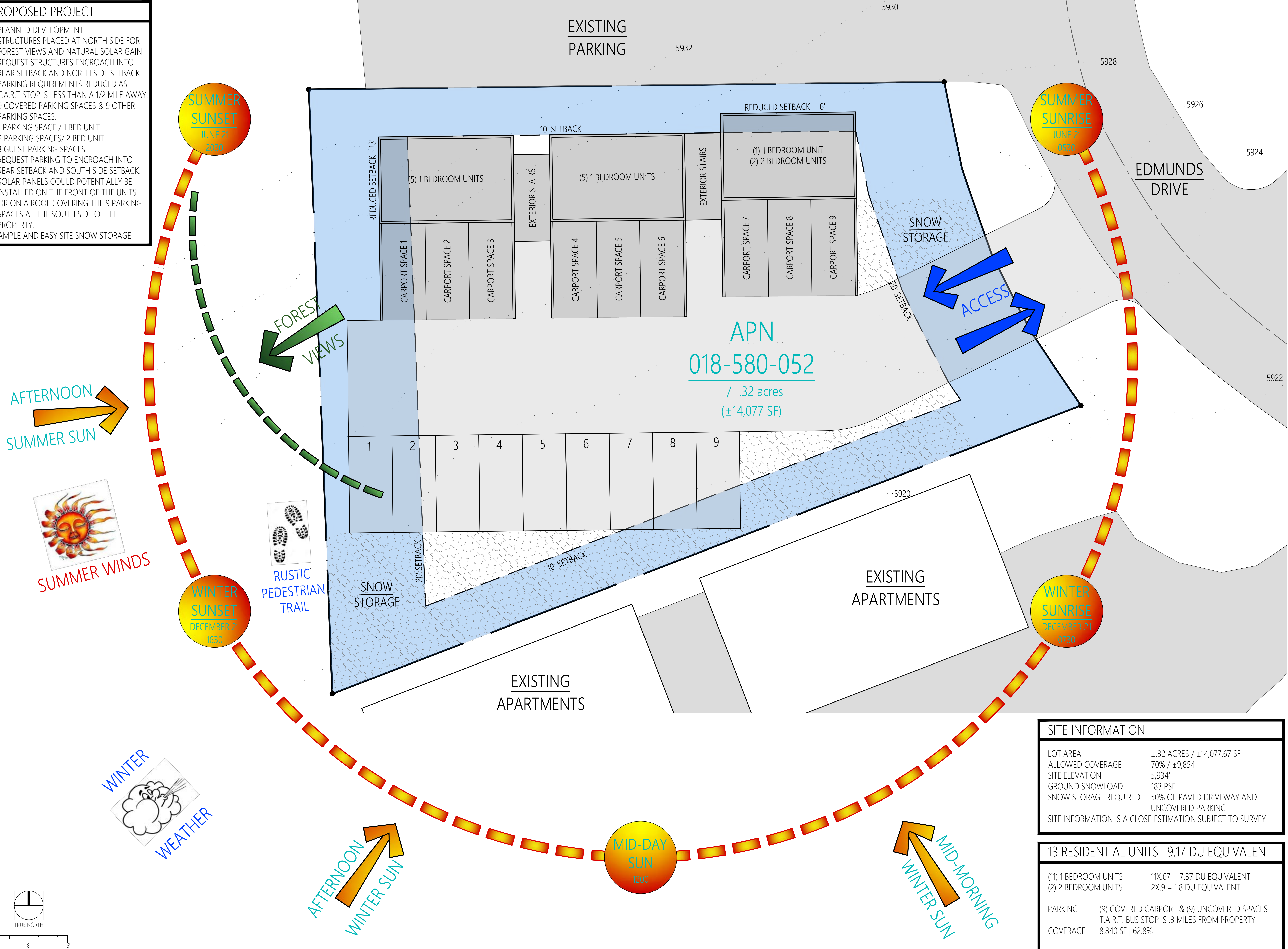
NOVEMBER 20, 2024

CRESTWOOD
CONSTRUCTION

GLA
MORRIS
construction

simply
ARCHITECTURE
TRUCKEE, CA

- PROPOSED PROJECT**
- PLANNED DEVELOPMENT
 - STRUCTURES PLACED AT NORTH SIDE FOR FOREST VIEWS AND NATURAL SOLAR GAIN
 - REQUEST STRUCTURES ENCROACH INTO REAR SETBACK AND NORTH SIDE SETBACK
 - PARKING REQUIREMENTS REDUCED AS T.A.R.T STOP IS LESS THAN A 1/2 MILE AWAY. 9 COVERED PARKING SPACES & 9 OTHER PARKING SPACES.
 - 1 PARKING SPACE / 1 BED UNIT
 - 2 PARKING SPACES/ 2 BED UNIT
 - 3 GUEST PARKING SPACES
 - REQUEST PARKING TO ENCROACH INTO REAR SETBACK AND SOUTH SIDE SETBACK.
 - SOLAR PANELS COULD POTENTIALLY BE INSTALLED ON THE FRONT OF THE UNITS OR ON A ROOF COVERING THE 9 PARKING SPACES AT THE SOUTH SIDE OF THE PROPERTY.
 - AMPLE AND EASY SITE SNOW STORAGE



SITE INFORMATION	
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SITE INFORMATION IS A CLOSE ESTIMATION SUBJECT TO SURVEY	
13 RESIDENTIAL UNITS 9.17 DU EQUIVALENT	
(11) 1 BEDROOM UNITS	11X.67 = 7.37 DU EQUIVALENT
(2) 2 BEDROOM UNITS	2X.9 = 1.8 DU EQUIVALENT
PARKING	(9) COVERED CARPORT & (9) UNCOVERED SPACES
COVERAGE	T.A.R.T. BUS STOP IS .3 MILES FROM PROPERTY 8,840 SF 62.8%