



Hayes Parzybok, Principal
P|8
13051 Fairway Drive
Truckee, CA 96161

November 20, 2024

David Tirman, Sr. Planner
dtirman@townoftruckee.gov
Town of Truckee
10183 Truckee Airport Rd.
Truckee, CA 96161

Re: Response to Request for Interest and Qualifications (RFIQ) for Edmunds Lofts

Dear Mr. Tirman,

We are pleased to submit our response to the Request for Interest and Qualifications (RFIQ) for the Edmunds Lofts project on behalf of the joint venture group "P|8/Sagemodern." We are confident that our team possesses the expertise, experience, and commitment necessary to successfully develop this important project.

Enclosed, please find our detailed response. We've emailed the submission to you directly plus delivered three (3) hard copies to the Town offices. Our submission outlines our qualifications, relevant project experience, and our vision for the Edmunds Lofts project. We are excited about the opportunity to engage in this public/private partnership and contribute to the Town of Truckee's efforts to provide affordable housing and enhance the community's quality of life.

We look forward to the possibility of collaborating with the Town of Truckee and other stakeholders to bring this project to fruition. Should you have any questions or require further information, please do not hesitate to contact me directly at (530) 448-9310 or hparzybok@paradigm8.com. Also, please include Blair Porteous and Brian Helm in any email communications.

Thanks to you and the selection committee for considering our submission. We are eager to discuss our proposal in more detail and explore how we can best support the Town of Truckee's goals.

Sincerely,

A handwritten signature in blue ink, appearing to read "HWP", followed by a horizontal line.

Hayes Parzybok
P|8

Edmunds Lofts

RFIQ SUBMISSION

A. BUILDER/DEVELOPMENT TEAM

This submission is being presented as a joint venture proposal by Paradigm8 ("P|8") and Sagemodern. P|8/Sagemodern with vertical integration will serve as the project sponsor, designer, contractor, and developer for the Edmunds Lofts project.

Sagemodern and P|8 are combining their respective experience and expertise to help build more workforce housing in the Town of Truckee. Our team has a proven track record of delivering successful projects across a range of sectors, including residential, commercial, and mixed-use developments. We have assembled a team with complementary expertise and a strong commitment to the success of this project, and we are excited about the opportunity to collaborate with the Town of Truckee to build more workforce housing.

The lead representatives for the P|8/Sagemodern joint venture are as follows:

Blair Porteous, Principal (Sagemodern), e: blair@sagemodern.com

Brian Helm, Principal (P|8), e: bhelm@paradigm8.com

Hayes Parzybok, Principal (P|8), e: hparzybok@paradigm8.com

Team Members and Roles:

- **Sagemodern:** Sagemodern is a multidisciplinary design and development firm with offices in San Francisco and Truckee. Led by Blair Porteous, who oversees the development side of the firm, and Paul Warner, the principal architect responsible for the firm's design vision, Sagemodern has been a prominent player in the Tahoe area's architectural landscape for over 15 years.

Specializing in the design and the development of homes, apartments, and commercial projects; Sagemodern is known for its innovative and sustainable approach. The firm combines modern aesthetics with functional design, creating spaces that are both beautiful and practical. With a deep commitment to quality and community, Sagemodern continues to shape the built environment in the Tahoe region and beyond.

- **Edmunds Lofts Role(s):**

- JV Development Sponsor + Capital Partner
 - Architect / Designer
 - Asset Manager
- **P|8:** Paradigm8 is an entrepreneurial real estate development and investment firm based in Truckee with nearly 20 years of experience in North Lake Tahoe. Our team excels in development, construction, planning, entitlement, and asset management, with a particular focus on complex projects and assets.

Led by a team of seasoned professionals, PJ8 has successfully developed a number of commercial and residential projects in the region while also being responsible for multiple operating businesses that help sustain and nurture our local economy. As the owner and operator of Tahoe Mountain Club, one of the largest employers in the Town of Truckee and North Lake Tahoe, we possess an acute understanding of the urgent need for affordable housing within our local community.

Our deep-rooted knowledge and commitment to the area drive us to pursue and develop projects that meet community needs and provide for a thoughtful and sustainable built environment in our community.

- **Edmunds Lofts Role(s):**
 - JV Development Sponsor + Capital Partner
 - General Contractor
 - Asset Manager
- **Truckee Tahoe Workforce Housing Agency:** The Truckee Tahoe Workforce Housing Agency (“TTWHA”) works with employers, employees, and the community to pursue housing solutions that support the vibrancy of our region. TTWHA’s mission is to facilitate housing solutions for the Truckee-Tahoe workforce. Sagemodern recently completed the construction of a nine-unit apartment building in Truckee and sought guidance from TTWHA to help identify tenants for the new building to fulfill their mission. TTWHA was a key partner in finding nine local tenants from the Truckee community. For the Edmunds Lofts project, we plan to work with TTWHA to provide guidance from the early stages of design so the final product meets the needs of their constituents. Further, once the apartments are completed, we plan to work with TTWHA again to facilitate the process of renting the building to the local workforce.
 - **Edmunds Lofts Role(s):**
 - Housing Advisor / Project Proponent
 - Potential Master Lessee

Interest in the Project

PJ8/Sagemodern are genuinely interested in the Edmunds Lofts project due to its potential to provide much-needed affordable housing for Truckee’s local workforce. The opportunity to engage with the Town of Truckee in an intriguing public/private partnership that has the potential to be a successful springboard for future projects and additional housing. Our team is committed to creating a vibrant, sustainable community that aligns with the Town's vision and needs.

B. LOCAL AND COLLABORATIVE EXPERIENCE

Our team has successfully collaborated with local governments and community organizations on various projects. We prioritize active public participation in the planning process to ensure our developments meet community needs and expectations. Below are three examples of our work:

1. Industrial Way Apartments (Truckee, CA)

- **Role:** Sagemodern was responsible for the development, design and construction of a 3-acre industrial infill parcel located at the end of Industrial Way. The mixed-use project consisted of two warehouse buildings totaling ~28,000sf and a 9-unit apartment building. Sagemodern was responsible for the entire development, from land acquisition to commercial condo sales and apartment lease-up. In its capacity Sagemodern, raised the necessary equity, obtained construction capital, designed and entitled the property and then finally was the GC for the construction of the project. Upon completion, we partnered with TTWHA to facilitate leasing the units to the local workforce.
- **Description:** The apartment component of this mixed-use project is very similar to the scope of the Edmunds Lofts project and the development team plans to leverage its experience from this project if awarded the Edmunds Lofts project. The development was required to build three units to meet the workforce and inclusionary housing requirement, but chose to maximize the number of units that could be accommodated on the site and built six additional apartments. The subject building included nine, 660 sf 1-bedroom units. It was designed with exterior stairs and walkways and each unit has an exterior private balcony. There is an ADA compliant unit on the ground floor along with 6 private enclosed garages. The 2nd and 3rd floors each had 4 units with views towards the Northstar ski resort. See Attachment 4 for images.
- **Highlights:** The apartments are “all electric” with a heat-pump heating and cooling system providing dedicated zones for bedrooms and living areas. The units were tastefully appointed with custom cabinets, durable LVP flooring, stainless steel appliances and washer and dryers.

The tenants of the Industrial Way Apartments in Truckee represent a diverse cross-section of the local workforce, employed across various industries/businesses: Mountain Home Center, Tahoe Forest Hospital, Edges Electrical, TTUSD, Past Times Club, Tahoe Mountain Club, Nevada County Library, PlumpJack, Grounded Innovations, and Luxecraft Built.

Notably, all of the current tenants’ incomes range from below 80% to 160% of the Area Median Income (AMI) for Nevada County, reflecting a mix of income levels within the community. The Industrial Way Apartments serve as essential housing for Truckee’s hardworking professionals, supporting a thriving local economy.

2. Village Walk Skyline (Northstar/Truckee, CA)

- **Role:** In a similar joint venture, Sagemodern and P|8 teamed up in the project development where Sagemodern led the design effort and P|8 acted in the development management capacity. Construction execution was a shared P|8/Sagemodern responsibility.
- **Description:** The Village Walk Skyline project at Northstar is an innovative “hybrid” construction development that combined modular and site-built components to deliver 12 (22 total contemplated) units on a challenging site within an existing neighborhood, just a short walk from The Village at Northstar. The project showcases an innovative project delivery method by integrating modular housing units with onsite construction, enabling an accelerated construction schedule through simultaneous offsite and onsite building. Constructing in a controlled environment minimized waste and prioritized efficient, sustainable design. This project exemplifies how Paradigm8 and Sagemodern have

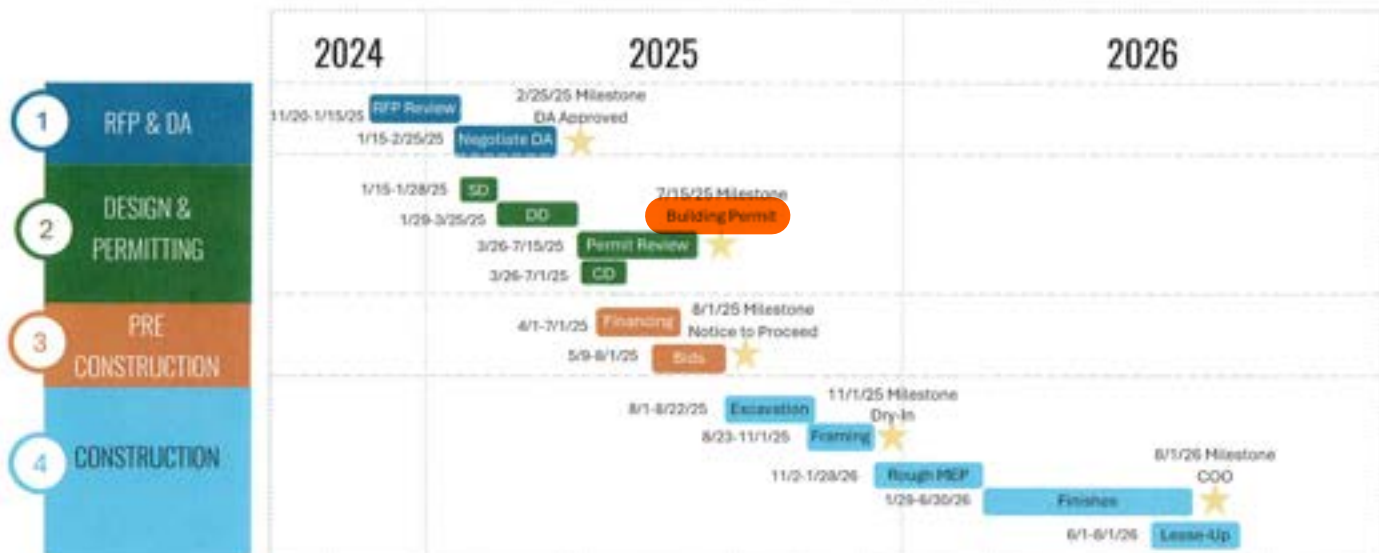
successfully collaborated to deliver a residential development in a challenging marketplace, managing costs while prioritizing aesthetically pleasing design.

3. Sawmill Heights (Northstar/Truckee, CA)

- Role:** Hayes Parzybok, Principal with P|8, acted as lead developer including design management, permitting, public/private partnership formation and management, along with project oversight through project execution and into operations. This was a unique project whereby the Town of Truckee sponsored the bond issuance for construction financing and Placer County committed public dollars to support the project feasibility. This is an example of an innovative public/private partnership in the region that yielded a meaningful addition of deed restricted housing to the market. It is worth noting that this project participated in the "Green Building Initiative" plus the project also followed the US Green Building Council's LEED Silver checklist. Furthermore, Hayes also engaged the Northstar Community Services District on this project to allow for another public/private partnership whereby a portion of the project's fees were converted to housing credits for use by NCSD employees. This program continues today.
- Description:** A 96-unit employee and affordable housing project compiled of Studio/1 Bedroom, 2- and 4-Bedroom units that permitted flexible configurations to allow for +/- 372 beds.

C. PRELIMINARY PROJECT TIMELINE AND TASKS

We propose the following preliminary project timeline for Edmunds Lofts:



This represents an aggressive timeline at the outset, but if selected and we in a position to negotiate a Development Agreement by March 2025, we would like to get permit drawings into the Town by the end of March 2025 to be able to start excavation in August 2025 to give time to be dried in before winter.

D. DEVELOPMENT CONCEPT

Our vision for Edmunds Lofts is to create a sustainable, affordable housing community that supports Truckee's local workforce. The focus and design challenge for the Edmunds Lofts project will be balancing the constraints of a small irregular sloped lot, with maximizing the number of new workforce units to create a functional and aesthetically pleasing design that the Town and the project sponsors are proud of, but most importantly, its residents are inspired to call home.

The development team created an initial concept site plan and design to help visualize and better evaluate the constraints of maximizing workforce housing units while adhering to the development standards. (See Attachments 1, 2, and 3) This is just an initial concept, and the team is eager to work with the Town on design iterations that will for the highest and best use of this site. The project is proposed to feature:

- **Affordable Housing Units:** Nine one-bedroom and three studio apartments provide a range of living arrangements for different needs. Most units provide private outdoor spaces, and covered walkways provide sheltered paths to each unit in the winter. The proposed project will comply with the Town's proposed affordability requirements.
- **Architectural Design:** The proposed design leverages the irregular shape of the lot to create a stepped façade with a covered walkway to break down the massing in an efficient manner and provide articulation to the design. Utilizing durable stained wood siding, heavy metal mesh railings and low-sloped roofing to minimized snow shedding. The materials and details were chosen to balance cost efficiencies with the durability necessary for the Truckee climate.
- **Sustainable Design:** The project will work to minimize construction waste through recycling refuse where possible, creating an airtight building envelope, and low-load LED electrical fixtures including energy-efficient appliances through a planned all-electric designed project. The project will look to integrate photovoltaic panels pending an analysis of shading and snow loads.

PJ8 and Sagemodern both have extensive experience with green building programs, designs and implementation. One example, PJ8 recently completed a single-family home in the Glenshire neighborhood of Truckee utilizing an all-electric design with the only exception being hot water production. The home is "net positive" including all of its embodied electric loads, plus having enough roof solar produced power to fuel two electric vehicles and still pump over 6.0 MWh back onto the grid each year.

- **Managing Constraints:** As with most multifamily projects, parking requirements heavily influence the site and structure design. The goal was to maximize the dwelling unit equivalents (DUE) and the proposed concept has 7.5 DUEs. The concept presented assumes that this would be developed as Planned Development or PD, however, creating a conceptual site and building plans highlighted the potential tradeoffs to be considered while driving to maximize units.
 - **Coverage:** We will need to balance impervious surfaces (drive aisle, parking and building) with functional parking requirements and number of apartment units. In the conceptual design there are 14 parking spaces and a code compliant drive aisle, but this alone covers 44% of the lot which makes a 50% coverage limit a challenge to comply with.
 - **Parking:** Because of the sloped nature of the site and the 35' height limit, the conceptual design includes four units on the ground floor and no covered parking. To accommodate covered parking, it will be at the expense of the number of housing units delivered.

- **Snow Storage:** Snow storage is directly proportional to impervious driveway/parking coverage. It currently does not meet the 50% requirement, but the site plan keeps the west side of the parking area open for easy snow storage access and potential snow stacking.
- **Setbacks:** In order to manage the building footprint and the driveway aisle, the building was placed on the NW corner of the site. The creative angled design accommodates the drive aisle and breaks up front/south facing massing, however, the private balconies and west egress stairway encroach on the side and rear setbacks.
- **Private outdoor space:** The design has three studio units on the ground floor to address the ~10' change in grade over the site. This creates lower massing and reduces overall height from the North side, but makes it difficult to provide private outdoor space for the two inner studio units.

All projects require the management of constraints. The advantage of our **integrated team** is that we have architect/designer, builder and developer in-house working together side-by-side to solve the “give and take” that will be required to create a feasible and accretive project.

E. REFERENCES

1. Tony Lashbrook, Former Town Manager, Town of Truckee
e: tlashbrook42@gmail.com
Reference Type: Project: Sawmill Heights
2. Hiedi Allstead, Executive Director – Truckee Tahoe Workforce Housing Agency
e: heidi@ttjpa.org
Reference Type: Project: Industrial Way Housing
3. Matt Baca, Vice President – Commercial Lending, Plumas Bank
e: matt.baca@plumasbank.com
Reference Type: General – Lending

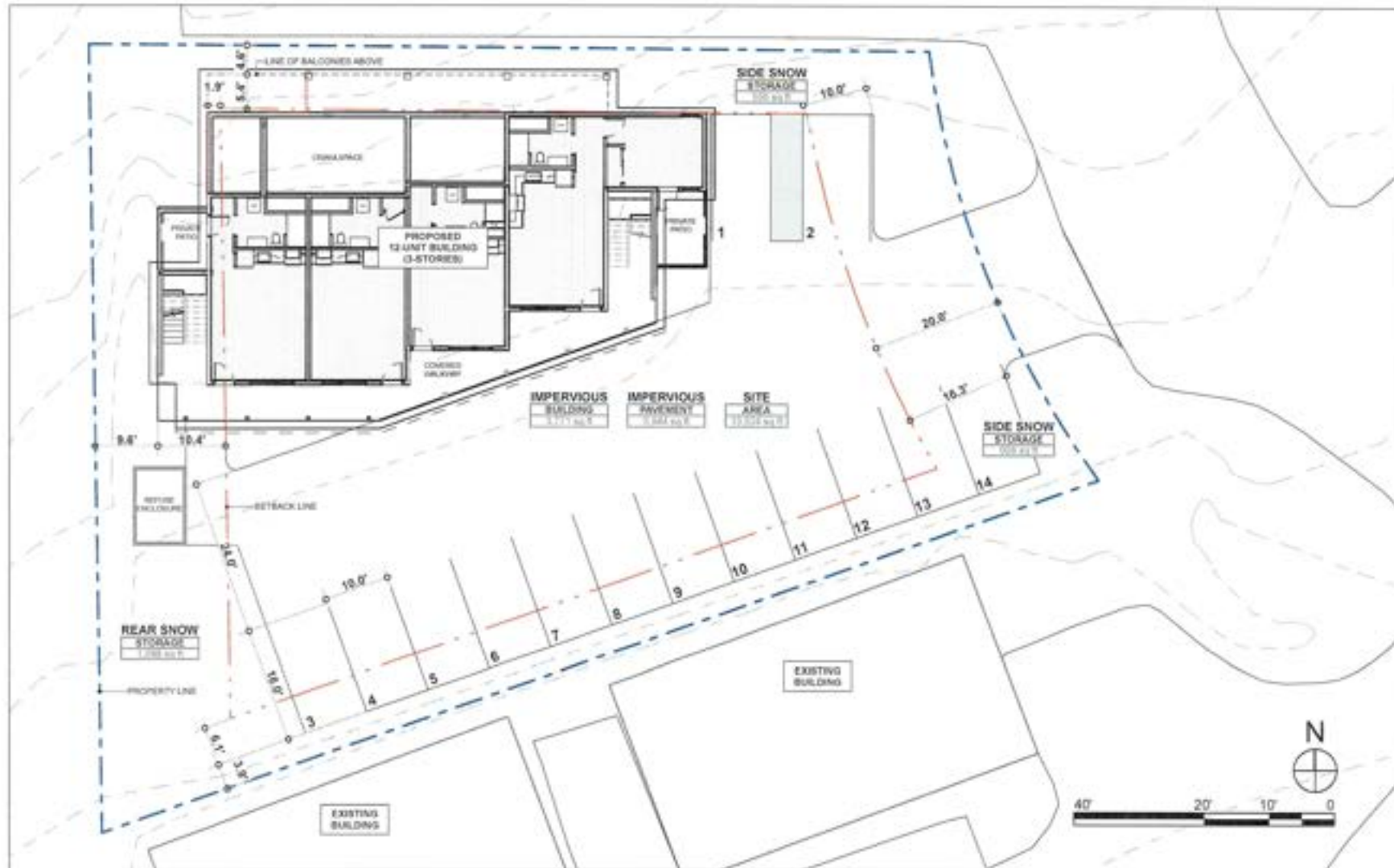
F. CONCLUSION

PJ8 and Sagemodern have developed projects similar in scale and complexity to the proposed Edmund’s Loft project, demonstrating both expertise and a strong understanding of local market conditions. Our goal is to be timely and work collaboratively with the Town of Truckee to develop a design that can be entitled, permitted and be shovel ready as early as August 2025 so that we can aim to have the apartments dried in before the 2025/26 winter and complete the project and be ready for occupancy in the early part of the summer of 2026. We have the resources available to move quickly on this project so that we can potentially beat the RFIQ projected timeline by a full year. We truly believe this project has the ability to contribute to the well-being of Truckee’s residents and the overall community and we look forward to the opportunity.

ATTACHMENTS

1. CONCEPTUAL SITE PLAN
2. CONCEPTUAL RENDERINGS
3. CONCEPTUAL FLOOR PLATES
4. INDUSTRIAL WAY APARTMENT PHOTOS

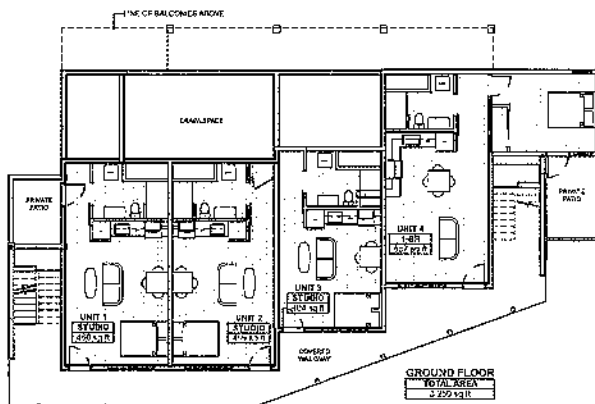
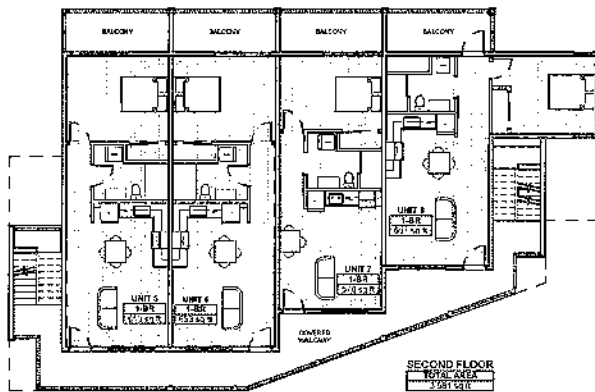
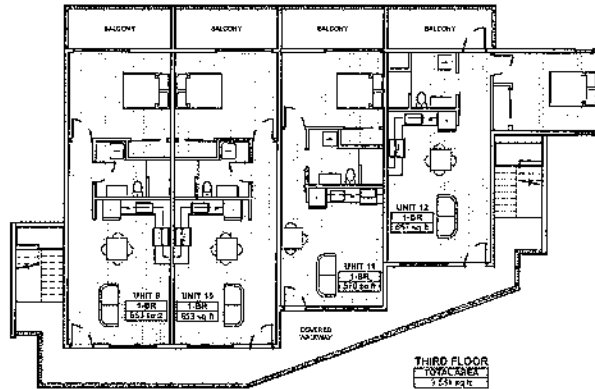
ATTACHMENT 1 - CONCEPTUAL SITE PLAN



ATTACHMENT 2 – CONCEPTUAL RENDERINGS



ATTACHMENT 3 – CONCEPTUAL FLOOR PLATES



Concept:

Site Area – 13,524 sf

Max Density – 8 Dwelling units (DU)

Units – 12 total or 7.5 DUEs

3 – Studios – 400-450sf

9 – One bedrooms – ~570-650sf

Coverage

Driveway/parking – 5,944 sf 44%

Building 3,771 sf – 28%

Total Coverage – 72%

Open space 3,809 sf – 28%

Parking – 14 total

12 spots for each unit including

2 ADA parking spots

2 spots for guests

Setbacks

Front – 20' (with 2 parking spots in setback)

Rear – 10'

Side (North) – 10' with balconies overhanging into setback

Side (South) – 6'

Features – all electrical homes, dual zone heating and cooling heat pump, private balconies, in-unit washer/dryers, energy efficient stainless steel appliances, WaterSense plumbing

ATTACHMENT 4 – INDUSTRIAL WAY APARTMENT PHOTOS

