

## Gish Family Apartments With 7-Eleven Retail



Gish Apartments is a highly dense podium construction. Within the concrete podium structure is a subterranean garage and at-grade retail. Above the podium is a three-story Type V wood framed 35-unit affordable multifamily apartment structure (9 efficiencies, 14 two bedroom/1 bath and 12 three-bedrooms/2 bath units).

### Adjacent Uses, Services and Amenities

This 18,000 square foot (.41 acre) infill site is immediately adjacent to the Gish light rail station and is located along the busy First Street corridor near retail and hotel uses as well as some other medium density residential uses. All residents will receive an annual Eco Pass for free bus and light rail travel within the County's VTA bus

and lightrail system. Thirty-five percent of these units will be set aside for residents with developmental disabilities.

**GROUND FLOOR RETAIL:** The plan includes 3,775 square feet of commercial retail space for a 7-Eleven and an additional small retail store to serve the neighborhood, with on-site parking for residents, retail customers, and visitors. This space has been pre-leased by 7-Eleven and will be owned separately as subdivided condominium space. First Community Housing worked closely with 7-Eleven through the design phase of the project integrating the retail space in accordance with 7-Eleven's specifications while assuring compatibility with the residential component of the development.

### AMENITIES

- On-Site Manager
- On-Site Maintenance Person
- Laundry Facility
- Community Room/Lounge
- Computer Lab
- Vending Room
- Picnic Tables/BBQ on an outdoor podium deck
- Each unit wired for Internet access
- Energy-efficient windows
- Exceeds energy-efficiency requirements by 15%

### Workforce Housing:

Gish Apartments will target workforce and families earning incomes of up to 50% of Area Median Income. 13 of the 35 units in this project are targeted specifically to serve the developmentally disabled. Household sizes will vary, but these families will have access to a computer learning center and will be provided with services tailored to be useful for the support of low income families, such as financial literacy training, computer literacy, and after-school programs. This housing will accommodate households whose families are accommodated in dwelling units with up to three bedrooms.

**Housing Choices Coalition (HCC)** will provide Resident Services Coordination to residents of Gish Apartments who have developmental disabilities, and facilitate communication between these residents and property management and individual tenant's case managers and other support staff funded through the San Andreas Regional Center, providing one point of contact for the purposes of continuity and comprehensive communication. This includes a comprehensive marketing and screening process to ensure that appropriate services are in place before a client signs a lease. HCC will work with these special needs residents to create a sense of community and to encourage a support network among their neighbors and friends.

### Other Site Characteristics:

This essentially flat site with no existing structures is located on a former gas station. The Santa Clara Valley Water district has issued a clearance letter for the site. Nonetheless, a small amount of contaminated soils have been detected on the southwest corner of the site. A phase I and a phase II report, including a remediation plan, have been prepared for the benefit of the owner, lenders and contractor, to ensure the costs and risks associated with this site are accounted for.



## Villa Montgomery Family Apartments



Villa Montgomery is an affordable mixed-use 58-unit, 5 story, multi-family rental development (8 studios, 8 1-bedroom, 18 2-bedroom and 24 3-bedroom units) with a subterranean garage, at-grade type I podium level parking, on-street retail and community space, and a four-story type V wood framed apartment tower overlooking a private podium level open space area. The total site area is .62 acres.

Construction is anticipated to start in August of 2005 with completion in 21 months, followed by full lease up in July of 2007.

The site includes various amenities, including a tot lot, computer center, community space and outdoor podium space for picnics, barbecues or other tenant activities. The development also includes 1,178 square feet of retail space on the ground floor. Because of its relatively small size, this retail space will be marketed and leased following completion of the project or may be used as additional community space for residents. It is not significant to the economic feasibility of the project

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### Location/Adjacent Uses & Service:

Villa Montgomery lies along the El Camino Real corridor, an important entrance to the Redwood City downtown area, a major job center within the city. The site is adjacent to bus stops and within walking distance of neighborhood retail and CalTrain. The development is also near Kaiser Permanente medical facilities, east of the project site. Both Schools and parks are located southwest of the site.

### Site Features & Existing Uses:

The site is flat and level with no existing structures. This site was a former gas station and auto repair facility that was purchased and cleaned by the City of Redwood City Redevelopment Agency. A Phase I and Phase II report have been prepared to ensure that all costs associated with remediation are known and budgeted.



PERSPECTIVE at EL CAMINO REAL LOOKING SOUTH-EAST