

DEVELOPMENT SUMMARY
Avenue R Apartments

PROJECT DESCRIPTION

Located at the northeast corner of Avenue R and East 30th Street, Avenue R Apartments (the “Project”) will be a 57-unit 100% Permanent Supportive Housing (PSH) community consisting of 56 studio units and 1 two-bedroom manager unit. A survey of SPA-1 lease-up matchers, People Assisting the Homeless (“PATH”) determined the targeted general homeless and DMH homeless tenant population. With this designation, the community will be open to homeless individuals, VA certified homeless veterans, and non VA certified homeless veterans. The 238,133 sf (5.47 acre) site is identified by Assessor’s Parcel Number (APN) 302-005-031.

Unit Type	Number of units	Square Footage	AMI
Studio -PBV	56	599	30%
2BD-1BA-MGR	1	990	Exempt
Total	57		

The Project offers 6 two-story Spanish-style casitas and a central clubhouse composed of Type-V construction. Units will come fully furnished with a bed, dresser, dining table, chairs, sofa, kitchenette, closet, coffee table, lamp, and a private bathroom. Additional in-home advantages will include modern open layouts, energy efficient dual pane windows, Energy Star appliances, and private enclosed storage. On-site community amenities include a clubhouse, leasing office, intensive case management offices, common laundry facility, central courtyard, bicycle parking, walking path, and resident patios with shaded seating areas. In total, the building footprint consists of 34,341 sf, approximately 16% of proposed lot coverage. The total residential building area amounts to 56,880 square feet.

The Project will provide three offices for individual case management sessions, as well as a community room and central plaza for hosting group meetings, classes, workshops, and specialized trainings. All residents will have access to the following community services provided by the intensive case managers:

- Case management
- Service coordination
- Information and referrals
- Food subsidies
- Recreational/socialization activities
- Art and music workshops
- Recovery meetings
- Support groups

Intensive Case Management staff will be led by LifeSTEPS, a Los Angeles County Department of Mental Health approved service provider. The LifeSTEPS case managers will be available on-site to provide clinical services directly to the residents. The service coordinator will be responsible for connecting all homeless, vulnerable, and low-income residents to the Department of Mental Health (DMH), the Department of Health Services (DHS), and other community resources as needed. All intensive case managers will connect residents to services such as health care, mental health treatment, and substance abuse counseling, to facilitate a lasting and meaningful recovery process.

DESIGN

The design of Avenue R Apartments is centered on creating a welcoming, safe environment for its users that promotes their health, wellbeing, and connections to the surrounding community. An integrated design approach has been developed to ensure that the design decisions improve the functional and aesthetic quality in response to the needs of the community.

The orientation of the buildings is designed along an east-west axis to reduce heat gain in the hot summer months and to allow sunlight in during the winter months. Trees have been strategically dispersed throughout connected greenspaces to provide passive shading and privacy. Proposed high efficiency glazing will significantly reduce solar heat gain in conjunction with increased wall and roof insulation. The finish material selection will be made through the lens of indoor air quality and environmental stewardship, with products that have low to no VOC and a high recycled content. Altogether, in combination with high efficacy LED lighting and energy star appliances, these sustainable design elements should significantly reduce the energy consumption of the building and its carbon footprint.

The landscape design amenities consist of perimeter walking paths with decorative paving and seating areas, passive greenspaces with raised seat-wall tree-wells, an outdoor exercise equipment circuit, and a shaded picnic area. The open space features entail **47,528 sf** and incorporate **19.95%** of the site. A public arts plaza will be placed at the intersection of East 30th Street and Avenue R to enhance the pedestrian experience and introduce artistic expression as an opportunity for learning. The vision for the space is to work with a local artist and the community to promote greater awareness of environmental stewardship and local watershed.

Project Access

Primary access to the project site will be provided by a new driveway off Avenue R, along the southern site boundary. A new deceleration lane along the northern edge of Avenue R will accommodate the project access. The driveway will connect to a private internal drive aisle that loops around the proposed buildings, connecting to a new cul-de-sac within the northeast portion of the site. A gated access will be provided at the internal drive aisle, to the west of the project entry. The newly paved cul-de-sac will be dedicated to the city and contiguous with the existing public right-of-way associated with Avenue Q-15. A fire access gate will be provided between the cul-de-sac and the on-site drive aisle; access would be permitted to emergency vehicles only.

Parking

A total of 32 parking stalls would be provided on-site along the proposed drive aisle, including six guest stalls, four office stalls for project employees, and 22 stalls for project residents. Two of the stalls would be Americans with Disabilities Act (ADA)-compliant and four stalls designated EVSC capable in compliance with CalGreen 2019 standards. Of the 32 parking stalls, 16 would be uncovered and 16 would be covered; 14 stalls would be located in the northeast corner of the site, near the cul-de-sac, 14 stalls would be located within the western portion of the site, and four stalls located near the project entry near the central services building.

Storm Drain Channel

A prominent feature of the existing site is a drainage ditch that manages off-site stormwater for the surrounding area. The storm drain channel begins near the intersection and moves northeast across the site and into neighboring properties. The site design carefully responds to this context by incorporating a new open storm drain channel engineered and designed to improve the performance of storm water infrastructure for the area. The new trapezoidal channel will span the western site boundary and pivot east along the northern border. A 200-foot weir and riprap would be added at the drainage outlet in the northern portion of the project site to prevent erosion and normalize flows. The proposed trapezoidal channel would include a minimum depth of 18 inches and a minimum width of 110 feet. The storm drain channel will have plantings at the perimeter and will minimize the use of impermeable surfaces in the channel wherever possible. The new channel would not receive any stormwater runoff from the proposed apartment complex.

GENERAL PLAN & SURROUNDING USES

The Project Site is in the Palmdale General Plan District 4 Subarea (“District 4”). The General Plan provides supplemental and specific development regulations tailored to District 4 area. Each subarea has specific regulations on allowable and prohibited uses and defined development standards. The City of Palmdale General Plan designates the site as Medium Residential (MR) and the site is zoned Medium Residential (R-2). The General Plan GOAL L3 seeks to “provide a high quality of life for all existing and future residents, meeting the needs of a variety of lifestyles” by providing “the distribution of residential densities and housing types” (Objective L3.1).

The City of Palmdale is currently processing a comprehensive update to the City’s 1993 General Plan. Adoption of the update to the General Plan is anticipated to occur between Fall 2021 and Fall 2022.

Surrounding uses include a church (Berean Fellowship) to the northwest; single-family residential uses to the east; single-family residential uses to the south, across Avenue R; Villa Sierra Apartments to the southeast, across the Avenue R/30th Street intersection; and a convenience store (7-Eleven), single-family residential uses, and William J. McAdam Park to the west, across 30th Street. The area to the northeast of the site consists of vacant land.