

Foothill & Larch Residential Community

City of Rialto

Project Summary

January 2020



KEYSTONE
DEVELOPMENT - CONSTRUCTION - SERVICES

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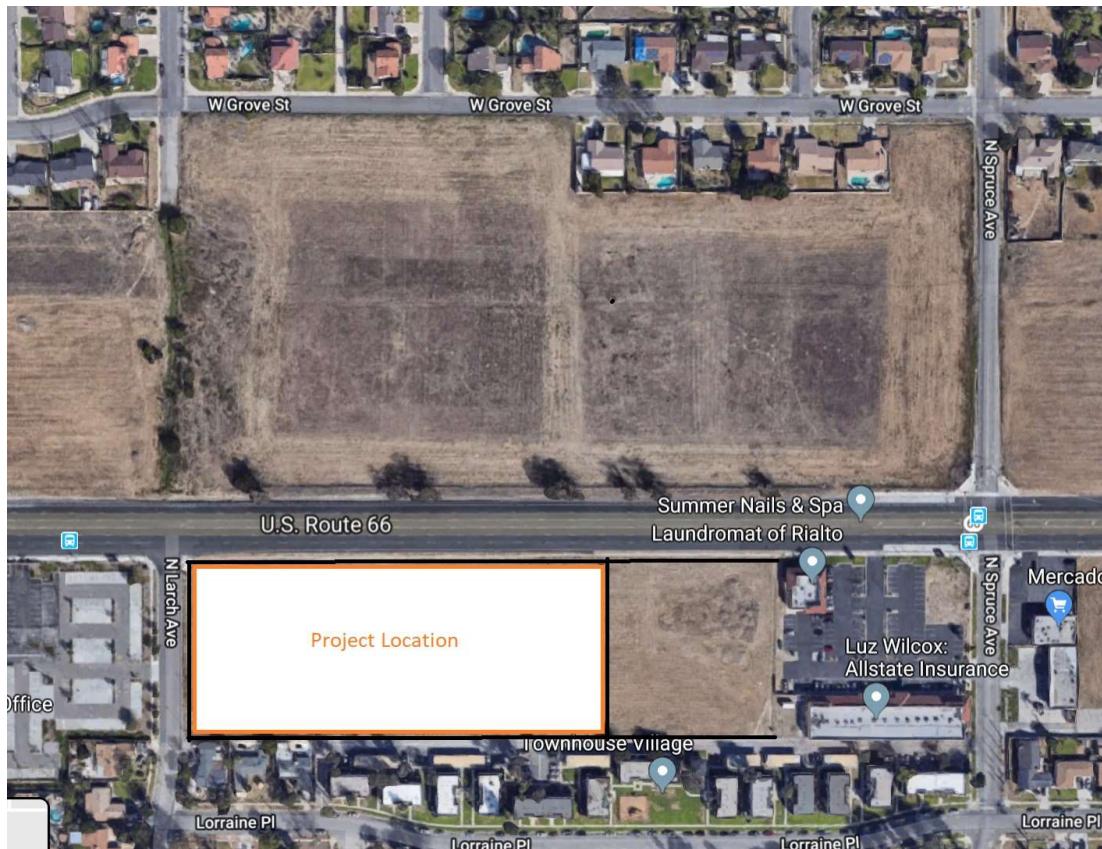
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1. PROJECT SUMMARY

Conceptual Design

Aerial View: Foothill Ave and Larch Street



Project Data

Lots: APN 0128-071-02
APN 0128-071-03
APN 0128-071-09

Zone: R-HD

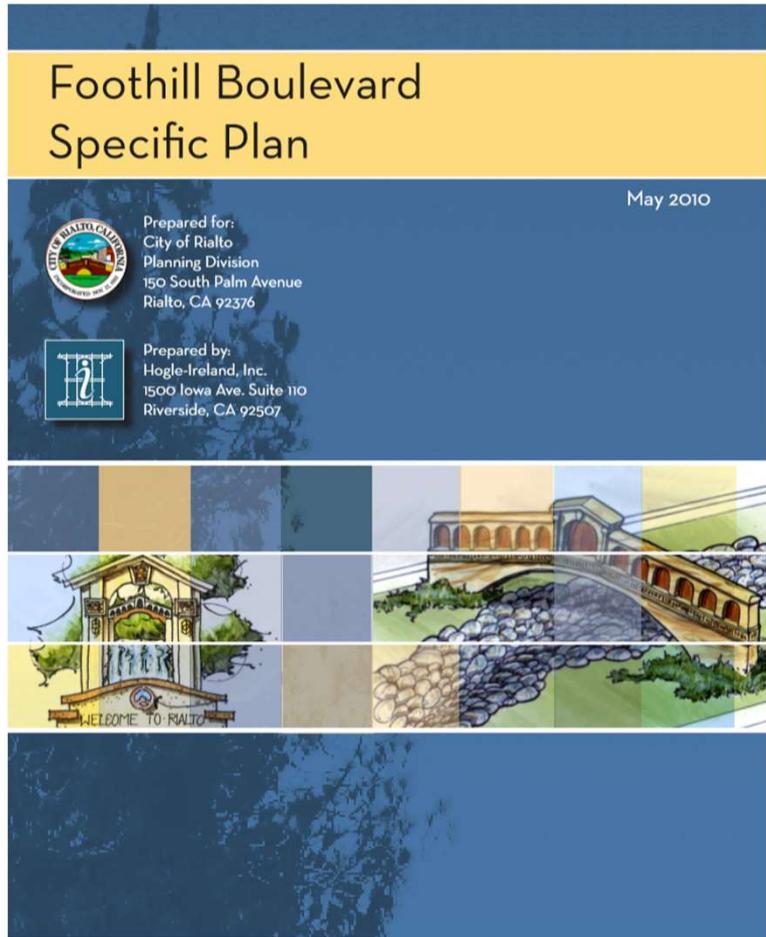
Site Area: 4.405 acres
191,880 sf

Front Dimension: 650 ft

Side Dimension: 295 ft

Project Summary

Foothill Boulevard Specific Plan May 2010

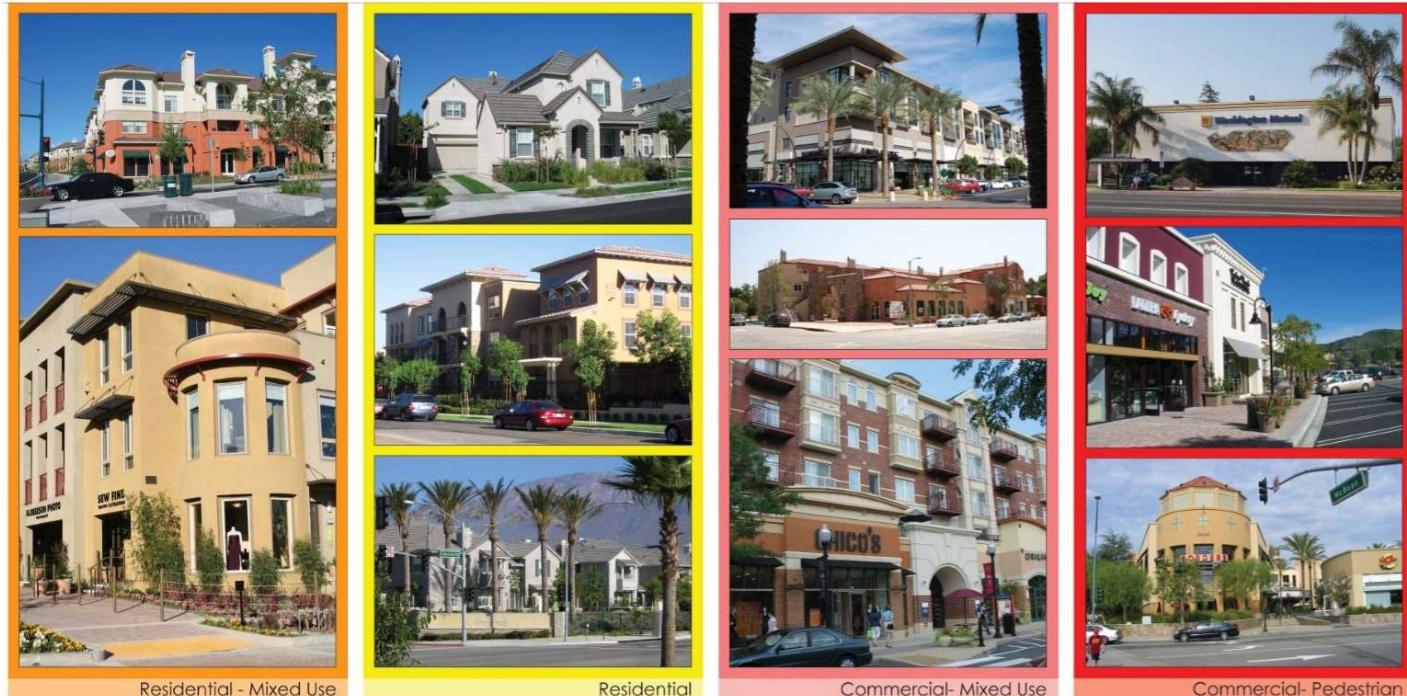


Establishes Land Uses, Visions & Goals for positive changes in the City

- Revitalize and beautify Foothill Boulevard corridor
- Encouraging pedestrian use of Foothill Boulevard
- Infrastructure improvement: curb, sidewalk, median, landscaping
- Quality new development and improvements to existing development
- New housing opportunities to support commercial activity
- Highest densities (up to 30 units/acre)
- Taller buildings along Foothill Boulevard
- Traffic movement improvements

Project Summary

Project Site Location within Foothill Boulevard Specific Plan



Residential - Mixed Use

Residential

Commercial- Mixed Use

Commercial- Pedestrian



Project Location

LEGEND

Yellow Residential
Orange Residential - Mixed Use

Red Commercial - Mixed Use
Dark Red Commercial - Pedestrian

Specific Plan Boundary

Project Summary

Project in the Middle of Foothill Specific Plan

Exhibit 4.16 - Median Breaks, Gateways, and Wayfinding Sign Locations





2. CONCEPTUAL DESIGN

Floor Plan Types

Five-plex 2-Story – 2 Floor Plan Types – Total 10 Units:

- Plan A (End unit) 2 units and Plan B (Interior unit) 8 units
- First Floor: 2-car garage, great room, kitchen
- Second Floor: 3 bedrooms 2 bathrooms (1 master suite)

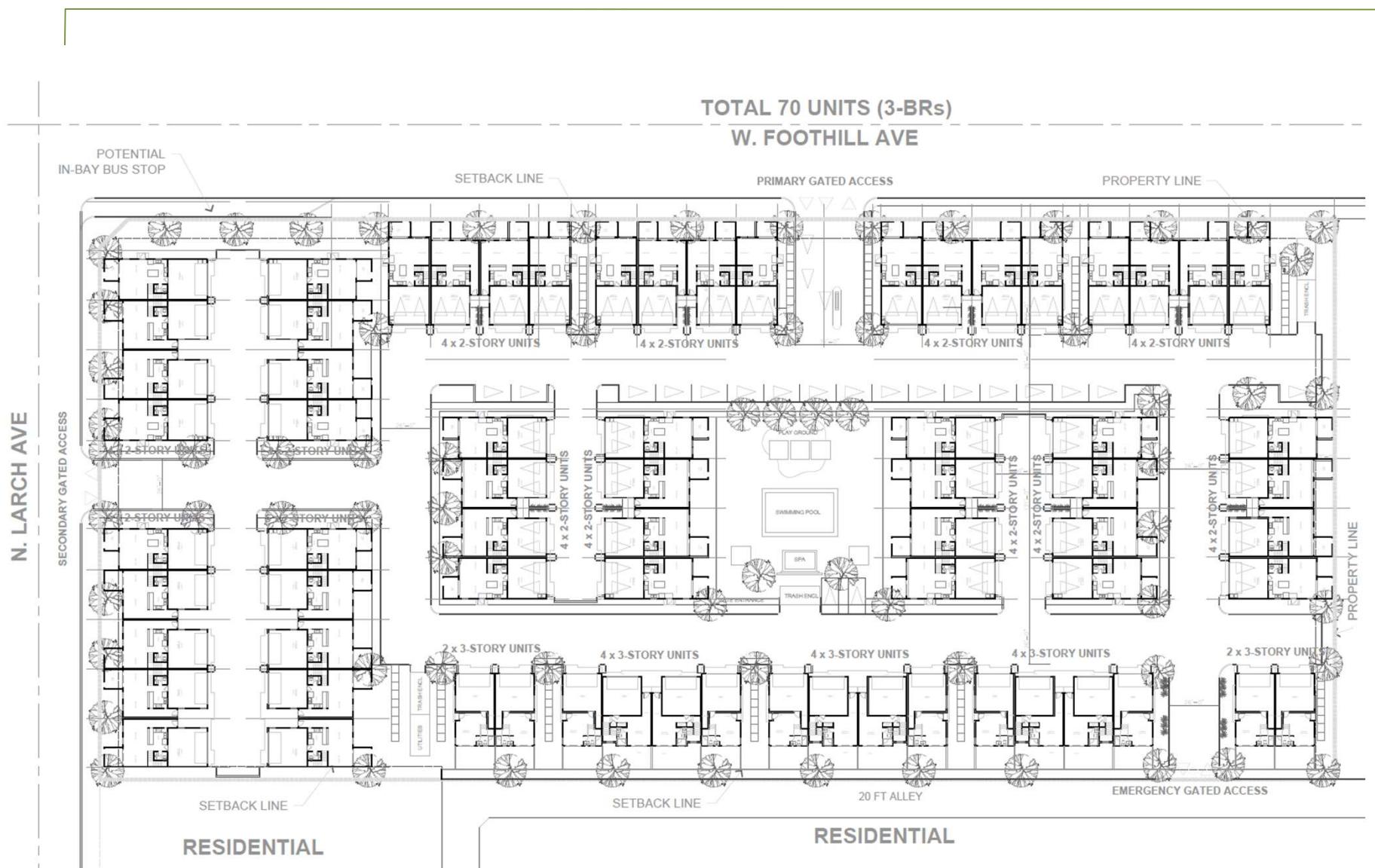
Four-plex 2-Story – 2 Floor Plan Types – Total 44 Units:

- Plan C (End unit) 22 units and Plan D (Interior unit) 22 units
- First Floor: 2-car garage, great room, kitchen
- Second Floor: 3 bedrooms 2 bathrooms (1 master suite)

Four-plex 3-Story – 2 Floor Plan Types – Total 16 Units:

- Plan E (End unit) 8 units and Plan F (Interior unit) 8 units
- First Floor: 2-car garage, ground floor suite
- Second Floor: great room, kitchen
- Third Floor: 2 bedrooms, 2 bathrooms

Conceptual Design



Conceptual Design

Preliminary Elevations



FRONT ELEVATION - 4 UNITS - OPTION 1

SCALE : 1/4" = 1'

FRONT ELEVATION - 4 UNITS - OPTION 2

SCALE : 1/4" = 1'



Conceptual Design

Preliminary Elevations



LEFT ELEVATION - 4X3 STORY UNITS
SCALE : 1/4" = 1'

FRONT ELEVATION - 4X3 STORY UNITS
SCALE : 1/4" = 1'



REAR ELEVATION - 4X3 STORY UNITS
SCALE : 1/4" = 1'

Conceptual Design

Preliminary Elevations



Conceptual Design

Featured Amenities



- Pool
- BBQ area
- Playground
- Picnic area

Project Description - Townhomes

New community with 70 new townhomes built surrounding a green space with amenities such as swimming pool, a playground, and BBQ/picnic area

- Gated community with 70 townhomes
- Targeting middle income families or families with 3 generation living arrangement
- Close proximity or within walking distance to shopping area
- Central area with amenities is gated and fence for addition security for residents

70 condominium new homes

- 3-bedroom apartments ranging from 1,500 sf to 1,650 sf
- Mix of 75% of units with 2 stories and 25% of units with 3 stories
- All have 2-car attached garage
- Each has private rear year or front yard
- Priced at \$330,000 – \$350,000 per unit
- Total project valuation: \$25 million

Design Summary

Site Area	<ul style="list-style-type: none">• 191,880 SF or 4.40 acres
Gross Living Area	<ul style="list-style-type: none">• 148,000 SF
Site Coverage	<ul style="list-style-type: none">• 78,100 SF or 40.7%
Net Saleable Area	<ul style="list-style-type: none">• 110,250 SF or 1,575 sf/d.u.
2 Stories	<ul style="list-style-type: none">• Ground floor: 2 car garage, great room, kitchen, powder room• Second floor: 3 bedrooms (master bedroom with en-suite bathroom), 2 bathrooms, laundry facility
3 Stories	<ul style="list-style-type: none">• Ground floor: 2 car garage, office / suite• Second floor: great room, kitchen, laundry facility• Third floor: 2 bedrooms (1 master suite and 1 bedroom), 1 common bathroom



3. DEVELOPMENT IMPACTS



Development Impacts

Projected Development Impact Fees to Various City Departments

Impact Fee Category	Projected Fee Assessed
Park Development Fees – Quimby Act	\$421,355
Fire Facilities	\$73,493
General Facilities	\$140,451
Library Facilities	\$25,099
Law Enforcement	\$99,795
Open Space	\$10,197
Storm Drain	\$422,175
Street Medians	\$2,602
Transportation Facilities	\$181,152
Wastewater Collection	\$52,459
Wastewater Connection	\$123,767
Water Facilities – Domestic Meter 1"	\$383,970
Common Area - Landscape	\$16,561
Fire Line Service Development – 1"	\$44,400
Total Development Impact Fees	\$1,997,477

Development Impacts

Economic Impact to the Area

Revenues to the City of Rialto and Rialto Unified School District

- \$1.995 million Development Impact Fees
- \$560,000 potential school fees
- \$250,000 potential annual property taxes based on projected assessed valuation of \$25 million

Positive Impacts on Regional Economy

- Providing affordable and safe homes for local residents
- Attracting more families with stable incomes to the City
- Boosting retail and service businesses in the area
- Together with the project by Christopher Homes across Foothill Blvd to revitalize the Foothill Blvd section in Rialto
- Supporting all aspects of the Foothill Boulevard Specific Plan



APPENDIX

