

Carlsbad Village Lofts

The Carlsbad Village Lofts project will revitalize a gateway parcel to Carlsbad Village with a variety of housing options, ground floor retail, public plaza space, and a new pedestrian friendly street connecting Carlsbad Village Drive to Grand Ave. This site is a smart growth location and helps Carlsbad address its climate change, infill, and affordable housing goals.

The Vision: Rethinking a major Gateway

The transformation of an infill blighted site into a gateway project with housing and ground floor commercial retail uses. The project encourages walkability and bikability in the Village by creating a more comfortable and interesting street façade with improved and widened sidewalks, new lighting and street trees.

Proposed Site Plan

The proposed site plan will build on a previously developed 2.23 acre parcel currently improved by Denny's restaurant and a former Chevron Gas Station (demolished in 2009). There's a Motel 6 located to the west, a shopping center to the South, and an Extended Stay America Hotel to the north.

Project Details

The proposal is a new mixed-use apartment project with ~9,500 SF of ground floor commercial retail uses. The project includes:

- 16 On-Site Affordable Housing Units
- 90-Market Rate Housing Units
- 106 Total residential units
- ~9,500 SF of ground floor retail

Existing Zoning

General Plan:	V Village
Zoning:	Village Review (V-R) Zone Land Use District 3
Base Zoned Density:	35/du per acre
Base du Density:	78 Units (2.23 x 35 = 78.05)

The project proposes to include 20% of the base zoning of 78 as affordable units. The 16-affordable units will be deed restricted and rented to residents with qualifying income levels at rents restricted based upon affordable income levels.

Projects with 20% affordable units on-site are entitled to a 35% density bonus per City Municipal Code regulations and State law. The 35% density bonus brings the zoned unit count to 106.

Existing Zoning Calculation

Base Units	= 78 (2.23 x 35 = 78.05)
Affordable Proposed	= 16 (20% of 78)
Bonus Units	= 28 (35% of Base)
Total Unit Count	= 106 Residential Units

The project includes the removal of the existing Denny's restaurant as well as the Denny's & Motel 6 freeway pole signage. Motel 6 will remain. A new private pedestrian friendly roadway will be constructed between the properties connecting Carlsbad Village Drive and Grand Ave.

What are the Community Benefits?

1. The Project will dedicate land to the City of Carlsbad for the Grand Avenue underpass contemplated in the new Village & Barrio Master Plan Update. (Approximately 3,500 SF of land)
2. The Project will provide right-of-way for the Carlsbad Village Drive road widening
3. The project proposes over 3,000 SF of new patio and gathering space along Carlsbad Village Drive and increased connectedness with the new proposed roadway connecting Carlsbad Village Drive and Grand Ave.
4. Supports walkability and mode share by surrounding residential uses near existing goods and services.
5. The Project will install a missing link in the sidewalk along Grand Avenue creating a safer and more connected biking and walking experience.

Environmentally Responsible and Sustainable Location

The project promotes sustainable transportation planning and the responsible usage of land. The project is located in a pedestrian friendly neighborhood with existing employment, retail, and commercial uses in close proximity to the project site. Specific project features are intended to encourage more active transportation by providing conveniences and incentives for people to walk, bike or use transit.

- Smart-growth, transit-oriented infill location
- Promotes active lifestyles and locates housing near existing City infrastructure, goods & services and encouraging biking and walkability
- Provides future residents with secured bike storage, electric vehicle charging stations and priority parking for all low and zero emission vehicles.
- Transportation screens will broadcast up-to-date times for Coaster, Amtrak, bus and rideshare programs like Uber, Lyft, etc.
- Located on a brownfield site (former gas station) that will be fully remediated
- New, more energy efficient building will replace an older non-energy efficient use/structure
- Provides Carlsbad with affordable housing within close proximity to public

- transportation and walking distance of goods and services and employment
- The project has been acknowledged by the US Green Building Council as a model for sustainable growth

Preserve Open Space & Sensitive Habitats

By redeveloping a previously disturbed brownfield site with housing, project like this, protect open space and preserve natural habitat in the City of Carlsbad and beyond otherwise endangered by urban sprawl.

FAQ's

Vision

Where is it located?

The address is 1044 Carlsbad Village Drive. The project area is West of I-5 and East of Motel 6. The southern boundary is Carlsbad Village Drive and the Northern Boundary is Grand Avenue and the Extended Stay America hotel.

Residential choices

What types of units are available?

There will be 1, 2 and 3 bedroom apartments. There will approximately 40% 2-3 beds, 50% 1 beds and 10% lofts. There will be 16 deed restricted affordable units and 90 market-rate.

What amenities are there for residents?

The new apartments will feature common area amenities including a fitness center, a rooftop terrace with vegetable rooftop gardens, dining areas, BBQ areas, and communal conference room space.

Traffic and parking

Will there be added traffic?

A central component of our planning is to minimize the impact from adding residential units by implementing best practices of transit-oriented design. Adding housing within existing communities near public transportation surrounded by goods and services and employment is a big part of this. These growth principal reduce VMT (Vehicle Miles Travelled) & GHG emissions and help advance our climate change goals. The project also proposes the removal of the existing Denny's taking those trips off the grid. The Project results in 641 net new average daily trips (ADTs).

What is the parking required and supplied?

Parking Required

Commercial: 35 stalls

Residential: 145 stalls

Total Required: 180

Parking Supplied

Total Provided: 186 stalls

Where will residents park?

Residential parking will be located in the secure ground floor and subterranean garage.

Where will shoppers park?

The building will have a separate access to a covered garage restricted for retail and employee parking. There will also be retail parking in the new roadway.

Will there be bike parking?

Yes, secure bike parking for residents will be provided while bike racks will be positioned near the public plaza and for public bike parking.

Construction

Will the Motel 6 remain open during construction?

Yes

How tall will the project be?

The project is 45-foot height to the roof line.

How long will construction last?

Approximately 16-18 months.