Area 12-1 Redesign!

Hosts: Mike Cannan & Victor Van Zandt
Moderator: Barbara Correa

Presentation will begin promptly at 3:05pm
Why Redesign?

• The 5-Story Stacked Flats product became too expensive to the buyer due to severe construction cost escalation along with complex building type.

• Average sale price had increased to over $1,000,000

• ICHA was tasked with investigating ways to maintain affordability on the site.

• Previous design with townhome unit types was reworked to produce a unit count comparable to the stacked flats
What does the change mean?

• More
  • Plans now show 104 townhomes, up from the 102 stacked flats.
  • Units are now larger! Average size now roughly 1,900 SF, up from 1,820 SF on stacked flats
  • Townhomes will range from 1,400-2,500 SF. Some homes will have rooftop decks.

• Cheaper
  • Average price now $665,000, down from $1,000,000.
    • Townhome price range: $485,000-$867,000
    • Stacked Flat price range: $916,000-$1,120,000

• Faster
  • Due to the more efficient construction type and design, ICHA can build more townhome units in a shorter time frame. Estimated 6-month quicker schedule
University Hills Area 12-1

AREA 12-1 PROJECT DATA
Site Area: 4.6 Acres
Dwelling Units: 104
Density: 22.6 DU / AC
Visitor Parking: 62 Stalls

SUSTAINABILITY FEATURES - HOMES
- High performance roof systems with solar
- Each home is EV-Ready with Level 2 charging capacity
- All-electric appliances
- High-efficiency electric water heaters
- Natural Ventilation for energy conservation
- LED lighting throughout home
- High-performance glazing system of E3 or better
- High-performance building envelope
- Energy efficient heat pump HVAC systems
- Low-flow plumbing fixtures for domestic water reduction

SUSTAINABILITY FEATURES - SITE
- LED light fixtures illuminating paths of travel
- EV Level 2 car charger and conduit for future additions
- Storm water management systems to clarify storm water discharge
- Solid waste disposal reduction by diversion of at least 75% of construction waste from landfills
- Drought-tolerant landscape materials
- Water reduction through reclaimed water irrigation
- Fire suppression through site boundary irrigation
- Bicycle parking, including racks and covered, lockable storage
Typical Front Elevation

SERIES 990 - 4 STORY - FRONT ELEVATION "A" - 8-PLEX
Typical Side Elevation

PLAN 2 @ LEFT ELEVATION

PLAN 4 @ RIGHT ELEVATION

SERIES 990 - 4 STORY - SIDE ELEVATIONS "A" - 8-PLEX

University Hills Area 12-1
980 Series – 3-Story Product, Plans 1 and 2

SERIES 980 - UNIT 1
3 BEDROOMS, 3 BATHS, DECK
1ST FLOOR: 622 SF
2ND FLOOR: 622 SF
3RD FLOOR: 715 SF
TOTAL: 1,961 SF
2-CAR GARAGE: 589 SF
DECK: 92 SF

SERIES 980 - UNIT 2
4 BEDROOMS, 4 BATHS, DECK
1ST FLOOR: 270 SF
2ND FLOOR: 636 SF
3RD FLOOR: 703 SF
TOTAL: 1,609 SF
2-CAR GARAGE: 490 SF
DECK: 71 SF

University Hills Area 12-1
Tentative Project Timeline

- **May 17, 2023**: UC Regents Approve Project
- **May 31, 2023**: University Hills Community Presentation
- **July 2023**: UCI to Demolish East Side Las Lomas
- **Fall 2023**: Construction Begins

- **Early 2024**: Vertical Construction Begins
- **Spring 2024**: New Home Drawing
- **Fall 2024**: First Home Delivered
- **Spring 2025**: Last Home Delivered
Q & A

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Please submit questions through Zoom

You can visit the Area 12 page at icha.uci.edu/area12/ for more details