

## **Project Description**

### **Rio Ranch Marketplace, Carmel, California**

#### **Foothill Partners**

The project, Rio Ranch Marketplace, is a proposed infill, ground-up, 46,000 sq. ft. retail development. A Site Plan for the project is attached as Exhibit A and included in the Planning Application. The project site is currently undeveloped, but was previously developed with an apartment complex that was demolished in the 1980's. As shown on the Site Plan, the project will be anchored by a 30,000 sq. ft. specialty grocer and will include 16,000 sq. ft. of retail shops in two additional buildings. It will include, as an entry statement, a pair of multi-use farmstand shed structures at its main Rio Road entrance.

The approximately 3.77 acre project site is located on Rio Road just east of Highway 1 at the mouth of the Carmel Valley in Monterey County, California. The project site is located directly across Rio Road from The Crossroads Shopping Center that is anchored by Safeway and CVS Pharmacy.

The project development plan as shown on the Site Plan calls for a total building area of 46,500 sq. ft., configured as follows:

- Grocer 30,000 sq. ft. on one floor.
- Shops A-1      5,525 sq. ft. on one floor.
- Shops A-2      5,475 sq. ft. on one floor.
- Shops B        5,000 sq. ft. including a partial second floor.
- Farm Sheds     500 sq. ft. total.

The Shops buildings and Farm Sheds will tenanted as follows:

- Shops A and B are expected to be leased to small retail shops, restaurants and cafes, and consumer-oriented professional service uses.
- The Farm Sheds are intended to serve multiple and rotating uses:
  - In one, uses such as casual food and beverage service.
  - In the other, from time to time, seasonal merchants, such as Christmas tree sales, pumpkin patch sales, floral and agricultural product sales, and community and fund-raising events, in keeping with the rural character of the Carmel Valley.

#### **Architectural Design**

Continuity of architectural design is intentionally avoided across the breadth of the project. The project sponsor intends that the project not appear as a typical suburban shopping center, but rather as a part of the larger mouth of the Carmel Valley commercial business district.

- The design theme for the grocer and Shops A buildings is rural ag-industrial architecture, reflecting the agricultural nature of the Carmel Valley.
- The design theme for the Shops B building is traditional Carmel Village Spanish revival architecture.
- The design theme for the Farm Sheds is a classic, simple pole barn form.

Preliminary elevations for the project buildings showing these design concepts and sample materials for the buildings are included in the Planning Application.

### **Landscaping**

Plant species in landscaped areas of the project consist of a combination of California native and drought tolerant, adaptive species. The appropriate species and placement of plants leads to a landscape design that is functional and able to be efficiently maintained to keep a consistent appearance. The landscape plans are included in the Planning Application.

There are four planting areas in the project landscaping described below: stormwater detention swales; perimeter and streetscape planting; parking islands; and pedestrian seating areas.

- Stormwater detention swales are designed according to the depth zone of a swale. The lowest zone of planting includes river rock and native rush species, which are able to tolerate the wet and dry conditions of the swale. The upper slopes of the swale contain fescue grasses and other native plants. Upper conditions of the swales include some taller non-native grasses to add depth and interest, yet keep the project site visible. The planting in the swale has been chosen to facilitate the visible inspection of the working function of the swales.
- Perimeter and streetscape planting, which may also include stormwater detention swales, contain plants with color and texture. Plant height either maintains visibility into the project site or softens the walls of buildings. Plants have been selected to enhance entry to the project site, and compliment entry signage.
- Planting in parking islands is designed to maintain the function of these areas to accommodate the use by people, cars, and grocery carts. Trees are planted in wells where there is suitable space.
- Providing comfortable seating spaces is important to the proper function of the project as a retail site. To achieve this effect, colorful plant palettes in these areas have been selected for the landscaping.

Landscape irrigation is designed to use 100% non-potable water and will be distributed through a water efficient, subsurface irrigation system. It is supplied mainly from the well existing on-site and stored in a cistern. Make-up water for the cistern will be added from a rainwater harvesting system designed to collect roof runoff from the grocery building roof and drained to the cistern. With the use of non-potable water and rainwater, coupled with the use of native and drought tolerant species, the landscape plans for the project are intended to provide sustainable landscape.

### **Vehicular Access**

The primary access to the project will be a reconfigured traffic-signal controlled intersection at Rio Road and Crossroads Blvd. Currently a three-way intersection, it will be expanded to a four-way intersection by the addition of the project main entrance across from Crossroads Blvd. Secondary access to the project site will be a driveway off Rio Road that is shared with the adjacent Carmel Mission Inn and a new driveway connecting with the adjacent Barnyard Shopping Center and to Clocktower Lane to the north.

The current access point to the project site at Rio Road and Carmel Center Place will be eliminated, reducing this four-way intersection to three-way.

These changes will require other alterations to the section of Rio Road in front of the project. They are:

- Relocation of the bus stop.
- Addition of a “pull-out” lane for loading and trash pick up.
- Replacement of the sidewalk
- ADA compliant improvements.

These improvements, alterations and changes are shown on Site Plan.

### **Parking**

The project will contain 186 on-site parking spaces (including 5 ADA stalls), which provides a ratio of 4.00 stalls/1000 sq. ft. of building area (1 stall/250sf).

### **Potable Water**

The project will be served by California Water Company. Based on projected uses, the project will require 4.49 acre feet of allocated water per year. This requirement will be met through three sources:

- The fee-title owner of the land underlying the project, Carmel Properties Company, has a credit from adjacent property holdings of 1.519 acre feet that will be applied to the project site.
- The adjacent hotel, Carmel Mission Inn, is currently under renovation, which will generate additional water credits. These credits can be applied to the project site as the land underlying the Inn is also owned by Carmel Properties Company.
- Any additional water credits needed for the operation of the project will be acquired from the Malpas Water Company, which has recently received approval to sell 80 acre feet of water to commercial and residential users in Carmel and Carmel Valley.

### **Sewer**

Sewer services will be provided by the Carmel Wastewater District. A letter confirming capacity was included with the application for project approvals submitted to Monterey County.

### **Grading**

The property is located in the FEMA defined Special Hazard Area of the Carmel River. As shown on the attached grading plan, approximately \_\_\_\_\_ cubic yards of fill will be brought to the project site to raise the floor level of the proposed buildings out of the mapped flood plain.

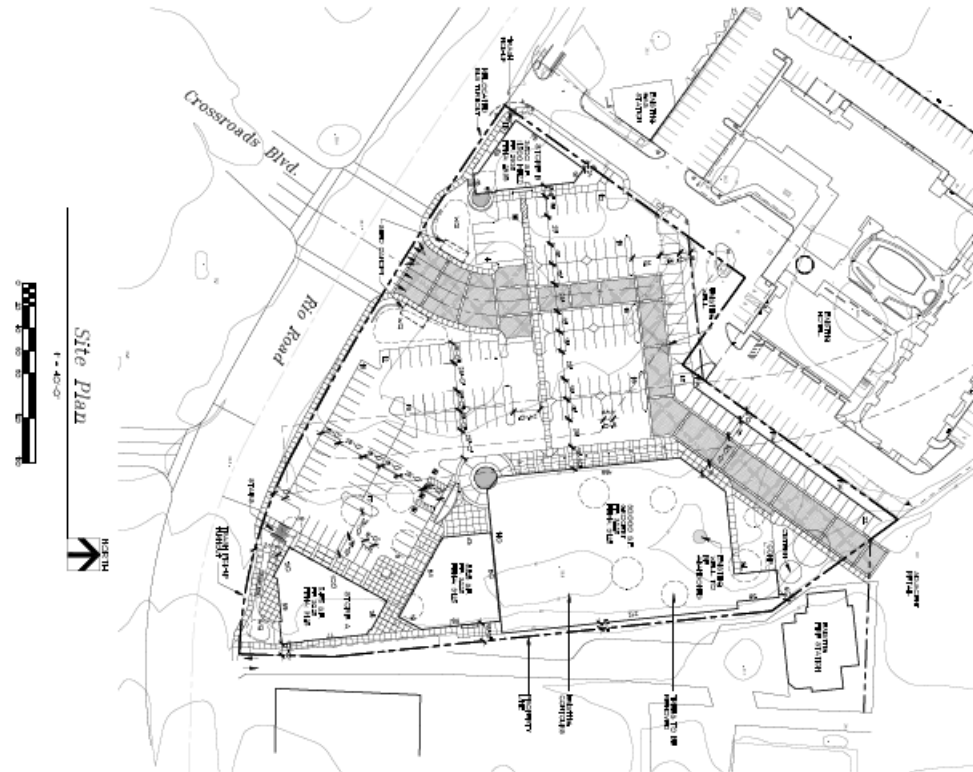
### **Project Objectives [let's discuss these]**

The objectives of the proposed project are to:

- 1) Develop a new retail center anchored by a specialty grocery store and complementary commercial uses to provide the local trade area with shopping alternatives in a high-quality shopping environment.
- 2) Divert to the project shopping trips from Carmel Village, Carmel Valley, Carmel Highlands and Big Sur Coast currently destined for Monterey and Pacific Grove for shopping at Whole Foods, Trader Joe's and other specialty grocers.
- 3) Contribute to the local economy through new capital investment, the creation of new employment opportunities, and the expansion of the County's tax revenues.
- 4) Develop full-service retail uses near regional roadway and highway facilities, and near other commercial uses, to minimize travel lengths and utilize existing infrastructure to the maximum extent possible.
- 5) Implement the County of Monterey General Plan.
- 6) Implement a high-quality architectural design that improves the overall aesthetics of the project site and surrounding area.

## Exhibit A Site Plan

*Rio Road Retail*  
 Carmel, California



<b>USE</b>	ARTIFICIAL
<b>PERMITTED USES</b>	COMMERCIAL
<b>GENERAL PLANNING USE</b>	COMMERCIAL
<b>SCENARIO</b>	100% DEVELOPMENT
<b>TOTAL GFA</b>	40,000 SF
<b>LOT AREA</b>	2.75 AC
<b>LOT AREA COVERAGE</b>	2%
<b>MAXIMUM BUILDING HEIGHT</b>	40'00" SF
<b>TOTAL SITE AREA</b>	4,400 SF
<b>APPLICABLE ZONING</b>	400 / 1000 SF
<b>DESIGNER'S SIGNATURE</b>	NO
<b>DATE</b>	07/20/2018
<b>PROJECT</b>	101 SPANNA
<b>PREPARED BY</b>	101 SPANNA
<b>PROPOSED DATE</b>	4/09 / 10/00 SF

**FOOTHILL PARTNERS**  
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*Site Plan*

**ZONE** R10 ROAD RETAIL  
**200' x 100'** **200'** **100'** **100'**

**SCALE** 1" = 40'-0"

**A1**