CONCESSIONER HOUSING CONCEPTS FOR ABBIEVILLE AND THE EXISTING TRAILER COURT SITE IN EL PORTAL

THESE PLANS ARE PROVIDED TO ILLUSTRATE CONCEPTS MORE FULLY DETAILED BY PROJECT ALTERNATIVES. THESE EXHIBITS ARE NOT INTENDED AS DEVELOPMENT PROPOSALS AT THIS TIME.

ALTERNATIVE CONCEPT 1

235 BEDS, SINGLE ROOM OCCUPANCY

1. MERCED RIVER
2. EL PORTAL ROAD (STATE ROUTE 140)
3. PROVIDE A BUFFER OF 150 FEET FROM THE RIVER. REMOVE EXISTING DEVELOPMENT AND RESTORE NATURAL RESOURCES WITHIN THE 150-FOOT BUFFER.
4. CONSTRUCT THREE BUILDINGS FOR 42 OCCUPANTS, THREE STORIES EACH.
5. CONTRUCT UP TO SEVEN BUILDINGS WITH 12 OCCUPANTS, TWO STORIES EACH.
6. CONSTRUCT SIX BUILDINGS FOR 8 OCCUPANTS, TWO STORIES EACH.

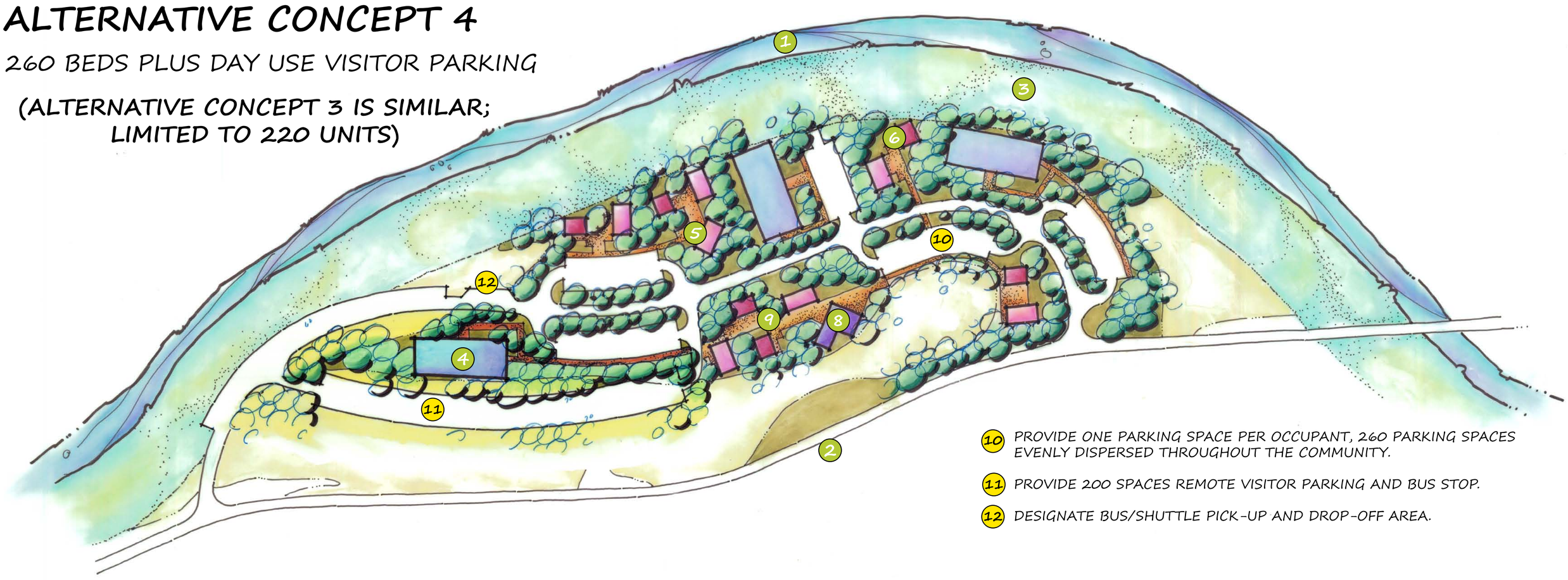
   RESERVE SOME HOUSING UNITS FOR SUPERVISORY EMPLOYEES AND MANAGERS.
7. PROVIDE ONE PARKING SPACE PER OCCUPANT, 235 PARKING SPACES EVENLY DISPERSED THROUGHOUT THE COMMUNITY.
8. CONSTRUCT A CENTRAL CLUB HOUSE, 8000 SQUARE FEET, TWO STORIES; COMMUNITY ROOM, CENTRAL KITCHEN FACILITY, WELLNESS CENTER AND LAUNDRY.
9. RESIDENTIAL GROUNDS TO HAVE PLAZA AREAS, WALKWAYS WITH SITE FURNISHINGS, DECORATIVE PAVING AND ENHANCED NATURAL LANDSCAPING.

(ALTERNATIVE CONCEPT 2 IS SITE RESTORATION RETAINING 30 EXISTING UNITS)

ALTERNATIVE CONCEPT 4

260 BEDS PLUS DAY USE VISITOR PARKING

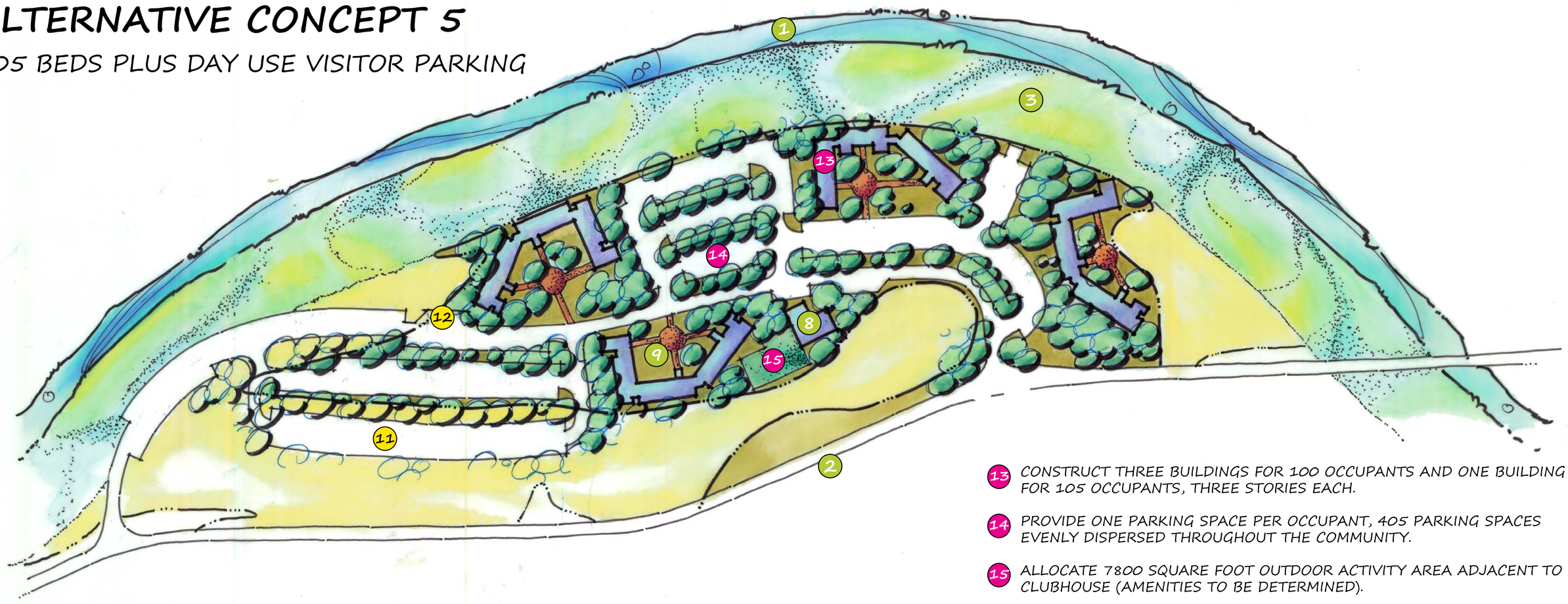
(ALTERNATIVE CONCEPT 3 IS SIMILAR; LIMITED TO 220 UNITS)



10. PROVIDE ONE PARKING SPACE PER OCCUPANT, 260 PARKING SPACES EVENLY DISPERSED THROUGHOUT THE COMMUNITY.
11. PROVIDE 200 SPACES REMOTE VISITOR PARKING AND BUS STOP.
12. DESIGNATE BUS/SHUTTLE PICK-UP AND DROP-OFF AREA.

ALTERNATIVE CONCEPT 5

405 BEDS PLUS DAY USE VISITOR PARKING



13. CONSTRUCT THREE BUILDINGS FOR 100 OCCUPANTS AND ONE BUILDING FOR 105 OCCUPANTS, THREE STORIES EACH.
14. PROVIDE ONE PARKING SPACE PER OCCUPANT, 405 PARKING SPACES EVENLY DISPERSED THROUGHOUT THE COMMUNITY.
15. ALLOCATE 7800 SQUARE FOOT OUTDOOR ACTIVITY AREA ADJACENT TO CLUBHOUSE (AMENITIES TO BE DETERMINED).