

APTOS VILLAGE FAQ:

Development

Architecture

1) Was the project approved by the Planning Commission?

Answer per BSB: Yes. The Planning Commission approved the Aptos Village Plan in 2010 and the Planned Development in 2012. The project was likewise approved by the Board of Supervisors. Prior to these approvals, the project was carefully reviewed and approved by Historic Resources Commission / HRC and other pertinent agencies / Districts.

2) Are there any buildings taller than the Bay View Hotel?

Answer per BSB: No. The project includes two three-story buildings that are less in height than the Bay View Hotel. Other buildings are 2.5, 2, and 1 story. All heights adhere to the building height limits established in 2012.

3) How many square feet are the residential units?

Answer per BSB: There are a variety of unit sizes provided throughout the project. Building 3 includes a total of 16 one-bedroom flats that are small, starting at 699sf with the largest at 923sf. These units are designed to accommodate first time homebuyers and/or empty nesters that prefer not to drive and desire an elevator for ease of access to their home. On the other end of the spectrum, there are 6 larger units at Granite Way from nearly 1,770sf to 2,250 sf. The 11 Granite Way and Cathedral townhomes are approx. 1650 and 1280sf. The majority of the loft condos above retail are approximately 1200 to 1400 sf.

4) What is planned for the Bay View Hotel?

Answer per BSB: There are no improvements planned for the Bay View Hotel or property as part of the Aptos Village Project. The Hotel has separate ownership. BSB has carefully realigned the street around the Bay View property.

5) Will the Hihn Apple Barn survive the move? Will there be an archeologist present during the digging?

Answer per BSB: All efforts will be made to ensure successful relocation of the Apple Barn to the centerpiece of the project. Careful documentation of the existing structure and its condition will be taken along with movers expert in relocation of sensitive / historic structures. Our project approval requires mitigation that specifically stipulates, "the project area shall be monitored by a qualified archaeologist in the event a substantial intact deposit is found within the property." BSB has hired a special historic architectural consultant to document the structure and move. The mover has not been hired, but will be specifically qualified to carefully more historic structures.

6) What are some of the public benefits of the project?

Answer per BSB: The project will provide:

- New signage, parking and an entry kiosk for the Forest of Nisene Marks State Park
- Estimated \$330,000 in school fees. (final figure TBD)
- Estimated over a million in TIA fees for improvements to local walks and intersections.

- 15% of the total units will be affordable. Other, more affordable by design given unit efficiency.
- New tree-lined streets with wide sidewalks to be maintained by the Association.
- Paving and sidewalk improvements to Aptos Creek Road and Trout Gulch Road
- Improved RR crossings with enhanced accessibility
- Positive economic impact with local jobs and shops, reducing retail leakage from the Aptos area.
- Homes for empty nesters and first time homebuyers with easy access. Building 3 includes an elevator and is proximate to the grocery store, coffee shops, parks, restaurants and other daily needs.
- A future County Park to be designed with Community input.
- A Village Green for Community activities.
- Improved stormwater system for the site.
- Adaptive re-use of historic Hihn Apple Barn with interpretive displays and signage.

7) How many trees are being removed? What about the oak tree behind Aptos Station?

Answer per BSB: There are a total of 34 trees to be removed, including many eucalyptus trees. To mitigate the removal, well over 100 new trees will be planted. Of the existing to be removed, seven are oak trees and BSB is evaluating the ability to save another oak per the updated plan, resulting in six oaks to be removed. The oak tree behind Aptos Station falls unfortunately within the footprint of Building 8, and is not possible to save.

8) What buildings are retail, residential and mixed use? Are the residential homes condos or apartments?

Answer per BSB: The color plan below illustrates the use of each building. Notes are provided that distinguish the new homes as townhomes along Granite Way, mixed-use condos (the majority of the homes) or apartments, located above Buildings 14 and 15.



Project Development Schedule:

1) What is the construction schedule for Phase One, Phase Two?

Answer per BSB: Our goal is to break ground in 2016. We expect the Phase One development to take approximately 18-24 months to complete. Phase Two is anticipated to commence following successful completion of Phase One and should take approximately 18 months. Phase One includes all new roads, the Village Green, Buildings 3,4,7,6a,6b, 14,15, and the Granite Way Townhomes. A map of Phase One area is provided on the following page.

2) What will be done to minimize dust and noise during construction?

Answer per BSB: Per Project Conditions of Approval:

- a) All construction will be limited to the time between 8am and 5pm weekdays unless a temporary exception to this time is approved in advance by County Planning to address an emergency situation.
- b) A representative will coordinate and respond to disturbance issues.
- c) On-site signage will provide a 24hr. contact number for the coordinator to receive complaints, record them and take action to remedy the disturbance.

