City of Chico – Springfield Apartments

Project Description

This 110 unit apartment project occupies the property along Springfield Drive just south of 'C' Avenue between Alcott Avenue and 'B' Avenue on approx. 3.25 acres within the Meriam Park master plan in Chico, CA. This location is ideal for housing with close proximity to shopping and easy freeway access. This apartment project is part of the special mixed use (SMU) general plan designation and the Traditional Mixed Use (TND) zoning code which allows for a mixture of residential and non-residential land uses in the surrounding retail parcels to the south and a variety of housing types with lower density residential parcels to the north to create a compact and complete neighborhood master plan with a defined neighborhood center for a vibrate Meriam Park master planned community.

The project will feature one and two-bedroom units ranging from 707-1,021 square feet within 3 story walk up garden style apartment buildings with ground floor adaptable units to allow for accessibility. The overall density is approx. 33.8 units per acre, and the maximum building height is three stories.

The project will provide approx. 121 parking spaces with a combination of on-site surface parking, and a few covered tuck under carports distributed throughout the site. This parking represents a parking ratio of 1.10 spaces per unit. There are also opportunities for on street parking on all four surround streets that is not part of the number provided but is estimated at an additional 48 spaces.

The architecture and landscape architecture has a modern vocabulary fronting all four perimeter streets. The site design, building forms, materials, and landscaping will be developed with bold, broad components providing a modern interpretation of contemporary forms a creating a unique, high-quality sense of place.

All residential buildings along the perimeter streets use a generous 12'0" setback to the building face from the back of existing sidewalk and are organized around an accessible parking connected with a pedestrian network of landscaped sidewalks that lead to the community building. The community building is high end amenities with leasing offices, a clubhouse, fitness center, a yoga studio, parcel package center with outdoor lounges and kitchen spaces surrounds a pool and spa complex with cabanas and bocce ball to the rear. The exterior courtyard amenity space is complete with a fire pits, bar-be-ques and outdoor seating to create outdoor social gathering as it opens up to the clubhouse for an interior outdoor feel. The community building has residential units above with an elevator to the rooftop terrace which features expansive views to the pool area to the west and the one acre park to the east.

Long term bike storage is provided for every unit with bike lockers within the tuck under parking bays and a covered bike parking behind the clubhouse. The majority of parking is located within the center of the community along with 11 tuck under parking stalls. Drive isles are landscaped with regularly spaced planters with shade trees.

Residential support such as the trash and recycling enclosures are distributed at opposite sides of the property with central mail kiosks in the parking islands.

The featured elements of this three-story residential community are the mixed use clubhouse building with ground floor storefront glazing and corrugated metal siding above at the corner of Springfield and Alcott as well as Building B at Springfield and 'B' Ave with corrugated metal siding on the upper levels with a signature butterfly roof form. All the residential buildings have a mix of grey exterior plaster colors featuring five bold accent colors at select building pop outs and featured window locations as the wall finishes. Parapets are used to screen rooftop mechanical equipment with single ply TPO as the primary roof material. Large vinyl windows will create abundant natural light within units.