

SITES BREAKDOWN

SITE #A - COMMERCIAL CHILD CARE CENTER

APPROXIMATE SITE AREA	1.5 ACRES
CHILD CARE CENTER	10,802 SF
OUTDOOR PLAY ZONE #1	6,159 SF
OUTDOOR PLAY ZONE #2	9,987 SF
OUTDOOR PLAY ZONE #3	5,722 SF
OUTDOOR PLAY ZONE #4	6,000 SF
TOTAL OUTDOOR PLAY	27,873 SF
PARKING STALLS	33 STALLS

SITE #B - MULTI-FAMILY APARTMENTS

APPROXIMATE SITE AREA	4.5 ACRES
APARTMENT UNIT SIZE (2 BEDROOMS)	850 SF
TOTAL BUILDINGS	5 (2 STORY)
TOTAL UNITS FOR BUILDINGS	60 APARTMENTS
COMMUNITY/OFFICE	2,019 SF
POOL & PICNIC AREAS	5,786 SF
RESIDENTS PARKING STALLS	175 STALLS
VISITORS & OFFICE STALLS	17 STALLS

SITE #C - COMMERCIAL

APPROXIMATE SITE AREA	5.59 ACRES
GROCERY	33,418 SF
FAST FOOD	2,800 SF
STARBUCKS	2,200 SF
CREDIT UNION	3,000 SF
PARKING STALLS	262 STALLS
CHARGING STATION STALLS	12 STALLS
ON-SITE BUS STOP	

SITE #D - COMMERCIAL - FAST FOOD

APPROXIMATE SITE AREA	0.87 ACRES
FAST FOOD #1	2,676 SF
PARKING STALLS	50 STALLS

SITE #E - COMMERCIAL - RESTAURANT

APPROXIMATE SITE AREA	1.12 ACRES
RESTAURANT	5,832 SF
PARKING STALLS	76 STALLS

SITE #F - COMMERCIAL - HOTEL

APPROXIMATE SITE AREA	2.52 ACRES
1ST FLOOR (3 OR 4 FLOORS)	17,131 SF EA. FLOOR
RECEPTION/ LOBBY	2,020 SF
PARKING STALLS	138 STALLS

SITE #G - COMMERCIAL - RETAIL

APPROXIMATE SITE AREA	2.2 ACRES
RETAIL SHOPS	8,400 SF
FAST FOOD #5	2,535 SF
PARKING STALLS	151 STALLS

SITE #H - PRIVATELY OWNED

APPROXIMATE SITE AREA	1.27 ACRES
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SITE #I - COMMERCIAL - PUBLIC PARK & BIKE PATH

APPROXIMATE SITE AREA	1.14 ACRES
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SITE #J - PARKING / SOLAR

APPROXIMATE SITE AREA	0.61 ACRES
PARKING STALLS	61 STALLS

SITE #K - MULTI-FAMILY APARTMENTS

APPROXIMATE SITE AREA	2.04 ACRES
APARTMENT UNIT SIZE (2 BEDROOMS)	800 SF
TOTAL BUILDINGS	6 (2 STORY)
TOTAL UNITS FOR BUILDINGS	60 APARTMENTS
COMMUNITY/OFFICE	1,878 SF
PLAYGROUND AREAS	930 SF
RESIDENTS PARKING STALLS	62 STALLS

* APPROVAL OF A PARKING VARIANCE AT EACH HOUSING COMPLEX WILL ENABLE AN INCREASE IN AVAILABLE AFFORDABLE HOUSING THROUGH A DENSITY BONUS PROGRAM

ARVIN TOWN CENTER MASTER PLAN

New Arvin Bus Stop & Grocery Store/Shopping Center

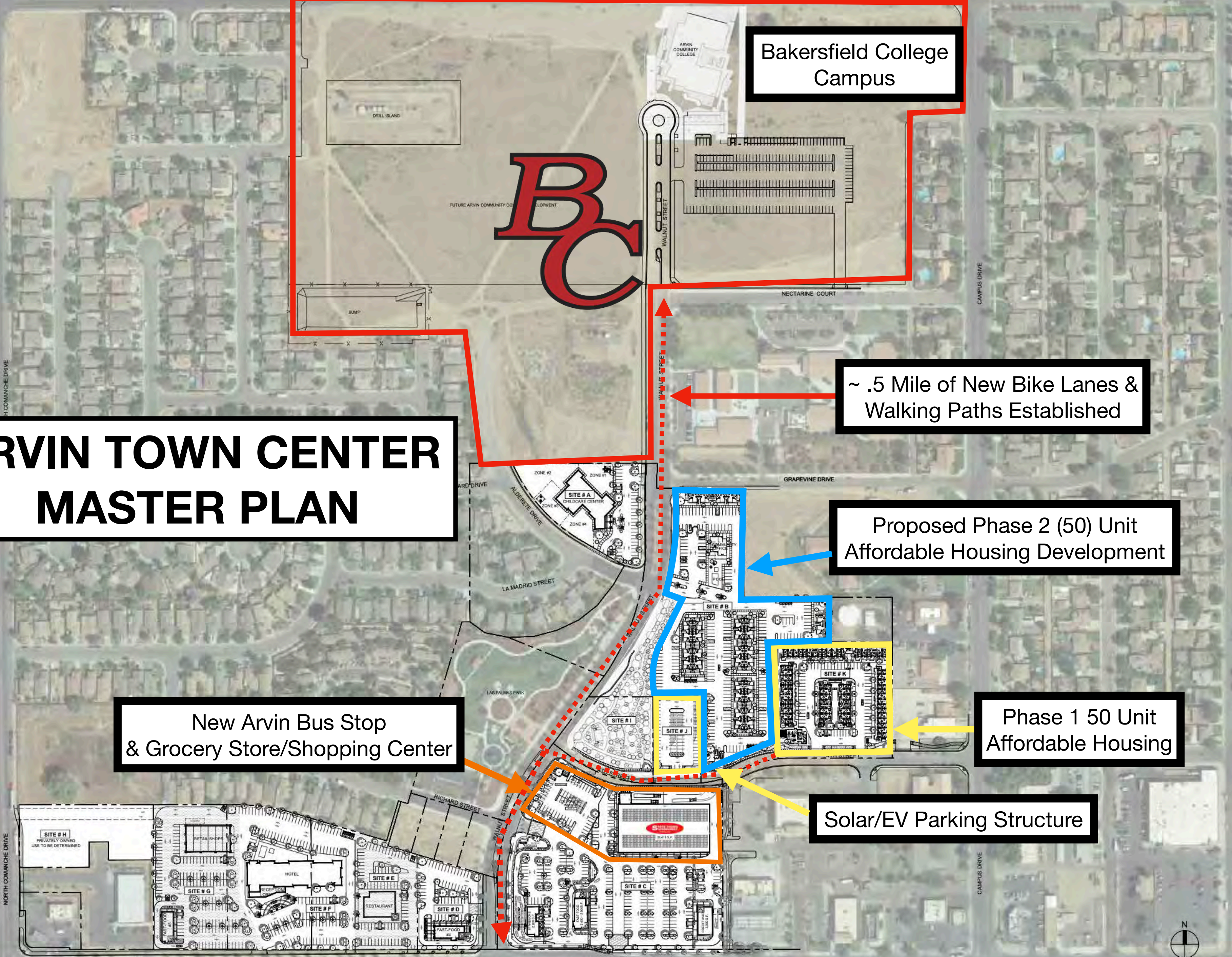
Bakersfield College Campus

~ .5 Mile of New Bike Lanes & Walking Paths Established

Proposed Phase 2 (50) Unit Affordable Housing Development

Phase 1 50 Unit Affordable Housing

Solar/EV Parking Structure



SOLAR CARPORT & EV CHARGING

**New City of Arvin
Bus stop**

SITE # I

SITE # J

4TH STREET

4TH STREET

WALNUT STREET

**New State Food
Grocery Store**

**50 unit Affordable Housing# 1
Location: Walnut & 4th Street**

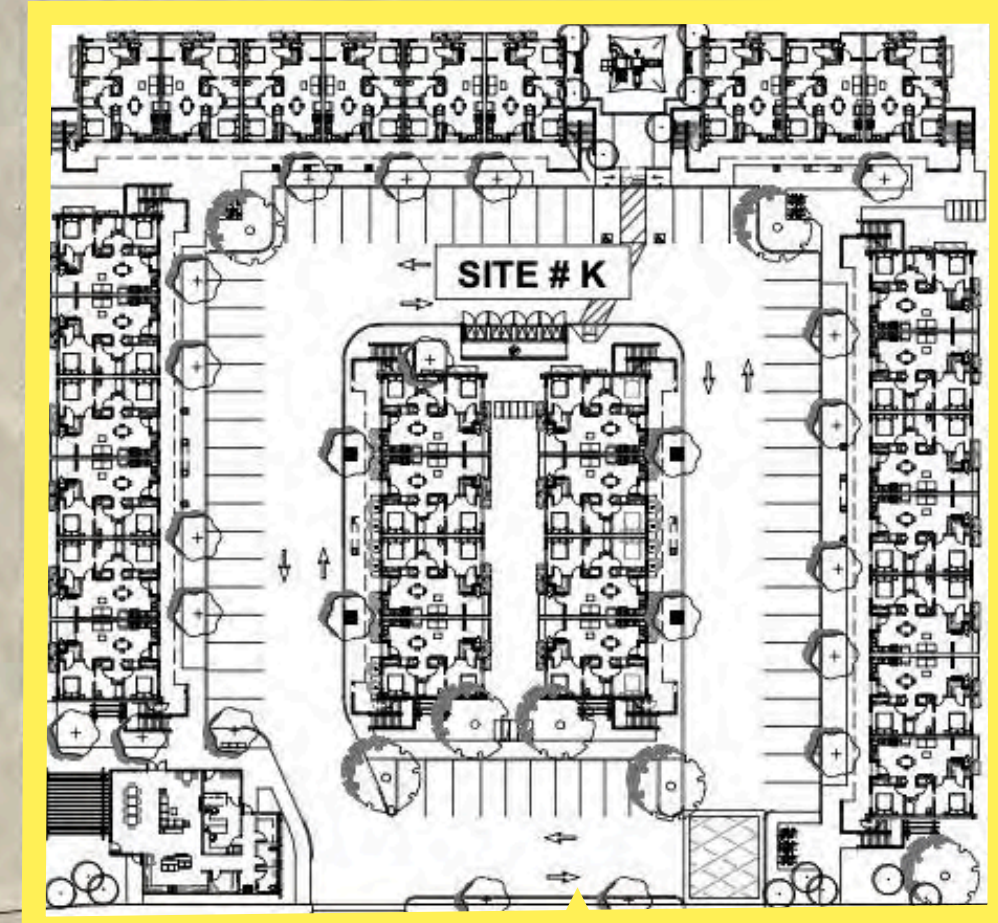
SITE # C

STARBUCKS
2,200 S.F.

FAST FOOD
2,400 - 2,800 S.F.

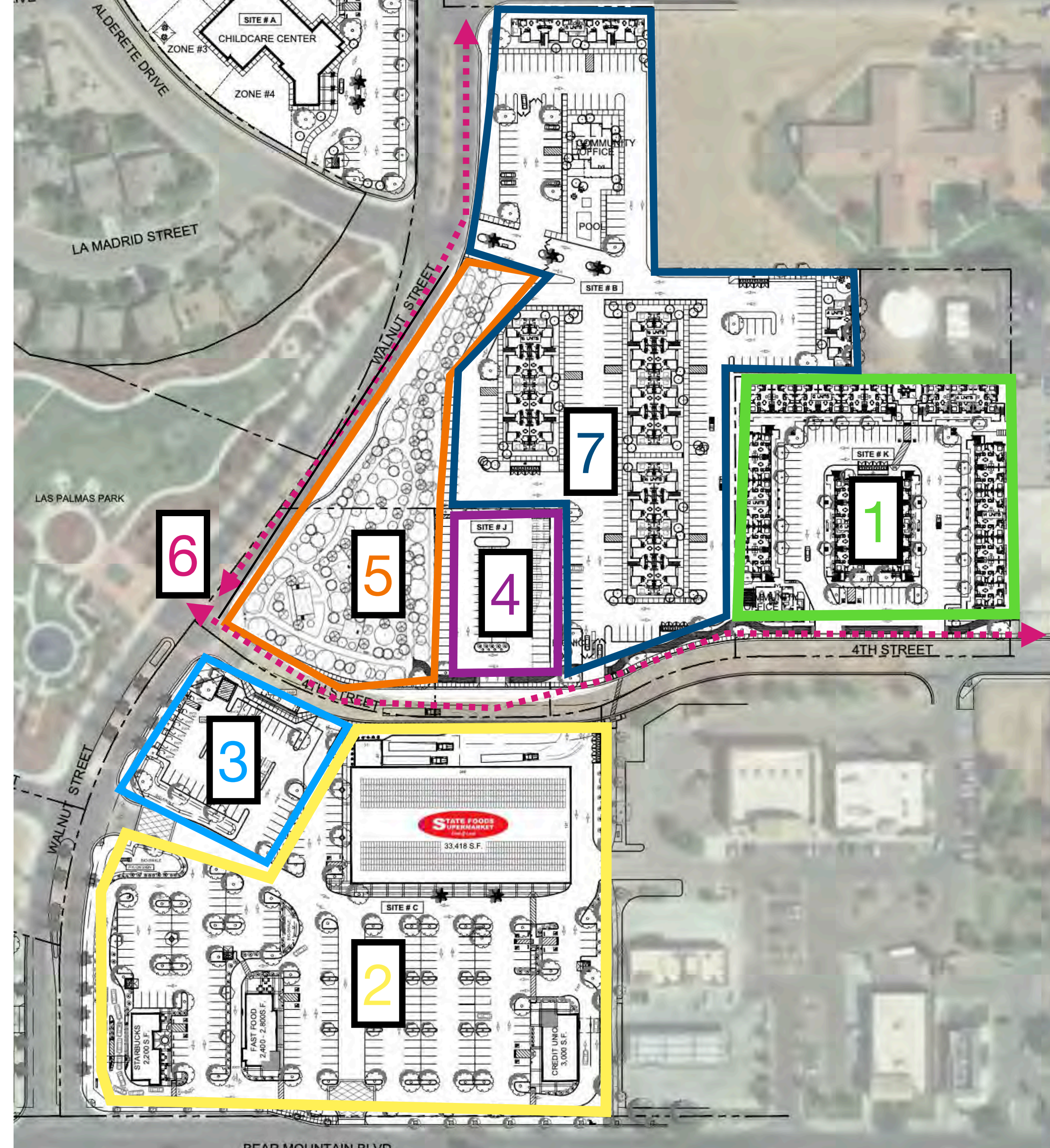
CREDIT UNION
3,000 S.F.

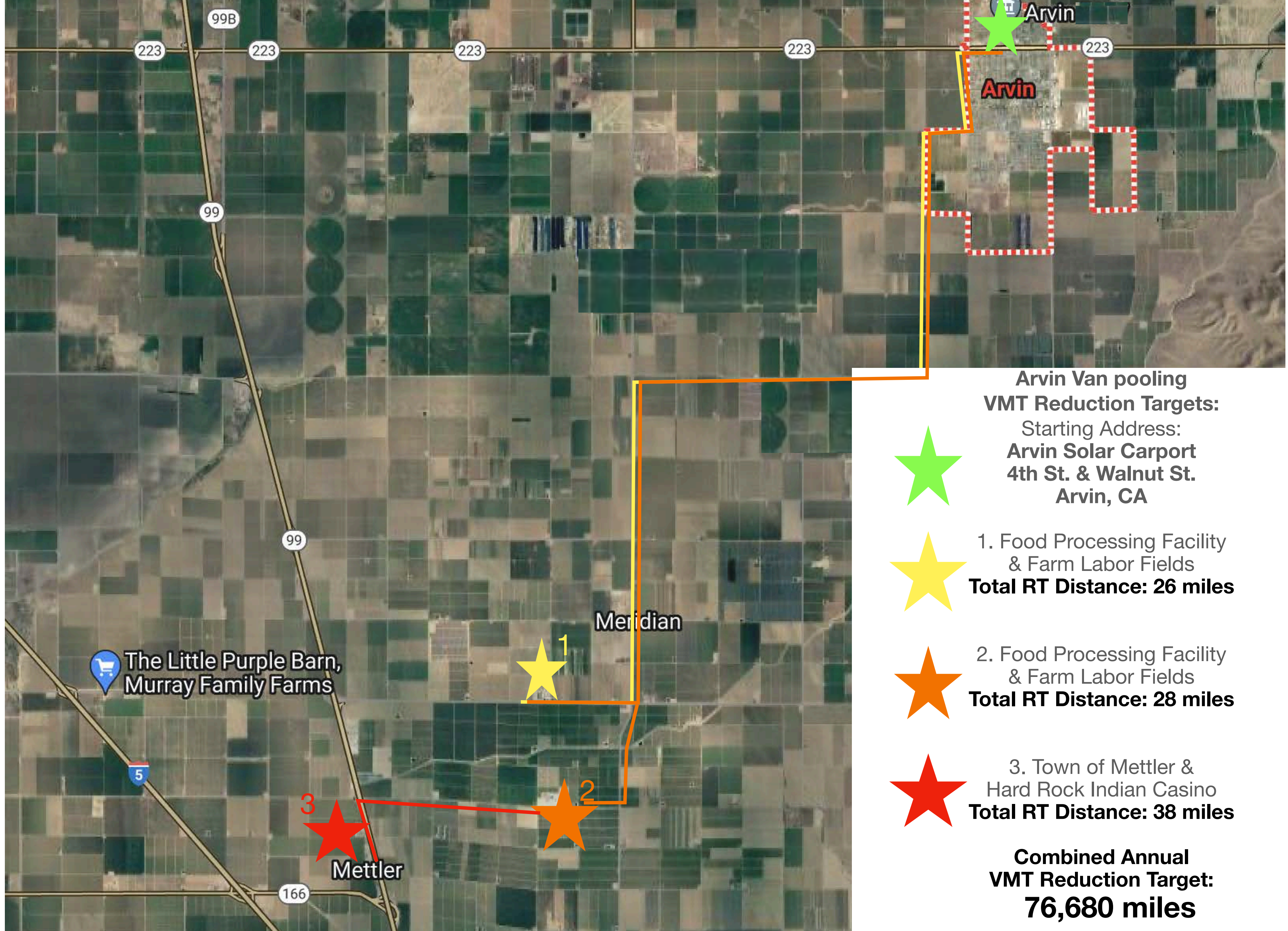
BEAR MOUNTAIN BLVD



ARVIN 4th Street DISTANCE & VMT REDUCTION TARGETS

1. Arvin Family Apartment Affordable Housing (50 units)
2. Arvin Town Center- Grocery Store, Food Outlets, Bank
Proximity to Affordable Housing: 300 feet
VMT Reduction Target Per Year: 10,400 miles
3. Zero Emission Transportation Hub & City of Arvin Bus Stop
Proximity to Affordable Housing: 300 feet
VMT Reduction Target Per Year: 223,963 miles
4. Solar Covered Community Parking Lot with
Van Pooling & EV Charging Hub
Proximity to Affordable Housing: 150 feet
VMT Reduction Target Per Year: 76,680 miles
5. Arvin Community Park @ 4th & Walnut
Proximity to Affordable Housing: 200 feet
6. Designated Bike & Walking path on 4th Street & Walnut
Proximity to Affordable Housing: 20 feet
7. Proposed Phase 2 (50 Unit) Affordable Housing Project

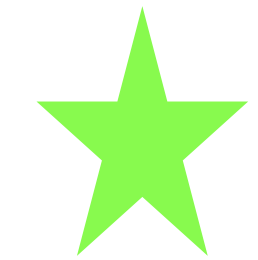




Arvin Van pooling

VMT Reduction Targets:

Starting Address:
Arvin Solar Carport
4th St. & Walnut St.
Arvin, CA



1. Food Processing Facility
& Farm Labor Fields
Total RT Distance: 26 miles



2. Food Processing Facility
& Farm Labor Fields
Total RT Distance: 28 miles



3. Town of Mettler &
Hard Rock Indian Casino
Total RT Distance: 38 miles



**Combined Annual
VMT Reduction Target:
76,680 miles**