

Key Findings and Observations

Mountain View
R3 Standards

October 13, 2020



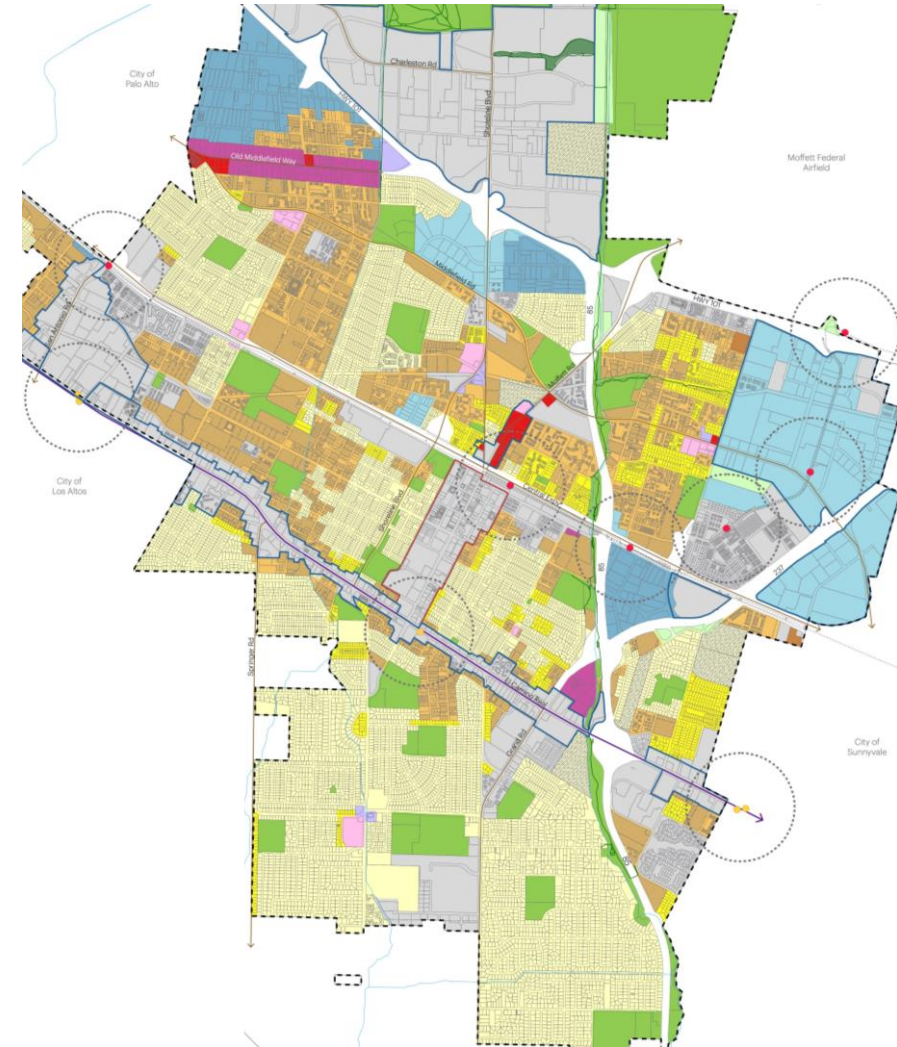
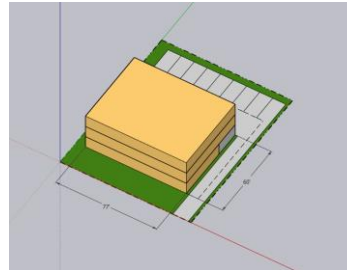
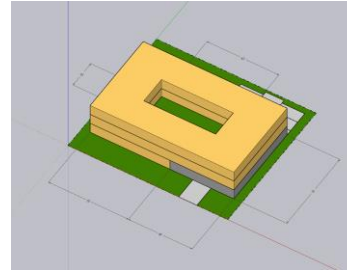


Key Findings and Observations

- **Overview of Approach**
- **Key Discussion Points**
- **Next Steps**

Overview of the Approach

- Building Prototype Testing on wide range of Lot Sizes
- Existing Adjacencies
- Market Feasibility Analysis



Key Discussion Points

- R3 is used to regulate diverse development types in many contexts
- R3 has Several Limiting Factors
- Park Impact Fee
- Preliminary Yield Estimate on Potential Housing Production

R3 is used to regulate diverse development types in many contexts: 5 Different Contexts

- 1) Behind or across from a Single-Family Neighborhood
- 2) Along busy corridor
- 3) Behind a corridor near low intensity neighborhood
- 4) Within short walking distance of transit
- 5) Area lacks clear physical context



R3 is used to regulate diverse development types in many contexts

Category	Lots Criteria	Lots	Acres
Small	< 65' wide; < 300' deep 65'-99' wide; < 90' deep	1076 (61%)	131.7 (23%)
Medium	65'-99' wide; 90'-300' deep 100'-199' wide; 90'-154' deep	433 (24%)	114.0 (20%)
Large	100'-199' wide; 155'-300' deep	151 (9%)	92.7 (16%)
Extra Large	100'-199' wide; >300' deep > 200' wide	93 (5%)	215.9 (38%)
Outlier	< 100' wide; > 300' deep	22 (1%)	18.8 (3%)
Total		1775*	573.2

* Many of the 5,648 R3 parcels are part of a condominium and for the purposes of this analysis are not expected to redevelop.

R3 has Several Limiting Factors

1) Allowed Density too low

Allowed Density too low						
Lot Category	Scenario	Lot Area	Units		Units per Acre	
			R3	Feasible	R3	Feasible
Small	S2	9,000	5 max.	8 min. ¹	24 max.	39 min. ¹
Medium	M2	12,500	9 max.	44 min.	31 max.	153 min.
	M5	13,700	10 max.	44 min.	31 max.	140 min.
Large	L2	19,000	16 max.	64 min.	36 max.	147 min.
Extra Large	XL2	118,125	139 max.	315 min.	51 max.	116 min.
	XL3	74,760	85 max.	183 min.	49 max.	107 min.

¹ Feasibility analysis used a conservative 20% non-leasable/rentable percentage. Projects with more aggressive non-leasable rentable percentage (lower) can increase financial feasibility. Scenario S2 is listed to show that small lots did not achieve feasibility even with 0% non-leasable/rentable percentage.

Leasable

The interior of dwelling units and their associated private exterior areas.

Non-Leasable

The space in a building that is not attributable to or leasable to a dwelling.

R3 has Several Limiting Factors

2) Allowed Height too low

Allowed Height too low			
Lot Category	Scenario	Feasible for New Housing	Minimum Height Required
Medium	M2, M5	Yes	4 Stories
Large	L1	Marginal	3 Stories
	L2, L3	Yes	5 Stories
Extra Large	XL2, XL3	Yes	5 Stories

The Small category did not achieve marginal market feasibility with the 3 stories currently allowed, nor with: a) significant changes to other standards (e.g., parking, open space), and b) very high percentage of leasable space (above 95%). While additional height may contribute to achieving feasibility, that is not advisable on the small lots primarily because of the inability to provide the required parking and on-site open space.

R3 Standards

Height: 45 ft. maximum building height;
36 ft. maximum to top of wall plate

Ref: SEC. 36.10.60. - R3 zoning district standards.

R3 has Several Limiting Factors

3) Setbacks, Lot Coverage, and FAR Limit Development

- 7 of 17 testing scenarios achieved or marginally achieved market feasibility.
- All 7 were over 1.5 FAR and up to 2.80 FAR (Current max. 1.05)

Setbacks and Lot Coverage		
Lot Category	Requires Change to	
	Setbacks	Lot Coverage
Small	Side	No
Medium	All	Yes
Large	Side and Rear	Yes
Extra Large	Side and Rear	Yes

FAR Required for Feasibility	
Parking System Used	Gross FAR
Surface Parking	1.25 min.
Garage Parking	1.25 min.
Tuck-under Parking	1.25 min.
Podium Parking	2.0 min.
Subterranean Parking	2.5 min.
Lift System Parking	2.5 min.

Summary of feasible testing scenarios and the type of parking system along with the associated gross FAR.

Minimum assumes a maximum of 20% of non-leasable space (e.g., circulation, mechanical rooms). If less than 20 percent of the floor area is non-leasable then the minimum Gross FAR can be decreased.

R3 Standards

Setbacks (Front, Sides and Rear): 15 ft. but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate.

Site Coverage: 35% of site, maximum area covered by structures

Pavement Coverage: 20% of site, maximum outdoor area dedicated to auto use

Floor Area Ratio: 1.05 maximum

Ref: SEC. 36.10.60. - R3 zoning district standards.

R3 has Several Limiting Factors

4) Parking Requirements are too high

- Small lots cannot accommodate more than 1 space per unit
- Medium and Large lots with 1 space per unit and podiums or lift parking achieved market feasibility
- Extra Large lots with 1 space per unit and podiums or lift parking achieved market feasibility. These sites allow for a combination of parking solutions

Comparison of Parking Approaches			
Approach	Cost per Space	Characteristics	Typical Application
Surface	\$ 2,500	Asphalt lot	3 stories or less
Garage	\$ 8,500	Individual simple wood frame construction	3 stories or less
Tuck-under	\$ 11,500	Simple construction	3 stories or less
Podium	\$ 45,000	Concrete construction	4 stories or more
Subterranean	\$ 59,000 ^a	Concrete construction	4 stories or more
Lift System	\$ 65,000 to \$79,000 ^a	Mechanical system, multiple cars stack on top of each other	4 stories or more

^a Plus excavation cost

R3 Standards

Multi-family dwellings:

1-Bedroom unit less than or equal to 650 square feet = 1.5 spaces per unit

1-Bedroom unit greater than 650 square feet = 2 spaces per unit

2-Bedrooms or more = 2 spaces per unit

Guest = 15 percent of the parking spaces required for the project shall be conveniently located for guest parking. The zoning administrator may increase the parking requirement to 2.3 spaces per unit if needed to ensure adequate guest spaces

*The City has been using a 'model parking' approach for recent higher density residential projects. This requires one parking space per bedroom.

R3 has Several Limiting Factors

5) Open Space too high

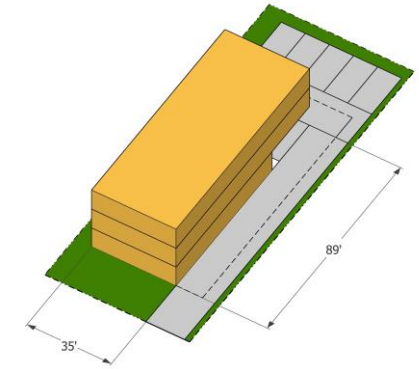
- Small and Medium lots cannot accommodate requirement
- Large lots can accommodate up to 44% but not 55% required outside R3D
- Extra Large lots can accommodate up to 15%

R3 Standards

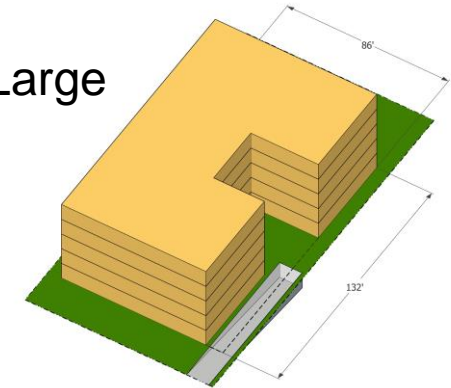
Open Area: 55%, which shall include a min. of 40 sq. ft. of private open space per unit.

Ref: SEC. 36.10.60. - R3 zoning district standards.

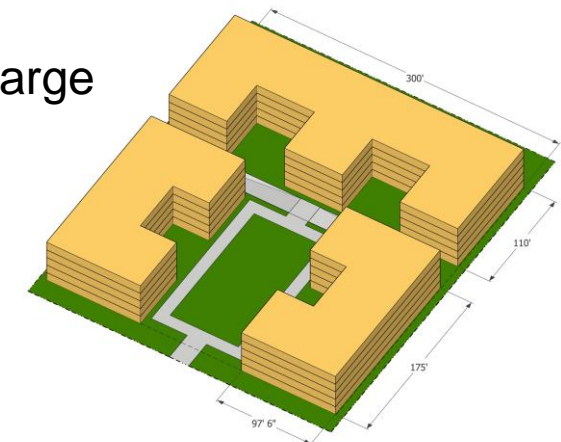
Small



Medium to Large



Extra Large



Park Impact Fee

- 1) This fee makes up about 9% of the Total Development Cost, which includes the cost of land, construction, soft costs, and financing.
- 2) This fee is about 10x the size of all other impact fees (such as schools and transportation) combined.
- 3) Tying park impact fees to Mountain View's escalating land costs creates a negative feedback loop that can further increase the cost of housing.
- 4) Developers face uncertainty with this fee due to the fluctuating nature of land value.

Preliminary Yield Estimate on Potential Housing Production

Lot Category	Podium or Non-Podium Construction	Potential for New Units	Example
Small Lot	Non-Podium	Very Low	
Medium Lot		Low	
Large Lot		Very Low	
Medium Lot	Podium	Moderate	
Large Lot		High	
Extra Large Lot		High	
Approx. Total		~12,000 units	

- Condominium lots not included
- Yield estimate is limited to parcels where redevelopment would result in a net increase in units of at least 300% and limited to buildings built before 1985