

Analysis of Available Sites and Development Scenarios

The purpose of this document is to illustrate how multifamily housing may fit on a site where existing buildings may be preserved.

There are at least eight properties owned by religious institutions south of El Camino Real, ranging in size from 0.75 acres to 7.64 acres. Of these properties, assuming the congregation would focus development only on unbuilt areas of the sites such as portions of parking lots or open areas, the potential “buildable” portions of the sites range from approximately 0.15 acres to 2.5 acres. A similar approach can be taken with large commercial sites, but for simplicity, the analysis below focuses on religious sites.

To better understand the numbers of units and potential densities of the sites, staff has analyzed two “prototypical” sites. So as to not single out a local site that may not be interested in development, the prototypical sites are in other comparable Bay Area jurisdictions with similar characteristics to the area of Mountain View south of El Camino Real. The analysis includes one small site and one large site and assumes each would only develop a portion of the property for housing.

Small Site Parking Lot

This is a scenario where a property has a large amount of parking, and a portion of the parking would be developed with housing. Some parking would remain. There are at least seven sites south of El Camino Real that are similar to the area described in this scenario.

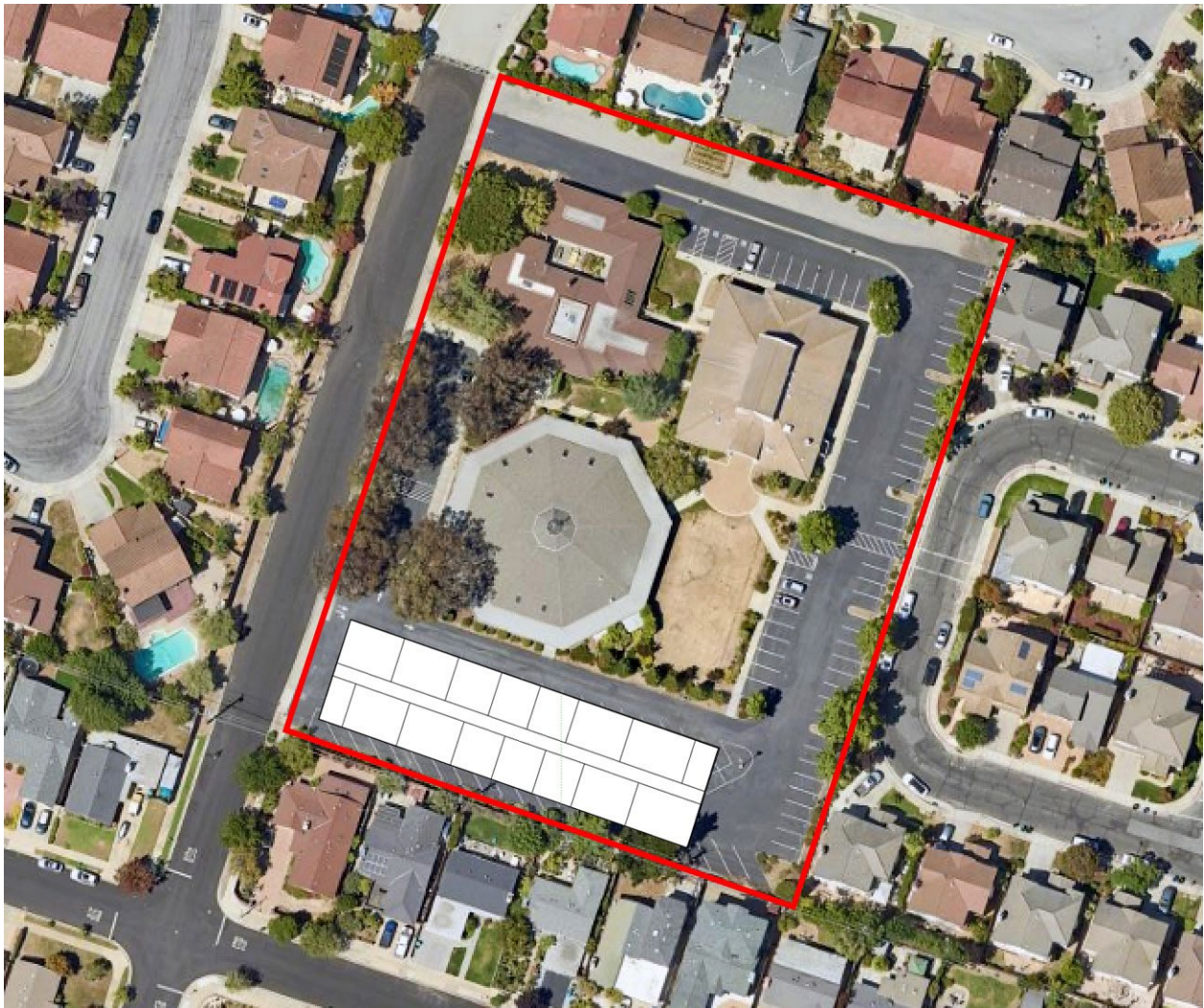
- Total Site Acreage: 3.0 acres
- Portion to be Developed: 18,000 square feet (0.41 acres)
- Setback to single family property: 10 feet
- Building dimensions: 65 feet x 225 feet

The diagram below illustrates a layout with a new housing development built on an 18,000 square foot area of the parking lot in the corner of the property. The layout illustrates 14 units per floor in a variety of unit sizes, but larger units would result in fewer units per floor. The table below illustrates various scenarios and the resulting development height.

Prototype	Number of Units (Net Density)	Typical Unit Size	Parking	Height
A	12 (30 DU/ac)	Studio/1 bedroom	None	1 story
B	22 (54 DU/ac)*	2 bedroom	None	2-3 stories
C	50 (121 DU/ac)	1 bedroom	None	3-4 stories
D	50 (121 DU/ac)	3 bedroom	Approx. 20 stalls	5-7 stories

*80% Density Bonus based on 30 dwelling units per acre

A building with the requisite 50 units (to meet the minimum project size for affordable housing developers) would need to have at least three to five stories of housing units, depending on the unit size, with additional height needed for parking or other amenities. A building of this height and width within 10 feet of the adjacent single-family homes would have a significant impact on the character of the adjacent properties. Larger sites would be able to accommodate more units with less height.



Large Site Open Area

This is a scenario on a relatively large site which presents additional flexibility for site planning. The site has a variety of underutilized parking and other open areas on the site. Existing parking could be preserved or replaced. There are at least three sites south of El Camino Real that could accommodate at least this scenario's area.

Exhibit 2

- Total Site Acreage: 7.3 acres
- Portions to be Developed: 35,000 square feet (0.8 acres)
- Setback to single family property: Not applicable
- Building dimensions:

The diagram below illustrates a layout with a new housing development built on approximately 35,000 square feet. Any needed replacement parking could be added at the unbuilt portion of the rear of the site. The layout illustrates 21 units per floor in a variety of unit sizes, but larger units would result in fewer units per floor. The table below illustrates various scenarios and the resulting development height.

Prototype	Number of Units (Net Density)	Typical Unit Size	Parking	Height
A	24 (30 DU/ac)	Studio/1 bedroom	None	1-2 stories
B	44 (54 DU/ac)*	2 bedroom	None	2-3 stories
C	50 (63 DU/ac)	1 bedroom	None	2-3 stories
D	50 (63 DU/ac)	3 bedroom	Approx. 40 stalls	4-5 stories

*80% Density Bonus based on 30 dwelling units per acre

A building with the requisite 50 units would need to have 2 to 5 stories of housing units, depending on the unit size, with additional height needed for parking or other amenities. Larger sites would be able to accommodate more units with less height.

