

Prototype Testing of Medium and Large Lots



City of Mountain View

R3 Zone Update

January 2025



PROTOTYPE TESTING ASSUMPTIONS

Medium Lot Prototype Testing

Lot Assumptions

- Size: 150' W x 200' D
- Interior lot with front street access to parking
- No adjacency adjustments for abutting lots

Building Assumptions

- Type: Core Courtyard (all residential)
- Setbacks
 - Front: 15'
 - Side: 15' (one side 20' to accommodate public pathway)
 - Rear: 15'
 - Ground floor occupiable space depth: 20' min.
- Average Unit Size (net)
 - For Sale: 1,150 - 1,650 sf
 - Rental: 550 - 1,300 sf
- Other
 - 60' min depth for double-loaded corridor
 - 20% of gross building sf allocated to common service areas

Parking Assumptions

- Type: 2-full levels of parking
 - 1-level semi-subterranean parking
 - 1-level subterranean parking
- Parking Provided
 - For Sale: 1.5 space per unit
 - Rental: 1 space per unit
- Parking Size
 - Approx. 400 sf per space
 - 10' W x 18' D space
 - 24' access aisle

Large Lot Prototype Testing

Lot Assumptions

- Size: 300' W x 300' D
- Interior lot with front street access to parking
- No adjacency adjustments for abutting lots

Building Assumptions

- Type: Midrise
 - Ground floor: non-residential (max. 5,000 sf)
 - Upper floors: residential
- Setbacks
 - Front: 15'
 - Side: 15' (one side 20' to accommodate public pathway)
 - Rear: 15'
 - Ground floor occupiable space depth: 20' min.
- Average Unit Size (net)
 - For Sale: 1,150 - 1,650 sf
 - Rental: 550 - 1,300 sf
- Other
 - 60' min depth for double-loaded corridor
 - 20% of gross building sf allocated to common service areas
 - Public open space: 10,000 - 15,000 sf

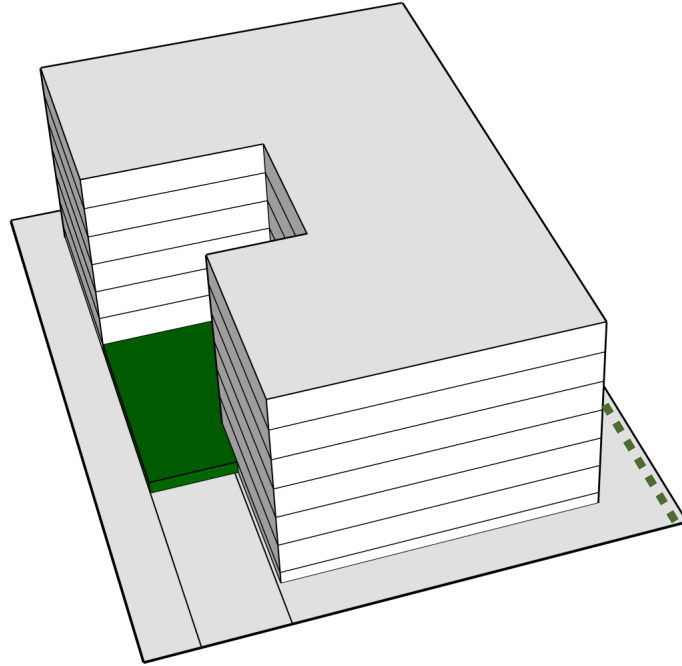
Parking Assumptions

- Type: 2-full levels of parking
 - 1-level semi-subterranean parking
 - 1-level subterranean parking
- Parking Provided
 - For Sale: 1.5 space per unit
 - Rental: 1 space per unit
- Parking Size
 - Approx. 400 sf per space
 - 10' W x 18' D space
 - 24' access aisle

PROTOTYPE TESTING: MEDIUM LOT FOR SALE

Variations

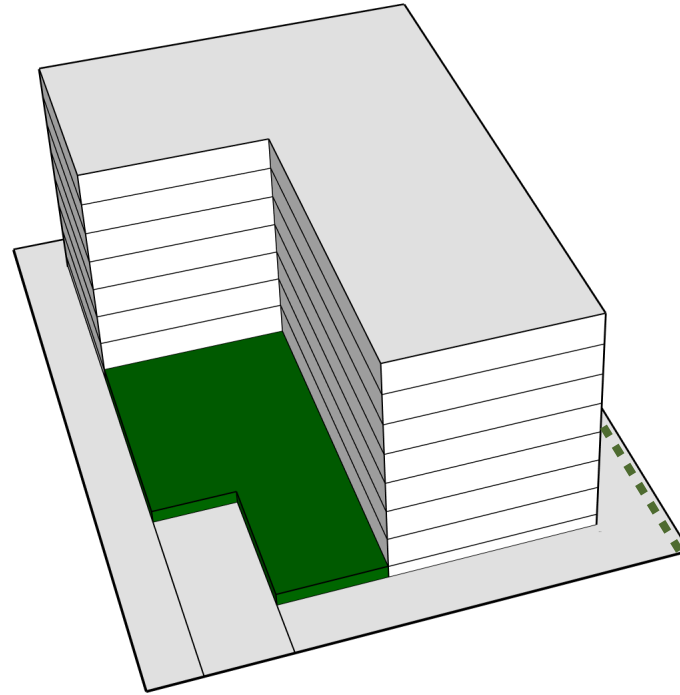
6 Stories



Key

- Public Path
- Private Open Space 2,863 sf (9.5%)

7 Stories



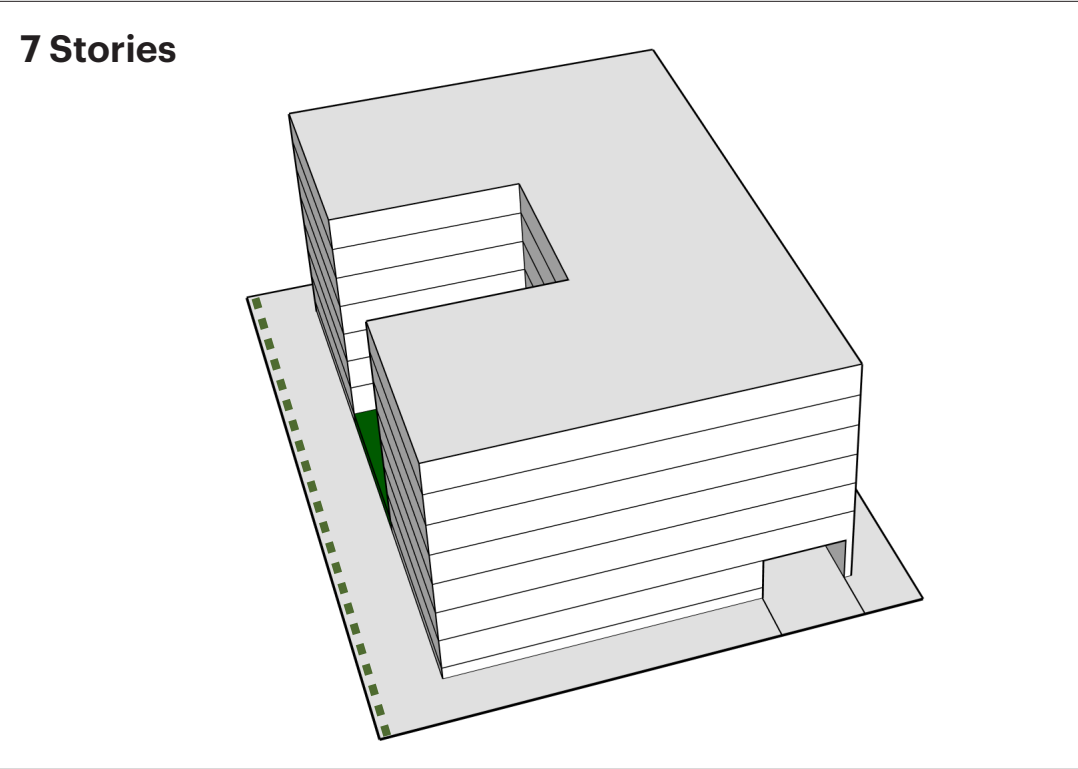
Key

- Public Path
- Private Open Space 4,877 sf (16.3%)

Assumptions & Development Yield	
Lot Dimensions	150' x 200'
Lot Area	0.69 ac (30,000 sf)
FAR (gross)	3.1
Total Building Area (gross)	93,000 sf
Density (du/ac)	74 du/ac
Common Service Area	18,600 sf
Residential Area	74,400 sf
Total Residential Units	51 du
1-Bedroom	5 du
2-Bedroom	20 du
3-Bedroom	25 du
BMR Units	24 du
Net New Units	27 du
Average Unit Size (net)	1,460 sf
Total Parking Spaces	76 spaces
Parking Levels	2 levels
Parking Ratio	1.5 space/du
Return	12.1%
Hurdle Rate	12%
Total Development Cost	\$44,939,138
Cost per Unit	\$881,870

PROTOTYPE TESTING: MEDIUM LOT RENTAL

Variations



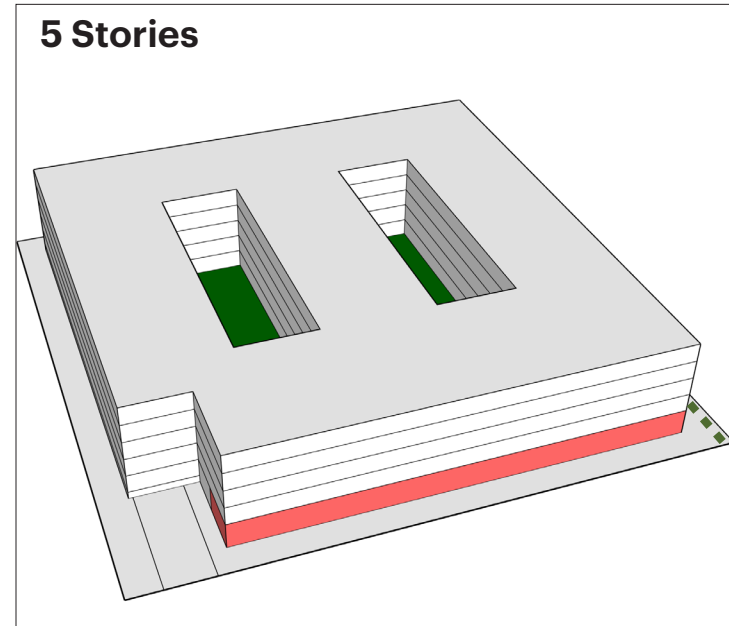
Key

- Public Path
- Private Open Space 2,750 sf (9.2%)

Assumptions & Development Yield	
Lot Dimensions	150' x 200'
Lot Area	0.69 ac (30,000 sf)
FAR (gross)	3.8
Total Building Area (gross)	114,000 sf
Density (du/ac)	132 du/ac
Common Service Area	22,970 sf
Residential Area	91,030 sf
Total Residential Units	91 du
Studio	9 du
1-Bedroom	36 du
2-Bedroom	27 du
3-Bedroom	18 du
BMR Units	24 du
Net New Units	67 du
Average Unit Size (net)	1,000 sf
Total Parking Spaces	91 spaces
Parking Levels	2 levels
Parking Ratio	1.0 space/du
Return	8.12%
Hurdle Rate	8%
Total Development Cost	\$48,303,769
Cost per Unit	\$530,636

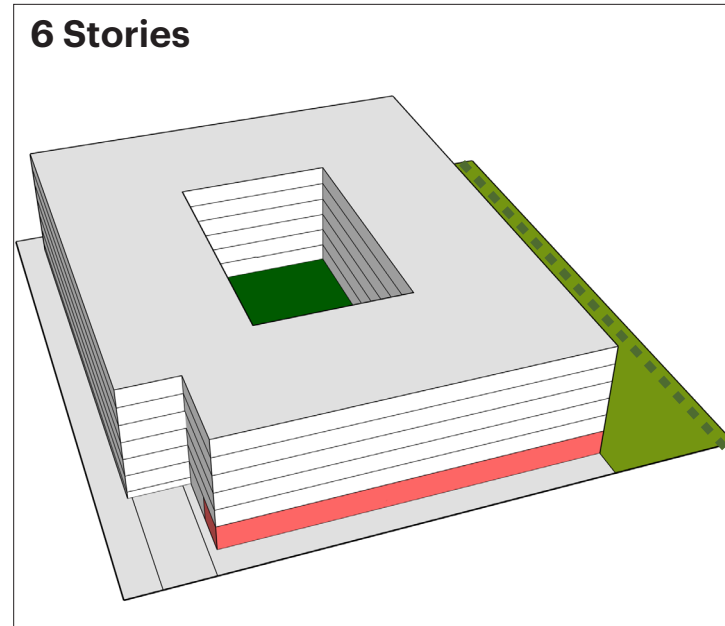
PROTOTYPE TESTING: LARGE LOT FOR SALE

Variations



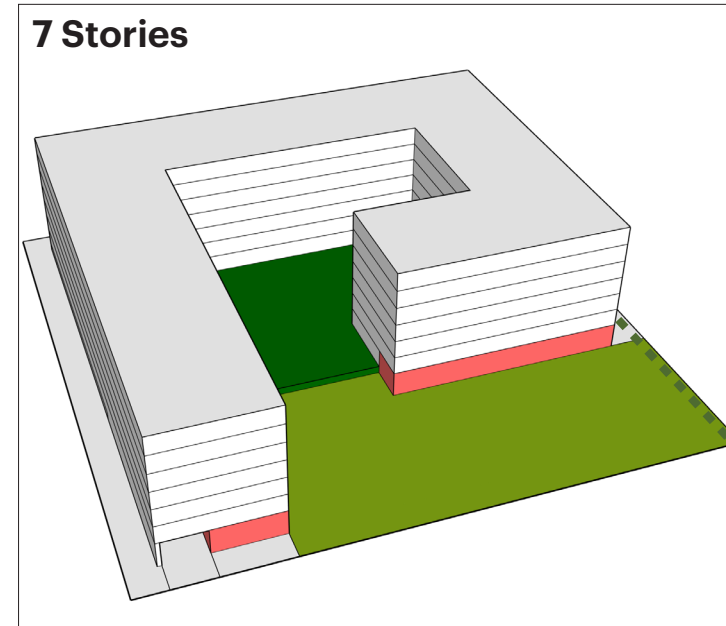
Key

- Public Path
- Non-Residential Ground Floor
- Private Open Space 11,900 sf (13.2%)



Key

- Public Path
- Non-Residential Ground Floor
- Public Open Space 19,500 (21.7%)
- Private Open Space 10,400 sf (11.6%)



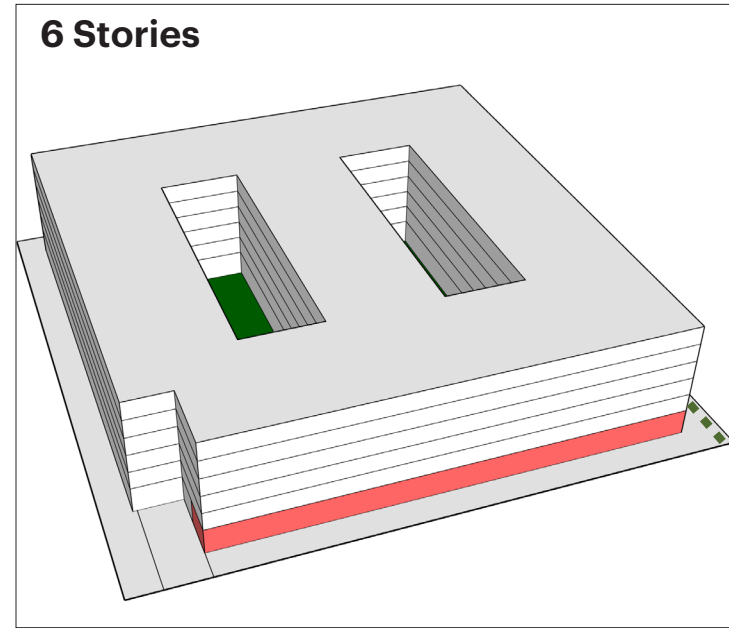
Key

- Public Path
- Non-Residential Ground Floor
- Public Open Space 21,850 sf (24.3%)
- Private Open Space 14,075 sf (15.6%)

Assumptions & Development Yield	
Lot Dimensions	300' x 300'
Lot Area	2.07 ac (90,000 sf)
FAR (gross)	3.2
Total Building Area (gross)	288,000 sf
Density (du/ac)	76 du/ac
Non-Residential Area	5,000 sf
Common Service Area	59,800 sf
Residential Area	223,200 sf
Total Residential Units	156 du
1-Bedroom	16 du
2-Bedroom	63 du
3-Bedroom	78 du
BMR Units	72 du
Net New Units	84 du
Average Unit Size (net)	1,460 sf
Total Parking Spaces	252 spaces
Non-Residential	17 spaces
Residential	235 spaces
Parking Levels	2 levels
Parking Ratio	1.5 space/du
Return	12.7%
Hurdle Rate	12%
Total Development Cost	\$137,628,788
Cost per Unit	\$880,887

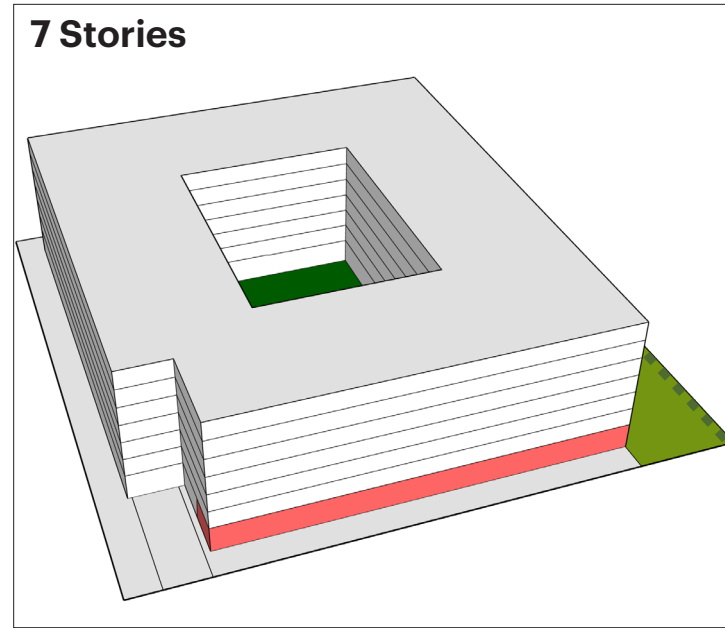
PROTOTYPE TESTING: LARGE LOT RENTAL

Variations



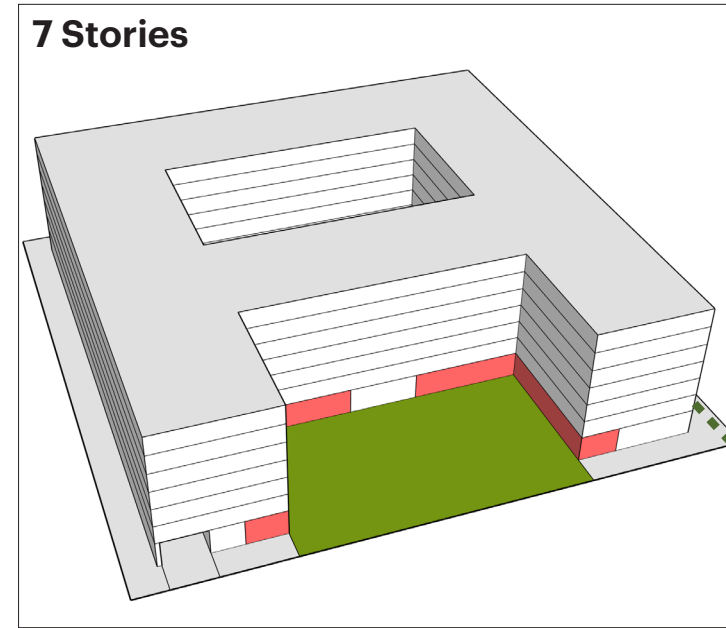
Key

- Public Path
- Non-Residential Ground Floor
- Private Open Space 12,410 sf (13.8%)



Key

- Public Path
- Non-Residential Ground Floor
- Public Open Space 15,300 (17%)
- Private Open Space 12,220 sf (13.6%)



Key

- Public Path
- Non-Residential Ground Floor
- Public Open Space 12,325 sf (13.7%)
- Private Open Space 11,600 sf (12.9%)

Assumptions & Development Yield	
Lot Dimensions	300' x 300'
Lot Area	2.07 ac (90,000 sf)
FAR (gross)	3.9
Total Building Area (gross)	351,000 sf
Density (du/ac)	135 du/ac
Non-Residential Area	5,000 sf
Common Service Area	71,660 sf
Residential Area	274,340 sf
Total Residential Units	274 du
Studio	27 du
1-Bedroom	110 du
2-Bedroom	82 du
3-Bedroom	55 du
BMR Units	72 du
Net New Units	202 du
Average Unit Size (net)	1,000 sf
Total Parking Spaces	274 spaces
Non-Residential	17 spaces
Residential	257 spaces
Parking Levels	2 levels
Parking Ratio	1.0 space/du
Return	8.62%
Hurdle Rate	8%
Total Development Cost	\$147,531,667
Cost per Unit	\$528,144